

DANE FARMHOUSE, BOWER HEATH LANE,  
HARPENDEN, HERTFORDSHIRE

HISTORIC BUILDING MONITORING AND RECORDING

Author:	Lee Prosser PhD Lisa Smith BA Tansy Collins MSt Kathren Henry	
NGR: TL 14846 17321	Report No: 4973	
District: St Albans	Site Code: AS1791	
Approved: Claire Halpin	Project No: 4240	
Signed:	Date: 26 <sup>th</sup> October 2015	

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Project name	<i>Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire. Historic Building Appraisal</i>		
<p><b>Summary</b>  <i>In February 2015, AS carried out historic building monitoring and recording at Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire. The work was conducted in order to fulfil a condition of planning consent for the conversion of the loft space and followed on from, and enhanced, an appraisal conducted in March 2011 at the property.</i>  <i>The farmhouse retains its mid-19th century appearance and is a typical example of a modest Victorian domestic structure, but internal modification has been comprehensive, leaving little of its original historic integrity intact. Associated buildings which once complemented the original farmyard complex have been converted to residential use. In 2012 following the initial survey, the house was augmented at the north-east corner with an extension and linking unit that saw a small modern boiler room and window removed under a separate planning consent application.</i>  <i>The monitoring programme saw the exposure of the floor joists at the east end of the roof space, as well as a number of common rafters. The exposed fabric is consistent with the mid-19th century roof structure including slender softwood rafters rising over the purlin and slender thin-section floor joists, some of which appear replaced. No assembly markings, graffiti, or trade marks were found on any of the timbers.</i></p>			
Project dates (fieldwork)	<i>7<sup>th</sup> March 2011 &amp; 24<sup>th</sup> February 2015</i>		
Previous work (Y/N/?)	-	Future work (Y/N/?)	-
P. number	<i>4240</i>	Site code	
Type of project	<i>Historic building monitoring and recording</i>		
Site status	<i>Grade II Listed</i>		
Current land use	<i>Residential property</i>		
Planned development	<i>minor alterations, loft space conversion and an amendment to an existing single storey extension</i>		
Main features (+dates)	<i>19<sup>th</sup> century farmhouse and outbuildings</i>		
Significant finds (+dates)	-		
County/ District/ Parish	<i>Hertfordshire</i>	<i>St Albans</i>	<i>Wheathampstead</i>
HER for area	<i>HALS</i>		
Post code (if known)	<i>AL5 5EB</i>		
Area of site	-		
NGR	<i>TL 14846 17321</i>		
Height AOD (max)	-		
<b>Project creators</b>			
Brief issued by	<i>Advice – SADC</i>		
Project supervisor/s (PO)	<i>Lisa Smith/Tansy Collins</i>		
Funded by	<i>Mr &amp; Mrs Walker</i>		
Full title	<i>Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire. Historic Building Monitoring and Recording</i>		
Authors	<i>Prosser, L. Smith, L., Collins, T.</i>		
Report no.	<i>4973</i>		
Date (of report)	<i>October 2015</i>		

## DANE FARMHOUSE, BOWER HEATH, HARPENDEN HERTFORDSHIRE

### HISTORIC BUILDING MONITORING AND RECORDING

#### **SUMMARY**

*In February 2015, AS carried out historic building monitoring and recording at Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire. The work was conducted in order to fulfil a condition of planning consent for the conversion of the loft space and followed on from, and enhanced, an appraisal conducted in March 2011 at the property.*

*The farmhouse retains its mid-19<sup>th</sup> century appearance and is a typical example of a modest Victorian domestic structure, but internal modification has been comprehensive, leaving little of its original historic integrity intact. Associated buildings which once complemented the original farmyard complex have been converted to residential use. In 2012 following the initial survey, the house was augmented at the north-east corner with an extension and linking unit that saw a small modern boiler room and window removed under a separate planning consent application.*

*The monitoring programme saw the exposure of the floor joists at the east end of the roof space, as well as a number of common rafters. The exposed fabric is consistent with the mid-19<sup>th</sup> century roof structure including slender softwood rafters rising over the purlin and slender thin-section floor joists, some of which appear replaced. No assembly markings, graffiti, or trade marks were found on any of the timbers.*

#### **1 INTRODUCTION**

1.1 In February 2015, Archaeological Solutions Ltd (AS) carried out historic building monitoring and recording at Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire (NGR TL 14846 17321). The monitoring and recording was conducted in order to fulfil a condition of planning consent for the conversion of the loft space (St Albans Ref. 5/2014/2384). This followed on from, and enhanced, an appraisal conducted in March 2011 at the property.

1.2 The monitoring and recording was conducted in accordance with a specification produced by AS (dated 10<sup>th</sup> February 2015) and approved by St Albans District Council. The specification outlined the appropriate archaeological recording of the roof space during removal of modern fabric and exposure of any historic fabric. This information was used to augment the survey conducted in 2011 and is incorporated as a single study.

1.3 The project followed the procedures set out in Historic England's (formerly English Heritage) *Understanding historic buildings: a guide to good recording practice* (2015), and it also conformed to the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2014).

### *Planning policy context*

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 METHODOLOGY**

2.1 For the monitoring and recording element, the building was visited during the planned works in February 2015. The monitoring followed on from the initial phase of recording carried out in March 2011. Any further fabric exposed within the roof space during the planned works that contributed to a greater understanding of the history of the house was assessed and recorded. The following report reproduces the evidence gathered during the initial survey with alterations and additions where fabric has been exposed within the roof structure.

2.2 The photographic recorded during the initial survey was carried out using a Canon 1000D digital SLR camera (10mp) for all external views, general internal shots

and fine detail. External lighting and weather conditions were fair at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. The current monitoring was carried out using a Canon 60D digital SLR camera (18mp). A pictorial index of the digital photography and selected colour plates are included below together with the locations marked on architects drawings provided by the client (Figs. 2-4).

### **3 DESCRIPTION OF THE SITE (Figs. 1 & 2)**

3.1 Dane Farmhouse and its associated farm complex lie to the north of Bower Heath Lane extending west from the village of Kimpton in Hertfordshire. It stands in a relatively rural area in spite of its close proximity to Luton, 6 miles to the north-east and Harpenden, 3 miles to the south-west. The farm was probably constructed as a tenant farm for a larger estate, as the farmhouse is modest and clearly constructed at the same time as its associated agricultural buildings, though the barn, now converted to residential accommodation is much older.

3.2 The house is listed Grade II on the National Heritage List for England and described as a two-storey mid-19<sup>th</sup> century farmhouse (Appendix 1). The barn formerly associated with the farm is described as being of 17<sup>th</sup> century date (National Heritage List entry no. 1103662) though the existing farmhouse contains no evidence of any historic fabric earlier than the 19<sup>th</sup> century and so was perhaps associated with an earlier farmhouse in the vicinity. Local history sources suggest the farm was worked by George Seabrook in the early 19<sup>th</sup> century (Website 2), while consultation with historic trade directories indicates that Dane Farm was still occupied by the Seabrook family in the late 19<sup>th</sup> century; both the 1894 and 1902 directories note Thomas Seabrook junior at the farm (Kelly's 1894: 220 and 1902: 242). By 1914, however, Cecil Ivory is listed at Dane Farm (Kelly's 1914: 292).

### **4 THE BUILDINGS (Fig. 2-5)**

#### *Dane Farmhouse*

##### *Exterior*

4.1 The former farmhouse stands on the north side of a small yard with various other buildings in close proximity. An adjoining stable or cart shed immediately to the west and a barn beyond have been converted to residential use, but a small, single-storey outbuilding to the south-east belongs to the property, and a garage occupying the centre of the yard are also considered.

4.2 The house is a modest, two-storey Victorian block of orange brick with a peg-tile roof framed by gable-end chimneys (Plate 1). The brick is fairly homogenous on the south face, where the brick has been more carefully selected and laid in Flemish bond,

with only one or two random over-burnt headers and kiss-marks to the stretchers. The rear and side elevations have a higher proportion of burnt headers though they form no chequer-board pattern as might be expected. The main elevation has been re-pointed with great skill in a buff-coloured sandy mortar. Elsewhere, much of the original struck pointing is preserved.

4.3 The southern façade is symmetrical and marked by a central porch and gothic, four-centred arch with its own gable pediment on shaped corbels. This is flanked by large transom and mullion casement windows at lower level. Three-light mullioned and casement windows light the first floor. The brickwork of the porch is more weathered than the main façade though contemporary in date. It has small blind lancets to the side walls and frames a robust four-panelled door with heavy faceted iron rivets arranged for decorative effect. At the junction between the porch and house a brick has been roughly inscribed with the date 1859.

4.4 As noted above the principal windows are three-light casements, each of eight panes with two-light over-lights divided by heavy transom and mullions (Plate 2). At the head, widely splayed gauged arches are chamfered to the soffit and the jambs. The voussoirs to the upper windows lie directly below the eaves and retain almost invisible jointing, having escaped any modern repair.

4.5 The rear elevation is, by contrast fairly plain and less symmetrical. A three-light window lights the kitchen while other smaller examples with two lights serve a lavatory and the stair well at upper level. To the east, a second modern kitchen window has been added. A modern boiler house has been applied to the eastern gable end and is accessed via a boarded door with ventilation holes. Both the modern window and boiler house have been removed during the 2012 approved alterations to the building.

4.6 The east elevation has two chimney stacks extending either side of a central kitchen door with a window at first floor level, all framed by corbelled out kneelers to the gable in the same style as the porch (Plate 3). The southern stack is shallow, rising to first floor before disappearing and re-emerging from the apex where two chimney pots rise in diagonal profile. A larger stack to the north serves the kitchen hearth and shouldered, with tumbled-in brickwork. A partly-glazed split door gives access to the kitchen. This has a three-light overlight, all set in a heavy frame.

4.7 The west facade is plain and marked only by a slightly shouldered stack which disappears, like its eastern counterpart into the building at first floor level before re-emerging at apex level as two square pots.

#### *Interior – Ground Floor*

4.8 In plan the internal layout is simple, with a central stair hall giving access to flanking reception rooms on the south, a kitchen to the north-east and a small, probable early scullery or office to the north-west. The south-eastern reception room is underlain by a cellar and given access beneath the staircase adjoining the kitchen. Throughout,



the internal décor is modern; lath and plaster wall surfaces have been removed completely in the rear room and kitchen and the underlying brickwork exposed and sand-blasted. Most of the floors have been replaced with modern oak or hardwood boards, while the ceilings have all clearly been replaced with modern plaster-board. Individual rooms are described below.

4.9 The entrance hall is plain, retaining original doors to the flanking rooms. The rear of the main door is simple, with bead-moulded panels, an original rim-lock and bolts at upper and lower level.

#### GF01

4.10 The south-western room GF01 forms the principal reception room with a larger chimneystack and fireplace. The room has been modernised; the wall re-plastered and the ceiling replaced. A Victorian two-panelled door from the hall survives, but the ironmongery is modern.

4.11 The window has a central fixed light of eight panes flanked by casements which retain early 20<sup>th</sup> century catches and scrolled stay bars. The remaining glazing appears to be original. Below the window an apron of simple panels may conceal vertical shutters as seen in GF02 but these are no longer operational.

4.12 The fireplace has a modern reproduction surround in Georgian style.

#### GF02

4.13 The smaller reception room has, like its counterpart been much modified, with few remaining features. It preserves its original four-panelled door from the hall. The fireplace has a modern reproduction surround in Edwardian style.

4.14 Much of the window appears to be original, with slender glazing bars typical of the mid-19<sup>th</sup> century style, though the left-hand casement has been renewed and all the window-furniture is modern. Below, two, three-panel vertical sliding shutters survive in good working order behind an apron in the same style (Plate 4). All the elements have been stripped back to the pine but were almost certainly originally painted.

#### GF03

4.15 The kitchen is entered from the hall via a more modest, planked and bead-moulded door with three ledges to the rear, hung on hand-made strap-hinges. It preserves its original rim-lock and catch. A second door located beneath the stairs is identical in form leading to the cellar.

4.16 The room has been completely stripped back to the structural brickwork and sand-blasted (Plate 5). Various timber bearers in the wall probably provided a matrix

for lath and plaster. A single large chamfered joist with run out stops is exposed in the ceiling, and preserves various hooks.

4.17 The original casement window on the north has been renewed and a second added to the east in modern times. The former is supported by an old, possibly reused lintel.

#### GF04

4.18 The north-western room was probably once a scullery or office and has been stripped and sand-blasted in the same manner as the kitchen. The window on the north has been renewed and given a secondary glazing system.

#### Cellar

4.19 A tile and brick stair with a short curved passage beneath the main staircase leads to a small cellar located beneath GF02. A robust timber joist in the ceiling and a few coat pegs are the only features of interest.

#### *First Floor*

4.20 The staircase retains its original upper balustrade of a simple slender newel with a moulded handrail and stick balusters, all painted (Plate 6). Four bedrooms are given access from the landing through four-panelled Victorian doors, while a bathroom occupies the space above the kitchen. A small casement window with early 20<sup>th</sup> century catches and scrolled stay bars lights the stair from the north.

4.21 Most rooms have been completely modernised, re-plastered and preserve few original features.

#### FF01

4.21 A small bedroom in the north-western corner of the building retains a casement window on the north set within an iron frame with its original stay, catch and handle.

#### FF02

4.22 The window on the west is of some interest preserving an early 19<sup>th</sup> century window catch (Plate 7). Nothing else of note survives.

#### FF03

4.23 The third bedroom is simple lit from the south by a large three-light casement window, original, but with modern furniture and a secondary glazing system.

#### FF04

4.24 The master bedroom has an en-suite in the north-eastern corner entered via a four-panelled door. The three-light casement window is original with early 20<sup>th</sup> century catches and scrolled stay bars.

#### FF05

4.25 A small vestibule leads from the landing to a large modern bathroom with a four-panelled door and casement window to the north. A small door on the west allows access to a small narrow attic stair.

#### Roof/Attic

4.26 The attic has been converted into a single modern storage space but the main structural elements of the roof remain exposed. Two slender king-post trusses have raking struts bird-mouthed to a single purlin in each pitch (Plate 8). Secondary planking has been added across the trusses for extra support.

4.27 The gable ends retain some limited interest as the chimney flues are expressed here to the interior in roughly constructed brickwork, allowing them to lie off-centre but emerge from the apex as decorative stacks.

4.28 A small modern closet in the north-eastern corner houses a water tank but is enclosed by a partially stripped Victorian panelled door.

4.29 During the planned works involved in the conversion of the loft space, the modern closet in the north-east corner was removed exposing the floor joisting in the area to the east of the staircase as well as the east side of one strut, the north purlin and a number of rafters that all remain unvarnished. The rafters ride over or are slightly notched over the purlin.

4.30 Both the fabric forming the truss and the floor joists are of softwood, and the floor joists themselves are of fairly thin-section. Inspection of the newly exposed timber elements, however, revealed no assembly markings, graffiti, or trade marks as might be expected. Occasional floor joists may have been replaced and the lath and plaster of the ceiling below is visible. Otherwise, little of any particular historic interest was exposed during the planned works.

#### Outbuilding

##### *Exterior*

4.31 The small out-building lying to the south-east of the house has been constructed in two phases (Plate 9). The eastern bay, though much modified is weather-boarded,

while a more substantial flint and brick bay lies to the west. Here, brick piers with some vitrified headers frames flint panels, but is contemporary with the terrace walls close to the house. The roof is covered in peg tiles, but has deflected above the eastern bay.

4.32 Examination of the interior reveals that the two elements are structurally distinct. To the west, access is given from a central modern boarded door piercing the gable end which leads to a plain, modernised space. Two large modern casements of probable 1960s or 1970s in date light the room from the north and south.

4.33 The eastern element is much less coherent and has clearly been modified. The south elevation is clad in modern softwood, but some underlying studwork is visible. The north wall by comparison has been repaired in salmon-pink Fletton bricks with modern casement windows. A modern split door gives access from this side.

4.34 The western element is timber-framed, with two tie-beams having raking struts clasp a single purlin in each pitch. Both trusses incorporate re-used members with lap-tail joints, not part of this construction. The wall-plate is heavily eroded though it does preserve redundant mortices for studwork and a soffit groove suggesting that the timber is re-used, possibly from a medieval building. The feet of the remaining studwork of the south has been embedded in concrete; the north wall has been entirely replaced as noted above.

4.35 The relationship between the two elements is clearly expressed at the junction where the flint and brick gable end of the western unit shows no signs of weathering or re-pointing, but it is so closely butted by the western truss to suggest that the western element, contemporary with the house is the earlier of the two, and that the eastern element has been constructed with reused timber or is a reconstruction of an earlier building.

### Garage

4.36 A poor quality free-standing garage occupies the yard (Plate 10). This is constructed of faced Flettons laid in stretcher bond with some reinforcement to the western gable where a tree has undermined the walls. The roof is covered with corrugated chrysotile asbestos roof. Modern boarded doors, ledged and braced to the rear give access from the east. Above the doors the eastern gable is weather boarded to the apex. Internally the roof is simple with joists inserted to create storage space.

## **5 DISCUSSION**

5.1 It is difficult to appreciate why Dane Farmhouse was listed in 1984, and given the amount of remodelling undertaken by previous owners, doubtful that it would be considered eligible for listing today. Though the building retains a certain charm in its modest Victorian external appearance, the interiors have been sterilised of most original features and thoroughly refurbished with modern materials and reproduction fixtures

and fittings. Its listed status has been respected with regard to superficial appearance but some of its internal treatment has been distinctly un-historic and over zealous. The use of sand-blasting and paint-stripping is inadvisable and its reproduction fireplaces are incongruous, but probably replace much simpler original features.

5.2 It is likely that the building was originally fairly simple as befitted a tenant farmstead. It is modest, though constructed in high quality materials with some care and slight architectural pretence. In this respect it is a solid and typical example of a model farm arrangement and reflects the Victorian preoccupation with improvement, efficiency and attention in agricultural buildings during the so-called 'golden age' of farming. The barn and outbuildings have already been separated and converted to residential use (the latter poorly done) so that the farmhouse in its original setting has lost much of its meaning. A scheme of approved work carried out in 2012 included the removal of the small modern boiler room and adjacent modern window in the north-east corner of the house and the addition of a single-storey extension.

5.3 The small outbuilding is probably partly contemporary with the farmhouse, being constructed of similar materials to the former byre and terrace walls. This element is, however now much altered. The eastern section appears to be cobbled together from various recycled components of older buildings, including two pre-existing trusses from a structure of similar proportions. The Fletton brick garage is of no historic interest.

5.4 Monitoring conducted during the loft conversion saw the exposure of the floor joists within the roof space, as well as a number of rafters. Little additional information regarding the history of the building was exposed, and the fabric was found to be entirely consistent with the other elements of the roof visible during the initial survey. Slender softwood rafters were exposed that rise over the purlins of the king-post roof structure and are all being retained as part of the conversion. The floor structure is similarly of slender thin-section softwood joists, some of which appear replaced. No assembly markings, graffiti, or trade marks were found on any timbers.

## **DEPOSITION OF THE ARCHIVE**

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) standards. Copies of the final report will be lodged with the Hertfordshire Heritage Environment Record (HER) and OASIS. The project archive will be lodged with Verulamium Museum.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions is grateful to Mr & Mrs Walker for commissioning the appraisal and monitoring and for their assistance, and also their architect, Ms Melanie Canaway for her assistance.

AS is pleased to acknowledge the advice and input of Simon West of St Albans District Council.

## **BIBLIOGRAPHY**

Historic England (formerly English Heritage) 2015 *Understanding historic buildings: a guide to good recording practice* Swindon

Chartered Institute for Archaeologists' 2014 *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

Kelly & Co. 1894 *Kelly's Directory of Essex, Herts and Middlesex* Kelly & Co. London.

Kelly & Co. 1902 *Kelly's Directory of Hertfordshire* Kelly & Co. London.

Kelly & Co. 1914 *Kelly's Directory of Hertfordshire* Kelly & Co. London.

## **Websites**

1. National Heritage List for England  
<https://www.historicengland.org.uk/listing/the-list/list-entry/1308129>

2. Early families of Wheathampstead  
<http://www.wheathampstead.net/families/page4.htm>

## APPENDIX 1 NATIONAL HERITAGE LIST ENTRY

### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** DANE FARMHOUSE

List entry Number: 1308129

**Location:** DANE FARMHOUSE, KIMPTON BOTTOM

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Hertfordshire	St. Albans	District Authority	Wheathampstead

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 27-Sep-1984

**Date of most recent amendment:** Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 163986

### List entry Description

#### Details:

TL 11 NW WHEATHAMPSTEAD KIMPTON BOTTOM (north side)

2/437 Dane Farmhouse

GV II

Farmhouse. Circa 1840. Plain tile roof with parapeted gable ends corbelled at eaves. 2 storeys. 2 wooden glazing bar casements of 3 lights with gauged brick lintels and chamfered surrounds. Gables porch with similar parapet and a chamfered arch. End chimney stacks.

**Listing NGR:** TL1487817321

**National Grid Reference:** TL 14878 17321

## APPENDIX 2 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<b>Site name and address:</b>	<i>Dane Farmhouse, Bower Heath Lane, Harpenden</i>
<b>County:</b> Hertfordshire	<b>District:</b> St Albans
<b>Village/Town:</b> <i>Harpenden</i>	<b>Parish:</b> Wheathampstead
<b>Planning application reference:</b>	St Albans Ref. 5/2014/2384
<b>Client name/address/tel:</b>	St Albans City & District Council
<b>Nature of application:</b>	<i>Loft conversion</i>
<b>Present land use:</b>	Storage in roof space of dwelling
<b>Size of application area:</b>	<b>Size of area investigated</b> -
<b>NGR (8 figures):</b>	<i>TL 14846 17321</i>
<b>Site Code:</b>	AS1791
<b>Site director/Organization:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Historic building recording and monitoring and recording
<b>Date of work:</b>	February 2015
<b>Location of finds/Curating museum:</b>	St Albans
<b>Related HER Nos:</b>	<b>Periods represented:</b> 19 <sup>th</sup> century
<b>Relevant previous summaries/reports:</b>	
<b>Summary of fieldwork results:</b>	<p><i>In February 2015, AS carried out historic building monitoring and recording at Dane Farmhouse, Bower Heath Lane, Harpenden, Hertfordshire. The work was conducted in order to fulfil a condition of planning consent for the conversion of the loft space and followed on from, and enhanced, an appraisal conducted in March 2011 at the property.</i></p> <p><i>The farmhouse retains its mid-19th century appearance and is a typical example of a modest Victorian domestic structure, but internal modification has been comprehensive, leaving little of its original historic integrity intact. Associated buildings which once complemented the original farmyard complex have been converted to residential use. In 2012 following the initial survey, the house was augmented at the north-east corner with an extension and linking unit that saw a small modern boiler room and window removed under a separate planning consent application.</i></p> <p><i>The monitoring programme saw the exposure of the floor joists at the east end of the roof space, as well as a number of common rafters. The exposed fabric is consistent with the mid-19th century roof structure including slender softwood rafters rising over the purlin and slender thin-section floor joists, some of which appear replaced. No assembly markings, graffiti, or trade marks were found on any of the timbers.</i></p>
<b>Author of summary:</b> Tansy Collins	<b>Date of Summary:</b> October 2015



### APPENDIX 3 BUILDING RECORDING ARCHIVE FORM

<b>Site Details</b>							
<b>Site Name:</b> Dane Farmhouse, Bower Heath Lane, Harpenden					<b>NGR:</b> TL 14846 17321		
<b>County:</b> Hertfordshire				<b>Museum Collecting Area:</b> Verulamium			
<b>Site Code:</b> AS1791				<b>Project Number:</b> 4240			
<b>Date of Work:</b> February 2015				<b>Related Work:</b>			
<b>Brief/s</b>				<b>Specification/s</b>			
<b>Date</b>		<b>Present</b>		<b>Date</b>		<b>Present</b>	
-		-		10.02.15		Yes	
<b>Site Records (Description)</b>							
-							
<b>Site Drawings (Give Details of Formats &amp; Size)</b>							
-							
<b>Architect's Drawings:</b>							
-							
<b>Digital Drawings</b>							
<b>Printouts of Drawings</b>			<b>Printouts of Data</b>			<b>Digital Data</b>	
In report						Cd	
<b>Reports</b>							
<b>Report No</b>		<b>Report Type</b>				<b>Present</b>	
4973		Historic building recording				Yes	
<b>Site Photographs</b>							
Black & White Contact Prints					Colour Slides		
<b>Film No</b>	<b>Film Type</b>	<b>Negs</b>	<b>Negs Present</b>	<b>Contacts Present</b>	<b>Film No</b>	<b>Negs</b>	<b>Present</b>
-	-	-	-	-	-	-	-
<b>Photographic Location Plans Present? (Give Details)</b>							
In report							
<b>Digital Photographs (Give Details):</b>							
In report and on CD							

## PLATES



Plate 1 Dane Farmhouse, south elevation, taken from the south-east (DP 1)



Plate 2 Ground floor window with wide gauged arch, south elevation, taken from the south (DP 4)



Plate 3 East elevation, taken from the east (DP 5)



Plate 4 Three-light casement window with shutters, GF02, taken from the north-west (DP 27)





Plate 5 Kitchen, GF03, taken from the north (DP 11)



Plate 6 Upper balustrade, first floor, taken from the north-west (DP 28)



Plate 7 Window latch, FF02, taken from the north-east (DP 34)



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6  
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*Cellar light with gauged arch, east elevation, taken from the south-east*



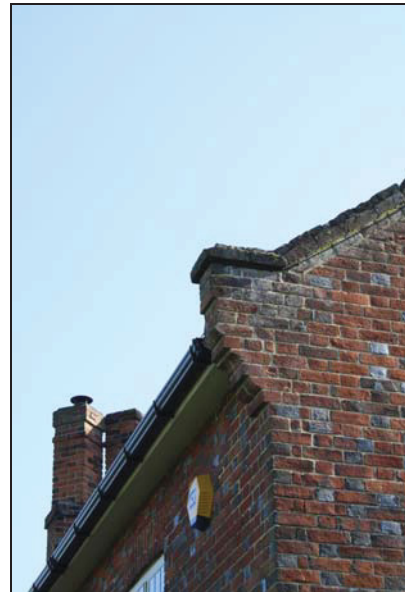
8

*North elevation, taken from the north-east*



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*Chamfered joist, GF03, taken from the north-west*





13

*Re-used timber above the window in GF03, taken from the south-west*



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*Basement, taken from the north-west*



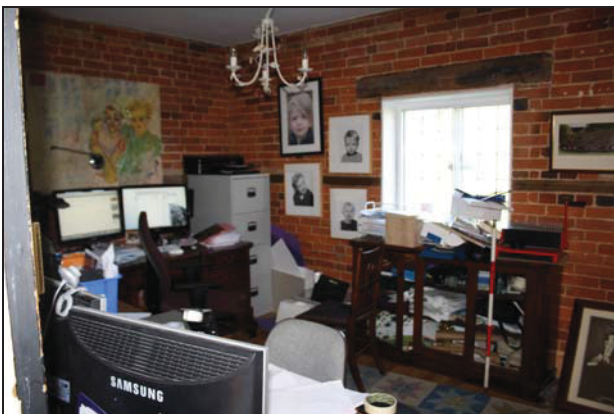
15

*Cellar light and shutters, taken from the south-west*



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*Curved brick passageway and stair to ground floor level, taken from the south-east*



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*GF04, taken from the south-east*



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*Bolt, main door, taken from the north-east*



24

*Rim lock, main door, taken from the north-east*



25

*GF01, taken from the north-east*



26

*Three-light casement window, GF01, taken from the north-east*



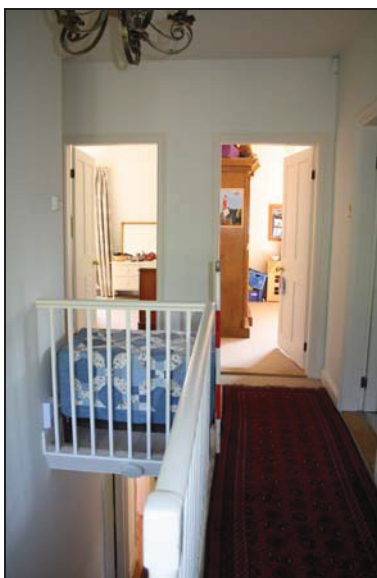
27

*Three-light casement window with shutters, GF02, taken from the north-west*



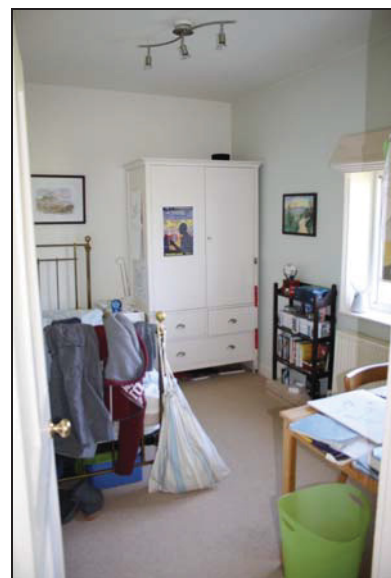
28

*Upper balustrade, first floor, taken from the north-west*



29

*Upper balustrade and stair landing, taken from the north*



30

*FF01, taken from the south-east*

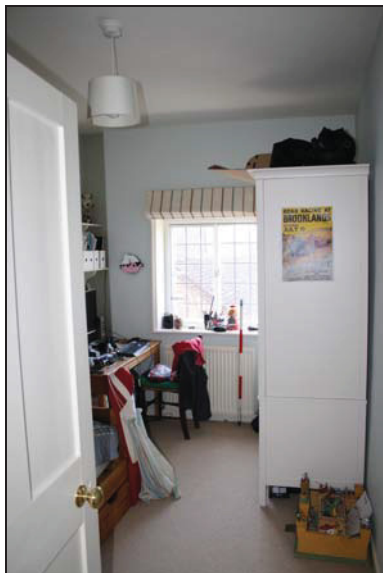




31  
Window with hook stay and handles, FF01, taken from the south from the south



32  
Window with hook stay, FF01, taken from the south



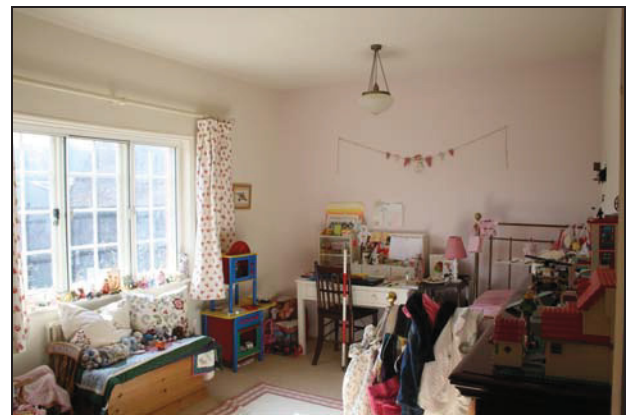
33  
FF02, taken from the east



34  
Window latch, FF02, taken from the north-east



35  
Casement handle, FF02, taken from the north-east



36  
FF03, taken from the north-east



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*FF04, taken from the north-west*



38

*Early 20<sup>th</sup> century catch, FF04, taken from the north-east*



39

*Early 20<sup>th</sup> century stay bar, FF04, taken from the north-east*



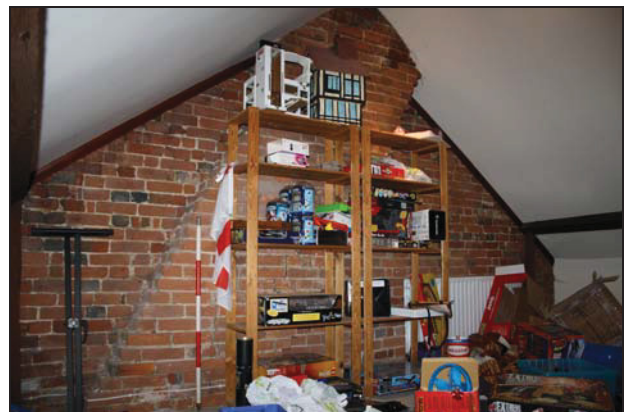
40

*Internal chimney at eastern gable end, attic, taken from the west*



41

*King post roof truss, attic, taken from the north-east*



42

*Internal chimney at western gable end, attic, taken from the south-east*





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*King post roof truss, attic, taken from the south-west*



44

*Garage to the south of the house, taken from the south-east*



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*Outbuilding, south and west elevation, taken from the south-west*



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*Outbuilding, north elevation, taken from the west*



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*Outbuilding, original external wall of brick and flint element and end truss of timber framed section, taken from the east*





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*View of the floor structure in the roof space following the removal of the modern enclosed closet, taken from the north-west*



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*Detail of the floor joists in the roof space following the removal of modern boarding, taken from the south-west*



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*View of the floor joists in the roof space following removal of the modern enclosed closet, taken from the south*



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*View of the floor joists in the roof space following removal of the modern enclosed closet, taken from the north*



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*Partial view of the east king post roof truss after the removal of the modern enclosed closet, taken from the north*



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*View of floor joists in the north-east corner of the roof space following removal of the modern enclosed closet, taken from the south*



57

*View of the floor joists, common rafters and purlin in the roof space following removal of the modern enclosed closet, taken from the south*

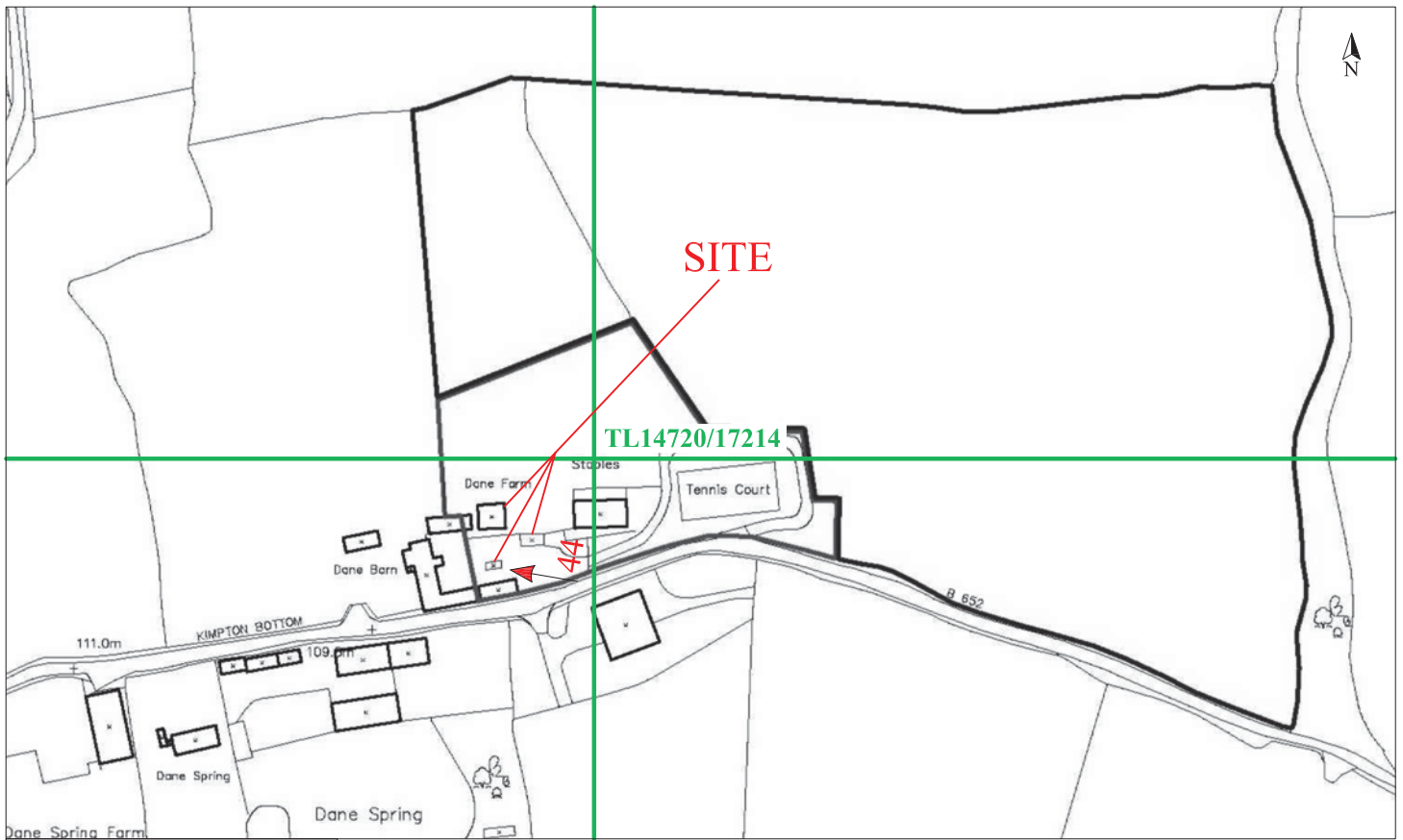




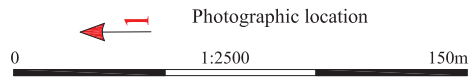
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Dane Farmhouse, Bower Heath Lane, Harpenden (P4240)





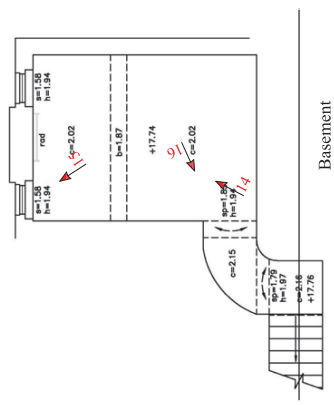
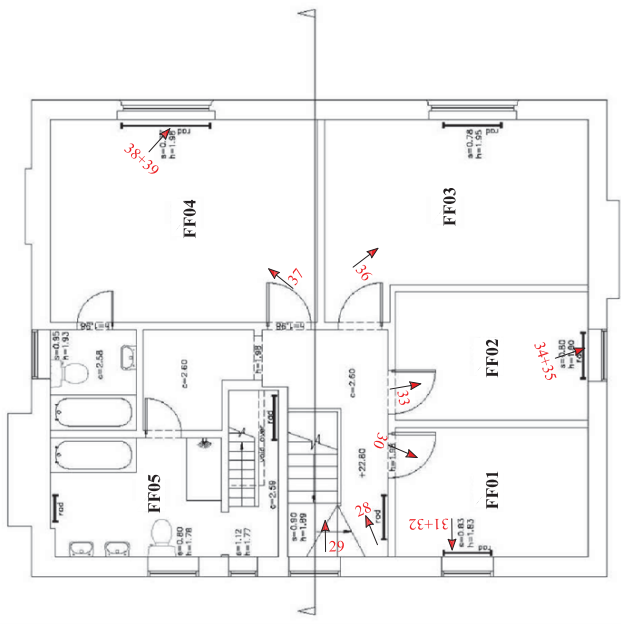
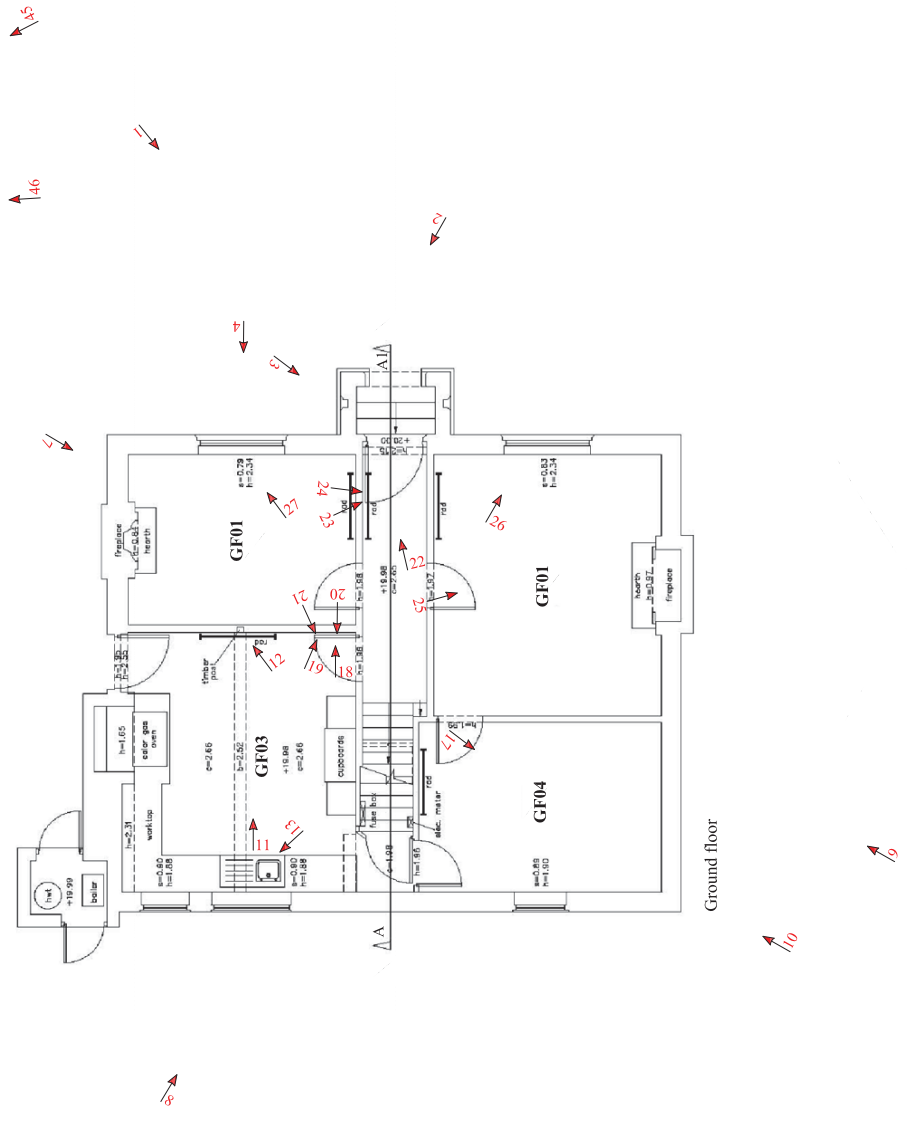
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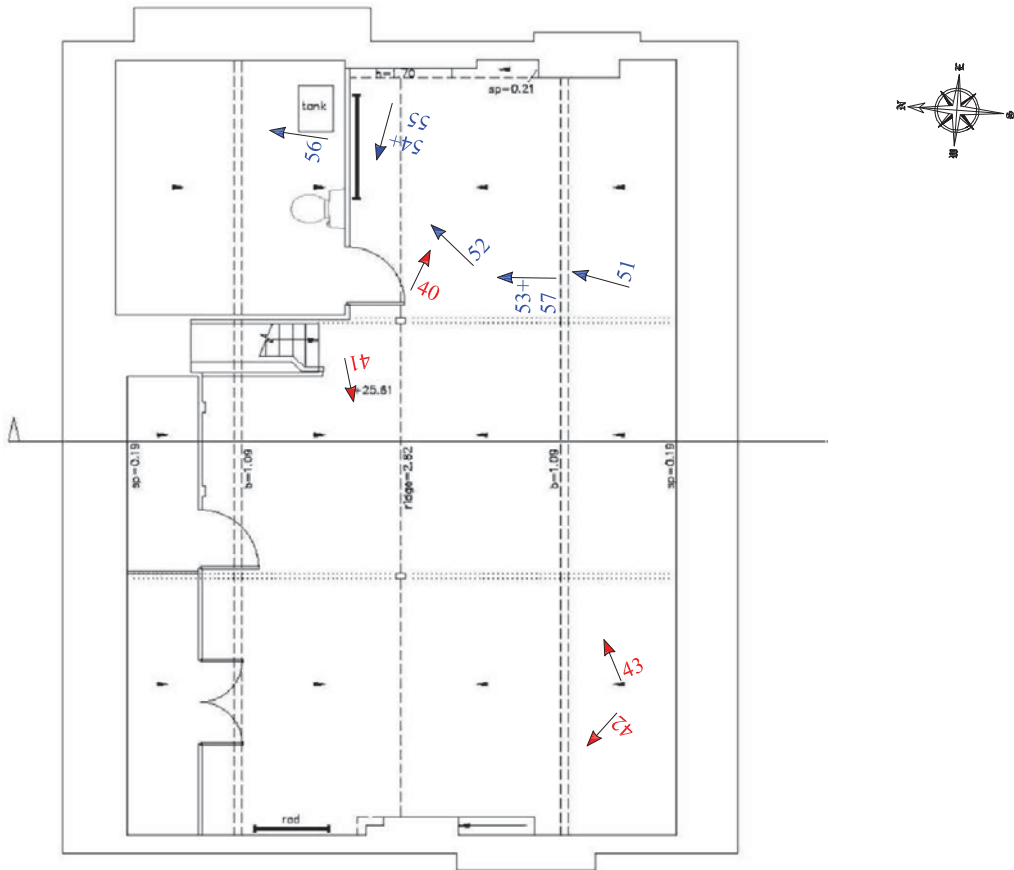
<i>Archaeological Solutions Ltd</i>
<b>Fig. 2 Detailed site location plan</b>
Scale 1:2500 at A4
Dane Farmhouse, Bower Heath Lane, Harpenden (P4240)



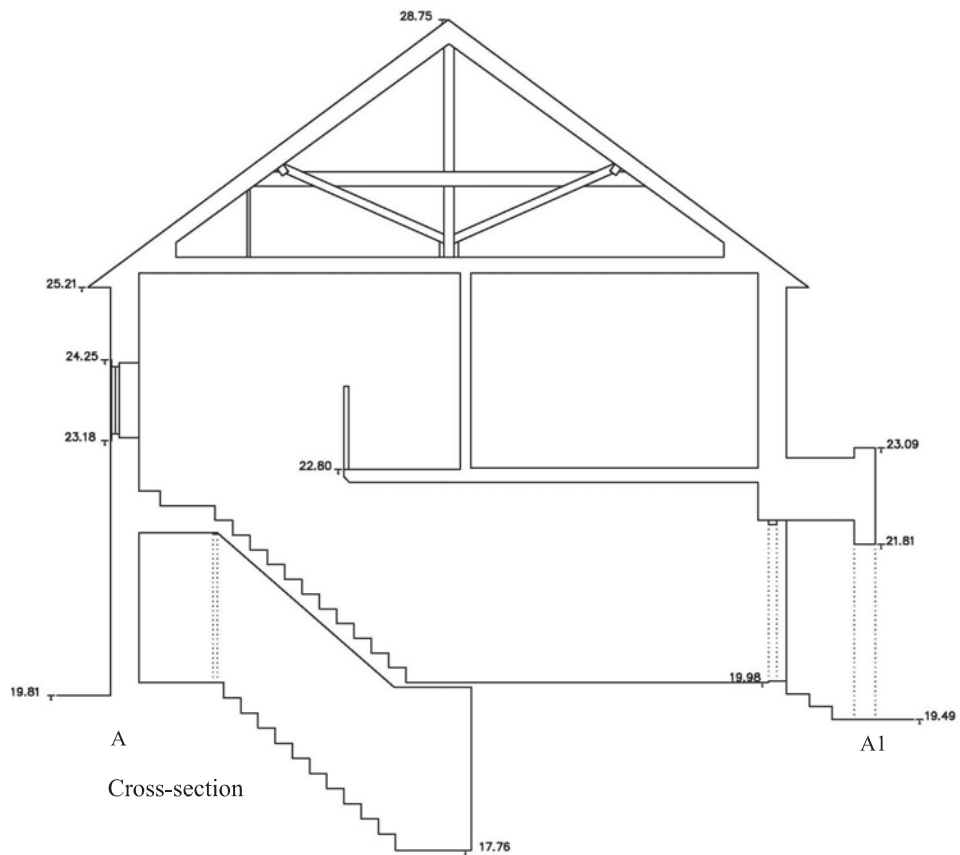
Photographic location



Archaeological Solutions Ltd  
**Fig. 3 Floor plans**  
 Scale 1:100 at A3  
 Dane Farmhouse, Bower Heath Lane, Harpenden (P4240)



Second floor



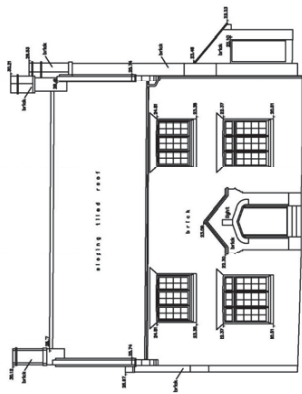
Cross-section

—▶ Photographic location - monitoring

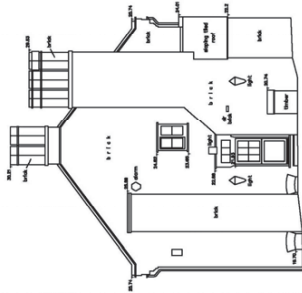
—▶ Photographic location



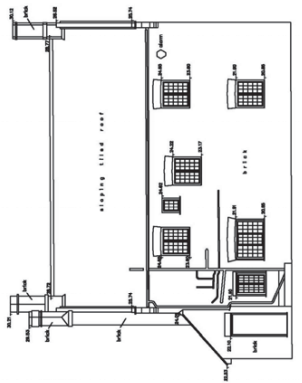
<i>Archaeological Solutions Ltd</i>
<b>Fig. 4 Plan &amp; section</b>
Scale 1:100 at A3
Dane Farmhouse, Bower Heath Lane, Harpenden (P4240)



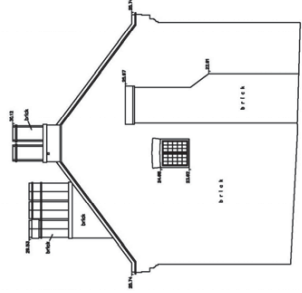
SOUTH ELEVATION



EAST ELEVATION

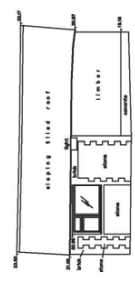


NORTH ELEVATION

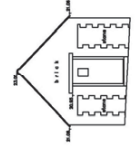


WEST ELEVATION

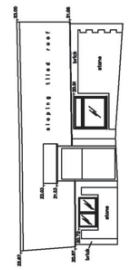
FARMHOUSE



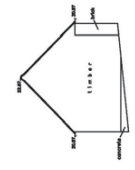
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

OFFICE

