



KDK ARCHAEOLOGY LTD

Heritage Asset Impact Assessment

The Bungalow

Home Farm Works

Nettleden Road

Little Gaddesden

Hertfordshire



Site Data

KDK project code:	639/LGB		
OASIS ref:	kdkarcha1-511557	Event/Accession no:	N/A
County:	Hertfordshire		
Village/Town:	Little Gaddesden		
Civil Parish:	Little Gaddesden		
NGR (to 8 figs):	TL 0006 1240		
Present use:	Residence		
Planning proposal:	Conversion of two barns to residential use; the demolition of a bungalow and the construction of a detached dwelling		
Local Planning Authority:	Dacorum		
Planning application ref/date:	Pre-planning		
Dates of fieldwork:	21.06.2022 & 15.11.2022		
Client:	Sandra Clark Edwin Homes Ltd Westfield House River Hill, Flamstead, Herts, AL3 8DA		

Quality Check

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Summary

In November and December 2022, KDK Archaeology Ltd prepared a Heritage Asset Assessment of The Bungalow, Home Farm Works, Nettleden Road, Little Gaddesden, Hertfordshire in order to support a planning application for the development of the site. The site, which was once part of Home Farm, is located to the east of the Nettleden Road and comprises a late 20th century bungalow and two barns, the larger of which is Grade II listed.

The site as a whole was formerly part of Home Farm, which is situated to the south of the barns, and served as the primary agricultural producer for the Duke of Bridgewater's Ashridge estate. The medieval date of the barns suggest that an earlier farmstead stood on the site of what became a model farm under the direction of the 8th Duke of Bridgewater and the architect James Wyatt. It was at this time that the listed barn was extended to provide a brick-built horse engine house and store to the north. This building has more recently been used as a lawn mower sales and repair shop, and the smaller barn provided offices, workshops and storage.

The philosophy of the proposed conversion of the two barns to residential use is that of honouring the integrity of the structures and minimising loss of historic building fabric. As a result, the positive impact of the proposal in terms of safeguarding the buildings in a suitable and sympathetic manner outweighs the minor loss of building fabric to accommodate services etc, and the possible disturbance of archaeological remains beneath the barn floors.

The proposed new dwelling replaces the existing bungalow on the site, and, by dint of its style and form, re-introduces the traditional structural hierarchy of main dwelling with ancillary buildings. Neither it nor the proposed garage or car port is unlikely to have a negative impact on the setting of the site or the significance of the earlier buildings.

1 Introduction

1.1 In November and December 2022, KDK Archaeology Ltd prepared a Heritage Asset Assessment of The Bungalow, Home Farm Works, Nettleden Road, Little Gaddesden, Hertfordshire. The project was commissioned by Edwin Homes Ltd, and was carried out in order to support a planning application for the development of the site.

1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

1.3 *The Site*

Location

The development site is located within the village and civil parish of Little Gaddesden, which is within the administrative district of Dacorum Borough Council at National Grid Reference (NGR) TL 0006 1240 (Fig. 1).

Description

The site, which was once part of Home Farm, is located to the east of the Nettleden Road and comprises a modern bungalow and two barns, the larger of which is Grade II listed. The buildings stand on a large plot that is set back from the road and is bounded by residential buildings to the north and south, by stables to the southeast and open fields to the rear of the bungalow (Fig. 2).



Geology and Topography

The bedrock geology is sedimentary chalk of the Lewes Nodular Chalk and Seaford Chalk Formations (undifferentiated), formed approximately 84 to 94 million years ago in the Cretaceous Period, with superficial deposits of clay, silt, sand and gravel of the Clay-with-flints Formation, formed up to 23 million years ago in the Quaternary and Neogene Periods (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The site is situated at an approximate elevation of 175m AOD.

Proposed Development

The planning proposal calls for the demolition of The Bungalow and the erection of a new dwelling, carport and a gym on the site; the conversion of a Grade II listed barn to two dwellings and the conversion of a non-listed barn to ancillary use for the replacement dwelling. In addition, it is proposed to construct a new garage to serve the converted listed barn (Fig. 3).

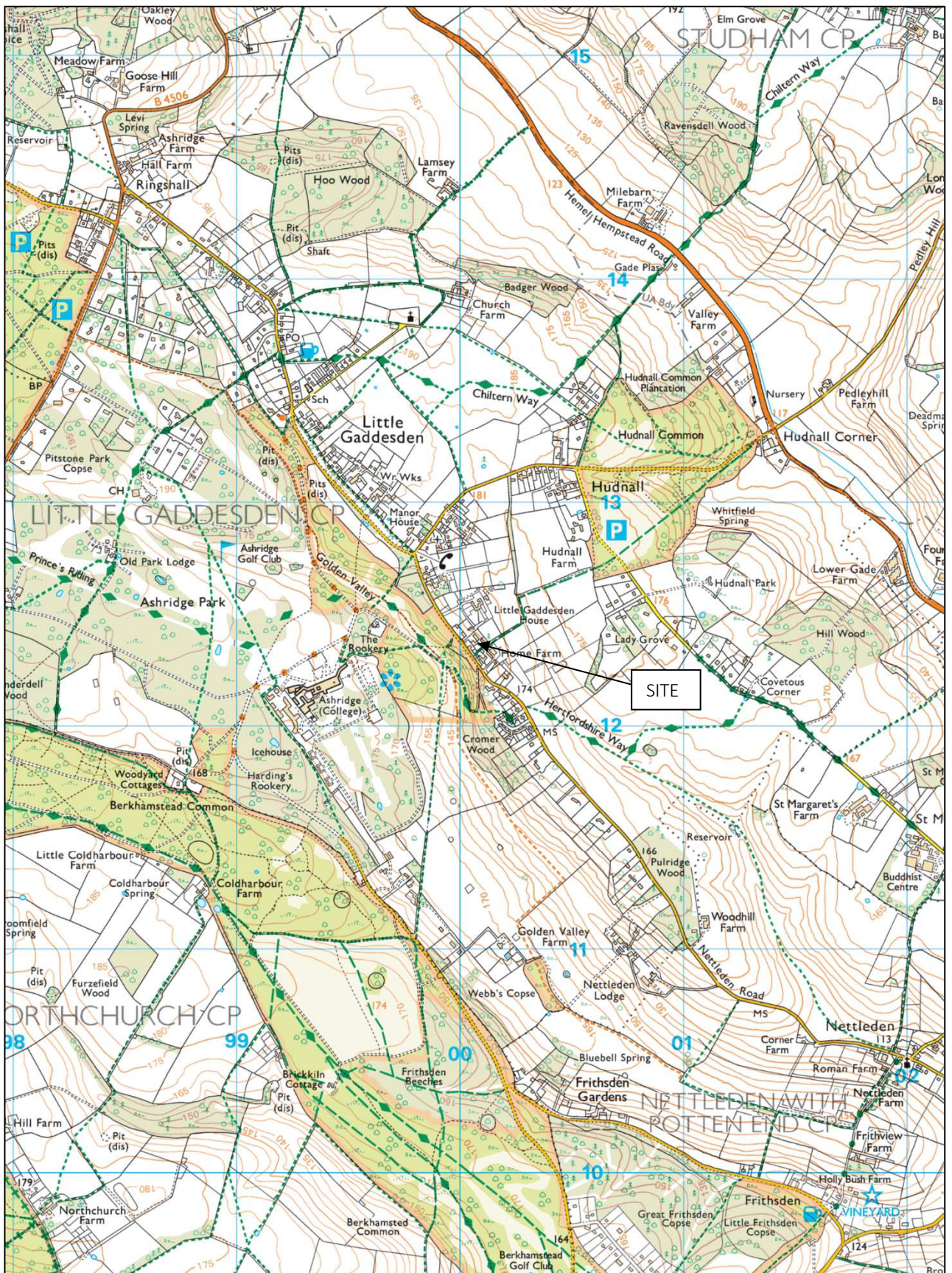


Figure 1: General location (scale 1:25,000)

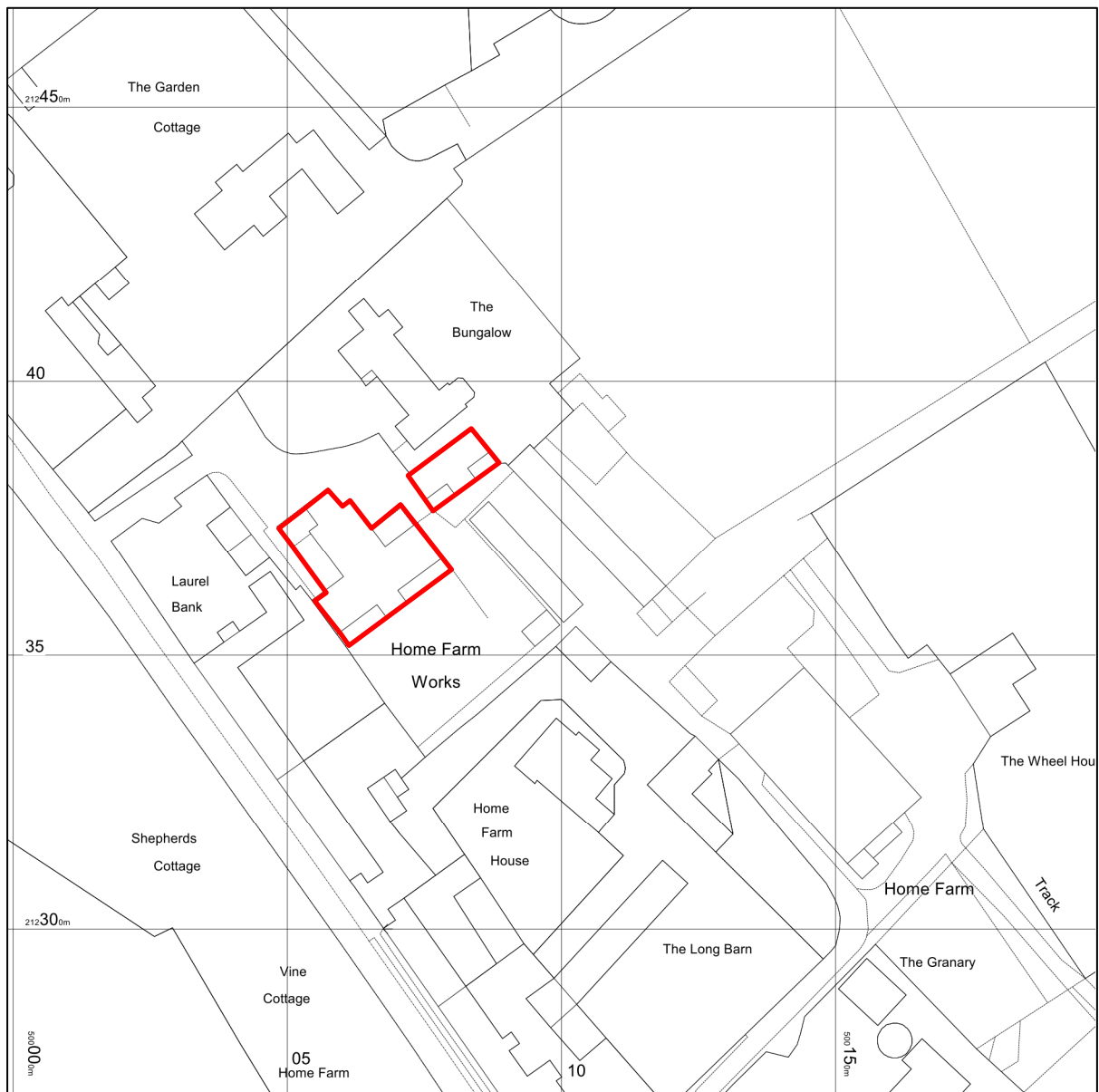


Figure 2: Site location (scale 1:1250)

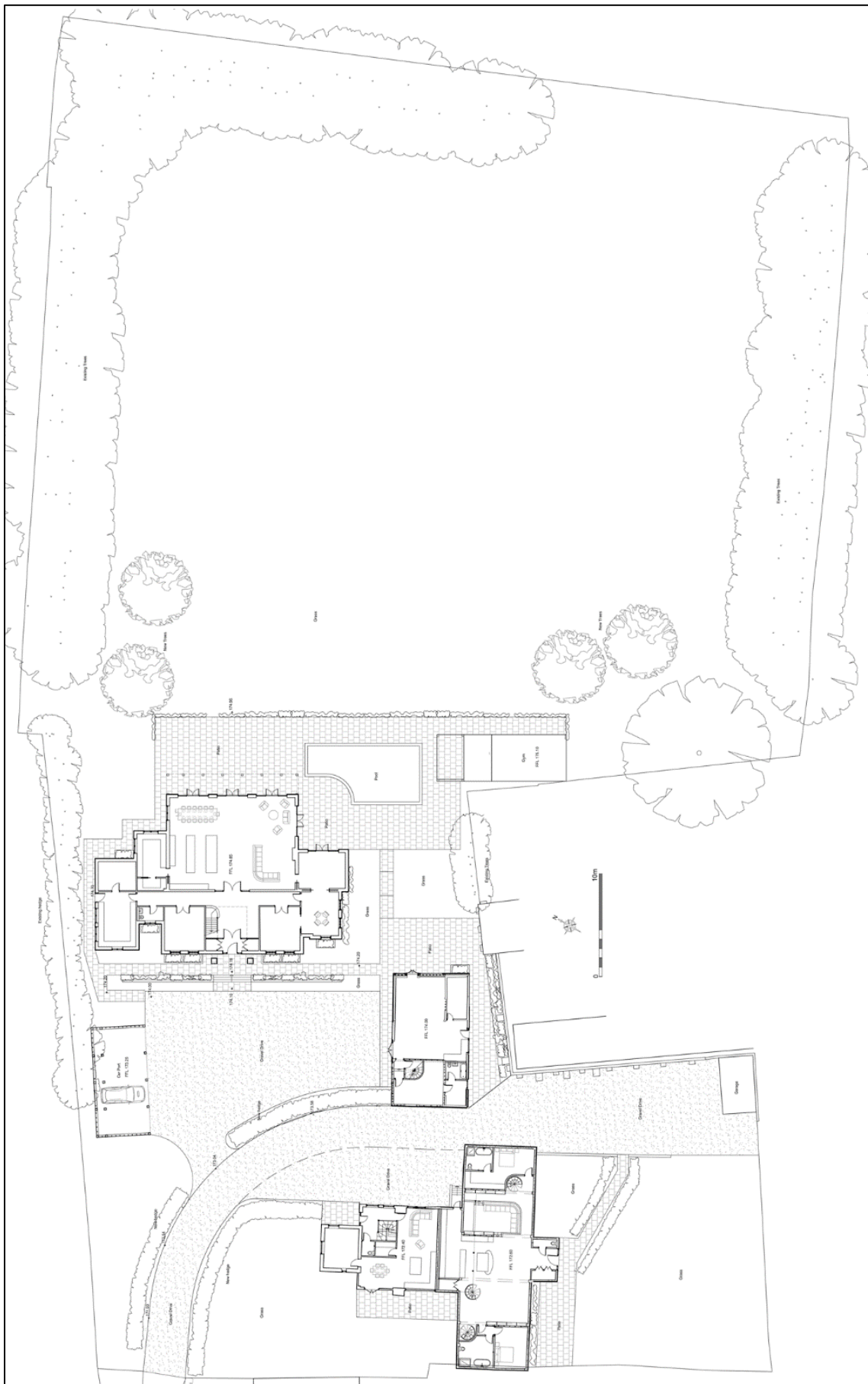


Figure 3: Proposed development (scale as shown)



2 Aims and Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraph 205 of the National Planning Policy Framework (NPPF 2021), whereby the significance and setting of the heritage asset(s) and the potential impacts of the proposed development are set out in order to inform the Planning Application.

This requires the collation of existing information in order to identify the likely extent, character and quality of the known or potential heritage assets and/or archaeological resources, in order that appropriate measures for mitigating the impact of development might be considered (ClfA 2020).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (ClfA 2020) with additional reference to Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019b). As part of the assessment of significance, this report will evaluate the various interests associated with the site, including:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

- 2.3 The following readily available sources of information were consulted for the assessment:

Archaeological Databases

The principal archaeological database to the known archaeology of an area is the Historic Environment Record prepared largely on a county basis and available in limited form on the website Heritage Gateway. The data used in this report was sourced directly from Hertfordshire County Council's Historic Environment Record. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 1km radius.

Historic Documents

Documentary research is essential to assess the history of a site, its context and significance. The principal source consulted was the Hertfordshire Archives and Local Studies Library (HALS), Hertford.

Cartographic and Pictorial Documents

Old maps and illustrations provide additional and often unique information to enhance the study of a site and its context. The principal source consulted was HALS.

Geotechnical Information

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

Secondary and Statutory Sources

The principal source consulted was Dacorum's Local Planning Framework, Core Strategy 2006-2031 (DBC 2013).



2.4 *Survey*

As part of the assessment two surveys were undertaken in June and December 2022, with the following aims:

- To consider the significance of the two barns before and after a preliminary soft strip
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA



3 Archaeological and Historical Background

- 3.1 The village of Little Gaddesden is surrounded by The Ashridge Estate, with both situated on top of a ridge of the Chilterns approximately c.4.8 km north of Berkhamsted in the Bulbourne valley (Bell 1949: 2). The development site is within the Little Gaddesden Conservation Area (DBC 2022) an Area of Archaeological Significance (No. 28). The toponym derives from either compounding Old English/Latin elements to mean (personal name + valley) '*Gaete(n)'s valley*' (KEPN 2022) or it is Old English for the 'Valley of the goats' (DBC 2022: 10).

While there is evidence of prehistoric and Roman occupation in Little Gaddesden, virtually none of this evidence occurs within a kilometre of the development site. More evidence survives from the medieval and post-medieval periods, when the manor of Ashridge developed into a monastery and then a royal dwelling. As the home of the Earl (subsequently Duke) of Bridgewater, Ashridge House remained at the centre of social and political events throughout the 17th, 18th and 19th centuries, while Capability Brown's design of the park in the 1760s and the ornamental gardens designed 50 years later by Humphrey Repton, are important examples of landscape design.

The location of known heritage assets recorded in the HER is shown in Fig. 4 and details appear in Section 9.

3.2 *Prehistoric and Iron Age* (before AD43)

Although the Ashridge estate has a number of prehistoric sites within its 2,000 hectares, including an Iron Age hill fort at Ivinghoe Beacon (NT 2022), the only possible prehistoric features identified in the vicinity of the development site are an oval enclosure (HER16596) consisting of a fragmentary ditch and an ephemeral bank, situated about 800 meters southwest of the development site and a possible multiple ditch system c.925m to the northwest (HER 17752). Undated earthworks of ditched enclosures and a possible mound are present to the south of Meadow Farm, 1km to the northeast of the study site (HER 18292).

3.3 *Roman* (AD43-c.450)

A few Roman and Romano-British artefacts have been recovered from the area around the development site. These include a Roman amulet (HER1313) found in 1937 and now in the collection of the Letchworth Museum, and a 1st century AD Romano-British quern stone fragment (HER508). Both of these were found approximately a kilometre from the development site. In the 1960s, the *Viatores* identified a Roman road near the quern stone find spot, but this identification is purely conjectural (HER 4599). Other Roman finds include coins, dated 186 – 293 AD, found west of the parish church, and pottery (Senar 1983: 1).

Earthworks located in the field west of Little Gaddesden church include a roughly circular area with a diameter of c.60m, with a larger outer ring attached: a morphology that suggests either a motte and bailey, or alternatively, a Late Iron Age/Roman settlement (DBC 2022: 9). Archaeological investigations near the centre of the smaller ring uncovered a possible cobbled area and a much pottery dated to the 11th - 14th centuries; another trench across the southern end of the outer ring found nothing (*ibid.*). The finds may suggest a medieval date for the earthworks but earlier finds from the site are said to be Roman, or potentially from the Bronze Age (*ibid.*).



3.4 **Saxon** (c.450-1066)

Relatively little is known about Little Gaddesden in the Saxon period. From the Domesday survey we know that the Manor was held by Humphrey from the Count of Mortain. Before the Conquest it appears to have been in the possession of Edmer 'attile,' a thegn of Edward the Confessor (Page 1908). There are no Saxon period sites in the immediate vicinity of the development site.

3.5 **Medieval** (1066-1500)

After the Conquest, the ownership of the Manor of Little Gaddesden passed through various hands. When Ashridge was established is unclear, but it existed in AD 1283, when Edmund, Earl of Cornwall donated the property to found a college (or monastery) of the order of Bonhommes (Bell 1949:14-16). The estate remained the property of the monastery until the Dissolution in 1538 (Page 1908). All that remains of the medieval monastic house is the undercroft, a well and the tithe barn (HER 4148).

Evidence of medieval field systems has been identified approximately 800 metres southeast of the development site. Within these field systems, is a moated homestead (HER17515) that is probably contemporary with the fields. These remains may date to the 13th century, as the park of Ashridge was enclosed prior to the foundation of the monastery in 1283 (Page 1908). The earliest parts of a building at 5 Ringshall, a kilometre north of the development site, date to the 15th century and are the oldest identified structural elements in the area.

3.6 **Post-Medieval** (1500-1900)

Ashridge became a Royal residence following the Dissolution and may have been one of the childhood homes of Edward VI (Bell 1949: 42-43). Following his accession to the throne, he granted the estate to his sister the Princess Elizabeth in 1551. She was living at Ashridge when she was arrested in 1555, under suspicion of treason against Queen Mary (Bell 1949: 44). Although none of the original monastic or royal buildings survives in its original form, a number of other 16th and 17th century elements are preserved in the vicinity of the development site. John of Gaddesden's House (HER 4151) contains some structural features dating from c. 1500, while Faerie Hollow (HER17561) began as a 16th century hall house (HCC). Old Park Lodge (HER18289) and Witches Hollow (HER13703) both preserve 17th century features. These buildings are all Grade II listed.

During Elizabeth I's reign, she leased the estate at Ashridge to various courtiers, but the buildings fell into disrepair. Eventually, in 1604, the estate was acquired by Thomas Egerton, the Earl of Bridgewater, who began the process of upgrading and improving the buildings (AH 2022).

The most significant 18th century development at Ashridge occurred in the 1760s, when the Egertons hired famed landscape architect Capability Brown to design the park and gardens. Much of Brown's design survives today.

The Bridgewater Arms (HER 18514), located about 850 metres northeast of the development site, is a surviving 18th century public house, formerly known as the Brownlow Arms.

At the beginning of the 19th century, the original manor house was torn down and replaced with the current neo-Gothic revival mansion: Ashridge House. This was designed by architect James Wyatt and had ornamental gardens designed by Repton. The house is Grade I listed (NHLE: 1348442) and the Park and Garden is Grade II* listed (NHLE: 1000330).



In 1891, a memorial to Lady Marian Alford (HER18512), mother of the 2nd and 3rd Earls Brownlow, was erected approximately 900 metres east of the development site.

3.7 **Modern** (1900-present)

During World War I, Ashridge House was used as a military training centre and hospital. The War Memorial (HER18513) was erected in 1921. The park was acquired by the National Trust in 1926, while the house was used as a hospital again during World War II, then as a ladies finishing school and, eventually, a business school.

3.8 **Cartographic Evidence**

It is clear from the Ashridge Estate map that Home Farm was already laid out as a model farm by 1793 (Fig. 5) and that the brick-built extension to the north of Barn 1 and various building to the south of the barns had been added by 1828 (Fig. 6). Few changes took place in the farmyard over the following 10 years and certainly none that affected the footprint of the two barns (Fig. 7). The early Ordnance survey maps also show no change to the two barns (Figs. 8-9), but by 1924 Barn 2 had doubled in size with an open fronted extension having been added to the north (Fig. 10). This was still in place when Home Farm went on the market in 196 (Fig. 11).

3.9 **Site specific**

The larger of the two barns, which was Grade II listed in 1986, is described as follows (NHLE 1100393):

Barn, now a showroom. C16, C19 brick rear wing. Timber frame with dark weatherboarding. Half hipped roof now slated with large slates. Red brick rear wing with slate roof. A 5-bays tall barn facing S with projecting gabled porch to middle bay and 2-storeys rear wing with framework on brick piers for a former horse engine in the lower part. Jowled posts with long curved braces to tie beams. Wide bays with unjowled post at mid bay. One butt purlin to each slope with curved wind braces. Queen struts to lower angles of truss but no collar and iron straps added to reinforce purlin joints with principals. Squint butted scarf joint in S wallplate.

The proposed development site was part of the Home Farm of the Duke of Bridgewater's Ashridge Estate in the mid-18th century. Following the 7th Duke's death in 1803 William Buckingham was made the farm bailiff and lived in the farmhouse. Buckingham later became the estate steward (Senar 1985:105). Home Farm was described in 1807 as having a brewhouse to one side and a malting house and drying house beyond. The buildings along the roadside and facing the house were the wheeler's shop, the men's mess room, the brewhouse, the coal store, a wood store and a privy. This range, which was to the right of the entrance was later altered to house a stable servant's mess room, the stable and cart shed. To the left of the entrance was a stable, and this later became the labourer's mess room, a hackney stable, and ox shed and a hay store. Another cart shed and hay store were at a right angle to this. Beyond that was a straw house, a barn and an outhouse for the threshing machine. Many of these alterations were completed by Jeffrey Wyatt.

More alterations were undertaken to the farm house in 1841 when Mr and Mrs Pitkins were in residence and again in 1877 when it was refaced (Senar 1985: 106). When George Underwood and later his son leased the farm from the Brownlow estate, the house was split into two cottages. When the estate was sold, it was acquired by Cooper, McDougall and Robinson, Agricultural Chemists, who had a large chemical factory in Bekhamsted producing, amongst other veterinary products, Cooper's Sheep Dip (Leonhart 2000:207). Sheep farming was clearly



of considerable significance in relation to Home Farm in the 20th century, and it became renowned as an award winning producer of high quality livestock.

A survey undertaken in the 1930s by the village school recorded Home Farm as having 360 acres and 18 farm workers looking after 2000 poultry as well as the sheep and growing oats, wheat, barley, hay, clover, kale, turnips, mangels, swede and cabbage (*ibid*: 208). Sheep farming burgeoned from 1941 and in the 1950s Home Farm had a number of veterinary staff, a show shepherd (at one time this was Stanley Shepherd, William's son) a commercial shepherd (Tom Bunting, another son) and a foreman (George Bunting, William's third son) (*ibid*:208).

Cooper, McDougall and Robinson also developed a quality herd of Hereford cattle, but gave up farming altogether in 1960 (*ibid*: 208-9). The livestock was sold at auction and the farm was bought by Mr Palmer, then by Mr Green and finally to Mr Muddiman within a space of twelve months. Mr Muddiman converted the old dovecote into Gade House, and some of the other farm buildings were also converted at this time or not long afterwards (*ibid*: 209). Ronald Brooks, rented the listed barn from the Muddimans from 1963 and set up his repair shop in Barn 1 (Leonhart 2000:187).

In 1968 Gordon and Joyce Huxtable bought the plot and the two barns from the Gaddesden Property Company Ltd (clients documents) who then sold it to Ronald Brooks, who had rented the barn since 1963 two years later (Leonhart 2000:187). It was Ronald who added a workshop to the barn and built the bungalow (*ibid*).

In 1976 the property was sold to Kenneth and Betty Wilson who renamed the business as Deer Leap Horticultural, which stayed in business on the site until 2021. Kenneth and Betty gifted the house and some of the present land to their daughter and son-in-law Marilyn and Geoffrey Price in 1990. Following the death of Geoffrey Price in 2020 and Kenneth Wilson who died a year later, Edwin Homes purchased the bungalow, the paddock and the two barns in 2022 (clients documents).

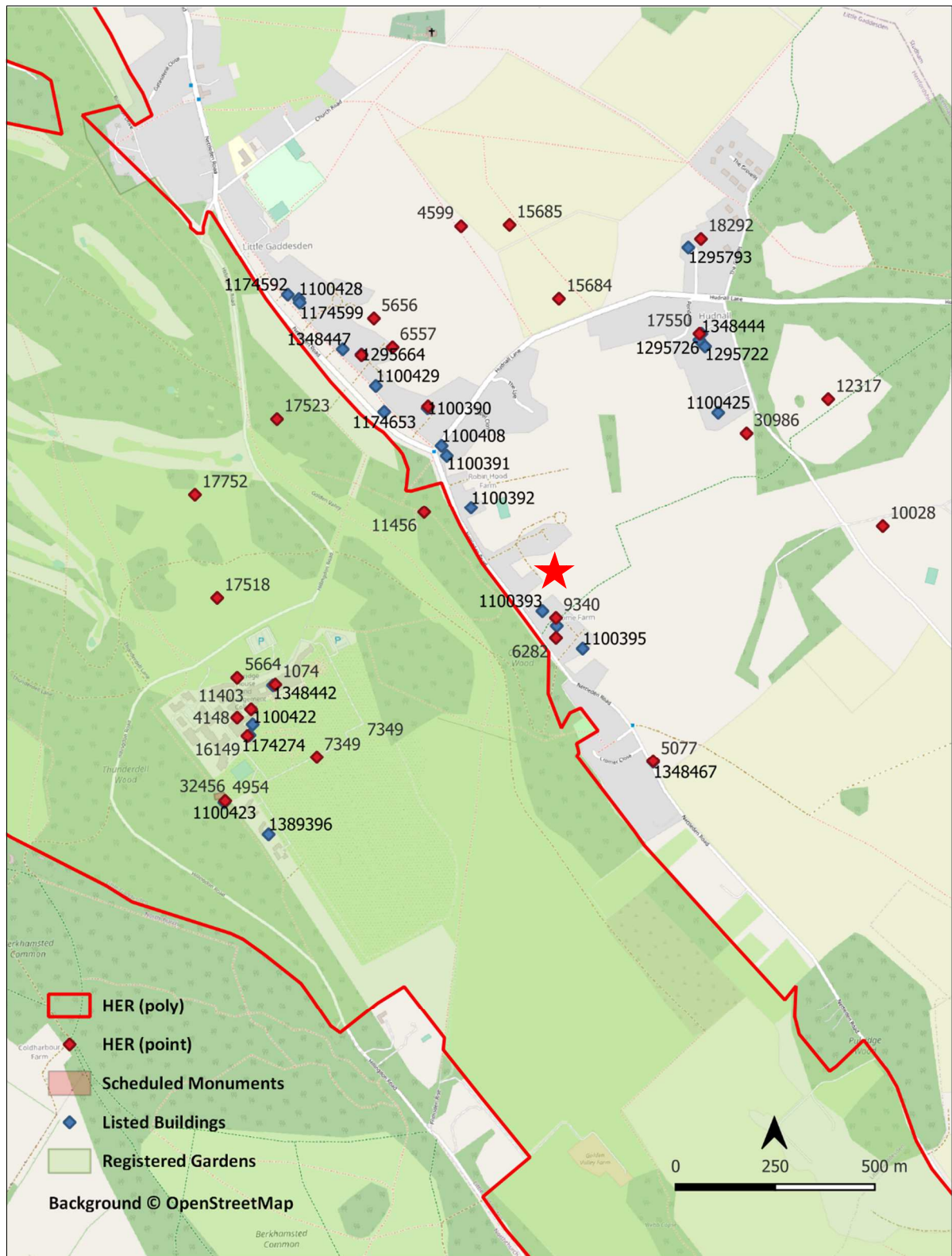


Figure 4: Heritage assets recorded in the Hertfordshire HER, site marked with red star (scale 1:15,000)

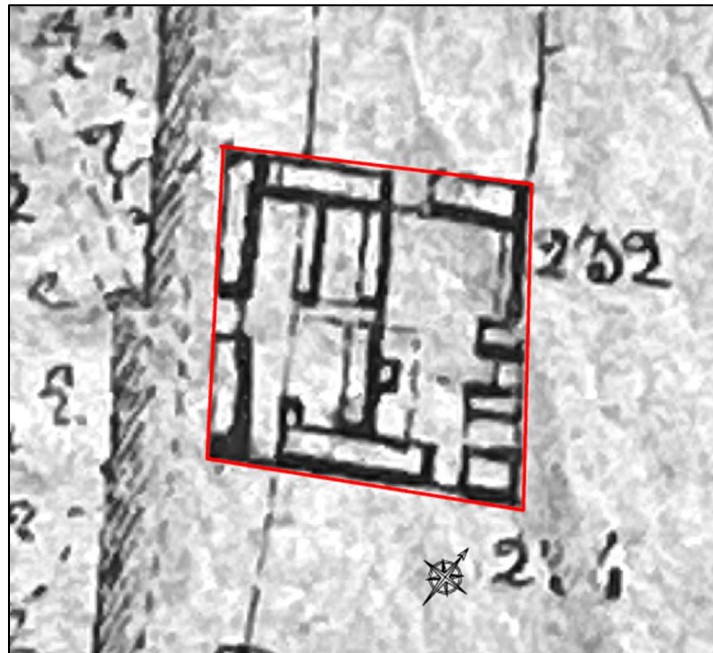


Figure 5: Detail from the Ashridge Estate Map 1793 (scale 1:2000)

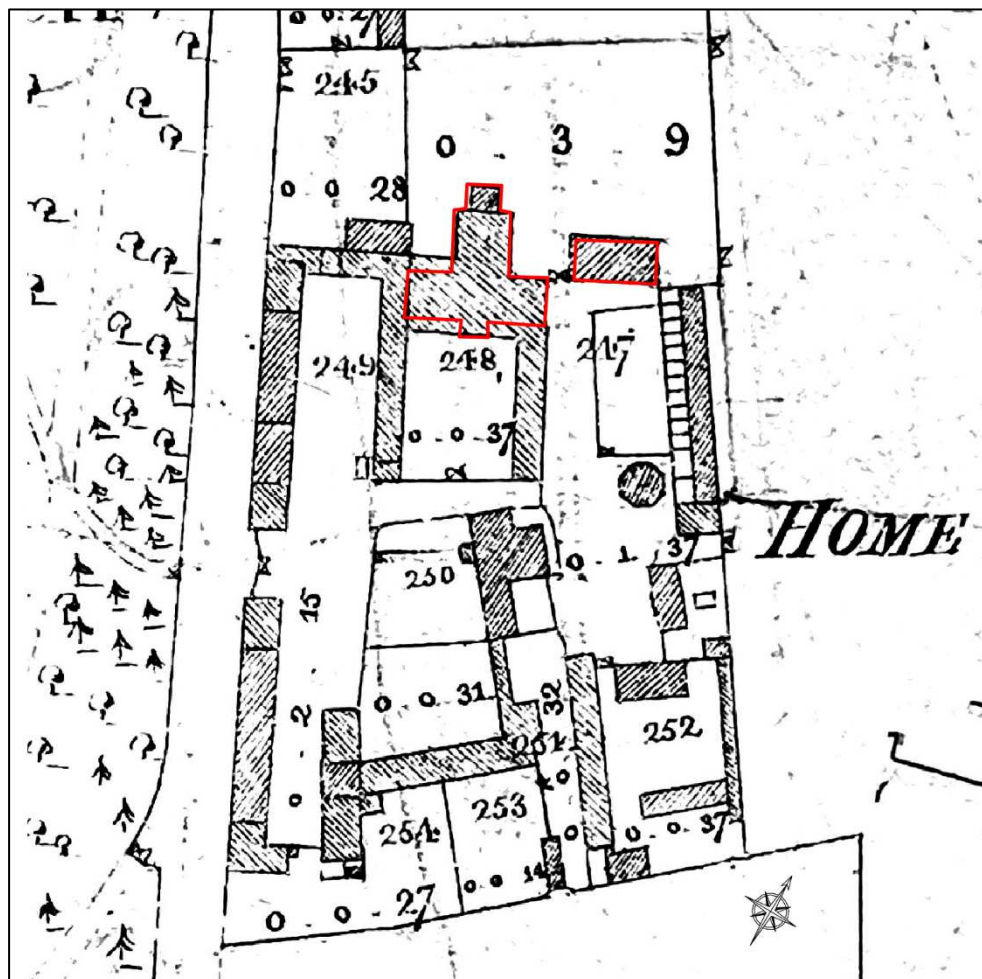


Figure 6: Extract from 1828 estate map (scale 1:1250)

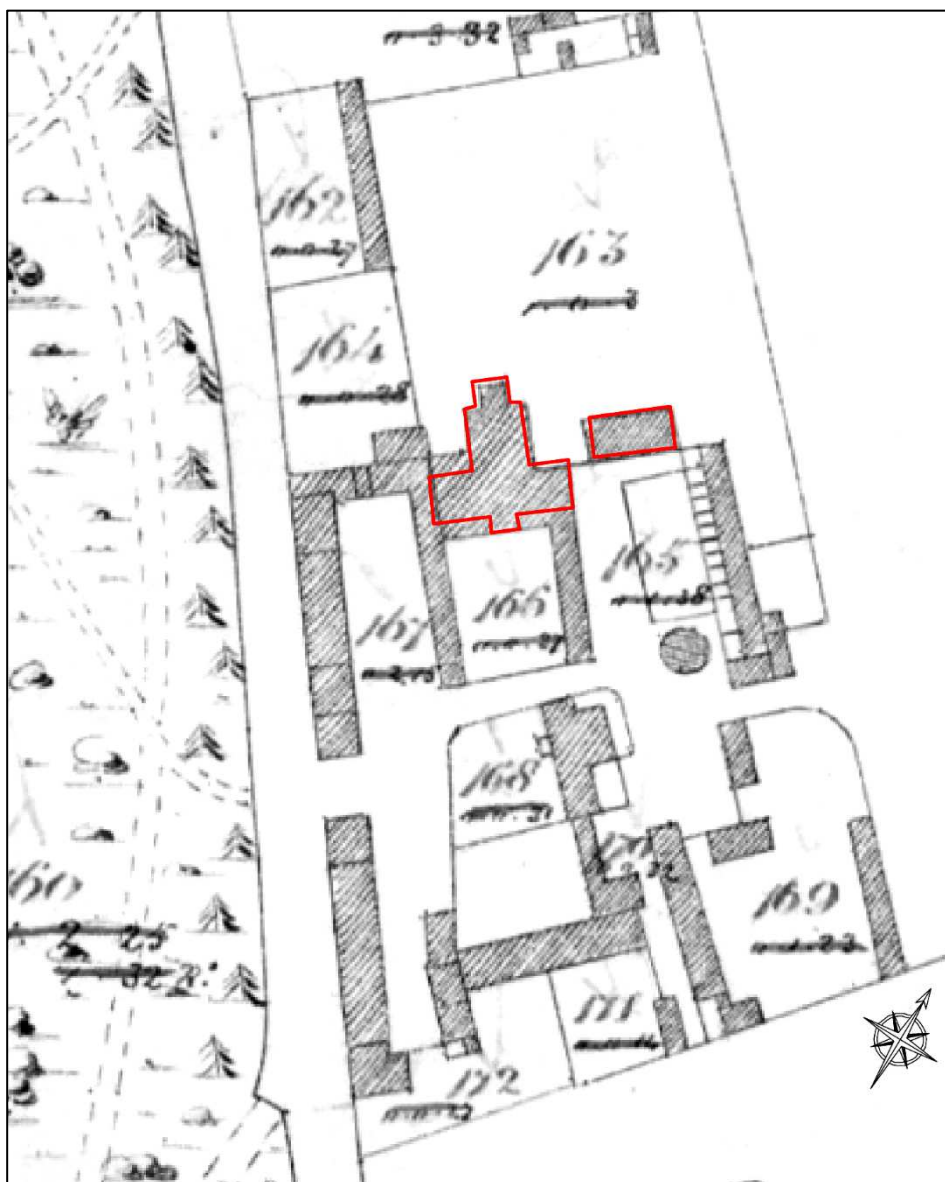


Figure 7: Extract from 1838 Tithe map (scale 1:1250)

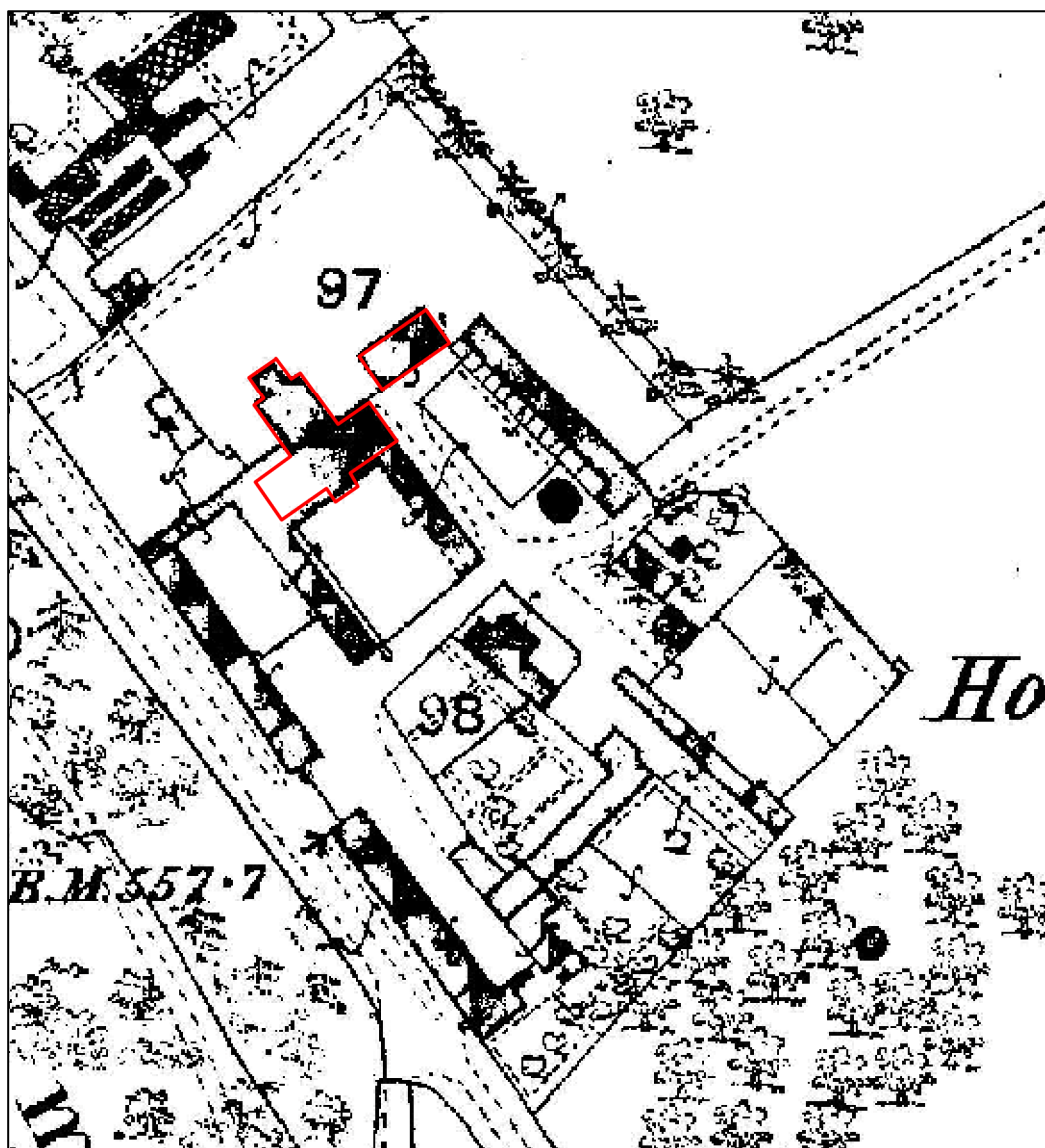


Figure 8: Extract from 1878 Ordnance Survey map (scale 1:1250)

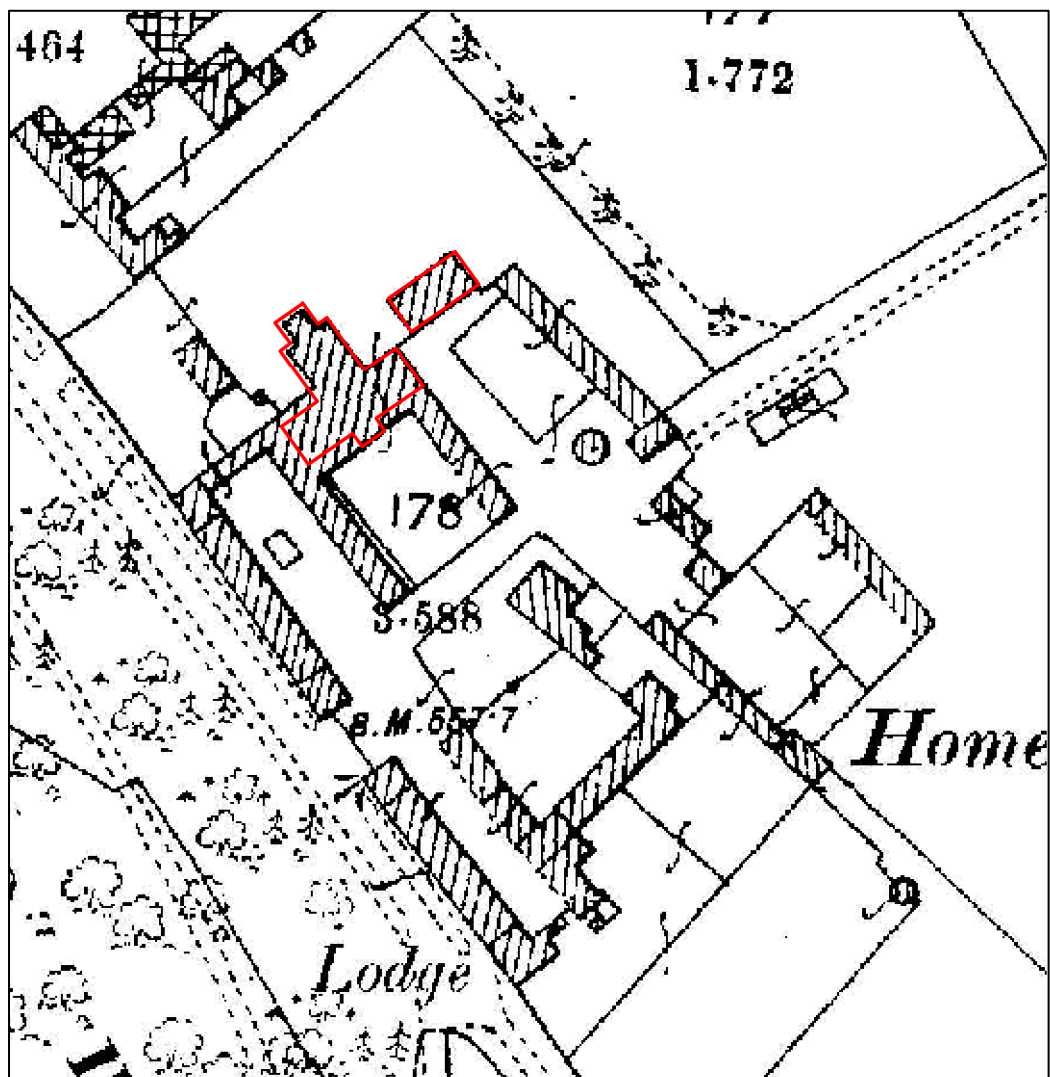


Figure 9: Extract from 1898-9 Ordnance Survey map (scale 1:1250)

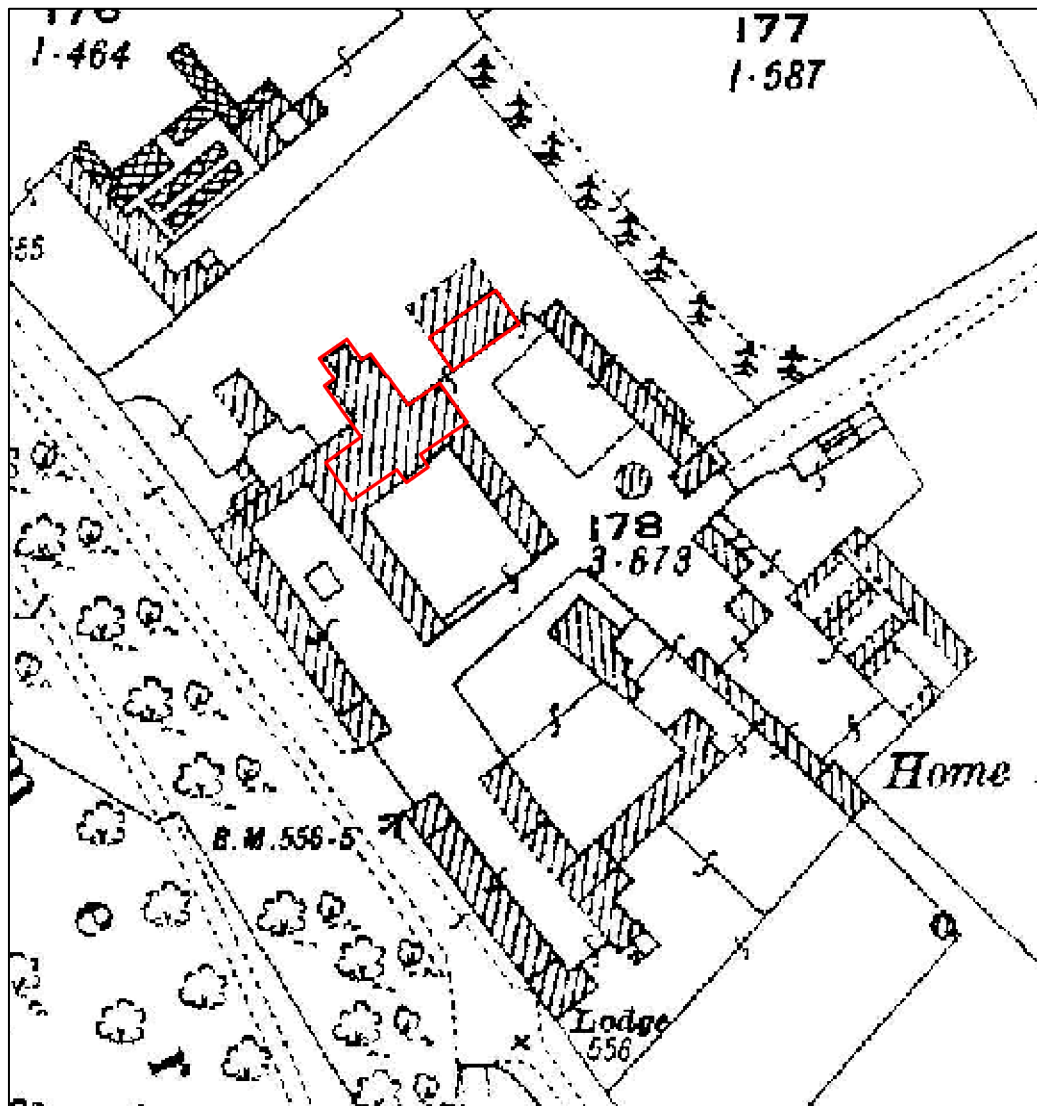


Figure 10: Extract from 1924 Ordnance Survey map (scale 1:1250)

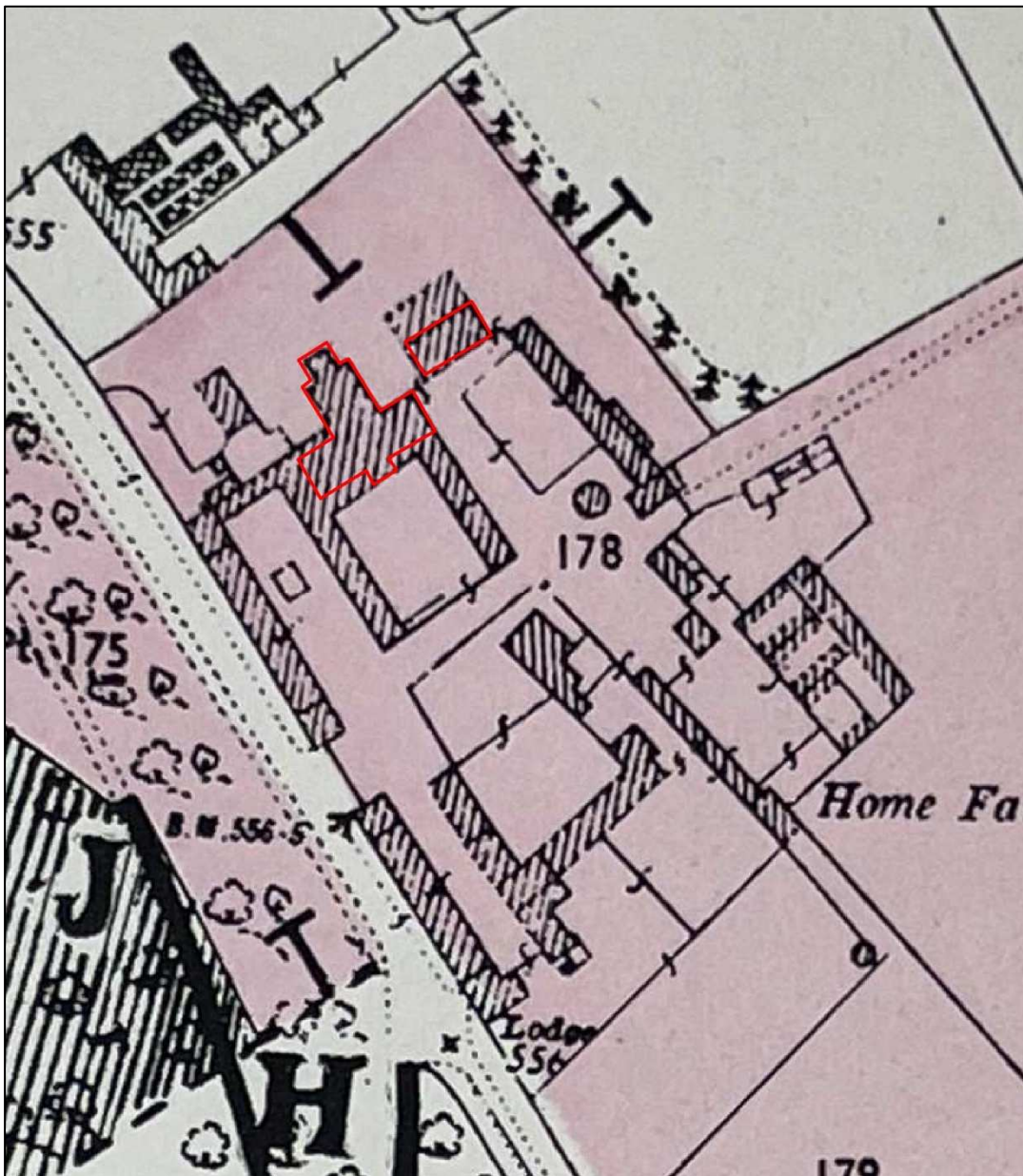


Figure 11: Extract from 1960 Home Farm sales particulars (scale 1:1250)



4 Survey

4.1 *General*

The site is aligned parallel to the Nettleden Road, which runs northwest to southeast. For ease of reference, the site will be considered to be aligned north to south.

The site consists of three buildings, of which one is a modern bungalow that is located to the north of two timber framed barns. The site is set back from the Nettleden Road to the west, and has a large garden to the rear of the bungalow extending to c.2.3 acres, and another large grassed area in the southwest corner of the site, behind the larger of the two barns. To the west of the barns is a series converted buildings formerly part of Home Farm, and to the east are stables. To the north of the bungalow is a residential property, and to the east of the garden are fields.

The larger of the barns, which is located to the southwest of the bungalow and has until recently been used as a repair shop for lawn mowers, is Grade II listed. Its neighbour to the east, which served as offices, stores and a workshop, is curtilage listed

4.2 *Barn 1* (Figs 12-18; Plates 1-43)

The timber framed core of Barn 1 is aligned east-west with the midstrey in the south elevation, facing the grassed area that was part of the former farm yard of Home Farm. The building was extended initially in the early 19th century with a brick-built structure to the north of the barn and subsequently with more ephemeral extensions to the angle between the north wall of the barn and the west wall of the brick structure. Store rooms have also been added to either side of the midstrey, and in the corner of the barn and the east wall of the brick structure. A small open fronted shed was also added to the southeast corner of the complex. The interior has also been subdivided to form a fully enclosed space (possibly a former office) in the southwest corner of the barn, and the northern section of the midstrey has been rebuilt to provide a mezzanine with a customer service counter in front of it.

Unit 1

The historic core (Unit 1) is a 5-bay weatherboarded structure with a slate roof that is approximately 24m in length, 8m in width and 6.5m in height. The bays are all just under 5m wide, and are assigned bay numbers from east to west to correspond with the carpenters' assembly marks that are present on all the vertical posts. The Roman numerals I, III, V and VII are present on the northern posts and the opposing posts are inscribed with II, III, VI and VIII. For the purposes of the following description, the trusses are numbered 1-4 from east to west.

The timber framing has tension braces above the midrail, with vertical studs approximately 0.28m apart. A number of replacement, machine cut studs are present, particularly on the north wall in Bays 4 and 5, but many original, 10cm wide, as well as waney edged studs survive on both sides. Adze marks were noted on the southern post in Truss 1, and saw marks on the brace above. The vertical posts are all slightly jowled, and those on either side of the midstrey to the south have chamfered edges.

In contrast to the south wall, the north wall has seen considerable alteration and repair. Bays 1 and 2 now have rendered brick to a height of c.1m supporting the timberwork above, and the timberwork has been breached for a large door in Bay 1. This appears to be fairly recent as the brickwork beneath the door is of Fletton bricks, that were not produced before the end of the 19th century. Bay 3, which would have been the original threshing floor, has been extensively



rebuilt, and has been extended to form a link between Units 1 and 2. This link area houses a modern mezzanine which is accessed behind a counter that would have served the lawnmower sales and repair business. The bay originally projected northwards, as can be seen in the remains of the tiled roof that is now ensconced in the link building, and the gable end was supported by a queen post truss. When the link building was added (probably in the early 19th century, a king post truss with associated timberwork was added behind the queen post truss. A door is located beneath the apex of the roof, and above what may have been a series of windows that have now been blocked. The timberwork beneath the wall plate has been largely rebuilt, and a door installed in Bay 2, which formerly opened onto to a timber stair leading to the upper level of Unit 2. The bricks in the wall below the door are 19th century, handmade and measure 23 x 10 x 7cm (9 x 4 x 2¾ inches). Bays 4 and 5 have only been modified in that some of the studs have been replaced.

As with the north wall, the east end of the south wall has been treated differently to that to the west of the midstrey, where horizontal timbers have been added between the vertical posts and the weather boarding to a height of 0.44m. Two butt joints are present in the southern wall plate; one in Bay 3 and another in Bay 4.

There is a double ledge and braced door beneath a large single light window in the southern porch. The vertical posts to either side of the porch are chamfered and have mortices for beams to extend to the posts on the opposite wall. The posts in Trusses 3 and 4, opposite the porch, have a series of mortices and indentations, which indicate the former presence of an east to west aligned beam some 20cm below the level of the now dismantled wallplate. Below this lower beam are two sets of mortices for beams to extend southward to the posts in the south wall. The lower set would allow for the threshing floor to be temporarily partitioned off when needed. The upper timber may have had a similar, but more long-term purpose. It may, however, have been used to support machinery or associated mechanisms.

The braces on Trusses 3 and 4 have right angled notches that appear to line up with 28cm high mortices in the opposing post, and may therefore have supported partitions between the midstrey and the bays on either side. It is however, possible that the notches and some of the recesses in the northern vertical posts were created to fix machinery for agricultural processing.

The west wall of the barn has a plank and batten door with long strap hinges on pintles and a modern stair leading to a mezzanine floor over the office in the southwest corner of the barn.

The east wall has been largely rebuilt. The timberwork is supported on a modern dwarf wall approximately 1m high and the central area, which has a large single light window at the apex, was open at some point.

The butt purlin roof has curved braces and are supported by robust trusses where the tiebeams and principal posts appear to be predominantly of oak. The raking queen posts are modern machine cut timbers and the rafters are also later replacements, many having been re-used. Above the tie beam on Truss 3 is a smaller frame that is not structural but replicates the layout of the truss. An iron tie links each principal rafter to the purlins on either side. The lights have been installed on the southern side of the roof.

Unit 2

The brick-built structure to the north of Unit 1 is accessed by either the opening to the west of the customer service counter, or by the doors in the north and west walls. There is a modern stair along the west wall leading to the upper floor where the brickwork is fully exposed and has



every indication of being late 18th or early 19th century in date. It was clearly added as part of the overhaul of Home Farm to align with the Model Farm ideal of that time and housed the horse-drawn mechanisms to aid agricultural processing practices such as threshing. There is a robust timber frame below the ceiling that is tied into a brick built column in the east and west walls as well as the wall to the north. The south wall is obscured by metal sheeting.

At the southern end of the east wall are tall vertical vents, to the north of which are tall windows. Although it seems likely that there was a similar series of vents on the west wall, they have been replaced with windows. To the north of these is a double half glazed door leading to the workshop (Unit 3).

The original stair to the first floor survives in the southeast corner of the building, but is enclosed and the door to it is barred shut by a timber supporting the mezzanine floor in Unit 1. Above the staircase is a ledge and braced door in the east wall, and to the east of the staircase at ground floor level is a set of double doors set above a brick wall consisting of 4 or 5 courses of Fletton bricks over 19th century hand-made ones. Clearly, the earlier wall was partially rebuilt in the 20th century as the function of the building changed.

Quite how this unit function is not altogether clear, although it appears to have had the gearing mechanism at ground floor level and a shaft leading to the possible threshing floor above, evidence for which can be seen in the metal plate set in the timber floor. A door located below the apex of the south wall in the upper floor may have provided ventilation during the threshing or even winnowing process whilst the door (originally a double door) in the east wall allowed crops both in and out of the first floor. Modern intervention to the upper floor include the small office in the southwest corner and the replacement roof.

Unit 3

Unit 3 is a 20th century timber framed lean-to under a corrugated metal roof that is attached to the west of Unit 2. It has a door at the southern end of a series of windows in the west wall, a set of double doors in the north wall and another to Unit 2 in the east wall. To the south of the door in the east wall is a brick column that is associated with the timber framework in Unit 2.

Unit 4

To the north of Unit 3 is a 20th century lean-to garage that is part of the same late 20th century extension as Unit 3.

Unit 5

To the north of Unit 2 is Unit 5, a small brick-built structure under a slate roof that has a replacement window in the north wall. Inside are WCs behind a painted breeze block wall that is aligned north to south to the west of the window.

Unit 6

This is a modern lean-to garage/store nestled in the crook of Units 1 and 2 on the eastern side of the complex.



Plate 1: Barn 1, north elevation, looking south



Plate 2: Barn 1, northwest corner, looking southeast



Plate 3: Barn 1, west elevation, looking southeast



Plate 4: Barn 1, south elevation, looking north



Plate 5: Barn 1, south/east elevations, looking northwest



Plate 6: Barn 1, east elevation, looking southwest



Plate 7: Barn 1, east elevation, looking southwest



Plate 8: Barn 1, Unit 1, looking east



Plate 9: Barn 1, Unit 1, looking west



Plate 10: Barn 1, Unit 1, looking southwest



Plate 11: Barn 1, Unit 1, looking southeast



Plate 12: Barn 1, Unit 1, looking southwest



Plate 13: Barn 1, Unit 1, detail of roof structure, looking east



Plate 14: Barn 1, Unit 2, looking southwest



Plate 15: Barn 1, Unit 2, looking northeast



Plate 16: Barn 1, Unit 2, looking north



Plate 17: Barn 1, Unit 2, looking west

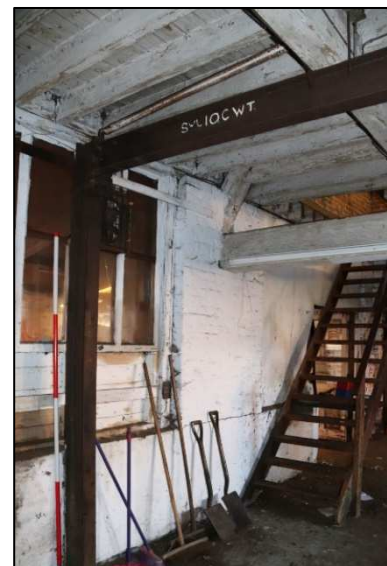


Plate 18: Barn 1, Unit 2, looking northwest



Plate 19: Barn 1, Unit 2, first floor, looking south



Plate 20: Barn 1, Unit 2, first floor, looking north



Plate 21: Barn 1, Unit 2, first floor, floor detail



Plate 22: Barn 1, Unit 4, looking east



Plate 23: Barn 1, Unit 4, looking west



Plate 24: Barn 1, Unit 1, looking east