

# DESIGN, ACCESS AND HERITAGE STATEMENT AND OUTLINE SCOPE OF WORKS

JULY 2021

FOR THE REPAIR OF EXISTING HISTORIC STEPS  
FORMING PART OF THE FORMAL GARDENS OF ALDENHAM HOUSE

APPLICATION FOR A LAWFUL DEVELOPMENT  
CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT

HABERDASHERS' ASKE'S BOYS' SCHOOL  
BUTTERFLY LANE, ELSTREE  
HERTFORDSHIRE, WD6 3AF



Giles Quarme Architects  
7 Bishops Terrace  
London  
SE11 4UE

[www.quarme.com](http://www.quarme.com)  
[mail@quarme.com](mailto:mail@quarme.com)

020 7582 074

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## 1.0 INTRODUCTION

- 1.1 This *Heritage, Design Access Statement and Outline Scope of Works* Document has been prepared by Giles Quarme Architects for Haberdashers' Aske's School to support repair proposals for a series of historic steps that are located within formal gardens to the east of Aldenham House.
- 1.2 Haberdashers' Aske's Boys' School in Elstree, Hertfordshire occupies part of a Grade II-registered landscape that was once a country house estate. The School's site includes a scheduled monument (Penne's Place moated site) and a Grade II\* listed building (Aldenham House and stable block). It is within the Green Belt. The plan opposite shows the application site boundary in red.
- 1.3 This statement has been produced with the help and assistance of Alan Baxter's Draft Heritage Statement produced in November 2016 by Kit Wedd and Robert Hradsky. The Sections on the historic evolution of Aldenham House in Section 2 of their report has been extracted and reproduced in its entirety.
- 1.4 Giles Quarme Architects (GQA) were appointed in 2017 to advise on the condition of the terracotta boundary wall and to produce repair proposals for its stabilisation, repair and restoration. They have subsequently been instructed to advise on the repair of the historic, formal garden steps.
- 1.5 GQA are an architectural practice that specialises in the repair, restoration and extension of listed buildings as well as designing sensitive new buildings in Conservation Areas, AONBs and National Parks. A list of some of the projects that the practice has been involved in recently has been included in Appendix 9.1.
- 1.6 GQA have received numerous awards for their work. Most recently we have been awarded the following:  
*UK PROPERTY AWARDS:*  
 Holland Park Residence, 2018 - 2019 UK Property Awards Single Residence London Winner;  
  
*RIBA AWARDS:*  
 Victoria & Albert Exhibition Road Quarter, 2018 RIBA National Award Winner, 2018 RIBA London Winner & 2018 RIBA London Building of the Year;  
  
*RICS CONSERVATION AWARDS:*  
 Glynde Place, Sussex 2017 Grand Final Winner 'Building Conservation of the Year'; Glynde Place, Sussex 2017 South East Winner;
- 1.7 The Director, Giles Quarme, sat on English Heritage/Historic England's London Advisory Committee for fifteen years, advising on the principal historic buildings in London. He is currently the Chairman of the Ancient Monument Society, a statutory consultee; a former Trustee of the Georgian Group for fifteen years and currently sits on the Royal Borough of Kensington Chelsea Design Panel.
- 1.8 Most members of the practice have considerable expertise in working on the historic buildings as well as having post graduate historic building qualifications and are on the Specialist Register with AABC and RIBA for "*Architects approved in Conservation.*"

## 2.0 EVOLUTION OF THE SITE

### 2.1 INTRODUCTION:

The project to repair the historic steps to the formal gardens needs to be understood within the wider landscape context. This section therefore covers the whole of the School grounds (but not the neighbouring Haberdashers' Aske's School for Girls).

The history of the School site is long and complex, so it is presented in this chapter as a concise account illustrated by plan diagrams. These diagrams do not record every detail. Rather, they are intended as a visual summary of the known history.

A note on the diagrams: minor buildings such as cottages and greenhouses are generally omitted, as are individual trees. But designed landscape features are indicated including avenues. Key sources include the Victoria County History volume on Hertfordshire and a range of historic maps (for a full list of sources see Section 8.0).

### 2.2 SUMMARY OF EVOLUTION:

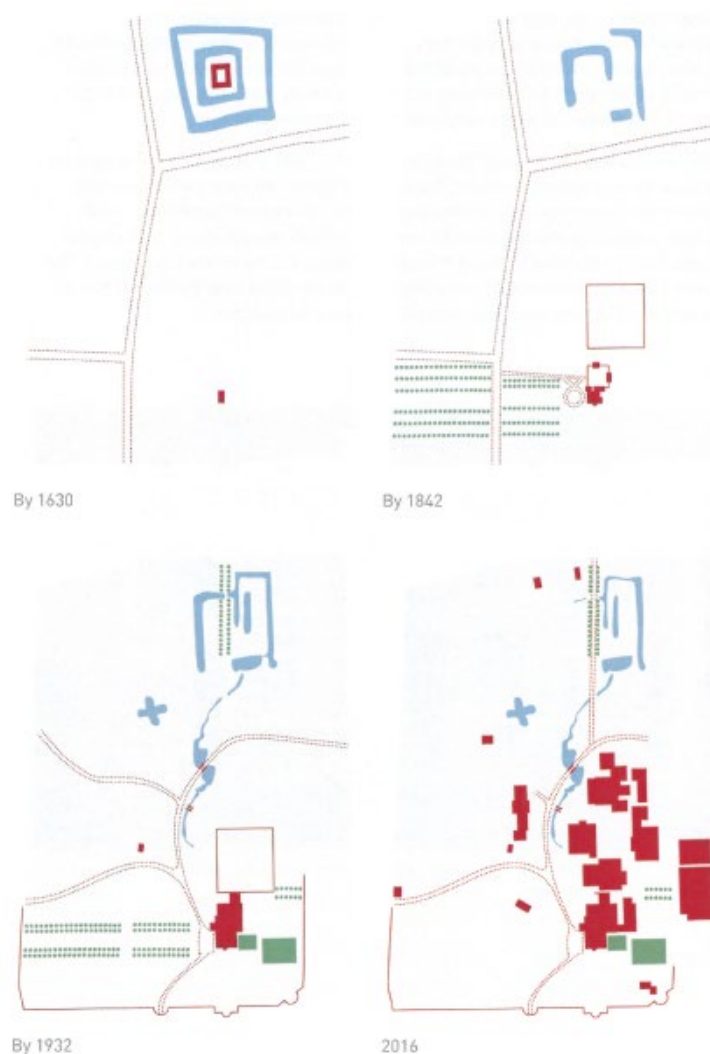
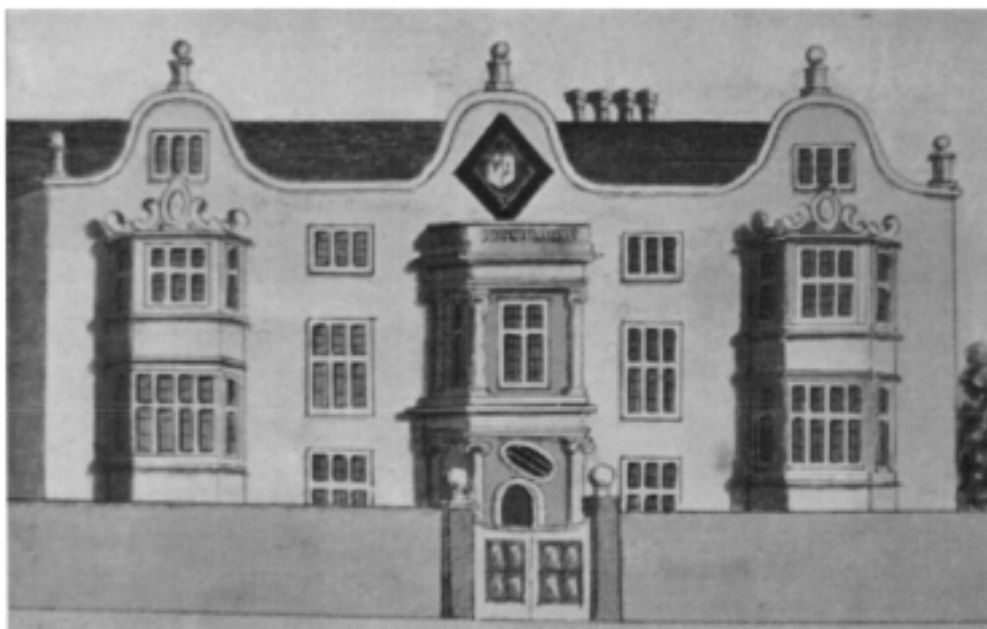


Figure 1: Historical Evolution of the Mansion and its grounds

## 2.3 FROM 1250 TO 1640:

The story of what are now the School grounds begins with Penne's Place. This was a moated manor house, built in the mid thirteenth century by Reginald de la Penne. It was positioned at a crossroads between two roads which were later diverted. The surviving earthworks indicate that there were two concentric moats, suggesting a residence of high prestige. It remained in the Penne family until 1485, then sold to the judge Sir Humphrey Coningsby, whose descendants held it until 1640.

To the south, a separate house called Wigbournes had been built by 1544, on or near the site of the present Aldenham House. The history of ownership is complex, but in 1621 Wigbournes was acquired through marriage by the London merchant Henry Coghill. The form of the original house is not known, but Coghill's rebuilding of c. 1630 may be represented by a drawing surviving in the Hertfordshire county archives (see below). The present Aldenham House retains panelling in the entrance hall (now Reception) that is plausibly of c. 1630 and may have been salvaged from Wigbournes.



*Figure 2: This drawing in the county archives appears to show a house of c.1630 that predates the present Aldenham House*

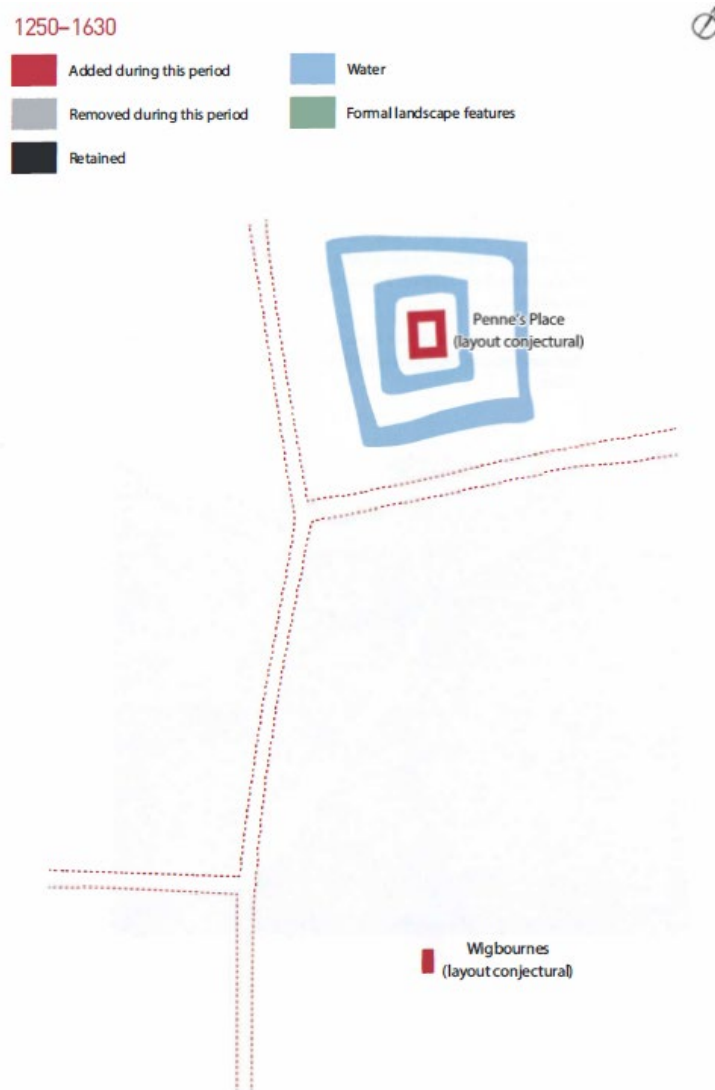


Figure 3: Evolution of the site from 1250-1630

## 2.4 FROM 1640 TO 1735:

In 1640 Henry Coghill purchased Penne's Place so that the two estates were united under one ownership, as they remain today. Following his death, the estate passed to his son, also Henry, in 1672. In the absence of documentary evidence, this is the date traditionally given for the pedimented main front of the present Aldenham House. However, its form is more typical of the period 1690-1700, which would also fit the style of the staircase balustrade in the entrance hall (excepting the newel post which is a Victorian alteration). The original L-shaped plan of this house can still be discerned in the present roofs, embedded within later additions.

The late seventeenth century was the age of formal, geometric landscape design and the avenue of elm trees that survived into the mid twentieth century is believed to have been planted during this period.



Figure 4: The appearance of the landscape in this period is not recorded but this painting of Denham Place, Bucks gives a good impression of a late seventeenth-century garden and its compartments

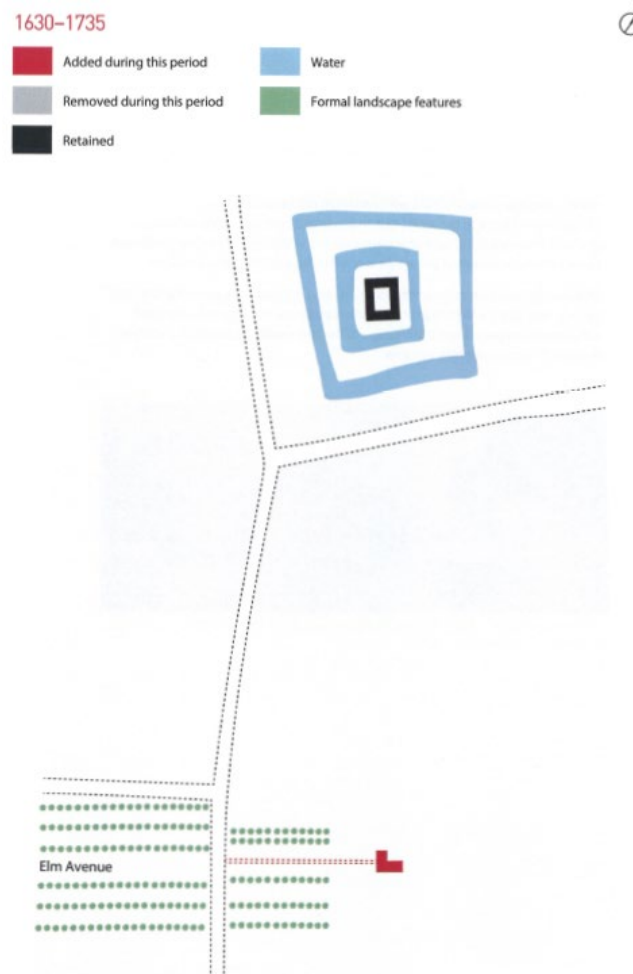


Figure 5: Evolution of the site from 1630-1735



## 2.5 FROM 1735 TO 1842:

In 1735 the estate passed through marriage to Robert Hucks, a wealthy brewer of Bloomsbury, London. It was around this time that Penne's Place fell into ruin and Wigbournes was re-named Aldenham House.

It was Hucks's son, also named Robert, who extended Aldenham House in 1785-86, adding a Venetian window to the west front and a curved bow with stone balustrade to the south front. He made significant improvements to the stable yard north of the house, adding a two-storey pedimented block that is now surrounded by later extensions.

The eighteenth-century fashion in landscape gardening was toward a more 'natural', less formal appearance and it is likely that some earlier landscape features were removed. It is also likely that this period saw the creation of the large walled garden (i.e. a kitchen garden), only a fragment of which remains.



*Figure 6: View of Aldenham House, 1786, showing the Elm avenue and the new stable block on the far left [Hertfordshire County Archives]*



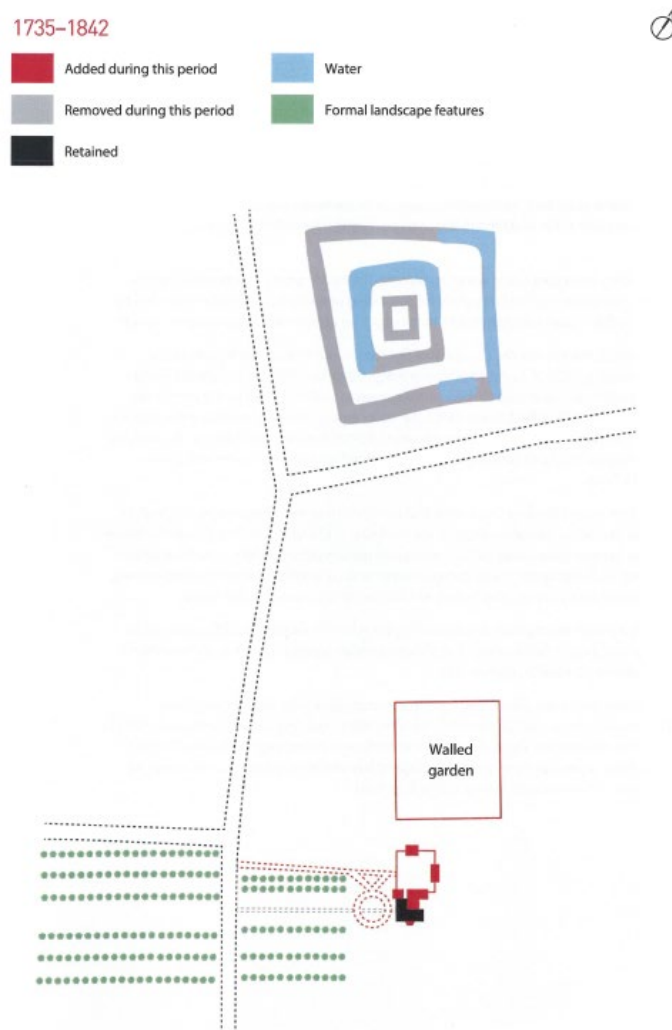


Figure 7: Evolution of the site from 1735-1842

## 2.6 FROM 1842 TO 1932:

The period 1842-1932 saw great changes to the house and landscape under the ownership of the Gibbs family. George Henry Gibbs inherited the estate from a distant cousin in 1842. Initially it was rented to tenants, but from 1868 his son, Henry Hucks Gibbs, made Aldenham his home and began improvements. From the 1890s Henry's son Vicary was also active in directing the changes, taking over entirely upon Henry's death in 1907.

Both Henry and Vicary Gibbs were City men from a banking dynasty who developed a passion for gardening, and especially for cultivating rare plants. They were supported by head gardener Edwin Beckett, but both men took an active role in improving the estate.

The biggest change was the alteration of the road layout to that which exists today, undertaken in 1889-90 to afford greater privacy. Other key changes include the ha-ha (1871), which was later embellished with a terracotta wall and gates by the prominent architect Arthur Blomfield. In the 1890s the water garden was created with the assistance of John Pulham, whose artificial stone product 'Pulhamite' can still be seen

in the bridges and rockeries. The lakes were ingeniously integrated with the moats remaining from Penne's Place.

East of Aldenham House a short avenue of cleached Lime trees was created as a 'wall on legs' as part of the formal landscape near the house (Le Lievre, 177). This included a flower garden parterre (now a rose garden) and a rose garden within hedges (now lawn within hedges). In design terms the landscape created was conventional rather than innovative, as summed up by Christopher Hussey of Country Life who visited in the 1920s:

*It is a garden which pretends to be nothing but what it is: an expanse of flat ground laid out so as best to suit the inspection of a vast number of perfect blossoms and rare shrubs and trees. (Quoted in Le Lievre, 192)*

Aldenham House was greatly enlarged to accommodate extra staff and facilities. Extensions were carefully knitted into the older fabric, creating an almost seamless blend from one to the other. The east front was entirely remodelled over successive phases c. 1870-90 to create a picturesque assemblage of bay windows, gables and chimneys. At least part of this was probably by Arthur Blomfield.

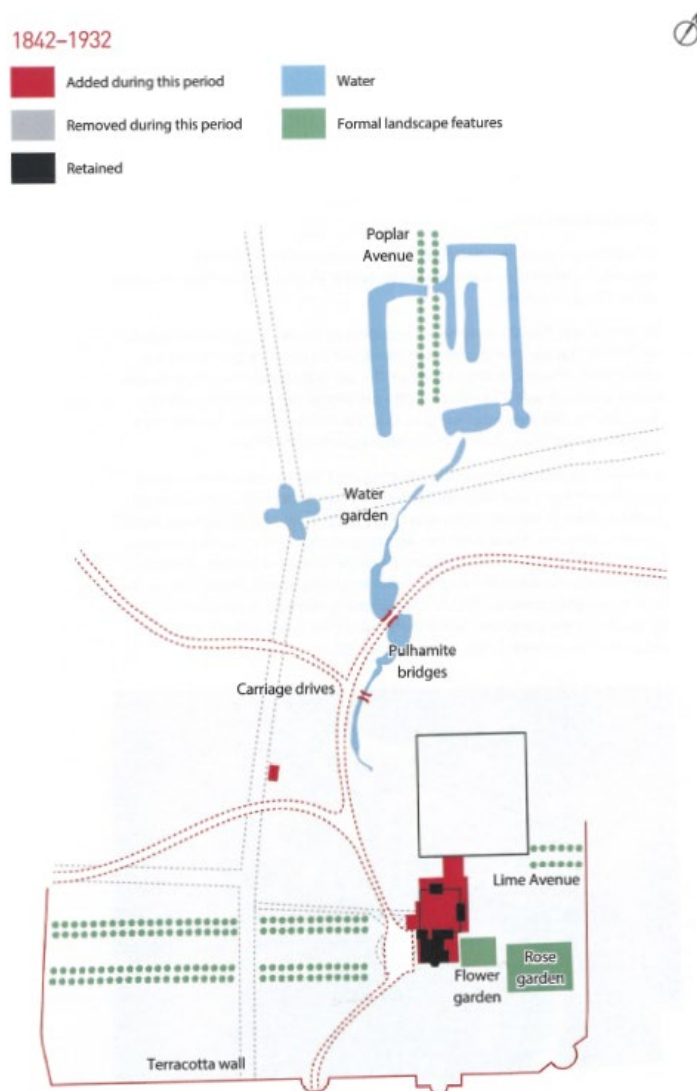


Figure 8: Evolution of the site from 1842-1932

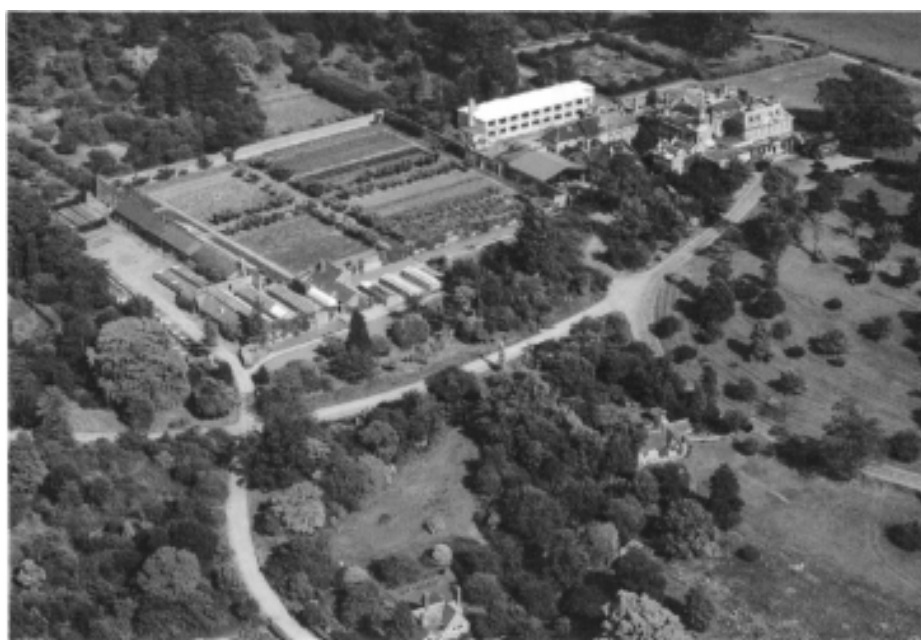
## 2.7 FROM 1932 TO 1959:

From 1932 the estate was in decline. In that year Vicary Gibbs died childless. His relatives were not interested in the estate and it was run by trustees who let it for use as a country club from 1934. Elstree Aerodrome was apparently established for the use of amateur pilots among club members.

In 1935 the prize specimens that had made Aldenham famous were sold off in 2,055 lots, reprieving only the larger trees that could not be moved. In 1940 the Ever Ready Electrical Company was briefly a tenant.

From December 1941 Aldenham House was occupied by the BBC's Latin American and Near East Service. This was part of a war-time strategy to establish studios for overseas broadcasts outside of heavily-bombed London. The size of the house and range of room sizes made it very adaptable. The entrance hall (now Reception) became the control room, while four studios were established, including in the bow-fronted drawing room and in the dining room (now Chapel). The canteen was on the first floor.

The extensions built onto Aldenham House in this period seem to relate to an aborted plan to transform it into a post-war headquarters for overseas broadcasting. According to research by Andrew Lawrence, plans were drawn up for eight new blocks, but a much scaled down scheme was built instead: two adjoining wings for extra studios (Lawrence, 42). The date of the extensions is unclear, but they were completed by 1946, in which year an aerial photo was taken showing them looking clean and new. During the war the landscape was neglected and in 1948 the BBC had to pay damages to the country club. The BBC purchased the site in 1951, but in the event chose Caversham Park, Reading as the headquarters for overseas broadcasts (Lawrence, 43).



*Figure 9: 1946 aerial view (Historic England)*

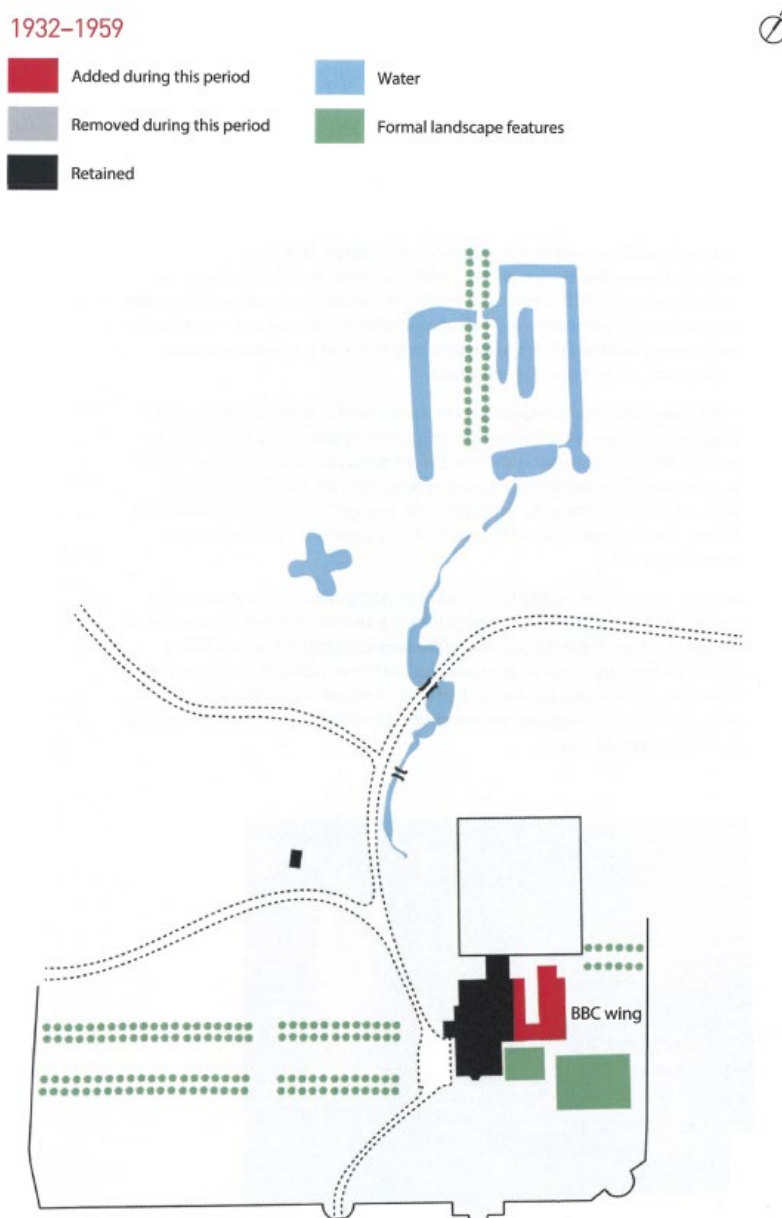


Figure 10: Evolution of the site from 1932-1959

## 2.8 FROM 1959 TO 2016:

Haberdasher's Aske's Boys' School purchased the site from the BBC in 1959. The School was originally established in Hoxton in 1690, moved to Hampstead in 1903, and opened at Aldenham in 1961.

The new school buildings were designed around a quadrangle, built on the site of the walled garden. This has been interpreted as 'an attempt to retain the essential layout of the grounds' (Lawrence, 44), but in fact much of the landscape was sacrificed: the remains of the Elm avenue was removed for a cricket square, while the orchard and woods further north were cleared for playing fields. Most damaging of all was the new access road driven through the moated site of Penne's Place.

It seems more likely that the walled garden site was chosen for practical reasons, such as its proximity to the house and the favourable ground conditions (e.g. fewer trees to contend with). Whatever the reason, the effect of the design was that the School

turned its back on the landscape and became inward-looking. Only the west building of the quadrangle (Music) responds to the landscape, with a varied outline designed to be seen from different angles. It was built in 1974-76 to the designs of H. G. Huckle & Partners (Cherry and Pevsner, 70).

The landscape created by the Gibbs family had taken 100 gardeners to maintain and it was inevitable that it would have to be scaled back in some way. But, the crude approach taken in the 1960s meant that the potential of the landscape to provide an uplifting environment for the pupils went largely unrealised. As late as 1984 part of the terracotta wall and its wrought iron gate was demolished for a sports hall. Today, the School's policy is to look for ways to embrace and enhance the landscape where possible and it is recognised as an important asset.



*Figure 11: Aldenham House in 2016, with the former BBC wing in the foreground*

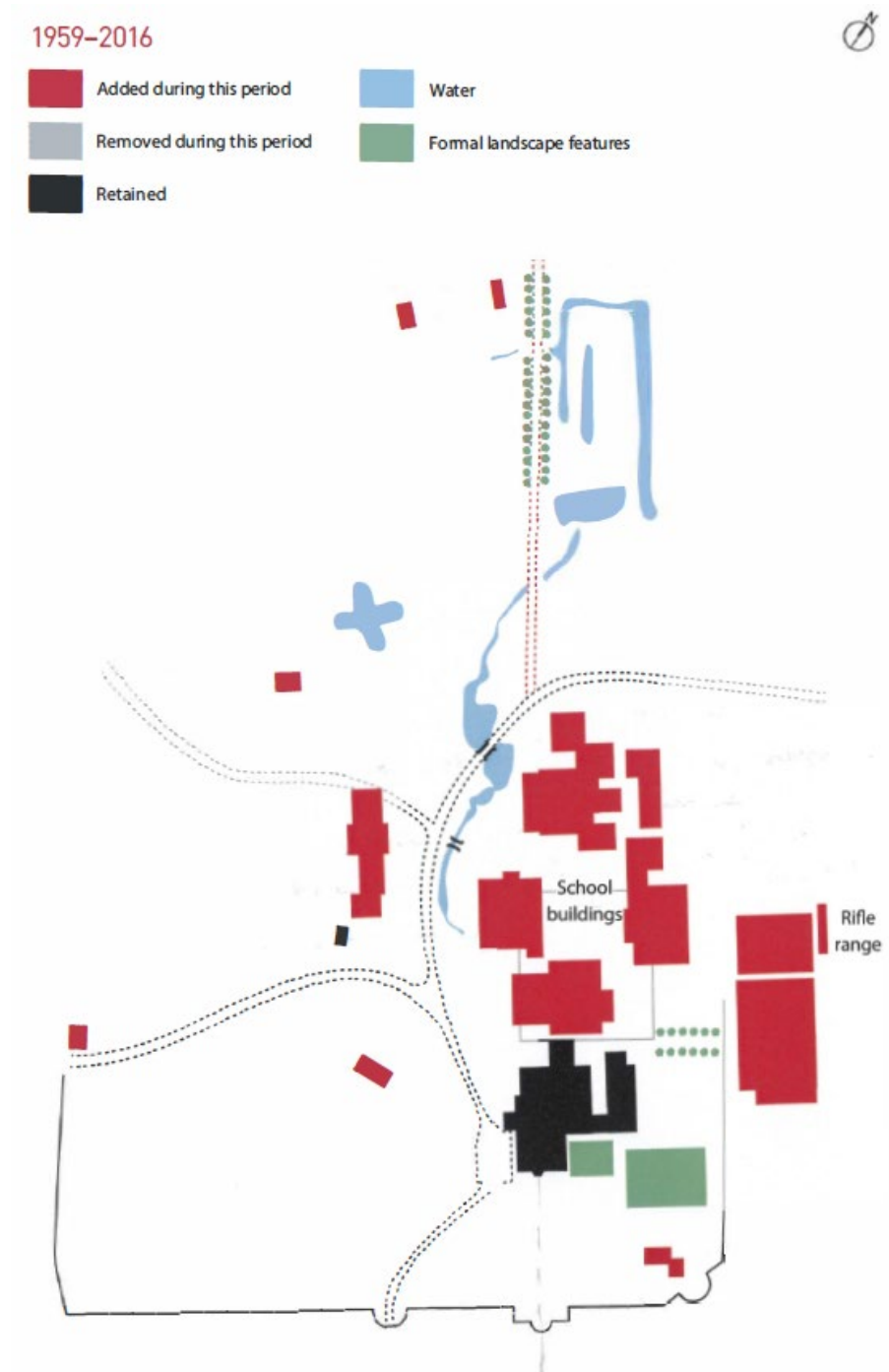


Figure 12: Evolution of the site from 1959-2016

## 2.9 ALDENHAM HOUSE TODAY:

Externally, Aldenham House has been little altered since being acquired by the School in 1961. Its fabric now dates from several phases as summarised in the diagram. Pinning down the date of any particular part of the building is difficult because of the way that new fabric was carefully knitted into the old fabric during the Gibbs years. This diagram is therefore intended as an overall visual summary (with some conjecture) rather than a definitive record.

### 3.0 CONSTRUCTION OF THE FORMAL GARDEN STEPS

#### 3.1 THE RELATIONSHIP OF THE GARDEN STEPS TO THE GARDEN DESIGN:

Alan Baxter's report and evolutionary map does not specifically mention the design and construction of the formal gardens and steps, although we can be fairly sure that they date from the latter half of the 19<sup>th</sup> Century and coincide with Arthur Blomfield's alterations to Aldenham House and also his involvement with the surrounding landscape as noted in the following passage from the report:

*"The biggest change was the alteration of the road layout to that which exists today, undertaken in 1889-90 to afford greater privacy. Other key changes include the ha-ha (1871), which was later embellished with a terracotta wall and gates by the prominent architect Arthur Blomfield."*

The listed building description for the Grade II\* Aldenham House refers specifically to the formal garden as follows:

*"C19 Formal Garden to the East (of Aldenham House)."*

A very detailed explanation of the evolution of the Grade II Registered park and garden is also provided in the listing description, see Section 6.

There are a number of references to the steps as they were an integral part of the garden design and, as can be seen in the OS Map, which was revised between 1912 to 1921. They provided a link and connection between the formal rose garden parterres and terrace on a raised level adjacent to Aldenham House to the majority of the extensive landscape gardens that extended to the east and south.

In the section 'Gardens and Pleasure Grounds' the listing description describes the relationship of the house and its north-west façade with the adjacent formal gardens as follows:

*"French windows on the north-east front of the House give onto a raised parterre laid out with rose beds, bounded to the north by late C19 and mid to late C20 buildings, to the west by the House, and to the south by the south lawn. The rose beds are laid out in a geometric pattern, set in gravel around a small, central stone pond. The parterre is flanked by borders to the north and south, with a small raised lawn to the west, and a dwarf brick retaining wall to the east. A broad gravel path runs along the north side, with a stone seat set into it. The path, flanked by dwarf brick piers above a flight of stone steps, leads from the french windows to the east edge of the parterre, 30m east of the House. From here the path descends via a flight of stone steps, continuing east through the south side of an open lawn bounded to the south by a clipped yew hedge. This hedge forms the north boundary of the rectangular former rose garden, now laid largely to lawn with informal island shrub beds and enclosed by a yew hedge clipped into undulating forms. The gravel path arrives at a gateway flanked by brick piers supporting iron gates 90m east of the House, the entrance to the woodland garden to the east."*

*"A cross path leads south from the east side of the rose parterre, along the west side of the yew-hedged former rose garden and the east side of the square south lawn. It turns west 75m south-east of the House, continuing*



*along the south side of the south lawn. The south lawn is bounded to the south by a shrubbery, beyond which stands a brick retaining boundary wall with a projecting terrace on an axis with the south-east front of the House. South-east of this lies a late C20 girls' school complex."*

*"A raised earth terrace runs along the south-east front of the House and south side of the rose parterre. A broad gravel path runs along the top of it, overlooking the south lawn. A flight of broad, shallow steps at the east end of the terrace leads down to the path separating the south lawn and the yew-hedged former rose garden. At the west end the terrace gives access to the forecourt. Here the terrace turns south along the west side of the lawn, bounded to the west by a clipped yew hedge screening the lawn from the south drive."*

### 3.2 THE HISTORIC, FORMAL GARDEN STEPS TODAY:

The historic formal gardens to the east of Aldenham House survive remarkably intact, although with considerable wear and tear to be expected after nearly eighty years of institutional use.

As such, they now require varying degrees of repair and rebuilding to ensure that they remain aesthetically and historically intact and also to ensure that they do not present a health and safety hazard to school pupils and staff caused by loose and decaying masonry. The extent of these repairs are discussed in more detail in the following sections.

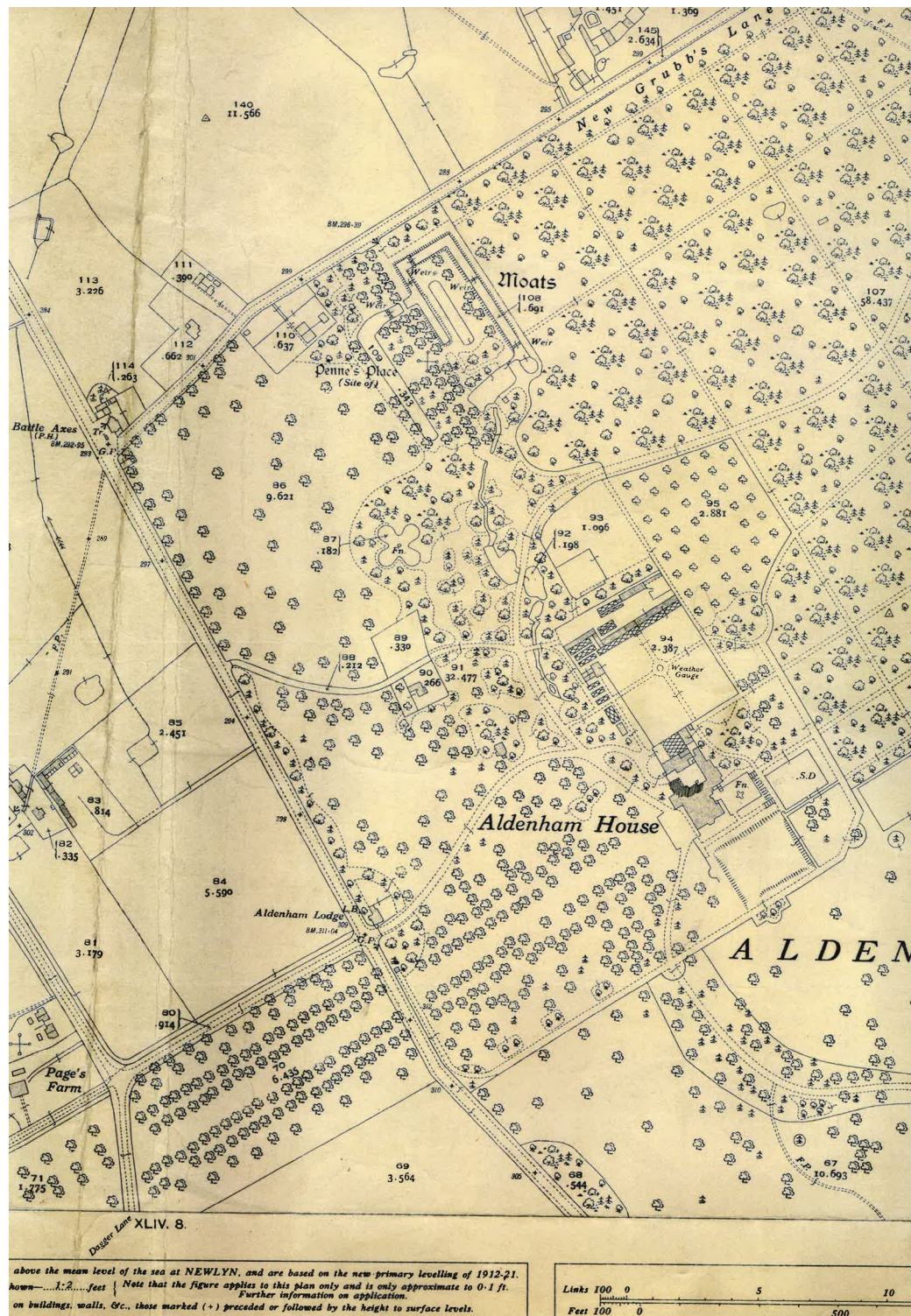


Figure 13: Ordinance Survey Map of the site (1913-1932)

### 3.3 EXISTING CONDITION OF THE STEPS AND EXTENT OF WORKS

The following section provides a brief description of the existing formal garden steps and an outline of the extent of works proposed. It should be read in conjunction with drawings 9756-1 P(0)001 (Site and Location Plan) and 9756-1 P(0)1000 to P(0)1002 (Detailed repair drawings) which provide further details on the condition and extent of repairs.

#### *STEPS 01:*

##### *Condition and Description:*

Principal steps to terrace formed from 12 treads, with limestone kerbs, nosings and moulded dressings to 2x brick piers. The steps are generally in poor condition with evidence of settlement that has caused them to split and heave roughly in two; along their middle axis. They therefore currently present a serious health and safety risk for staff, pupils and visitors, particularly as this route is intended to be used much more frequently in the near future. *See drawing P(0)1000 for further details and SFK drawing 17155-1110 P1.*

##### *Extent of Works:*

The brick treads and stone nosings are badly spalled and cracked. They therefore require complete replacement with new sections. The structural engineer has also recommended that the steps are rebuilt on a new foundation in order to mitigate future movement. The limestone kerbs and piers (with inverted capital finials) can be retained in their entirety and reinstated once the foundation have been installed.

#### *STEPS 02:*

##### *Condition and Description:*

Secondary steps to formal rose gardens formed from 6 treads, with limestone kerbs, nosings and dressings to 2x brick piers. The steps are in a better condition than Steps 01, with little evidence of structural cracking or movement. They run on axis from the french windows of the school chapel.

##### *Extent of Works:*

Localised areas of replacement to the limestone nosings and the treads are required. Complete repointing is required in lime mortar and the decorative urns are to be carefully taken down and securely reinstated. *See drawing P(0)1001 for further details.*

#### *STEPS 03:*

##### *Condition and Description:*

Steps to formal rose gardens formed from 3 treads, with limestone nosings and dressings to 2x brick piers. The steps are generally in good condition, with no evidence of structural cracking or movement. Localised repointing only is required.

##### *Extent of Works:*

Localised repointing only is required. *See drawing P(0)1002 for further details.*

*STEPS 04:*

*Condition and Description:*

Steps leading to Headmaster's House and garden.

*Extent of Works:*

The top pair of limestone kerbs require resetting with 2x replacement black engineering bricks where they are missing. Complete repointing is required. *See drawing P(0)1002 for further details.*

## 4.0 SIGNIFICANCE OF THE SITE AND THE HISTORIC FORMAL GARDENS AND STEPS

### 4.1 THE NATIONAL PLANNING POLICY FRAMEWORK:

'Significance' is a key concept within the National Planning Policy Framework (Revised 2019). It is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.' The Framework sets out the ways in which local planning authorities 'should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.'

This chapter sets out the statutory and local designations that apply to the site and describes the significance of the registered landscape and the formal garden steps.

### 4.2 DESIGNATIONS:

- *The School is within the Green Belt.*
- *The School is within an 'Area of Archaeological Significance' with finds being made upon it and in its immediate vicinity.*
- *The School campus is part of Aldenham Park as included on the register of historic parks and gardens. It was registered at Grade II in 1987.*
- *The school's headquarters, Aldenham House and its Stable Block, are listed at Grade II\*. The buildings were first listed in 1953.*
- *The School campus contains the earthwork remains of a moated house known as Penne's Place, which is a scheduled monument (Ref: 11570)*

### 4.3 SIGNIFICANCE OF THE GRADE II LANDSCAPE AND THE GRADE II\* MANSION:

The artistic interest and significance of the landscape is derived primarily from the improvement made by the Gibbs family in the late nineteenth and early twentieth centuries (indeed the boundary of the registered park pertains to the ownership in that period). The designed landscape features that remain from this period are illustrated in the maps for 1842-1932 and 1959-2016. These include the water garden and bridges, the surviving avenues, the former rose garden with its hedges still in place and the former 'flower garden' (now rose garden) with its stone borders and steps. For a late nineteenth-century landscape, the design was, in fact, quite conventional in its use of avenues and parterres, especially when compared to the ingenuity that went into cultivating the prize-winning plants. But, due to the high historic interest of the Gibbs phase, when Aldenham was so celebrated in horticultural circles, the remaining landscape features are significant as reminders of this period. It should be pointed out that the remaining trees and shrubs across the estate include many specimens that were planted during the Gibbs phase.

Arbicultural analysis is outside the scope of this report, but a survey undertaken in 1976 identified 82 different varieties of trees in the grounds and in the woods to the

east of the school. None of the trees identified for removal formed part of the original Arboretum.

- 4.4 The artistic and architectural interest of Aldenham House is very high owing to the survival of three important phases: the late seventeenth-century house as represented by the pedimented main front, the eighteenth-century additions to this structure and to the stables, and then the extensive Victorian alterations. This last phase has produced a house consciously conceived as an asymmetric, picturesque assemblage as exemplified by the addition of the tower left of the main front and by the entire east front with its array of gables, chimneys and different window shapes.
- 4.5 The garden was laid out axially to take advantages of views out of and towards the house. *See Section 3.1 above.*

## **5.0 THE PROPOSALS AND THEIR IMPACT ON THE HERITAGE ASSETS**

These proposals are for the comprehensive repair and restoration of the historic curtilage steps that collectively form a significant part of the Grade II Registered Park and Garden. They contribute positively to the setting of the Grade II\* former Mansion house.

A description of the historic steps is its construction, condition, defects and repairs are provided in *Section 3* above.

All the repairs that are proposed will be carried out following SPAB guidelines on a 'like for like' basis as far as possible. The repairs will be executed on the basis of minimum intervention to ensure the maximum retention of original historic fabric, whilst also ensuring the steps are made safe for use by staff and pupils and will continue to remain so for the foreseeable future.

It will be necessary to take down and rebuild the large set of steps No.01 on a new concrete foundation to mitigate against further subsidence and structural failure. The newly reconstructed steps will faithfully replicate the existing design, by using purpose made stone trims and feature where it is not possible to reuse the existing.

The remaining three sets of steps will be repaired entirely in situ with the major of historic material retained, with new sections pieced in to match with like-for-like materials as required where the existing stone and brick units have decayed beyond repair.

The proposals for the repair of the historic steps are fully in compliance with government guidance contained in the NPPF that relate to the preservation of Heritage Assets. The assessment of the impact of the proposals on Heritage Assets and whether they cause 'substantial harm' or 'less than substantial harm' to a Heritage Asset. The proposals will not cause any harm to the Heritage Assets and are very carefully designed to preserve it. They are therefore fully compliant with government policy.

The repairs will preserve and enhance both the appearance of the Grade II Registered Park and Garden and the setting of the Grade II\* Mansion.

In conclusion the impact of the proposals on the Heritage Assets will be beneficial and will cause no 'harm'.



## 6.0 LISTED BUILDING DESCRIPTION

### 6.1 ALDENHAM HOUSE:

**List Entry Summary:**

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

**Name:**

ALDENHAM HOUSE AND STABLE BLOCK List Entry Number: 1346891

**Location:**

ALDENHAM HOUSE AND STABLE BLOCK, BUTTERFLY LANE

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

County: Hertfordshire

District: Hertsmere

District Type: District Authority

Parish: Aldenham National Park: Not applicable to this List entry. Grade: II\* Date first listed: 01-Sep-1953 Date of most recent amendment: Not applicable to this List entry.

**Legacy System Information:**

The contents of this record have been generated from a legacy data system. Legacy System: LBS UID: 164070

**List Entry Description:**

Summary of Building:

Page 1 of 10

<http://list.english-heritage.org.uk/printreport.aspx?img=1 &ld=1> 31/10/2012

Legacy Record - This information may be included in the List Entry Details. Reasons for Designation

Legacy Record - This information may be included in the List Entry Details. History

Legacy Record - This information may be included in the List Entry Details. Details

TQ 19 NE ALDENHAM BUTTERFLY LANE (South side) Elstree

7/23 Aldenham House 1.9.53 and Stable Block

- II\*

Former Country House, now school. c.1672 for H. Coghill the Younger. Extended and altered 1785 for R. Hucks the Younger and possibly c.1740 for R. Hucks the Elder. Much enlarged and remodelled 1870-3 for H.H. Gibbs probably by A. Blomfield. Further work in 1883. Flemish bond red brick with stone dressings. Tiled roofs with Welsh slate to front pitches. Originally an L on-plan. 2 storeys and attic. Front: 2:3:2, slightly projecting centre. Ground floor: steps with short balustrades to 1870 loggia addition carefully following C17 model. Ionic pedimented portico to round headed central entrance. Flanking glazing bar sashes, moulded flush frames,



egg and dart on lintels. Gauged brick flat arched heads. Plain stone cornice to stone coped parapet. Projecting piers at ends of loggia with urn finials. First floor: central aedicular surround to smaller window in reveal, lugs and pilaster strips to jambs. Flanking 18 pane sashes. Mutule eaves cornice and pediment to central 3 bays. 2 light dormers: 2 segmental heads flanked by 2 pedimental heads. Hipped roof with central valley. Two front ridge stacks, rebuilt in C19 with corbelled out caps. Garden front to right: 2:3:2. 1785 canted bay to centre: stone plinth, keyed stone architraves to centre, flanking stone keys to gauged brick heads. String course at ground floor sill level. Modillioned cornice, balustraded parapet, 4 richly carved urn finials. Flanking bays as at front with brick plinth, plat band separates storeys with lower moulded course. 3 gabled dormers to centre. Rebuilt axial ridge stack to rear. Hipped roof. Attached to rear of garden wing: 1883 1 storey porch with ornate stone dressings, Corinthian pilasters, balustraded parapet with pediment and urn finials to rear. Sundial on extruded stack on original end wall, offsets to C19 cap. Flanking sashes and a segmental headed dormer to left. Original left return from front: 1st floor blind windows. Attached to left of C17 house and projecting forward is 1 storey C 18 addition. Ionic Venetian window to front. Balustraded parapet. Further left and further forward is 1870 addition: attached Ionic order of brick pilasters with entasis, stone bases and capitals. Tall casements with lugged architraves surmounted by scroll buttressed panels, frieze and segmental pediment to central window architrave interrupting cornice and balustraded parapet continuing from C18 block. Further left and set back: 1883 clock tower and court room. 2 storeys with sashes, plinth, plat band. 2 Dutch gables that to right interrupted by clock tower which rises from above a cornice and a round headed window in a relieving arch. Small round headed lights in tower with small terracotta twisted colonnettes in reveals. Balustraded 1(stone parapet projects on shaped corbels. Slate roof rises to clock chamber, segmental pediments to each face, ogee dome, weather vane. Inside angle of original L are rambling 2-storey brick extensions of C18 and C19. To rear: an entrance to 1883 dining room, first floor oriel to right. Interior: Hall: richly carved panelling, chimneypiece. Library: C18 doorcases, chimneypiece and ceiling. Chapel: C17 panelling. Dining Room: De Morgan tiles in large fireplace. Further C18 work on ground floor and first floor. Dogleg stair with barley twist balusters. 2 storey C18 service wing extends to rear left. Sashes, keyed flat arched heads. Plat band. Dentilled eaves cornice. Parapet. Leading to stables enclosing a yard. 1785 by Gray and Perry, Builders for R. Hucks the Younger, date on stone. Brick. Tiled roofs. 2:3:2 projecting centre. 2 storeys. Front: ground floor relieving arches over central entrance and flanking lunettes. Stone sills. Plat band. First floor: central Diocletian window with key block, flanking 6 light casements with flat arched heads. Dentilled brick eaves. Pediment with stone blocked blind oculus. Gable end coped parapet. Double ridge. Left return: ground floor round headed windows, first floor relieving arches over sashes, dentilled cornice. To left front a wall projects forward to a stone capped pier with a ball finial. In wall a stone plaque records enlargement of house and outbuildings and addition of tower by H.H. Gibbs 1870-3. Extending to right of main front a low wall surmounted by a balustrade. Further additions to NE are of no special interest. C19 formal garden to E. Remnants of early C20 water gardens to NW. Site formerly known as Wigbournes. (RCHM Typescript: Pevsner 1977: Country Life 22/2/1924: VCH 1923). Listing NGR: TQ1 685196530

### **Selected Sources:**

1. Article Reference - Title: 22 February- Date: 1924 - Journal Title: Country Life
2. Article Reference - Title: Part 21 Hertfordshire - Journal Title: Register of Parks and Gardens of Special Historic Interest in England

3. Article Reference - Author: H Arthur Doubleday - Title: The Victoria History of the County of Hertford - Date: 1923 - Journal Title: The Victoria History of the Counties of England
4. Article Reference - Author: Nikolaus Pevsner and Bridget Cherry- Title: Hertfordshire - Date: 1977 - Journal Title: The Buildings of England

## 6.2 THE REGISTERED PARK AND GARDEN:

### List Entry Summary:

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act

1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest. Name: ALDENHAM HOUSE List Entry Number: 1000902  
Location

The garden or other land may lie within the boundary of more than one authority.

County: Hertfordshire

District: Hertsmere

District Type: District Authority

Parish: Aldenham

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<http://list.english-heritage.org.uk/printreport.aspx?img=1 &ld=1> 31/10/2012

County: Hertfordshire

District: Hertsmere

District Type: District Authority

Parish: Elstree and Borehamwood National Park: Not applicable to this List entry.  
Grade: II. Date first registered: 11-Jun-1987 Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information:

The contents of this record have been generated from a legacy data system. Legacy System: Parks and Gardens UID: 1899

### List Entry Description:

#### Summary of Garden:

#### *Reasons for Designation*

The remains of a renowned late C19/early C20 arboretum and ornamental gardens, surrounded by late C18/C19 parkland, the setting for a country house.

#### HISTORIC DEVELOPMENT

Two country houses developed close to each other on either side of Grubb's Lane in the southern part of the manor of Aldenham during the C16 and C17, these being united under the ownership of the Coghill family in the early to mid C17. The preferred residence of the family was Penn's Place to the north of the Lane, a substantial brick house surrounded by a moat, which, having been bought by the tenant Henry Coghill in 1640, came to be known as Aldenham Hall. The Coghills had acquired the adjacent Wigbournes to the south of the Lane in the early C17, which was rebuilt c 1672 by Henry Coghill, and was generally occupied by a younger son of the family. Wigbournes came to be known as Aldenham House. The estate passed by marriage into the Hucks family in 1735. By the late C18 (estate map, 1786) Aldenham House was surrounded by formal gardens and groves, with a small landscape park laid out to the east and south, and the former Penn's Place/Aldenham Hall having largely disappeared leaving little trace except for the moat, which still remains (1999). Henry Hucks Gibbs (1819-1907, cr first Lord Aldenham 1896) moved with his family to Aldenham in 1869, developing the park and gardens with his son Vicary Gibbs (1853-1932). Henry Gibbs kept a Year Book from 1869 to 1902, detailing alterations to the garden as well as the House and estate. The whole garden was celebrated in the early to mid C20 for its variety, extent and extreme horticultural excellence, becoming 'the period's most discussed virtuoso garden' (Elliott 1986); the arboretum was particularly renowned. Edwin Beckett and Arthur J Sweet were Vicary Gibbs' most noted gardeners. In the mid C20 Aldenham House became the centre of the Haberdashers' Aske's School, in which use it remains (1999), with considerable associated mid to late C20 building to the north and south.

#### DESCRIPTION:

#### LOCATION, AREA, BOUNDARIES, LANDFORM, SITTING:

Aldenham House stands 3.5km south-east of Aldenham village and 2km west of Borehamwood, at the southern end of Hertfordshire. The c140ha site is bounded to the east by the A5183 Watling Street, to the north by Butterfly (formerly New Grubb's) Lane, to the west by the road connecting Elstree with Aldenham, and to the south by agricultural land and the village of Elstree. The land slopes generally down from southwest to north-east, with a slight valley stretching in this direction across the centre of the estate, and with a stream feeding a lake, Tykes Water. The immediate setting is largely rural, with beyond this C20 settlements including Radlett, Bushey and Borehamwood, and the M1 lying only 1.2km distant.

#### ENTRANCES AND APPROACHES:

The north-west drive enters 350m north-west of Aldenham House of Butterfly Lane between elaborate iron gates and gate piers with overthrow, flanked by stone piers supporting iron railings which lead to an outer pair of smaller piers in similar style (late C19/early C20). From here the drive runs south-east, passing the moated remains of Penn's Place to the east, 350m from the House. Some 200m north-west of the House the drive curves south, carried across a pond by a single-arch stone bridge in rustic style, passing the remains of rock features to the east of the drive and south of the pond. The drive curves south-east, arriving at a tarmac forecourt (now, late C20, a car park) on the south-west front of the House, enclosed by a low stone kerb. A spur leads south-east off the drive 120m north-west of the House, giving access to the north-west, service front of the House. The spur crosses the stream which runs

through the remains of the rock features, carried by a further single-arch stone bridge in rustic style, smaller than that carrying the main drive but in similar style. The drive was created by Henry Hucks Gibbs 1889(90, when the Aldenham to Elstree road was moved c 150m westward to its present position, and sunk out of sight of the west front, and Grubb's Lane was removed c 200m northward to its present position (Garden Hirst 1986).

The west drive enters 250m south-west of the House, off the Elstree to Aldenham road, at Aldenham Lodge, a single-storey, early C20 lodge. The entrance is flanked by iron gates supported by brick piers with stone ball finials, in turn supporting short lengths of iron railings, with the lodge to the north and the brick ark wall extending south. From here the drive curves north-east, overlooking playing fields to the north and south, to join the north-west drive 50m north-west of the House. A small, red-brick lodge stands north of the west drive, 120m north-west of the House, built around a hexagonal centre with a pyramidal roof and prominent central chimney. This marks the site of the western entrance to the estate before Gibbs moved the road westwards in 1889(90 (OS), extending the drive south-west along its present course. The west drive was, before Gibbs' works, one of two drives entering off the Aldenham to Elstree road, the second entering from the south (see below). The two joined together formed a lazy curve up to the House. The south-east drive enters 1.2 km south-east of the House, off the A5183, past a two-storey lodge standing on the north side of the entrance. From here the drive curves in serpentine fashion north-west across the park, flanked by the remains of an avenue, arriving at Tykes Water Lake lying 400m south-east of the House. The drive is carried across the narrow waist of the lake by a three-arch brick and stone bridge with a brick parapet which is ornamentally pierced. The drive continues north-west, flanked by narrow belts of trees, passing the late C20 girls' school buildings to the north, and arriving at the gateway into the pleasure grounds 100m south-west of the House. Here iron gates are supported by tall brick piers with stone caps, flanked by curved walls with pierced brick balustrade which lead north to a brick wall (in similar style) which bounds the south side of the gardens and pleasure grounds. The drive continues north through the pleasure grounds, arriving at the south side of the forecourt on the south-west front of the House. This approach was formed by Henry Hucks Gibbs in the late C19, incorporating the northern end of the south drive which approached off the earlier course of the Aldenham to Elstree road c 150m south of the House.

The north-east drive, now (1999) disused and partly lost towards its southern end near the House, enters the park at the north-east corner, at the junction of New Grubb's Lane and the A5183. The entrance is marked by a single-storey, white-painted lodge with a stone roof, in Picturesque style, and a white-painted wooden gate and gateway. From here the drive extends c 550m south-west before its course is lost. Formerly the drive joined the north-west drive 200m from the House. This drive was created in the late C19 by Henry Hucks Gibbs (OS).

#### PRINCIPAL BUILDING:

Aldenham House (c 1672, altered C18, and probably by A Blomfield 1870-3, listed grade II\*) stands towards the north-west corner of the site, surrounded by gardens and pleasure grounds and mid to late C20 buildings. It is a two-storey, red-brick building, with the entrance front to the south-west and garden fronts to the south-east and north-east, and service wings to the north-west.

## GARDENS AND PLEASURE GROUNDS:

French windows on the north-east front of the House give onto a raised parterre laid out with rose beds, bounded to the north by late C19 and mid to late C20 buildings, to the west by the House, and to the south by the south lawn. The rose beds are laid out in a geometric pattern, set in gravel around a small, central stone pond. The parterre is flanked by borders to the north and south, with a small raised lawn to the west, and a dwarf brick retaining wall to the east. A broad gravel path runs along the north side, with a stone seat set into it. The path, flanked by dwarf brick piers above a flight of stone steps, leads from the French windows to the east edge of the parterre, 30m east of the House. From here the path descends via a flight of stone steps, continuing east through the south side of an open lawn bounded to the south by a clipped yew hedge. This hedge forms the north boundary of the rectangular former rose garden, now laid largely to lawn with informal island shrub beds and enclosed by a yew hedge clipped into undulating forms. The gravel path arrives at a gateway flanked by brick piers supporting iron gates 90m east of the House, the entrance to the woodland garden to the east.

A cross path leads south from the east side of the rose parterre, along the west side of the yew-hedged former rose garden and the east side of the square south lawn. It turns west 75m south-east of the House, continuing along the south side of the south lawn.

The south lawn is bounded to the south by a shrubbery, beyond which stands a brick retaining boundary wall with a projecting terrace on an axis with the southeast front of the House. South-east of this lies a late C20 girls' school complex.

A raised earth terrace runs along the south-east front of the House and south side of the rose parterre. A broad gravel path runs along the top of it, overlooking the south lawn. A flight of broad, shallow steps at the east end of the terrace leads down to the path separating the south lawn and the yew-hedged former rose garden. At the west end the terrace gives access to the forecourt. Here the terrace turns south along the west side of the lawn, bounded to the west by a clipped yew hedge screening the lawn from the south drive. West of the House lies an open lawn extending west to the main road, from which it is separated by a brick retaining boundary wall, giving uninterrupted views south-west from the House and lawn to the remains of a double avenue Turkey Oak extending 550m south-west from the road. The eastern half of the double avenue containing the mature Turkey Oaks is separated by Dagger Lane from the western half (formerly planted with elms), where the trees have all gone and the area is now pasture (1999). This avenue was created by Henry Hucks Gibbs in the late C19, and extended south-west as a double or triple elm avenue between the forecourt and the road (OS C19).

The remains of a water garden created by the Gibbs family in the late C19, embellished by areas of ornamental rockwork (possibly constructed by James Pulham & Son), runs along the course of the northwest drive. A stream emerges c 120m from the House, between the drive and the site of the former kitchen garden, meandering northwards flanked by lawns planted with specimen trees and shrubs. It runs beneath the bridge which carries the former spur of the drive east into the kitchen garden, opening out into a series of ponds across which the drive is carried by the rustic arched bridge. The stream crosses beneath the drive again c 275m from the House, emptying into a roughly rectangular pond (formerly a swimming pool?) lying adjacent to the drive and enclosed by trees, which in turn empties into the moat of the former Penn's Place adjacent to the north. East of this, a rectangular playing field bounded to the east by woodland stretches south-east from New Grubb's Lane to east of the former kitchen garden site. This forms part of Vicary Gibbs' arboretum (Lord

Aldenham pers comm, April 2000). The arboretum by 1918 is said to have contained 179 varieties of oak, 500 varieties of thorn (including berberis, mahonia etc) and many other species given by Vicary Gibb's horticultural friends (Lord Aldenham pers comm, April 2000). West of the drive lies an area of overgrown woodland which contains mature specimens of ornamental tree species, and was formerly laid out with glades running between groups of trees (OS 1898). A star-shaped pond lies within the woodland at the north-west corner. North and west of this lie playing fields, formerly open parkland planted with specimen trees (OS 1898), with a line of trees running along the road boundaries.

#### PARK:

The park lies to the east and south of the House and gardens, laid to pasture with scattered mature park trees. A major woodland block which lies east of the gardens linked the gardens with the pleasure grounds surrounding Tykes Water (OS 1898). A maple and gorse avenue formerly extended north-east from the east side of the woodland to the Watling Street boundary (Lord Aldenham pers comm, April 2000). The garden was formerly connected with Tykes Water via a straight path from the gateway standing 90m northeast of the House, which turned south-east 400m from the House into an informally arranged band of woodland meandering down to the pleasure grounds around the lake. The bridge carrying the south-east drive divides the lake into two unequal halves, each surrounded by the remains of a perimeter walk set in wooded pleasure grounds with a shrub understorey. A rustic boathouse lies at the west side of the smaller, southern half, set into the raised bank, the facade created in rockwork. Home Farm lies within the park, 450m south-east of the House. Formerly known as Stapes Farm (OS 1878), it was rebuilt as a model farm by Henry Hucks Gibbs in the late C19. The park developed from the area south and east of the House shown on the 1786 estate map, which at that date included a rectangular canal lying to the north of the present Tykes Water. The Gibbs family enlarged it considerably in the late C19, also carrying out much planting, the park being dominated by the ornamental pleasure grounds around Tykes Water.

#### KITCHEN GARDEN:

The rectangular, walled kitchen garden formerly lay immediately north of the House. It has been demolished and the area now holds mid C20 school development.

## REFERENCES INCLUDED WITH LISTING DESCRIPTION:

**Articles, Journals and Books:**

*Gardeners' Chronicle*, (12 November 1887), pp 592-3; (21 November 1891), pp 608-9 & supplement; (7 March 1896), pp 295-7; (16 October 1897), p 266; (25 December 1909), p 429; (1 January 1910), pp 3-4; (8 January 1910), p 29; (10 September 1910), pp 196-7; (15 July 1916), p 25; (30 September 1916), pp 155-6

*The Gardener's Magazine*, (25 July 1896), pp 498-500; (20 June 1903), pp 403-10

*J Horticulture and Cottage Gardener*, (3 September 1896), pp 229-30; (3 November 1898), pp 340-1; (20 December 1900), pp 558-9; (14 March 1907), pp 230-6 & supplement

*Country Life*, 47 (24 January 1920), pp 103-5; (23 February 1924), pp 282-90

*Garden History* 14, no 2 (Autumn 1986), pp 173-93

*B Elliott, Victorian Gardens* (1986), p 217

[http://list.english-heritage.org.uk/printreport.aspx?img=1 &ld=1](http://list.english-heritage.org.uk/printreport.aspx?img=1&ld=1) 31/10/2012

**Maps:**

Dury and Andrews, A topographical Map of Hartford-shire, 1766

Luke Pope, Surveys and Plans of the Estates of Robert Hucks Esq at Aldenham in the county of

Hertfordshire, 1786 (D/EAm/P1 ), (Hertfordshire Record Office)

OS 6" to 1 mile: 1st edition published 1878

2nd edition published 1899

3rd edition published 1938

OS 25" to 1 mile: 2nd edition published 1898

Description written: April 1999

Amended: October 2000



**Scheduled monument:**

Penne's Place moated site, Aldenham

List Entry Summary: This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Penne's Place moated site, Aldenham

List entry Number: 1013001

**7.0 DESIGN AND ACCESS STATEMENT**

# DESIGN AND ACCESS STATEMENT

MAY 2021

FOR THE REPAIR OF EXISTING HISTORIC STEPS TO  
THE FORMAL GARDENS OF ALDENHAM HOUSE

HABERDASHERS' ASKE'S BOYS SCHOOL  
BUTTERFLY LANE, ELSTREE  
HERTFORDSHIRE, WD6 3AF

Giles Quarne Architects  
7 Bishops Terrace  
London  
SE11 4UE

[www.quarne.com](http://www.quarne.com)  
[mail@quarne.com](mailto:mail@quarne.com)

020 7582 0748

## DESIGN AND ACCESS STATEMENT

The format of the Design and Access Statement is based on the information sheet jointly produced by CABI and The City of Westminster for 'minor works'

This statement accompanies a Heritage Statement which is required because the proposed works affect the setting of the Mansion which is a Grade II\* listed structure and lies within and is surrounded by a Grade II Registered park and garden.

The four sets of formal gardens steps, which are statutorily protected curtilage structures, lie entirely within the setting of the house and the Registered garden.

### PROPOSALS:

The proposals involve repairs to four sets of formal garden steps that sit immediately adjacent to Aldenham House and form an integral part of the formal gardens.

The listed building descriptions for the main school house, formerly known as Aldenham House and the Registered park and garden is provided in full in the Heritage Statement.

### QUESTIONS AND ANSWERS:

#### 1. *What is the purpose of your proposal?*

The purpose of the proposals is to repair and stabilise four existing steps of historic steps that are situated adjacent to Aldenham House. The principal set of steps, labelled as 'Steps 01' on drawing P(0)001 (*Location plan*) requires extensive rebuilding over a new foundation to prevent existing subsidence in order to prevent it from subsiding further and creating a health and safety hazard. See drawing P(0)1000 for the extent of rebuilding and repair required.

The other three sets of steps (*labelled as 02-04 inclusive*) will be repaired in situ as detailed on drawings P(0)1001 to P(0)1002 inclusive.

#### 2. *How will the proposed works relate to the existing building?*

The steps, which exist in situ, are an integral part for the formal gardens around the former Mansion, previously known as Aldenham House. It is not proposed to extend or alter the steps in any way which might alter their relationship with the listed house or the surrounding registered park and garden.

#### 3. *Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?*

As the works will not involve any new construction and there are no immediate neighbours other than the adjoining Girls' School, they will have no adverse impact on the amenities of any other property owner. The Girls' School has also been recently combined with the Boys' School as one single legal entity under a combined Board of Trustees.

The repairs to the steps are now particularly essential as they will form part of a significant new route that connects the Boys' and Girls' schools, which were previously completely

separate entities. The steps currently present a H&S risk in their current condition to the children and staff of both schools. This work will therefore resolve and eliminate this risk.

*4. What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?*

Careful consideration has been given on how the proposals will affect the significance of the Grade II\* listed building and the surrounding Grade II Registered park and garden. *Please see the accompanying Heritage Statement.*

Where existing materials cannot be reused, the new materials to be used will be:

- Purpose made limestone dressings, trims and features will be made to match the appearance of the existing where they are required to replace features beyond repair;
- New engineering paving bricks for the treads to replace damaged units as required;
- All new materials will match the existing closely, however will be clearly legible as new. They will subsequently develop a patina over time;
- Mortar (both cement and lime) will match the existing over time;
- The proposed extent of new and existing materials are indicated further on the GQA repair drawings P(0)1000 to P(0)1002 inclusive.

*5. Explain the scale, height, width and length of the proposal and its relationship to the existing building.*

The scale, height, width and length of the existing steps will remain exactly the same as existing. The repairs proposed will maintain the steps in their current appearance.

*6. How have you followed the advice provided by CABE\* on the issue of inclusive access? If not explain the reasons for your departure from this guidance.*

It will not be possible to follow CABE guidance in this instance as the steps are curtilage Grade II\* listed and cannot be altered without compromising their historic appearance. However, the existing DDA compliant routes around the school will be retained and improved as part of other ongoing works. The repairs will also remove loose masonry to the step treads that currently present a trip hazard thus improving access for the ambient disabled.

*7. What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?*

Any type of improved access in this location, including Disabled Access, is inappropriate due to the negative impact this would have on the existing historic steps and 19<sup>th</sup> Century listed landscape. However, alternative routes around the site for the disabled are in place and access will be improved for the ambiently disabled. *Also see above, item 6.*

*8. What is the relationship between the proposed works and public routes, and do they have any impact?*

The proposed works have no impact on public routes as they are entirely contained on private land.

*9. Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?*

There are no proposed changes to the historic formal garden layouts, which will be retained in their entirety and further enhanced by the repair of the steps.

*10. Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?*

Where existing materials cannot be reused or repaired, the new materials to be used will be:

- Purpose made limestone dressings, trims and features will be made to match the appearance of the existing where they are required to replace damaged features;
- New engineering paving bricks for the treads to replace damaged units as required;
- All new materials will match the existing closely, however will be clearly legible as new. They will subsequently develop a patina over time;
- Mortar (both cement and lime) will match the existing;
- The proposed extent of new and existing materials are indicated further on the GQA repair drawings *P(0)1000 to P(0)1002* inclusive.

The materials have been carefully selected to match the existing. Materials used for areas of heavy use, such as the step treads, have been selected to be as hard wearing as possible.

*11. Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?*

The proposals will not affect the street scene.

*12. How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies?*

The proposals are very sustainable as it will preserve an important historic structure, which if allowed to decay any further would need to be rebuilt, which would be wasteful of energy and materials.

*13. What provision has been made for the storage of waste and recyclable material?*

The repairs will generate minimal waste and recyclable material.

*Giles Quarme and Niall Bird  
July 2021*

## 8.0 SOURCES

### 8.1 PUBLICATIONS:

Avery, J. R., '*The Story of Aldenham House*', Orpington, A.G. Bishop & Sons. Ltd, 1996

Cherry, Bridget and Pevsner, Nikolaus, '*Hertfordshire, New Haven and London*', Yale University Press, 2002

Lawrence, Andrew, '*The Aldenham House Gardens: a brief history of the School Grounds, Haberdashers' Aske's Boys' School*' 1997

Le Lievre, Audrey, '*An Account of the Garden at Aldenham House and of Its Makers: Henry Hucks Gibbs, Vicary Gibbs and Edwin Beckett*', pp. 173-193 in *Garden History*, Vol. 14, No. 2, Autumn 1986

Page, William (ed.), 'Parishes: Aldenham', pp. 149-161 in '*A History of the County of Hertford: Volume 2*', London, Victoria County History, 1908

The Royal Commission on Historical Monuments of England, '*Aldenham*', pp. 31-33 in '*An Inventory of the Historical Monuments in Hertfordshire*', London, His Majesty's Stationery Office, 1910

### 8.2 OTHER:

Hertfordshire Archives and Local Studies: Historic drawings and maps

Historic England Archive: Historic photographs (England's Places database and Britain from Above database)

Ordnance Survey Maps: 1872, 1898 (large-scale), 1899, 1920, 1946 and 1956

## 9.0 APPENDICES

### 9.1 LIST OF GQA PROJECTS:

**British Museum:** Appointed framework architectural practice;

**Victoria & Albert Mausoleum, Windsor Castle:** Appointed by the Royal Household to restore the building;

**King's College, University of Cambridge:** Historic Architect: Restoration of the Gibbs building adjacent to King's College chapel;

**Althorp:** Historic Architect: Comprehensive external restoration of the walls and roof including the mathematical tiles, dressed stonework and lead roofs'

**Victoria & Albert Museum:** Conservation Architect and Consultant for detailed proposals to dismantle and subsequently re-erect the Aston Webb Screen as part of AL\_A's new extension;

**Woodcote Park:** Principal Architect: £40m Master planning scheme for the RAC's Woodcote Park Estate;

**Coal Drops Yard, King's Cross:** Heritage Consultant: Worked with Heatherwick Studios and Arup to develop proposals to convert 1850s railway structures into a new retail destination.