

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING & BUILDING WATCHING BRIEF:  
PATCHETTS GREEN FARMHOUSE (THE COACH HOUSE)**

**PATCHETTS EQUESTRIAN CENTRE**

**74 HILFIELD LANE**

**ALDENHAM**

**HERTS**

**DRAFT REPORT**

NGR: TQ 1392 9760

*on behalf of Patchetts Green Ltd*



Karin Semmelmann MA MifA

May 2012

ASC: 1436/ALP/2





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## Site Data

|                                       |  |                            |      |
|---------------------------------------|--|----------------------------|------|
| <i>ASC project code:</i>              | ALP  | <i>ASC Project No:</i>     | 1436 |
| <i>OASIS ref:</i>                     | archaeol2-104524   | <i>Event/Accession no:</i> | N/A  |
| <i>County:</i>                        | Hertfordshire  |                            |      |
| <i>Village/Town:</i>                  | Aldenham   |                            |      |
| <i>Civil Parish:</i>                  | Aldenham   |                            |      |
| <i>NGR (to 8 figs):</i>               | TQ 1392 9760   |                            |      |
| <i>Present use:</i>                   | Unused   |                            |      |
| <i>Planning proposal:</i>             | Restoration for residential use  |                            |      |
| <i>Planning application ref/date:</i> | TP/10/0673   |                            |      |
| <i>Local Planning Authority:</i>      | Hertsmere Borough  |                            |      |
| <i>Date of fieldwork:</i>             | 27 <sup>th</sup> June 2011- 9 <sup>th</sup> February 2012  |                            |      |
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| <i>Client:</i>                        | Patchetts Green Ltd<br>Patchetts Equestrian Centre<br>Hilfield Lane<br>Aldenham<br>Hertfordshire<br>WD25 8PE |                            |      |
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## Internal Quality Check

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

## Summary

*Between June 2011 and February 2012 historic building recording and a building watching brief were carried out at Patchetts Green Farmhouse (also known as The Coach House), 74 Hilfield Lane, Aldenham, Hertfordshire.*

*The building is a Grade II listed Wealden house, originally with a 2-bay open hall and a 2-storey bay at the southern end. However, the northern end of the building appears to have been foreshortened and it is possible that a second 2-storey bay once stood here. A chimney stack and upper floor were inserted in the early 17<sup>th</sup> century and the adjoining range constructed at much the same time. The newly installed first floor was accessed from the adjoining range until the present staircase was constructed in the 19<sup>th</sup> century. The ground floor door between the two buildings was blocked in the 20<sup>th</sup> century, perhaps at the same time that the rear entrance hall was sub-divided.*

*The external walls were rebuilt in the 18<sup>th</sup> or early 19<sup>th</sup> century and a porch, bay window and external chimney stack to the north added not long afterwards. At much the same time a fireplace was installed in the southern bedroom and the chimney stack fairly elaborately linked with the 17<sup>th</sup> century one. A cellar was also built in the 19<sup>th</sup> century but backfilled in the 20<sup>th</sup> century and a WC installed over the cellar stairs.*

*Flat ceilings appear to have been inserted in the first floor rooms in the 19<sup>th</sup> century, obscuring the lath and plaster covered rafters above.*

*Traces of early 17<sup>th</sup>-century wall painting, consisting of white curlicues on a red background within a lozenge shaped border, were revealed within a first floor room.*

## 1 Introduction

1.1 Between July 2011 and June 2012 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording and a building watching brief at Patchetts Green Farmhouse (also known as The Coach House), 74 Hilfield Lane, Aldenham, Hertfordshire. The project was commissioned by *Patchetts Green Ltd*, and was carried out according to a project design prepared by ASC (Sammelmann 2011) following discussions with the local planning authority (LPA), *Hertsmere Borough Council*, and Christian Brady, Beams Ltd. The relevant planning application reference is TP/10/0673

### 1.2 *Planning Background*

This building recording and building watching brief project has been required under the terms of *Planning Policy Statement 5* (PPS5), as a condition of planning permission for development involving buildings on the site.

### 1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered*

*Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

#### 1.4 ***Management***

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

#### 1.5 ***The Site***

##### 1.5.1 *Location & Description*

The assessment site is located in the borough of Hertsmere, in the civil parish of Aldenham and the hamlet of Patchetts Green, at National Grid Reference TQ 1392 9760 (Fig. 1).

The farmhouse is located within a complex of buildings making up Patchetts Equestrian Centre and comprises a 2-storey brick clad structure under a tiled roof. It is set back from the Hilfield Lane to the east and is bounded by buildings to the north, south and west. It is accessed by a drive to the south of the complex, which leads to a small car parking area immediately to the south of the building (Fig. 2).

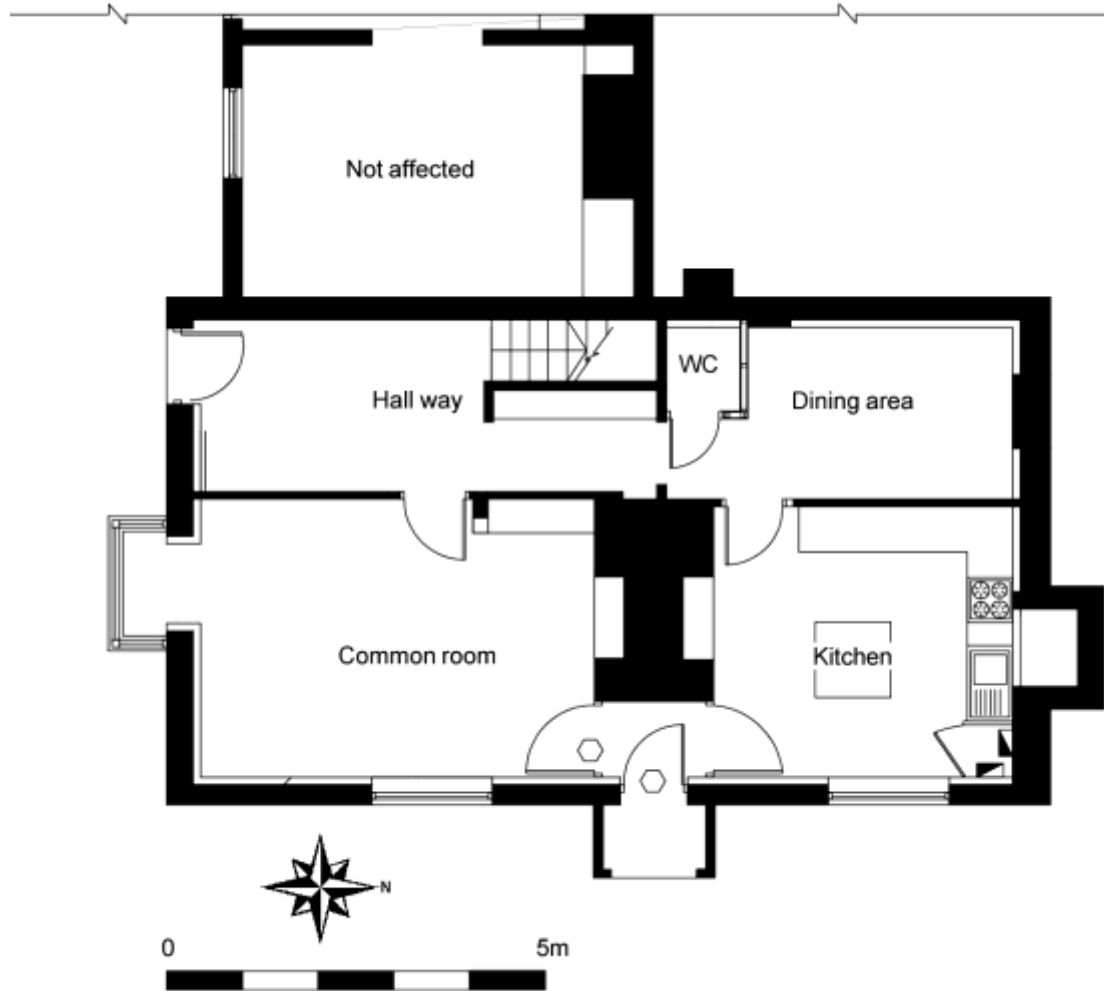
##### 1.5.2 *Proposed Development*

The proposed development will comprise minor renovation work to the interior and exterior of the building to convert the building to residential use (Figs 3-4).

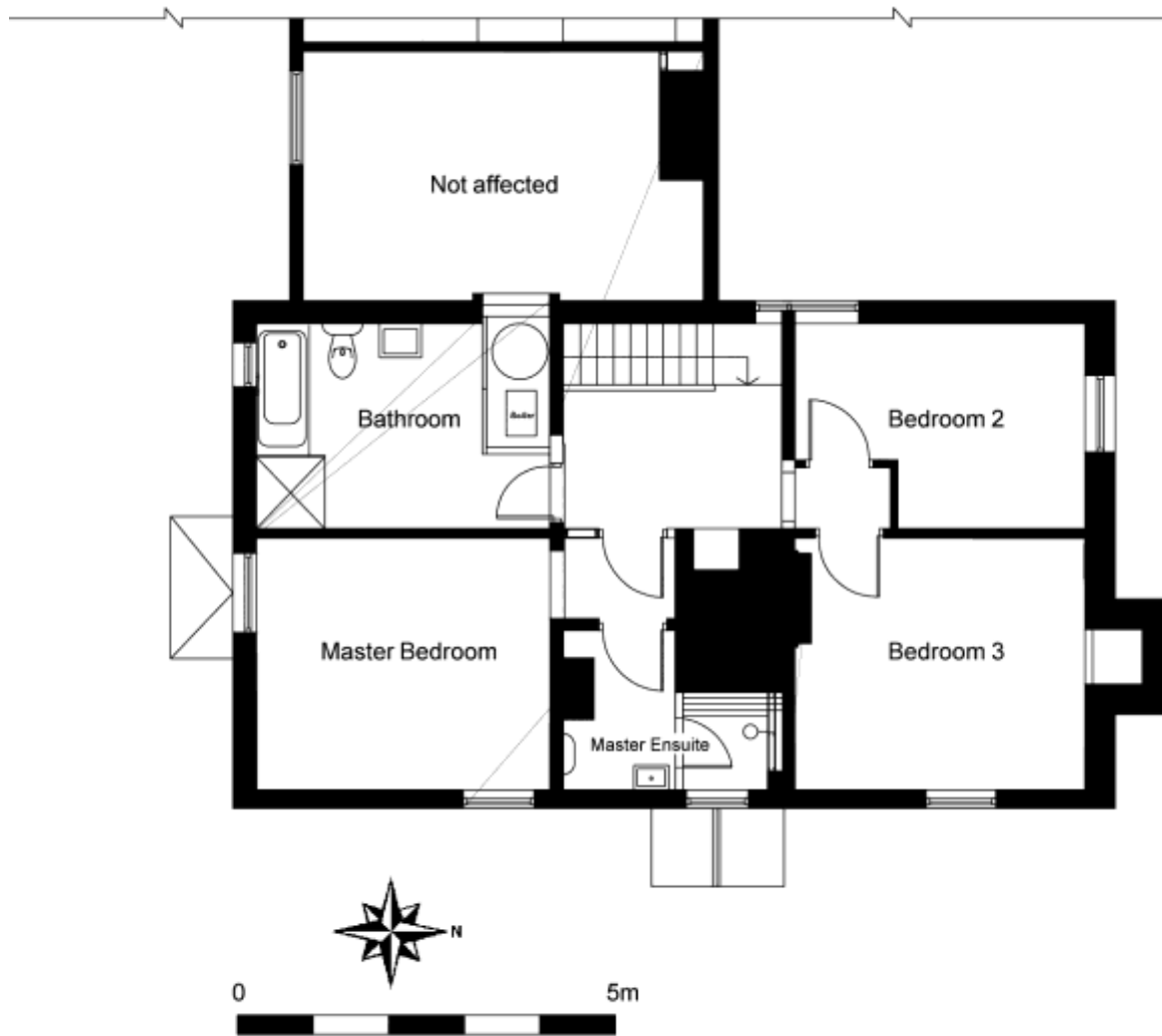




**Figure 2:** Site plan (scale 1:1250)



**Figure 3:** Proposed ground floor (*scale 1:100*)



**Figure 4:** Proposed first floor (*scale 1:100*)

## 2 Aims & Methods

### 2.1 Aims

As described in the project design, the aims of the project were:

*Building Recording:*

- To compile a detailed record of the structure concerned, prior to restoration
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment.

*Watching Brief:*

- To ensure the archaeological recording of previously unexposed historic building fabric
- To ensure the archaeological recording of all aspects of the development programme likely to have an impact on the historic fabric of the building
- To provide an adequately detailed project report that will place the findings of the investigations in their local and regional context, with reference to the relevant regional research agendas.

### 2.2 Standards

The work conforms to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

### 2.3 Methods

The work was carried out according to the project design, which described:

- A programme of historic building recording to English Heritage Level 3 (EH 2006).
- A watching brief on building works involving significant disturbance to the historic fabric of the building/s.

### 3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from Hertfordshire Archive and Local Studies Library (HALS), ASC's and the writer's libraries and the internet.

#### 3.2 *Saxon* (450-1066)

The early history of Aldenham is confused by the authenticity or otherwise of three pre-Conquest land charters. The earliest charter of 785 grants 10 *casata* of land to the Abbey of either Thorney or Westminster. Other spurious charters appear to indicate that Edgar confirmed the land grant to Westminster Abbey in 959 as did Edward the Confessor in 1066 (VCH online). The monks of St Albans also laid claim to the lands on the basis of their foundation charter by Offa dated 793. The dispute was finally settled in 1256, when the abbot of St Albans had jurisdiction of the court-leet and hundred court but not the lands of the manor of Aldenham, which were held by the abbot of Westminster.

The Domesday Survey of 1086 records the Abbot of Westminster as holding 9 hides of land at Aldenham worth £8 during the reign of King Edward (Williams & Martin 2000: 375). That the land was heavily wooded is suggested by the fact that there was woodland for 800 pigs within these 9 hides as well as pasture and a mill. Another hide was held by Blaca of the Abbot of St Albans, on which there was woodland for 100 pigs. This land passed to Geoffrey de Bec, who held it of Westminster Abbey after the Conquest (*ibid*: 377).

#### 3.3 *Medieval* (1066-1500)

The village core of Aldenham (HER 2684) was clearly well established in the medieval period. The present church (HER 4380) was up by the 15<sup>th</sup> century and the manor house (HER 715, 10779, 13097) appears to have been a multi-phase site now in the guise of Church Farm. The predominating feature of Aldenham is the number of outlying hamlets such as Patchetts Green, which were likely to reflect a combination of medieval land ownership and the wooded nature of the area. It is recorded in the Extent of Aldenham that William Patchet tenanted 10 acres in Patchetts Green in 1260 and Alice Forester held a plot of land called Patchetteswyk in 1316 (Robertson 1993: 44, 137)

The HER lists three medieval buildings in Patchetts Green. Apart from Patchetts Green Farmhouse (HER 4807) and Little Patchetts (HER 4808; see Section 3.3.4 below) is Delrow House (HER 13478), a Jacobethan style house incorporating a medieval hall house.

The earliest record for Patchetts Green is the Extent of Aldenham, which informs us that William Patchet was a tenant here in 1260. *Patchettswyk* is mentioned in a similar document dated 1316 (Robertson 1993: 44, 137).

According to the Historic Environment Record Patchetts Green Farmhouse (HER 4807) dates from the 15<sup>th</sup> century.

### 3.4 *Post-medieval* (1500-1900)

Henry VIII granted the manor, rectory and advowson of Aldenham church to Ralph Stepneth in 1546 (Andrews 1935). According to the *Victoria County History* there was no manor-house before 1576, when a dispute arose between Robert Stepneth and the parish over his attempt to enclose 50 acres of one of the commons in order to build a manor as 'he had no convenient manor-house'. As was pointed out by Hunn & Hunn (1997), this does not prove that there was no such building, only that he considered it inadequate for his needs. Stepneth failed in his attempted enclosure and built to the south east of the church instead, on land that may well have had an earlier manor house. His son, Paul Stepneth, sold the manor to Edward Carey in 1588/9. The manor house was apparently re-built about 1590. In 1642 the house was sold to Sir John Harby, who held it until 1664, when it was sold to Denzil Lord Holles (Brigg 1902: 190). It remained in the family until 1711 when it passed to a nephew (Thomas Pelham).

The Aldenham area was very well wooded until recent times and subject to a number of enclosures until the Aldenham Enclosure Act of 1803 (Fig. 7). In 1801 only 375 acres of common land was left to be enclosed (VCH online).

The post-medieval landscape close to Patchetts Green Farmhouse includes a fishpond (HER 1371) to the northwest and the 'Three Compasses' public house (HER 13477) to the east. Within the historic core of Aldenham is the workhouse (HER 9791) to the north of the church, and Delrow Almshouses (HER 11646) are located approximately 550m to the northeast of Little Patchetts.

A study by W. Newman Brown (1971) of the available documentary material has allowed him to reconstruct the ownership and family relationships of the individuals associated with Patchetts Green from John Cox in 1638 onwards. Unfortunately the relationship between Patchetts Green and Little Patchetts is far from clear, although the proximity of the two buildings could suggest that they were at one time held by the same family. Certainly by the time of the Enclosure (1803) the two buildings were part of separate estates, Patchetts Green Farmhouse being occupied by Nathan Hardnutt (Brown 1971:54).

### 3.5 *Modern* (1900-present)

The most apparent impact of modern living on the study area is the construction of the Watford by-pass and the M1 in the 20<sup>th</sup> century (Figs. 5 & 8) which, along with the expansion of the developed landscape, has compromised the rural nature of Patchetts Green.

### 3.5 *Cartographic Evidence*

The earliest cartographic evidence for Patchetts Green Farmhouse is the Drury & Andrew's plan of Hertfordshire in 1768 (Fig. 5), which is shown in greater detail on the Enclosure Map of 1803 (Fig. 6). It is unfortunate that the Enclosure reference number is illegible as it was not possible to identify the entry in the Enclosure Award. It is quite clear from the map, however, that it is a separate land holding to Little Patchetts. The rear range of the development site appears to be offset in this and an early 19<sup>th</sup>-century estate plan (Fig. 7).

Patchetts Green Farmhouse is not depicted on the Tithe Map of 1839 (Fig. 8); it had presumably been bought out of the tithing system.

The first edition Ordnance Survey Map of 1898 shows Patchetts Green Farmhouse to have the same footprint as today (Fig. 9). The only alteration on subsequent maps (Figs 10-13) is an error on the 1934 edition, where the building is shown to extend further north (Fig. 10).

### 3.6 ***Listing***

The building is Grade II listed (IoE 164175) and is described as follows:

*Patchetts - Green Farm House: GV II House. C15. Extended, floored and heated in early C17. Refronted late C18 or early C19. Later C19 alterations. Timber frame. Whitewashed brick casing. Tiled roof, some machine made. Originally a 3 bay Wealden house, 2 bay hall with jettied chamber to left, extended to rear left to form an L plan. 2 storeys. 3 window front. Central entrance in C19 gabled porch. Flanking tripartite sashes, cambered heads. First floor: 9-pane sashes in reveals with a 2-light casement to centre. Central C17 axial stack on front pitch, part rebuilt in C19, diagonal shaft behind a square on base with moulded cornice, oversailing caps. Half hipped steeply pitched roof, some decorative tiles, C19 right end stack. Left end: C19 ground floor bay window. C17 kitchen wing and stable addition, scattered casements. 2-bay stables, weatherboarded. Hip to rear. C19 stacks. Flint and brick lean-to to rear. Interior not inspected. (RCHM Typescript: Pevsner 1977: Herts Archaeology, vol.6, 1978, p.78).*



**Figure 5:** Drury & Andrews Map, 1766 (*not to scale*)



**Figure 6:** Enclosure Map, 1803 (*not to scale*)

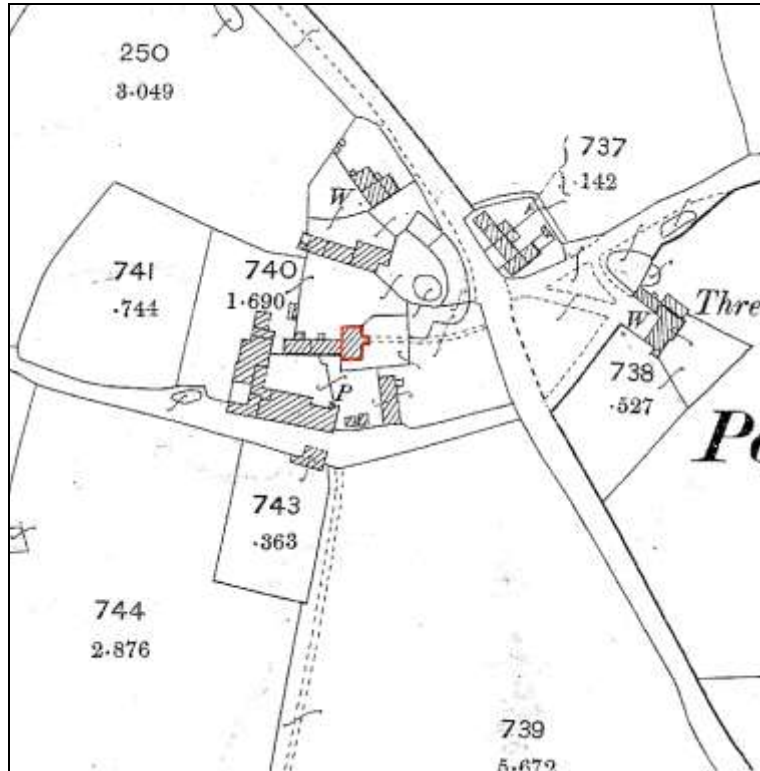




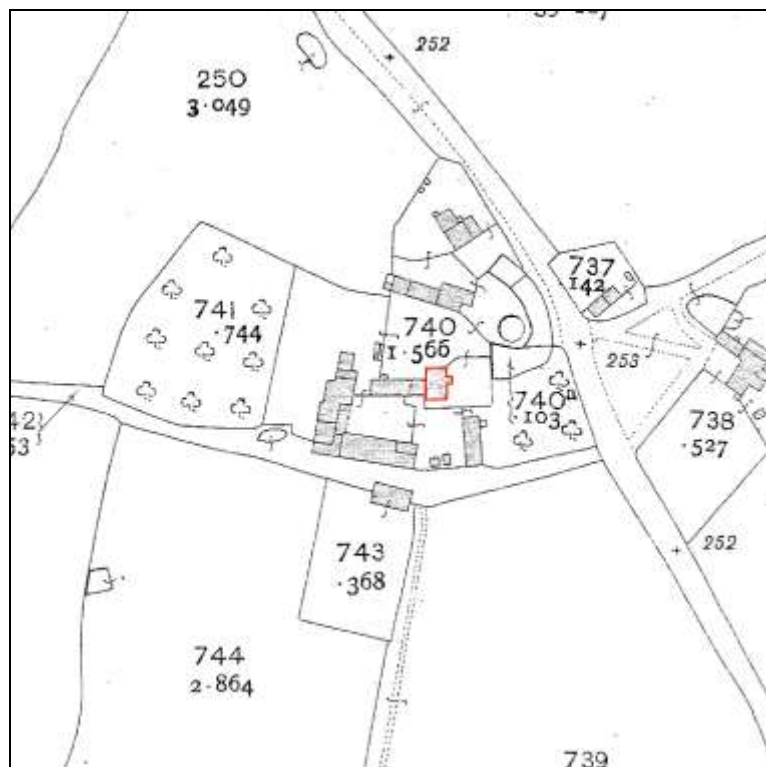
**Figure 7:** Early 19<sup>th</sup> century Estate Map (*not to scale*)



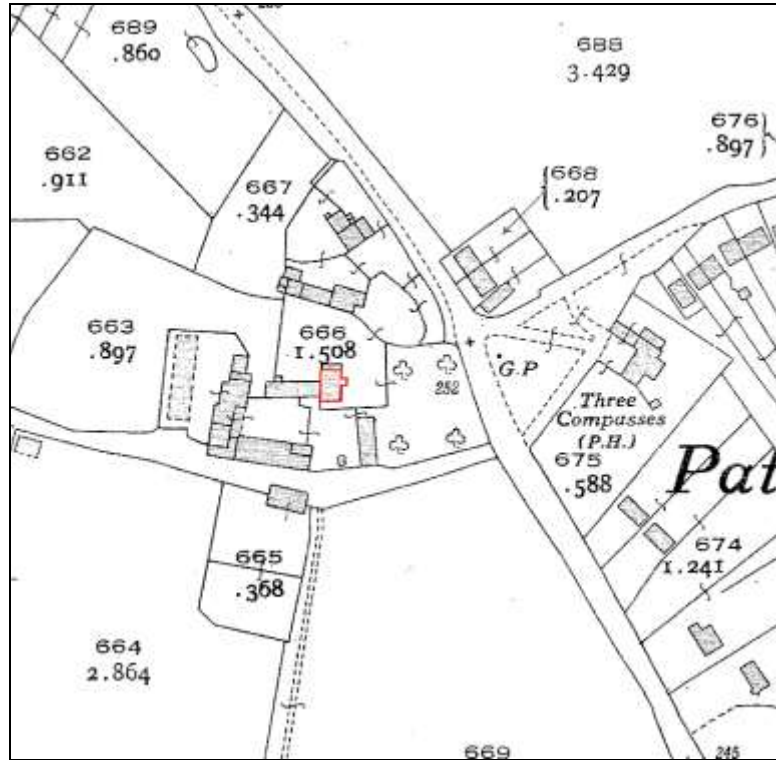
**Figure 8:** Tithe Map, 1839 (*not to scale*)



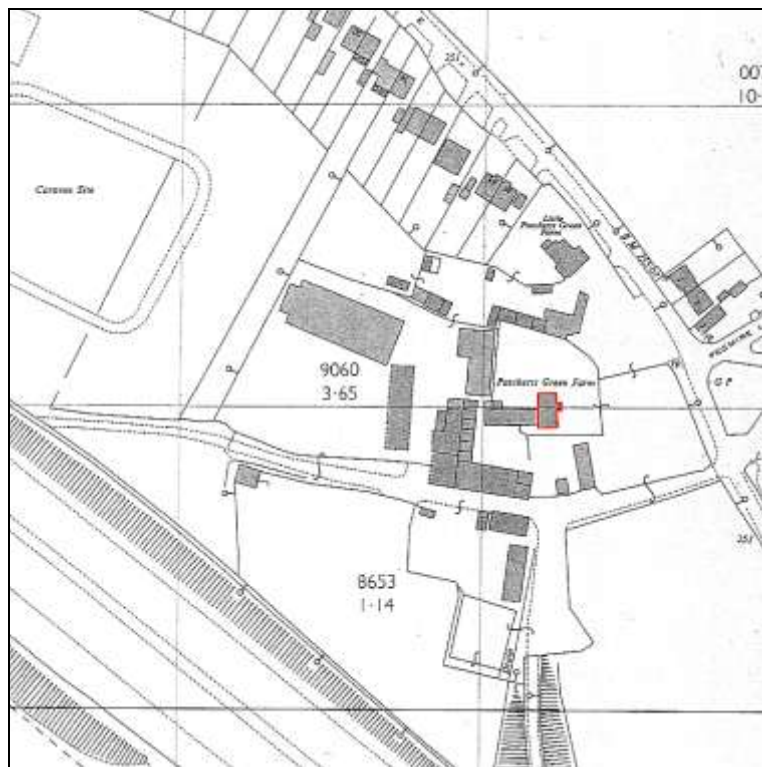
**Figure 9:** 1898 Ordnance Survey Map (scale 50" to 1 mile)



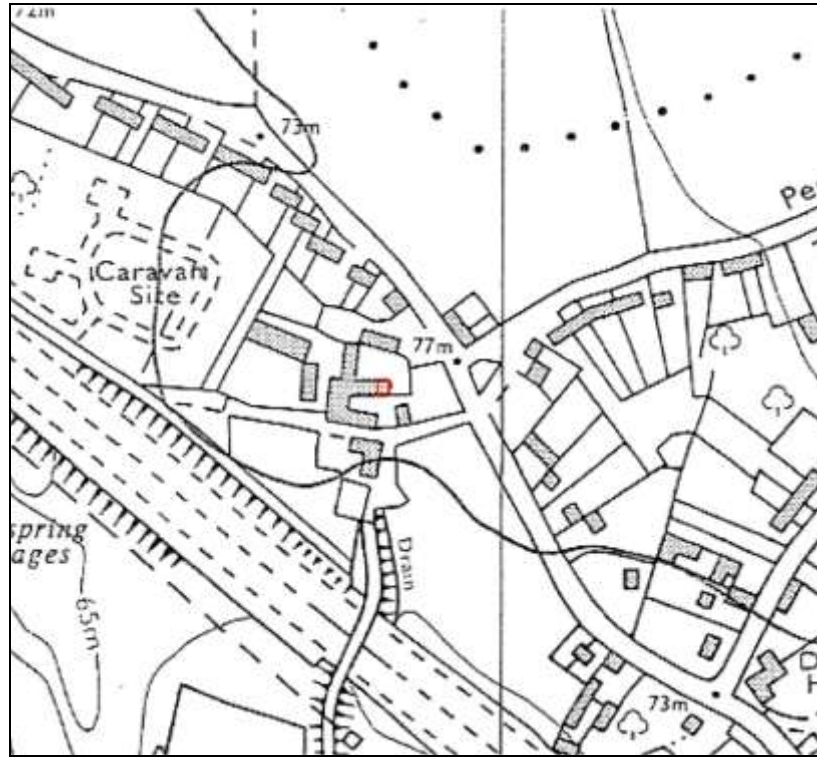
**Figure 10:** 1914 Ordnance Survey Map (scale 50" to 1 mile)



**Figure 11:** 1934 Ordnance Survey Map (scale 50" to 1 mile)



**Figure 12:** 1968 Ordnance Survey Map (scale 1: 2500)



**Figure 13:** 1975 Ordnance Survey Map (scale 1: 2500)

## 4 Description

### 4.1 *General*

The building is a brick and timber-framed structure of two storeys under a clay tiled roof. A range has been added to the rear of the building, as has a porch to the front and a bay window to the south. A 16<sup>th</sup>/17<sup>th</sup>-century cluster chimney is located in the centre of the roof and a 19<sup>th</sup>-century stack has been added to the south of it. An early 19<sup>th</sup>-century external chimney has been added to the north wall.

### 4.2 *East Elevation* (Fig. 14, Plate 1)

This elevation has an asymmetrical double-fronted aspect overlooking Hilfield Lane. The porch, which is located right of centre, is a later addition. It is brick built under a tiled roof, the brickwork set in a stretcher bond. The front door is modern. The windows on either side of the porch are 3- light timber windows with fixed side panels and a 2 over 4 sash window in the centre. The fenestration above consists of 3 over 6 timber sash windows on either side of a 2- light casement window.

The brickwork of the east elevation is painted white with a black plinth c.33cm high. It is set in a variation of a Flemish bond and the bricks measure approximately 22 x 10.5 x 6cm (8<sup>5</sup>/<sub>8</sub> x 4<sup>1</sup>/<sub>8</sub> x 2<sup>1</sup>/<sub>4</sub> in). A rendered and painted pilaster buttress has been added at both ends of the wall.

The buttresses were removed during the watching brief as was the render on the south wall. The brickwork at first floor level was not tied into the structure and may indicate that the east wall was added later. The bricks were seen to be well puddled with stone inclusions and set in a cream coloured stony mortar some 10-15mm thick.

### 4.3 *West Elevation* (Fig. 14, Plates 2, 48)

The lower part of the elevation is also painted brick, above which the wall is rendered and painted white. The upper section of the wall is offset and a tiled coving separates the two levels. The remains of a chimney breast, which is moving away from the wall, is located immediately below the offset to the right of a 2-light timber casement window. The first floor window is a composite of a 2-light fixed casement with a later bipartite tilting window. The pintles for the earlier 2-light window have survived, as has the window stay. An irregular timber is set into the wall below the window, possibly formerly supporting a roof, the line of which is visible in the adjoining wall.

### 4.4 *South Elevation* (Fig. 14, Plates 3-4, 49-52)

The south wall, which was entirely rendered and painted during the initial survey, was found to consist of brickwork up to an offset above the first-floor windows with timberwork surviving above. There is a bay window at ground floor level which truncates the 3 over 3 timber sash window above. The single light window above the door, which has a tilting upper section and frosted glass, has replaced an earlier window to the east of it.

Once the render had been removed a blocked window was also apparent to the west of the bay window. Although the brickwork used to block this window is in Flemish bond, English garden wall bond has been used elsewhere in the elevation.

Also revealed during the building works was a faultline in the brickwork to the east of the bay window, shaped rather like an external chimney breast. Immediately west of the faultline were queen closers and another series of queen closers were present at the eastern end of the wall. To all appearances the faultline marked the location of a former door or window, but the discovery of the eastern cellar wall during the watching brief suggests that the cellar construction may have been the cause.

Internal inspection revealed two sets of timberwork immediately below the hipped roof, one supported by an external beam and the other by the brick wall. The outer set of timberworks leans outwards, possibly as a result of the weight of the clay tiles.

#### 4.5 *North Elevation* (Fig. 14, Plates 5-6, 48)

The north elevation has rendered lath and plaster above the painted brickwork, which is set in Flemish bond. The bricks in the unpainted chimney breast, which appears to be early 19<sup>th</sup> century, are c.21 x 11 x 6.5cm (8¼ x 4⅛ x 2¼ in). A valley with a concrete floor and brick retaining wall has been created around the rear of the building from the chimney breast onwards.

The ground floor window to the west of the chimney breast is a 3-light casement above which is a 3 over 6 timber sash window. A jowlpost is partially exposed in the southwest corner of the elevation, terminating at the tiled coving.

#### 4.6 *Common Internal Features*

Most of the rooms have modern skirting boards and modern flush doors.

#### 4.7 *Ground Floor* (Fig. 15)

##### **Room G1** (Plates 7-12, 53-57, 59-60)

*Size:* 5.26 x 3.74m, height 1.99m

*Location:* South of front entrance

*Description:* This is accessed by the entrance hall to the north (Room G2), and by the rear lobby (G4). Both doors are modern. It is lit by a 2 over 4 timber sash window with 1 over 2 marginals in the east wall and a bay window in the south wall. The timber floor is aligned north to south and comprises oak planks measuring 20-24cm in width with some modern repairs.

The walls are plastered with plain skirting and a picture rail. The lath and plaster ceiling has a simple binding beam with a runout chamfer stop 1.52m south of the north wall and a bridging beam 0.44m east of the west wall. The two meet at the southeast corner of a full height double cupboard built into the northwest corner of the room.

There is a blocked fireplace in the north wall to the left of which is a built in cupboard with panelled doors.

The watching brief revealed a number of features in this room. The fireplace had been altered in the 19<sup>th</sup> century to form a smaller hearth with a cupboard to the left. The axial beam was also boxed in around this time. A gap in the eastern end revealed a mortice for the brace supporting the Wealden recess. The dado, picture rail and architraves also appear to be 19<sup>th</sup> century, and installed during the general refurbishment programme.

The eastern cellar wall was revealed approximately 0.54m from the east wall. It was built of red bricks measuring 22 x 11 x 4cm (8<sup>5</sup>/<sub>8</sub> x 4<sup>1</sup>/<sub>8</sub> x 1<sup>5</sup>/<sub>8</sub>in) set in lime mortar. Diagonal beams extending from the south wall to the cellar walls were observed, the eastern one of which was located below the floor joist 15cm west of the cellar wall. The eastern cellar wall was seen to have two arches. Access to the cellar was by a brick stair revealed in the adjacent room (G5).

The joists are on 30cm centres. The ceiling joists to the north of the encased beam appeared to be of a similar scantling and centring to those in Room G3. The joists to the south of the beam, however, were wider and more closely spaced and of greater age.

### **Room G2**

*Size:* 1.57 × 1.09m, height 1.99m

*Location:* Between G1 and G3

*Description:* This small hall, constituting a baffle entry, is located to the east of the chimney stack that was a later addition to the house. The walls and ceiling are plastered and painted and the floor is similar to that in G1. There are modern doors in the north wall to G3 and the south wall to G1. The plain modern front door is in the east wall.

### **Room G3** (Plates 13-18, 61-62)

*Size:* 4.03 × 3.66m, height 1.99m

*Location:* North of the front entrance

*Description:* There are doors in the south and west walls and a window in the east wall similar to that in Room G1. The walls are plastered, papered and painted and have plain skirting boards. The lath and plaster ceiling has a spinal beam along the west wall with ovolo moulding and double pyramid chamfer stops. The floorboards, which are only 15cm wide and therefore inserted later than those in G1, are also aligned north to south.

There is a full height walk in cupboard in the northeast corner of the room, which has exposed brick- and timberwork. The bricks are c.22 x 11 x 6cm, set in lime mortar with bonding timbers. The exposed joists are on 35cm centres.

The inglenook fireplace in the south wall has had cupboards built into it. On removing the plasterwork, the hollow chamfer was evident in the lintel. The timber to the right of it is a later insertion. During the watching brief it could be seen that there were two layers of plaster in the centre of the room. The joists were approximately 10cm wide and set at 35-45cm centres.

### **Room G4** (Plates 19-20, 63)

*Size:* 3.83 × 2.02m, height 1.99m

*Location:* West of G1

*Description:* This L-shaped room provides access from the south elevation and the first floor by way of an enclosed staircase at the north end. This has a hand rail to the right and 10 risers to a landing and another step to the first floor. The door in the south wall is panelled with lights in the upper two panels. There are modern doors in the north and east walls and a plank and batten door to Room G5, which is the eastern subdivision of this part of the building.

The walls and ceiling are plastered, the timber floor is aligned north to south with 15cm wide boards.

Modern joists and timberwork were revealed along the west wall during the building works. Behind the modern timber frame was earlier square panelled timberwork with brick infill. An opening to the adjacent building at the northern end of the wall had been filled with blockwork.

**Room G5** (Plates 21, 58)

*Size:* 2.43 × 1.05m, height 1.99m

*Location:* Between G1 and G4

*Description:* This room is a modern subdivision of G4 and is currently in use as a WC. The plank and batten door in the north wall is made of 5 planks, one of which is half the width of the others, and appears to be the oldest door still in use in the building.

The brick stairs to the cellar were revealed during the watching brief (see Room G1 above).

**Room G6** (Plates 22-23, 64-65)

*Size:* 4.66 × 2.35m, height 1.99m

*Location:* Northwest corner

*Description:* There are modern doors in the south and east walls to G7 and G3 respectively, a casement window in the west wall and a 3-light casement with a central opening in the north wall. Both windows have vertical bars set into the frame.

The walls and ceiling are plastered and painted and some skirting board survives. The floor is concrete. There is a narrow beam in the southwest corner of the room at the base of the staircase. A sink stands in the northeast corner.

A brick floor with a worn walkway in the centre was exposed beneath the concrete during the watching brief. The bricks were well puddled, red and measured 22.5 x 11.5 x 4.5cm. A square hole set in mortar and measuring 7.5cm north-south and 5cm wide east-west, and was located at the northern end of the room.

Three series of bonding timbers were revealed in the north wall. The lowest was 96.5cm from the floor and extended the full width of the wall. The two timbers above this were truncated by the window.

**Room G7**

*Size:* 2.15 × 1.34m, height 1.99m

*Location:* Between G4 and G6

*Description:* This lies between the staircase and the chimney breast and links the rear lobby (G4) with Room G6. The walls and flooring are the same as G6 and the only distinguishing feature is a timber post against the chimney breast.



#### 4.8 **First Floor** (Fig. 15)

##### **Room F1** (Plates 24-28, 66-67, 80)

*Size:* 3.89 × 2.88m, height 2.59m

*Location:* Centre west

*Description:* This is an L-shaped landing with the staircase along the west wall and the chimney breast in the northeast corner. The west face of the chimney breast has a cupboard set into it and a timber in the south wall of the chimney breast has a dovetail joint. There is a single light window in the west wall, the upper section of which tilts. There are doors in the north, south and east walls and an opening in the south wall to the rooms beyond.

The walls are plastered and painted with exposed timberwork in the north, south and west walls. The north wall displays a tiebeam and curved brace with a gunstock jowlpost in the northwest corner that has been halved to accommodate the window. The 5cm wide chamfer on the tiebeam has a simple runout chamfer stop.

The ceiling is painted lath and plaster and the floorboards are 20-22cm wide and aligned north to south.

The west wall of the landing was fully exposed during the building works as was much of the upper part of the north and south walls. The southern end of the west wall was seen to have been rebuilt to accommodate a door when the adjoining building was constructed. This has resulted in a truncated wallplate and brace. The window in the northern end of the wall also truncates the brace below. The wattle and daub infill in the south wall was partially exposed and could be seen to be smoke blackened. The crown post roof is described below.

##### **Room F2** (Plates 29-32)

*Size:* 3.87 × 3.22m, height 2.59m

*Location:* Southeast corner

*Description:* This is accessed by a modern door in the north wall and lit by a 3 over 6 sash window in the east wall and another in the south wall. The tiebeam is exposed in the north wall, as is the wallplate at the south end of the east wall and a beam in the hip of the roof.

The walls are plastered and painted; the lath and plaster ceiling is also painted. The timber floorboards, which are 21 -24cm wide, are orientated north-south. There is a Regency style fireplace with a timber surround in the north wall to the east of which is a small alcove with shelves.

##### **Room F3** (Plates 33-35, 68-70)

*Size:* 2.89 × 2.1m, height m

*Location:* Above the main entrance

*Description:* This is a most unusual room as it houses two chimney stacks and is the only means of accessing the roof space. The chimney stack for the fireplace in Room F2 is linked to the main chimney stack by a brick arch spanning the access from the door and is supported by the beam in Room G1 below.

There is a door in the west wall and a 2-light casement window in the east wall. A jowlpost is set within the brickwork of the south wall approximately 0.65m from the

east wall and a brace and a vertical post are partially obscured by the chimney to the south of the room. An edge halved butt joint is present in the eastern wallplate.

The floorboards are a mixture of oak and elm with some modern replacements.

The north wall was fully exposed during the building works revealing a jowlpost with an iron repair above, a smoke blackened brace, tie beam and panelling to the right of the post. The studs exposed above the tie beam are of slender scantling. All the major timbers have hollow chamfers some 5cm wide.

**Room F4** (Plates 36-40, 71-75)

*Size:* 3.31 × 3.82m, height 2.59m

*Location:* Northeast corner

*Description:* During the initial survey the north wall contained the greatest continuous extent of exposed timber framing in the building. It consists of the tiebeam with run out chamfer stops, arched braces vertical posts below the tie beam and a post above. The eastern post retains a mortice and tenon for a wallplate. The exposed timber framing in the south wall comprises a sloping jowlpost, tiebeam, the base of a crown post and a modern timber supplement it. Various assembly methods are evident in the jowlpost including the wallplate/jowlpost joint, a painted iron tie securing the tiebeam to the wall plate, bolts along the length of the post and a mortice below the jowl.

The room, which is accessed by a door in the west wall, has a 3 over 6 timber sash window in the east wall, plain skirting boards and oak floorboards. There is a fireplace in the south wall with a small cupboard with butterfly hinges set into the wall to the left of it. The grate is in an Edwardian style set within a timber frame and a brick hearth that is painted black.

When the timbers and walls were fully exposed, scribe marks became apparent in the eastern corner post in the north wall. The plasterwork had concealed laths that had been nailed and tied to the studs behind using organic material. The nails appeared to be 19<sup>th</sup> century.

Striped wall paper was exposed in the east wall between the roof timbers and the historic plaster. The paper appeared to be fairly modern, but the reason for its location was unclear.

Painted plaster was revealed on the south wall, which consisted of white curlicues within a lozenge shaped border on a red background (App. 3). The wall painting appeared to be of early 17<sup>th</sup> century date and following specialist advice was stabilised to minimise further degradation.

**Room F5** (Plates 41-45, 76)

*Size:* 2.69 × 3.82m, height 2.59m

*Location:* Northwest corner

*Description:* Timber framing is evident in the north, south and west walls, with a jowlpost in the northwest and northeast corners, studs at regular intervals along the west wall, tiebeams, wallplates and part of a brace in the south wall. The tiebeam in the south wall has a run out chamfer stop. A 3 over 6 timber sash window cuts the northern tiebeam. A 2-light fixed window is located at the southern end of the west

wall, above which is a failing edge halved scarf joint. Stave holes in the soffit of the scarf joint for wattle and daub were revealed during the watching brief.

The east wall is a modern partition, which doglegs to provide a lobby between this room and F4. The floor is tiled.

**Room F6** (Plates 51-52, 77-78)

*Size:* 3.87 × 2.70m, height 2.59m

*Location:* Southwest corner

*Description:* The southwest corner of the first floor has been subdivided to create a series of modern service rooms and access to the adjoining range. As the rooms are small and no features of architectural interest were exposed, no photographs were taken during the initial survey.

This was opened up during the building works revealing the original timberwork along the west wall and a stud wall dividing this area from Room F2. The brace in the southwest corner of the west wall appeared to be a later addition as the scantling was not as great as elsewhere. This part of the wall was also the interface between this and the adjacent building and was clearly suffering structural problems. A short stair at the northern end of the west wall gave access to a door opening into the adjoining range.

The south wall was of particular interest as there were two elements to the upper section of the south wall, described above. In addition a blocked window was revealed to the east of the present one in the south wall.

4.9 **Roof** (Fig. 46-47, 79, 81-87)

The building has a crown post roof with smoke blackened timbers in Rooms F3 and F4, indicating a 2-bay open hall. The northern end of the roof has been foreshortened and the collar purlin has been removed and reset at a lower level. The distribution of the smoke blackening on the surviving rafters and the collar purlin suggest it was originally longer and presumably extended over another bay. The southern hip also shows signs of being of later construction as the rafters in general are pegged but the hip rafters are nailed.

The crown posts are cross quadrate in form with no decorative moulding. Some of the rafters have carpenters assembly marks at the apex and just above the junction with the collar purlin. The numbers start with IIII at the northern end but this end has clearly been truncated and the first full height rafter is marked IX. It should be noted that the numbers that could be seen were not fully sequential. A few of the original rafters were supplemented by waney edged timbers, as was evident in Room F3 during the watching brief.

A splayed scarf joint and a mortice were observed in the soffit of the collar purlin at the north end of Room F3. Further mortices were noted in the lowered collar purlin in Room F4, which may be indicative of a partition wall.

The nails used for the lath and plaster ceilings to the rooms as well as the lath and plaster covering to the rafters were inspected. The nails used for the latter were hand made whereas those used for the inserted ceilings were cut nails, which were not produced before c.1800.



**Plate 1:** East elevation



**Plate 2:** West elevation



**Plate 3:** South elevation



**Plate 4:** South elevation and adjoining range



**Plate 5:** North elevation



**Plate 6:** North elevation and adjoining range



**Plate 7:** Room G1: north wall



**Plate 8:** Room G1: northwest corner



**Plate 9:** Room G1: southwest corner



**Plate 10:** Room G1: southeast corner



**Plate 11:** Room G1: northeast corner



**Plate 12:** Room G1: beam detail



**Plate 13:** Room G3: north wall



**Plate 14:** Room G3: northwest corner



**Plate 15:** Room G3: south wall



**Plate 16:** Room G3: southeast corner



**Plate 17:** Room G3: chamfer stop detail



**Plate 18:** Room G3 looking north



**Plate 19:** Room G4 looking south



**Plate 20:** Room G4: staircase



**Plate 21:** Room G5 looking south



**Plate 22:** Room G6: north wall



**Plate 23:** Room G6: south wall



**Plate 24:** Room F1: north wall



**Plate 25:** Room F1: west wall



**Plate 26:** Room F1: south wall



**Plate 27:** Room F1: east wall



**Plate 28:** Room F1: chamfer stop detail



**Plate 29:** Room F2: north wall



**Plate 30:** Room F2: northeast corner





**Plate 31:** Room F2: south wall



**Plate 32:** Room F2: fireplace detail



**Plate 33:** Room F3 looking southwest



**Plate 34:** Room F3:chimney stacks



**Plate 35:** Room F3: east wall



**Plate 36:** Room F4: north wall



**Plate 37:** Room F4: east wall



**Plate 38:** Room F4: south wall



**Plate 39:** Room F4: jowlpost detail



**Plate 40:** Room F4: fireplace detail



**Plate 41:** Room F5: south wall



**Plate 42:** Room F5: southwest corner



**Plate 43:** Room F5: northwest corner



**Plate 44:** Room F5: north wall



**Plate 45:** Room F5: tiebeam chamfer detail



**Plate 46:** Crown post detail



**Plate 47:** Central chimney stack



**Plate 48:** North and west elevations



**Plate 49:** South wall during works



**Plate 50:** Structural fault in the south wall



**Plate 51:** Internal aspect of the south wall



**Plate 52:** Exposed timberwork in the south wall



**Plate 53:** Room G1 looking north



**Plate 54:** Room G1: fireplace detail



**Plate 55:** Room G1: fireplace detail



**Plate 56:** Room G1: chamfer stop in binding beam



**Plate 57:** Room G1: exposed western cellar wall



**Plate 58:** Room G5: exposed cellar stairs



**Plate 59:** Room G1: exposed southeast corner of the cellar



**Plate 60:** Room G1: ceiling joists



**Plate 61:** Room G3: spinal beam, chamfer stop and lath and plaster



**Plate 62:** Room G3: exposed south wall



**Plate 63:** Room G4: exposed west wall



**Plate 64:** Room G6: exposed west wall



**Plate 65:** Room G6: brick floor



**Plate 66:** Room F1: west wall



**Plate 67:** Room F1: blackened wattle & daub in south wall



**Plate 68:** Room F3: north wall



**Plate 69:** Room F3: south wall



**Plate 70:** Room F3: studwork in the north wall



**Plate 71:** Room F4: north wall



**Plate 72:** Room F4: north wall detail



**Plate 73:** Room F4: wallpaper remains in east wall



**Plate 74:** Room F4: painted plaster on the south wall



**Plate 75:** Room F4: detail of painted plaster



**Plate 76:** Room F5: exposed rafters



**Plate 77:** Room F6: west wall



**Plate 78:** Room F6: double timber frame in the south wall





**Plate 79:** Room F3: crown post & collar purlin



**Plate 80:** Room F1: studwork in the north wall



**Plate 81:** Room F3: scarf joint in the collar purlin



**Plate 82:** Room F3: crown post



**Plate 83:** Room F3: crown post



**Plate 84:** Room F4: collar purlin



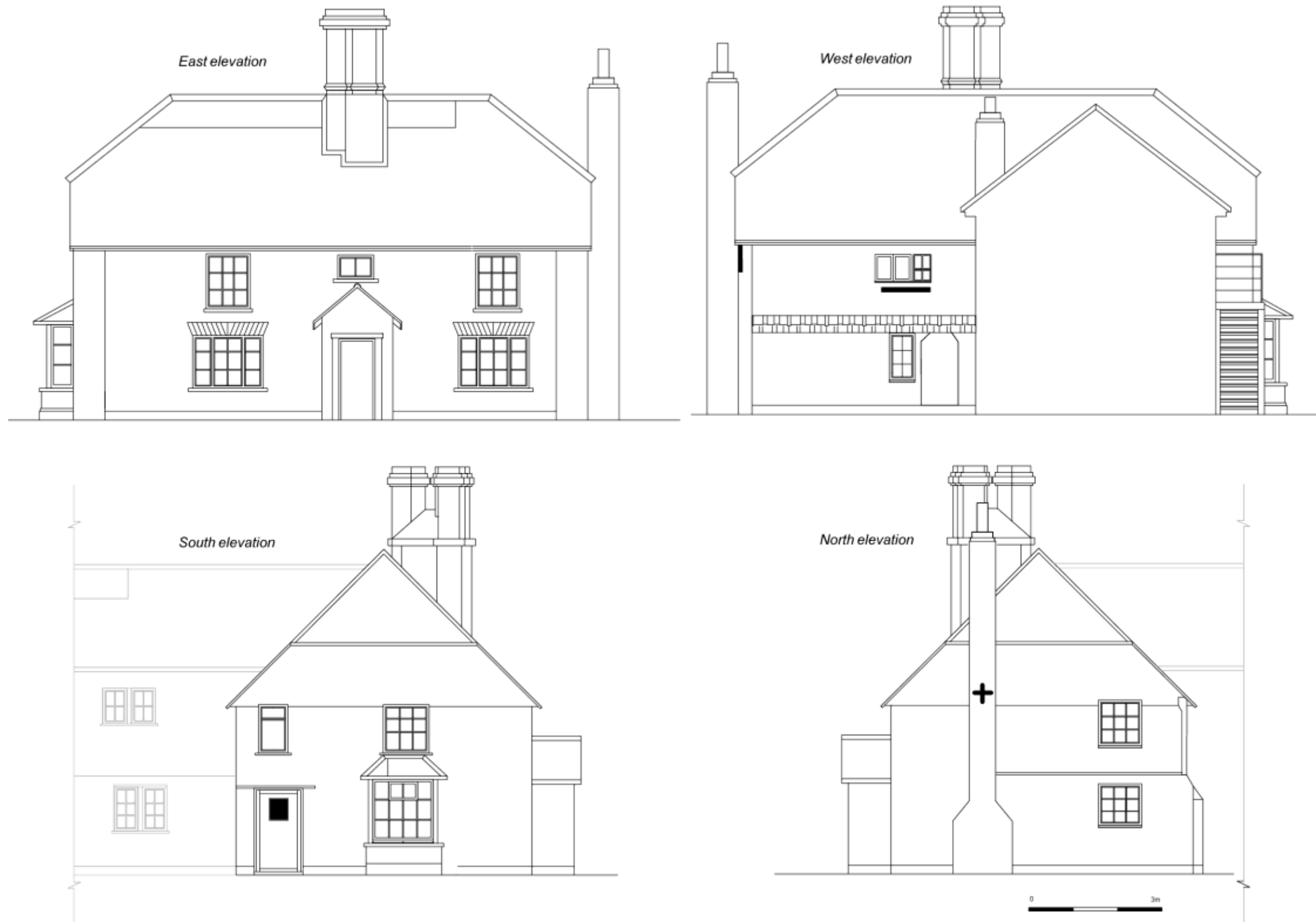
**Plate 85:** Room F4: crown post & collar purlin



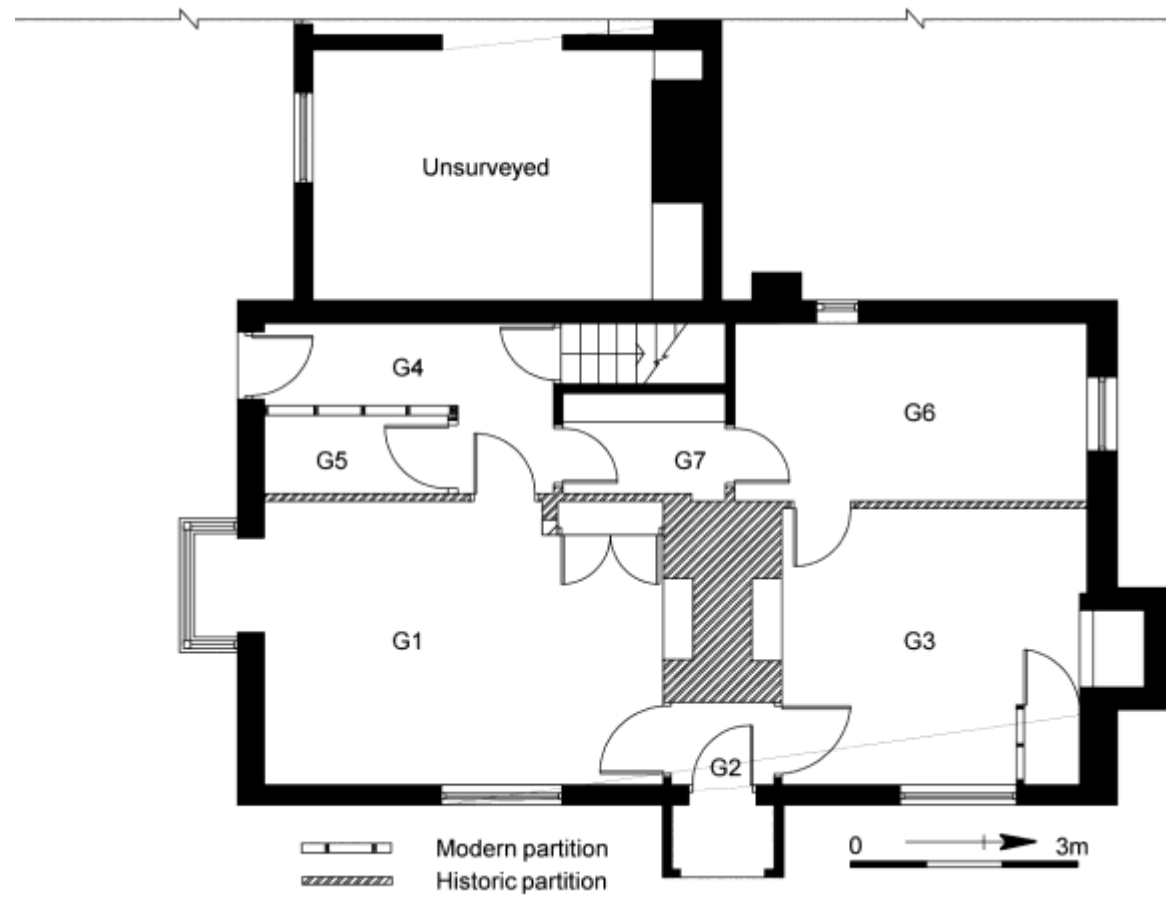
**Plate 86:** Carpenter's assembly marks



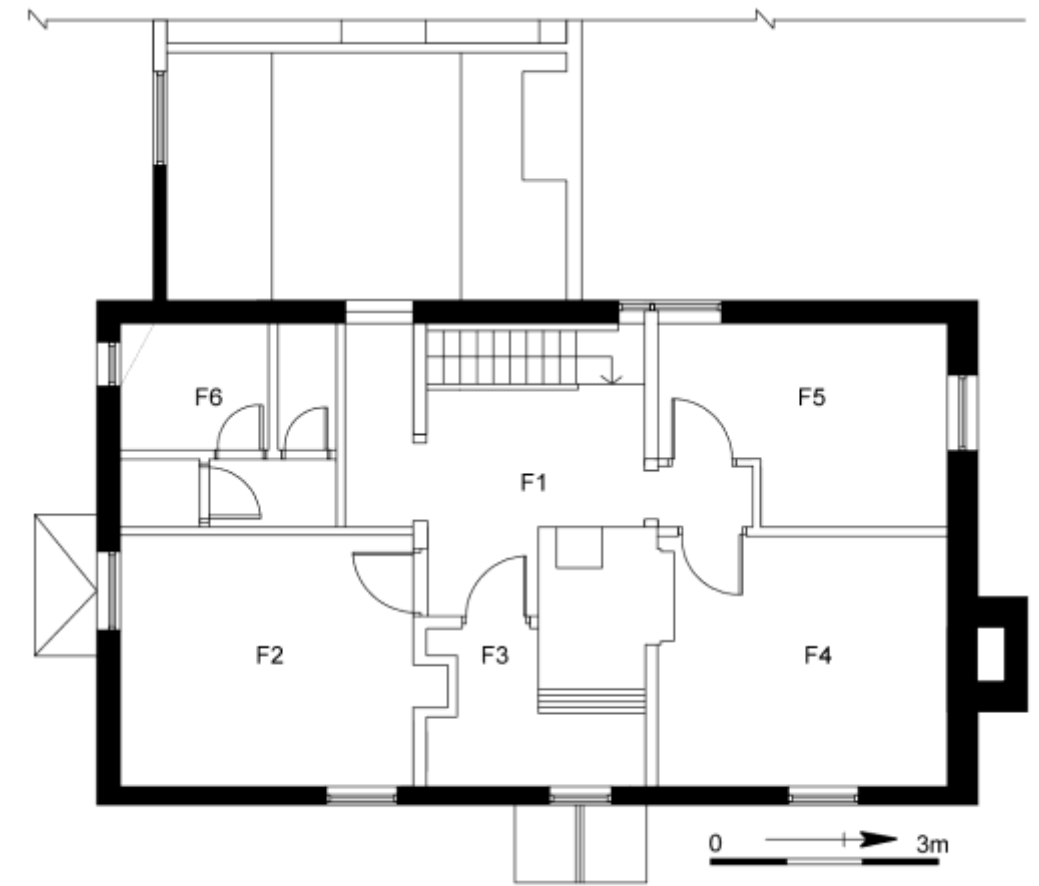
**Plate 87:** Room F2: crown post & collar purlin



**Figure 14:** External elevations (scale 1:100)

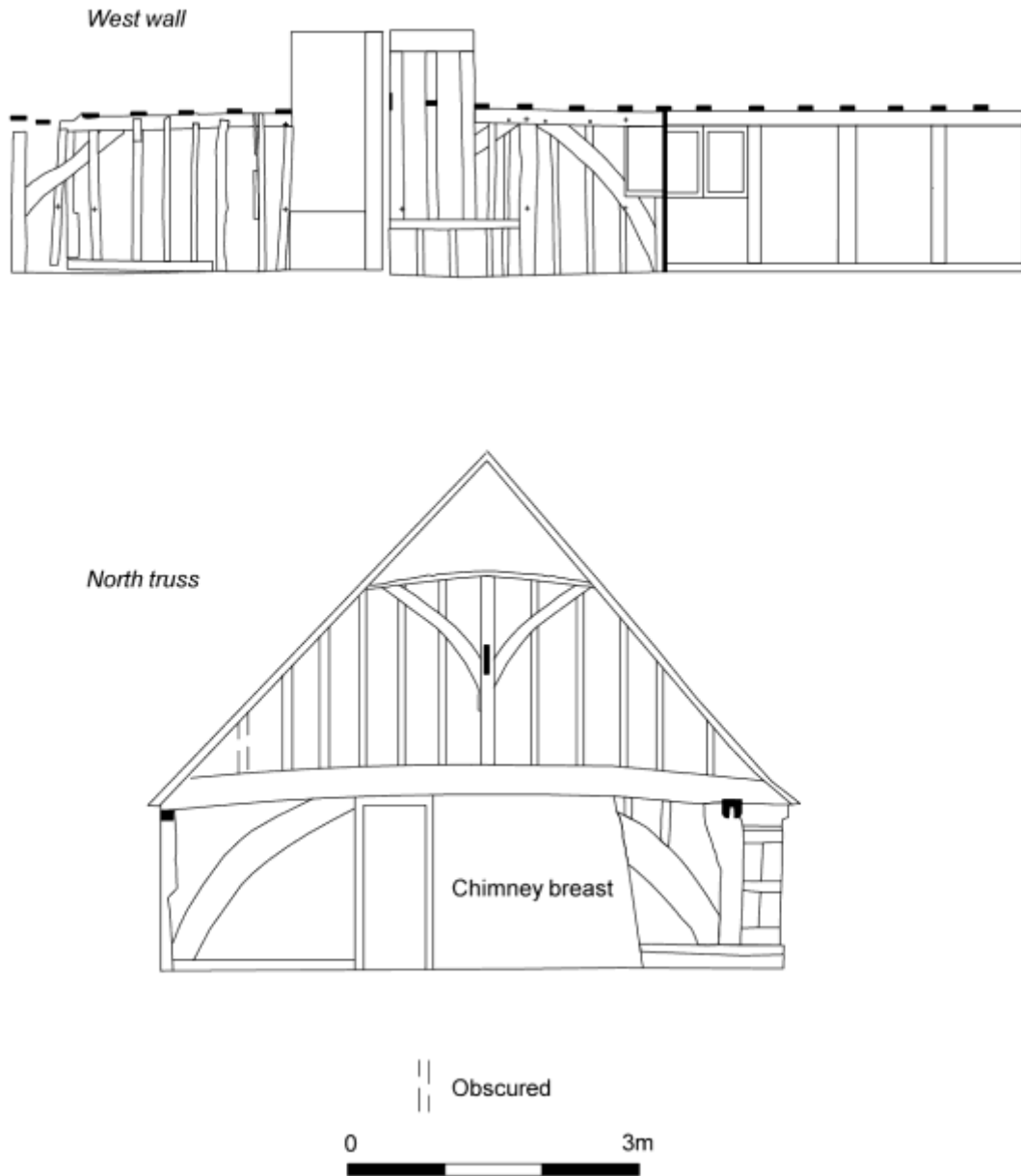


*Ground floor*



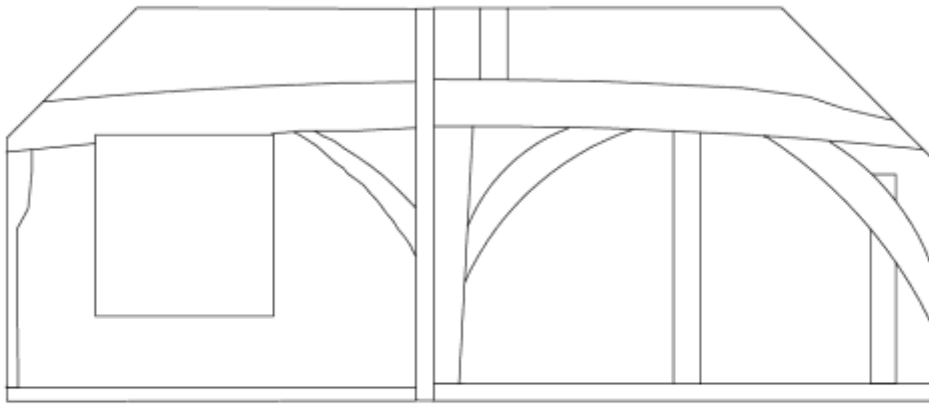
*First floor*

**Figure 15:** Floor plans (scale 1:100)

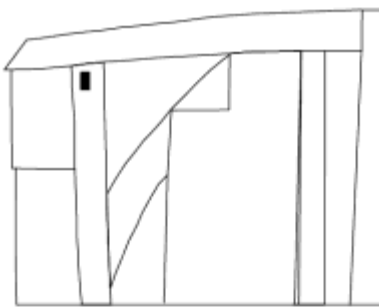


**Figure 16:** Exposed timberwork on the first floor (*scale 1:75*)

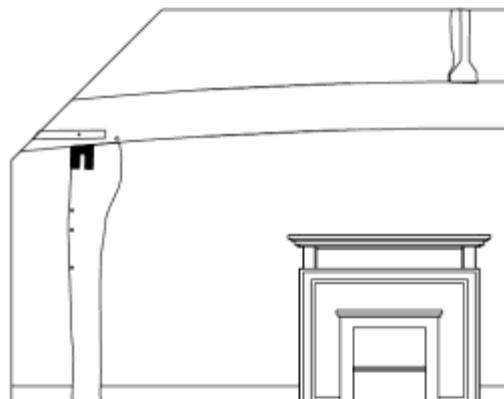
North wall of Rooms F4 & F5



South wall of Room F3



South wall of Room F4



North wall of Room G6

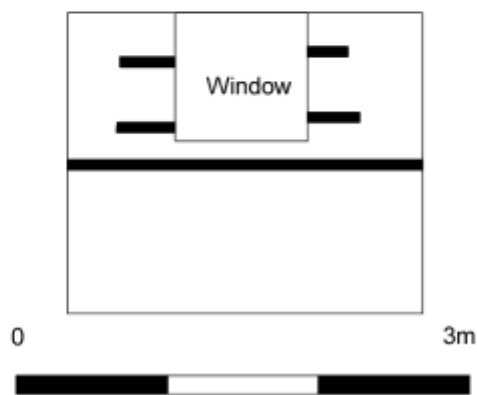


Figure 17: Exposed timberwork on the ground and first floors (scale 1:50)

## 5 Conclusions

Patchetts Green Farmhouse is one of over 20 Wealden houses in Hertfordshire ([http://archaeologydataservice.ac.uk/archives/view/vag\\_wealden](http://archaeologydataservice.ac.uk/archives/view/vag_wealden)), none of which have been dendrochronologically dated. Many of the Hertfordshire examples are in village setting such as this one, however, some urban examples are known in Hertford, Hitchin, Baldock, Stevenage and Bishops Stortford. The oldest Wealden house dates from 1339/40 and this along with the other two 14<sup>th</sup>-century examples are urban houses from Winchester, Rye and East Grinstead (Alcock 2010: 39). Current thinking has it that this type of building originated in an urban setting in the south of England before being adopted more widely in urban and rural settings.

The archetypal Wealden house comprises a recessed open hall with a jettied bay at either end, the whole being set under a continuous, in-line roof. Half Wealden houses, where only one storeyed bay is present, are not uncommon, particularly in towns where these could be built in rows for letting out (Pearson *in* Alcock 2010: 39). Wealden houses in Kent were often constructed with only one storeyed end, the second being added on later (*ibid*: 40).

The smoke-blackened wattle and daub in the south wall of the landing and the dimensions and distribution of the floor joists in the southern end of Room G1, suggest that the storeyed end of Patchetts Green Farmhouse was to the south. The smoke blackening to the timbers of the open hall could be seen on the rafters in the northern two bays of the building. An interesting revelation was the collar purlin in the northern bay, which had been relocated lower down having been rotated through 90 degrees. As the marks on the purlin were clearly from the collars above, it could not have been brought in from elsewhere. However, it would have been too long to fit the hipped roof, which could either suggest that there was once another bay at the northern end or the roof was originally gabled.

Although the basic characteristics of a Wealden house, such as the recessed hall and inline roof, remained constant, the timber framing would reflect the style of the locality within which the house was built. In Patchetts Green Farmhouse the timber framing in the west wall varies in each of the three bays. This seems an odd arrangement as the hall bays would ordinarily be of the same type of framing. A further detail that is variably present on the tiebeams and wallplates is a hollow chamfer. The northern tiebeam has a 5cm wide chamfer, as does the western wallplate in the central bay. In contrast, the southern tiebeam and wallplates in both end bays are plain. What this signifies is uncertain but it raises the possibility that the building is a composite with all three panels having been brought in from different sources.

The crown posts are fairly simple; cross quadrate posts with slender braces. The southern crown post retains a single foot brace but there are none to the north, where only the lateral collar braces survive. This type of crown post found favour in the later 14<sup>th</sup> century (Stenning 2011: 33).

The interior of the building appears to have been remodelled in the 17<sup>th</sup> century with the insertion of the central chimney stack and the floor in the northern bay. The ovolo moulded beam in Room G3 has an unusual chamfer stop of possible early 17<sup>th</sup> century date. This contrasts well with the earlier hollow chamfer of the spinal beam in Room G1. The landing wall above the northern tiebeam would have been constructed at the

same time, although the scantling of the timbers is so slight as to suggest an 18<sup>th</sup> century date. The window in the west wall of Room F5, the pintles and window stay of which still survive, may have been inserted at this time too.

The external walls were largely rebuilt in the late 18<sup>th</sup> or early 19<sup>th</sup> century as can be seen in the building technique, the use of Flemish bond and the bonding timbers in the north wall. The east wall was completely rebuilt in brick, the north and west walls were rebuilt at ground floor level and the south wall to the top of the first floor. Why this was not completely rebuilt in brick is not clear; to all intents and purposes the wall appears to have been added to the outside of the original timber frame, which was subsequently removed. The south wall also differed from the others in that it was largely built in English garden wall bond, and showed signs of having been modified on more than one occasion. A fault line close to the eastern end of the wall had queen closers to the west of it; an indication that this had originally been the end of the wall. By implication, the east elevation was a later addition.

The cellar, which may have caused the fault line to occur, also appears to have been built in the early 19<sup>th</sup> century. The interior of the building was again remodelled at this time. The fireplace in Room G1 was made smaller and a cupboard built to the left of it. The fireplace was installed in Room F2, the chimney stack for which was merely supported by the transverse beam in Room G1. The fireplace itself is in a style in keeping with the time, ie Regency, but does not appear to be original.

The cut nails used in the first floor ceilings indicate that the flat ceilings may also have been inserted during this rebuilding programme; the production of cut nails becoming more commonplace from the turn of the 19<sup>th</sup> century ([www.glasgowsteelnail.com](http://www.glasgowsteelnail.com)). The greater age of the lath and plaster covering to the rafters is indicated by the use of hand made nails.

The brick floor in Room G6 suggests that this may have functioned as a kitchen, dairy or scullery. Although the application and subsequent removal of concrete on the floor has caused some damage, the hollow walkway running down the centre of the room indicates long term and heavy use. This room appears to have been unheated, despite the remains of a possible chimney stack on the west wall. This appears to have been associated with a now demolished structure that is suggested by the roofline on the adjoining building and the timber above the chimney remains. The complete chimney stack on the north wall is also 19<sup>th</sup> century, but the brickwork suggests that it postdates the construction of the wall by a few decades.

Later 19<sup>th</sup>-century works appear to include the bay window in the south wall replacing an earlier window to the west and possibly the present staircase. Whether the window in the first floor of the south wall was replaced at this point or in the 20<sup>th</sup> century as the window type appears to suggest remains open. The fireplace in Room F4 appears to be late Victorian or possibly Edwardian. The small cupboard to the left of it, however, could be older as butterfly hinges are a characteristic of the 17<sup>th</sup> and 18<sup>th</sup> centuries (Hall 2005: 53). The presence of this cupboard and the timber in the wall behind the mantelshelf suggests that this could be a replacement for an earlier fireplace, one possibly dating from the time the internal stack was built. The style of the window in the landing (F1) could also place it the later 19<sup>th</sup> century.



Surviving internal decoration is confined to Room F4 where wall painting and a scrap of wallpaper were discovered. The wall painting appears to be early 17<sup>th</sup> century but the wallpaper considerably later. The design is early 18<sup>th</sup> century, but the quality of the paper suggests a fairly recent date.

The most recent work still evident in the building is the timberwork in the southwest part of the ground floor including the subdivision of this part of the house to create a hall and downstairs WC. The irony is that the door to the modern WC (G5) was probably the oldest surviving door in the building.

The construction of the adjoining range inevitably impacted on the Wealden house. Access into the range appears to have been by a door in the ground floor and another in the landing (F1) to the west of the staircase. This would suggest that access to the newly floored hall would have been by a stair in the adjacent range before the current staircase was built in the 19<sup>th</sup> century.

Patchetts Green Farmhouse is a superb example of a Wealden House with an understated crown post roof. Quite when the building was erected cannot be determined without dendrochronological dating, but it would come as little surprise should it be 14<sup>th</sup> century. The evidence suggests that the building may have originally consisted of a two bay open hall with a storeyed bay end on both sides. The northern bay would have been demolished before the late 18<sup>th</sup> or early 19<sup>th</sup> century when the north wall was rebuilt in brick. The brickwork and chamfer stops of the spinal beams suggest that the internal chimney stack was built in the early 17<sup>th</sup> century. The stack served the fireplace in the two ground floor rooms and the bedroom to the north of it (F4). Not long afterwards, or even perhaps as part of the same building programme, the wall painting was created in Room F4.

The adjoining range may have been part of the same programme of works, providing additional service rooms including a staircase to the first floor of the present building.

The building was extensively modernised in the late 18<sup>th</sup> or early 19<sup>th</sup> century. The entire front and most of the south wall were reconstructed and much of the timberwork was replaced in the remaining walls. The dado rail, picture rail and architrave were put in the living room (G1) and the fireplace made smaller. The second internal chimney stack appears to have been built at this time, although the fireplace itself does not. It would seem that this is the most likely period for the brick lined cellar.

The bay window and the staircase were added later in the 19<sup>th</sup> century, as was the landing window. The final major alteration to the house was the flooring over of the cellar staircase and the installation of a WC here and a bathroom in the room above.

## 6 Acknowledgements

The project was commissioned by Anna Broadbent on behalf of Patchetts Green Ltd. The writer is grateful to Anna Broadbent and Louise Souter of Broadbent Design Ltd and Stuart Little, chartered surveyor, for their assistance. The project was monitored by Graham Tite of BEAMS on behalf of the local planning authority. Thanks are also due to Pat Holgeson and Michel Hoyek for their assistance on site.

The project was managed for ASC by Karin Semmelmann MA MifA. Fieldwork was carried out by Karin Semmelmann and Calli Rouse BA AIfA. The report was prepared by Karin Semmelmann and edited by Bob Zeepvat BA MifA.

## 7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with HALS

## 8 References

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Glasgow Steel Nail <http://www.glasgowsteelnail.com/>

Page, W. (ed) 1908 *A History of the County of Hertford: volume 2*, pp. 149-161.

URL: <http://www.british-history.ac.uk/report.aspx?compid=43264&strquery=aldenham>.

**Maps**

(HALS= Hertfordshire Archive and Local Studies)

Drury & Andrews 1768

Enclosure Map (1803)

HALS QS/E/3

Enclosure Award (1803)

HALS QS/E/2

Tithe Map (1839)

HALS DSA4/3/2

Tithe Award (1840)

HALS DSA4/3/1

Ordnance Survey Map 1898

XLIV.3

Ordnance Survey Map 1914

XLIV.3

Ordnance Survey Map 1961

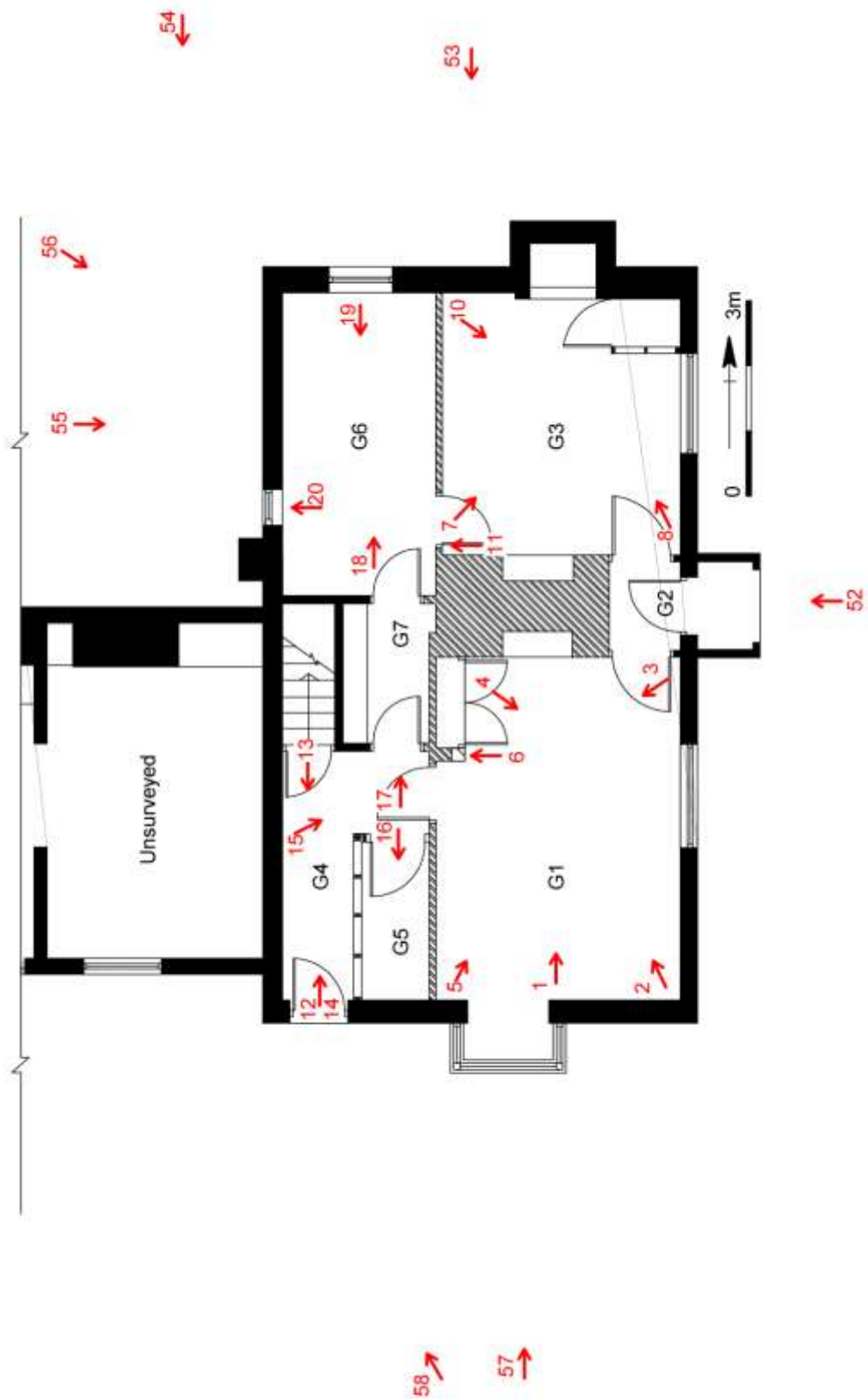
TQ19 NW

Ordnance Survey Map 1975

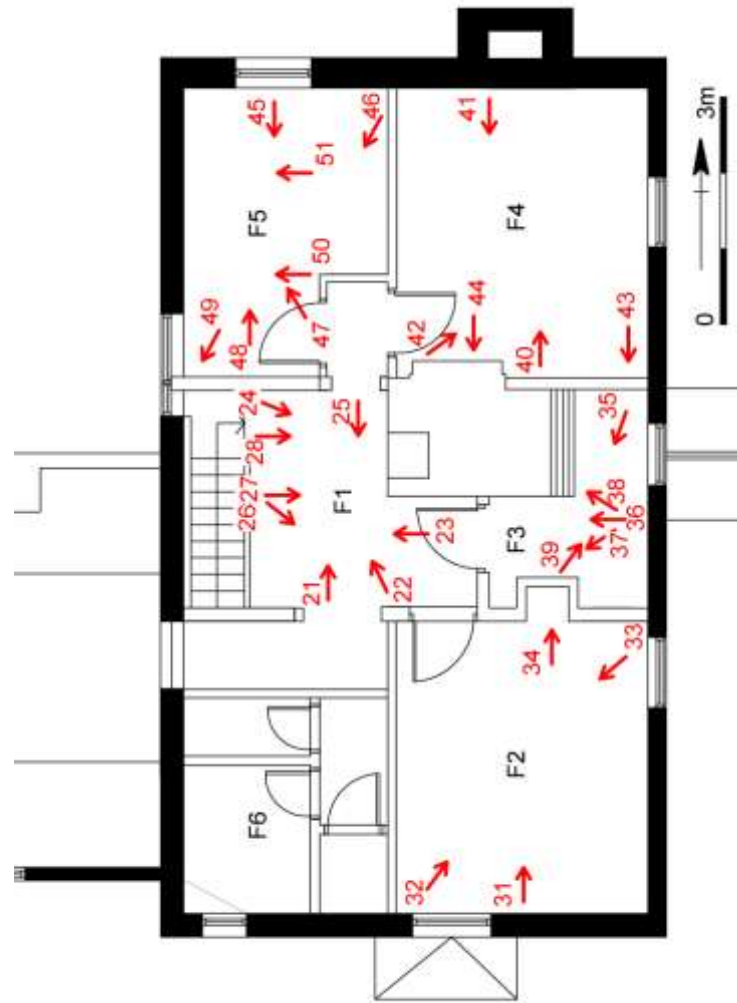
TQ19 NW

Ordnance Survey Map 1968

TQ1297 - 1397



**Figure 18:** Ground floor photographs taken during the initial survey (*scale as shown*)



**Figure 19:** First floor photographs taken during the initial survey (*scale as shown*)

## Appendix 1: List of Photographs

| SITE NO/CODE:1436/ALR |     |         | Site Name: Patchetts Green Farmhouse             |
|-----------------------|-----|---------|--|
| Shot                  | B&W | Digital | Subject  |
| 1                     | x   | x       | Room G1: north wall                              |
| 2                     | x   | x       | Room G1: northeast corner                        |
| 3                     | x   | x       | Room G1: south wall                              |
| 4                     | x   | x       | Room G1: southeast corner                        |
| 5                     | x   | x       | Room G1: northeast corner                        |
| 6                     | x   | x       | Room G1: bean detail                             |
| 7                     | x   | x       | Room G3: north east corner                       |
| 8                     | x   | x       | Room G3: northwest corner                        |
| 9                     | x   | x       | Room G3: south wall                              |
| 10                    | x   | x       | Room G3: southeast corner                        |
| 11                    | x   | x       | Room G3: chamfer stop detail                     |
| 12                    | x   | x       | Room G4: looking north                           |
| 13                    | x   | x       | Room G4: looking south                           |
| 14                    | x   | x       | Room G4: stairs to first floor                   |
| 15                    | x   | x       | Room G4: northeast corner                        |
| 16                    | x   | x       | Room G5: looking south                           |
| 17                    | x   | x       | Room G7: looking north                           |
| 18                    | x   | x       | Room G3: looking north                           |
| 19                    | x   | x       | Room G3: looking south                           |
| 20                    | x   | x       | Room G3: window detail                           |
| 21                    | x   | x       | Room G3: window detail                           |
| 22                    | x   | x       | Room F1: north wall                              |
| 23                    | x   | x       | Room F1: north wall                              |
| 24                    | x   | x       | Room F1: west wall                               |
| 25                    | x   | x       | Room F1: south wall                              |
| 26                    | x   | x       | Room F1: view into Room F6                       |
| 27                    | x   | x       | Room F1: southeast corner                        |
| 28                    | x   | x       | Room F1: looking east                            |
| 29                    | x   | x       | Room F1: chimney breast                          |
| 30                    | x   | x       | Room F1: chamfer stop in the northwest corner    |
| 31                    | x   | x       | Room F2: north wall                              |
| 32                    | x   | x       | Room F2: east wall                               |
| 33                    | x   | x       | Room F2: south wall                              |
| 34                    | x   | x       | Room F2: fireplace detail                        |
| 35                    | x   | x       | Room F3: 19 <sup>th</sup> century chimney breast |
| 36                    | x   | x       | Room F3: junction of two chimney breasts         |
| 37                    | x   | x       | Room F3: junction of two chimney breasts         |
| 38                    | x   | x       | Room F3: studwork on the north wall              |
| 39                    | x   | x       | Room F3: northeast corner                        |
| 40                    | x   | x       | Room F4: north wall                              |
| 41                    | x   | x       | Room F4: south wall                              |
| 42                    | x   | x       | Room F4: east wall                               |
| 43                    | x   | x       | Room F4: southern jowlpost detail                |
| 44                    | x   | x       | Room F4: fireplace detail                        |
| 45                    | x   | x       | Room F5: south wall                              |
| 46                    | x   | x       | Room F5: southwest corner                        |

|    |   |   |   |
|----|---|---|---|
| 47 | x | x | Room F5: northwest corner                             |
| 48 | x | x | Room F5: north wall                                   |
| 49 | x | x | Room F5: detail of timbers in southwest corner        |
| 50 | x | x | Room F5: west elevation, southern end                 |
| 51 | x | x | Room F5: west elevation, northern end                 |
| 52 | x | x | East elevation  |
| 53 | x | x | North elevation                                       |
| 54 | x | x | North elevation                                       |
| 55 | x | x | West elevation  |
| 56 |   | x | East elevation of house                               |
| 57 |   | x | East elevation of house and adjoining building        |
| 58 |   | x | South elevation of the house                          |
| 59 |   | x | South elevation of the house and adjoining range      |
| 60 |   | x | Blocked window in the south elevation                 |
| 61 |   | x | South elevation detail of structural fault            |
| 62 |   | x | North & west elevations                               |
| 63 |   | x | North & west elevations corner post                   |
| 64 |   | x | Room G1: north wall                                   |
| 65 |   | x | Room G1: lateral beam                                 |
| 66 |   | x | Room G1: chamfer stop                                 |
| 67 |   | x | Room G3: ceiling                                      |
| 68 |   | x | Room G3: beam, chamfer stop and lath & plaster detail |
| 69 |   | x | Room G3: beam, chamfer stop and lath & plaster detail |
| 70 |   | x | Room G3: lath & plaster detail                        |
| 71 |   | x | Room G3: exposed timber detail                        |
| 72 |   | x | Room G4: west wall                                    |
| 73 |   | x | Rooms G4 and G5                                       |
| 74 |   | x | Room F1: northwest corner post                        |
| 75 |   | x | Room F1: northwest corner                             |
| 76 |   | x | Room F6: west wall                                    |
| 77 |   | x | Room F6: south wall                                   |
| 78 |   | x | Room F6: south wall timber frame detail               |
| 79 |   | x | Room F6: south wall timberwork                        |
| 80 |   | x | Room F2: north wall                                   |
| 81 |   | x | Room F2: southwest corner                             |
| 82 |   | x | Room F1: scarf joint on the chimney trim              |
| 83 |   | x | Room F3: north wall                                   |
| 84 |   | x | Room F3: north wall                                   |
| 85 |   | x | Room F3: view behind the chimney stack                |
| 86 |   | x | Room F3:smoke blackening on the northern brace        |
| 87 |   | x | Room F4: north wall                                   |
| 88 |   | x | Room F4: south wall                                   |
| 89 |   | x | Room F5: detail of timberwork in the southwest corner |
| 90 |   | x | Room G1: floor joists                                 |
| 91 |   | x | Room G1: floor joists                                 |
| 92 |   | x | Room G1: floor joists & cellar wall                   |
| 93 |   | x | Room G1: floor joists                                 |
| 94 |   | x | Room G1: floor joists                                 |
| 95 |   | x | Room G1: brick arch detail                            |
| 96 |   | x | Room F4: north wall lath and plaster                  |
| 97 |   | x | Room F4: north wall lath and plaster detail           |



|     |  |   |   |
|-----|--|---|---|
| 98  |  | x | Room F4: wall paper in east wall                                  |
| 99  |  | x | Room F4: wall paper in east wall                                  |
| 100 |  | x | Room F4: north wall lath and plaster detail                       |
| 101 |  | x | Room F5: later ceiling timbers                                    |
| 102 |  | x | Room F5: later ceiling timbers                                    |
| 103 |  | x | Room F5: exposed rafters  |
| 14  |  | x | Room F1: view of the crown post through the later ceiling timbers |
| 105 |  | x | Room F3: north wall   |
| 106 |  | x | Room F5: ceiling timbers  |
| 107 |  | x | Room F5: ceiling timbers  |
| 108 |  | x | Room F6: southwest corner   |
| 109 |  | x | Room F6: west wall  |
| 110 |  | x | Room F1: west wall  |
| 111 |  | x | Room F1: west wall south end                                      |
| 112 |  | x | Room F1: west wall south end                                      |
| 113 |  | x | Room G6: west wall  |
| 114 |  | x | Room F1: chamfer stop   |
| 115 |  | x | Room G1: cellar ceiling   |
| 116 |  | x | Room G1: cellar ceiling   |
| 117 |  | x | Room G1: cellar infill  |
| 118 |  | x | Room F6: west wall  |
| 119 |  | x | Room F6: access to adjoining range                                |
| 120 |  | x | Room F2: exposed ceiling and partition timbers                    |
| 121 |  | x | Room F2: exposed ceiling and partition timbers                    |
| 122 |  | x | Room F2: north wall   |
| 123 |  | x | Room F2/F6: partition   |
| 124 |  | x | Room F2/F6: partition detail                                      |
| 125 |  | x | Room F1: west wall  |
| 126 |  | x | Room F1: west wall  |
| 127 |  | x | Room F1: smoke blackened wattle & daub in south wall              |
| 128 |  | x | Room F1: inserted ceiling timbers and studs in north wall         |
| 129 |  | x | Room G4: west wall  |
| 130 |  | x | Room G1: ceiling joists   |
| 131 |  | x | Room G1: southeast corner   |
| 132 |  | x | Room F1: studwork above the inserted ceiling                      |
| 133 |  | x | Room F1: south wall wattle & daub detail                          |
| 134 |  | x | Room F3: scarf joint on collar purlin                             |
| 135 |  | x | Room F3: south wall   |
| 136 |  | x | Room F3: north wall   |
| 137 |  | x | Room F3: view behind the chimney                                  |
| 138 |  | x | Room F3: view behind the chimney                                  |
| 139 |  | x | Room F3: view behind the chimney                                  |
| 140 |  | x | Room G1: exposed brick arches of the cellar                       |
| 141 |  | x | Room G1: exposed brick arches of the cellar                       |
| 142 |  | x | Room G1: cellar infill  |
| 143 |  | x | Room F3 north wall  |
| 144 |  | x | Room F3: south wall   |
| 145 |  | x | Room G3: south wall   |
| 146 |  | x | Room G1: fireplace  |
| 147 |  | x | Room G1: fireplace  |
| 148 |  | x | Room G1: fireplace  |

|     |  |   |  |
|-----|--|---|--|
| 149 |  | x | Room G1: joists                                    |
| 150 |  | x | Rafters  |
| 151 |  | x | Room F4: southwest corner                          |
| 152 |  | x | Room F4: view towards the crown post               |
| 153 |  | x | Room G6: brick floor                               |
| 154 |  | x | Room G6: brick floor                               |
| 155 |  | x | Room G6: brick floor                               |
| 156 |  | x | Room G5: cellar stairs                             |
| 157 |  | x | Room G5: cellar stairs                             |
| 158 |  | x | Room G4: looking north                             |
| 159 |  | x | Room F1: south wall wattle and daub detail         |
| 160 |  | x | North end of the roof from the east                |
| 161 |  | x | North end collar purlin detail                     |
| 162 |  | x | North end collar purlin detail                     |
| 163 |  | x | North end collar and rafter joint                  |
| 164 |  | x | North end general shot                             |
| 165 |  | x | North end rafter feet detail                       |
| 166 |  | x | Chimney breast from the scaffolding                |
| 167 |  | x | Chimney and crown post from the scaffolding        |
| 168 |  | x | Carpenter's assembly mark                          |
| 169 |  | x | Southern crown post detail                         |
| 170 |  | x | Southeast corner of the roof                       |
| 171 |  | x | Southeast corner of the roof                       |
| 172 |  | x | East side of the roof                              |
| 173 |  | x | East side of the roof                              |
| 174 |  | x | Bay 1 rafter detail                                |
| 175 |  | x | Roof over Bay 2                                    |
| 176 |  | x | South wall timber detail                           |
| 177 |  | x | Bay 3: north hip                                   |
| 178 |  | x | Room F4: wall painting detail                      |
| 179 |  | x | Room F4: wall painting detail                      |
| 180 |  | x | Bay 3: looking southeast                           |
| 181 |  | x | Bay 3: mortices in the purlin                      |
| 182 |  | x | Bay 3: looking southeast                           |
| 183 |  | x | Southern crown post detail                         |
| 184 |  | x | Bay 2: crown post detail                           |
| 185 |  | x | Bay 2: crown post detail                           |
| 186 |  | x | Bay 3: purlin detail                               |
| 187 |  | x | Bay 3: purlin detail                               |
| 188 |  | x | Bay 3: crown post                                  |
| 189 |  | x | Carpenter's assembly marks                         |
| 190 |  | x | Carpenter's assembly marks                         |
| 191 |  | x | Bay 3: looking north                               |
| 192 |  | x | Bay 3: looking north                               |
| 193 |  | x | Bay 3: northeast corner                            |
| 194 |  | x | Carpenter's assembly marks                         |
| 195 |  | x | Carpenter's assembly marks                         |
| 196 |  | x | Collar marks                                       |
| 197 |  | x | Bay 3: purlin                                      |
| 198 |  | x | Room F4: cupboard                                  |
| 199 |  | x | View of crown post in Room F3 from the scaffolding |

|     |  |   |   |
|-----|--|---|---|
| 200 |  | x | Room F4: inverted collar purlin                       |
| 201 |  | x | Southern hip rafters from the scaffolding             |
| 202 |  | x | Carpenters assembly marks on the upper face of collar |
| 203 |  | x | Carpenters assembly marks on the upper face of collar |
| 204 |  | x | Rafters during restoration                            |
| 205 |  | x | Rafters during restoration                            |
|     |  |   |   |

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

## Appendix 2: ASC OASIS Form

| PROJECT DETAILS           |   |  |                               |
|---------------------------|---|--|-------------------------------|
| Project Name:             | Patchetts Green Farmhouse (The Coach House)   | OASIS reference:                                 | archaeol2-104524              |
| Short Description:        | <p>Between July 2011 and June 2012 historic building recording and a building watching brief were carried out at Patchetts Green Farmhouse (also known as The Coach House), 74 Hilfield Lane, Aldenham, Hertfordshire.</p> <p>The building is a Grade II listed Wealden house originally with a 2-bay open hall and a 2-storey bay at the southern end. However, the northern end of the building appears to have been foreshortened and it is possible that a second 2-storey bay once stood here. A chimney stack and upper floor were inserted in the early 17<sup>th</sup> century and the adjoining range constructed at much the same time. The newly installed first floor was accessed from the adjoining range until the present staircase was constructed in the 19<sup>th</sup> century. The ground floor door between the two buildings was blocked in the 20<sup>th</sup> century, perhaps at the same time that the rear entrance hall was sub-divided.</p> <p>The external walls were rebuilt in the 18<sup>th</sup> or early 19<sup>th</sup> century and a porch, bay window and external chimney stack to the north added not long afterwards. At much the same time a fireplace was installed in the southern bedroom and the chimney stack fairly elaborately linked with the 17<sup>th</sup> century one. A cellar was also built in the 19<sup>th</sup> century but backfilled in the 20<sup>th</sup> century and a WC installed over the cellar stairs.</p> <p>Flat ceilings appear to have been inserted in the first floor rooms in the 19<sup>th</sup> century, obscuring the lath and plaster covered rafters above.</p> <p>Traces of early 17<sup>th</sup> century wall painting, consisting of white curlicues on a red background within a lozenge shaped border, were revealed within a first floor room.</p> |  |                               |
| Project Type:             | Historic Building Recording and Building Watching Brief   |  |                               |
| Previous work:            | IoE Ref: 164175   | Site status:                                     | Grade II Listed               |
| Current land use:         | N/A   | Future work:                                     | No                            |
| Monument type:            | Building  | Monument period:                                 | Medieval                      |
| Significant finds:        | N/A   |  |                               |
| PROJECT LOCATION          |   |  |                               |
| County:                   | Hertfordshire   | OS reference: (8 figs min)                       | TQ 1392 9760                  |
| Site address:             | Patchetts Equestrian Centre, Hilfield Lane, Aldenham, Hertfordshire, WD25 8PE   |  |                               |
| Study area: (sq. m. / ha) | N/A   | Height OD: (metres)                              | N/A                           |
| PROJECT CREATORS          |   |  |                               |
| Organisation:             | Archaeological Services & Consultancy Ltd   |  |                               |
| Project brief originator: | N/A   | Project design originator:                       | K. Semmelmann (ASC)           |
| Project Manager:          | K. Semmelmann   | Director/Supervisor:                             | K. Semmelmann                 |
| Sponsor / funding body:   | Patchetts Green Ltd   |  |                               |
| PROJECT DATE              |   |  |                               |
| Start date:               | 27 <sup>th</sup> June 2011  | End date:  | 9 <sup>th</sup> February 2012 |
| PROJECT ARCHIVES          |   |  |                               |
|                           | Location (Accession no.)  | Content (eg. pottery, animal bone, files/sheets) |                               |
| Paper:                    | HALS  | Architects drawings, site notes, photos          |                               |
| Digital:                  |   | 1 CD   |                               |

| <b>BIBLIOGRAPHY</b> (Journal/monograph, published or forthcoming, or unpublished client report) |  |       |                           |
|---|--|-------|---------------------------|
| Title:  | Patchetts Green Farmhouse (The Coach House), Patchetts Equestrian Centre, 74 Hilfield Lane, Aldenham, Herts: Historic Building Recording and Building Watching Brief |       |                           |
| Serial title & volume:  | ASC Ltd Report ref. 1436/ALP/2   |       |                           |
| Author(s):  | Karin Semmelmann MA MifA   |       |                           |
| Page nos  | 62   | Date: | 18 <sup>th</sup> May 2012 |

## Appendix 3: Wall Painting Report

### ABRIDGED SURVEY REPORT By John Burbridge, Granville & Burbridge Conservation and Restoration

#### 1. Introduction

The wall painting which is understood to have been discovered and exposed during the current phase of building renovation was inspected on 27th February where it was discussed with Louise Souter (Broadbent Design Ltd).

#### 2. Description

Found within a much altered, Grade II listed 15th century building, the wall painting covers a first floor internal wall (maximum dimensions: 1.8m high x 2.87m wide) which surrounds a large Victorian fireplace (*Plate 1*). The timber backboard to the shelf of the fire surround extends to the right and appears to be contemporary with the wall plaster. To the left of the fireplace a small storage cupboard (for salt?) has been built into the wall. The cupboard door has hand-forged ferrous hinges. The wall painting would have originally covered the walls (plaster and timber) of the room.

The decoration (c.1600?) is painted in distemper (?) on lime/hair plaster applied over lath and brickwork. The colour is predominantly a chalky iron oxide red. The weakly bound paint layer is abraded to the point of illegibility with large losses; it is only on close scrutiny that a feint pattern can be discerned. This appears to be a repeat diaper pattern alternating with broad vertical, underlying bands – all outlined in black. Within one lozenge three whitish circles are surrounded by fine white curlicue lines (*Plates 3 & 4*).

Shrinkage of the timber wall post to the left of the painting has resulted in a gap with the edge of the plaster. This has skilfully been filled with a fillet of timber which follows the curves of the wall post (*Plates 5 & 6*).

#### 3. Condition assessment

The wall painting is in very poor condition. Widespread total and partial paint losses – mostly caused by abrasion; large losses of plaster –many of which have recently been filled with a conspicuous pale grey lime mortar, and widespread scattered overpaint (limewash, and occasionally wallpaper), have caused a chaotic surface resulting in the virtual illegibility of the decoration.

The very fragmentary paint layer is weakly bound. The upper surface of the painted decoration is mostly lost, leaving residue islands of iron oxide red. Most loose paint appears to have been removed. The surface is covered by a fine layer of dust (*Plate 7*).

Four new electrical outlets have been inserted in the wall (embedded in brick and lath) during the recent renovation (*Plate 8*). These have been secured by a pale grey lime plaster. The same plaster was used to fill three other large losses of original plaster (*Plate 2*). In addition to numerous small scattered losses to the plaster, there is a large loss of plaster below the electrical outlets, exposing the red brick structure of the chimney and the abutting lath. Some of the edges of the plaster are unstable.

There are widespread islands of residue overpaint (limewash) and occasionally, what appears to be woodchip wall paper. There are two large areas of concentrated overpaint: a rectangular area immediately to right of the fireplace (*Plates 2 & 9*) and a large irregular shaped area left of the storage cupboard (*Plate 8*).

Even in its present degraded state, the wall painting is the most important surviving decoration in the house.