



KDK ARCHAEOLOGY LTD

## Historic Building Impact Assessment

Glebe House

Church Lane

Aldenham

Hertfordshire



## Site Data

KDK project code:	573/AGH
County:	Hertfordshire
Village/Town:	Aldenham
Civil Parish:	Aldenham
NGR (to 8 figs):	TQ14032 98475
Present use:	Private residence
Planning proposal:	Replacement of single glazed units to slim profile double glazed units in ground floor bay
Local Planning Authority:	Hertsmere Borough Council
Date of survey:	12 <sup>th</sup> January 2021
Client:	Yulia Romanenkova Glebe House Church Lane Aldenham Hertfordshire

## Quality Check

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**Contents**

Summary ..... 1

1. Introduction ..... 1

2. Historical Background ..... 4

3. The Proposals and Potential Impact on the Heritage Assets..... 9

4. Conclusions..... 10

5. Acknowledgements..... 11

6. References..... 12

**Figures:**

1. General location ..... 2

2. Site location..... 3

3. Extract from the 1871 OS map ..... 5

4. Extract from the 1898 OS map ..... 5

**Plates:**

1. East elevation ..... 6

2. Bay detail ..... 6

3. Detail of northern window ..... 6

4. Northern window from inside ..... 7

5. Window detail ..... 7

6. Window detail ..... 7

7. Window detail ..... 7

8. Church tower as seen from the northeast corner of the house..... 8

9. The church and the west elevation of Glebe House from the northwest ..... 8



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## Summary

In January 2021 KDK Archaeology Ltd prepared a Historic Building Assessment of Glebe House, Aldenham, Hertfordshire in order to support a planning application for the replacement of single glazed units within a ground floor bay window with slim profile double glazing. Although the property is Grade II listed, immediately next to the Grade I listed parish church and within the Aldenham Conservation Area, the works will not change the appearance of the property and will therefore not impact on the significance or setting of the building.

### 1 Introduction

1.1 In January 2021 KDK Archaeology Ltd prepared a Historic Building Assessment of Glebe House, Aldenham, Hertfordshire. The project was commissioned by Graham Tite on behalf of Yulia Romanenkova, and was carried out as part of the pre-planning application process.

#### 1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

#### 1.3 *The Site*

##### *Location*

Glebe House is located immediately east of the parish church of St John in the village and civil parish of Aldenham. It falls within the administrative area of Hertsmere District Council and is centred on National Grid Reference TQ 14032 98475 (Fig. 1).

##### *Description*

The property was once the vicarage and is located immediately to the east of the wall surrounding the parish churchyard. It is a Grade II listed building of 2 storeys with attics that is set some considerable distance from the road (see Section 2.1). There is a private residence to the north and another to the northeast. The grounds are bounded approximately 33m to the south of the house by a footpath known as Church Alley (Fig. 2).

##### *Proposed Development*

To replace the single glazed units in the ground floor bay window with slim profile double glazed units utilising the present frames.



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



**Figure 2:** Site location (not to scale)  
(Courtesy of Google maps)



## 2 Historical Background

- 2.1 Glebe House is the Grade II listed former vicarage located immediately to the east of the parish church of St John. The listed building description is as follows (NHLE Ref: 1346868, listed February 1972):

*Former vicarage, now house. Early C18 origins, enlarged 1825, refronted and altered 1893, altered C20. Red brick front, stuccoed to rear. Hipped slate roof. Original front to left, present arrangement is early C19. 2 storeys and attic. 6 window front, that to right more widely spaced. Entrance in 3rd bay from left. C20 pedimented Doric porch. Glazing bar sashes: moulded frames in shallow reveals. Ground floor right: C20 bay window. First floor: keyed segmental heads with moulded dripstones. Brick quoins to returns. Plinth. Modillion eaves cornice. 6 gabled dormers. 2 stacks to front pitch flanking entrance. Rear faces into churchyard: scattered sashes in deep reveals, C18 dentilled eaves towards original front. 2 tall stacks, one extruded. Left return - original front, C19 windows towards front, C18 sash and parapet towards rear, ground floor conservatory and brick additions. Interior not inspected. (ed. W.Briggs and K.F.Gibbs, Aldenham Parish Registers vol.II 1910, p.338).*

- 2.2 A survey was undertaken on 11<sup>th</sup> January 2021 to assess the date and significance of the window, and to assess the impact of the proposals on the significance and setting of the building.

The house itself is an elegant, well-proportioned structure, albeit altered from its original design. The later additions and alterations are of good quality and the whole is immaculately maintained. The house is set well back from the road and cannot be seen by passers-by and the east (front) elevation is not overlooked by any neighbours, including the church. As such, the immediate setting of the proposed alteration is quite simply the east elevation itself.

The brickwork in the east elevation, including the bay, is clearly of late 19<sup>th</sup> century date, as is corroborated by both the listed building description and historic mapping (see Section 3.3 below). The two windows within the bay are of a similar style but that to the north is smaller, having only 5 lights as opposed to 7. The upper lights (of 4 panes apiece) in both windows are fixed, whilst some of the lower lights, which have 6 panes, have side opening casements. The glazing bars are narrow with a 19<sup>th</sup> century profile but the frames are both moulded and robust. The window furniture is modern, which would suggest that the windows themselves are 20<sup>th</sup> century.

- 2.3 The earliest readily available plan showing the building in detail is the first edition Ordnance Survey map of 1871 (Fig. 3). This depicts a flat fronted building with a porch. By 1898 the building had been re-fronted and the bay window constructed (Fig. 4). The profile of the front elevation has remained the same since.

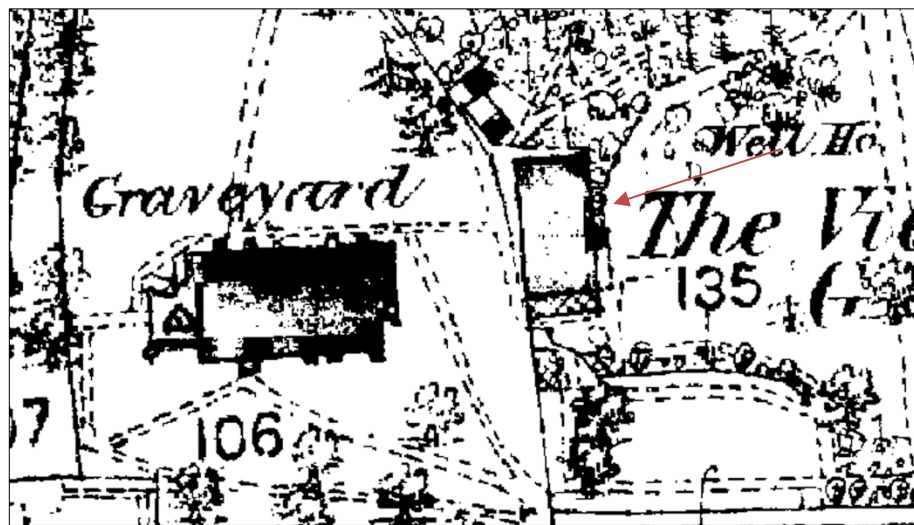


Figure 3: Extract from the 1871 OS map (scale 1:1250)

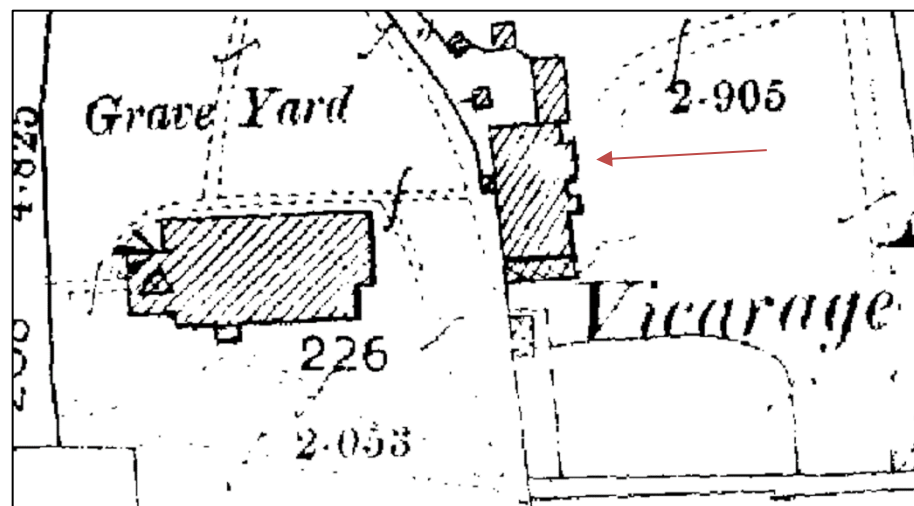


Figure 4: Extract from the 1898 OS map (scale 1:1250)





**Plate 1:** East elevation



**Plate 2:** Bay detail



**Plate 3:** Detail of northern window



**Plate 4:** Northern window from inside



**Plate 5:** Window detail



**Plate 6:** Window detail



**Plate 7:** Window detail



**Plate 8:** Church tower as seen from the northeast corner of the house



**Plate 9:** The church and the west elevation of Glebe House from the northwest



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### 3. The Proposals and the Potential Impact on the Heritage Assets

#### 3.1 *The Proposals*

The intention is to replace the existing single glazed units, both fixed and opening, with slim profile double glazed units. The frames will not be changed.

#### 3.2 *The Significance and Setting of the Building*

Glebe House is a Grade II listed Building that is located immediately to the east of the Grade I listed parish church of St John and close to two Grade II listed monuments within the churchyard. Both Glebe House and the church and churchyard lie within the Aldenham Conservation Area. As such the significance and setting of the site are of the highest standard.

#### 3.3 *Potential Impact of the Proposed Developments*

The development proposals are limited to the replacement of the glazed units within the frame of a bay window on the front elevation of Glebe House. This elevation faces away from and is therefore not visible from the church/churchyard; nor is it readily visible from the road or the neighbouring properties.

As the windows will not be replaced in their entirety, the appearance of the building, and therefore the setting will remain unaltered as the style and fabric of the glazed units will be replicated. Given that the window is probably 20<sup>th</sup> century, but certainly no earlier than the 1890s, the historic fabric that will be lost is minimal and of no great antiquity or significance. The overall impact on the significance and setting of the property will, therefore, be neutral.



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## 4 Conclusions

Glebe House is a Grade II listed house set within the Aldenham Conservation Area and immediately adjacent to the Grade I listed parish church, which has two Grade II listed monuments within the churchyard. The significance and setting of the building are clearly of the highest standard. However, the application is to replace the casements within a 20th century bay window with slim profile double glazed units whilst leaving the frames intact. Given that the east elevation is not overlooked from any angle, and the proposals do not alter the appearance of the building at all, the alteration would not impact on the significance or setting of the building in the slightest. The works would, however, have a positive impact for the micro-environment within the house and the wider environment within which it stands, by allowing greater heat retention.



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## 5 Acknowledgements

KDK Archaeology is grateful to Graham Tite for commissioning this report on behalf of Yulia Romanenkova.

The fieldwork was carried out by Karin Kaye MA MCIfA. The report was written by Karin Kaye, and edited by David Kaye BA ACIfA.



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## 6 References

### *Standards & Specifications*

CIfA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* Reading: Chartered Institute for Archaeologists

CIfA 2019 *Code of Conduct*. Reading: Chartered Institute for Archaeologists

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MHCLG 2019 *National Planning Policy Framework* London: Ministry of Housing, Communities and Local Government