

Built Heritage Assessment

Proposed residential development on land at Lower
Stondon, North Hertfordshire



on behalf of
Barratt Homes

April 2016
GLA-228

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1.0 Introduction

- 1.1 This document assesses the likely heritage impact of residential development on land west of Old Ramerick Manor at Lower Stondon. The assessment is intended to inform decisions in respect of the prospective inclusion of the land as a site for residential development within the Preferred Issues and Options stage of the emerging North Hertfordshire Draft Local Plan.
- 1.2 The report has been prepared by Grover Lewis Associates on behalf of Barratt Homes. Grover Lewis Associates is a planning consultancy that specialises in consideration of development proposals relating to the historic environment. The practice is recognised as a Historic Environment Service Provider by the Institute of Historic Building Conservation (IHBC). The report has been researched and written by Philip R Grover BA (Hons), BTP, Dip Arch. Cons. MRTPI, IHBC, and reviewed by Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC.
- 1.3 The land proposed for residential development is situated a short distance to the west of the grade II* listed Old Ramerick Manor Farm, and its associated former agricultural buildings. In accordance with national policy advice contained in the NPPF, this report is intended to provide sufficient information about the significance of the listed building and the contribution made by its setting to ensure that an informed decision can be made by North Hertfordshire District Council in deciding whether or not to allocate the land in question for residential development.
- 1.4 The report sets out the relevant statutory duties relating to listed buildings, and the national policy context in which decisions regarding the formulation of the emerging local plan need to be taken, and how future development proposals for the site would need to be assessed.
- 1.5 It should be noted that this report does not deal with the buried archaeological potential of the site, which has been assessed by Orion in the form of an archaeological Desk Based Assessment (DBA). This report and the DBA should therefore both be taken into consideration when considering the allocation of the land within emerging North Hertfordshire Draft Local Plan.

2.0 Heritage assets and their significance

- 2.1 The land that is being promoted for residential development lies to the south of Lower Stondon and immediately to the east of the A600 Bedford Road (see Figure 1). The site itself contains no designated heritage assets. There are no conservation areas, scheduled ancient monuments or registered parks and gardens within the vicinity of the proposed development site. However, Old Ramerick Manor, a grade II* listed building, lies to the immediate east of the development site.
- 2.2 The next nearest listed building to the proposed development site is the officer's mess at RAF Henlow. This grade II listed building dates from the 1930s is of two storeys with a low-pitched slate roof, and constructed of red brick. It lies over 450 metres to the north of the proposed development site, and is completely screened from it by the residential quarters of RAF Henlow, and mature tree planting. There is no intervisibility between this listed officer's mess building and the proposed development site, and no functional or historical relationship. Consequently, this report does not describe the officer's mess and its significance, or assess the impact of the proposed residential development upon it. There are no other designated heritage assets in sufficiently close proximity to be affected by the proposed development.
- 2.3 The only heritage asset that would potentially be affected by residential development on the land in question is the grade II* Old Ramerick Manor. This listed building is therefore described below, together with an assessment of its significance as a designated heritage asset, including the contribution made to its significance by setting.

Old Ramerick Manor - description and significance

Description

- 2.4 Old Ramerick Manor is a large two-storey historic house situated approximately 400 metres to the east of the A600 Bedford Road. Documentary sources show that the house and manor of Old Ramerick has a long history that goes back to the 13th century. Records indicate that the estate was gifted to St John's College, Cambridge in 1520 and was tenanted thereafter. The site of the manor house was evidently moated. Within the grounds there is an L-shaped water body to the north and east sides of the house that clearly originally performed as two sides of a moat (see Plate 1).



Plate 1: View of the northern limb of the L-shaped water body that clearly originally performed as two sides of a moat

- 2.5 The present building on the site includes the remains of a late medieval open hall house. The statutory list description states that floors were inserted in stages during the 17th century. The building became a farmhouse by 1625, and was extended at various times, thus incorporating the earlier medieval structure as part of a much larger dwelling.
- 2.6 The wide main south frontage of the house dates from the 18th century and is constructed of dark red brick, with some blue bricks and lighter red brick dressings. It has a high parapet with a steeply-pitched hipped clay tiled roof behind, with zig-zag patterning. The front facade is a near-symmetrical Classical composition with first floor windows grouped 2:3:2. The windows have gauged brick arches and the windows are vertically sliding sashes with six-over-six panes.
- 2.7 The arrangement of window openings on the ground floor of the front elevation corresponds with those of the first floor, but the pair on the left hand side have been replaced by a projecting rectangular bay with three closely-spaced sash windows dating from circa 1900. The central panelled front door has a Doric pilastered surround with a flat entablature. Plate 2 is a general view of the main south frontage of Old Ramerick Manor.



Plate2: General view of main (south) frontage of Old Ramerick Manor

- 2.8 The east cross wing dates from the 16th century and contains evidence of timber framed construction on the inside. The list description refers to a clasped purlin roof and axial beam. The associated north-east wing has visible timber framing on the inside, but is faced externally in clunch masonry, with red brick dressings. It has raised parapet gables (see Plate 3).
- 2.9 The rear elevation of the property has a sweeping 'catslide' clay tiled roof, and a projecting gabled roughcast rendered timber-framed staircase wing. Also clearly visible on the rear elevation is the projecting 16th century clunch-faced north-east wing (see Plate 4).
- 2.10 At the west end of the house, facing the side garden, is an attached red brick early 19th century service wing, with a hipped clay tile roof, two windows to each floor and an inscription of 'RE/1829' in a blind recess over the central porch (see Plate 5).
- 2.11 Internally the house contains a cut string staircase with barley-sugar balusters and newel posts, and an elegant swept handrail. To the immediate left of the staircase is a Jacobean oak chimney piece, with swagged Ionic pilasters on pedestals either side of the opening. The overmantle has typical Jacobean carved strapwork ornamentation, and a perspective design in a square central feature (see Plate 6). The east wing contains a late 16th century fireplace with three round-headed niches above a lintel (see Plate 7).



Plate 3: East elevation of the house showing the clunch masonry facing of the 16th century north-east wing



Plate 4: View of the rear (north) elevation of the house showing the sweeping 'catslide' clay tiled roof, and a projecting roughcast rendered timber-framed staircase wing



Plate 5: View of the west end of the house, facing the side garden, showing the attached red brick early 19th century service wing with its hipped roof and porch



Plate 6: View of the Jacobean oak chimney piece, with swagged Ionic pilasters and typical Jacobean carved strapwork ornamentation. Alongside this is the oak staircase with barley-sugar balusters and swept handrail



Plate 7: View of the late 16th century fireplace in the east wing, with three round-headed niches above a chamfered lintel

- 2.12 Until recently Old Ramerick Manor functioned as a tenanted farmhouse, but was purchased by a developer, along with the associated farm buildings, and has undergone extensive renovation. At the time of preparation of this report the property is being marketed as a substantial private country residence with extensive grounds. Two of the outbuildings (a timber framed former granary and a former cartshed) have been refurbished to form part of the residential holding. The remaining large-scale traditional farm buildings are currently undergoing conversion to residential use. A large brick new-build block accommodating two new dwellings has been added to the farm group.

Significance

- 2.13 Old Ramerick Manor is significant in architectural and historic terms. The high architectural and historic significance of the building is recognised in its statutory designation as a grade II* listed building. A copy of the statutory list description is provided at Appendix A.
- 2.14 Much of the significance of Old Ramerick Manor is derived from its historic fabric, particularly in the surviving evidence of a late medieval timber-framed open hall house. Additionally, the house incorporates later fabric of significance, including 17th century work, and a fine-well-proportioned early 18th century brick frontage.

- 2.15 An important aspect of the building's architectural significance that contributes to the high-graded status as a grade II* listed building is its important surviving interior features, which include the richly-carved oak Jacobean chimney piece and adjacent oak cut-string staircase with barley-sugar balusters. Also of note within the interior is the impressive late 16th century fireplace with three round-headed niches.

Contribution to significance made by setting

- 2.16 Old Ramerick Manor derives significance from its immediate setting and the associated group of timber framed former agricultural buildings to the immediate west of the former farmhouse. These buildings themselves have significance as traditional former agricultural buildings associated with the farmhouse. Until recently they had been clad in utilitarian corrugated sheet metal, but are currently being re-clad in timber boarding as part of their conversion to dwellings.
- 2.17 The immediate landscape surroundings of the Old Ramerick Manor, in particular the open grassed area that wraps around the house to the south and east (and to a lesser extent the garden land to the north), forms an important part of the setting of the listed building that contributes to its significance. This immediate setting of the house includes the two sides of a former moat, located on the north and east sides of the house, which forms a historic feature that contributes to the understanding and significance of the heritage asset. However, the surroundings are not landscaped to a high degree and there is little/no evidence of a planned historic garden relating to the house. Consequently, the immediate surroundings make only a modest contribution to significance. Plate 8 is a view looking north across the open grassed area that provides the immediate setting of the grade II* listed former farmhouse.
- 2.18 The relatively close proximity and visual presence of the residential quarters of RAF Henlow to the north of Old Ramerick Manor detracts from its setting, although this is mitigated to some degree by the presence of intervening mature planting along the moat and along the boundary of the RAF Henlow site (see Plate 9).
- 2.19 The wider rural agricultural surroundings of the former farmhouse provides a reminder of its historical and functional relationship with the land, and, and thereby contributes to the significance of building. The open agricultural land to the south and east retains a visual relationship with the house, and therefore makes a contribution to its significance as a former farmhouse.



Plate 8: View looking north across the open grassed area that provides the immediate setting of the grade II* listed former farmhouse



Plate 9: View looking north from the gardens of Old Ramerick Manor the towards the residential quarters of RAF Henlow

- 2.20 Of considerably less importance is the agricultural land to the west of the former farm group, where intervisibility between the listed building and the agricultural land is severely limited by the intervening presence of large former agricultural buildings (now undergoing conversion to residential use) and the presence of mature trees. Plate 9 is a view looking east across the agricultural from the main A600 Bedford Road showing that the listed building is barely visible due to the presence of intervening former agricultural buildings and mature trees. Plate 10 is a view looking north-east over the agricultural land from part way along the lane running east from the main road. In this view only a glimpse of the upper portion of the roof of listed building can be seen amongst the former agricultural buildings.
- 2.21 Views from Old Ramerick Manor and its immediate curtilage towards the agricultural land to the west are similarly restricted by the presence of the former agricultural buildings, and by the presence of a large block of mature trees. Plate 11 is a view looking west towards the listed building from within its immediate curtilage land, showing how the presence of former agricultural buildings (currently undergoing residential conversion) restricts views towards the agricultural land to the west.



Plate 9: View looking east across the agricultural from the main A600 Bedford Road showing that the listed building is barely visible due to the presence of intervening former agricultural buildings and mature planting. Note that the listed building is just visible veiled by trees to the left of the converted agricultural buildings



Plate 10: View looking north-east over the agricultural land from part way along the lane running east from the main road showing that only a glimpse of the roof of listed building can be seen amongst former agricultural buildings



Plate 11: View looking west towards the listed building from within its immediate curtilage land, showing how the presence of former agricultural buildings (currently undergoing residential conversion) restricts views towards the agricultural land to the west

3.0 Statutory duties, policy and guidance

- 3.1 As the site of the proposed development potentially falls within the setting of a listed building, the planning application must be considered in the light of the relevant statutory duties relating to the historic environment, as well as relevant national policies and associated guidance.
- 3.2 The relevant statutory duty relating to development affecting a listed building is contained in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This makes it a general duty for a local planning authority, in the exercise of all planning functions, including considering whether to grant listed building consent or planning permission for development to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.

National Planning Policy Framework

- 3.3 As well as having regard to the relevant legislation, proposals for development must be assessed in the context of national policy set out in National Planning Policy Framework (NPPF), published in March 2012. As well as the policies relating specifically to the historic environment, set out in section 12, the NPPF contains policies setting out the requirements for the historic environment should be taken into account in plan-making, i.e. paragraphs 156-158). The relevant policies are summarised below.
- 3.4 The policies in section 12 of the NPPF place an emphasis on *significance*, which is defined as *the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting* (Annex 2: Glossary). The NPPF defines the setting of a heritage asset as *the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*.
- 3.5 Paragraph 126 of the NPPF advises that local planning authorities should set out in their Local plan a positive strategy for the conservation and enjoyment of the historic environment, and that heritage assets should be conserved in a manner appropriate to their significance. This is echoed in paragraph 156.

- 3.6 Paragraph 132 states that in 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. The more important the asset, the greater the weight should be.* Paragraph 132 clarifies that significance can be harmed or lost through alteration or destruction of the heritage asset *or development within its setting.*
- 3.7 Paragraph 157 of the NPPF advises that local plans should allocate and promote development and flexible use of land, but also to identify land where development would be inappropriate, for instance because of its environmental and historic significance.

Relevant guidance

- 3.8 Interpretation of the policies in the NPPF is provided by the on-line Planning Practice Guidance (PPG) that was first published in March 2014. The PPG emphasises the need for a clear understanding of the significance of a heritage asset and its setting in order to develop proposals which avoid or minimise harm to significance (Paragraph: 019 Reference ID: 18a-019-20140306).
- 3.9 The PPG reiterates much of the advice set out in earlier guidance. Amongst other things the PPG provides useful guidance on the concepts of significance, and setting, as well as guidance on how to assess if a proposal would cause substantial harm.
- 3.10 A key element set out in Paragraph 009 of Section 12 of the PPG is the principle that, in the context of decision-taking, proper assessment of significance is at the heart of understanding the potential impact and acceptability of proposals. Paragraph 020 advises that a clear understanding of significance is necessary to develop proposals which avoid or minimise harm.
- 3.11 The Historic Environment Good Practice Advice in Planning (GPA1), entitled '*The Historic Environment in Local Plans*', published by Historic England in March 2015, provides information to local authorities and others on how the historic environment should be taken into consideration in formulation of local plans. Amongst other matters GPA1 provides advice on how the significance of designated heritage assets should be taken into account when deciding upon site allocations.
- 3.12 Of particular relevance in the context of the current proposed development on land at Lower Stondon is the Historic England Historic Environment Good

Practice Advice in Planning (GPA3) entitled *The Setting of Heritage Assets*, (published March 2015). The guidance advises that '*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve.*'

- 3.13 GPA3 provides a framework for the assessment of proposed changes to the setting of a heritage asset. It gives helpful and up to date advice that provides clarity and detail to the understanding of the concept of the *setting* of a heritage asset.
- 3.14 In order to assess the degree of potential harm to the significance of a heritage asset, GPA3 advises a five step approach:
- **Step 1:** Identify which heritage assets and their setting are affected
 - **Step 2:** Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance
 - **Step 4:** Explore the way of maximising enhancement and avoiding or minimising harm
 - **Step 5:** Make and document the decision and monitor outcomes
- 3.15 In seeking to evaluate the likely impact that the proposed residential development of land at Lower Stondon would have on the setting and significance of the grade II* Old Ramerick Manor, regard has been had in this report to the Historic England guidance on setting contained in GPA3.

4.0 Heritage impact of the proposed allocation

- 4.1 This section of the report assesses the impact on the setting and significance of the grade II* Old Ramerick Manor that is likely to occur if the land at Lower Stondon is allocated for residential development. As the objective is simply to secure the inclusion of the land in question within the Preferred Issues and Options stage of the emerging Local Plan, no detailed plans for the development have been prepared at this stage.
- 4.2 However, certain assumptions about the likely overall scale, nature, and disposition of the development can be made. In particular it can be assumed that the proposed housing will comprise a mix of detached, semi-detached and terraced properties, with the lower density dwellings located around the periphery of the site, and the higher density furthest away from the manor house. Buildings heights would be a mix of 2-storey and 2.5 storeys, the latter having floor accommodation within the roof void and dormer windows and would be unlikely to be higher than 10 metres from ground to ridge level.
- 4.3 The low-lying northern part of the site containing the watercourse is liable to flooding. Consequently, this area would not be developed, but would function as floodplane, and be landscaped as a linear park. Figure 1 below, entitled 'Opportunities Sketch', provides an indication of the likely disposition of development, and the extent of the land that would remain as landscaped floodplane. The indicative layout incorporates flood attenuation ponds and public footpath routes through the site.
- 4.4 It should be noted that as the land in question is currently under arable cultivation, it is predominantly devoid of trees. An exception to this is the truncated remains of a former railway embankment of the abandoned Bedford to Hitchin line, which now forms a densely-overgrown raised projection into the land from its northern boundary. A similarly mature block of mature planting of roughly triangular form exists towards the north-eastern part of the site, close to the listed former farmhouse and associated barns. It is anticipated that both of these mature features would be retained as an integral part of the landscaping within the proposed layout for the site.
- 4.5 It is anticipated that the eastern boundary of the site, closest to the listed building and converted former agricultural buildings, would be planted to provide a landscape buffer between existing and proposed development.



Figure 1: Location Plan for the proposed development

Heritage impact

- 4.6 Consultation advice received by North Hertfordshire District Council from Historic England in respect of the potential allocation of land at Lower Stondon within the emerging Local Plan highlighted the presence of the grade II* listed Old Ramerick Manor immediately to the east. The advice from Historic England considered that the listed building retains its rural setting on most sides except the north, and that development of the land in question would *'cause considerable harm to the significance of the listed building'*. It should be noted that within this consultation Historic England highlighted the remains of the embankment of the former Bedford to Hitchin railway, and that this feature provides a degree of screening for the listed building from the main road, *'and is an important feature in its own right'*. On the basis of the above Historic England advised that the site should not be taken forward for allocation.
- 4.7 As outlined above, fieldwork undertaken in the preparation of this Heritage Assessment has concluded that the grade II* Old Ramerick Manor derives some significance from its immediate setting, which incorporates the L-shaped remains of a former moat. The heritage asset gains significance particularly from its open grounds to the immediate south and east, and from the associated group of former agricultural buildings that form part of its historic curtilage.

- 4.8 Whilst the building also derives some significance from its wider rural setting, in particular from agricultural land to the south and east, it derives relatively little significance from the land to the west, which is physically and visually separated by a group of substantial former agricultural buildings, which are now undergoing conversion to residential use. This group of buildings has recently been augmented by a substantial new-build block with a tall roof, containing a pair of large dwellings.
- 4.9 As previously highlighted, visual separation between the listed building and the proposed development site is also afforded by the presence of a substantial triangular block of mature trees towards the north-eastern part of the site. The substantial lack of intervisibility between the grade II* listed Old Ramerick Manor and the agricultural land to the west means that its allocation for residential development would have negligible visual impact upon its setting. The lack of intervisibility between the land in question and the listed building is illustrated in the views shown in Plates 9-11.
- 4.10 The immediate setting of the listed building, comprising the grassed curtilage to the south and east would, and the surviving moat, would be left unharmed by the presence of residential development of the land in question. Similarly the wider rural agricultural landscape to the south and east, which contributes to the significance of the listed building as a former farmhouse would not be harmed by the development.
- 4.11 A very minor visual impact could result from the development of the agricultural land to the west of the former farm complex by virtue of the potential loss of glimpses of the upper part of the roof of Old Ramerick Manor in views looking north-east from the minor road running eastwards from the main A600 Bedford Road. There would be negligible visual impact on views looking east across the land towards the listed building from the A600 Bedford Road.
- 4.12 Those aspects of Old Ramerick Manor that contribute to its special interest as a grade II* listed building, in particular the surviving historic fabric of the timber-framed former late medieval open hall, the later 17th and 18th century fabric, and its important internal features would all remain completely unharmed by the proposed development.
- 4.13 Having regard to the duty to under s66 of the Act, and taking all of the above factors into consideration, it is concluded that the grade II* listed Old Ramerick Manor and its setting of would be preserved in the event of the land in question being developed for residential purposes.

- 4.14 Having regard to the specific particular requirement of national policy set out in the NPPF, it is considered that there would be no material harm to the significance of the Old Ramerick Manor as a designated heritage asset.
- 4.15 With regard to the provisions of paragraph 157 of the NPPF, it is not considered that the land would be inappropriate for allocation on the basis of its historic significance. The negligible degree of harm that could result from the allocation must be weighed against the wider public benefits that will arise from the provision of much-needed land for housing.

5.0 Conclusion

- 5.1 This Heritage Assessment has highlighted the significance of the grade II* listed Old Ramerick Manor, including an assessment of the contribution made to its significance by setting. By doing so it is intended that an informed decision can be made by North Hertfordshire District Council in deciding whether or not to allocate the land at Lower Stondon for residential development.
- 5.2 Based on desk-based and fieldwork assessment it is considered that, in overall terms, the proposed residential development of land at Lower Stondon would have negligible impact on the setting and significance the Old Ramerick Manor as a designated heritage asset.
- 5.3 The immediate setting of the listed building, comprising the grassed curtilage to the south and east would, and the surviving moat, would be left unharmed. Only very minor visual impacts would result from the development by virtue of the potential loss of glimpses of the upper part of the roof of the listed building in views looking north-east from the minor road running eastwards off the main A600 Bedford Road, and there would be negligible visual impact on views from the A600 Bedford Road. The attributes that contribute to its special interest aspects of Old Ramerick Manor as a grade II* listed building, including the surviving late medieval and latter fabric, and the building's important internal features would all remain completely unharmed by the proposed development
- 5.4 Contrary to the concerns of Historic England, this assessment concludes that the proposed allocation of land for residential development at Lower Stondon would lead to negligible harm to the setting and significance of the grade II* listed Old Ramerick Manor. Consequently, having regard to the statutory duties under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the national policy requirements contained in the NPPF, it is considered that there are no built heritage reasons for not allocating the land in question for residential development.

Sources

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Appendix A: Statutory list description

OLD RAMERICK MANOR

ICKLEFORD BEDFORD ROAD TL 13 SE (East side)

List entry Number: 1174339

Grade: 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.

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

Listing NGR: TL 17175 35009

Source: Historic England