

**DAIRY OUTBUILDINGS AT ASHDOWN HOUSE  
HARE STREET, GREAT HORMEAD  
HERTFORDSHIRE**

**HISTORIC BUILDING RECORDING & ARCHAEOLOGICAL  
MONITORING**



Essex County Council

Field Archaeology Unit

May 2010

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	Herts Historic Environment Record

***As part of our desire to provide a quality service, we would welcome any comments you may have on the content or the presentation of this report.***

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HERTFORDSHIRE**

**HISTORIC BUILDING RECORDING & ARCHAEOLOGICAL MONITORING**

**Client:** Donald Purkiss Associates for Dr E. Pickup

**FAU Project No.:** 2139

**NGR:** TL 3895 2980

**OASIS No.:** essexcou1-69332

**Planning Application:** 3/0548/09

**Dates of Fieldwork:** 3/11/09 (building recording) & 2/2/10 (watching brief)

## **1.0 INTRODUCTION**

A programme of building recording and archaeological monitoring was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) prior to and during construction work at Ashdown House, a Grade II listed Regency farmhouse. The work was commissioned by the architects, Donald Purkiss Associates on behalf of the owners, and carried out in accordance with a brief issued by the Hertfordshire County Council Historic Environment Unit (CHEU), who also monitored the work, and a written scheme of investigation prepared by ECC FAU (2009).

The building survey focused on a range of four domestic outbuildings to the rear of the house, part of which functioned as a dairy, which are to be converted to residential use. Groundworks for an outbuilding extension were subject to archaeological monitoring.

Copies of this report will be supplied to CHEU, the Hertfordshire Historic Environment Record (HER), the LPA and County Records Office at County Hall, along with the archive. An online OASIS record has been created for the project at <http://ads.ahds.ac.uk/oasis/index.cfm>.

## **2.0 PROJECT BACKGROUND**

### **2.1 Site location and description**

Hare Street is a hamlet within the parish of Great Hornead, east of the market town of Buntingford (fig. 1). Ashdown House is the Grade II-listed former farmhouse to an early 19th century farmstead that lay to the south. The house is now in separate ownership and the old farm buildings have been replaced with a new housing development (fig. 1).

The house (LBS 160302) occupies a large plot with extensive lawns and gardens. It is brick-built and slate-clad and described in the list description as “a fine Regency farmer’s house”. The outbuilding range is built onto the south-west corner of the house, constructed from flint with brick dressings and is likely to be contemporary with the house and farm. It is currently used for domestic purposes, mainly storage.

### **2.2 Planning background**

A planning application (3/0548/09) for change of use and alterations to the existing outbuildings along with a new extension, led CHEU to recommend a programme of building recording and archaeological monitoring. This recommendation was based on advice given in Planning Policy Guidance Note 16: Archaeology and Planning (DOE 1990).

### **2.3 Historical background**

Hare Street lies on the ancient meeting of routes between Buntingford, the Pelhams and Braughing and is believed to have late Saxon origins (Area of Archaeological Significance no. 330, CHEU 2009). Many of the buildings along the street frontage today date from between the 16th to 19th centuries (Listed Buildings Online).

Figure 2 shows the site in 1823 (enclosure map), ten years before the house was built (1832-3 according to LBS 160302). Within the area of the current property is a rectangular enclosure with a possible linear structure or trackway held by the ‘Heirs of William Devon’.

Ashdown House was built after the estate was settled, as a farmhouse, and known as ‘Ashdown Farm’. Figure 3 (first edition OS map, 1877) shows the fully-developed plot with the house on the south side, carriageway at the front and the flint range at the back. The main difference with the present layout is that the utility room was narrower than the present one, and in line with the south wall of the house and rest of the range. An extensive farm complex lies to the south of Ashdown House.

Ashdown Farm was sold at auction in 1910 and the particulars are shown as figure 4. The house and outbuilding range are described separately to the farm. The holding is 76 acres. At the time of the sale, the outbuildings included a schoolroom, store room, 'E.C.' (earth closet, no longer present), chaise house and harness room. No mention is made of the dairy, which in 1910 was apparently situated in the basement (D/EX 430 T1). Although the basement was the coolest part of the house for storing dairy products, it would not have been the most practical place for their manufacture. Figure 4a shows the house before the utility room was extended, with a small pitched roof outshot attached that probably contained an entrance from the garden. During the survey, the client mentioned that the schoolhouse was built by the owner for his 10 children.

The utility room was extended after 1910. No other references were found to the house or farm in the 20th century and it is unclear when the farm closed; however, within the past 20 years or so the farm was sold off and redeveloped for housing.

### **3.0 OBJECTIVES**

The purpose of the historic building survey was, as outlined in the brief (CHEU 2009), to provide an English Heritage level 2/3 record of the outbuildings prior to alteration and assess their significance in a local and regional context. The house and utility room (fig. 1) are not subject to record.

Archaeological monitoring aimed to investigate and record any archaeological deposits or features revealed in groundworks relating to possible late Saxon, medieval and post-medieval activity on the site.

### **4.0 DESCRIPTION OF WORKS**

The outbuildings were recorded using drawings (floor plans and elevations) and photographs provided by the architects. Internal and external descriptions were made addressing materials and methods of construction, architectural elements, historic fixtures and fittings and original layout.

As the interiors of rooms 1 and 2 were still in use for storage purposes during the survey, internal photographs taken by the architects when the areas were relatively clear are included in the report, as plates 5 and 6. The utility room, which includes a post-1910 extension and is already in domestic use and relatively unaffected by the proposals, is given a brief description for group value.

A series of photograph (digital and black & white 35mm print) were taken externally and internally. Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of photographs is reproduced at the back of the report as plates 1-12. The remainder can be found in the archive.

Archaeological monitoring works were undertaken on foundation trenches for a new extension on the north side of the outbuilding range (fig. 1).

## **5.0 THE OUTBUILDING RANGE**

The range is formed from four units that are likely to have been constructed with the house and farm. Although the 1910 sale catalogue (fig. 4) does not mention a dairy building belonging to the range, storage room 1 retains a feature suggestive of a dairying or cold room function.

In the following descriptions, each part of the range (referred internally as rooms) has been given a separate number (fig. 1) and described under its current function. Its likely historic function is given in brackets. A general description is first given, followed by external descriptions of the individual elements and specific internal descriptions of the rooms, apart from structure 4 that has been largely demolished.

### **5.1 General description**

The study area forms a single-storied slightly staggered range of service buildings built onto the rear of the house (plate 1) along the boundary/trackway into the farmyard (fig. 1). The house and farmyard were formerly linked by access routes from the house (a side door and steps onto the yard, fig. 5) and via the outbuildings. Many of these doorways were blocked-in or sealed when the farm was sold.

Apart from building 4, which is only partly standing, the character of the buildings has changed very little apart from recent replacement windows and blocked doorways on the farm side. They are largely built of flint, kept in place by iron tie rods, with red brick dressings



to the doors and windows (plate 2). The roof over storage area 1 has been partially raised in recent times to conform to the general roof line and much of the garden elevation is screened by shrubs.

Several fixtures and fittings were recorded in the two storage areas that allude to dairy (room 1) and equine functions (room 2).

## **5.2 Utility room**

The utility room has a square plan that partly incorporates the structure shown on the 1877 map (fig. 3). There is entry from the house and into the range via steps to storage area 1. Externally, the lower part of the post-1910 north wall (garden side) is flint-built but the upper part built of brick. At the top is a pediment that hides the roof and continues the length of the range up to studio 3, the former schoolroom (plate 2). Considering the late date of this wall and pediment, it is likely the roofs of storage areas 1 and 2 were rebuilt when the utility room was extended. The south wall, against the farmyard, is built entirely of brick, with rounded corners alongside the trackway to resist damage from carts and animals (fig. 5).

## **5.3 Storage rooms 1 and 2 (dairy and harness room)**

This storage area represents the former dairy and harness room. It is built from flint with brick dressings and a single pitch slate roof behind a brick pediment sloping towards the farmyard.

The cattle would have been milked in a milking parlour and the milk processed into butter and cheese, etc. The 1910 catalogue mentions a dairy in the basement of the house, but this was probably a cold store rather than a processing area.

### ***North elevation***

Much of the garden elevation is hidden behind shrubs (plate 2). Access is by a heavy framed door, panelled on the inside. The window beside it is replaced like the others but is set into an earlier aperture. There are no openings into area 2 on this side.

### ***South elevation***

A large ivy bush covers half of the farmyard side. The dairy unit steps out from the utility room on this side and some damage has occurred to the rounded corner, indicated where the flintwork has been repaired in cement (plate 4). Access points into the two rooms can still be recognised as a sealed doorway into room 1 and a bricked-up doorway into room 2 (fig. 5). The latter now holds a casement window, providing the only natural light. A second, small

window is located high up in the elevation, above a brick bin situated inside the building, and is of similar form to the window on the north side of the utility room (fig. 5).

### ***Interior***

Rooms 1 and 2 have hard mortar floors and plaster over the thick flint walls (plate 5 & 6). There is a slight ramp down from room 2 at the threshold. The main features inside room 1 are the heavy slate table in the south-east corner (fig. 5, plate 7, bottom left), formerly used as a 'cold table' for the dairy products. In the opposing corner is a partly-exposed brick feature that probably held a copper, though it was only partially exposed. The bricks and bonding material (lime mortar) appear contemporary with the building.

Room 2 has some interesting features associated with its use as a harness room. There is a wooden bench fitted to the western wall with nails and hooks for hanging ropes, etc. above (plate 6). Several iron harness racks (5) are mounted on the north wall and there is a later wooden light fitting on the north wall (plate 8) and a stout well-used table in front of the blocked doorway onto the farmyard (fig. 5). This doorway is wider than average (1m), presumably to admit horses from the yard.

The roof has been raised on the southern side with the addition of two extra brick courses, thus presenting a continuous pitch from the utility room (plate 3). It is a simple rafter purlin roof supported on a rough, reused, wooden strut nailed onto a rafter and cemented into the wall (fig. 6) and likely to be post-1910 in date. The roof in room 2 is hidden behind a hardboard ceiling (plate 8).

### **5.4 Studio 3 (Victorian schoolroom)**

The school room is the penultimate structure on the western end of the range and was purpose built by a former owner for his children, of which there were ten. A house this size would have had a governess to teach the children and its own domestic staff as well as those working on the farm. Currently this functions as a studio/play area and has its own internal décor.

### ***Exterior***

Externally it is much the same as the other parts of the range, with flint walls and brick dressings around windows and doors. Buildings 3 and 4 are larger than the other two, and step out into the farmyard (fig. 5) rather than interrupt the flow of the garden elevation.

The main door into the room from the garden side is likely to be the original and is stout and half-heck in form with a central ledge (plate 2). Another stood centrally on the farmyard side (plate 9), but is now blocked (fig. 5). Modern windows are positioned at either side of the blocked door, fitted with curled handles imitating an earlier style (plate 11).

The slate roof is pitched either side with gabled ends. The western gable has been rebuilt, presumably when the adjacent structure referred to now as 'garden area 4' was demolished. A chimney stands at this end, built from a combination of red and white brick with dog-tooth decoration around the top of the shaft (plate 10). New flashing has been added around the base and the brickwork has been re-pointed.

### ***Interior***

The main features are at the west end, with the bare red brick chimney and wood burner in the hearth and alcoves either side with moulded architraves at the top, perhaps relics of cupboards mentioned in the sales catalogue (fig. 4). A yellow-painted tie rod passes in front of the chimney (plate 11) and there is another along the eastern wall, each anchored to plates on the outside.

A single 2 x 7½ inch pine beam divides the room into two bays. Above it are collars nailed to each of the rafters that are exposed in the ceiling (plate 11).

### **5.5 Garden area 4 (?chaise house)**

19th century maps show a structure attached to the school house at the end of the range, but only its rear (north) wall and floor remain in an overgrown state. Although very little remains, this is likely to have been the chaise house mentioned in the sales catalogue. Chaises were small two-wheeled domestic carriages, usually with a folding canopy (Proctor 1985). The position of the chaise house here, with access from the house to the trackway, would be ideal.

The rear wall is initially built from flint and then continues in brick to the end of the garden, defining the old boundary between house and farmyard. The western limit of the structure is suggested by the return of the brick wall now marked by an iron fence (plate 12), which may represent a former entrance to the chaise house from the house side. Cart doors probably faced onto the farmyard for access to the trackway, since replaced by a boundary wall that is contemporary with the recent housing development (fig. 5).

The former interior has a concrete or compacted mortar floor hidden by vegetation. Iron gates have been inserted along the old west end (plate 12) and the strip of land continues to the end of the plot, with occasional stray pieces of brick wall and timber posts suggesting more-temporary timber structures continued on the line of the range at some stage.

## **6.0 ARCHAEOLOGICAL MONITORING** by Trevor Ennis

Archaeological monitoring was undertaken on the foundation trench for an extension to the northern side of outbuildings 1 and 2 (former dairy and harness rooms) (fig. 1). The extension was 9.8m long and extended 2.5m out from the existing buildings. The trenches consisted of one long east/west length and two shorter north/south lengths and were approximately 0.6m wide, varying in depth from 0.9m to 1.1m. The eastern most north/south trench was 5m long and extended internally across the floor of the former dairy room to the southern wall.

Natural brown clay and gravel was exposed in the base of the external foundation trenches (plate 13). Above the natural was an undisturbed mid greyish brown silty clay subsoil which varied in thickness from 0.38m to 0.50m and contained occasional small flints. In the east of the trench this subsoil was sealed by a 0.12m thick layer of re-deposited chalk with a 0.25m thick mixed layer of greyish brown clay with chalk and brick flecks above that. In the western parts of the trench the subsoil was overlain by a thin (0.10m thick) seam of fine yellow gravel with 0.15m of dark grey organic topsoil at the top of the sequence. Internally and leading out northwards below the former dairy wall the sequence was noticeably different. Above the natural was a deposit of greyish brown silty clay that was similar to the subsoil in thickness and composition but which appeared more disturbed, particularly near the north wall of the former dairy, and contained occasional small fragments of brick and tile, with flecks and lumps of mortar. Above this layer was 0.30m of compacted brick rubble upon which the 0.08m thick compacted mortar floor of the building had been laid. The rubble and mortar floor butted up to the flint foundation of the northern wall of the former dairy building which extended to a depth of 0.5m below ground level (plate 14). A sherd of possible early 19th century flower pot rim (pers. comm. Helen Walker) was retrieved from the top of the disturbed clay layer directly beneath the wall foundation. The disturbed clay continued externally for 1m or so beyond the dairy wall, though its interface with cleaner subsoil to the north was obscured by dark grey organic rooty material that marked the former position of a large shrub (plate 2).

No remains of medieval or earlier date were identified. The deposits exposed in the foundation trench were all of a comparatively modern date. The earliest was the clay beneath the floor and northern wall of the former dairy building which was probably disturbed during the construction of the outbuildings in the early 1830s. The fragment of possible early 19th century flower pot recovered from the disturbed clay fits with this interpretation.

## **7.0 DISCUSSION AND CONCLUSION**

Ashdown House was built in 1832-33 and has been referred to as “a fine Regency farmhouse” (Listed Buildings Online). The range of outbuildings that contains the dairy was probably constructed with the house at the same time as the adjacent farm was established. The dairy is commonly believed to have occupied the current storage areas, rooms 1 and 2, but there is little evidence remaining and this is confined to room 1. These features consist of a slate ‘cold table’, which could belong to the 19th or early 20th century, and a largely obscured brick structure that may have held a copper, although its light construction and lack of a chimney makes this unlikely. It is unclear whether the dairy unit was established for this function originally, or whether this came about later. A 1910 sale catalogue locates the dairy within the basement of the house and the attached range as a storeroom, chaise house, harness room and school room. It is worth considering that if the original function was as a dairy it had certainly changed use by 1910 and would be less likely to have been remembered as such today. However, if the dairy came into being after 1910 then it is more likely to have survived in local memory.

Room 2 has been identified as being the harness room by its internal fixtures, including hooks and harness racks attached to the walls. The schoolroom function of studio 3 is well-recorded, and even if it were not purpose-built as such, it is an interesting piece of social history. From the location of the final building, garden area 4, it seems likely that this is the remains of the chaise house mentioned in the 1910 sales catalogue.

As a group, the outbuilding range has limited architectural appeal for their utilitarian flint construction but retain their historic character despite some degree of modernisation. However, in the context of the development of the farm and history of Ashdown House they are important practical buildings that illustrate the interaction of domestic and farming roles on a large Victorian farm over its 180 year development.

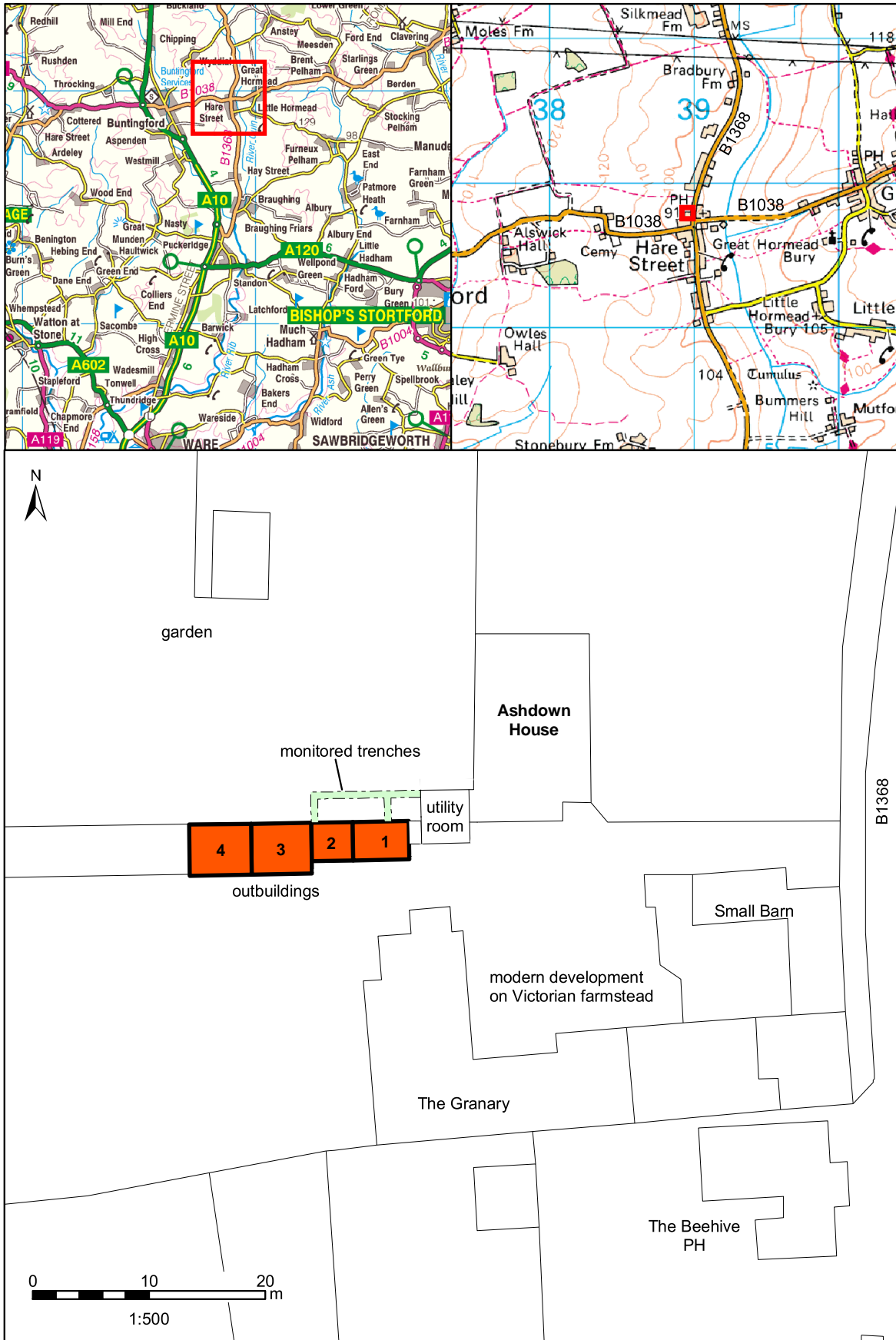
No remains pre-dating the 19th century were identified in the archaeological monitoring of foundations for the extension to the outbuildings. The recovery of a piece of possible early 19th century flower pot from beneath the northern wall of the former dairy building supports the theory that the outbuildings were constructed at about the same time as the house in the early 1830s.

## **ACKNOWLEDGEMENTS**

Thanks to Gideon Brimmer of Donald Purkiss Associates for commissioning the works and for supplying drawings and photographs and to Dr Pickup for facilitating them. The assistance of the staff at the Herts County Records Office is also acknowledged. Fieldwork, recording and photography were undertaken by the author and Trevor Ennis. Illustrations were prepared by the author and produced by Andrew Lewsey, while the project was managed by Adrian Scruby. Finds were dated by Helen Walker. The site was monitored by Alison Tinniswood of HCC CHEU, on behalf of East Hertfordshire Local Planning Authority.

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Fig.1. Site location and block plan

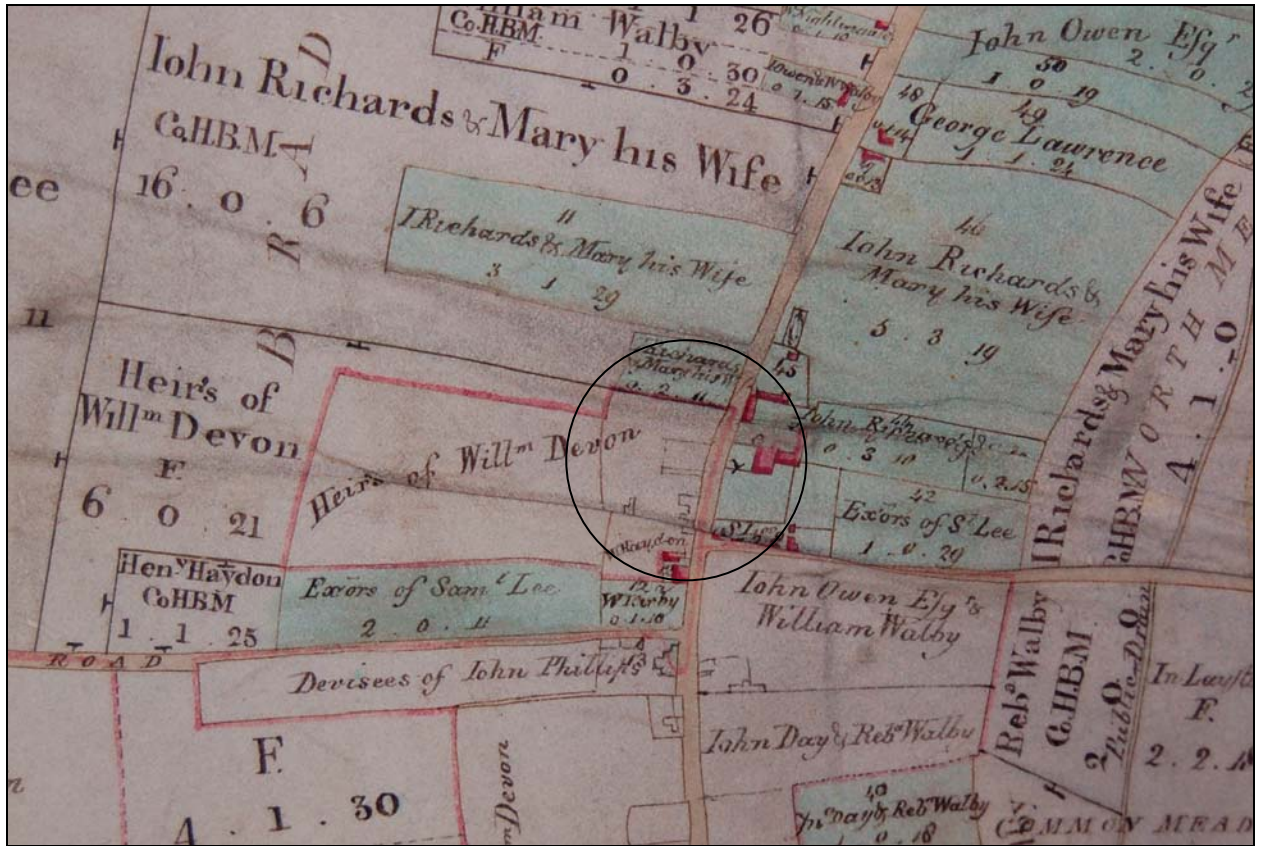
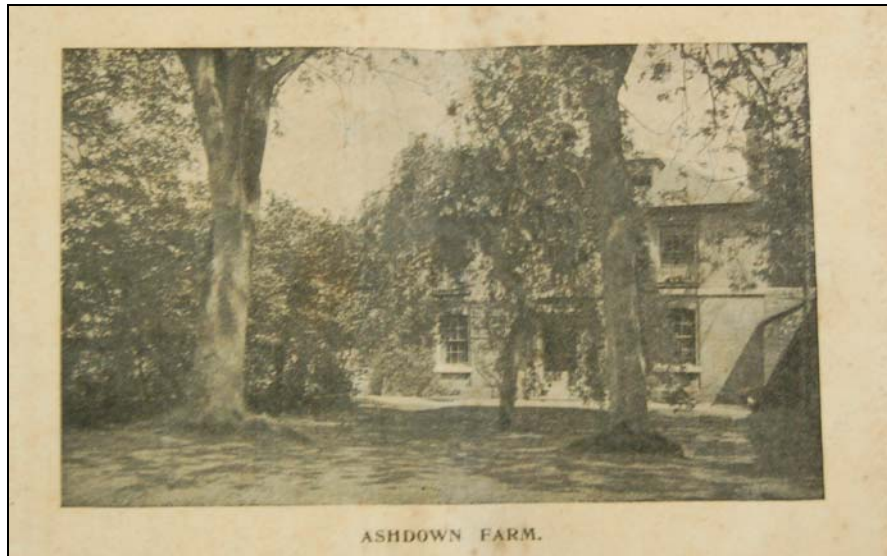


Fig. 2 Enclosure map, 1823 (QSE 42)



Fig. 3 First edition OS map, 1877 (sheet 14.2)





(4a) Front cover (rear elevation)

**HERTFORDSHIRE.**  
**Hare Street & Gt. Hormead, near Buntingford**  


---

 Particulars, Plans, and Conditions of Sale  
OF THE VALUABLE  
**SMALL ESTATES,**  
COMPRISING  
**'ASHDOWN' FARM,**  
With capital Residence, convenient Farm Buildings, and  
*76 Acres of Fertile ARABLE & PASTURE LAND,*  
ALSO SEVERAL ENCLOSURES OF  
**Building and Accommodation Land**  
*Situate at HARE STREET, near BUNTINGFORD,*  
AND  
**'MILLBURNS' Farm & 'OWLS'**  
At GREAT HORMEAD,  
With Cottage Residence and Buildings, and 61 ACRES OF LAND:  
WHICH MESSRS.

---

**Norris & Duvall**

---

Have been favoured with instructions from J. MERRICK HEAD, Esq.,  
 to Sell by Auction,  
**AT THE DIMSDALE ARMS HOTEL, HERTFORD,**  
*On SATURDAY, JULY 16, 1910, at 4 p.m. precisely,*  
**IN TWELVE LOTS.**

---

Particulars, Plans, and Conditions of Sale may be had on application to  
 Messrs. MOLE, ROSLING, & VERNON, Solicitors, Reigate, Surrey, and of the  
 AUCTIONEERS, 60 Fore Street, Hertford.

(4b) Frontice piece

Fig. 4 Details from 1910 sales catalogue (D/EX 430 T1)

## PARTICULARS.

LOT ONE (COLOURED GREEN ON PLAN).

THE VALUABLE AND VERY ATTRACTIVE

# PLEASURE FARM,

EMBRACING AN AREA OF

## 76 Acres 1 Rood

(The greater part being Freehold and the remainder Copyhold).

KNOWN AS

### ASHDOWN FARM,

WELL SITUATE AT

### HARE STREET, NEAR BUNTINGFORD,

In the Parishes of Great and Little Horstead and Layston, comprising substantially  
built (Brick and Slate) modern

### RESIDENCE

*sold with lots  
2, 3, 6 & 8 for  
£2350.*



With the following accommodation:—

(4c) Sale particulars

*On the Second Floor.*

Three attic Bedrooms with Cupboards.

*On the First Floor.*

Three principal Bedrooms (with fire-places), viz., 16 feet by 13 feet, fitted with two recess Cupboards; 17 feet by 13 feet, with painted Wardrobe Cupboard; 17 feet by 12 feet; Dressing Room, Back Bedroom fitted with Range of Cupboards, Passage with Secondary Staircase, spacious Landing.

*On the Ground Floor.*

(10 feet high) Entrance Hall 27 ft. 6 in. by 8 feet with Portico Entrance and French Casement to Garden in rear, Dining Room 16 ft. 3 in. by 13 feet fitted with Tiled Stove and Marble Mantelpiece and recess Dwarf Cupboards, Drawing Room 17 ft. 3 in. by 13 feet with Tiled Stove and Marble Mantelpiece, Kitchen 16 feet by 12 feet fitted with 3 ft. 6 in. Oven and Boiler Kitchener, recess Cupboards, and 8 ft. 6 in. Dresser with 4 Drawers, Cupboards and Shelves over, Scullery fitted with Range and Sink.

Capital Basement with Brick Floor, comprising Dairy, Wine, Beer, and Coal Cellars, Washhouse with Copper.

In the rear is a detached Block of Brick, Slated, and Tiled Outbuildings, including Schoolroom with Fire-place and dwarf Cupboards, Store Room, E.C., Chaise House, and Harness Room.

Good Supply of Well Water.

***There are Front Garden, Walled-in Kitchen Garden and Orchard, and Shady Lawn.***

THE FARM BUILDINGS, which are convenient and ample, comprise Brick and Slated Barn 52 feet by 25 feet with Asphalt Floor, Tool House, Cart Horse Stable, Chaff House and open Cowshed, Brick, Timber, and Slated Boiling House, Meal House.

Nag Stable with Granary and Loft over, Brick and Slated Cart Shed, Range of Brick and Slated Loose Boxes, Cattle Sheds, Cowhouse in three divisions opening into Yard, Fowlhouse, etc., etc.

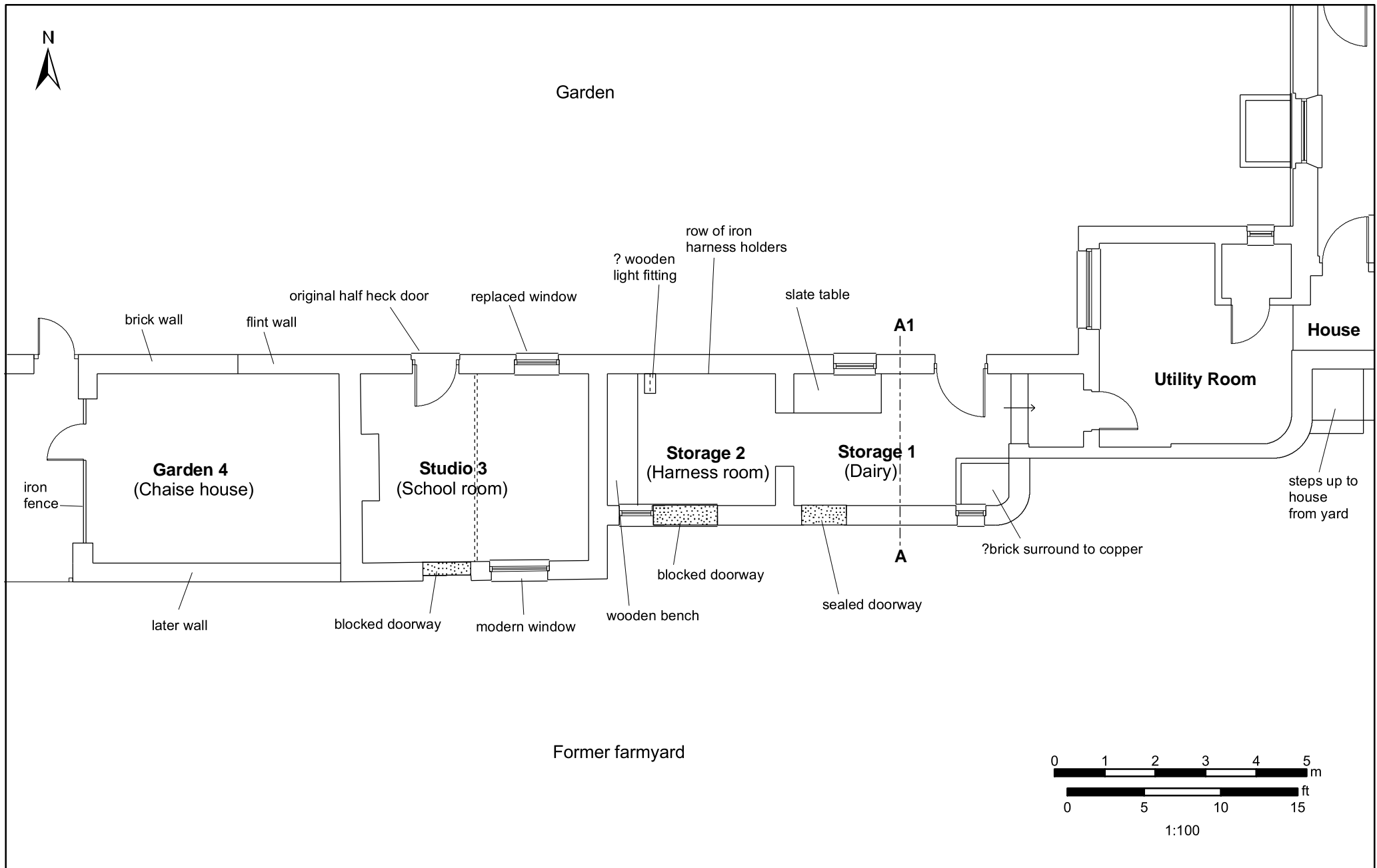


Fig.5. Existing floor plan of outbuilding range

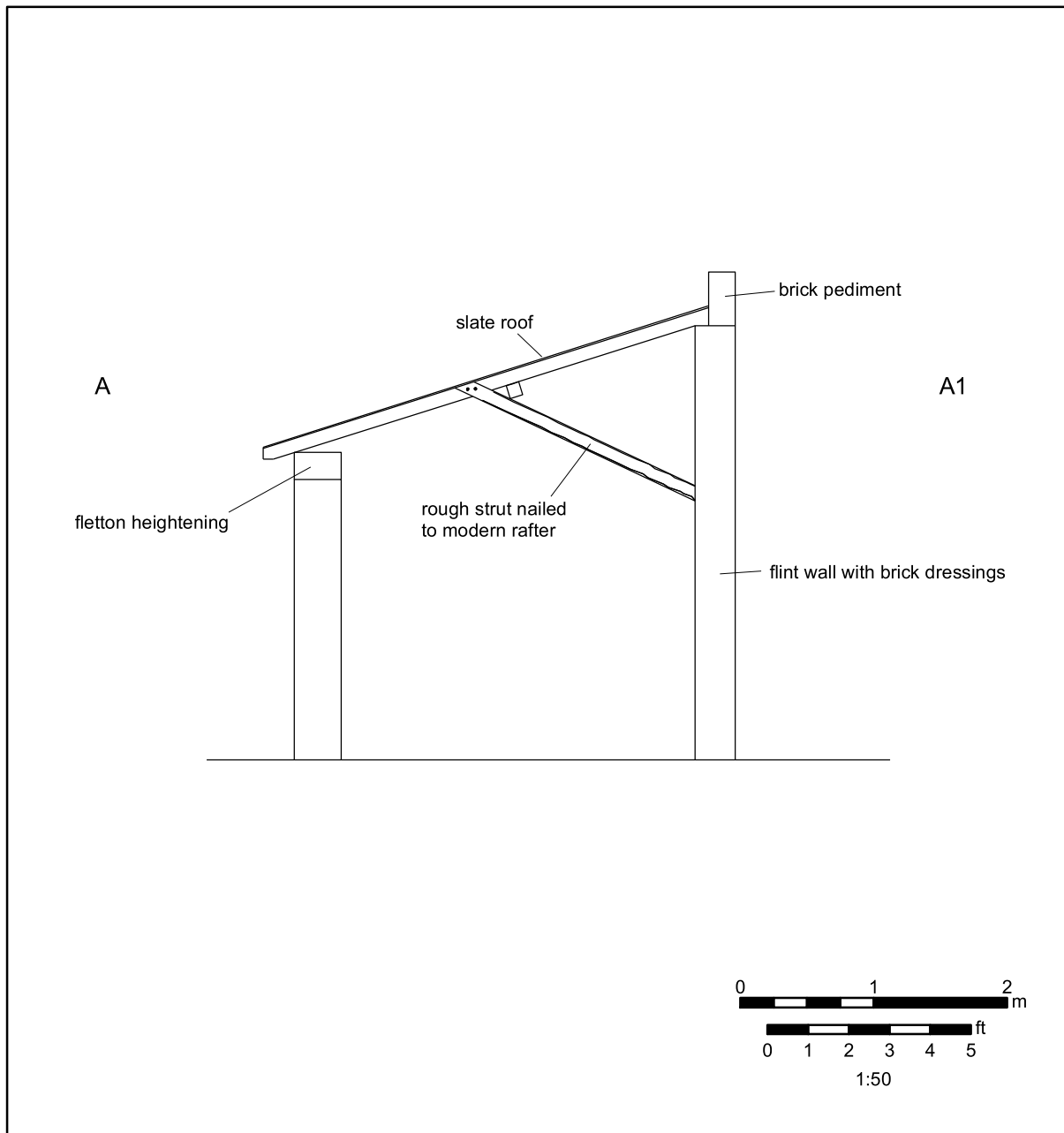


Fig.6. Section through dairy building

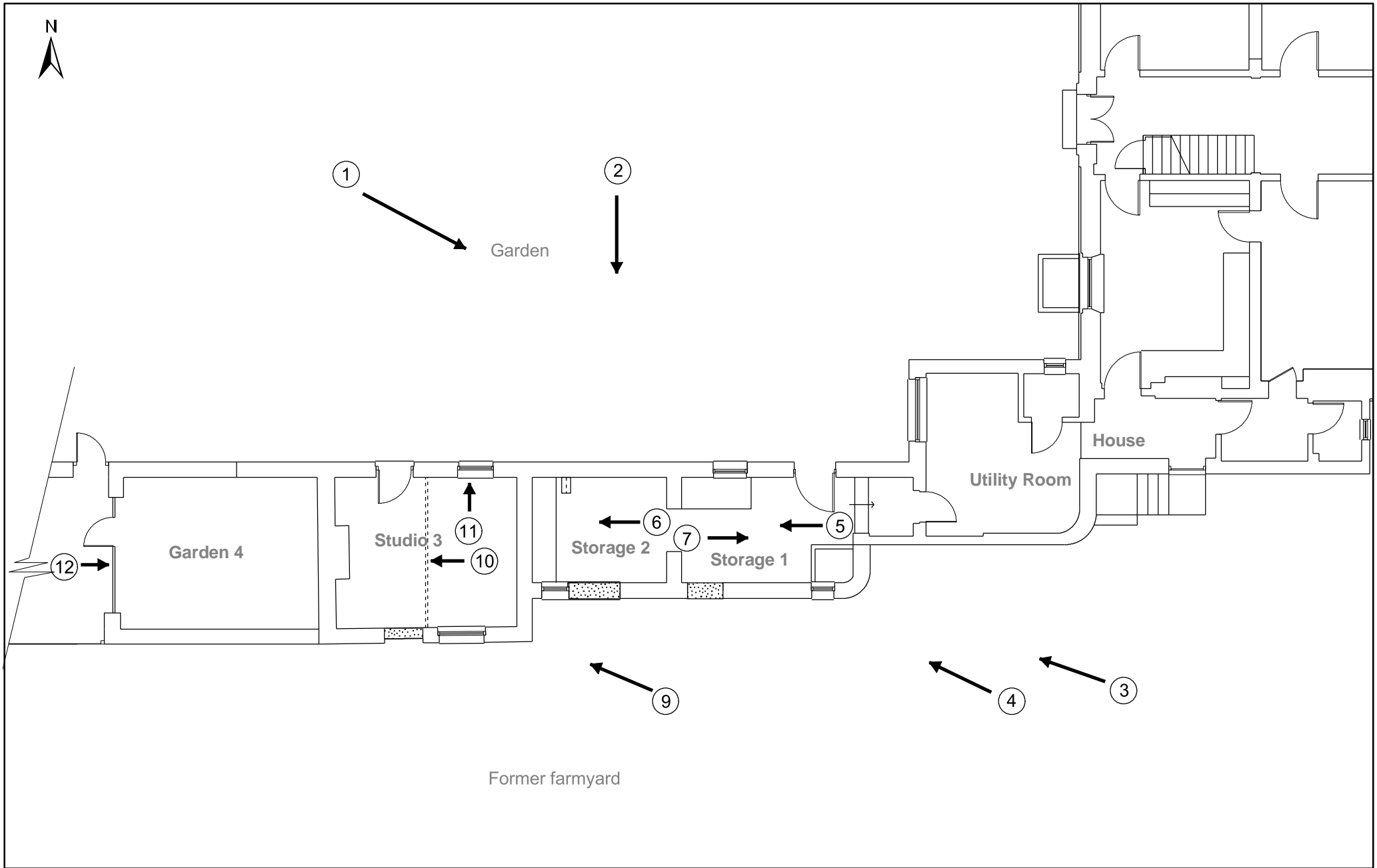


Fig.7. Direction of photographic plates



Plate 1 Ashdown house with outbuilding range to right



Plate 2 Outbuilding range and schoolroom from garden



Plate 3 Utility room and outbuilding range viewed to west, along former farm track



Plate 4 Former dairy, harness room and schoolroom viewed to west





Plate 5 Interior of dairy 1, viewed to west



Plate 6 Interior of harness room 2, viewed to west



Plate 7 Interior of dairy 1, viewed toward utility room to east



Plate 8 Interior of harness room 2 viewed to west



Plate 9 South elevation of schoolroom, viewed to west



Plate 10 Schoolroom interior viewed to west



Plate 11 Typical replacement window (in schoolroom)



Plate 12 Location of demolished chaise house 4 (garden area)



Plate 13 Main foundation trench, viewed to west (1m scale)



Plate 14 Northern wall of former dairy building (1m scale)



## **Appendix 1: Contents of Archive**

**Ashdown House, Hare Street, Great Hornead, Hertfordshire**

### **Building Recording & Archaeological Monitoring**

#### **1. Introduction**

- 1.1 FAU WSI
- 1.2 CHEU brief

#### **2. Research Archive**

- 2.1 Copy of report
- 2.2 Copy of report pdf-formatted

#### **3. Site Archive**

- 3.1 Site photographic record: digital images on CD & selected prints
- 3.2 Photographic register
- 3.3 Site notes & plans
- 3.4 Architect's Survey

## Appendix 2: Hertfordshire Historic Environment Record sheet

<b>Site name and address:</b> Ashdown House, Hare Street, Great Hornead, Hertfordshire.		
<b>County:</b> Hertfordshire	<b>District:</b> East Herts	
<b>Village/Town:</b> Great Hornead	<b>Parish:</b> Great Hornead	
<b>Planning application reference:</b> 3/0548/09		
<b>Client name, address, and tel. no.:</b> Dr Pickup, Ashdown House		
<b>Nature of application:</b> Outbuilding conversion & extension		
<b>Present land use:</b> back garden		
<b>Size of application area:</b> c.200m <sup>2</sup>	<b>Size of area investigated:</b> c.200m <sup>2</sup>	
<b>NGR (to 8 figures):</b> TL 3895 2980		
<b>Site code:</b> GHAAH 09		
<b>Site director/Organization:</b> Andrew Letch / Essex County Council Field Archaeology Unit		
<b>Type of work:</b> Building recording & archaeological monitoring		
<b>Date of work:</b> Building recording	<b>Start:</b> 3/11/2009	<b>Finish:</b> 3/11/2009
<b>Date of work:</b> Archaeological monitoring	<b>Start:</b> 2/2/2010	<b>Finish:</b> 2/2/2010
<b>Location of finds/curating museum:</b> Bishops Stortford/HALS		
<b>Related HER Nos.:</b> AAS 330; LBS 160302	<b>Periods represented:</b> 19th century	
<b>Relevant previous summaries/reports</b> None		
<p><b>Summary of fieldwork results:</b></p> <p>An early 19th century range of outbuildings attached to the rear of Ashdown House was recorded prior to extension and conversion to domestic use. Part of the range is commonly believed to have been formerly used as a dairy.</p> <p>Ashdown house is the Grade II-listed Regency farmhouse to Ashdown Farm, which formerly stood to the south, prior to being redeveloped for housing. The outbuildings comprise a linear range that marked the boundary between house and farmyard and are built from flint rubble with red brick dressings. According to a sales catalogue from 1910 they comprised a stores, harness room, schoolroom and chaise house, with the dairy listed as being inside the basement of the house. However, there is some evidence of dairy use in one part of the present storage area, although exactly when it was used as such is not known. Next door, there are fixtures identifying it as the harness room. The Victorian schoolroom has been converted into studio space and the location of the chaise house has been found, though both these structures are unaffected by the development and were recorded purely for group value.</p> <p>The outbuilding range has limited architectural appeal for its utilitarian flint construction but some vernacular interest. Although parts have been altered and modernised in recent years, it retains its historic character. It is important in the context of history of Ashdown House and the development of the farm and interaction of domestic and farming roles.</p> <p>A separate programme of archaeological monitoring associated with the excavation of foundations for the extension found no remains pre-dating the 19th century.</p>		
<b>Author of summary:</b> Andrew Letch (ECC FAU)	<b>Date of summary:</b> 14th May 2010	