

**42- 44 Trooper Road, Aldbury, HP23 5RW**  
**Restoration works to northeast gable**

Heritage and Design and Access Statement to support  
Listed Building Application

  
11<sup>th</sup> March 2024

## 1. Introduction

This Heritage and Design and Access Statement has been prepared in support of a Listed Building Application for 42-44 Trooper Road, Aldbury, HP23 5RW northeast gable to:

- a) Remove mock tudor beams and non-traditional cement roughcast concrete.
- b) Apply natural white lime wash.
- c) Remove the chimney cowl and replace with a square stainless steel cowl with a bird guard.

### 1.1 Purpose, scope and structure of the statement

This Heritage and Design and Access Statement supports an application for Listed Building Consent for external repairs and restoration to 42-44 Trooper Road, a grade II listed residential house and heritage asset of architectural and historical significance situated in the village of Aldbury, Hertfordshire.

This statement seeks to provide an assessment of the special interest of the listed building at a level which is proportionate to the degree of detail to enable an understanding of the potential impacts of the proposed works, in accordance with paragraph 189 of the National Planning Policy Framework (NPPF).

The proposed works are described and their impact on the significance of the listed building is assessed in accordance with paragraphs 189 and 190 of the NPPF, "Local planning authorities should identify and assess the particular significance of the heritage asset that may be affected by a proposal [...]. They should take this assessment into account when considering the impact of a proposal on a heritage asset".

### 1.2 Conservation approach

Overall, the recommended approach is one of simple repair, restoration and practical conservation to preserve the character and appearance of the house. No alterations, other than those required to safeguard the building, are anticipated.

## 2 The site

42-44 Trooper Road, Aldbury, Tring, HP23 5RW

Grade II listed property (Listing number SP9640412213)

The property is within the Aldbury Conservation Area boundary as designated by Dacorum Borough Council.

### 2.1 Context and significance of 42-44 Trooper Road

42-44 Trooper Road is a house, with an outbuilding and detached garage which is situated at the south end of Trooper Road opposite The Trooper pub (formerly The Valiant Trooper). According to the listing it was not originally a domestic dwelling but a meeting house. In C17 it was converted into a farmhouse with evidence that the outbuildings being used as a stable. It was converted into two houses and reverted to one house later in C20.

Aldbury is a rural village 3km east of Tring and 7 km northwest of Berkhamsted. Trooper Road is the main north to south thoroughfare, which once formed the High Street or Townway. 42-44 Trooper Road is located in Conservation Area 3 Aldbury Conservation Area boundary as designated by Dacorum Borough Council.

### Location

Statutory Address: **42 AND 44, TROOPER ROAD**

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

County: **Hertfordshire**

District: **Dacorum (District Authority)**

Parish: **Aldbury**

National Grid Reference: **SP9640912216**

### Details

ALDBURY TROOPER ROAD SP 9612 (West side) 12/30 Nos. 42, and 44 30.11.66 GV II Meeting hall or Church House, converted to farmhouse in C17, now 2 houses. C16, converted with large S gable chimney, cellar, rear outshut and present main stair in later C17. N gable chimney C19 possibly when divided. Timber frame on black stucco sill, roughcast panels to jetted 1st floor, painted brick infill to ground floor. Roughcast rear outshut.

Steep old red tile roof with rear catslide extension over outshut. A 2 storeys, attics and cellar house facing E. Continuous jetty on E side to road. 3 windows to 1st floor and 2 windows and 2 doors on ground floor.

Flush casement windows of 3-lights with rectangular leaded glazing and old iron opening lights. 4-panel, flush beaded, C19 doors in heavy frames. Cased jetty with boarded soffit. Wide-spaced studs with staggered mid-height rail. Front has 3 structural bays with reversed, curved tension brace in N bay. S gable on upper floor has a large tension brace from the rear corner post. Very large external S gable chimney in English bond with tumbled offsets, flues to both floors, and large tiled oven extension to front. The 3-bays 1st floor was originally open to the clasped-purlin roof, with a framed partition dividing off one bay. Mortises in beam suggest a similar division of the ground floor. No trace of any original form of heating, therefore non-domestic.

Wide S end ground floor fireplace has recessed jambs with shelves.

Chamfered and stopped lintel to fireplace in chamber over. Cellar under S end. Rear outshut has diagonal corner fireplace at SE corner. (RCHM Typescript: Davis (1980) No. 27).

## 2.2 List description of 42-44 Trooper Road



Figure 1: Photograph of 42-44 Trooper Road taken from the Historic England listing. List Entry Number: 1342215

### 2.2 Owners photographic record

The homeowner has a photograph of 42-44 Trooper Road. The date of the photograph is not known but predates the development of Stoneycroft and the motor car so circa 1900.



Figure 2: Left - photograph of the northeast gable of 42-44 Trooper Road, the thatched barns (now 40 Trooper Road) and the Valiant Trooper (photograph circa 1900). Right – close-up of the northeast gable where exposed brick and timbers can be observed.

Note the C19 chimney and upper section of the northeast gable can be seen. There is no rough cast concrete, and the timber frame and brickwork can be seen and appear to be in moderate to good condition.

### 2.3 Works carried out in 2023

In accordance with listed building consent 22/01575/LBC 42 - 44 Trooper Road restoration works were undertaken to the front elevation between May to September 2023. Completed works comprise:

- ♣ Removal of rough cast concrete
- ♣ Replacement of breeze blocks infill panels with HG Matthews wood fired bricks
- ♣ Natural white lime wash applied to the façade
- ♣ Lime render applied to the plinth
- ♣ Restoration of leaded windows

At the time of writing, some works, including restoration of doors and external bread oven are still outstanding.

### 3 The proposed works to 42-44 Trooper Road

#### 3.1 Introduction

The northeast gable of 42-44 Trooper Road is visible externally from first floor level above the double roman clay tiles of the link building joining 42 Trooper Road to 40 Trooper Road. It currently has painted yellow rough cast concrete and mock tudor beams which are superficial and non-structural. Rough cast concrete is detrimental to historic fabric of the building as it not breathable and flexible.



Figure 3: rough cast concrete and mock tudor beams concealing timber frame and brick infill panels.

Based on historic photographs and on the internal condition of the timber beams (Figure 4) it is believed that the condition of the timber frame is moderate to good. The timber frame in the adjacent rooms have been concealed behind the internal finishes.



Figure 4: Left – exposed timber in the first floor bedroom indicate the condition of the timber beams is good. Right – attic room where the timber frame to the north east gable is concealed by internal finishes

The owners have reported ingress of water to the internal walls to the kitchen (wet patches evident) and upstairs bedroom (blistering of paint), which may be linked to water ingress around the rough cast concrete, failure of the lead flashings at the interface of the link building to the main C16 building and to the partial detachment of the cowl.

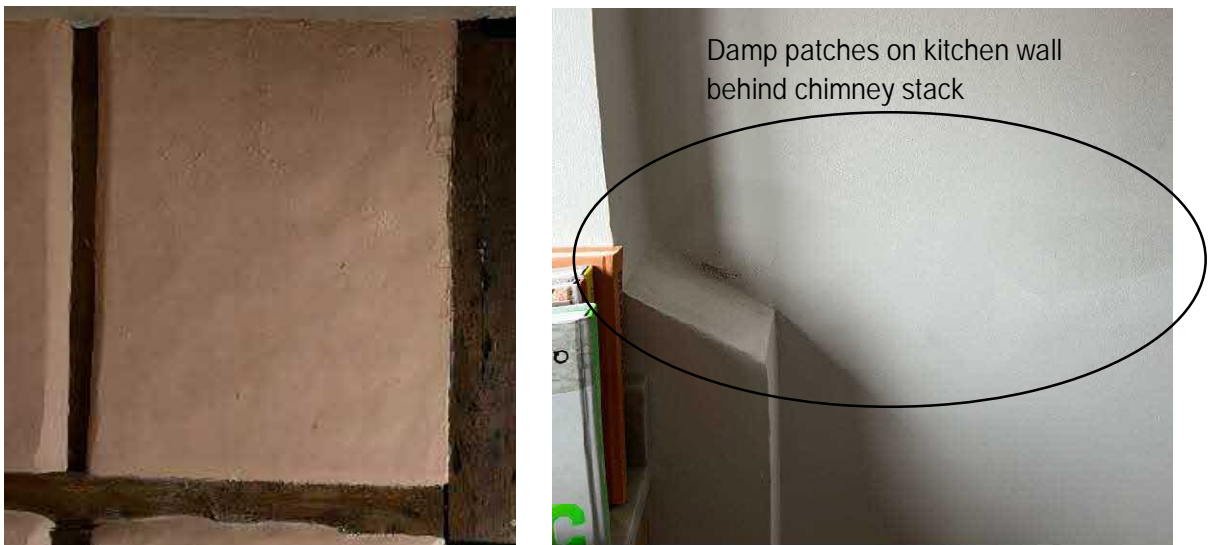


Figure 4: Left – blistering of paint to first floor suggests water ingress. Right – damp patches in kitchen behind chimney stack to the northeast gable.

### 3.2 Proposed works

The approach recommended for 42-44 Trooper road is to protect that fabric which it retains.

The false beams and rough cast concrete will be carefully removed to reveal the underlying original timbers. It is worth noting the roughcast concrete was easily removed on the front elevation and it is anticipated that this will be the same for the northeast gable.

Based on historic photographs and on the internal condition of the timber beams (figures 1 and 4) and based on the condition of the front elevation it is believed that the condition of the timber frame and brick infill panels is moderate to good. It is not envisaged that any replacement of secondary or primary timbers or brick is required. If any timber or brick replacement is necessary, the

Conservation Officer will be informed and the timber shall be replaced with seasoned oak (not air dried as this may encourage movement when installed) and HG Mathews woodfired bricks.

Every infill panel will be inspected at its edge for bonding/ fill up to its timber frame. Where it is not sufficient, Oakum flax will be hammered in between the masonry and the timber (twisting as it is done to maintain good compression) and then repaired over the top using lime mortar.

The mortar to the brick infill panels and to the lower section of the chimney shall be re-pointed using a non-hydraulic lime mortar.

The proposed finish for all elements which had been covered with rough cast concrete, will be for a natural white hot-mixed lime wash (quicklime mixed with sand which is then slaked with water), to match the finish of the front elevation.

Any existing lead work that is found to be defective shall be replaced like for like.

The chimney cowl will be replaced with a square stainless steel cowl with bird mesh to be placed on the existing chimney pot.



Figure 5: left - existing chimney, right - proposed stainless steel cowl to go on chimney.

### 3.3 The contractor

The works shall be undertaken by an experienced conservation specialists familiar with non-hydraulic lime materials. Lost Marble Building Conservation, based in Tring, has been proposed to undertake the works.

### 3.4 Access to site

The northeast gable of 42-44 Trooper Road will be accessed from scaffolding erected from the rear of the property.

## 4 Relevant Planning History

Planning Permission and/or Listed Building Consent applications, relating to 42-44 Trooper Road are held by Dacorum Borough Council and include:

22/01575/LBC Works to front elevation: Lime render, paint, restore leaded windows and general maintenance.

4/02421/17/LBC Installation of new window to ground floor rear elevation. Creation of steps down to and vertical enlargement of existing doorway to side elevation.

## 5 The Impact on 42-44 Trooper Road

The proposed interventions will be one of simple repair, restoration and practical conservation to preserve the character and appearance of the house. No alterations, other than those required to safeguard the building, are anticipated.

The justification for the works to 42-44 Trooper Road is that the owners, Mr and Mrs French have observed water ingress and damp within the property. The rough cast concrete render and mock tudor beams are modern building materials, that are excessively hard and resistant to the passage of moisture, and are incompatible with a C16 timber framed building. The replacement traditional building materials comprising non-hot-mix lime wash will add interest to 42-44 Trooper Road and contribute to its significance, whilst allowing the building to breathe.

Generally, the repairs to the external walls will be carried out using vernacular and traditional conservation techniques, workmanship and materials with details based on historical precedent. The impact on the building, both visually and physically, will be positive with the intention to enable building elements to perform as intended (transfer loads, provide protection from the weather and allow moisture to escape/dry out to external air).