

# HERITAGE STATEMENT

PROPOSED ORANGERY  
EXTENSION

AT

HOME FARM COTTAGE  
WOODHALL PARK  
HERTFORD  
SG14 3NH

OCTOBER 2023



## **CONTENTS:**

1.0	INTRODUCTION .....	2
2.0	THE HERITAGE ASSETS .....	3
3.0	SIGNIFICANCE OF THE HERITAGE ASSETS .....	4
4.0	ASSESSMENT OF APPLICATION PROPOSALS .....	5
5.0	SUMMARY AND CONCLUSIONS .....	6

## **APPENDICES**

Appendix 1	Listing Descriptions of Designated Heritage Assets
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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared to support a householder planning application for a proposed orangery extension to Home Farm Cottage, for the Woodhall Estate.
- 1.2 Home Farm Cottage is not listed, nor are any other buildings within the immediate vicinity of the site. However, the site is located within Woodhall Park, a designated Historic Park and Garden. In addition, there are a number of listed buildings within the Park, with the closest being the Grade II Listed bridge, weir and lodge to the west, and Stables to the north.
- 1.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority in determining applications for development affecting listed buildings to pay special regard or attention, respectively, to the desirability of preserving the building or its setting.
- 1.4 The National Planning Policy Framework (NPPF) sets out the information requirements for the conservation of the historic environment, and states in Paragraph 194: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*
- 1.5 Paragraph 195 then sets out that Local Planning Authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.



## 2.0 THE HERITAGE ASSETS

- 2.1 The principal heritage asset in this case is Woodhall Park, a Grade II\* listed Historic Park and Garden that extends to some 450 acres. The application site is located towards the southern end of the Park, amongst a cluster of non-listed buildings known as Home Farm.
- 2.2 There are also a number of designated heritage assets identified within the Park, which are listed below:
- Bridge Carrying Drive over River Beane (Grade II)
  - Cascade, Weir and Sluice on River Beane about 30 metres north of Drive (Grade II)
  - Hertford Lodge East (Grade II)
  - The Stables (Grade II)
  - Woodhall Park (Heath Mount School) (Grade I)
  - Fountain on Terrace about 30 metres South West of Woodhall Park (Grade II)
  - Milestone, B1001 (Grade II)
  - Garden Walls (Grade II)
  - Garden Walls and Garden House (Grade II)
  - Ware Lodge (Grade II)
- 2.3 The Listing Descriptions can be found in full in Appendix 1. Regard has also been had to the Council's adopted Historic Park and Garden SPD.
- 2.4 None of the buildings at Home Farm, including the application site, are mentioned within the listing of Woodhall Park.



### 3.0 SIGNIFICANCE OF HERITAGE ASSETS

- 3.1 Listed Buildings and Historic Parks and Gardens are defined as designated heritage assets that are of special architectural or historic interest. The NPPF (at Annex 2: Glossary) defines the significance of a heritage asset 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.”*
- 3.2 Home Farm Cottage is not listed, and is not deemed to be either a designated or non-designated heritage asset. It comprises a 19<sup>th</sup> Century two-storey house formed of brick, with a slate tiled hipped roof and white painted timber sash windows. The house faces south in the form of an L-shape, having been extended to the rear in the 1980s. The proposed extension will replace an earlier glazed porch and infill the L-shape. The main consideration in this case is therefore the impact of the proposed development on the setting of heritage assets.
- 3.3 Turning first to Woodhall Park, the significance of its setting is experienced within the context of its well-defined grounds and parkland, with the immediate setting of the Grade I listed House (now Heath Mount School) being of particular interest. The Park was developed from a 16<sup>th</sup> Century deer park and landscaped by William Malcolm around 1780, who also dammed the river to create a lake. The Park comprises belts of trees along its boundaries, a walled garden, terraces, and fine views from the house. Much of the park has been now returned to agriculture, and the application site sits in close proximity to modern agricultural buildings.
- 3.4 Having regard to the other designated heritage assets identified in Paragraph 2.1, their significance is derived from their architectural and historic interest. The setting of the Grade I listed House is synonymous with the setting of the Park. The application site is, however, located at a considerable distance from these heritage assets, and not within the immediate setting of any listed buildings.



## 4.0 ASSESSMENT OF APPLICATION PROPOSALS

- 4.1 In accordance with Paragraph 197 of the NPPF, great weight and importance should be placed on the desirability of sustaining and enhancing the significance of heritage assets and their setting, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.2 Annex 2 of the NPPF defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should prevent change.
- 4.3 In considering the level of any harm arising from the proposal, it is important to note that the NPPF distinguishes between 'substantial' and 'less than substantial' harm. This policy framework provides the basis upon which such harm can then be weighed against public benefits or substantial public benefits.
- 4.4 In assessing the impact of the proposal, it is important to note that the building is not listed or curtilage listed, nor has it been defined as a non-designated heritage asset. Whilst it is of some historic and architectural merit, the proposed extension has been designed to respect the scale and form of the house, and will not appear unduly prominent or out of keeping. Given the scale and siting of the orangery extension, no harm will arise to the setting of the wider park or any other designated heritage assets.
- 4.5 Regard has also been had to below-ground heritage assets, and the potential impact on archaeological remains; however, given that the proposal will require minimal foundation work, no such harm is expected to arise.
- 4.6 In summary, the application proposes a modest domestic extension in the form of a lightweight orangery. The house is not listed, and the extension will have no impact on the historic significance or setting of Woodhall Park. Consequently, the proposal will not lead to any harm to the significance of any identified heritage assets.



## **5.0 SUMMARY AND CONCLUSIONS**

- 5.1 This report has identified designated heritage assets that could be affected by the proposed development, and their significance. A review of the proposal and an assessment of its impact on the significance of the heritage assets has been undertaken.
- 5.2 Given the above assessment, it is considered that the proposed orangery will preserve the special interest of the Historic Park and Garden, and will cause no harm to the setting of any other designated heritage assets. In the absence of any harm, it is not necessary to consider public benefits.
- 5.3 Relevant local and national policies and guidance have therefore been satisfied, and the proposal should be deemed to accord with the development plan.



## **Appendix 1**

### Listing Descriptions of Designated Heritage Assets





## **WOODHALL PARK (GRADE II\* Park and Garden)**

A late C18 landscape park with a lake and pleasure grounds, surrounding a country house, with mid C19 formal gardens.

### **HISTORIC DEVELOPMENT**

The Boteler family acquired the manor of Watton in the C14, and later erected the brick building that was to remain the principal seat of the family until 1774. Philip Boteler (d 1592) obtained a license to create a park around the house, that park being increased in size during the early and late C17 (Debois 1985). During the latter period the gardens around the house were redesigned, and a grand formal approach created (The Avenue), 660 yards long and 100 feet wide. By the mid C18 (Dury and Andrews, 1766), when the estate was owned by John Boteler (1684-1774), the square, enclosed garden was laid out in formal enclosures around the house.

Sir Thomas Rumbold bought the estate, c 1777, from John Boteler's grandson, also John, for £85,000. Rumbold, who worked for the East India Company, demolished the remains of the house which had partly burnt out in 1771, building a new one designed by Thomas Leverton by c 1780, at some distance to the north. In 1782-3, when Rumbold returned from several years abroad, an extensive planting programme was put in hand, with plants supplied by the firm of William Malcolm and Son, Royal Nurserymen and 'Surveyors, Nursery and Seedsman' of Stockwell, together with the construction of the walled kitchen gardens, also designed by this firm (Debois 1985). Malcolm probably laid out the landscape park which was developed at about this time, when the Broad Water lake was formed with ornamental features at both ends, but there is no direct evidence for this. A ha-ha enclosed the new house, taking in a c 3ha pleasure ground which was planted with oaks and shrubs, with a walk through a pleasure ground to the new kitchen garden to the east.

Rumbold sold the estate to Paul Benfield in 1794, who sold it on to Samuel Smith (d 1834) in 1801. Joseph Paxton (1803-65) was an apprentice gardener for him at Woodhall, briefly, from 1818. By the 1820s (Bryant, 1822) the park had taken on much of its present form, with a wooded pleasure ground linking the house and kitchen garden, containing a regular network of rides. Upon Smith's death his son Abel Smith inherited the estate, which continued in the family into the C20. The house has been occupied by Heathmount School since the 1930s, and playing fields and school buildings overlie part of the pleasure grounds.

### **DESCRIPTION**

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Woodhall Park lies 6km north of the centre of Hertford, at the south-east edge of the village of Watton-at-Stone. The c 150ha site is bounded to the north and north-east by the A602 Ware Road linking Ware to the south-east and Stevenage to the north-west, and to the west by the A119 Hertford to Stevenage road. The other sides are bounded by agricultural land and woodland. A brick park wall, built c 1839, encircles the roadside boundaries. The park occupies undulating ground with two valleys enclosing the high ground in the north-east corner on which the house and pleasure grounds lie. The west valley, running from north to south through the west section of the



park, contains the River Beane, which widens out into the Broad Water. The south valley runs from east to west through the south section of the park and contains a tributary of the River Beane, the two joining just south of Home Farm.

The setting is largely agricultural, with the village of Watton-at-Stone adjacent to the north-west. The north-west tip has been separated from the main body of the park by a late C20 diversion of the A119, forming the south end of the Watton-at-Stone bypass.

Views extend westwards from the hillside on which the house stands, towards agricultural land beyond the A119 and Bramfield Woods, these views being framed by Brickclamps and Hanginghill Woods (these three woodlands lying outside the area here registered). Views also extend from the west drive (west of the Broad Water), south along the River Beane valley towards Stapleford, and north from this valley, framed to the east by Clusterbolt Wood (outside the area here registered), towards the house.

The landscape park of Goldings (qv) lies 4km south of Woodhall Park, both estates having been in the ownership of the Smith family during part of the C19.

**ENTRANCES AND APPROACHES** The main approach to the house is via the north drive, which enters c 250m north-north-west of the house, off the Ware Road, at Watton Lodge. The entrance is flanked by brick piers and a brick screen wall, set slightly back off the road. The single-storey brick lodge has a steeply pitched tiled roof with ornamental bargeboards, and was built c 1860s on the site of an earlier lodge building (Watton-at-Stone Tithe map, 1839). From here the drive curves south through lawns, with views south-west over the park and Broad Water to agricultural land beyond the A119, framed by woodland. The southern part of the drive extends through part of the pleasure grounds, opening out onto a lawn which it crosses to arrive at the carriage sweep adjacent to a late C18, single-storey portico which encloses the main entrance at the centre of the north-east front. The carriage sweep overlooks a broad lawn to the north-east, now (1999) largely given over to playing fields, framed by the mature trees of the pleasure grounds, including several cedars of Lebanon.

The south-west drive enters off the Hertford Road, 800m south-west of the house, its entrance being marked by Hertford Lodge East (c 1870, listed grade II) which stands on the north side of the drive on the site of an earlier lodge (Watton-at-Stone Tithe map, 1839). The single-storey lodge, erected by Abel Smith, is built of yellow brick with stone dressings in French Classical style and has a timber balcony. From here the drive extends east, overlooked by the house to the north-east, with views south along the River Beane valley. The drive skirts the south end of the Broad Water 650m south-west of the house, the Water terminated by a cascade and weir (listed grade II) overlooking the drive to the south. The drive is carried across the River Beane below the Broad Water and weir by a single-arched bridge (W Malcolm c 1780, listed grade II) built of yellow stock brick with stone dressings. From here the drive curves east, skirting around the north side of Home Farm, overlooked by the house to the north, and turns north-east to the former stable block, situated 350m from the house. The drive curves northwards from the stable block, entering the pleasure grounds c 120m south-east of the house. From here the drive curves north-west, passing a car park to the south set in the pleasure grounds, to the carriage sweep on the north-east front of the house. Formerly (OS late C19, early C20) a spur extended north-west off the drive, 200m south-east



of the house, skirting the south side of the pleasure grounds enclosure, which it entered 50m south of the house, leading to the south-east front of the southern pavilion of the house.

The east drive enters the estate 1.35km south-east of the house, off the Ware Road. From here the east drive extends west through woodland to Ware Lodge (c 1840, listed grade II), built by Abel Smith and standing 1.1km south-east of the house, marking the entrance to the parkland. The single-storey lodge is built of stuccoed brick in Greek Revival style, and forms a Greek cross on plan. From here the east drive, flanked by the c 650m long Avenue, sweeps north-west down through the park, crossing the eastern tributary of the Beane 700m south-east of the house, carried partly on an embankment and cutting. The drive and Avenue ascend the hillside beyond the stream, terminating 350m south-south-east of the house at the south-east front of the stable block, at which point the east drive joins the south-west drive.

A further approach to the park enters at Southend Gate on the south boundary, 850m south of the house, giving access from Southend Farm to Home Farm, and several further drives cross the park.

By 1720 The Avenue had been created, carrying the east drive (1999) to the south-east front of the former house which stood where the stable block was subsequently constructed in the 1770s. The remainder of the present drive system was laid out in the late 1770s/early 1780s by Thomas Rumbold during his programme of major landscape works (Debois 1985).

**PRINCIPAL BUILDING** Woodhall Park (T Leverton 1777-82, altered 1794, listed grade I) stands in the northern half of the park at the top of a hillside, overlooking the Broad Water to the south-west and with views beyond to the distant Bramfield Woods being framed by woodland lying adjacent to the west boundary. The central three-storey block is flanked by two-storey wings, the whole built of yellow brick with stone dressings. The house, built in Neoclassical style, is entered via the single-storey portico (1794) on the north-east front, with a garden door at the centre of the south-west front giving access to the formal garden beyond. It has been used as a school since the 1930s. The house replaced an Elizabethan house formerly standing on the site of the present stables, which was partly destroyed by fire in 1771 and demolished in the late 1770s.

The large stable block (probably T Leverton 1777-82, converted 1957-8 to dwellings, offices and garages, listed grade II) stands 350m south of the house, on the site of the earlier house. Three brick-built, two-storey ranges surround a square stable yard. The yard is entered via a central pseudo-triumphal arch surmounted by a clock tower, set into the south-east range, standing close to the junction of the east drive and The Avenue (on which the arch is aligned) with the south-west drive from Hertford Lodge. A c 1ha garden was laid out by Brenda Colvin c 1958 to the west and south of the stables, after their conversion (Bisgrove 1978). By the mid C18 (Dury and Andrews, 1766) there was an extensive formal, compartmentalised garden around the Elizabethan house, of which nothing remains above ground.

**GARDENS AND PLEASURE GROUNDS** Formal gardens and associated informal pleasure grounds surround the house, and are dominated by a formal Italianate garden (c 1860s) to the south-west which is surrounded by a ha-ha retained by a sunken brick wall. The central garden door on the south-west front gives onto a flight of stone steps which leads down the grass terrace on which the house stands to a broad



gravel path extending along the length of the south-west front. From here broad views extend west towards Watton-at-Stone, and south towards Stapleford. The view south-west across the Broad Water, beyond the park, extends across farmland towards the distant Bramfield Woods, framed by woodland.

The gravel path is flanked above, to the north-east, by the grass terrace on which the house stands, and to the south-west by a lower grass terrace, down which a further central flight of stone steps and two lesser, flanking flights of steps at either end of the terrace lead to a grass parterre. At the centre of north-east side of the parterre, 30m from the house and set in gravel, lies a complex circular stone fountain (c 1862, listed grade II), with a central raised bowl on a bulbous stem, the lower level now (1999) partly filled with earth and planted. Two circular grass panels, enclosed by gravel paths, lie equidistant to the north-west and south-east of the fountain, close to the garden boundary. The panels, which formerly each held a mature cedar tree (now gone), were originally joined to the fountain by two parallel gravel paths (also now gone) (OS 1898). Two flights of steps, aligned on the fountain and grass panels and marked by iron gates, lead down across the garden wall to the north-west and south-east, to the park beyond. A level lawn extends south-west from the fountain to the edge of the garden.

North-west, north-east and south-east of the house the pleasure grounds are laid to lawn and planted informally with mature trees and shrubs. The north-east lawn is crossed by the north and south-west drives as they approach the carriage sweep on the north-east front. An C18 icehouse formerly lay at the north-east edge of the north-east lawn (Debois 1985; gone, 1980s). A car park and school service buildings have been placed in the area immediately to the south and south-east of the house, and school buildings have been erected adjacent to the north-west front.

In the mid C19 (Watton-at-Stone Tithe map, 1839) the house stood on a rectangular platform, enclosed by pleasure grounds to the north-west, north-east and south-east. Through these pleasure grounds, which were set within a ha-ha, the drives ran to the entrance front. To the west the park appears to have extended up to the formal edge of the platform. By the late C19 (OS 1898) the formal garden had been constructed, and the pleasure ground north of the house contained an orangery set on the lawn with a fountain to the south (both gone, 1999), the latter features aligned on the centre of the north-west front. A further small garden building (gone, 1999) lay south of the house, adjacent to the west side of a path which led into the park and across to the stable block (OS 1898).

From the north end of the terraced garden a path (possibly a late C18/early C19 drive to Watton-at-Stone, Debois 1985) extends north-west across the park to The Springs, a narrow, wooded former pleasure ground containing paths and bounded to the south by the River Beane. The Springs is now (1999) bisected by the A119 Watton-at-Stone bypass. A dry pond lies close to the east end of The Springs, with the remains of a brick-reinforced spring close by to the west. This pleasure ground was presumably laid out during Thomas Rumbold's landscaping campaign of the late 1770s/early 1780s (Debois 1985).

**PARK** The park is laid to arable and pasture and contains many clumps and single trees, with extensive perimeter belts. It is divided into two parts, that to the north-west and that to the south-east. The north-west half is bisected by the River Beane running from the north-west corner to the south boundary, and is dominated by the enlargement of the river into the Broad Water lake, overlooked across a gentle slope laid to pasture by the house above to the north-east. The serpentine Broad Water extends 600m south-



east from The Springs to the lake's termination at a weir, cascade and sluice (W Malcolm c 1780, listed grade II) which overlook the south-west drive to the south-east. The cascade face is built in an irregular brick and stone pattern, with stepped setts on one side, and is flanked by water channels which shoot the water into a pool below known as Tumbling Bay. From here the river continues south-east beneath the bridge carrying the drive, to encircle an island, before joining the eastern tributary 650m south of the house, the tributary having entered the park at the east boundary 1km south-east of the house. From the confluence the river flows south to leave the park 900m south-south-west of the house.

The south-east half of the park, flanking The Avenue, is the older half (Debois 1985) and contains many ancient pollards set largely in pasture. Incorporating the C16 deer park, it runs down the hillside from the house to the tributary of the Beane which extends through this area in serpentine fashion, and beyond this to the south boundary. On the north side of the tributary, an artificial and formal water channel known as The Cuts runs approximately parallel, possibly dug in the 1690s as a channel to drain hillside springs away from the pasture (ibid). The springs have dried up since the 1950s. The canal formed is divided by several walls which may be the remains of weirs. The Cuts is overlooked by the stable block, and seems to have been designed to be viewed from the old house which formerly stood on this site, doubling as an ornamental canal feature.

By 1720 the old deer park had been extended to 355 acres (c 148ha) and The Avenue had been planted (ibid). An informal layout may have been begun in the 1760s, but this was abandoned when the house partially burnt down in 1771. Following Thomas Rumbold's purchase of the estate in 1777, the park was extended and landscaped in the early 1780s and The Springs pleasure ground laid out. It was at this time that the park was enclosed with belts, the lake dug and new drives constructed. Malcolm supplied plants and may have supplied the designs for the park and other landscaping activities. By the 1820s (Bryant, 1822) a wooded pleasure ground had been constructed north-east of the house, between the house and walled garden, where now the school playing fields lie. The pleasure ground had a concentric network of paths crossed by radiating paths, creating a pattern reminiscent of a spider's web, and appears to have been connected to The Springs pleasure ground to the west via a belt along the north boundary. Few further changes occurred until c 1839, when the park wall was built and the park extended to its present size (Inspector's Report).

**KITCHEN GARDEN** The rectangular, walled kitchen garden (William Malcolm c 1782, listed grade II) is built of plum stock bricks, with stone dressings and iron gates. It is divided by internal walls into four separate areas, those two to the north-east being smaller and having contained service areas and glasshouses since the C19 (Bryant, 1822; OS 1886). The walled garden is enclosed by an outer area, formerly under nursery cultivation (OS C19). The Garden House is built into the north-west wall, close to the north corner, and The Beehive Cottage into the east corner.



## **BRIDGE CARRYING DRIVE OVER RIVER BEANE (GRADE II LISTED)**

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/211 - Bridge carrying Drive over River Beane GV II

Bridge carrying Woodhall Park estate drive over River Beane. c.1780. Probably built as part of W. Malcolm's landscaping of Woodhall Park for Sir T. Rumbold. Yellow stock brick with some C19 red brick repair. Stone dressings. A single large segmental arch with keystones, recessed voussoirs to SE. Parapets have 6 piers, recessed panels with central open panels with iron railings. Stone coping with pyramidal caps to piers. Inner plinths. Curved splays at ends of abutments.

## **CASADE, WEIR AND SLUICE ON RIVER BEANE ABOUT 30 METRES NORTH OF DRIVE (GRADE II LISTED)**

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/212 Cascade, Weir and Sluice - on River Beane about 30m N of Drive GV II

Weir with sluice channelling River Beane onto cascade facing approach drive to Woodhall Park (q.v.). c.1780 by W Malcolm as part of landscaping of Park for Sir T Rumbold. Cascade face is irregular brick and stone with stepped setts on one side, overgrown and ruinous. Flanking low stock brick walls canted out to tumbling bay with gutter to left for sluiced water. Similar and lower canted stock brick walls upstream channel water over rendered weir, a central opening channels water into sluice. On weir are 2 panelled piers with pedimented heads dated 1933 supporting timber framework with a handle to gear mechanism to open and shut sluice gates.

## **HERTFORD LODGE EAST (GRADE II LISTED)**

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/213 Hertford Lodge East - - II

Lodge to Woodhall Park (q.v.). c.1870 for Abel Smith. Yellow stock brick with stone dressings. Timber balcony. Slate mansard roof. In a French Classical Style. Rectangular on plan with projections from each face, larger to front and rear. 1 storey and attic. Steps up to entrance facing drive with part glazed door. Pedimented doorcase with Gibbs surround. Flanking tall single light small pane casements with gauged brick flat arched heads. Returns have 3 light casements with gauged brick flat arched heads. Continuous stone cornice with vase balustraded parapet projecting on modillion brackets to left. Extending across entrance front and returns is a covered balcony, 3 trellised bays to each side, projecting centre on returns, with a cusped head. French windows onto balcony on short ends. Mansard roof has ridge parallel with entrance front, segmental pediments over balcony in shallow gables. Central stack with moulded stone base and cap, 4 separate shafts. To rear an oval opening in a gable. Ground floor lean-to outshut. Interior not inspected.



## THE STABLES (GRADE II LISTED)

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/210 The Stables 24.11.66 (formerly listed as Former Stable Block) – II

Large stable block to Woodhall Park (q.v.), converted to 3 dwellings, offices and garages. 1777-82 probably by T. Leverton for Sir T. Rumbold. Converted 1857 by D. Braddell for Abel Smith. Yellow stock brick with stone, timber and cement rendered dressings. Hipped slate roof. Neo-classical style. Quadrangular block with central yard. 2 storeys. Principal elevation to drive is 1:3:1:3:1 with central pseudo-Triumphal Arch and end bays projecting slightly. Entrance arch is rendered with rusticated voussoirs, Doric order with pilasters framing empty niches and blank panels. Cornice serves as impost band to arch. Rusticated quoins, blind oculi and a modillioned pediment above. Surmounting this arch is a large clock tower. Square base, 2 faces with clocks, 2 with blind panels, rebated and panelled quadrant angles. Cornice steps up segmentally over each face. Domical leaded cupola, finial with golden ball and weathervane. Inside entrance arch is a groin vault, sides have blind openings, C20 2 light casements, stone band to upper lunettes. Flanking arch 3 bays to each side have C20 glazing bar sashes, recessed with gauged brick flat arched heads, stone sills, probably following original blank openings. Stone plinth and plat band to smaller first floor with margin glazed 2 light casements. Modillion eaves cornice. Rainwater heads with date of conversion. Projecting end bays have brick quoins, ground floor sashes, that to left in an architrave, large relieving arches with inserted pseudo-Diocletian windows. Ridge stacks. A hip on roof to left return which is now garden elevation of house, 1:3:3:3:1 with projecting centre and ends. Central brick arch, rusticated quoins and voussoirs, flanking niches and stone panels, oculi in spandrels, pediment. Double flight of steps up to inserted French windows with architrave and an upper lunette. Flanking bays have 6:9 pane sashes and 2 light casements as on entrance front. Outer bays have architraved sashes and pseudo-Diocletian windows. Right return from entrance elevation is plainer and leads to office wing. Similarly disposed 1:2:3:2:1 without a central arch, outer of central bays project with quoining, niches, panels, continuous stone band. Cornice with modillions only on end bays. Projecting end bays with relieving arches, oculi, quoining. Dummy and blind openings with tiny oculi at heads, inserted entrances and 2 light casements. To rear a 3 bay wing to house, quoining and a 1 storey C20 tetrastyle loggia. Inside stable yard: rear of entrance elevation, keyblocked arch with blind niches and inserted windows. Cornice and pediment. Flanking relieving arches on ground floor with C20 openings. First floor margin glazed 2 light casements. Rear of house wing to right was extended out in 1957 to form an asymmetrical elevation. Entrance with Doric portico, 6 panelled architraved door, ground floor relieving arches and sashes. Stone band to first floor with oculi and 2 light casements. Inner elevation of office wing has 2:4:2 elevation with centre bays projecting slightly. Ground floor relieving arches, depressed to centre garage doors except to 2 right bays. First floor oculi in outer central bays, otherwise 2 light margin glazed casements. To rear linking house and office wing a depressed arch over iron gates, surmounted by an C18 urn, flanking niches with 2 bays of blind openings to right in relieving arches. Interior not inspected. Mounting block inside yard. The stable block is on the site of the Tudor/Elizabethan house which was destroyed by a fire in 1771. A long avenue leads up to the entrance arch. (Country Life, 14/5/59; Pevsner 1977).



## WOODHALL PARK (HEATH MOUNT SCHOOL) (GRADE I LISTED)

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/208 Woodhall Park 20.10.52 (Heath Mount School) GV  
I

Country house, now school. 1777-82 by T. Leverton for Sir T. Rumbold. Altered and extended 1794 for P. Benfield. Yellow stock brick. Stone dressings. Shallow hipped slate roofs. Neo-classical style. 2:3:2 centre block of 2 storeys and attic with 3 bay link blocks, originally 1 now 2 storeys, to pavilion ends. Principal elevation to garden. Central Giant Ionic engaged tetrastyle portico has rusticated ashlar ground floor with 3 round headed openings. Steps up to central French windows, flanking tall single glazing bar sashes with dummy balustrades below sills, anthemion and acanthus impost band. String course to bases of Ionic columns with acanthus necking. Pulvinated frieze has a blank panel to centre. Modillioned pediment. First floor single glazing bar sashes, architraves with dentilled cornices, dummy balustrades. Attic 3:3 light architraved sashes. Set back slightly are outer bays of main block. Double plinth. Ground floor 6:9 pane glazing bar sashes, architraves have panelled jambs with acanthus consoles to rosettes, panels in friezes to dentilled pediments. String course near base of ground floor windows. Plat band to first floor with sashes as to centre bays. String course at sill level. Attic as to centre. Modillioned eaves cornice with blocking course. Axial and cross axial stacks with moulded cappings flanking central 3 bays. 5 bay returns on central block with link blocks extending from rear bays. Cellar, similar fenestration with some dummy windows, continued string course and plat band. Right link block has plinth over cellar with small pane casements. Slightly projecting central bay with a round headed sash, dummy balustrade. Flanking blind niches with finely gauged bricks above which are stucco panels of arms. String course to dentilled cornice. Outer bays have similar round headed sashes, relieving arches, string courses, impost blocks. Later upper storey has 3:3 pane sashes with stucco panels flanking central window, cornice to plain parapet. Right end pavilion projects with slight rebates at angles. Large tripartite sash, architrave with quarter pilasters, dentilled cornice with panel in frieze, over this a stone archivolt to a relieving arch with a radiating shell motif, impost bands over blind niches and festooned stucco panels. Stuccoed ovals in spandrels, cornice to pediment. Cross axial stacks flank pavilions. Axial stacks on link blocks. Left link block was originally a screen to service yard. Central bay has inserted tripartite French windows with a segmental head. Right bay has a 1 storey quadrant addition in angle with main block with a similar tripartite window, otherwise as to right. Left pavilion is as to right. 3 bay returns on pavilions are 2 storeys. Ground floor glazing bar sashes with gauged brick flat arched heads, that to centre with a floating dentilled cornice. Plat band to first floor with 3:3 light windows, cornice to parapet. Right return has steps to a central 2/3 glazed door with a large fanlight, iron railings enclosing cellar area. Rear or present entrance elevation, 2:3:2 on main block. Slightly projecting centre with a mid C19 octastyle Ionic portico on ground floor, paired columns. Central entrance behind has a 2/3 glazed door with architrave, fanlight, consoles to pediment, flanking sashes have floating segmental pediments on consoles. First floor architraved sashes, that to centre lugged with a relieving arch. Attic 3:3 light windows, string course to panelled frieze with guttae to modillioned pediment. Outer bays have plain sashes, details as to front and returns. Link blocks and pavilions extended to rear in 1794 to project 2 bays, largely dummy windows in inner returns. 4 bay links have plain sashes, plat band. Slightly projecting 3 bay pavilions have rebated corners, floating cornices on consoles to centre on ground floor, pediments. Interior: entrance into near cubic saloon, Etruscan, possibly by P.M. Borgnis, chimneypiece with inlay, painted medallions and arabesques, radiating shell in shallow domed ceiling.





Central Great Staircase, cantilevered stair swept round an open well in 1 flight along 3 walls to first floor gallery, bracket moulded soffits to treads, wrought iron balustrade, moulded ramped and wreathed handrail. Plaster a l'antique, paintings of 4 seasons and 4 continents, aedicular doorcases, upper level has radiating fans with coffered vaults, toplit by large domical lantern. Original entrance hall is double cube with blind arcading, pedimented doorcases, plaster ceiling. These 3 central rooms all have white stone paving with slate dots. In a link block is print room, 1782 by R. Parker, blind arches flank chimneypiece, coved ceiling, walls entirely covered with engraved paper, reproductions of paintings with frames, ribbons, chains, busts, candelabra, piers with vases. Small octagonal space in same link block with traceried fanlights. Billiard room has C19 classical plasterwork ceiling, C18 chimneypieces and a pierglass on ground floor. Subsidiary stair is tightly wound round an open well with an oval top light. First floor study with plaster ceiling, chimneypiece with inlay and sienna. In link block is a 1794 Gothick chamber, plasterwork with shallow domed ceiling, segmental vaults, 4 centred arched chimneypiece all with cusped interlacing tracery. The grounds to Woodhall Park were landscaped by W. Malcolm, Royal Nurseryman, c.1780. (VCH 1912: Country Life 31/7 and 7/2/25, 11/4/25, 10/9/48: C. Hussey, English Country House: Mid Georgian, 1955: Pevsner 1977).

## **FOUNTAIN ON TERRACE ABOUT 30 METRES SOUTH WEST OF WOODHALL PARK (GRADE II LISTED)**

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/209 - Fountain on terrace about 30m SW of Woodhall Park GV II

Fountain on terrace adjacent to Woodhall Park (q.v.). Laid out c.1862 for Abel Smith. Ashlar. Circular on plan. Central circle is raised with sides ramped up as segment of a sphere. Bowl on a bulbous stem. 4 equally spaced moulded blocks with ball finials outside which are 4 smaller circles, now planted, linked by segmentally curved walls. Heavy classical mouldings. Included for group value.

## **MILESTONE, B1001 (GRADE II LISTED)**

WATTON-AT-STONE WARE ROAD (B1001) TL 3186 1922 (North side) 4/202 - Milestone – II

Milestone. Mid C18. Erected by Watton Turnpike Trust. White freestone. A low square pillar about 3/4m high with a rounded head. No inscription legible. Marks 25 miles to London. (W Branch Johnson, Industrial Archaeology of Hertfordshire, 1970).



## **GARDEN WALLS (GRADE II LISTED)**

SACOMBE WOODHALL PARK TL 31 BI4 4/112 Garden Walls and - Beehive Cottage – II

Garden walls part in Watton-at-Stone Civil Parish (q.v.), see Garden Walls and Garden House, Woodhall Park. Kitchen garden wall with attached gardener's cottages for Woodhall Park Estate. Walls laid out c.1780 by Wm. Malcolm, Royal Nurseryman, for T. Rumbold. Plum stock brick, Flemish bond, with stone dressings, iron gates. A large rectangle about 200m x 125m with internal walls dividing it into 4 separate areas, 2 to NE smaller. About 4m to 6m high with plain brick coping. Corner piers. Walls ramped down to openings on all sides with stone blocked and capped piers, ball finials to N. Wrought iron gates to W, dated 1910 with arms of Smith family. A small subsidiary opening with a gauged brick segmental head to SE. Internal walls have openings with stone capped piers. Beehive Cottage is a C19 former gardener's cottage built inside NE wall at E end. Red brick. Tiled roof. 3 bays. 2 storeys. 2 light small pane recessed casements. Right end internal stack, left end external stack. Entrance in 1 storey outshut on left end. To rear casement windows with red brick above earlier stock brick wall. This walled garden was singled out as being of special interest by J.C. Loudon and it was here that J. Paxton learned his trade as an apprentice stove house grower.

## **GARDEN WALLS AND GARDEN (GRADE II LISTED)**

WATTON-AT-STONE WOODHALL PARK TL 31 NW 4/112 - Garden Walls and Garden House – II

Garden walls part in Sacombe Civil Parish (q.v.), see Garden Walls and Beehive Cottage, Woodhall Park. Kitchen garden wall with attached gardener's cottages for Woodhall Park Estate. Walls laid out c.1780 by Wm. Malcolm, Royal Nurseryman, for Sir T. Rumbold. Plum stock brick, Flemish bond, with stone dressings, iron gates. A large rectangle about 200m x 125m with internal walls dividing it into 4 separate areas, 2 to NE smaller. About 4m to 6m high with plain brick coping. Corner piers. Walls ramped down to openings on all sides with stone blocked and capped piers, ball finials to N. Wrought iron gates to W dated 1910 with arms of Smith family. A small subsidiary opening with a gauged brick segmental head to SE. Internal walls have openings with stone capped piers. Garden House is an early C19 and C20 former gardener's cottage built into N end of NW elevation. Red brick. Slate roof. 3 bays. 2 storeys, basement and attic. Central bay projects slightly with C20 double flight of steps. Central 6 panelled door and semi-circular fanlight in round headed gauged brick reveal, flanking recessed glazing bar sashes with gauged brick flat arched heads. 2 light segmental headed casements in outer bays in basement. First floor 3:3 pane sashes. Cornice to pediment with an oval opening. 1 bay returns have ground floor 12 pane, first floor 6 pane sashes. Cross axial ridge stack. 1 bay added to rear in C20. This walled garden was singled out as being of special interest by J.C. Loudon and it was here that J. Paxton learned his trade as an apprentice stove house grower.



## **WARE LODGE (GRADE II LISTED)**

SACOMBE WOODHALL PARK TL 31 NW 4/113 Ware Lodge - - II

Lodge to Woodhall Park, Watton-at-Stone Civil Parish (q.v.). c.1840 for Abel Smith. Stuccoed brick. Slate roof. Greek Revival Style. A Greek cross on plan. 1 storey. Outer face of each arm has a recessed window, small dual sashes with a mullion and transom small pane casement to drive, architraves with bracketed sills, framing engaged Ionic columns. Banded rustication at ends. Cornice with pediments. Returns have similar casements, part glazed doors to drive. Central ridge stack. Interior not inspected.