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**LIME COTTAGE & THE WALLED GARDENS
BALLS PARK, HERTFORD**

HISTORIC BUILDING RECORDING

Author: Matthew Williams MA MSc	
NGR: TL 3350 1198	Report No. 3268
Parish: Hertford	Site Code: AS 1070
Approved: Claire Halpin MIFA	Project No. 2606
Signed:	Date: March 2009

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Lime Cottage & The Walled Gardens, Balls Park, Hertford Historic Building Recording</i>		
Project description (250 words)	<p><i>In January 2009, Archaeological Solutions Ltd (AS) carried out a programme of Historic Building Recording on the grade II listed Lime Cottage and Walled Gardens at Balls Park, a substantial grade I listed mid-17th century country house in Hertford, prior to the residential redevelopment of the site.</i></p> <p><i>The architectural investigation work at Lime Cottage found a simple two-storey brick house with a Mansard roof, most of the surviving fabric of which can be dated to the period 1880 – 1914. The building has however been grafted on to an 18th century garden wall to its rear and appears to retain the shell of an older, possibly also 18th century building up to a height of approximately 2 metres on the other three ground floor walls. The cottage is flanked by a simple outbuilding to the north. A similar southern building once existed as evidenced by a scar on the adjacent walls. These appear to date from the 19th century, on the basis of the use of hand-made bricks and lime mortar. The cottage itself is distinguished by four late Gothic Revival windows inserted into the 18th century garden wall and, internally, a cast iron fire grate with Art Nouveau decoration.</i></p> <p><i>The arrangement of the two walled gardens appears to be near contemporary with the main house and thus of early 18th century date. There are several later outbuildings and greenhouses of 19th century date in the northern walled garden, which lies immediately to the west of Lime Cottage. This garden also retains a pair of early 18th century wooden gates.</i></p>		
Project dates (fieldwork)	<i>29th January 2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>Y</i>
P. number	<i>2606</i>	Site code	<i>AS 1070</i>
Type of project	<i>Historic Building Recording</i>		
Site status	<i>Cottage and walls both separately grade II listed</i>		
Current land use	<i>Disused cottage and walled garden</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	<i>Late 19th or early 20th century cottage attached to 18th century garden wall and possibly containing fragment of 18th century outbuilding. 18th century walled garden with original gates</i>		
Significant finds (+dates)	<i>Original 18th century wooden gates to walled garden</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Hertford</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>-</i>		
Area of site	<i>c. 42 ha</i>		
NGR	<i>TL 3350 1198</i>		
Height AOD (max/min)	<i>65 / 70m</i>		
Project creators			
Brief issued by	<i>Historic Environment Unit, Hertfordshire County Council</i>		
Project Officers	<i>Kathren Henry / Matthew Williams</i>		
Funded by	<i>City & Country Residential Ltd</i>		
Full title	<i>Lime Cottage & The Walled Gardens, Balls Park, Hertford Historic Building Recording</i>		
Authors	<i>Williams, M.</i>		
Report no.	<i>3268</i>		
Date (of report)	<i>March 2009</i>		

LIME COTTAGE & THE WALLED GARDENS BALLS PARK, HERTFORD HISTORIC BUILDING RECORDING

SYNOPSIS

In January 2009, Archaeological Solutions Ltd (AS) carried out a programme of Historic Building Recording on the grade II listed Lime Cottage and Walled Gardens at Balls Park, a substantial grade I listed mid-17th century country house in Hertford, prior to the residential redevelopment of the site.

The architectural investigation work at Lime Cottage found a simple two-storey brick house with a Mansard roof, most of the surviving fabric of which can be dated to the period 1880 – 1914. The building has however been grafted on to an 18th century garden wall to its rear and appears to retain the shell of an older, possibly also 18th century building up to a height of approximately 2 metres on the other three ground floor walls. The cottage is flanked by a simple outbuilding to the north. A similar southern building once existed as evidenced by a scar on the adjacent walls. These appear to date from the 19th century, on the basis of the use of hand-made bricks and lime mortar. The cottage itself is distinguished by four late Gothic Revival windows inserted into the 18th century garden wall and, internally, a cast iron fire grate with Art Nouveau decoration.

The arrangement of the two walled gardens appears to be near contemporary with the main house and thus of early 18th century date. There are several later outbuildings and greenhouses of 19th century date in the northern walled garden, which lies immediately to the west of Lime Cottage. This garden also retains a pair of early 18th century wooden gates.

1 INTRODUCTION

1.1 In January 2009 Solutions Ltd (AS) carried out a programme of historic building recording on Lime Cottage and the Walled Gardens at Balls Park, Hertford, Hertfordshire (Location TL; Figs. 1 and 2). The work was commissioned by City and Country Residential Ltd, to satisfy part of a condition of Planning/Listed Building Consent relating to proposed residential development. The condition required the implementation of a programme of recording and analysis of the buildings in advance of the proposed works.

1.2 The work was conducted according to a specification prepared by AS and dated 24th October 2006. This was produced in response to a design brief produced by Hertfordshire County Council Historic Environment Unit (HCC HEU) and dated 21st April 2006. The recording was carried out to Level 3 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice*, 2006. It was also carried out in accordance with the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001).

1.3 Other parts of the Balls Park site have been subject to archaeological investigations by AS during the present building works, including a programme of Archaeological Monitoring & Recording on Area A (Rozwadowski & Brogan 2009)

and a programme of Archaeological Evaluation on Area C (Stone, P & Woolhouse T 2009). In addition the entire site was the subject of an Archaeological Desk-Based Assessment carried out by Hertfordshire Archaeological Trust (HAT, the precursor of AS: Prosser 2001).

1.4 Historic Building Recording will be carried out at a later date on the remaining historic buildings on the site, including the stable blocks and Balls Park mansion itself. This will form the subject of a further, separate report.

1.5 As set out in the English Heritage and IFA documents, the objectives of the historic building recording were:

- to compile a comprehensive and high quality record of the structures identified for alteration, with analysis and interpretation of those structures in conjunction with an associated documentary survey;
- to provide a review of the local historical context of the buildings, adequately detailed to place the findings of the archaeological recording in context, and;
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to alteration.

1.6 Research priorities for the region are outlined in the East Anglian regional archaeological research framework which notes that structures of the Industrial Age, dating from 1750 – 1960, face a high rate of loss due to renovation, conversion and redundancy (Brown & Glazebrook 2000). It should be noted that the buildings fall within this time frame.

Planning Policy Context

1.7 The relevant planning policies which apply to the effects of development upon cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment).

1.8 PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment. This encourages protection of the character and appearance of conservation areas and protection of listed buildings from demolition and unsympathetic change, safeguarding their settings as far as possible. This condition is widely applied by local authorities.

1.9 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains *in situ*. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is also widely applied by local authorities.

2 METHOD OF WORK

2.1 Primary Sources: Documents and Maps

The relevant primary sources for the site are outlined and discussed in a prior archaeological desk-based assessment of the site carried out by Hertfordshire Archaeological Trust (HAT, the precursor to AS: Prosser 2001) to which readers of the present report are referred.

2.2 Secondary Sources

The principal location of secondary sources was HALS. The library resources at AS were also consulted. These sources have been listed in the bibliography and referenced in the text where appropriate.

2.3 Fieldwork

2.3.1 The site was visited on 29th January 2009 in order to compile the description of the building and undertake the drawing and photographic work. The written description was produced by Matthew Williams. Drawings provided by the client were checked for accuracy and supplemented where necessary by Kathren Henry. These are included, with annotations, as Figs. 3 - 4.

2.3.2 The photographic recording was conducted by Matthew Williams using medium format (4.5 x 6 cm) black and white film and included all external views and general internal shots. This was carried out using a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the principal black and white photography. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of all the digital photographs is included below. Also included are selected digital plates as well as a photo location plan for the digital photographs, included in Fig. 2.

3 DESCRIPTION OF THE SITE

3.1 Hertford is the county town of Hertfordshire, located approximately 12 km north of the M25 motorway. It remains a compact settlement contained within the valley of the river Lea. The principal transport links are the A10 London – Cambridge road and two railway stations, Hertford East and Hertford North. While much of the town's medieval street plan remains the site presently under investigation lies approximately 1km south-east of this historic core which is curtailed to the south by the A414 Hertford bypass (Fig. 1).

3.2 Balls Park lies on a plateau between 65 and 70 metres AOD (Above Ordnance Datum, i.e. above mean sea level). The ground slopes gently upwards to the south-east and somewhat more steeply downwards to the north-west towards the valley of the River Lea. Although the estate faces largely open countryside with some extensive

areas of woodland such as Balls Wood approximately 1km to the south-east, the north-western edge of the site meets the outer suburbs of Hertford. The site is bounded to the north by the Simon Balle School and the A414; to the east by Jenningsbury Court and the B1197 road from Hertford to Hertford Heath and Hoddesdon; to the west by Mangrove Lane, a minor road, and to the south by open fields (Fig. 2).

4 HISTORIC BACKGROUND

4.1 Lime Cottage and the adjacent walled gardens are both listed at grade II (see Appendices 1 & 2) and lie within the Balls Park Estate which contains a mid-17th century Grade I listed country house of the same name. The history and archaeology of Balls Park have been the subject of a detailed Archaeological Desk-Based Assessment by Hertfordshire Archaeological Trust (Prosser 2001) to which readers of the present report are referred.

5 LIME COTTAGE

5.1 Exterior

5.1.1 Lime Cottage is a small red brick cottage of two storeys which lies a short distance to the south-east of the main house at Balls Park, just beyond the walled gardens discussed below. The cottage has an unusual two-stage Mansard roof of red tiles resting on a jetty on all four sides of the building. While most of the structure can be given a date between 1880 and 1914, the rear (west) of the building is built into a section of the adjacent 18th century garden wall. It seems possible that other pieces of fabric of this earlier date may remain concealed throughout the ground floor walls of the cottage. Immediately to the north of the building there is an outbuilding. A similar one to the south has been demolished.

5.1.2 The south elevation of Lime Cottage reveals the former position of the outbuilding as it preserves the limewash with which the building's interior was painted (Plate 1). Wooden battens to support storage shelves in the outbuilding also remain, along with a small hatch which appears to give access to the interior of the cottage but is now blocked with rudimentary wooden planking. The limewash and shelving can also be traced on the adjacent garden wall against which the former outbuilding was constructed. The footprint of the outbuilding is also still visible and retains flooring apparently of late 19th century date composed of a type of pavement presenting a surface measuring 8¾" x 4¼" with an unknown depth.

5.1.3 The brickwork ground floor of the south elevation of the cottage, meanwhile, appears to have been constructed in at least two phases. Up to a height of approximately 2m the wall consists of hand-made red bricks laid in an indeterminate bond with thick joints of approximately ½" in traditional lime mortar above a slate damp course. The bricks themselves have an average size of 4" x 2¼" x 8¼", interestingly exactly the same dimensions as the bricks used in the adjacent garden wall. Above this, and in the side wall of the adjacent entrance vestibule, the brickwork is composed of much later red bricks laid in cement mortar, the upper section having

weatherstruck joints. It is also noticeable that the brickwork of the vestibule is not bonded into the older bricks of the lower section of the ground floor wall.

5.1.4 Above the ground floor is an overhanging timber soffit faced with a vertical bargeboard which has a simple ogee moulding at its base. At the time of the investigation a piece of the soffit had come away in the south-east corner which allowed internal inspection of the space behind the first pitch of the Mansard roof. This exposed the rear side of the internal wall of the south bedroom and showed that it was constructed using traditional methods with wooden laths and lime plaster. Above the soffit the steep lower section of the Mansard roof forms the first floor of the building and has machine made tiles which may be slightly later replacements as the gentler slope of the hipped section of the roof above appears to retain hand-made tiles.

5.1.5 The east, principal elevation of Lime Cottage faces away from the walled garden and is all in the later red brick bonded with cement mortar seen in parts of the south elevation (Plate 2). The ground floor entrance door to the south of the façade is probably original and is of vertical five-boarded form with a small letter box. This leads into a stair tower which projects slightly from the main body of the building and has its own asymmetrical pitched roof with machine-made red tiles. To the right of the entrance at the base of the stair tower is a small rectangular window which lights the WC beneath the stairs and retains a simple floral decorative scheme in blue, yellow and clear glass, typical of the early 20th century. To the right is a small pent slate-roofed outshut containing the bathroom which presents a plain brick wall on this elevation. It has a small window dating from the 1950s – 60s to the north side with a fixed lower panel and a smaller top-opening casement, both in plain obscured glass. The brickwork of this outshut is not keyed into that of the rest of the building behind, suggesting that it may be an extension of slightly later date.

5.1.6 The Mansard roof above takes much the same form described above although on the eastern elevation the machine made tiles also extend across the first floor walls of the stair tower. The first floor of the stair tower has a single four light side opening wooden casement window of typical late 19th or early 20th century form. Directly above the stair tower, but rising behind it from the hipped roof, is a substantial brick chimney which has been painted purple using modern plastic based paint. The bricks are laid in an indeterminate variation of Flemish bond, and the uppermost courses are corbelled out to make a plinth for the two contemporary terracotta chimney stacks. To the south the chimney has a shoulder or dog-leg which is roofed in hand made tiles matching those of the adjacent hipped roof section.

5.1.7 The north elevation is largely concealed by the outshut containing the bathroom, discussed above, and by the surviving outbuilding to the north (Plate 3). In the small area of brickwork which does remain visible on the ground floor of the main cottage, the same division can be seen as on the south elevation between a much older lower section with hand-made bricks in lime mortar and, from about 2 m upwards, a more modern section with later bricks in cement. Above this the Mansard roof is of the same form as before.

5.1.8 The surviving single storey outbuilding to the north appears to be of mid-19th century date and, like the demolished example to the south, is a lean-to which makes use of the 18th century garden wall behind as its rear wall. The building is constructed

of very large, hand made, heavily creased red bricks averaging 9¼" x 2½" x 4¼" in size. These are laid in Flemish bond with joints of approximately ½" in very soft, sandy lime mortar. The east wall contains a single window which appears to be of late 19th century form although if this is the case the glass has been replaced considerably later. The window takes the form of two side-opening four-light casements separated by a wooden mullion. Above is a simple pent roof of slate with a single modern glass skylight. The north wall contains the only entrance to the building, a wooden door of five vertical boards, braced and ledged with a cast iron latch all of late 19th or early 20th century date.

5.1.9 The west elevation of Lime cottage faces the estate's walled garden (Plate 4). The ground floor is indistinguishable from the garden wall and this 18th century structure appears not to have been interfered with except by the removal of any capping and the insertion of two pairs of windows. It is built of large bricks with lime mortar joints as before, and has recently been sympathetically re-pointed.

5.1.10 The windows are of some interest as an example of very late 19th century Gothic revival design. Each pair comprises two simple Gothic windows side by side inserted into almost-square openings in the wall with slightly cambered brick arches above. These openings have no queen closer bricks to the side jambs, confirming that they were inserted into a pre-existing structure. Each of the four individual Gothic windows is composed of 15 small panes while in each case, of the two windows, the north window opens while that to the south is a fixed light. All retain their original hand-blown glass, while the original tracery is also in place and is made entirely of wood.

5.1.11 The first floor is contained within the lower section of the Mansard roof and supported on a jetty as on the other three elevations. On this façade alone, however, the jetty was formerly supported by three substantial wooden posts of which the north survives, the centre has been replaced and the south has been removed. The original north post has a simple chamfer and stop to each corner edge and a very simple moulding at the top which is semi-circular in profile.

5.1.12 The Mansard roof arrangement is the same as that found elsewhere except for the inclusion of two further pairs of Gothic windows. These are much the same as those on the ground floor except that in this case all four individual windows take the form of side-opening casements. Both pairs of windows protrude slightly from the lower section of the Mansard roof in order to reach a vertical plane and have their own small roofs which are continuous with the upper section of the roof being of the same pitch and using the same hand-made tiles.

5.2 Interior

5.2.1 The entrance door leads directly to a small vestibule at the base of the stairs which ascend to the north. The vestibule also provides access to the kitchen through a door to the west. This door is set in a wall of considerable thickness (c. 14") with a substantial chamfer to the south jamb suggestive of greater age than that of the building's exterior. The door itself is modern, however, with a single lower panel, a single fixed light above in plain glass and chrome handles along with a modern architrave.

5.2.2 The kitchen has been substantially modernised with a worktop, cupboards etc of late 20th century date. An aperture for a fireplace survives in the north-east corner although the grate and any other associated features have all been removed. The only surviving feature of any historic interest is the pair of Gothic windows described above. The opening casement to the west side retains a scrolled staybar, catch and L-shaped strengthening strap to the corner which are all original and manufactured from wrought iron.

5.2.3 A door in the north-west corner of the kitchen leads to the sitting room and is entirely modern with a plain face, chrome handles and a modern architrave. The sitting room is very plain with mid 20th century wallpaper on the roof and walls and late 20th century laminated pine floorboards. There is a modern fire surround and gas fire in the south-east corner which occupies the position of the original grate and it is possible that this may remain concealed behind these later additions. The walls throughout the room have a number of unexplained ledges and protrusions which may provide further evidence that the ground floor of the structure contains an older building than that which can be seen externally.

5.2.4 The only features of historic interest in the sitting room are the pair of Gothic windows and a well-concealed cupboard of late 19th century date in the north-west corner (Plate 5). The Gothic windows retain the same internal fixtures as the pair described above in the kitchen although here the L-shaped strengthening strap is missing. The cupboard is given access by a very small wooden door with four vertical boards and three ledges disguised on the front by a plain painted board and chrome handle of 1960s – 70s date. Although the cupboard now houses the electricity meter and fuse box for the building it retains vertical wooden boarding and the remains of a row of coat hooks which are both of typical late 19th century form.

5.2.5 The bathroom is reached through a door in the east wall of the sitting room which again has modern boarding and a chrome handle on the front but has four vertical boards and three ledges to the rear, in this case with two high quality 19th century hinges and straps. The bathroom contains a white suite of mid-20th century date with a contemporary tiled floor, polystyrene roof tiles and a modern window as described above. A further door to the toilet beneath the stairs is of late 19th century boarded and ledged form with hinges and straps as before although here there is no modern boarding. In the toilet the brickwork of the internal wall is exposed although it has been painted.

5.2.6 The staircase to the first floor is very plain and of winder form with a single 90° turn to the west under the triangular roof of the stair tower. At this point there is a small four-light opening casement window in the east wall as described above. Internally, this retains an original catch, scrolled staybar and L-shaped strengthening strap as on the Gothic windows although here the original glass has been replaced with modern machine-made panes.

5.2.7 The staircase reaches a very small first floor landing through an arch in an apparently thick wall which may in fact be composed at this point of the building's two chimney stacks rising to either side of the stair and meeting above it. The landing

gives access to the two bedrooms, the doors to which are arranged on a diagonal baffle-entry system.

5.2.8 The wooden door to Bedroom 1 to the south is of typical late 19th century form with five vertical boards and three ledges. It retains an original latch, hinges and straps which match those found on the ground floor. To the rear there are three contemporary brass coat hooks. The upper parts of the walls of the room are coved to fit the external form of the roof. There is a loft hatch to which it was not possible to gain access in the course of the investigation.

5.2.9 The skirting, laminated pine flooring and a built-in wardrobe to the north-east corner are all modern. However the pair of Gothic windows to the west wall survive, as described above, and retain all the internal fixtures noted on the ground floor. In addition between the door and the cupboard in the north-east corner an original cast iron fire grate survives which is of some interest as it is decorated with an unusual floral decorative scheme influenced by the contemporary Art Nouveau movement (Plate 6).

5.2.9 The door to Bedroom 2 is identical to that of Bedroom 1 except that the original coat hooks have been removed. Bedroom 2 is very similar in most other respects, including the retention of the Gothic windows, although it is smaller. The aperture for the fireplace is visible but has now been blocked. At the time of the investigation a small area of the ceiling had collapsed which confirmed that the structure was built using traditional materials and methods. The damage revealed wooden lathing with lime plaster which was mixed with a large quantity of animal hair in the traditional way.

5.2.10 The interior of the outbuilding to the north is very plain. Although much original limewash is retained on the brick walls the remaining features appear more modern than would have been suggested by the building's external appearance. The present floor is of concrete although where this is cracked traces can be seen of a pamment floor of the same type as that which was seen in the former southern outbuilding. There is some use of modern bricks and cement based mortar in a small area around the window which along with the lack of any queen closer bricks in the flanking jambs suggests that this may have been a later insertion. The roof structure appears to be of early – mid 20th century date as it utilises sawn softwood rafters with a single steel "I" beam as a purlin.

6 THE WALLED GARDENS

6.1 Introduction

The two principal walled gardens at Balls Park are situated a short distance to the south-east of the main house and are immediately adjacent to each other thus sharing a party wall. The northern of these two enclosures lies immediately to the west of Lime Cottage. The arrangement of both these gardens, along with most of the walls themselves, appears to be contemporary with the main house and thus of early 18th century date. There are several later outbuildings and greenhouses of 19th century date in the northern walled garden, which lies immediately to the west of Lime Cottage.

6.2 *Northern walled garden*

6.2.1 The west wall is constructed of large hand-made red bricks of average size 8" x 2½" x 4" laid in an indeterminate bond using traditional lime mortar with joints of between ½" and ¾" in thickness. The topmost seven courses of darker bricks and the three supporting buttresses appear to be of later, possibly 19th century date while the capping appears to be mid – late 20th century. There has been much sensitive replacement throughout the structure using modern hand-made red bricks and lime mortar. An area of limewash to the northern end of the wall suggests that there was formerly an outbuilding here in addition to that which runs along the north wall and terminates at this point.

6.2.2 At the junction between the west and north walls there is a slender corner post of finely jointed 18th century red brick topped with a simple cornice, plinth and decorative ball all carved in stone. This feature is repeated at all five of the other junctions within the two principal walled gardens.

6.2.3 Two smaller 18th century brick posts with equally fine brickwork but correspondingly smaller cornice, plinth and ball decorations divide the north wall into three equal parts. Structurally, this wall continues largely as per the west wall with a basis of 18th century work supplemented with sensitive modern replacements and a mid – late 20th century capping. There are no further buttresses on this or any of the other walls.

6.2.4 The western third of the north wall retains a 19th century outbuilding constructed of hand-made bricks which are larger than those in the wall at average dimensions of 8¾" x 2½" x 4¼". The building retains its original door of five vertical wooden boards and two ledges along with a contemporary latch. The limewash to the internal walls survives. Unusually the pent roof, now removed, formerly sloped downwards towards the garden wall rather than away from it.

6.2.5 The central third of the north wall dips on either side to meet two small, plain 18th century gate posts between which is a pair of original 18th century wooden gates, a survival of considerable importance. These retain contemporary cast iron hinges, straps and the remains of a closing mechanism. The west gate is capped by a contemporary carved wooden scroll which has been lost from the other gate.

6.2.6 The eastern third of the north wall appears to have been heightened to accommodate a 19th or early 20th century lean-to greenhouse which has survived in a truncated form although most of the glass has been removed and it is now in a derelict state (Plate 7). An area of limewash to the west gives an indication of the original size of the building.

6.2.7 The east wall of the garden is much plainer than those to the north and west. It remains basically 18th century with numerous later patch repairs. The surface of the wall is only interrupted by Lime Cottage and, short distances to either side of it, two plain vertical wooden boarded doors of probable 19th century date set in round-headed brick arches.

6.2.8 The south wall of the garden is similarly plain except for two horizontal boarded timber doors of probable late 19th or early 20th century date set in round-headed brick arches to the east and west ends of the wall. These doors no longer open. The wall also steps down three times to compensate for the slight downward slope of the ground from west to east.

6.2.9 Within the garden but not attached to any of the boundary walls is a large partially submerged greenhouse or which is rectangular in shape and orientated east – west. The building is probably of late 19th or early 20th century date and retains much original glass along with its original entrance door and doorknob.

6.3 Southern walled garden

6.3.1 This garden is generally much plainer than that to the north and most of the central area is presently surfaced in tarmac in to allow for use as a tennis court. The walls are all essentially 18th century with modern cappings as before and have corner posts with stone ornaments as described above.

6.3.2 The walls to the north and south of the garden appear identical. They both have three steps down to compensate for the downward slope of the ground from west to east. At the east and west ends they both have a simple brick pilaster support beyond which in all four corners of the garden there are blocked 19th century horizontal boarded round-headed doors as referred to above. These all have stone keystones and are approached under small late 20th century wooden trellises supported by plain brick columns of the same date (Plate 37).

6.3.3 The east wall is entirely plain while the west wall is equally plain except for the sole remaining entrance to the garden which is of late 20th century date and consists simply of a gap in the 18th century structure of a width suitable for vehicle access, the wall encased with concrete to either side to provide stability.

7 DISCUSSION & CONCLUSIONS

7.1 Lime Cottage is an apparently simple and perhaps rather unprepossessing domestic building which on more detailed inspection was found to retain a number of interesting and unusual features. Of most interest is the association between the late 19th or early 20th century cottage and the adjacent 18th century garden wall into which it was built. It appears that the cottage may well have been built on and around a small outbuilding of the same date as the walled garden, a theory which is supported by the building listing (Appendix 1).

7.2 Furthermore, Lime Cottage retains a number of details which appear to date to its construction at the end of the Victorian era and are characteristic of that period. Most unusual of these is the set of four very late Gothic Revival windows set in the west façade of the building which all retain their original window furniture and much hand-made glass. Within the cottage the most significant details are the numerous original doors and a fire place with Art Nouveau decoration in the main bedroom. Given the survival of all these features Lime Cottage represents a good example of modest, comfortable late Victorian domestic architecture.

7.3 The significance of the adjacent garden walls lies in the survival of large areas of 18th century brick work. In some areas this is very fine in both quality of materials and craftsmanship, most notably at the decorated posts set at all corners of the gardens. The pair of carved wooden 18th century garden gates at the north end of the northern walled garden is also a survival of very considerable interest.

ACKNOWLEDGEMENT

Archaeological Solutions would like to thank City and Country Residential Ltd for commissioning this report (in particular Mr Ian Dieffenthaler for his assistance).

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of HCC Historic Environment Unit.

DEPOSITION OF ARCHIVE

An archive of all materials produced by the report has been created and listed. Copies of the final report will be lodged with the client, the local planning authority, Hertfordshire HER, HALS and the National Monuments Record, Swindon. The archive will be lodged with HALS.

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**APPENDIX 1
LIME COTTAGE BUILDING LISTING**



© Mr A. Gude

IoE Number: 461220

Location: GARDENERS COTTAGE IN WALLED GARDENS SOUTH EAST OF
BALLS PARK MANSION,
HERTFORD, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Mr A. Gude

Date Photographed: 06 September 2000

Date listed: 09 September 1996

Date of last amendment: 09 September 1996

Grade II

HERTFORDTL3311NEBALLS PARK817-1/9/270Gardener's Cottage in walled
gardens

HERTFORD TL3311NE BALLS PARK 817-1/9/270 Gardener's Cottage in walled
gardens south-east of Balls Park Mansion GV II Gardener's cottage. C18, altered C19
and C20. Red brick laid to Flemish bond, hipped old tiled roof, with early C20
fishscale tile-hung mansard slopes covering first floor. EXTERIOR: 2 storeys, roof
incorporating 2 dormers with Gothick-headed 2-light casements, 2 similar windows
on ground floor. Cottage set astride east wall of north walled garden (qv).
INTERIOR: not inspected.

APPENDIX 2 WALLED GARDENS BUILDING LISTING



© Mr A. Gude

IoE Number: 461224

Location: WALLS TO WALLED GARDENS SOUTH EAST OF BALLS PARK MANSION,

HERTFORD, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Mr A. Gude

Date Photographed: 06 September 2000

Date listed: 12 April 1973

Date of last amendment: 09 September 1996

Grade II

HERTFORDTL3311SWBALLS PARK817-1/9/263Walls to walled gardens south-east

HERTFORD TL3311SW BALLS PARK 817-1/9/263 Walls to walled gardens south-east 12/04/73 of Balls Park Mansion (Formerly Listed as: Kitchen Garden Walls, Balls Park) GV II 2 walled gardens, previously listed as kitchen garden walls. Early C18, with C19 and C20 alterations and repairs. Red brick laid to Flemish bond, with Portland stone copings and finials to piers. 2 square enclosures. Piers have moulded stone copings with ogee caps and ball finials, with pair of wrought-iron C19 scrollwork gates in west wall of south garden; C19 section of lowered wall in centre of north side of north garden with ramped brick coping, brick piers with stone caps and carved urns on pedestals, and timber battened gates with carved scroll tops. C18 gardener's cottage (qv) straddles north-east run of east wall of north garden. South garden has arched openings with stone impost blocks, double header red brick arches, and stone keyblocks inscribed 'Nan's Garden'. Battened oak doors with wrought-iron strap hinges, with timber pergolas supported on brick piers with stone caps inside each doorway. HISTORICAL NOTE: the gardens at Balls Park were restored at the turn of the century by Sir George Faudel-Phillips who acquired the property in 1901, but had leased it since the 1880s. (Country Life: Weaver L: Balls Park, Hertford: London: -1912: 578-87).

APPENDIX 3 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	Balls Park, Hertford
County: Hertfordshire	District: East Herts
Village/Town: Hertford	Parish: Hertford
Planning application reference:	3/0/2271
Client name/address/tel:	City & Country Group, Bentfield Place, Stansted, Essex CM24 8HL Tel: 01279 817 882
Nature of application:	Residential redevelopment of cottage and landscaping of walled gardens
Present land use:	Disused cottage and walled gardens
Size of application area: c. 42 ha.	Size of area investigated:
NGR (8 figures):	TL 3350 1198
Site Code:	AS 1070
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic building recording
Date of work:	29 th January 2009
Location of finds/Curating museum:	HALS
Related SMR Nos:	Periods represented: Mid-C18, late C19 / early C20
Relevant previous summaries/reports: -	Prosser, L. 2001 <i>Balls Park, Hertford: An Archaeological Desk-Based Assessment</i> . Hertfordshire Archaeological Trust, Hertford, Report No. 880
Summary of fieldwork results:	<p>The architectural investigation work at Lime Cottage found a simple two-storey brick house with a Mansard roof, most of the surviving fabric of which can be dated to the period 1880 – 1914. The building has however been grafted on to an 18th century garden wall to its rear and appears to retain the shell of an older, possibly also 18th century building up to a height of approximately 2 metres on the other three ground floor walls. The cottage is flanked by two simple outbuildings, that to the south having been recently demolished. These appear to date from the 19th century, on the basis of the use of hand-made bricks and lime mortar. The cottage itself is distinguished by four late Gothic Revival windows inserted into the 18th century garden wall and, internally, a cast iron fire grate with Art Nouveau decoration.</p> <p>The arrangement of the two walled gardens appears to be near contemporary with the main house and thus of early 18th century date. There are several later outbuildings and greenhouses of 19th century date in the northern walled garden, which lies immediately to the west of Lime Cottage. This garden also retains a pair of early 18th century wooden gates.</p>
Author of summary: Matthew Williams	Date of Summary: March 2009

APPENDIX 4 ARCHIVE CONTENTS FORM

Site Details	
Site Name: Lime Cottage & The Walled Gardens, Balls Park, Hertford	NGR: TL 3350 1198
County: Hertfordshire	Museum Collecting Area:
Site Code: AS	Project Number: 2606
Date of Work: 29 th January 2009	Related Work: Historic Building Recording of main house Archaeological Watching Brief in Grounds

Brief/s		Specification/s	
Date	Present	Date	Present
21 st April 2006	Yes	24 th October 2006	Yes

Site Records (Description)		
Site Drawings (Give Details of Formats & Size)		
Drawn Plans & Sections:		
Architect's Drawings:		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data

Reports		
Report No	Report Type	Present
3268	Historic Building Recording	Yes

Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
Photographic Location Plans Present? (Give Details)							
Digital Photographs (Give Details):							

DEPOSITION OF ARCHIVE

An archive of all materials produced by the report has been created and listed. Copies of the final report will be lodged with the client, the local planning authority, Hertfordshire HER, Hertfordshire Archives & Local Studies (HALS) and the National Monuments Record, Swindon. The archive will be lodged with HALS.

PLATES



1 South elevation of Lime Cottage, forming the side wall of the demolished outbuilding, taken from the south (2)



2 East elevation of Lime Cottage, taken from the east (3)



3 East elevation of Lime Cottage, taken from the north-east (5)



4 West elevation of Lime Cottage, taken from the west (6)



5 Ground floor living room in Lime Cottage, taken from the south-east (12)



6 South bedroom on first floor of Lime Cottage, taken from the south-west (17)



7 Vestigial greenhouse and north section of the east wall of the north walled garden, taken from the west (30)



8 West section of the north wall of the south walled garden, and typical pagoda and gate, taken from the south (37)

PHOTOGRAPHIC INDEX



1

East face of garden wall to south of Lime Cottage, forming the rear wall of a demolished outbuilding, taken from the east



2

South elevation of Lime Cottage, forming the side wall of the demolished outbuilding, taken from the south



3

East elevation of Lime Cottage, taken from the east



4

North elevation of surviving outbuilding to the north of Lime Cottage, taken from the north



5

East elevation of Lime Cottage, taken from the north-east



6

West elevation of Lime Cottage, taken from the west



7

West elevation of Lime Cottage, taken from the south-west



8

West elevation of Lime Cottage, taken from the north-west



9

Interior of surviving outbuilding to the north of Lime Cottage, taken from the north-east



10

Ground floor kitchen in Lime Cottage, taken from the east



11

Ground floor kitchen in Lime Cottage, taken from the south-west



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Ground floor living room in Lime Cottage, taken from the south-east



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Ground floor living room in Lime Cottage, taken from the north-west



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Door to ground floor bathroom in Lime Cottage, taken from the north-east



15

Winder stair to first floor of Lime Cottage, taken from the south



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South bedroom on first floor of Lime Cottage, taken from the north-east



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South bedroom on first floor of Lime Cottage, taken from the south-west



18

North bedroom on first floor of Lime Cottage, taken from the south-east



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North bedroom on first floor of Lime Cottage, taken from the north-west



20

Detail of original fire grate in south bedroom on first floor of Lime Cottage



21

Detail of rear face of door to south bedroom on first floor of Lime Cottage



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Detail of front face of door to south bedroom on first floor of Lime Cottage



23

Baffle-entry arrangement of doors to bedrooms on first floor of Lime Cottage, taken from the east



24

Window on first floor of staircase in Lime Cottage, taken from the west



25

Detail of buttress to west wall of north walled garden, taken from the south



26

South section of west wall of north walled garden, taken from the east



27

South-central section of west wall of north walled garden, taken from the east



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North-central section of west wall of north walled garden, taken from the east



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North section of west wall of north walled garden, taken from the east



30

Vestigial greenhouse and north section of the east wall of the north walled garden, taken from the west



31

Lime Cottage and the central section of the east wall of the north walled garden, taken from the west



32

South section of the east wall of the north walled garden, taken from the west



33

South section of the west wall of the south walled garden, and typical pagoda and gate, taken from the east



34

South-central section of the west wall of the south walled garden, taken from the east



35

Central section of the west wall of the south walled garden, taken from the east



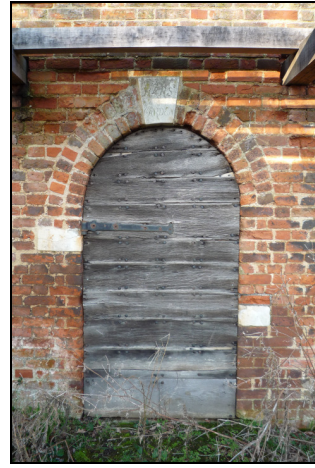
36

North section of the west wall of the south walled garden, taken from the east



37

West section of the north wall of the south walled garden, and typical pagoda and gate, taken from the south



38

Detail of typical gate of the south walled garden



39

Detail of typical keystone to gate of south walled garden



40

North section of the east wall of the south walled garden, and typical pagoda and gate, taken from the west



41

North-central section of the east wall of the south walled garden, taken from the west



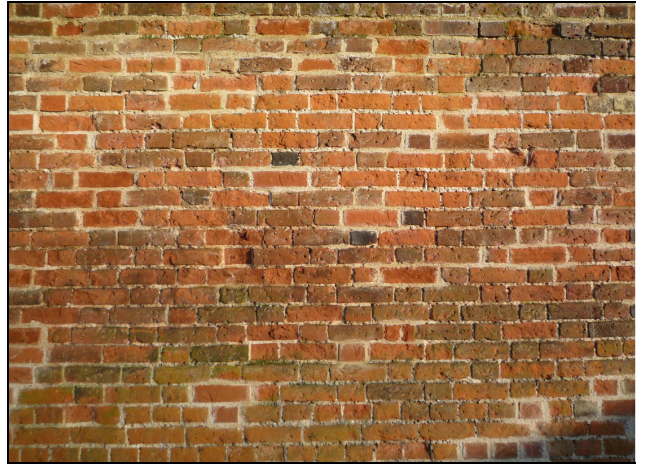
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South-central section of the east wall of the south walled garden, taken from the west



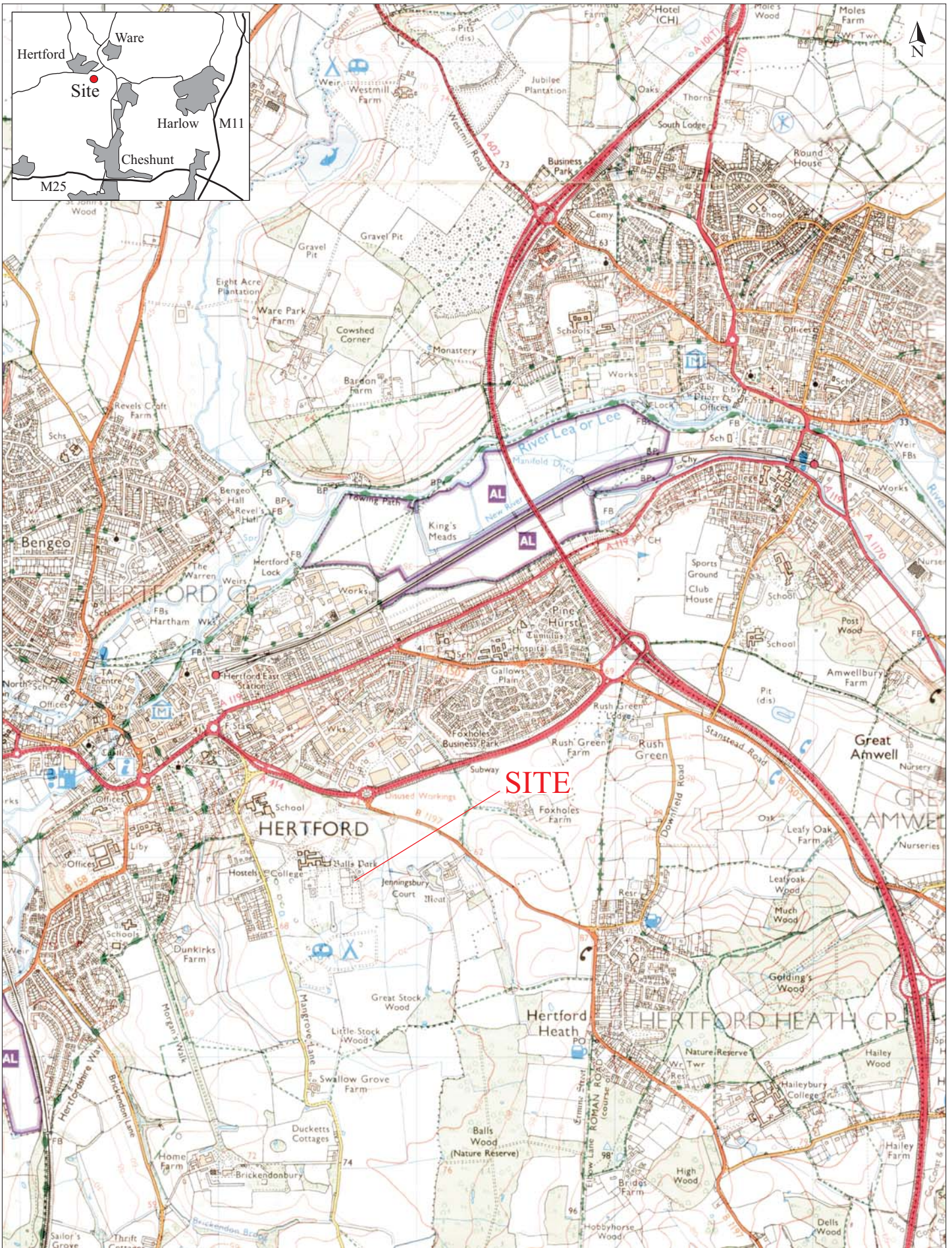
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South section of the east wall of the south walled garden, taken from the west



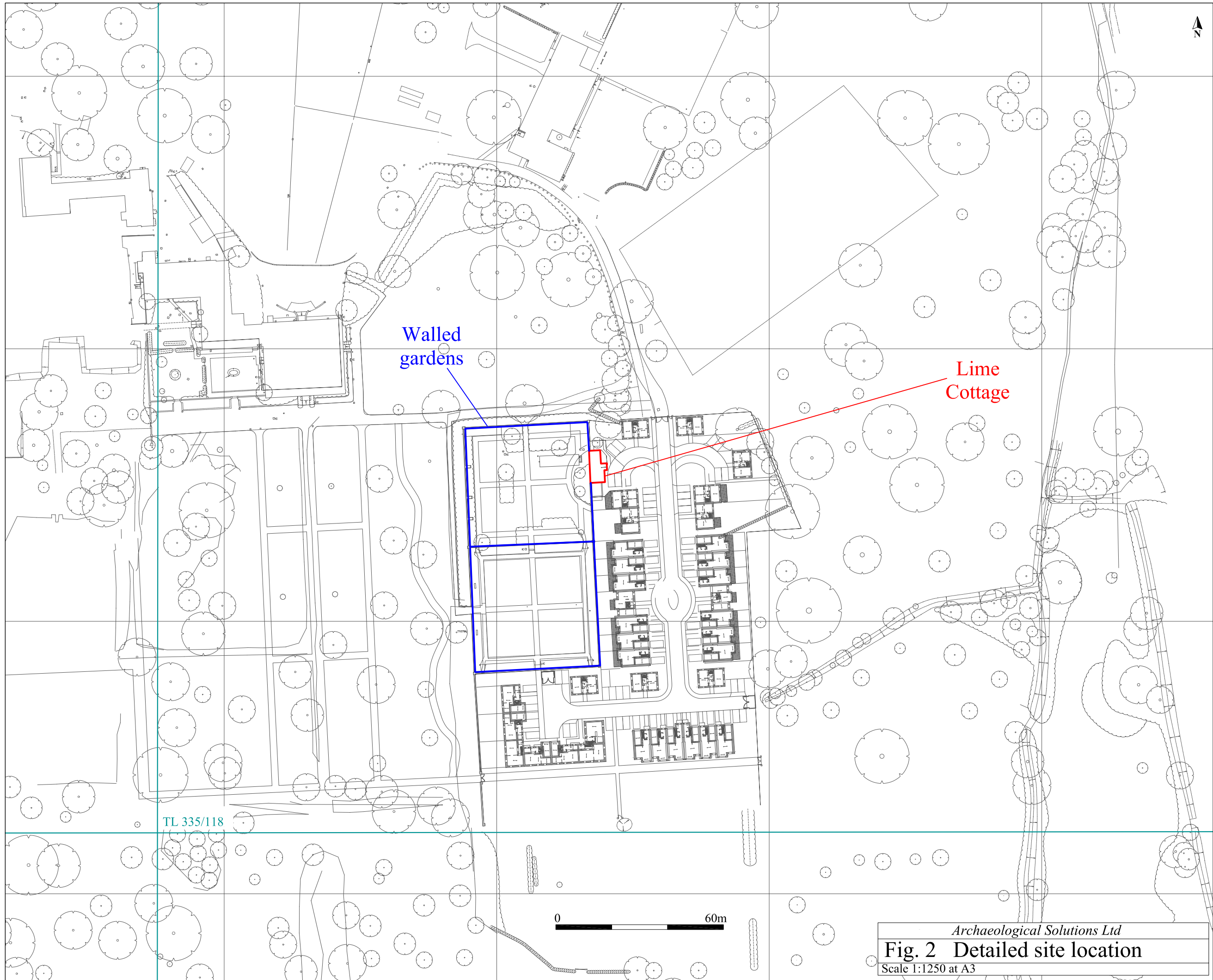
44

Detail of typical brickwork to walls of south walled garden



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Fig. 1 Site location plan
 Scale 1:25,000 at A4



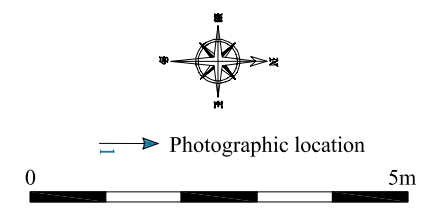
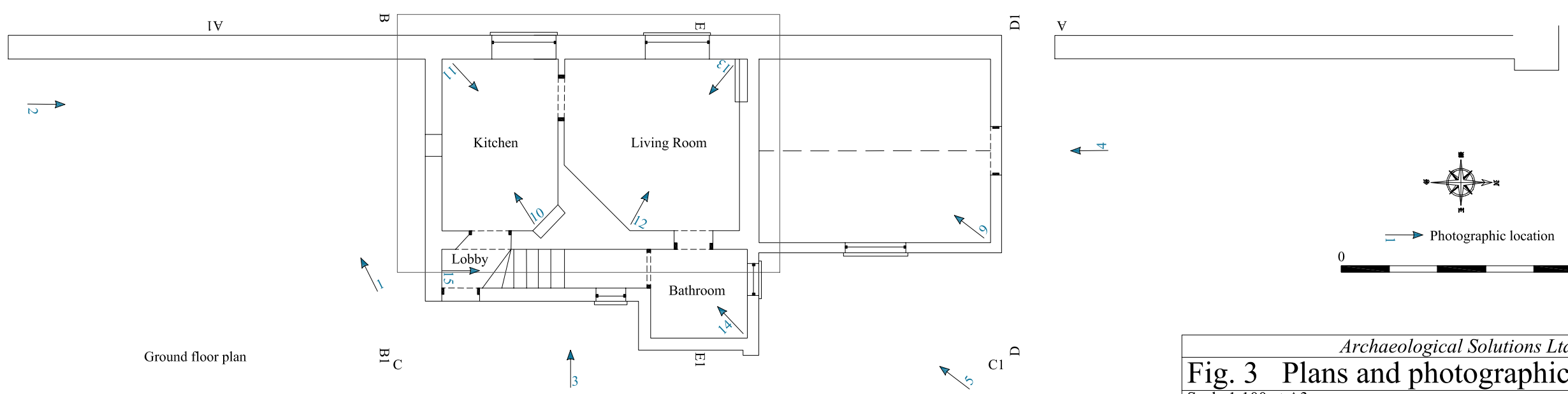
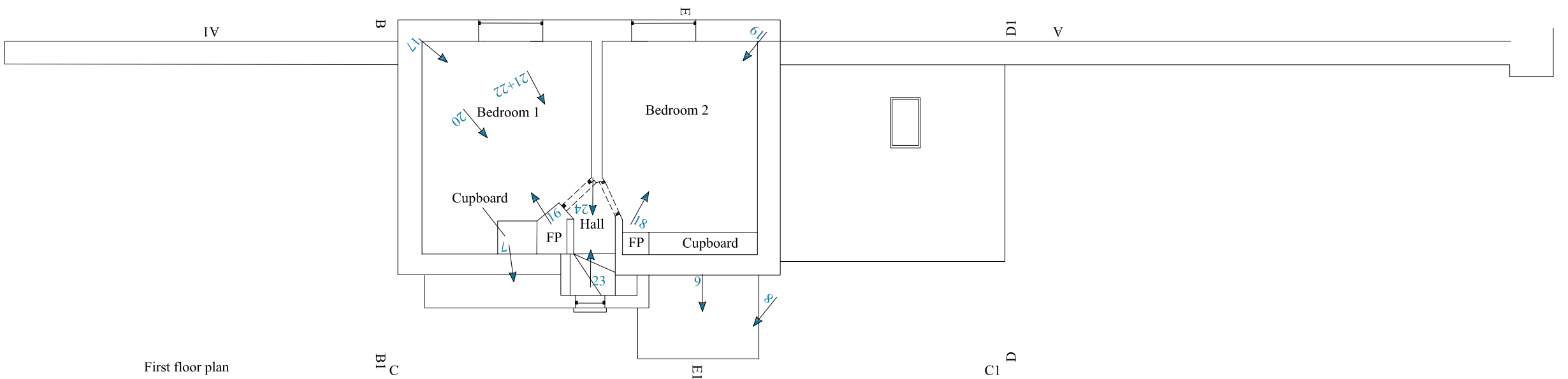
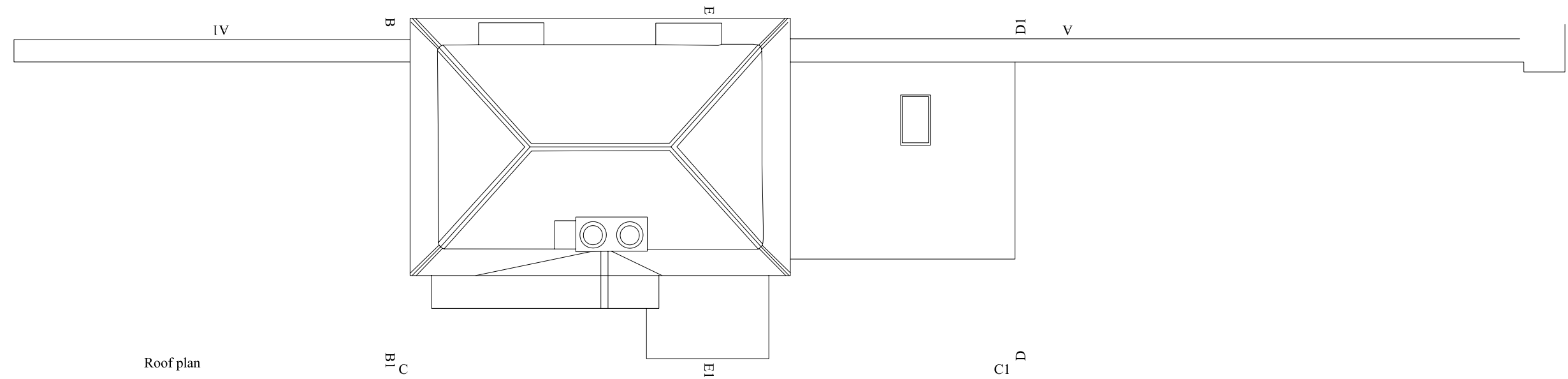
Walled
gardens

Lime
Cottage

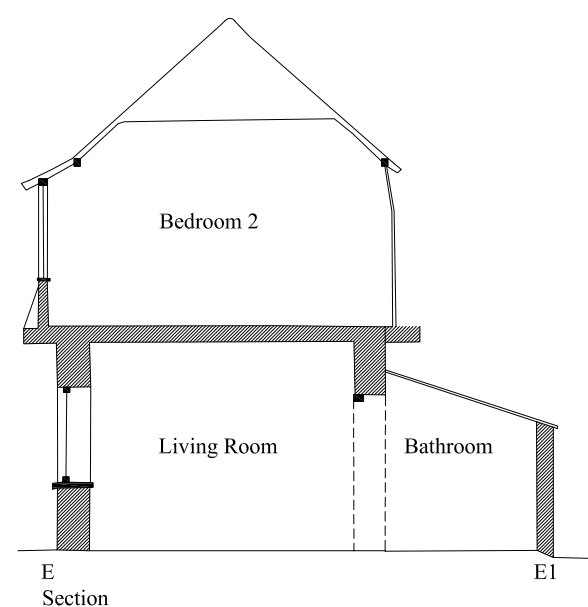
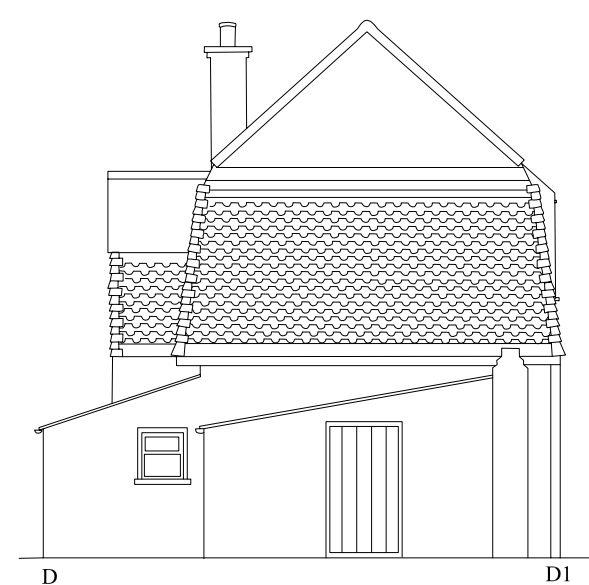
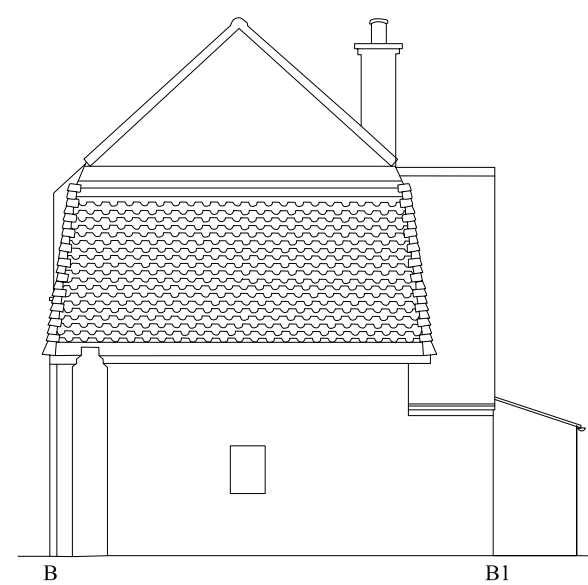
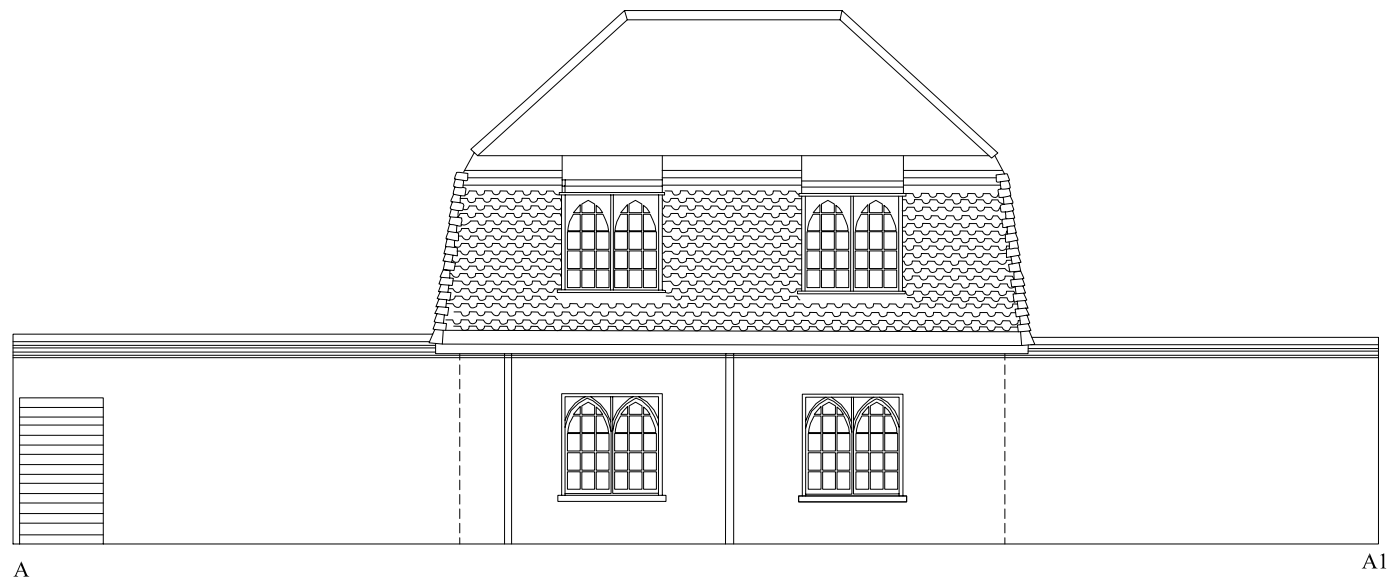
TL 335/118

0 60m

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Fig. 2 Detailed site location
Scale 1:1250 at A3



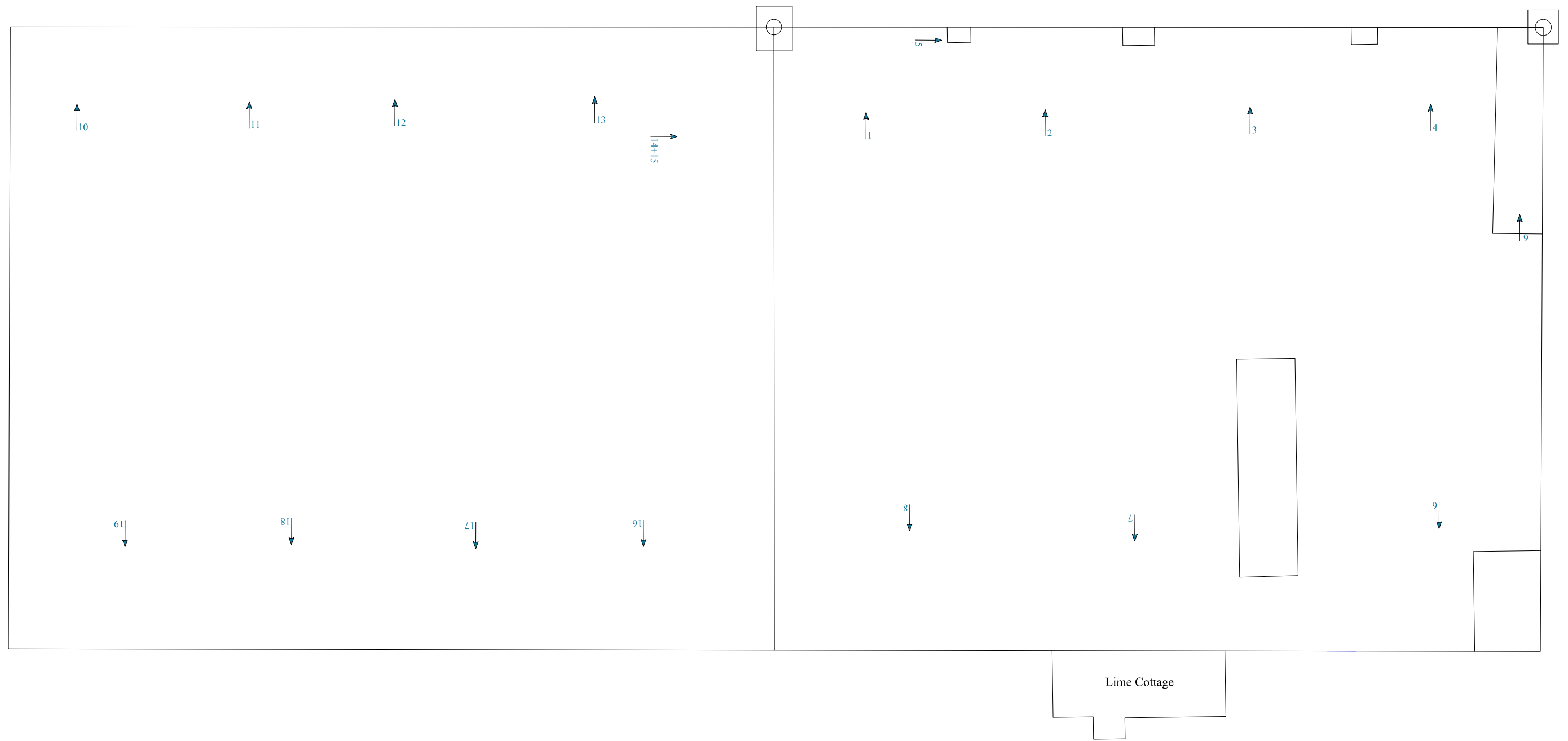
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Fig. 3 Plans and photographic locations
 Scale 1:100 at A3



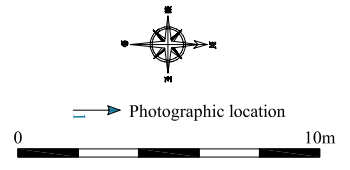
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Fig. 4 Elevations & section

Scale 1:100 at A3



Lime Cottage



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Fig. 5 Plan of walled gardens & photographic locations
 Scale 1:250 at A3