

HERITAGE STATEMENT



4 Little Gaddesden House - Internal alterations

05.02.2024

DAY 5

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared in support of an application for listed building consent for internal alterations at the property known as 4 Little Gaddesden House, 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
- 1.4 This statement assesses the built heritage impact of the proposal, in the context of the Development Plan Documents.
- 1.5 The existing Site comprises 4 Little Gaddesden House, a Grade II listed building constructed in 1859 as the Ashridge Estate office and dwelling. The house and associated land was subdivided into smaller dwellings and gardens in 1971. The Historic England List Entry is attached at **Appendix 1.0**
- 1.6 The property is used as a single family dwelling, arranged over two floors. The dwelling is accessed by a shared private road. Little Gaddesden House is surrounded by gardens and fields with a tree-line at the south-eastern end of the garden to demarcate the boundary-line. There are hedges on either side to subdivide the gardens.
- 1.7 The Site falls within the Little Gaddesden Conservation Area.
- 1.8 The Site also falls in the Chilterns Area of Outstanding Natural Beauty (CAONB)

Planning History

- 1.9 Application 4/01693/02/FHA
On 6 November 2002 planning permission was granted for a basement conversion and single storey rear extension.



figure 1.1 Site Plan

2.0 THE PROPOSAL

2.1 Permission is sought for internal alterations of the ground, first and second floor / loft to improve the layout of the different rooms and to remove some of the later additions.

The following alterations are part of the proposal

2.2 On the **ground floor**, the entrance to the living room is widened to give more emphasis on this room. The stairs to the first floor remain in place, but the stairs from the hallway to the basement will be blocked off. The stairs will not be removed, to ensure this change can be reversed and access to the basement continues to be provided with the existing staircase from the conservatory.

2.3 On the **first floor**, the internal plasterboard wall in bedroom 2 is proposed to be removed.

2.4 A false ceiling in the master bedroom is proposed to be removed, as well as the ceiling in bedroom 3 where the original tie-beams will remain in place.

2.5 The existing access to the **loft**, in bedroom 3, will move to the corner and will give direct access to a mezzanine at loft level instead of providing access via an interim level with very low head-height.

2.6 The interim loft will be removed as well as various mezzanine levels throughout the second floor. This will bring the spaces back to their original proportions and will celebrate the original head-height in these rooms.



figure 2.1 entrance to living room



figure 2.2 compromised access to the loft



figure 2.3 spiral staircase to mezzanine level



figure 2.4 mezzanine in bedroom 2

3.0 HISTORIC SIGNIFICANCE AND IMPACT

3.1 This section provides a description of the building, with particular focus on the parts of the building impacted by the development proposals.

3.2 The following description is from the Official List Description. It is not clear from the description which dwelling was inspected:

Some C20 partitions introduced, but most of the original room layout, fixtures and fittings appears to remain. Encaustic tiled floor in entrance range, simple architraves with column detail and doors with chamfered panels. Plain plasterwork cornices. The principal, dog-leg staircase comprises a timber hand rail, plain newell posts, balusters and pendants. The stair window remains and the hall has a coffered ceiling. In the principle room of the inspected dwelling, a fine marble fireplace, with a later C20 grate remains.

3.3 The proposal aims to remove later additions and bring the dwelling back to it's original quality.

Most changes will be completely reversible and comprise of removing more recent plasterboard walls or ceilings. The only change that is more structural is the proposal to widen the door to the living room. However, this does not require any changes to the original staircase to the first floor, nor the original stairs to the basement.

Impact

3.4 The impact of these alterations is minimal and can be reversed. The original character of the dwelling will be reinstated and later additions are removed. Original features are retained and where new architraves or doors are introduced, the original features will be copied.

figure 3.1 existing ground floor

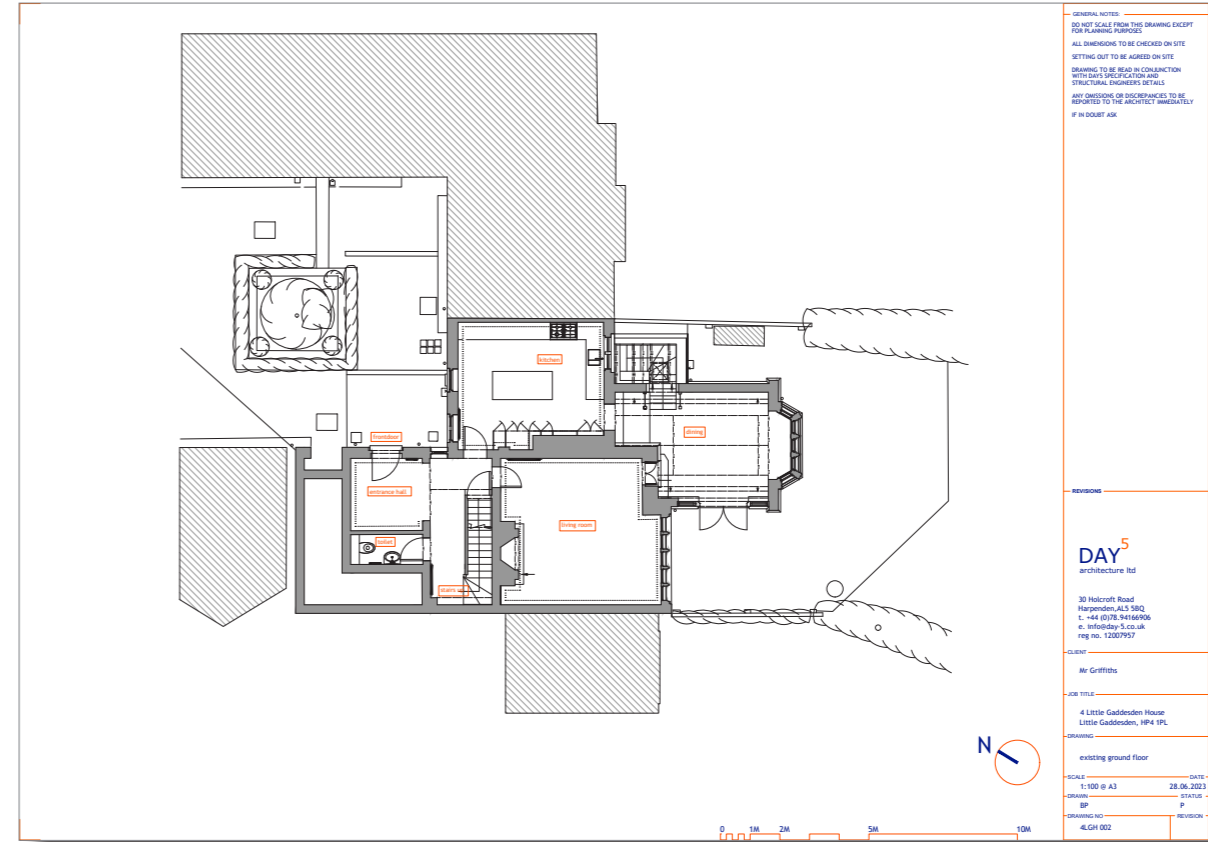
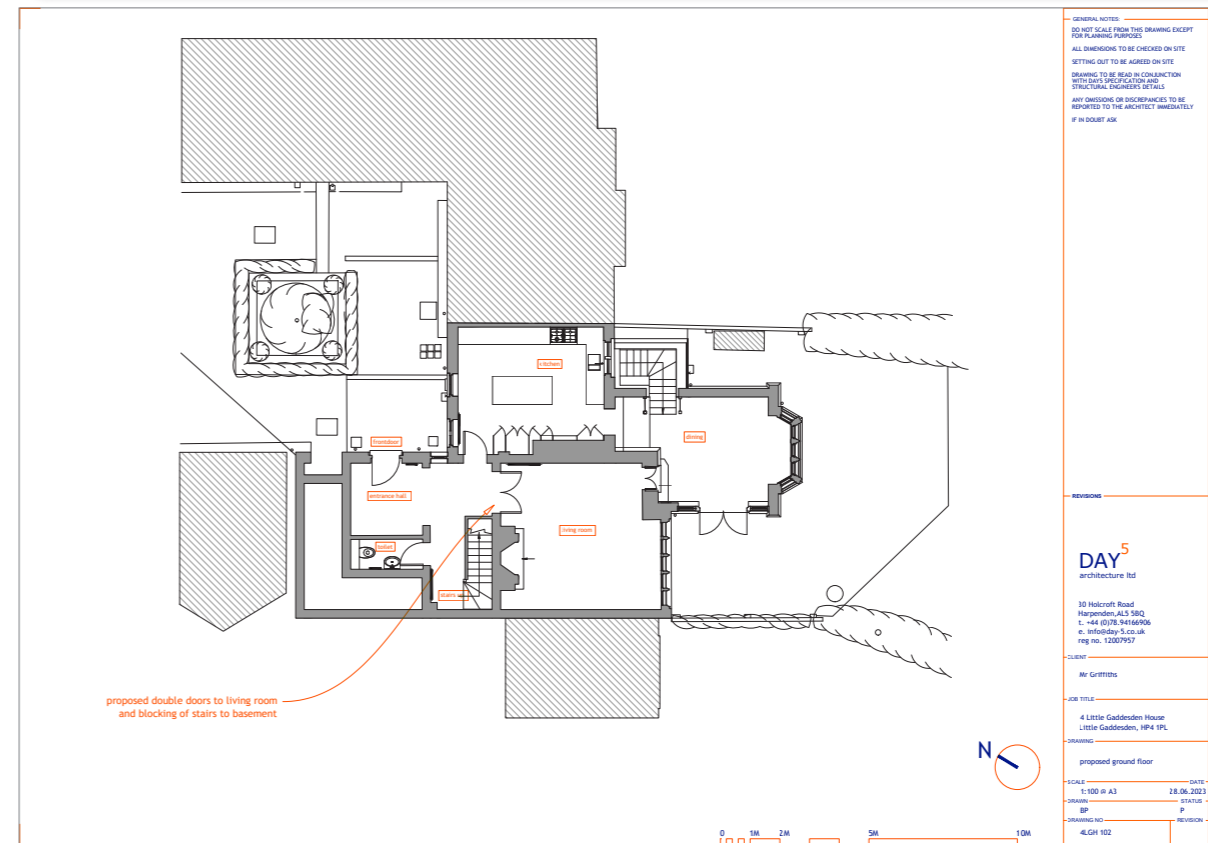


figure 3.2 proposed ground floor



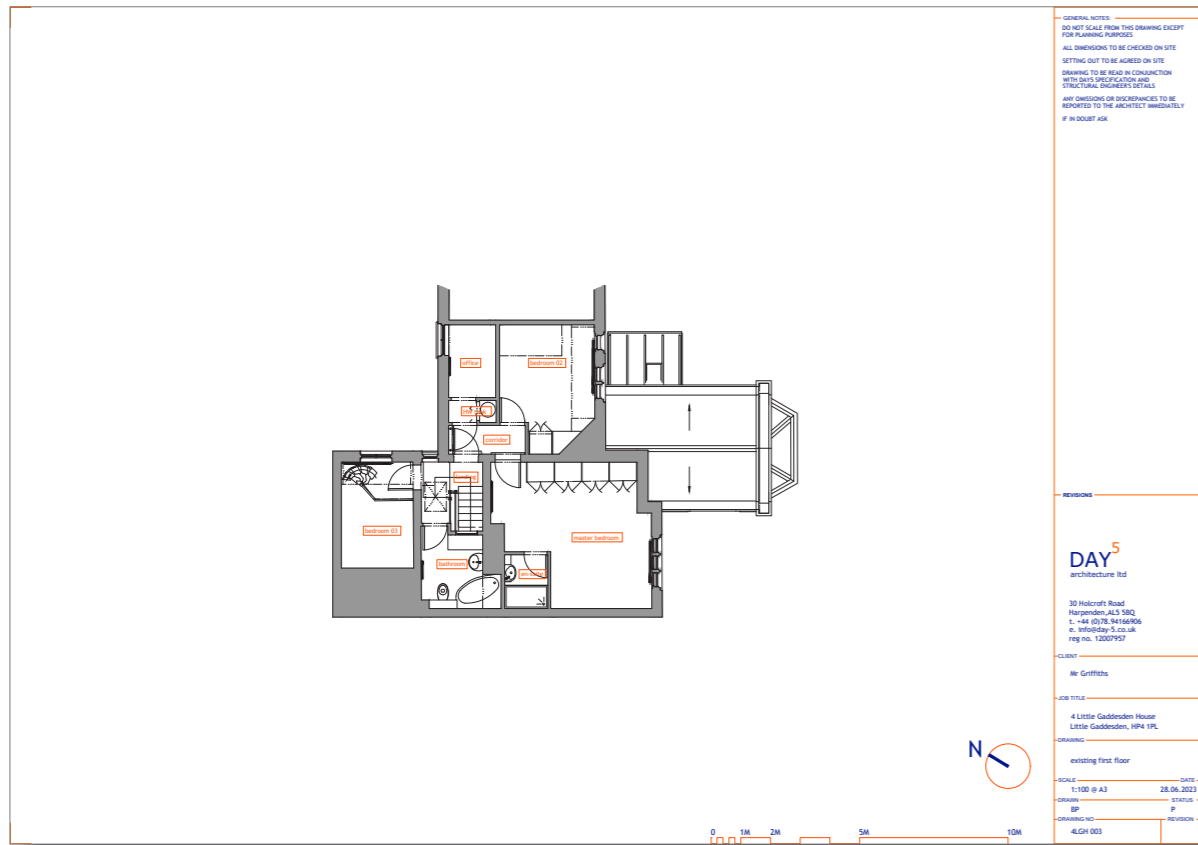


figure 3.3 existing first floor

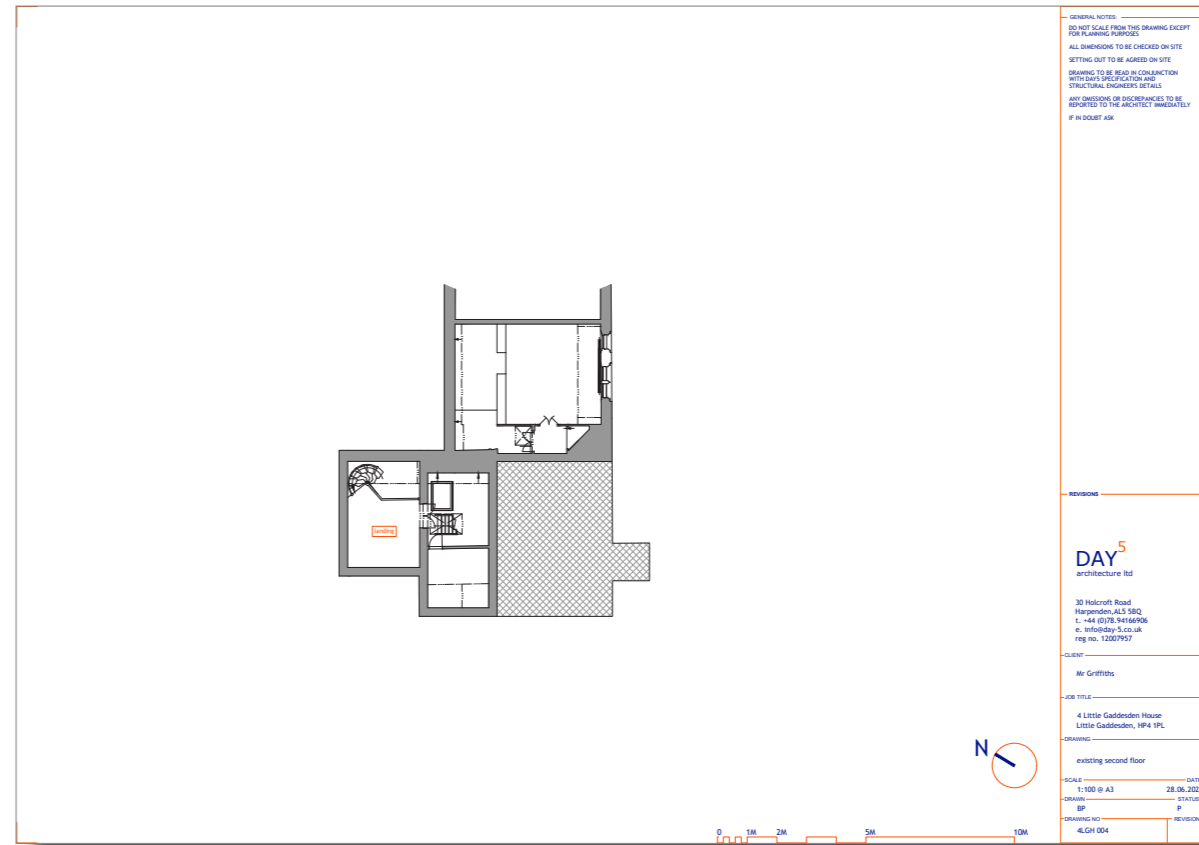


figure 3.5 existing second floor

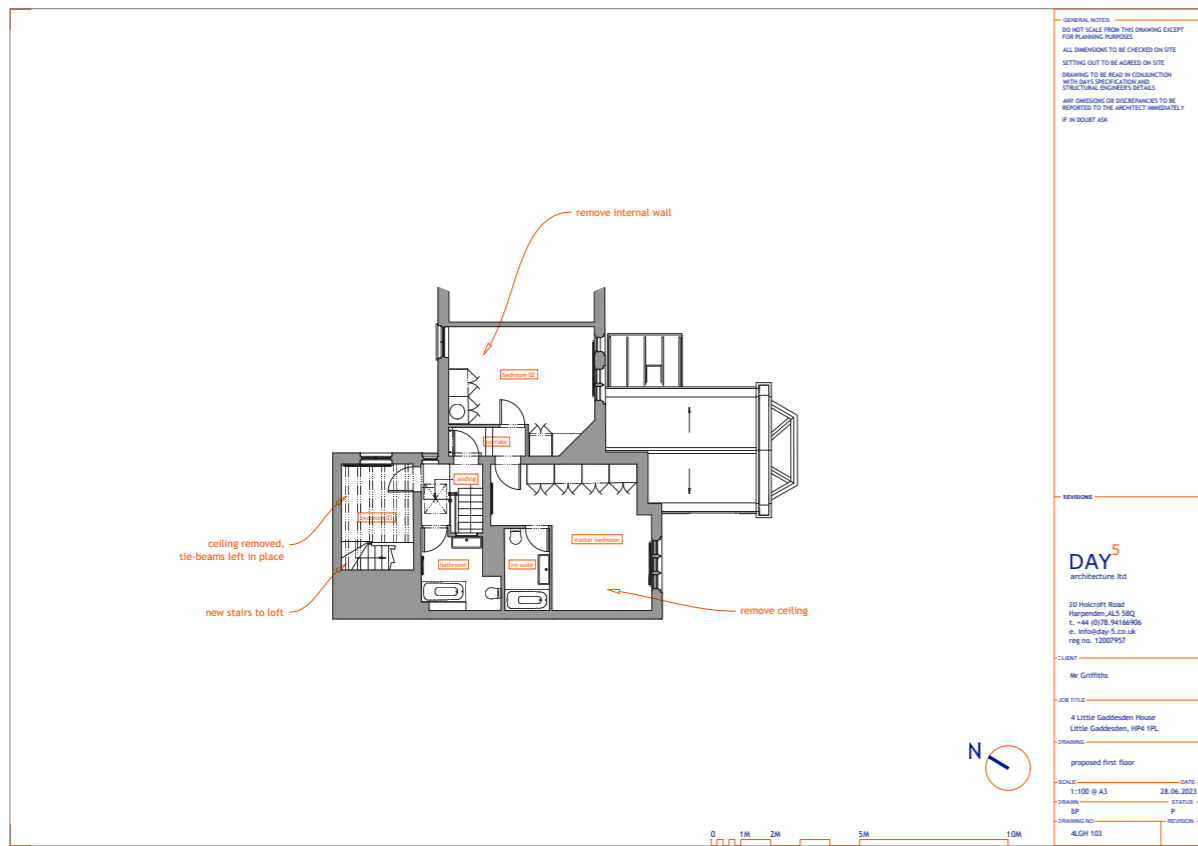


figure 3.4 proposed first floor

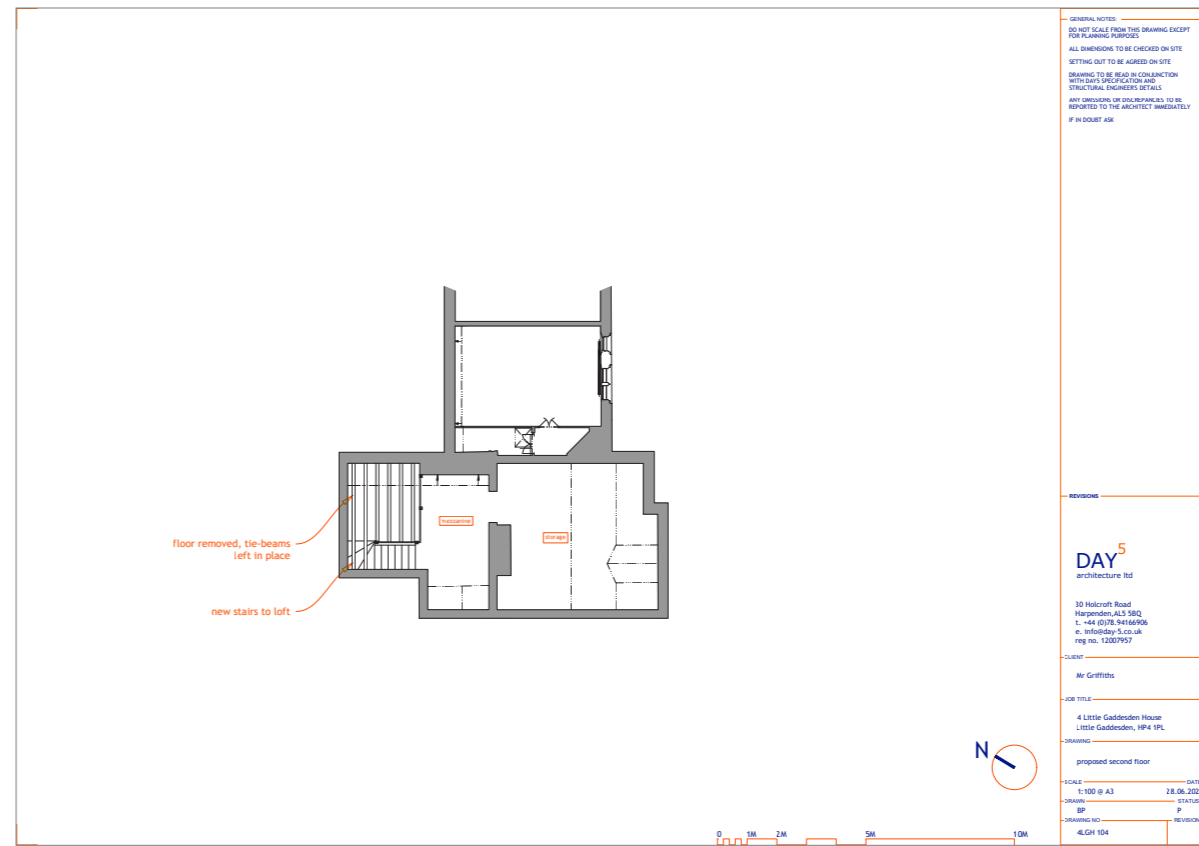


figure 3.6 proposed second floor

APPENDIX 1: List description of Little Gaddesden House

Little Gaddesden House

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1391882**

Date first listed: **22-Feb-2007**

List Entry Name: **Little Gaddesden House**

Statutory Address 1: **Little Gaddesden House, Nettleden Road, Little Gaddesden, Berkhamsted, HP4 1PL**

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: **Little Gaddesden House, Nettleden Road, Little Gaddesden, Berkhamsted, HP4 1PL**

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: **TL 00073 12526**

Details

1777/0/10019

Berkhamsted LITTLE GADDESSEN NETTLEDEN ROAD Little Gaddesden House 22-FEB-07 II DESCRIPTION Two-storey estate office, linked by a single storey entrance range to a two storey, approximately L-shaped, private dwelling, 1859 with later C20 additions to entrance range and south elevation. Purple brick laid in English bond with red brick and bath stone dressings. Steeply pitched gable roofs have diapered tile coverings, ridge tiles and stone finials, many chimney stacks with ornate terracotta or moulded brick pots in pairs or threes. Parapets are capped with bath stone. The façade of the entrance range has a central projecting porch beneath a gablet, with a stone plaque above carved with a coat of arms and motto. The south, west and north elevations have projecting gables with simple slit and roundel windows in the apexes, and there is a full height bay on the west elevation. The one-over-one later C20 sash windows are in large original openings which have contrasting Bath stone surrounds, mullions and transoms. Over-painted brick rear elevation to the east devoid of dressings and has later C20 casements.

INTERIOR Some C20 partitions introduced, but most of the original room layout, fixtures and fittings appears to remain. Encaustic tiled floor in en-

trance range, simple architraves with column detail and doors with chamfered panels. Plain plasterwork cornices. The principal, dog-leg staircase comprises a timber hand rail, plain newell posts, balusters and pendants. The stair window remains and the hall has a coffered ceiling. In the principle room of the inspected dwelling, a fine marble fireplace, with a later C20 grate remains.

HISTORY Little Gaddesden House was constructed in 1859 as the Ashridge estate office and dwelling for Lord Brownlow's land agent, remaining in this use until the 1880s when it was occupied by the Hon Alfred Talbot, a younger brother of Lady Brownlow. The house stayed in the Talbot family until 1971, when it was sympathetically sub-divided into smaller houses retaining many internal fixtures and fittings.

SUMMARY OF IMPORTANCE Little Gaddesden House, constructed in 1859, was built for Lord Brownlow as the Ashridge Park estate office and land agents dwelling and is a good example of a Tudor-revival building with well-tutored detailing and strong coherent composition. Despite conversion into smaller dwellings, the exterior details and unusual plan-form are retained and have not been altered by unsympathetic additions. The building has a strong roof line with good details to the tiles and chimney pots, balancing the elevations which has an architectural treatment of considerable merit. The interior appears to survive largely intact and the fixtures and fittings are of good craftsmanship.

Listing NGR TL0005612555

Legacy

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

Legacy System number: **503020**

Legacy System: **LBS**

Legal

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

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End of official list entry