

Figure 28: Proposed new buildings location plan (scale 1:100)

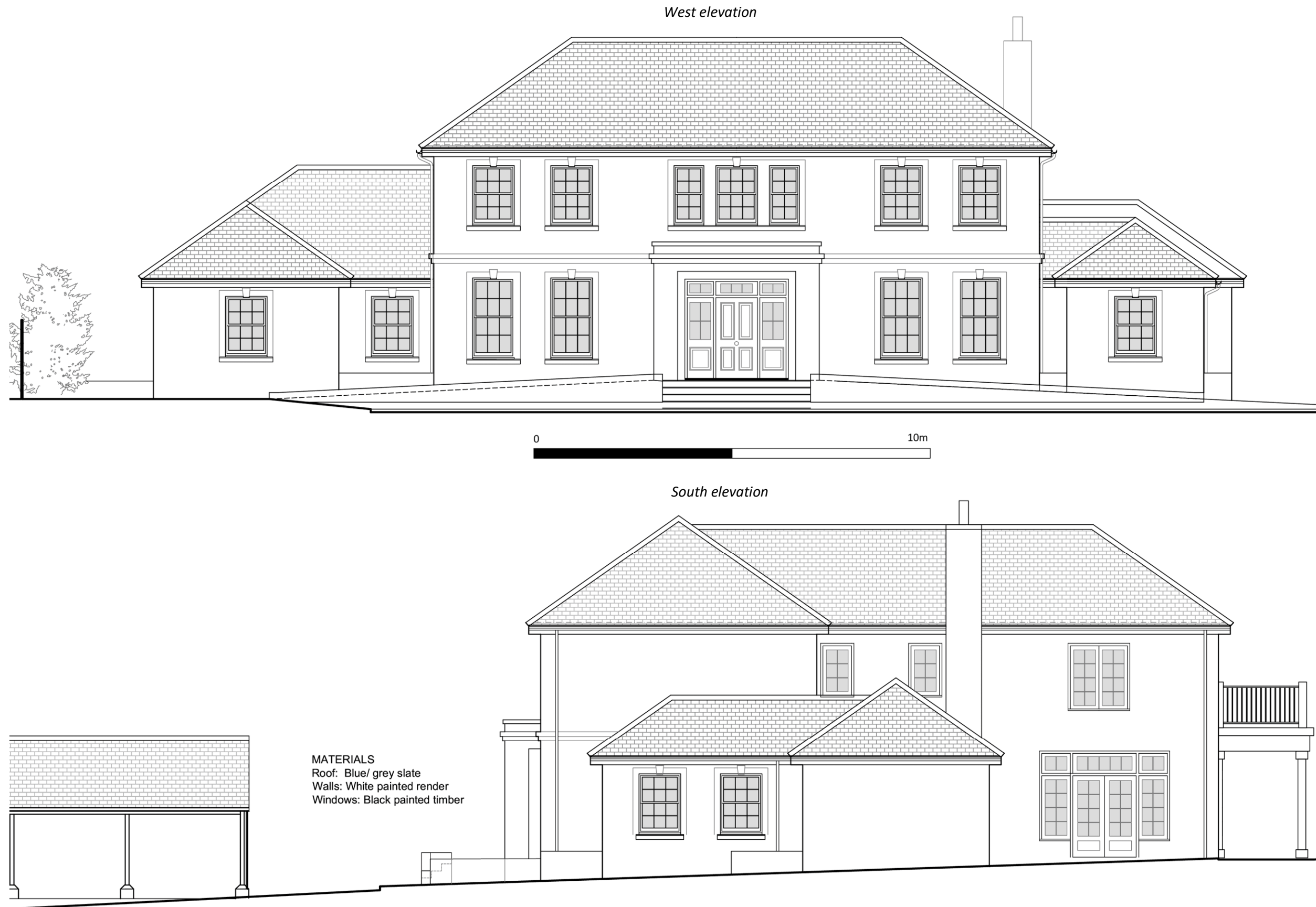


Figure 29: Proposed new dwelling, west and south elevations (scale 1:100)

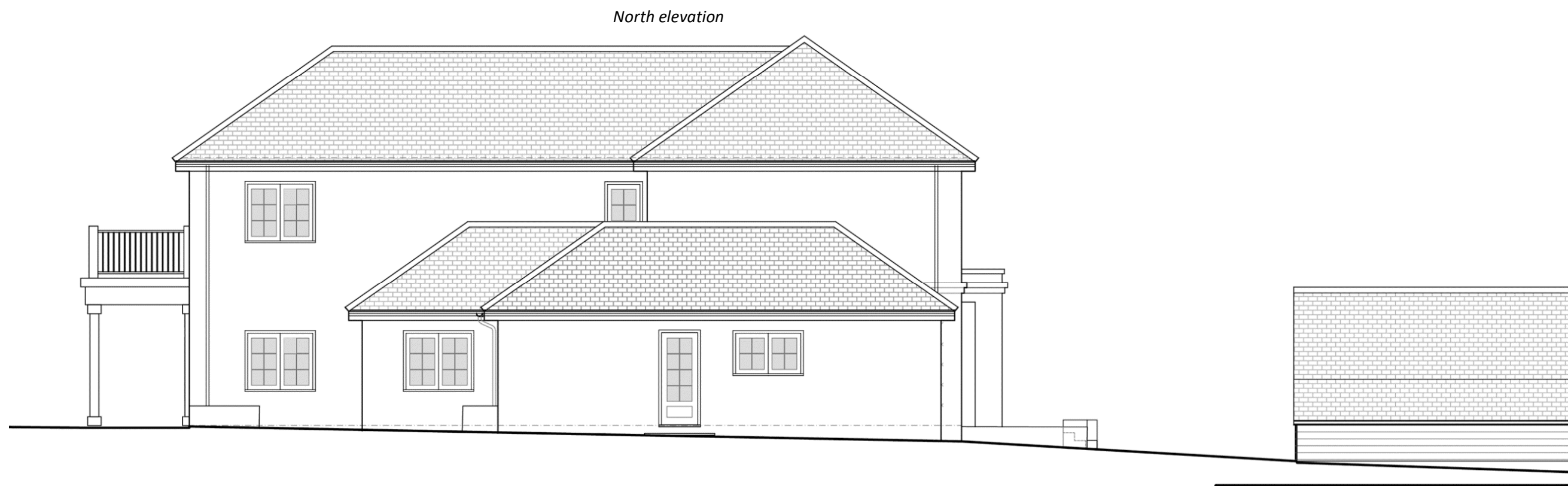


Figure 30: Proposed new dwelling, east and north elevations (scale 1:100)

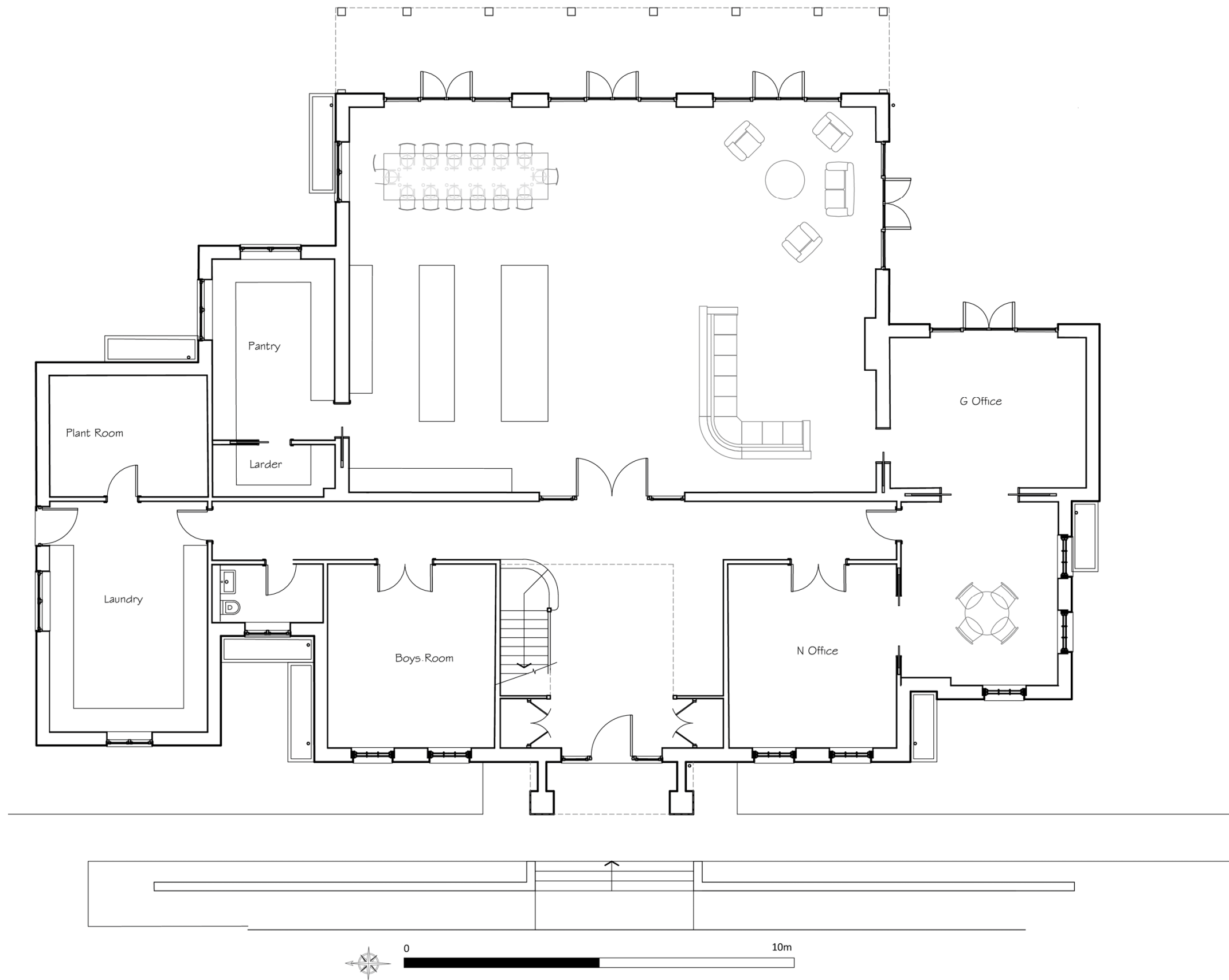


Figure 31: Proposed new dwelling, ground floor plan (scale as shown)

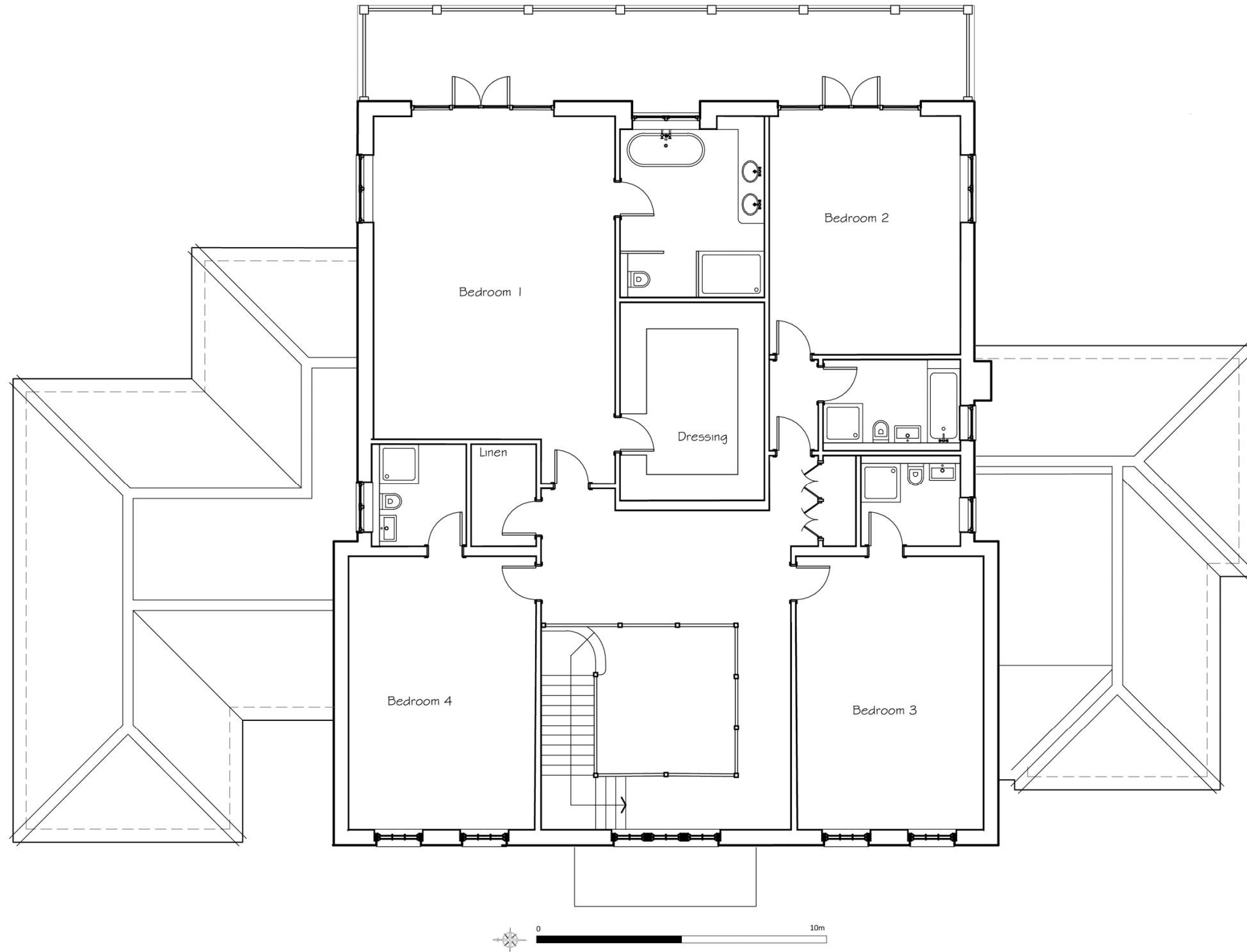


Figure 32: Proposed new dwelling, first floor plan (scale as shown)

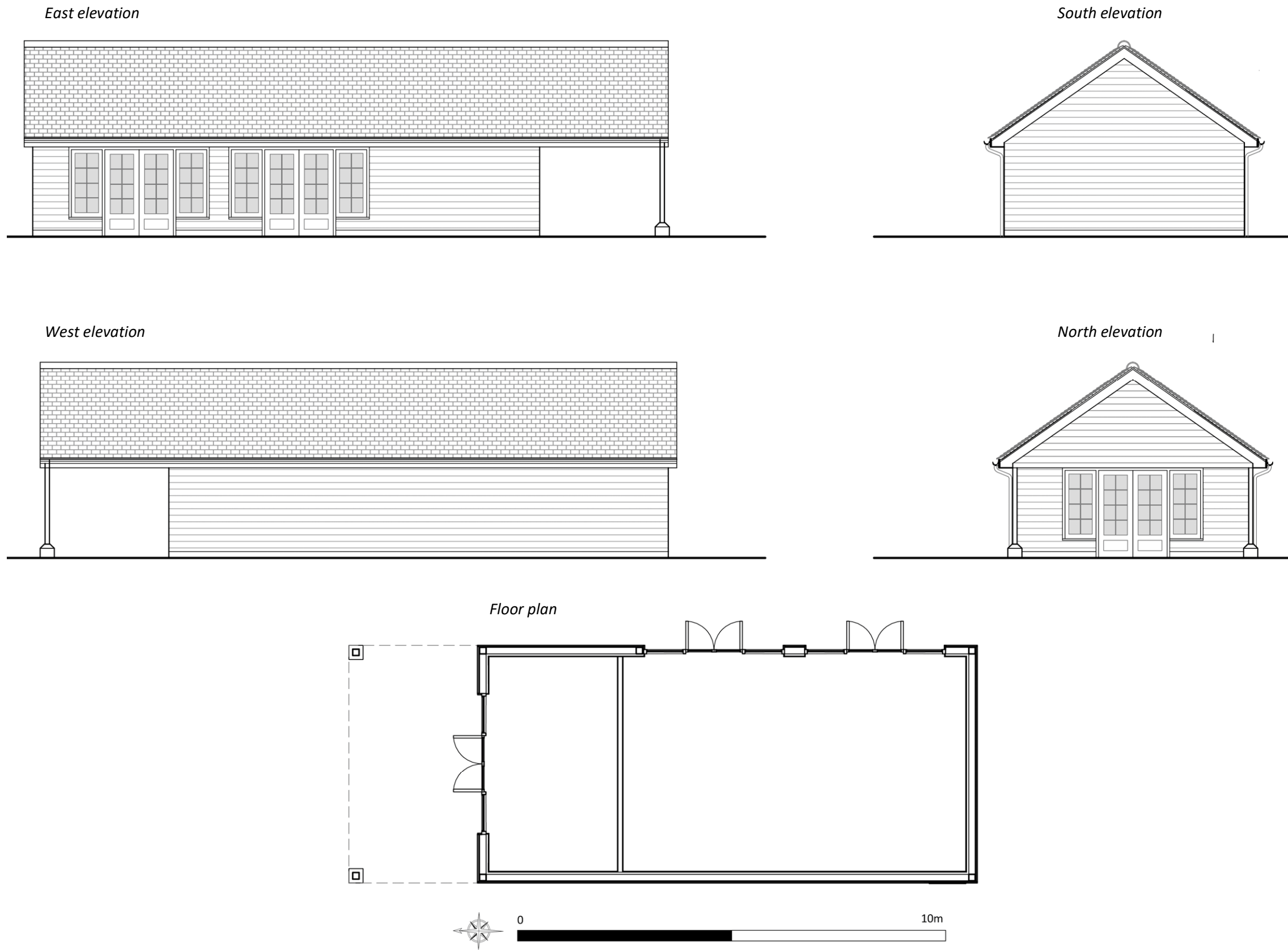
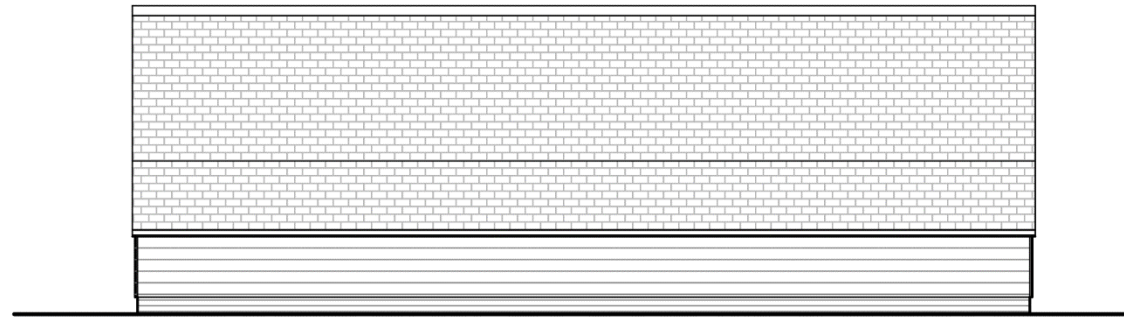


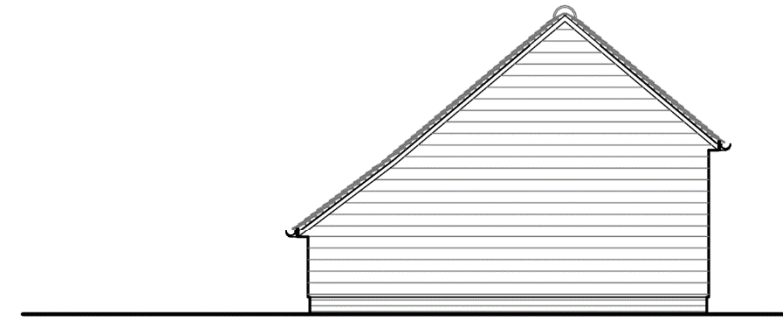
Figure 33: Proposed new gym (scale 1:100)



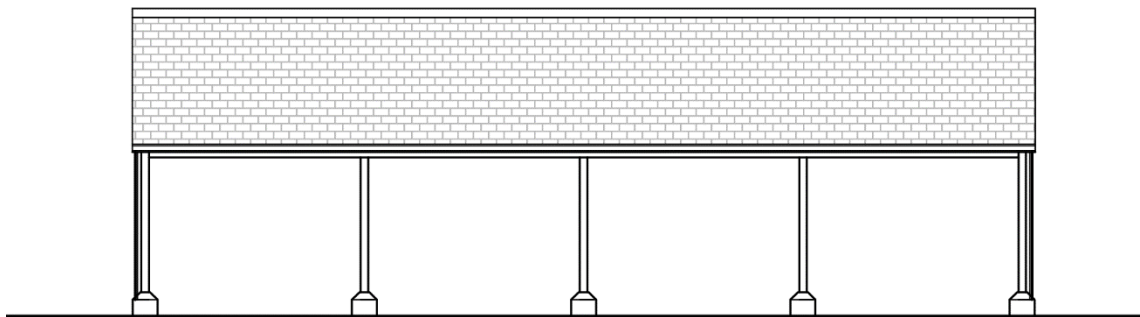
North elevation



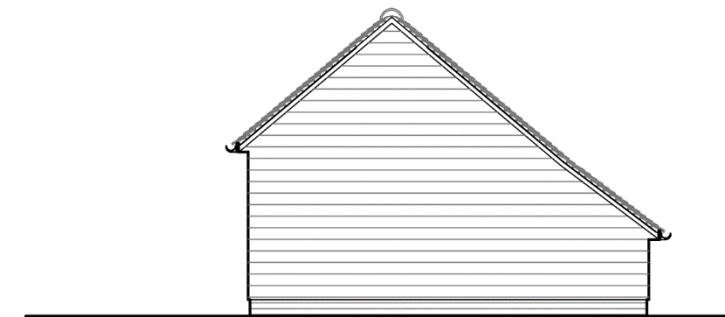
West elevation



East elevation



East elevation



MATERIALS
Roof: Blue/ grey slate
Walls: Black horizontal weatherboarding

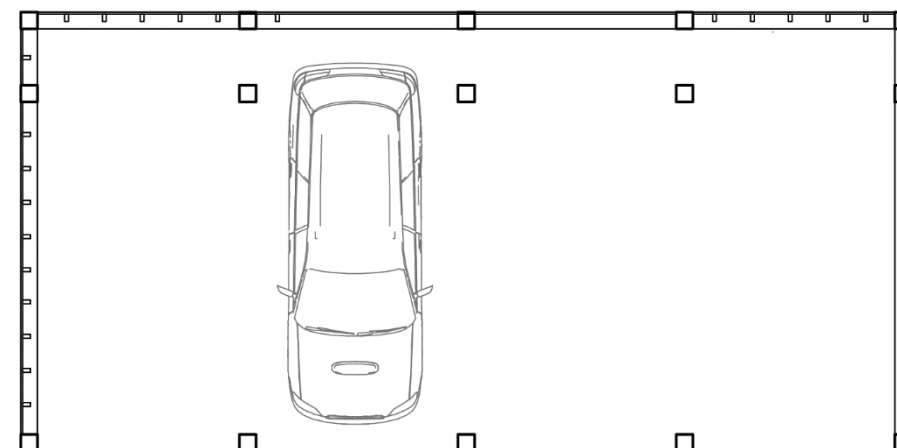


Figure 34: Proposed new carport (scale 1:100)



5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

5.2 **Conservation Areas**

The development site is situated within the Little Gaddesden Conservation Area (DBC 2022).

The *Dacorum Local Plan* (2004a) contains two policies relating to development in Conservation Areas:

Policy 120 Development in Conservation Areas

There is a presumption against the demolition of any building that contributes to the character of a conservation area.

Consent to demolish will not be granted unless it can be proved that the building or structure is incapable of satisfactory repair to ensure a continued and viable use and that replacement which satisfactorily contributes to the character of the conservation area is secured.

New developments or alterations or extensions to existing buildings in the conservation areas will be permitted provided they are carried out in a manner which preserves or enhances the established character or appearance of the area. Development proposals outside a conservation area which affect its character and setting will be considered likewise. Each scheme will be expected to:

(a) respect established building lines, layouts and patterns. In particular, infilling proposals will be carefully controlled;

(b) use materials and adopt design details which are traditional to the area and complement its character;

(c) be of a scale and proportion which is sympathetic to the scale, form, height and overall character of the surrounding area;

(d) in the case of alterations and extensions, be complementary and sympathetic to the established character of the building to be altered or extended; and

(e) conform with any design guides for conservation areas prepared by the Council.

Within a conservation area, applicants are encouraged to submit detailed planning applications. Planning permission may be refused if insufficient detail is provided in applications to judge the impact of the proposed development on the conservation area.

A high standard of advertisement design is expected (see Policy 112).

Statutory undertakers and local authorities will be encouraged to recognise the importance of conservation areas when providing articles such as street furniture, highway signs, paving materials, lighting and overhead lines.

The designated conservation areas are listed below. Within the Plan period consideration will be given to further areas of architectural or historic interest which may merit designation as conservation areas and to the review of all existing conservation area boundaries.



SCHEDULE OF CONSERVATION AREAS

Aldbury, Berkhamsted, Bovingdon, Chipperfield, Dudswell, Flamstead, Flaunden, Frithsden, Great Gaddesden, Hemel Hempstead, Kings Langley, Little Gaddesden, Long Marston, Markyate, Nettleden, Northchurch, Piccotts End, Potten End, Ringshall, Tring, Water End, Wilstone, Winkwell

In considering applications for development in conservation areas the Council will take account of the Character Statements for Berkhamsted, Hemel Hempstead High Street and Potten End Conservation Areas, which have been issued as Supplementary Planning Guidance, and any similar statements that are subsequently prepared for other Conservation Areas within the Borough. Reference should also be made to the general advice provided in Supplementary Planning Guidance 'Development in Conservation Areas or Affecting Listed Buildings' (DBC 2004a: 290-291)

Policy 121 The Management of Conservation Areas

The following measures will be used, where appropriate, to ensure the protection and enhancement of conservation areas:

- (a) directions under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995;*
- (b) the preparation of general policy statements and design guidance for conservation areas;*
- (c) the promotion of environmental enhancement schemes for conservation areas; and*
- (d) the sensitive application of building regulations where the character of a building in a conservation area will be adversely affected by normal methods and standards (unless this would be prejudicial to public safety (DBC 2004a: 292).*

Dacorum Borough Council provides additional guidance for development that will impact Conservation Areas in 'Section 7' of the Environmental Guidelines of the *Dacorum Borough Local Plan 1991-2011: Supplementary Planning Guidance* (DBC 2004b: 22-24)

5.3 Archaeological Notification Areas

The site is within the bounds of Area of Archaeological Significance No. 28.

The following policy addresses development impacting archaeological resources:

Policy 118 Important Archaeological Remains

Planning permission will not be granted for development which would adversely affect scheduled ancient monuments or other nationally important sites and monuments, or their settings. English Heritage will be consulted on all planning applications affecting Scheduled Ancient Monuments.

On archaeological sites or monuments of more local importance and their settings, physical preservation in situ will be the preferred option and applications may be refused. The County Archaeological Group will be consulted on all planning applications affecting areas of archaeological significance and archaeological potential.

Where advice indicates that a proposed development will affect remains of archaeological significance or areas of archaeological potential, developers will be expected to provide the results of an archaeological evaluation as part of their planning application.



Where the Council considers that physical preservation of archaeological remains in situ is not merited, planning permission will be subject to satisfactory provision being made for excavation and recording. Conditions and/or agreements will be used to secure the following work, depending on the nature of the site:

- (a) an adequate archaeological excavation of the site prior to the commencement of the works; and/or*
- (b) the observation of archaeological experts of the site works as they progress; and/or*
- (c) the recording of remains by archaeological experts and the publication of the results; and/or*
- (d) the provision of facilities, including access over an agreed period of time; and/or*
- (e) such other measures as may be necessary to protect the archaeological integrity of the site.*

Where appropriate the Council will encourage the enhancement of archaeological remains and their settings.

Scheduled Ancient Monuments and known areas of archaeological significance are listed below and shown on the Proposals Maps. The lists are subject to continual review and further sites may be added within the Plan period (DBC 2004a: 283-284).

5.4 **Scheduled Ancient Monuments**

Scheduled Ancient Monuments are regulated by the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is granted by Historic England, acting on behalf of the Department of Culture, Media and Sport (DCMS).

There are no Scheduled Monuments within the immediate area of the development site. The nearest Scheduled Monuments is the 19th century 'Icehouse 320m south west of Ashridge College' (NHLE: 1020981; HER 32456), which is situated approximately 950m southwest of the development.

5.5 **Listed Buildings**

The Planning (Listed Buildings and Conservation Areas) Act 1990 regulates the process of listing buildings of special architectural or historical interest and the regulation of proposed changes to listed buildings. Any development that will impact a Listed Building requires Listed Building Consent.

The HER search area lists 25 Listed Buildings, but most are situated c.700m to the southwest, more than 600m to the northeast, and c.270m to the northwest. However, the development site at Home Farm is the site of the 16th century, Barn at Home Farm (Deer Leap Horticulture Limited) (50 metres to north west of Home Farmhouse) (Grade II, NHLE: 1100393), the 17th century (or earlier) Home Farmhouse (Grade II, NHLE: 1100394) and to the southeast is the 19th century, Gade House (Grade II, NHLE: 1100395).

5.6 **Heritage & Planning**

The Core Strategy 2006-2031 (DBC 2013) and the Site Allocations 2006-2031. Written Statement (DBC 2017) contain the following heritage-related policy/clause:

POLICY CS27: Quality of the Historic Environment

All development will favour the conservation of heritage assets.



The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.

Development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.

Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained.

Supplementary planning documents will provide further guidance (DBC 2013).

A list of shared local objectives includes the clause:

Maintain and enhance the character, built heritage, natural environment and leisure assets of each settlement and the wider countryside (DBC 2017: 111)

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) (MHC&LG 2021). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of Hertfordshire Historic Environment Team.



6 Assessment of Heritage Potential

6.1 *Heritage Assets, their Significance and Setting*

A Heritage Asset Assessment report evaluates the significance of a heritage asset and the impact that development might have on that asset. According to the National Planning Policy Framework (NPPF), in this context 'significance' can be defined as:

..the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF 2021: 72).

The NPPF glossary defines the setting of heritage assets 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>).

The concept of 'value' is developed further by Historic England (2008), which notes that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it (HE 2008: 21). In addition, People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community' (HE 2008: 27).

There are four broad categories of value that are evaluated for a Heritage Asset Assessment. These include **Evidential** value, which derives from the potential of a place to yield evidence about past human activity (HE 2008:28); **Historical** value, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*; **Aesthetic** value, which derives from the ways in which people draw sensory and intellectual stimulation from a place and **Communal** value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects (Historic England 2008: 28-31).

Another term used throughout a heritage assessment is **potential**. This can mean several things, depending on context. For instance, the evidential value of a heritage asset was said to derive from its 'potential' to yield evidence, in other words, the unrealized ability of the asset to contribute to future research. This use of the term can apply to archaeological sites as well as buildings and other above ground heritage assets.

'Potential' is also used to describe the probability of discovering as-yet-unknown archaeological resources at a proposed development site. This is determined by compiling a history of the site, examining the location and type of known archaeological sites in the vicinity, and evaluating the current condition of the site. In both of these uses, a heritage asset can be said to have high, moderate or low potential.



A third use of the term 'potential' is to assess the possible impact of development at a site, as in Section 6.2, below. In this use, the impact is said to be positive, negative or neutral.

The proposed development site is set within the historic landscape of Home Farm, which was originally part of the Ashridge estate. The two barns are the oldest surviving buildings of Home Farm and are located at the northern end of the former farmyard. They are both of architectural and historical interest although only the larger of the two is listed. Whereas the smaller barn is now largely clad in modern material and as a result has no external aesthetic value, and the appearance of the listed barn is compromised by the modern lean-to additions, the nature of the original building techniques as well as the changing usage of both barns are still evident within. Their historical and architectural significance as well as their aesthetic potential is clear. Their communal value lies predominantly in their historical association with Home Farm, much of which is still standing albeit as a number of separately owned residences. More recent historical use of the site is both documented and evidenced in the barns and, of course, the presence of the late 20th century bungalow.

The buildings are set within a substantial plot with a large tended garden to the rear of the modern bungalow and a large grassed area to the south of the listed barn (Figs 35-36). Elements of the site's farming past remains in that there are working stables to the southeast of the site, converted farm buildings to the south and west and open land to the east.

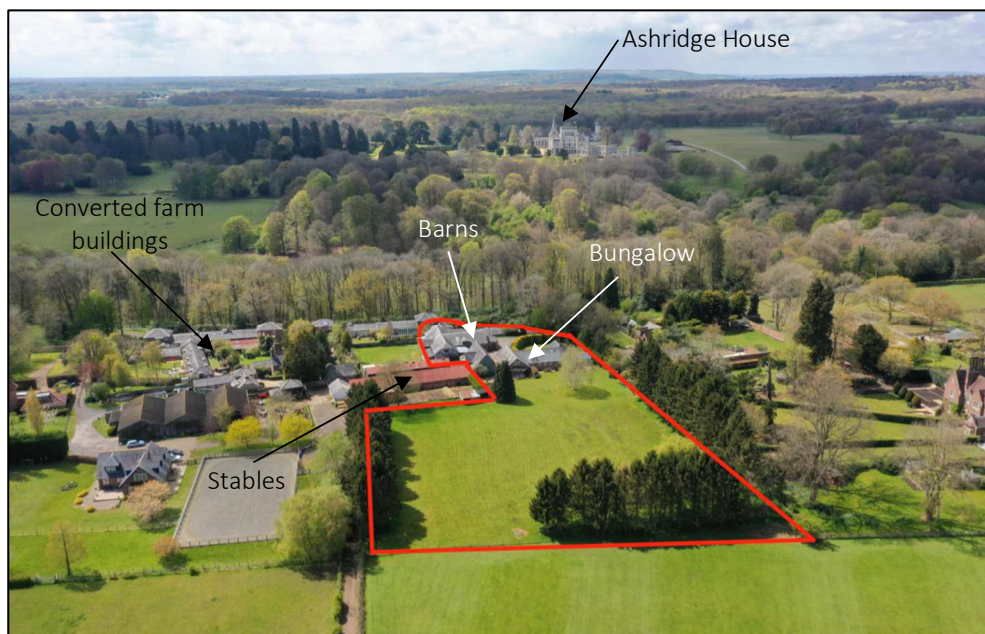


Figure 35: The site in its setting, view to the west



Figure 36: The site in its setting, view to the east

6.2 *Potential Impact of the Proposed Developments*

The proposed developments call for the conversion of the two barns to residential use. The Grade II listed barn would become two dwellings, and the smaller barn would provide ancillary usage to the proposed new dwelling that is intended to replace the existing bungalow.

The existing bungalow is a structure very much of its time and although not unattractive in its own way, is not in keeping with the surrounding buildings, and its loss is of no significance. The proposed new dwelling is, in contrast, grandiose and would recreate the correct architectural hierarchy for the barns. Being set further back from the road and the two barns than the existing bungalow, the new dwelling will sit well within its setting, which will reduce the potentially overpowering impact of the building on its timber framed neighbours. The proposed location of the new dwelling will allow the smaller of the two barns to play a more dominant role in the complex than at present, which is entirely positive.

The proposals also call for the construction of a new open fronted carport at the northern boundary of the site, to the west of the new dwelling and for a garage to the southeast of Barn 1. Although very different in style, the two structures would sit well in their surroundings and have a neutral impact on the significance and setting of the site.

A sympathetic approach has been taken to the proposed elevations of Barn 1, and the design has been heavily influenced by the existing door and window openings. The potential loss of historic building fabric is minimal; the glazing in the south elevation will be set in front of the timberwork and the proposed rooflights in the 19th century extension are small and would impact replacement rafters.

The proposed internal arrangements respect the integrity of the layout of the building and the potential impacts are therefore positive. The historic building fabric will be minimally disturbed, and the use of structural glass to form the first floor partition walls will allow the full expanse of the upper level of the barn to be seen.

The proposed alterations to the floor plan of Barn 2 are minimal and will have a neutral impact on the integrity of the structure and, indeed the historic building fabric. The proposed removal of the existing modern cladding would have a positive impact on the site as a whole and the



building in particular. The proposed fenestration, which would be installed on the external face of the timberwork would allow the historic timbers to be exposed in their entirety in the east elevation and be visible through the large windows intended for the north.

The works within the barns would inevitably include ground reduction in order to re-floor the buildings to regulation standard. This would have negative implications as earlier features may survive beneath the concrete and could be disturbed or destroyed.

The negative archaeological implications also apply to the new development, where evidence for earlier farming practices or farm buildings may be impacted.

6.3 ***Minimising Possible Negative Impacts***

The potential disturbance of archaeological remains could be mitigated by an Archaeological Watching Brief in any groundworks within the barns and for the proposed new buildings. An Historic Building Watching Brief on the alterations to the barns would allow previously obscured features to be recorded and a Historic Building Recording Report to Historic England Level 3/4 to be produced.



7 Conclusions

The proposed development site is a small complex of a late 20th century bungalow and two 16th century timber framed barns, the larger of which is Grade II listed. The site as a whole was formerly part of Home Farm, which is located 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 c.1800 under the direction of the 8th Duke of Bridgewater and the architect James Wyatt. It is at this time that the listed barn was extended northwards with the addition of a brick-built horse engine house and small store to the north of that.

Home Farm became renowned for the quality of its cattle and sheep in the mid-20th century when it was owned by Cooper, McDougall and Robinson. When the farm was sold in 1960, it became fragmented and the listed barn was used for lawnmower sales and repairs, and the smaller barn was repurposed to include a workshop and office. Both barns were subsequently extended with timber framed lean-tos, and the smaller of the two was clad in metal on all but the south side.

In the 1970s a brick-built bungalow was constructed to the north of the barns and was subsequently extended southwards.

It is proposed to convert the listed barn to provide two dwellings and the small barn as an annexe to a new dwelling that is to replace the 20th century bungalow. The proposals have been carefully designed to maintain as much of the original fabric and floor layout as possible. The existing door and window openings have been retained, some with minor modifications, such as a former hayloft door becoming a window. New fenestration is proposed for the external faces of the timberwork in the south all of Barn 1 and the north wall of Barn 2, leaving the timbers intact and therefore on display. Where needed, small conservation roof lights would provide additional lighting at minimal loss of historic timbers and without compromising the setting of the site. The potential impact on the historic buildings and their setting is positive.

The proposed new dwelling, which would be set further back on the site than the existing bungalow, presents a new architectural style to the complex, and re-introduces the traditional structural hierarchy of main dwelling with ancillary buildings. It is unlikely to have a negative impact on the setting of the site or the significance of the earlier buildings. The proposed new car port to the west of the house, the garage to the southeast of Barn 1 and the proposed gym that will replace an existing structure to the southeast of the house will have a neutral impact.

There is a potentially negative impact on archaeological remains both within the barns during ground reduction for a new floor, and during the construction of the new buildings. An Archaeological Watching Brief may be called for as mitigation. In addition, a Historic Building Watching Brief to complete the recording of the buildings as new elements are exposed and to provide a Level 3 Historic Building Recording Report may be recommended.



8 Acknowledgements

KDK Archaeology is grateful to Edwin Homes for commissioning this report. Thanks are also due to Rebekah Hart of Hertfordshire Historic Environment Team (HHET) for providing historic environment records and other relevant documents; the staff of Hertfordshire Archives and Local Studies Library (HALS) for their assistance in the historic research and to Sandra Clarke and David Hinchliffe of Edwin Homes for their assistance during the course of this project.

The fieldwork was carried out by Derek Watson, PhD, Florian Weber MA PCIfA and Karin Kaye, MA MCIfA. The historical research was undertaken by Ellen Shlasko PhD, Florian Weber and Karin Kaye. The report was written by Karin Kaye, Ellen Shlasko and Derek Watson PhD, and edited by David Kaye BA ACIfA.



9 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.* 1km search radius

SMR no	NGR (TL)	Period	Type	Description	Proximity to site (m)
10028	00920 12579	Historic: period uncertain	MON	SLIGHT EARTHWORKS, POSSIBLY RIDGE AND FURROW, HUDNALL PARK, LITTLE GADDESSEN	1200
1074	99395 12182	Medieval to Post Medieval	BLD	ASHRIDGE HOUSE, ASHRIDGE PARK, LITTLE GADDESSEN	776
11403	99335 12120	Post Medieval	BLD	MONK'S BARN, ASHRIDGE, LITTLE GADDESSEN	890
11456	99769 12615	Post Medieval	BLD	EARLY 19TH CENTURY BRIDGE, GOLDEN VALLEY, ASHRIDGE ESTATE	293
12317	00783 12900	Historic: period uncertain	MON	REMNANT RIDGE AND FURROW ON HUDNALL COMMON, LITTLE GADDESSEN	1042
15684	00107 13151	Medieval to Post Medieval	MON	POND, HUDNALL LANE, LITTLE GADDESSEN	461
15685	99983 13338	Post Medieval	MON	POND NORTH OF HUDNALL LANE, LITTLE GADDESSEN	520
16149	99325 12054	Post Medieval	BLD	GROTTO, TUNNEL AND ANIMAL TOMB AT ASHRIDGE COLLEGE, LITTLE GADDESSEN	928
17518	99250 12399	World War II	MON	SITE OF SECOND WORLD WAR HOSPITAL, ASHRIDGE	706
17523	99399 12850	Post Medieval	MON	CHALK PITS AND SITE OF LIME KILN, GOLDEN VALLEY, ASHRIDGE PARK	339
17550	00459 13064	Post Medieval	BLD	HUDNALL COMMON FARM, HUDNALL, LITTLE GADDESSEN	764
17752	99194 12660	Unknown	MON	CROPMARKS OF POSSIBLE MULTIPLE DITCH SYSTEM, AND TRACKWAY, ASHRIDGE	730
18292	00463 13303	Unknown	MON	EARTHWORKS, MEADOW FARM, HUDNALL	850
18511	99611 13009	Post Medieval	BLD	THE RED HOUSE, NETTLEDEN ROAD, LITTLE GADDESSEN	167
30986	00578 12814	Post Medieval	MON	SITE OF METHODIST CHAPEL, HUDNALL COMMON, LITTLE GADDESSEN	851
4146	99779 12881	Post Medieval	BLD	MANOR HOUSE, NETTLEDEN ROAD, LITTLE GADDESSEN	28
4148	99300 12099	Medieval	MON	REMAINS OF ASHRIDGE PRIORY (COLLEGE OF BONHOMMES), LITTLE GADDESSEN	902
4599	99861 13335	Roman	MON	PART OF SUPPOSED ROMAN ROAD, 'VERULAMIUM TO Ivinghoe Beacon', FROM GREAT GADDESSEN TO RINGSHALL	470
4954	99269 11889	Post Medieval	BLD	ICEHOUSE, ASHRIDGE PARK, LITTLE GADDESSEN	1114



SMR no	NGR (TL)	Period	Type	Description	Proximity to site (m)
5077	00343 11990	Post Medieval	MON	MILESTONE, ON ROAD FROM LITTLE GADDESSEN TO HEMEL HEMPSTEAD	1091
5656	99643 13102	Post Medieval	BLD	WATERWORKS, THE GREEN, LITTLE GADDESSEN	222
5664	99300 12199	Post Medieval	MON	WELLHEAD GEAR, ASHRIDGE COLLEGE, LITTLE GADDESSEN	830
6282	00099 12299	Post Medieval	BLD	DOVECOTE, HOME FARM, LITTLE GADDESSEN	701
6557	99690 13030	Twentieth Century	BLD	TRACTION ENGINE SHED, THE RED HOUSE, THE GREEN, LITTLE GADDESSEN	155
7349	99500 11999	Post Medieval	LND	PARKLAND AND ORNAMENTAL GARDENS, ASHRIDGE PARK, LITTLE GADDESSEN	920
9340	00099 12350	Post Medieval	BLD	HOME FARM, ASHRIDGE PARK, LITTLE GADDESSEN	685



10 References

Standards & Specifications

- ALGAO 2003 Standards for Field Archaeology in the East of England. East Anglian Archaeology Occasional Paper 14.
- CIfA 2019 *Standard & Guidance for the Investigation and Recording of Standing Buildings or Structures*. Reading: Chartered Institute for Archaeologists
- CIfA 2020 *Standards & Guidance for Historic Environment Desk-Based Assessment* Reading: Chartered Institute for Archaeologists
- CIfA 2021 *Code of Conduct*. Reading: Chartered Institute for Archaeologists
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<https://www.nationaltrust.org.uk/visit/essex-bedfordshire-hertfordshire/ashridge-estate/brief-history-of-ashridge#cb-11847572-0> [accessed 8 December 2022]

Page, W 1908 Parishes: Little Gaddesden, in *A History of the County of Hertford: Volume 2*, ed. William Page (London, 1908), pp. 208-214. British History Online <http://www.british-history.ac.uk/vch/herts/vol2/pp208-214> [accessed 8 December 2022]

Senar, H. 1983 *Little Gaddesden and Ashridge* Cheltenham: The History Press



11 Documentary Sources

Date	Reference	Description
1960	DZ/31/Z34	Sale particulars: Home Farm
1960	DZ/31/Z161	Sale catalogue: Home Farm

12 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1793	56473	Ashridge Estate Map
1828	56484	Ashridge Estate Map
1838	DSA4/41/2	Little Gaddesden Tithe Map
1960	D/Z31/Z34	Home Farm Auction Map