

Heritage Statement

Old Ramerick Manor
Bedford Road
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August 2025



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1. Introduction

Old Ramerick Manor is a Grade II* Listed Building in Ickleford, Hitchin, right on the north Hertfordshire border.

This statement has been prepared by BBR Design, a local architectural practice based in Hitchin, on behalf of the applicants to support a listed buildings application for alterations to the existing dwelling.

The listed building in national planning policy terms would fall under the definition of a designated heritage asset, as set out in Appendix 2 of the National Planning Policy Framework (NPPF). Any works to the site requiring consent will need to meet the tests set out in Section 16 of the NPPF.

This statement was prepared following desk-based research using secondary sources, and a site survey undertaken in July 2025.

2. Site History

The site is located in the parish of Ickleford, although directly abuts Henlow Camp in Bedfordshire, sited within the northern extremities of the Hertfordshire borders.

The property dates from the early 1200's, and is Grade II* listed under list entry number 1174339, first listed in June 1952 with the following listing entry:

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. (VCH Beds II (1908)286: RCHM (1911)129: VCH (1912)21-2: Pevsner. (1977)209: RCHM Typescript).

The property was recently purchased by Mr & Mrs Boyle, a local couple looking to make this property their long-term family home.

The property has had numerous owners over the years, most notably in 1521 it was given to the new College of St John at Cambridge University.

Prior to the recent purchase, the property was owned by a local developer who purchased the site in 2013 to utilise the potential for neighbouring property developments (planning approval reference 14/02298/1) which sought the change of use and conversion of an existing barn into 2x3-bed dwellings, and the erection of 2x4-bed semi-detached dwellings.

3. Planning History

For such a significant property, there is little planning history known on the site. The available history is listed below:

14/00598/1LB

Alterations to curtilage listed store and garages building. Replacement windows to Old Ramerick Manor (as amended by plan nos. 103A and 104A received 30th July 2014).

14/02298/1

Change of Use and conversion of existing barn into two 3 bed dwellings. Erection of two semi detached 4 bed dwellings and ancillary annex building, detached 6 bay car port and detached double garage following demolition of outbuildings. As amended by plan nos 30A and 26A received 30/9/14 and plan nos. 38A, 37A, 35A, 34A, 33A, 32A, 31A & 43A received 23/10/14

15/00253/1LB

Replace window to side (west) elevation and internal alterations (as amended by drawing no. PL003A received on 17/03/2015 and as amplified by Heritage Statement received on 18/03/2015)

15/01928/1DOC

Discharge of Condition 3: A sample panel indicating brick type, bond and mortar mix for facing brickwork to Plot 3 and its annexe, Plot 4 and all new brick boundary walls shall be made available for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved (as attached to planning permission reference 14/02298/1 granted 18/11/2014)

15/01956/1DOC

Discharge of Condition 7: No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report and Remediation Method Statement has been submitted to and approved by the Local Planning Authority (as attached to planning permission reference 14/02298/1 granted 18/11/2014)

15/01958/1DOC

Discharge of Condition 10: Prior to commencement of the proposal the access road to the development shall be improved by providing a passing place for large vehicles as identified on drawing number 3092-26 revision B to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction (as attached to planning permission reference 14/02298/1 granted 18/11/2014)

4. Application Proposals

This application seeks listed buildings consent for a number of modifications, maintenance matters, and generally improvements to this property. A summary of each matter is listed and detailed below:

4.1. Oil Boiler Relocation

The existing oil fired boiler is located internally in the ground floor rear study, semi-recessed into the existing fireplace and enclosed in front with modern timber doors and surround framed in CLS timber and painted white.

The modern flue runs into the chimney stack above, and the fireplace is a mess with modern copper pipework on a white tiled backing.

Existing historic beams and left concealed by this arrangement, and we generally consider the existing arrangement untidy and unsympathetic to the historic fabric. The existing boiler is also noisy and emits a particular odour.

This application proposes to relocate the existing boiler externally, on the adjacent east facing external wall of the property, and build a suitable enclosure to screen off what is an unsightly heating device. This enclosure will be clad with cedar vertically with a felt covered dual pitch roof over.

4.2. Works to the Front Door

The existing timber front door is presently painted dark grey, and is in need of a new coat of paint due to decay over the past few years and weather storms.

The client seeks consent to paint the door in Red (Dulux reference 06YR 12/509).

4.3. Internal Doors

Whilst the majority of the existing doors are high quality 6-panelled doors appropriate to the property, there are a few instances of modern 'cheap' replacements that have been installed over the years, which not only do not match the existing (being 4-panel units), but also do not suit the quality that the property deserves.

It is proposed to replace these doors with panelled doors to match the existing, painted white.

4.4. Replacement Radiators

The existing house is fitted with a mixture of radiator styles and ages, some being modern double-panel units which do not suit the age of the property or reflect its character, and a couple being older single panel moulded cast-iron units, which are in need of repair and are also dreadfully inefficient.

This application proposes replacing all radiators through the property with traditional cast iron or steel 3 or 4-column radiators, floor mounted, with matching traditional valves and inlet feeds. Predominately the radiators will be finished in white in the drawing room, family room, and through all the upstairs room. Elsewhere, the radiators would be finished in anthracite grey (RAL-7016).

4.5. Installation of Secondary Glazing

Existing windows in the property are of single-glazed construction and are the weakest point in preserving heat in properties of this age. In an attempt to significantly reduce the energy

demands of the property and conserve heat, the applicants are proposing installing heritage sensitive secondary glazing units throughout the property.

The units will be slimline horizontal or vertical 2-pane sliding units (to match the accompanying window opening operations) and will be reveal fixed internally to maximise the view of the original window frames.

Manufacturers details and profiles of the proposed units are enclosed within Appendix A – Secondary Glazing Details.

4.6. Joinery – Skirtings and Architraves

Many skirting boards and architrave profiles throughout the property are appropriately sized and suit the character and heritage of the property, however there are a few instances where these have been replaced with profiles which do not suit the property.

This application proposes replacing skirtings and architraves as indicated on the enclosed proposed plans.

New skirtings to be Georgian profiled 170mm as below image:



New architraves to be 115mm wide as below image:



4.7. Replacement Stair Balustrade

There are two staircases between the ground and first floors in the property. The principle being the grand timber staircase from the main entrance hallway, plus a second in the west modern hallway which serves the new bedroom wing over. This staircase presently features a modern white painted handrail which has become unstable and does not provide the necessary safety requirements around a staircase opening which the building regulations dictate.

The proposal is to replace this newel, balustrade, and handrail with hardwood variants, like-for-like in profile and sizing.

External soil vent pipes are not proposed to be replaced as part of the above.

4.8. Window Repairs

Some minor repairs to the existing timber windows are proposed, to include new seals, catches, and general easing where required. No new windows are proposed at this time.

4.9. Removal of Redundant Pipework

Existing redundant modern heating pipework throughout the property, which is not presently in use, is proposed to be removed and affected areas made good to suit.

4.10. Expose Main Chimney in Kitchen

The existing chimney breast in the kitchen is fully plastered over with nothing left on show. The application proposes to remove a section of the plasterboard on both sides to expose this and see what is hidden below. Further works may be required and subject to a follow up LB application subject to the findings on site.

4.11. Replacement Guttering

The existing guttering around the property has been partially adapted in the past meaning it now comprises a mixture of finishes, materials, profile, and size.

The application proposes to replace all the guttering with cast iron profiles appropriate to the character of the property. These will comprise 125mm diameter half round gutters and 75mm diameter circular downpipes.

Hoppers to be replaced will be in matching cast iron as per the below image:



4.12. Blocking off Openings

The existing upstairs arrangement in the two bathrooms are that of 'jack-and-jill' style layouts. This is a personal choice, and something which is not ideal in a large family home as it does not give the bedrooms the correct level of privacy that would be expected.

This application proposes blocking off these openings, to leave the family bathroom with a sole access off the landing, and the smaller en-suite served only by bedroom 3. It is proposed to maintain a recess on the bedroom side of the openings, leaving the door lining and architrave insitu to create a bookshelf recess or similar display.

Appendix A – Secondary Glazing Details

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