

# Toddlers Hall

## RG Heritage Statement



Google Earth Satellite Image

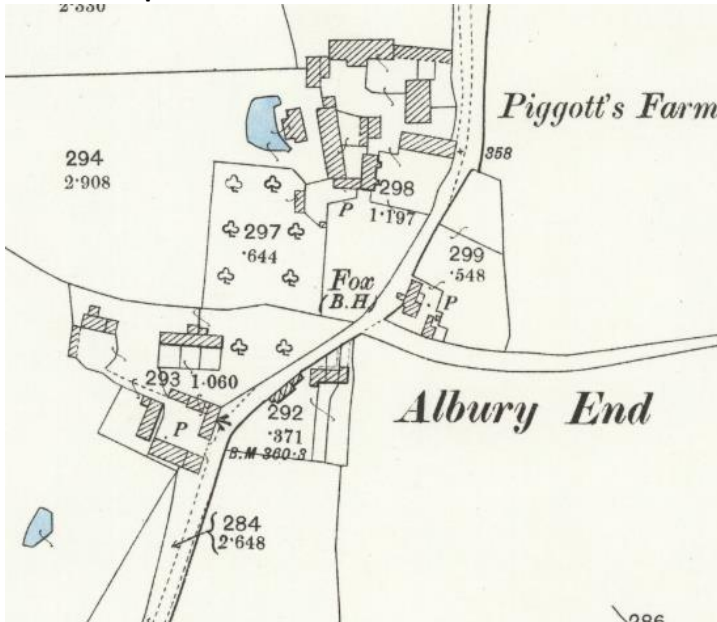
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### Location

Within the Hertfordshire countryside, around 4 miles northwest of Bishop Stortford, nearly 1 mile north west of Little Hadham and 2 miles north east of Standon is the settlement of Albury end. Perpendicular to the A120 is a north bound narrow lane. Approximately half a mile up this lane is the settlement of Albury End. There is a bend in the road where a few Listed Buildings are clustered. Albury End features road side development, some of which is close to the lane. Toddlers Hall is on the east side of the lane, cluster and bend. The road continues north on to Albury.

### Historic Maps



1892-1914 Ordnance Survey Map  
(Courtesy of National Library of Scotland)



Historic England Listing Map

The 1892 to 1914 OS map shows a lane in the same approximate location of the modern lane with a similar bend. There are numerous buildings which share the same approximate locations around Albury End. There is a road fronting building shown and a range to its east; the east most of this range is in the approximate location of Toddlers Hall.

### Heritage Significance

Toddlers Hall is designated as Grade II Listed Building. There are three listed buildings near and to the west of Toddlers Hall, Horseman's and Adjoining Outbuilding to South, Outbuildings to East of Kennel Farmhouse and Kennel Farmhouse. To the north of Toddlers Hall there is another Listed Building, Piggotts Farmhouse and Boundary Wall to East, there is another Listed Building further to north (Three Barns and Outbuilding to North of Piggotts Farmhouse). Although screened by hedgerows and trees the setting, significance and character of these Listed Buildings should be considered when discussing the proposals.

### Photographs - Lane through Albury End



Piggotts Farmhouse & Boundary Wall    View to Toddlers Hall & PF Boundary Wall    FP, NE lane & Toddlers Hall access





FP, NE Lane & NE boundary hedge



Toddlers Hall & PF Boundary Wall



Horseman's & outbuilding looking SW



Horseman's front façade looking NE



Horseman's Outbuilding looking NE



Kennel Cottage access & lane



Outbuildings East of Kennel Farmhouse



Looking north towards Kennel Farmhouse, Outbuilding & Kennel Cottage



### Toddlers Hall

As described in the Historic England listing Toddlers Hall is a 17th century timber framed two stories with attics cottage. The external ground floor is clad in flint with red brick dressings and the upper floor is rendered. It has casement windows. It has modern extensions to the side and rear (to the east and south).

Access to Toddlers Hall from the highway is in the north corner of the site. Toddlers Hall is set back behind a hedgerow and a small front garden. Within the garden to the rear of Toddlers Hall is a copse of evergreen trees. There is an outbuilding approximately 25 metres to the east across the rear garden of Toddlers Hall. The outbuilding is closest to the remodelled east and south facades of the Listed Building. This outbuilding is the subject of the proposals and should not be considered to have a significant impact on the setting, character or significance of the Listed Building.

### Toddlers Hall Outbuilding

The outbuilding of Toddlers Hall is orientated northwest to southeast with its northwest nearest the road and its north east facade running close to and parallel to the hedged boundary adjacent to the neighbouring access road. It is single storey with traditional black weatherboarding and a red tile dual pitch roofs.

In the north corner there is a carport. The northwest most chamber is a garage, which has a large door for vehicular access. Attached to the east is a small storage chamber. Attached to the east of this is an access to the living chamber. In the south east there is a square living chamber which provides access to a shower room and utility (to the north east). The living chamber features a windows in the south east façade near to the south corner and a pair of French doors in the South West facade. The shower room has a small window in the north west façade.





Toddlers Hall, rear garden and outbuilding to east



Toddlers Hall, rear garden, copse of evergreen trees and outbuilding to east



Horseman's, Toddlers Hall, garden & outbuilding to east





Outbuilding & Toddlers Hall front



Front garden, outbuilding & Toddlers Hall



NE corner of Toddlers Hall



Toddlers Hall north (front) façade



NW corner of Toddlers Hall



Outbuilding & NW of Toddlers Hall



Glimpse of W façade from N



Glimpse of W façade from S



SW corner of Toddlers Hall & Outbuilding



SE corner of Toddlers Hall



Toddlers Hall east façade



Outbuilding NW façade & Toddlers Hall



Outbuilding - carport & garage from N



Outbuilding - Carport & garage NW façade



West corner of Outbuilding





West corner of Outbuilding



Outbuilding from SW



Outbuilding SW façade from west



Outbuilding SW façade



Garage SW façade



Lounge SW façade



Outbuilding south corner



South of Outbuilding



Outbuilding SE façade



Toddlers Hall & S corner of outbuilding



NW façade of lounge & toilet

## Proposals

It is proposed to extend the outbuilding of Toddlers Hall an extra bay towards the south east. The proposal would have a similar single storey section and would be either a modest chamber (or subdivided to two smaller chambers) extending the existing building. This would be away from the Listed Building towards the south east and would be mostly screened by the existing modest outbuilding. It would be attached to the south east façade of the existing building, which would become an internal wall. There would be an additional window on the south west face towards the garden within a weatherboard façade (and perhaps an additional small toilet window on the south east façade). The new south east facade would be a similar gable. The new North East facade would also be weatherboarded.

This modest addition has been designed to be a seamless and coherent addition replicating the traditional building form, materials and building character. As aforementioned the proposed extension would be on the south east face



and hence should be predominantly screened from the Listed Building. The site has high hedgerows which help to screen the proposal and maintain the existing rural character beyond. Due to this the proposal should not be considered to have any significant impact on the setting, significance or character of any nearby Listed Building. For the preceding reasons the proposal should not be considered to have any significant impact on the listed building Toddlers Hall or any other listed building in the vicinity.

This Heritage Statement has been prepared to support the proposals of BRD for Tony Smith by:

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Ross Goss Heritage  
14 September 2023

## **Appendix 1: Historic England Listings**

### List Entry Name: **TODDLERS HALL**

Heritage Category: Listed Building Grade: GV II Date first listed: 14-Jan-1985

List Entry Number: 1101933 Listing NGR: TL4288123774

*C17 cottage, timber-framed, lower floor clad in flint with red brick dressings, upper floor rendered. Modern tiled roof. Two storeys and attics, casement windows. Modern extensions to side and rear.*

### List Entry Name: **HORSEMAN'S AND ADJOINING OUTBUILDING TO SOUTH**

Heritage Category: Listed Building Grade: - II Date first listed: 14-Jan-1985

List Entry Number: 1347707 Listing NGR: TL4285923768

*C17 cottage, extended and altered in C19, timber-framed, plastered, half hipped tiled roof, casement windows, central doorway with small canopy. One axial and one gable chimney stack. Modern single storey link to earlier plastered out-building with corrugated iron roof.*

### List Entry Name: **OUTBUILDINGS TO EAST OF KENNEL FARMHOUSE**

Heritage Category: Listed Building Grade: GV II Date first listed: 14-Jan-1985

List Entry Number: 1101932 Listing NGR: TL4283123760

*C18 range of timber-framed and weatherboarded buildings with slate roofs on brick plinths. Metal windows with curved heads.*

### List Entry Name: **KENNEL FARMHOUSE**

Heritage Category: Listed Building Grade: - II Date first listed: 22-Feb-1967

List Entry Number: 1347706 Listing NGR: TL4280623758

*C17 or earlier, timber-framed and plastered, roof tiled, south end faced brick-work. Two storeys and attics, the upper storey jettied and supported by five brackets, the joists are exposed. Full range of eight C18 double hung sash windows, central timber door and doorcase with curved head. Three tiled dormer windows, two central axial chimney stacks.*

### Statutory Address 1: **PIGGOTTS FARMHOUSE AND BOUNDARY WALL TO EAST, ALBURY END**

Heritage Category: Listed Building Grade: II Date first listed: 14-Jan-1985

List Entry Number: 1347705 Listing NGR: TL4289023878

*Probably of C17 origin, brick clad, half hipped and gabled tile roof, L-shaped plan. Two storeys, range of three three-light centre opening casements on upper floor, two Victorian bay windows on lower floor, central entrance doorway with canopy. Main range has one central and one gable chimney stack. Rear wing of brick and tile, large central brick stack modern casement windows. Red brick boundary wall, with half round brick coping.*

### Statutory Address: **THREE BARNs AND OUTBUILDING TO NORTH OF PIGGOTTS FARMHOUSE**

Heritage Category: Listed Building Grade: GV II Date first listed: 14-Jan-1985

List Entry Number: 1101931 Listing NGR: TL4288423905

*C18 group of barns and outbuildings, timber-framed and weatherboarded on rendered plinths. Two tiled, one slated and one corrugated iron roof.*

Appendix 2: BRD Proposal and Existing

