

HERITAGE STATEMENT



Manor Cottage - Internal alterations

22.01.2024

DAY 5

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared in support of an application for listed building consent in respect of the property known as Manor Cottage, 55 Little Gaddesden, Little Gaddesden, Hertfordshire (the 'Site').
- 1.2 The Site is located in Dacorum Borough Council (the 'Council'). Figure 1.1 outlines the boundary of the Site.
- 1.3 The description of the proposed development is as follows:
Internal alterations to relocate en-suite
- 1.4 The existing Site comprises the Manor Cottage, a Grade II* listed building constructed in 1576 as the service wing of the LC16th Grade II* Manor House. The building was listed in 1952. Several alterations have been made in the 17th, 18th, 19th and 20th century, including various extensions.
The Historic England List Entry is attached as **Appendix 1**
- 1.5 The property is used as a single family dwelling, arranged over two floors. It is connected to the Manor House with the internal connection blocked, but still in place.
It is accessed via a shared private drive and largely surrounded by garden and the drive of the Manor House.
The building is largely of red brick and timber frame with grey slate and clay rooftiles.
- 1.6 The Site falls within the Little Gaddesden Conservation Area.
- 1.7 The Site also falls in the Chilterns Area of Outstanding Natural Beauty (CAONB)
- 1.8 An earlier application for a side extension was granted permission on 07/12/2023 (application numbers 23/01209/LBC and 23/01208/FHA)

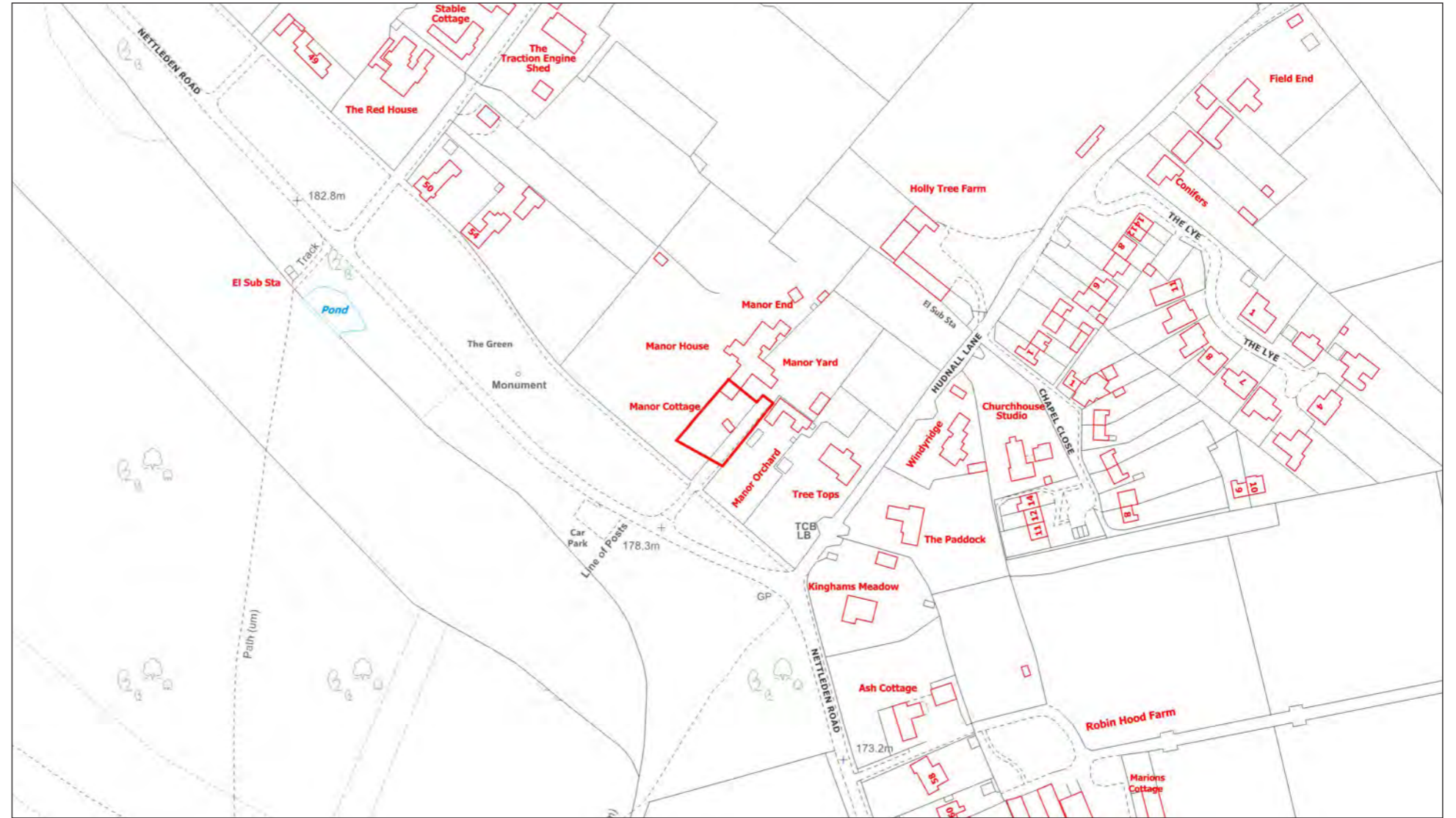


figure 1.1 Site Plan

2.0 THE PROPOSAL

2.1 Permission is sought to relocate the en-suite from the first floor to the existing mezzanine in the master bedroom,

2.2 The current arrangement has the bathroom at the first floor, directly at the entrance to the master bedroom.

This en-suite is enclosed with plasterboard partitions, which we propose to remove. All of the original beams will remain untouched and only the 1985 alteration will be removed.

2.3 The mezzanine has probably been inserted in 1985 and is currently used as an office. The proposal is for this mezzanine to be used as an en-suite.

2.4 The required plumbing and drainage for the relocated en-suite will come straight down from the mezzanine and connect to the existing plumbing and draining in the current en-suite.



figure 2.1 existing en-suite



figure 2.2 beam details in existing en-suite



figure 2.3 existing mezzanine



figure 2.4 beams around mezzanine, with plasterboard partition to en-suite below



figure 2.5 office on mezzanine

3.0 HISTORIC SIGNIFICANCE AND IMPACT

- 3.1 This section provides a description of the building, with particular focus on the part of the building impacted by the development proposals.
- 3.2 This section is informed by the Historic Building Recording and Analysis Report by Barry J Hillman-Crouch (11 March 2022), see [appendix 2](#)
- 3.3 The Manor Cottage represents the EC16th service wing of the LC16th Grade II* Manor House. It consists of a timber-framed Range and cross-wing with box framing, swept jowls on the corner posts and curved spandrels to the tie-beams. The main Range was remodelled with C18th brickwork and the roof rebuilt in the EC19th. A service corridor was added in the same style as the Manor House and new windows inserted also in the EC19th. Additional London Stock brickwork was added in M-LC19th to unify the Range and the cross-wing. It is not certain when the cottage was divided off as a separate dwelling but there is an entry in the 1901 Census that names No55 and lists the occupants.

Much of the current layout and finished were accomplished in the LC20th.

Bedroom and en-suite

- 3.4 The existing configuration is such that the entrance to the master bedroom passes the entrance to the en-suite.

The master bedroom [...] occupies the east room of the cross-wing. The frame is difficult to understand. An axial joist with refined entry soffit tenons represents an inserted attic floor that has been subsequently removed and two reused beams inserted as tie-beams as part of a LC20th remodelling to vault the room. The vault carries across to form a mezzanine with small study reached by a ladder stair inserted probably in 1985.

Impact

- 3.5 The impact of this alterations is minimal. The only demolition is the removal of a plasterboard dividing wall which was probably inserted in 1985.

The required drainage and plumbing can easily connect to the existing drainage and plumbing.

No further alterations will be required.



figure 3.1 Mezzanine in master bedroom

APPENDIX 1: List description of Manor House and No 55

THE MANOR HOUSE AND NO 55

Overview

Heritage Category:
Listed Building

Grade:
II*

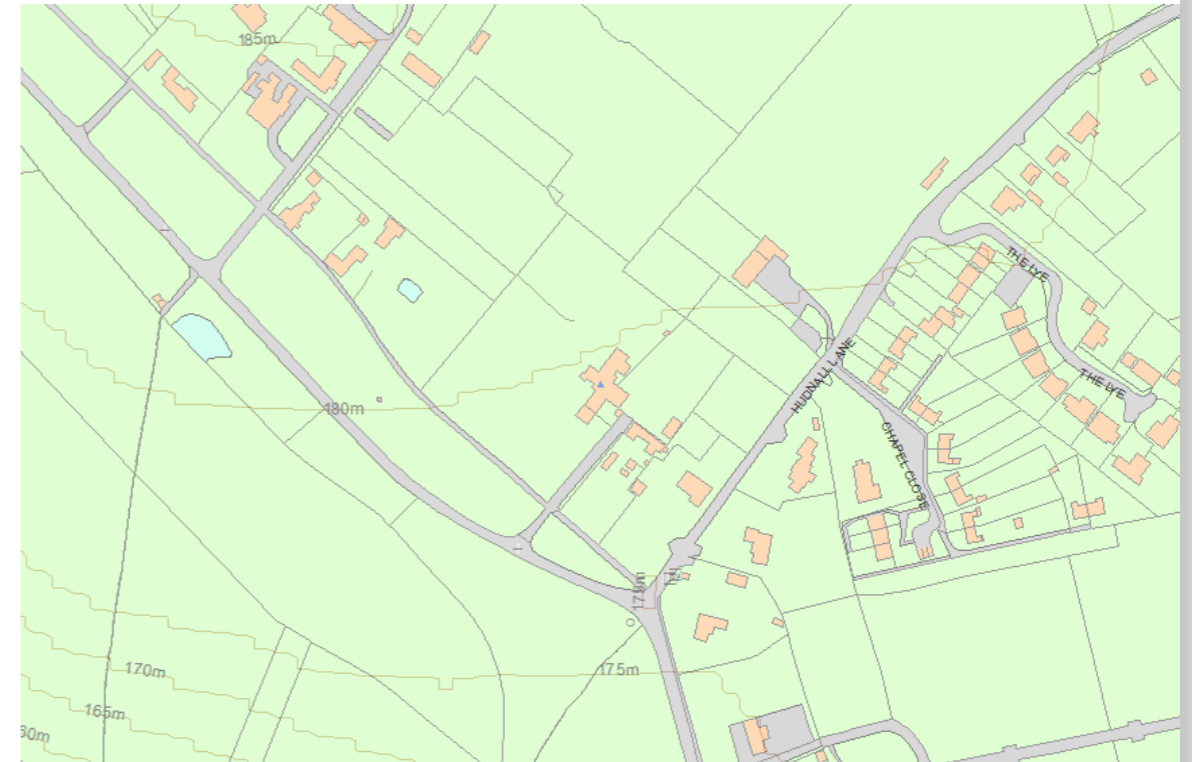
List Entry Number:
1100390

Date first listed:
14-May-1952

Date of most recent amendment:
02-Dec-1986

Statutory Address:
THE MANOR HOUSE AND NO 55

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1100390.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Sep-2020 at 16:44:47.

Location

Statutory Address:
THE MANOR HOUSE AND NO 55

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

County:
Hertfordshire

District:
Dacorum (District Authority)

Parish:
Little Gaddesden

National Grid Reference:
SP9977612877

Details

LITTLE GADDESSEN LITTLE GADDESSEN SP 91 SE (East side) 1/198 The Manor House and No 55 30.11.66 (Formerly listed as 14.5.52 No 55 Little Gaddesden)

GV II*

House, now subdivided. 1576 for Sir Robert Dormer (plaque central on W front 'AD1576/EE/NA.RD', service wing on S and alterations 1684 (RW head on front dated), timber framed SW projecting wing (No. 55) C17 or earlier, antiquarian restoration possibly 1787 (graffiti at: top of NW stair 'WF 1787'), restoration and SE wing c.1880 for Lord Brownlow. Tottenhoe stone ashlar, W front skinned in plaster 1958, E side chequered stone and flint. Red brick S wings and casing to SW wing (No. 55) which has timber framing exposed on SW. Old red tile roofs. A 3 storeys symmetrical building facing W with a 2-storeys half octagonal bay in centre flanked by 3-storey square projecting towers with crowsteps of a half gable to N and S added for symmetry and concealing lean-to roofs. Ovolo-moulded mullioned and transomed windows with iron casements and old lattice leaded glazing. The fronts of the towers have one window to each floor, 2-light with label to 3rd floor, 3-light below a moulded string to 2nd floor, 3-light below a hoodmould on RH but small high set 2-light on LH. Similar wide mullioned windows to central bay, with parapet and small 2-light casement above. Datepanel on bay carved with strapwork in egg-and-dart gadrooned sunk frame. Crow-stepped gables between corner finials top the towers and obscure view of fine N chimney. Sunk panel with label in each small gable, LH with clock hands. Entrance now into side of RH tower but Buckler dwg of 1841 (HRO) shows central doorway in ground floor of bay. RCHM Typescript suggests towers original but crow-stepped gables and possibly top storey of towers added c.1787. N wall has a massive ashlar chimney topped by 4 round shafts treated like columns with bulbous bases, square abaci with stone knots under 4 corners, supporting a deep continuous stone entablature (locally called Jarman's Coffin). Stepped buttresses on N. E wall has mullioned and transomed 3-light windows probably c.1684. The hall occupies the whole ground floor of N block with 2 chamfered crossbeams and no indication of an original partition. Splendid carved stone chimney piece central on N wall with 4-centred opening carved spandrels, strapwork rectangular surround, paired Corinthian columns sharing panelled dies, carrying a moulded entablature with inlaid running scroll in frieze. Overmantle with carved figures inset in projecting end piers under enriched cornice with royal arms and ER painted central between scenes with Elizabethan figures female on RH and male on LH said to depict the arrest of Princess Elizabeth at Ashridge after Wyatt's rebellion 1553/4. Large painted timber panel painted with scene of this arrest hangs framed on wall, said to be a door found in cellar in 1890's. Arched openings as screen at S end of room may have replaced the normal buttery and pantry arrangement c.1684. Wainscotting probably from Old Ashridge. Solar on 1st floor has simpler chimneypiece. Remains of former clasped purlin roof over 1st floor remain above S wall. Timber framed SE 1½ storeys block altered and encased in C19 with N wall chimney of 2 diagonal shafts, and parallel brick extension with small 2-light windows and moulded parapet. Large central chimneys. C19 extension to SE. (VCH(1908)11-13: RCHM(1911)143-4 no.4: Pevsner(1977)237: RCHM Typescript: senar(1983)99-100).

Listing NGR: SP9977612877

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
157729

Legacy System:
LBS

Sources

Legal

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

End of official listing

Don't have an account? Register [here](#).

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APPENDIX 2: Historic Building Recording and Analysis Report

55 Little Gaddesden, Little Gaddesden, Herts. HP4 1PL.
Historic building recording and analysis of the cottage. Recorded 11 03 2022.



2021 Google earth. Location of the site.



2021 Google earth. Detail of the site showing the building under study.

Location

55 Little Gaddesden, Little Gaddesden, Herts. HP4 1PL. The cottage occupies part of the service wing to the Manor House which is to the south of the main building.
NGR: SP 99771 12863.



SUMMARY

Site name/Address: 55 Little Gaddesden, Little Gaddesden, Herts. HP4 1PL.	
Parish: Little Gaddesden	Dacorum
NGR: SP 99771 12863.	Site Code: N/A
Type of Work: Historic Building Recording	Site Director/Team: Barry Hillman-Crouch
Date of Work: 11 03 2022	Size of Area Investigated: 20x50m
Location of Finds/Curating Museum: N/A	Funding source: Owner
Further Seasons Anticipated?: No	Related EHER Nos:
Final Report: 55 Little Gaddesden, Little Gaddesden, Herts. HP4 1PL. Historic building recording and analysis of the cottage. Recorded 11 03 2022. Barry J Hillman-Crouch MStPA DipFA BSc HND.	
Periods Represented: C16th - C20th	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>No55 represents the EC16th service wing of the LC16th Grade II* Manor House (dated to 1576 with a plaque). It consists of a timber-framed Range and a cross-wing with box framing, swept jowls on the corner posts and curved spandrels to the tie-beams. Originally panelled with wattle and daub, the walls were later skinned with lath and plaster. There is evidence for a C17th inserted attic floor but only one main joist remains.</p> <p>The main Range was remodelled with C18th brickwork and the roof rebuilt in the EC19th. A service corridor was added in the same style as the main House and new windows inserted also in the EC19th. Additional London Stock brickwork was added in the M-LC19th to unify the Range and the cross-wing. It is not certain when the cottage was divided off as a separate dwelling but there is an entry in the 1901 Census that names No55 and lists the occupants.</p> <p>Much of the current layout and finishes were accomplished in the LC20th including replacing the wattle and daub panels with brick noggin and cladding the south elevation with cement render and EML.</p>	
Previous Summaries/Reports:	
Author of Summary: Barry J Hillman-Crouch MStPA DipFA BSc HND.	Date of Summary: 20 05 2022

Listing



Date: 19 Aug 2004 Reference: IOE01/13086/29 Rights: © Mr Robert Walkley.

Entry Name: The Manor House and No 55 **Listing Date:** 14 May 1952 **Last Amended:** 2 December 1986 **Grade:** II*

Source: Historic England **Source ID:** 1100390 **English Heritage Legacy ID:** 157729

Location: Little Gaddesden, Dacorum, Hertfordshire, HP4 **County:** Hertfordshire

District: Dacorum **Civil Parish:** Little Gaddesden **Built-Up Area:** Little Gaddesden

LITTLE GADDESSEN SP 91 SE (East side) 1/198 The Manor House and No 55 30.11.66
(Formerly listed as 14.5.52 No 55 Little Gaddesden) GV II*

House, now subdivided. 1576 for Sir Robert Dormer (plaque central on W front 'AD1576/EE/NA.RD', service wing on S and alterations 1684 (RW head on front dated), **timber framed SW projecting wing (No. 55) C17 or earlier**, antiquarian restoration possibly 1787 (graffiti at: top of NW stair 'WF 1787'), restoration and SE wing c.1880 for Lord Brownlow. Tottenhoe stone ashlar, W front skinned in plaster 1958, E side chequered stone and flint. **Red brick S wings and casing to SW wing (No. 55) which has timber framing exposed on SW. Old red tile roofs.** A 3 storeys symmetrical building facing W with a 2-storeys half octagonal bay in centre flanked by 3-storey square projecting towers with crowsteps of a half gable to N and S added for symmetry and concealing lean-to roofs. Ovolo-moulded mullioned and transomed windows with iron casements and old lattice leaded glazing. The fronts of the towers have one window to each floor, 2-light with label to 3rd floor, 3-light below a moulded string to 2nd floor, 3-light below a hoodmould on RH but small high set 2-light on LH. Similar wide mullioned windows to central bay, with parapet and small 2-light casement above. Date panel on bay carved with strapwork in egg-and-dart gadrooned sunk frame. Crow-stepped gables between corner finials top the towers and obscure view of fine N chimney. Sunk panel with label in each small gable, LH with clock hands. Entrance now into side of RH tower but Buckler dwg of 1841 (HRO) shows central

doorway in ground floor of bay. RCHM Typescript suggests towers original but crow-stepped gables and possibly top storey of towers added c.1787. N wall has a massive ashlar chimney topped by 4 round shafts treated like columns with bulbous bases, square abaci with stone knots under 4 corners, supporting a deep continuous stone entablature (locally called Jarman's Coffin). Stepped buttresses on N. E wall has mullioned and transomed 3-light windows probably c.1684. The hall occupies the whole ground floor of N block with 2 chamfered crossbeams and no indication of an original partition. Splendid carved stone chimney piece central on N wall with 4-centred opening carved spandrels, strapwork rectangular surround, paired Corinthian columns sharing panelled dies, carrying a moulded entablature with inlaid running scroll in frieze. Overmantle with carved figures inset in projecting end piers under enriched cornice with royal arms and ER painted central between scenes with Elizabethan figures female on RH and male on LH said to depict the arrest of Princess Elizabeth at Ashridge after Wyatt's rebellion 1553/4. Large painted timber panel painted with scene of this arrest hangs framed on wall, said to be a door found in cellar in 1890's. Arched openings as screen at S end of room may have replaced the normal buttery and pantry arrangement c.1684. Wainscotting probably from Old Ashridge. Solar on 1st floor has simpler chimney piece. Remains of former clasped purlin roof over 1st floor remain above S wall. Timber framed SE 1½ storeys block altered and encased in C19 with N wall chimney of 2 diagonal shafts, and parallel brick extension with small 2-light windows and moulded parapet. Large central chimneys. C19 extension to SE. (VCH(1908)11-13: RCHM(1911)143-4 no.4: Pevsner(1977)237: RCHM Typescript: Senar(1983)99-100).

Listing NGR: SP9977612877

Books and journals

Doubleday, AH, *The Victoria History of the County of Hertford*, (1908), 143-4
Pevsner, N, Cherry, B, *The Buildings of England: Hertfordshire*, (1977), 237
Senar, H, *Little Gaddesden and Ashridge*, (1983), 99-100

'Little Gaddesden', in *An Inventory of the Historical Monuments in Hertfordshire* (London, 1910), pp. 142-144. *British History Online* <http://www.british-history.ac.uk/rchme/herts/pp142-144> [accessed 12 March 2022].

^b(4). **The Manor House**, stands about ½ mile S. of the church, at the corner of the road leading to Studham. It was built in the 16th century and consists of a main block of two storeys and attics, with a large dining room on the ground floor; **a wing at the S.E. end, containing the kitchen and domestic offices**; and a modern wing at the back. The main block is built chiefly of Totternhoe stone, and the N.E. side of the house is faced with flint and stone in alternate squares.

The house is a good example of 16th-century domestic architecture, and the painting on the main staircase is of especial interest.

At each end of the front of the main block is a square projecting turret carried up above the roof, and finished with a moulded crow-stepped gable; in the turret at the S.E. end is the entrance doorway, and the other turret contains a staircase. Between the two turrets is a projecting bay window carried up two storeys; a stone built into it bears the date 1576, and the initials A. R. D. and E. (?) B. The initials may be those of Sir Robert Dormer who owned the manor at that time, and of his wife, Elizabeth Browne. All the windows have stone mullions and transoms and moulded labels. A rain-water pipe on this front bears the date 1684. At the N.W. end of the building is a chimney stack with four large circular shafts of stone on moulded bases; the shafts are connected at the top by a stone entablature with a small moulded cornice. All the other chimney stacks are of brick, and have square shafts set diagonally.

Interior—The internal doorways of the main block have moulded stone jambs of two orders; the inner order is carried up to form a four-centred arch, and the outer one is carried above the arch as a square lintel. The *Dining Room*, originally 32 ft. by 16½ ft., is now about 27 ft. long, as a passage has been formed at the S.E. end by the erection of a partition made up of 15th-century traceried panelling taken from Ashridge; the other walls are faced with stone. At the N.W. end of the room is a large stone fireplace with a four-centred arch, flanked by fluted columns on pedestals which support a moulded entablature with architrave, frieze and cornice, all richly carved, and with traces of distemper colouring. Above the columns are stone consoles carried up to the ceiling, carved with human figures. In the middle panel above the fireplace are painted the arms of Queen Elizabeth. The panel on the right probably represents Princess Elizabeth and her attendants walking in Ashridge Park; in the panel on the left are figures of three gentlemen of the same period; all the painting is much defaced. At the S.E. end of the room is a blocked arcade; the piers are square with moulded capitals, the arches are four-centred, except one, which is semi-circular. The *Drawing Room*, on the first floor, above the dining room, is also faced with stone. At each end is a plain stone fireplace; in the walls are several small recesses and an arched recess for a seat at the N.W. end. The first floor of the S.E. turret forms part of this room, opening into it by two four-centred arches resting on an octagonal column with moulded base and capital of 16th-century character. The *Attics* are reached by an oak staircase in the S.W. turret; on the jamb of the doorway between the drawing room and this staircase is an incised cross, between two gibbets, on a curved line representing the summit of Calvary. A room in the attic, about 6 ft. square, probably once used as an *Oratory*, has a fireplace and three recesses in the walls. A painted cupboard door which came from the dining room hangs on a wall of the main staircase, and is said to represent Princess Elizabeth in Ashridge Park receiving the summons from Queen Mary to proceed to London as a prisoner.

Condition—Good throughout.



2022. The south elevations.

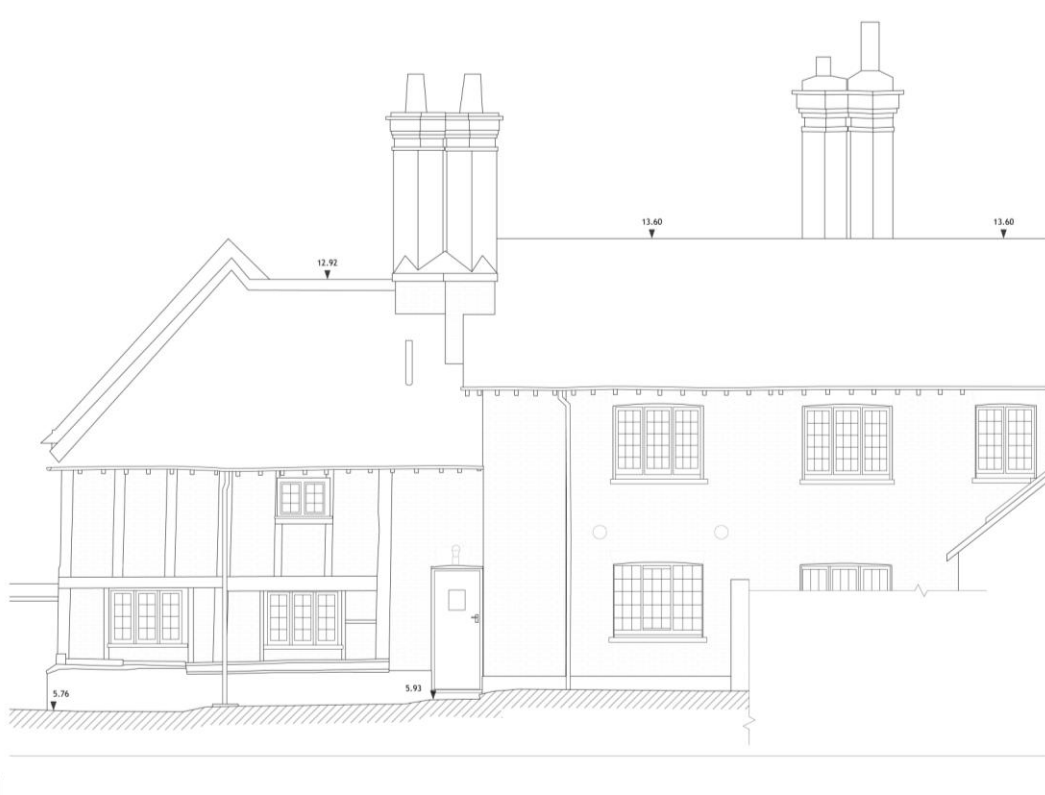


Post Card written during WW1 showing south and west elevations.

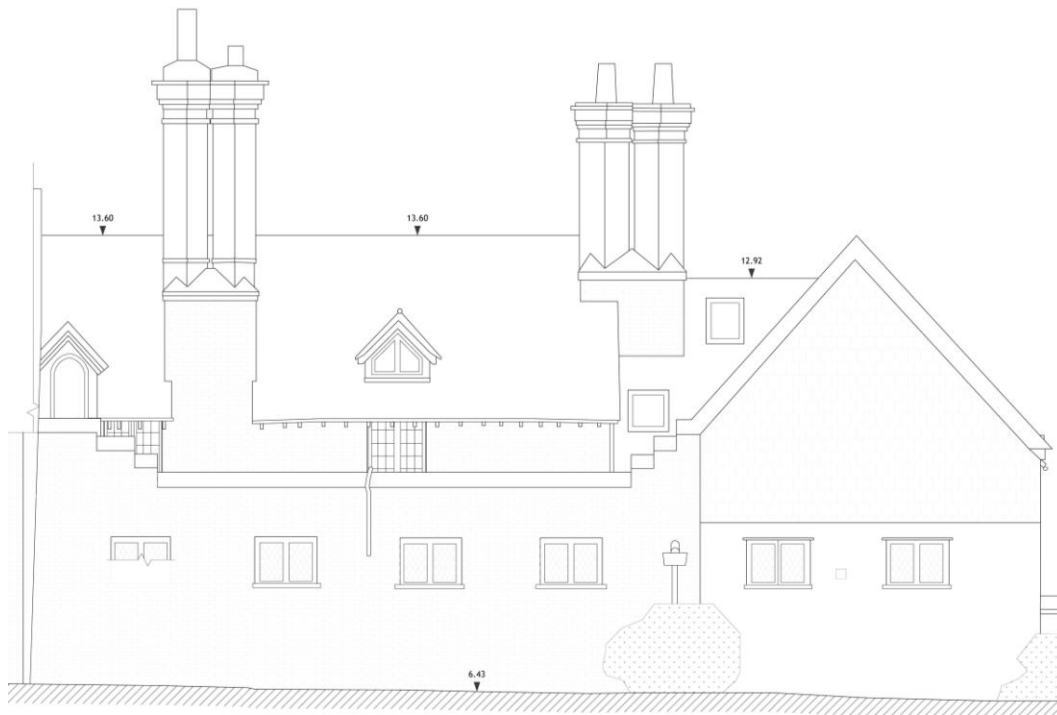
Scope of this Report

This report records and analyses the historic records of the building under study. This report adheres to Historic England Level 3 as outlined in Historic England. Understanding Historic Buildings – A guide to good recording practice. 2017. Page 25.

Description – External



2022. East elevations as existing. Day 5 Architecture Ltd.



2022. East elevations as existing. Day 5 Architecture Ltd.



The eastern elevation of the timber-framed cross-wing.



Detail of the LC20th brick panels.

Eastern Elevation

The eastern elevation is divided into a timber-framed range and cross-wing with LC20th brick nogged panels and a brick built Range of 65x90-100x210mm dark brown and over-fired blue bricks. Around the front door is a panel of purple 65x110x225mm London Stocks characterised by large black specks of gasworks breeze.



The upper register has LC20th bricks and sandy cement pointing.



The lower register has thin 'Tudors' as well a larger bricks.

The timber frame has been brick nogged with three sizes of brickwork in the LC20th. The upper register has three panels of 65-70x110x225mm new red/orange bricks. The lower register has three panels of 45-55x110x223-230 mm red/orange bricks simulating 2in Tudors and four panels of LC20th 65x100x225mm buff discoloured orange bricks. All are set in bright sandy cement mortar in stretcher bond. While the principal wide oak timbers are part of a C16th box frame the narrower timbers are put in for the MC20th windows.



The eastern elevation of the brick built Range.



The Range appears to have C18th brickwork with MC19th details.

There is a significant step in the roofline where the timber framed cross-wing is joined to the main Range which appears to have had a MC19th makeover of C18th brickwork. Here the roof is clad with grey slates in contrast to handmade clay peg tiles. Although the brickwork is made from C18th bricks the window openings all have rough gauged arches popularised in the MC19th repointed in grey cement. The windows cills are of sharply cut stone and are likely C20th replacements. The front door is a LC20th split stable door set under a window head and inserted in the brickwork.



Detail of the horizontal sliding sash.



The upper windows and pater plates.

The windows are all small 15 pane, 3 light casements on the upper floor windows. The Kitchen window is a horizontal sliding sash that appears adapted from a casement. There are pater plates for LC19th or EC20th tie-rods with square headed bolts.



The C20th garden wall denotes the limit of the property.



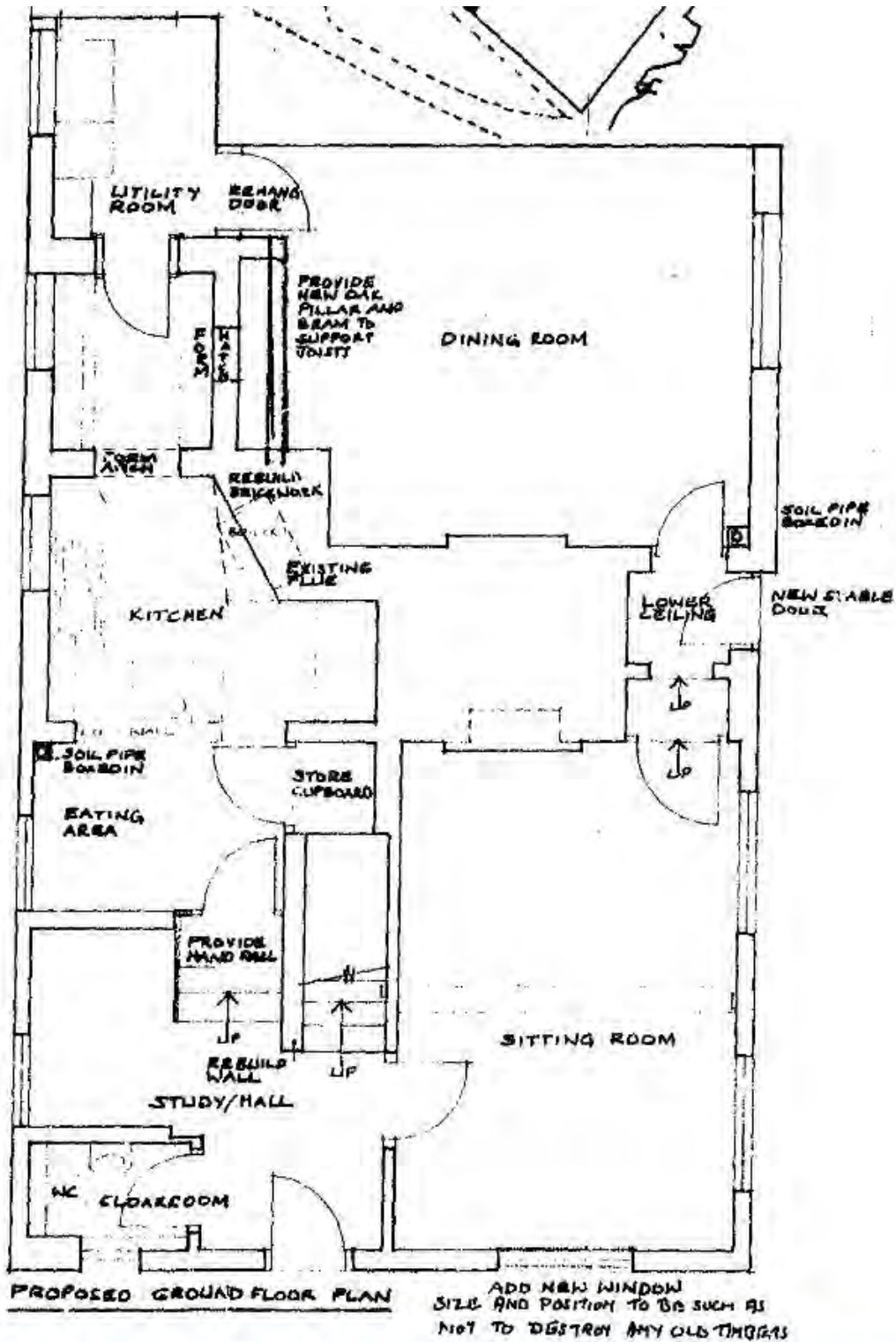
The south elevation exhibits a hipped roof with a western gable.

South Elevation

The south elevation has the appearance of an accomplished cottage but the fenestration dates to the 1980's as part of a conversion scheme.



Barry Hillman-Crouch
Design & Recording Services



Date 3/07

1985 proposed scheme including inserting new windows.



Detail of the plinth, side door and replacement window.



Detail of the inserted window.

The inserted windows are part of a suite of renovations made to the cross-wing where all the windows on the south and east elevations match as three light casements each with eight portrait panes. The timber frame has been underpinned with a brick plinth that extends far out and is capped with roof tiles and lead sheeting. The wall is skinned with cement render on EML with galvanised drips.



The west and south elevations.



The west elevation of the cross-wing and the Range.

West Elevation

The upper section of the cross-wing has been clad in cedar shingles on softwood battens and several have loosened and fallen. Cedar shingles are attractive to woodpeckers who will damage them. The level of degradation suggests the shingles are no more than 40 years old.



Detail of the shingles.



Detail of the southern leaded light window.

The lower register is finished with cement render over EML with lead drips over two twin light casements with leaded light windows. The southern one appears original to the C18th with wrought iron frames and fragile comes with milled glass. The northern one (and three others) appear remade in the MC20th with details typical of the 1930's when leaded lights made a resurgence all over the country. The biggest difference is in the quality of the lead comes and the type of lead welding on the joints which is much more regular.



The applied facade to the south elevation. Windows appear inserted.



Looking N along the top of the south elevation.

The southern elevation of the Range has an added facade that forms a service corridor that leads into the main house. There is an awkward junction with the original wall of the Range where small pent roofs have been breached to form openings for the bedroom windows. Here, all the details are quite fresh and the leadwork in the wide rain gully is modern.



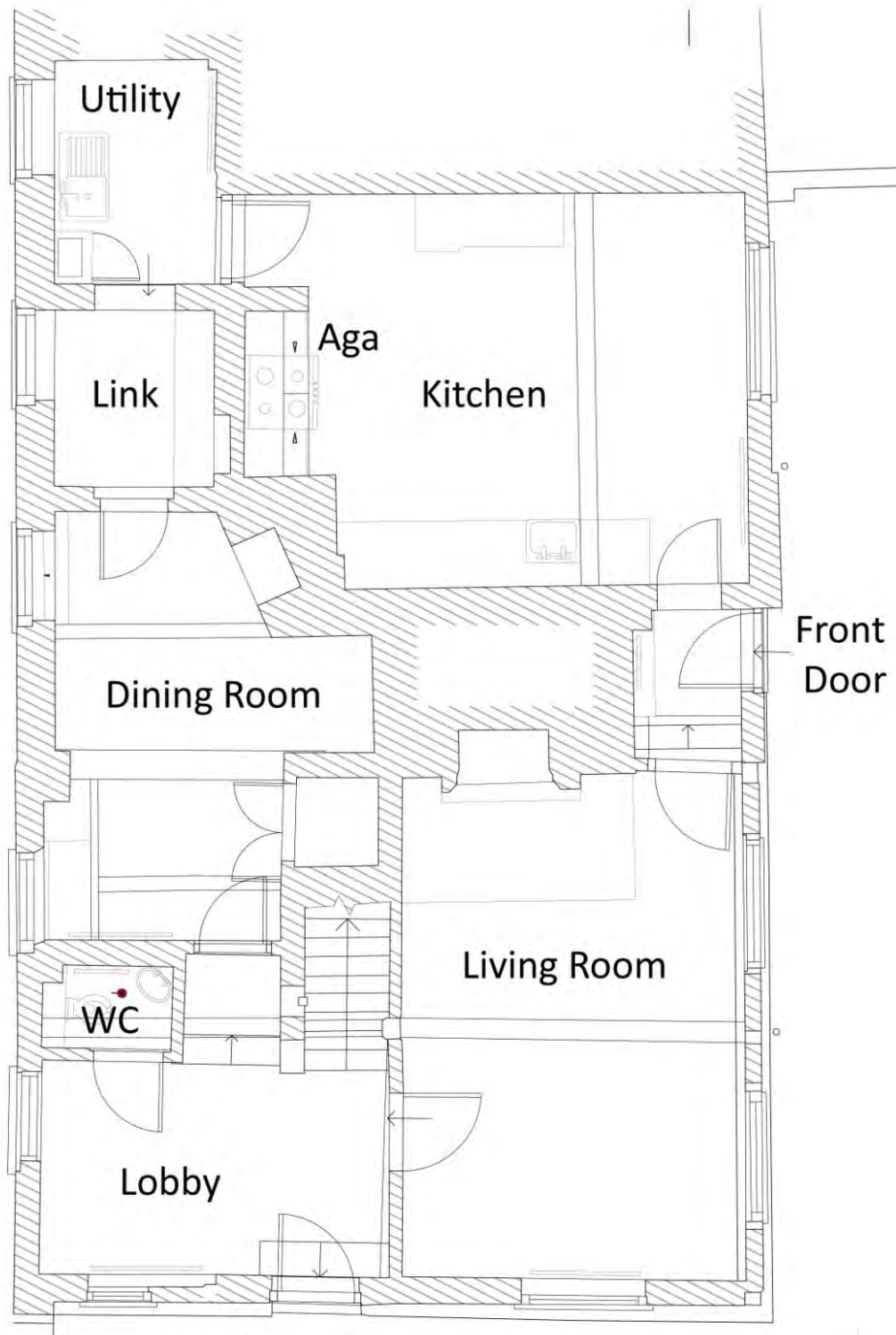
The dormer to the roof space.



The fire stack divides into four separate shafts.

There is a LC20th dormer that lights the roof above the bedroom, The leaded lights are more obviously LC20th. There is also a Velux roof light over the Attic Study. The firestack has 2in Tudor style bricks. Four separate chimney shafts have been added in the same size bricks both the stylisation would suggest they are C19th renovations. There are C20th cannon barrel chimney pots. To the north, outside the boundary of the dwelling is another firestack with very tall square shafts built to the same pattern but with the same type of bricks as seen in the walls.

Description – Internal – Ground Floor



55 Lt Gaddesdon -Ground Floor

2022. Ground Floor as existing.



Looking W in the Kitchen. The alcove is described in the renovation plans.



Looking E in the Kitchen.

The Kitchen is decorated to recent standards with fitted units, a fashionable Butler (Belfast Pattern) sink and modern appliances. There is an Aga stove set in an alcove described in the renovation plans as a proposed feature to support a beam to support joists. No historic fabric is visible except the horizontal sliding sash window and two Authentic Victorian four panel doors with planed panels.



Looking S in the Living Room.



Looking N in the Living Room.

Living Room

The Living Room displays the storey posts of the timber-frame and a main transverse joist which is inserted as an alteration to the frame. The western end is supported on a new steel bracket, while the eastern end is supported on an applied jowl.



The storey post with applied jowl. Looking SE.



Detail of the applied jowl.

The main joist has deep chamfers with stepped stops with wide single bar. The main joist is not wide enough to span the room and an additional jowl (acting as a corbel) has been fixed with long broaches to make up the shortfall. Originally this would have been the framed wall of a cross-wing. The jowl has been hacked back for a door frame. The main joist was lathed on both sides for plasterwork.



Stone fire surround with cement rendered brick fireback.



Wrought iron staple securing two halves of the fire surround.

There is finely crafted stone fire surround made from sections fixed with wrought iron staples and lime putted joints. The use of a Tudor style four centred arch with a mantel shelf would indicate a MC19th design. The fireback is rendered in refractory plaster over brickwork and may be later still. The hearth has been raised up on MC20th brickwork pointed with grey cement.



Looking W in the Lobby. Note the high level window.



Looking E in the Lobby. The main joist is morticed for a stud wall.

Lobby

The Lobby occupies one room of the cross-wing. The main transverse joist is morticed for a dividing stud wall and is jointed into the storey posts. The midrails do not follow around at the same height so it is highly likely the frame was jettied to the west and has been remodelled in the Georgian era by under-building the jetty. The leaded light windows in the western wall span both floors which is a more Victorian solution to providing light.



Looking N in the Dining Room.



Looking S in the Dining Room.

Dining Room

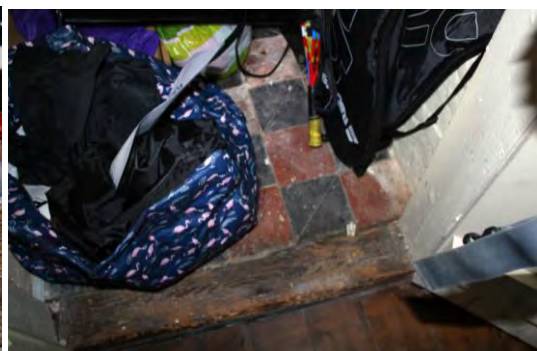
The Dining Room has an inserted steel frame in the ceiling and the main joist is hidden by box work. It is not obvious why this has been done but is likely that smaller service closets were removed to create the volume of the Dining Room. This is vaguely intimated on the 1985 architect's proposed plan as well as the cutting back of the firebreast.



The fireplace has been given a four-centred arch.



Solid brick wall for the closet.



C19th style floor tiles in the closet.

There is a fireplace set into a canted firestack attached to the main stack and has been styled with a four centred arch to match that in the Living Room. The flue is now connected to the Aga. Corner fireplaces are typically Victorian and given its position close to a door it was likely for a stove or water heater for the scullery. Its present form dates to 1985 as the drawings propose cutting it back.

There is also a brick built closet with C19th black and red triangular floor tiles (set in chequer board pattern) and a well worn timber threshold. It is highly likely the gap between the fireplace and the closet was for the kitchen range and the flue has been removed in C20th alterations to connect the bedrooms above.



Looking N into the Utility Room.



Victorian style butler sink.

Utility Room and Link

The Utility Room has a flagstone floor which are often features of Victorian service rooms but could be earlier. There is a handsome Butler sink with ceramic hollow legs which cleverly hide the supply and water pipes. There is also a pair of runner for a wooden draining board moulded into the underside. This design of white fireclay combination sink and pedestals was on sale in the Nicholls and Clarke Catalogue of 1934.



The connecting door to the rest of the Range. Looking N.



The exposed frame of the early timber range.

An early timber frame is visible in the wall of the Utility Room and Link Room that corresponds with the wall line of the rooms on the First Floor.



The frame is reinforced with a slender iron joint. Note the sawn off tenon.



The box frame visible in the Link Room.

The box framing has empty mortices and sawn off tenons for timber structures that have since been removed in favour of the service passage that now contains the Utility Room, Link Room and Dining Room.

Description – Internal – First Floor



The foot of the stairs. Note the brick filled mortice and steel plate.



The midrail has been raised to insert the stairs.

Staircase

While the present staircase appears LC20th there is evidence the cross-wing midrail was cut, raised and reused to create an opening for the foot of the stairs. The midrail mortice was filled in with Georgian style bricks and plastered over. The redundant mortices were also filled with white lime mortar. The removal of the plaster in the LC20th revealed a weakened storey post which now has a large steel plate.



Looking S over the stairwell.



Exposed reused timbers over the stairwell.

The partition wall over the stairwell has reused oak and elm scanting studs peppered with nails and striped with lime for Georgian plaster. High up is a collar for a clasped side purlin roof to the cross-wing roof. The principal rafter is morticed for a butt purlin which has been removed.



The principal rafter and tie-beam looking NW.



The continuation of the collar and tie-beam seen in Bedroom 1.

Bedroom 1

The roof structure can be seen continuing into Bedroom 1 from the Landing above the stairwell. This shows a frame for a clasped purlin roof. The room has been modernised with a casement of four narrow lights to give borrowed light to the Landing.



The jowled storey post on the end of the tie-beam in the south wall.



The storey post, tie-beam, spandrel and top-plate in the south and west walls.

The exposed frame has storey posts with swept jowls, cambered tie-beams and curved spandrels in the corners. The tie-beam is braced with a curved spandrel rising from the corner post. The corner post is braced with a curved brace rising up from the midrail. These features are sunken into the rendering as part of a LC20th interpretation of the original finishes which would have been wattle and daub panels.



The north end of the tie-beam in the western wall seen in the Bathroom.



Looking N on the Landing, The cut off top-plate can be seen under the curved shore.

The frame continues in Bathroom 1 where the tie-beam, corner post, spandrel and studs are visible. The north top-plate has been removed in the bathroom and the sawn off end can be seen on the Landing placed under a curved support (often called a shore). This would have been done in the LC20th. Nearly all of the north side of the cross-wing has been deleted. More of the cross-wing frame is visible in Bedroom 2.



Looking E in Bedroom 2. A fake frame has been affected.



Looking N in Bedroom 2.

Bedroom 2

Bedroom 2 occupies the east room of the cross-wing. The frame is difficult to understand. An axial joist with refined entry soffit tenons represents an inserted attic floor that has been subsequently removed and two reused beams inserted as tie-beams as part of a LC20th remodelling to vault the room. The vault carries across to form a mezzanine with small study reached by a ladder stair inserted probably in 1985.



Looking up at the partition wall with the landing. The box frame has added scantling studs.



The apex of the cross-wing roof with modern reinforcement. Looking W.

The partition wall has box framing with added interstitial scantling studs for later lath and plaster. In the loft space the flat paired rafters are nailed on the soffits for riven laths fixed with wrought iron lath-nails of which small sections have been left in situ as souvenirs.



The study mezzanine looking N.



Looking down on Bedroom 2.

The study mezzanine seems very recent and has a Velux roof light which may be replacement for works done in 1985. Prior to the conversion it is highly likely there was a habitable attic from the C18th onwards.



Looking E into the Bathroom 2.



The top plate has a recess for a boiler flue.

Bathroom 2

The top-plate of the north frame of the cross-wing passes into Bathroom 2 where it meets the storey post. The mortice for the spandrel has been filled with lime mortar. There is a large semi-circular cut out in the top-plate with signs of scorching which indicates it was used for a boiler or stove flue. The main stack is buried in the wall below.



The ceiling of Bedroom 3.



The window in Bedroom 3 allows access to the roof gutter. Looking W.

Bedroom 3 / Study

Bedroom 3 does not display any historic fabric and all the finishes appear LC20th or later. The window is placed to be used as an exit onto the roof to maintain the gutter. The window has fine astragals and LC19th or EC20th latch and window stay.



Looking N in Bedroom 3.



Looking S in Bedroom 4.

Bedroom 4

Bedroom 4 does not display any historic frame because the outer wall is replaced in brickwork. There is a fire surround with cast iron grate and brick fireback that is too close to the partition wall to be practical so the partition wall must be a M-LC20th insertion.



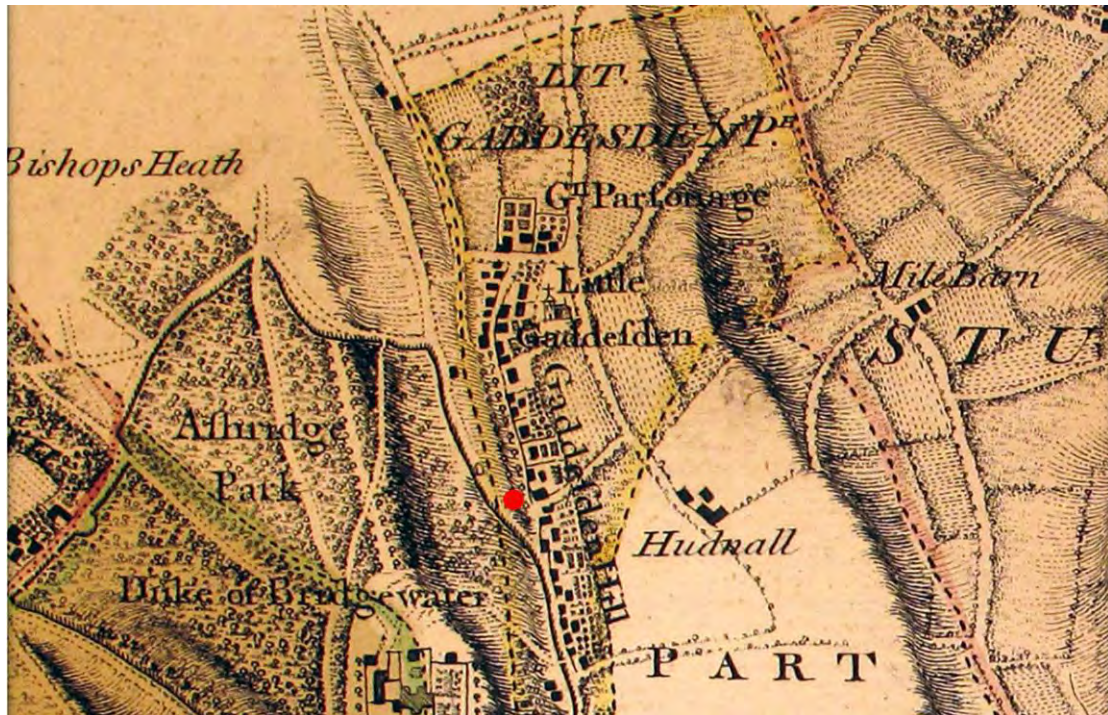
The tiled hearth and coal grate.



Wrought iron strap on a deep section joist.

The tiled hearth and coal grate with firebrick back appear LC19th or EC20th. The tiles depict a rampant lion with a coat of arms or with a long arrow and are not all the same size and vary in colour. Some have been cut into quarters. There is a deep section machined timber tie-beam secured with bolted wrought iron plates supported with a small corbel.

Topographical Survey from Maps



1766 Dury and Andrews Map of Hertfordshire.

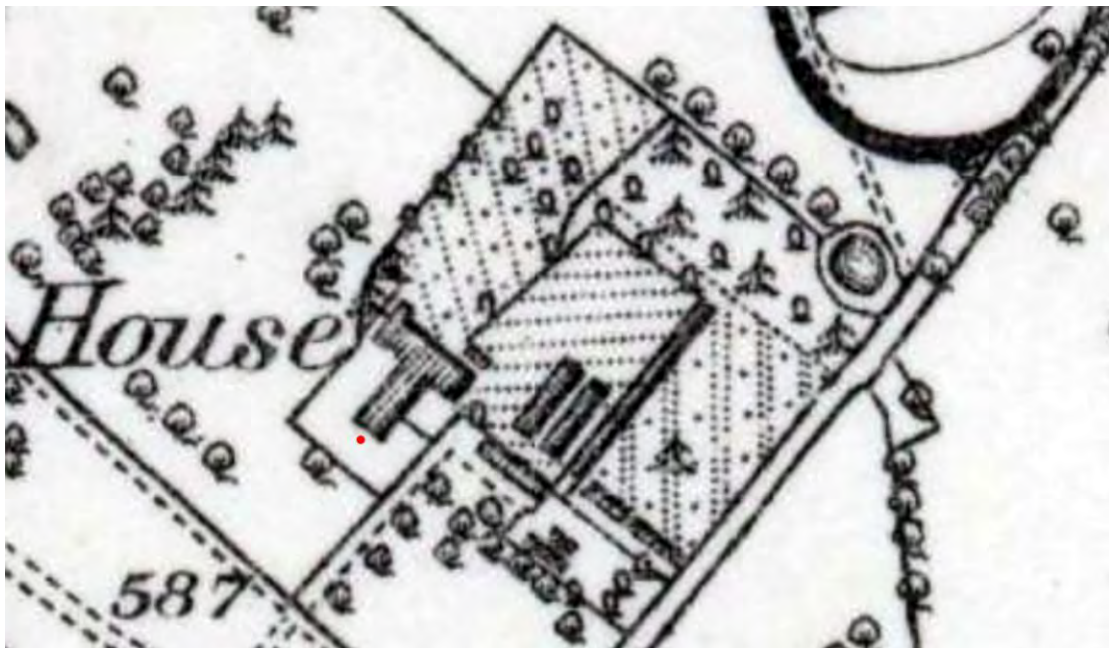


1805 Ordnance Survey.

The 1766 Dury and Andrews Map shows the plot which can be located by its disposition with the road to Hudnall. The 1805 OS map tends to be more schematic than precise but the detail does show an L-shaped plan with a SE extension.

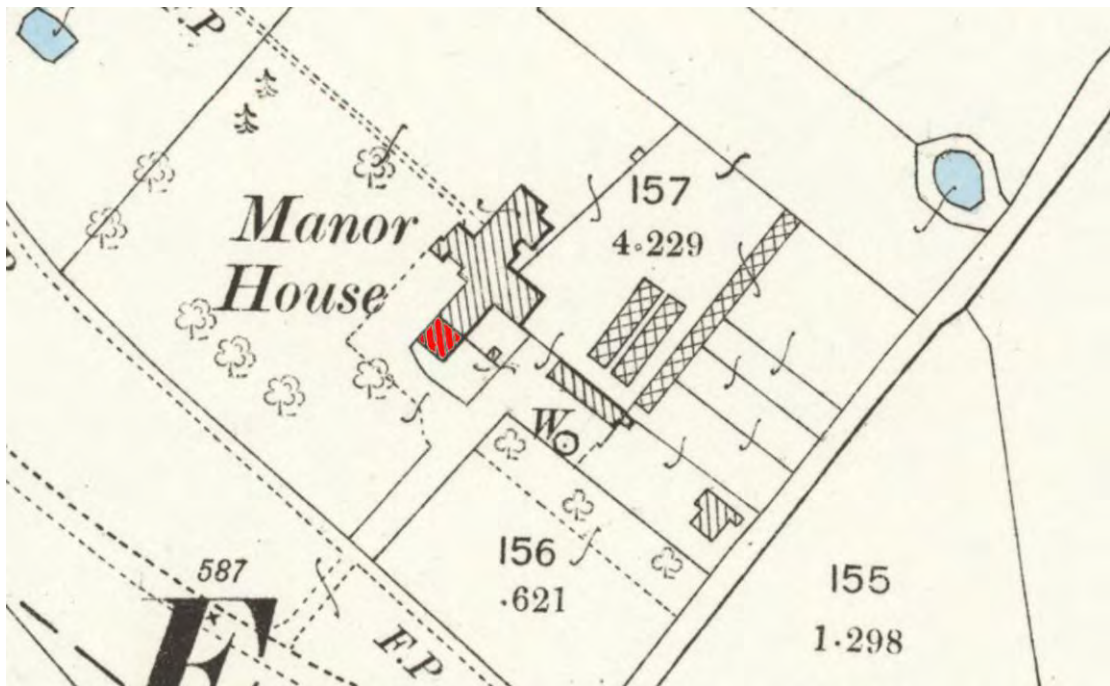


1838 Tithe Map for Little Gaddesden.

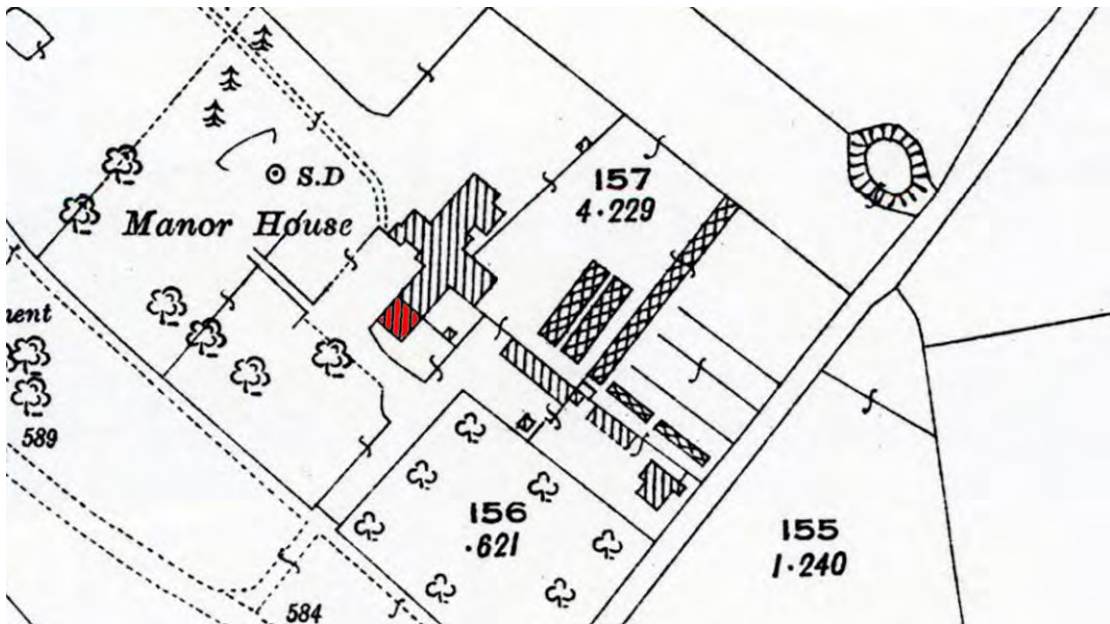


1878 Ordnance Survey.

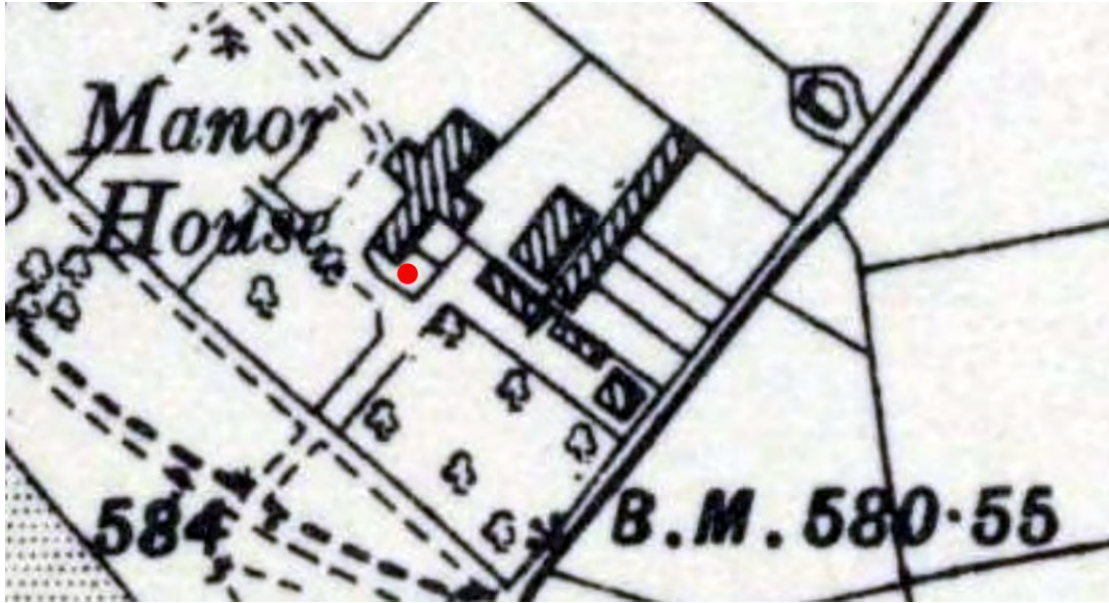
The large scale 1878 map does not show the division of the cottage but it is clearly delineated on the 1899 OS map following. The 1901 Census names No55 and lists the occupants as Francis H Rogers, Gardener & Domestic (Worker), Elizabeth Rogers, Wife and Fanny Rogers, Daughter, Designer in embroidery (Worker).



1899 Ordnance Survey.



1920 Ordnance Survey.

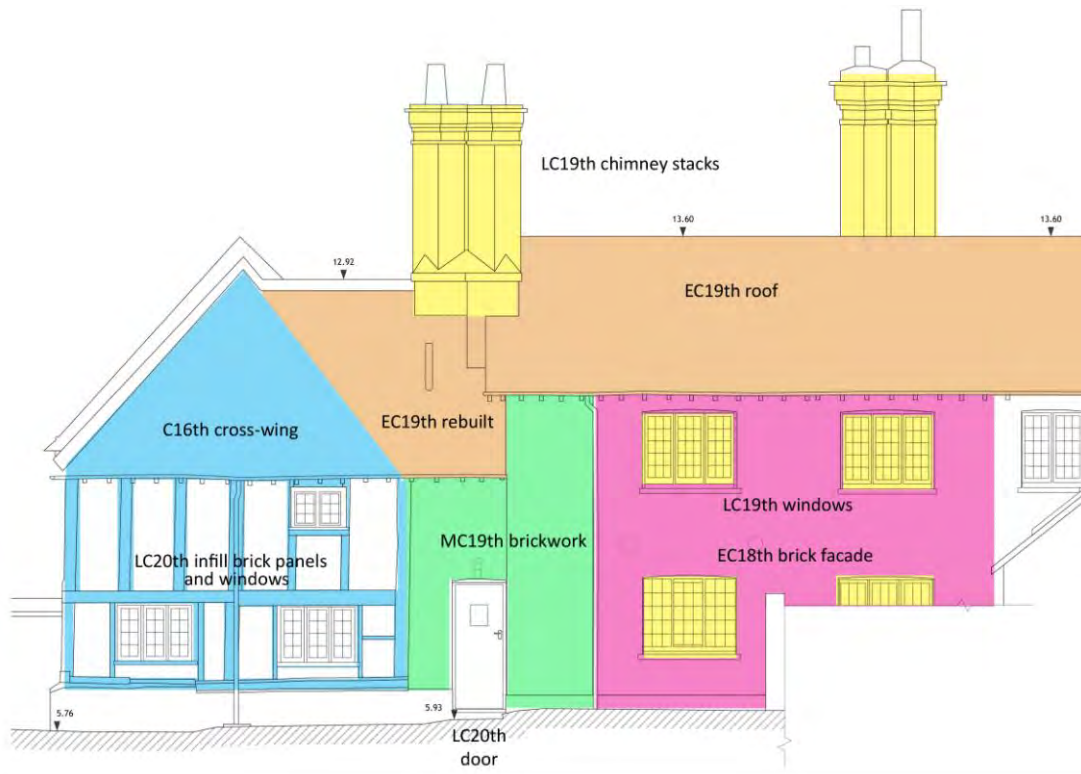


1938 Ordnance Survey.

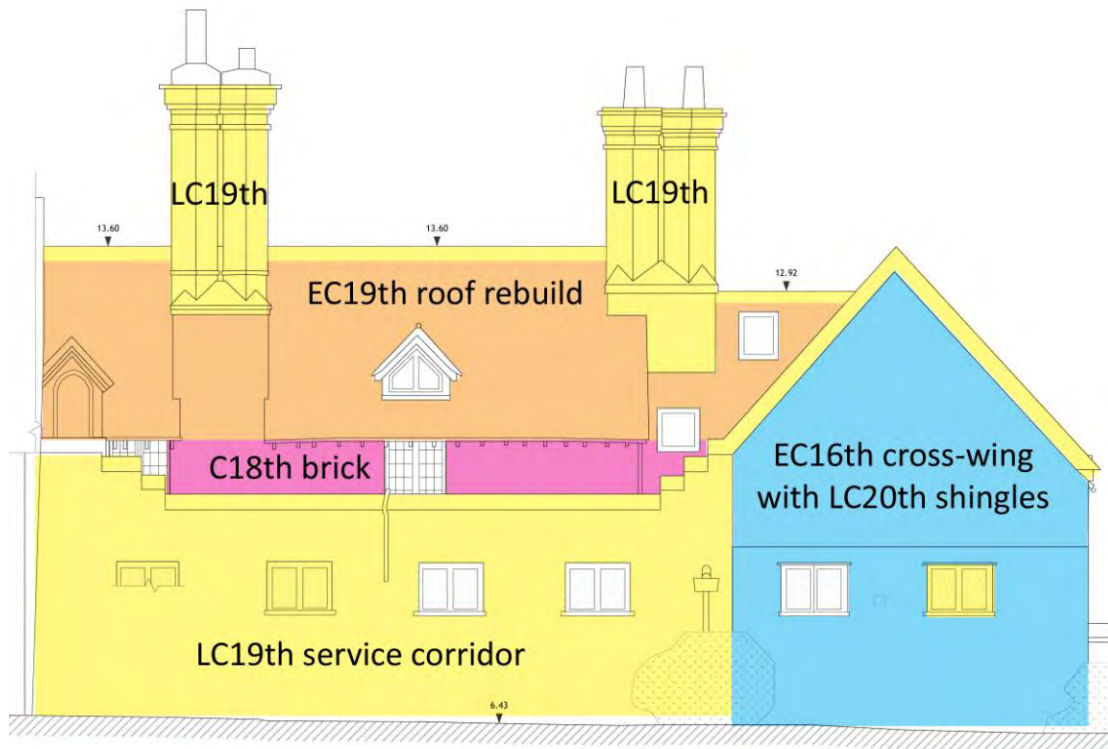


1948 Ordnance Survey.

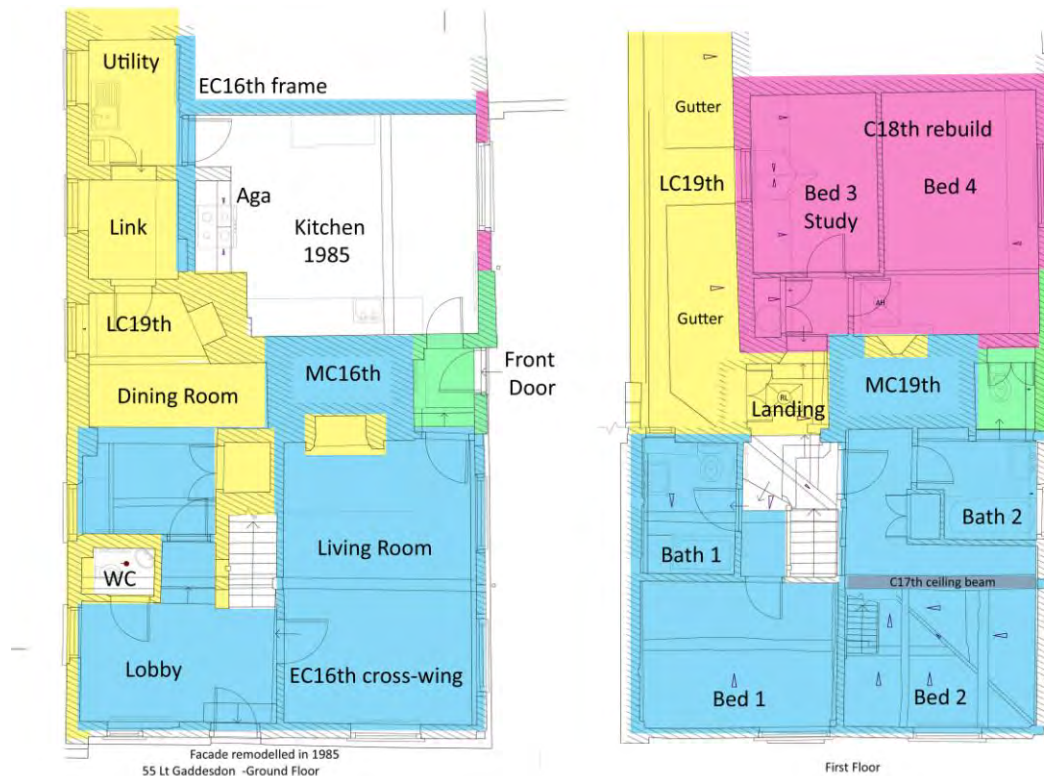
Phasing and Discussion



Phases demonstrated in the east elevation.



Phases demonstrated in the west elevation.



General phase plan on both floors.

Phase 1. EC16th timber-framed cross-wing.

The earliest part of the building is an oak box framed cross-wing with a side purlin roof with mortices for a butt purlin roof in the principal rafters. The roof has flat section paired rafters. The corner posts have swept jowls braced with curved down braces and spandrels to the cambered tie-beams. Originally the frame would have wattle and daub panels but these have all been replaced first with lath and plaster and then with EML and cement render on the outer walls.

Parts of a similar frame can be seen in the main Range in the Utility and Link rooms. However, nearly all the early frame has been removed from the Range. The Main House is dated with a plaque to 1576 but the carpentry in No55 suggests the EC16th.

Phase 2. MC16th firestack.

The position and mass of the firestack would suggest it was put in the building in the M-LC16th. It served two rooms on each floor. Only the basic stack remains, the fireplaces have been removed and the chimney stacks replaced in the C19th.

Phase 3. EC17th attic floor beam.

There is evidence in the cross-wing of an inserted attic floor where a main joist is left exposed (as part of a much later opening up of the volumes). The joist has mortices for soffit tenons with refined entry typical of the C17th.

Phase 4. C18th brickwork.

The main Range has C18th style red and blue brickwork. On the east side, the wall forms a complete facade with equally spaced window openings. On the west side only the upper register is replaced in brickwork and the older frame is still in-situ below. The 65x90-100x210mm dark brown and over-fired blue bricks are ostensibly in Flemish bond but the coursing is quite random and uses many headers.

Phase 5. EC19th. Rebuild of the main Range roof.

The roof over the C18th brickwork has been rebuilt with a flat pitched grey slated roof.

Phase 6. E-MC19th brickwork west facade and service corridor. New windows.

The Range was widened to add a service corridor along the west side of the building and a regular parapet created which flanks the approach to the main House. The brickwork is very similar to the brown and blue of the earlier phase but the bricks are laid in English bond – a feature much favoured as a revival by E-MC19th architects. The service corridor has a very well made connecting door, flag stone floors and a corner fireplace. There is also a closet with Victorian floor tiles. The historic mapping implies that the current structure replaced an earlier one.. There are mortices in the flank of the timber-frame in the Utility and Link rooms that indicate a timber structure was removed.

The brickwork on the east elevation has been remodelled with rough gauged brick arches and a suite of casement windows put in. On the ground floor, the Kitchen window is a horizontal sliding sash window. These are popular additions in the EC19th and nearly always there is only one per property.

Phase 7. M-L19th brickwork around the east door.

There is a section of London Stock brickwork that connects the timber-frame cross-wing with the brickwork of the main Range on the east side around the entrance door. It seems likely that it replaced a section of timber frame that was linking the two structures. London Stock brick has a long period of use starting in the last years of the 1820's continuing to WW1 (1914-1918) when they fade from use. Bedroom 3 and 4 have a machined timber joist secured with wrought iron to prevent spread which is of this period.

It is not certain when the cottage was divided off as a separate dwelling but there is an entry in the 1901 Census that names No55 and lists the occupants as Francis H Rogers, Gardener & Domestic (Worker), Elizabeth Rogers, Wife and Fanny Rogers, Daughter, Designer in embroidery (Worker). The 1899 OS map shows it separated off.



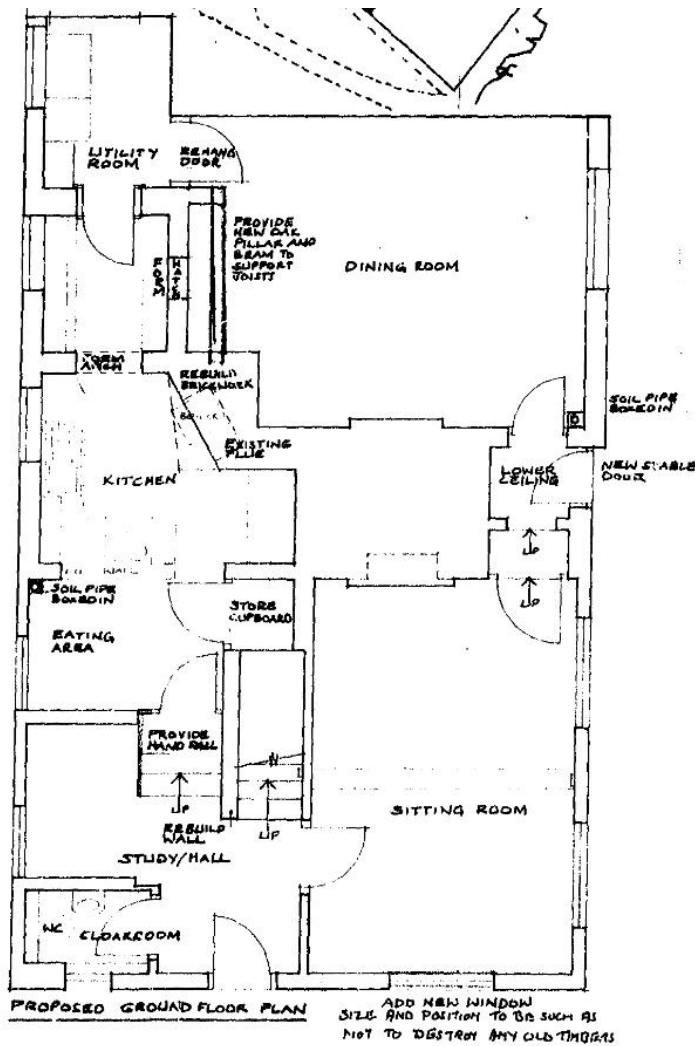
1934. Catalogue image from Nicholls and Clarke Ltd.

Phase 8. 1930's windows. Combination sink.

On the western wall there are three inserted leaded light windows made as replicas to the Phase 6 windows in the facade. In the Utility Room is a white fire clay combination sink supplied with two taps set in the wall. This product was on sale in the 1934 catalogue by Nicholls and Clarke.

Phase 9. LC20th brickwork replacement of the infill panels.

Much of the current layout and finishes were accomplished in the LC20th including replacing the wattle and daub panels with brick noggin and cladding the south elevation with cement render and EML.



Phase 10. 1985 renovations.

There is the benefit of having an architect’s plan from 1985 showing some of the proposed works on the Ground Floor. Partitions were demolished and the corner fireplace cut back to form a new Kitchen (now the Dining Room) and steel beams were put in the ceiling. The staircase was changed and the rooms stripped out to reveal the timbers. The ceiling over Bedroom 2 was removed and a mezzanine formed for a study or store. The Ground Floor WC has been relocated to beside the doorway from the south entrance door. The east entrance door was replaced as a split stable door.

Phase 10. C21st changes.

The new Kitchen was created in the old Dining Room. The west gable was clad with cedar shingles.

Significance

No55 represents the EC16th service wing of the LC16th Grade II* Manor House (dated to 1576 with a plaque). It consists of a timber-framed Range and a cross-wing with box framing, swept jowls on the corner posts and curved spandrels to the tie-beams. Originally panelled with wattle and daub, the walls were later skinned with lath and plaster. There is evidence for a C17th inserted attic floor but only one main joist remains.

The main Range was remodelled with C18th brickwork and the roof rebuilt in the EC19th. A service corridor was added in the same style as the main House and new windows inserted also in the EC19th. Additional London Stock brickwork was added in the M-LC19th to unify the Range and the cross-wing. It is not certain when the cottage was divided off as a separate dwelling but there is an entry in the 1901 Census that names No55 and lists the occupants.

Much of the current layout and finishes were accomplished in the LC20th including replacing the wattle and daub panels with brick noggin and cladding the south elevation with cement render and EML.

Acknowledgements

I am indebted to the owners for engaging me to record the building and to the architect Barbara Paagman for recommending me and supplying the architects' drawings.

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Notes on the Setting – Impact Assessment of a proposed extension.



Looking NW from the main road.



Looking NW from the main road and junction.

The Manor House and No55 are all but completely hidden from the public view except when in the middle of the main road looking NW. The roof and chimneys are just visible.



Looking NE along the drive to No55. Only the detached garage is visible.



Looking SE across the green to the site of No55.

The Manor House and No55 are hidden by high hedges and trees from the public greensward. It is possible to see the detached garage by looking through the opening in the hedge.



The east elevation of the cross-wing.



The south elevation of the cross-wing.

The present owners wish to increase the habitable space by extending the building. There are two options that would have historical precedent for the type and period of the building.

1. 0. An additional range could be added to the south elevation. At present the elevation has the appearance of an accomplished cottage but this is a LC20th interpretation that is without historic basis. The elevation would have had very small lights and no door.



1.1. The external finish is of cement render over EML (Expanded Metal Lath). The windows date to either the LC20th or to a renovation made in 1985. There is also a stepped out plinth coped with tiles and leadwork. The box frame is visible in the upper rooms where the infill panels are oversized and LC20th interpretations. The loss of historic fabric would be negligible.

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2.0. The cross-wing could be extended to the east in a typical C17th style addition to the service rooms.

2.1. The eastern elevation has little of the box frame still in-situ and the brick noggin is all LC20th made in three episodes. The windows are C20th. The loss of historic fabric would be negligible.