

# BANCROFT HERITAGE SERVICES

**HERITAGE STATEMENT:  
STABLE BLOCK, SPORTS HALL & SCIENCE BLOCK  
EDGE GROVE SCHOOL  
ALDENHAM  
HERTFORDSHIRE  
WD25 8NL**

NGR: TQ 1499 9889

*on behalf of Edge Grove School*



March 2020

Ref: BHS/0087/AEG/2



## Site Data

|                                  |  |
|----------------------------------|--|
| <i>Project no / code:</i>        | 0087 / AEG   |
| <i>Project name:</i>             | Stable Block, Edge Grove School, Aldenham WD25 8NL   |
| <i>County:</i>                   | Hertfordshire  |
| <i>Village/Town:</i>             | Aldenham   |
| <i>Civil Parish:</i>             | Aldenham   |
| <i>NGR (to 8 figs):</i>          | TQ 1499 9899   |
| <i>Present use:</i>              | Classrooms   |
| <i>Planning proposal:</i>        | <b>STABLE BLOCK:</b> Demolition of 1980s rear extensions. Construction of new rear extension for dining room, kitchen and related services. Remodelling of the interior to include access, WCs and sitting room on ground floor, with staff offices and WCs on first floor<br><b>SPORTS HALL:</b> Extension to provide for new changing rooms.<br><b>SCIENCE BLOCK:</b> a new two-storey classroom building on the site of the existing science block. |
| <i>Local Planning Authority:</i> | Hertsmere District Council   |
| <i>Planning application ref:</i> | Pre-planning   |
| <i>Date of assessment:</i>       | February 2020 (original October 2018: revised April 2019)  |
| <i>Client:</i>                   | Edge Grove School<br>Aldenham<br>Herts<br>WD25 8NL   |
| <i>Contact name:</i>             | Martin Sims (bursar)   |

Cover: Edge Grove School from the air, 2017 (*Google Earth*)

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Figure 1: General location (scale 1:25,000)

## Summary

*A heritage statement was originally prepared in October 2018 to inform proposals for re-developing the Stable Block at Edge Grove School, Aldenham, to provide a modern kitchen and dining room, staff rooms and related facilities. The document was revised in April 2019 to take account of revised proposals and to answer specific questions posed by the local planning authority. Further revisions were made in February 2020 to take account of further revised proposals for the Stable Block, in addition to separate new proposals for the construction of new Changing Rooms as an extension of the Sports Hall and replacement of the current single-storey Science Block with a slightly larger structure of two stories.*

*Edge Grove House was built in 1740: the Stable Block is most likely contemporary. The building's overall external covering of pebble-dash obscures any external architectural detail and makes it a difficult building to interpret. Its original function remains uncertain, though from the presence of a bread oven there appears to have been a bakery at the west end. The east end could have housed stables with a hayloft above, while the central section appears from photographic evidence to have been a coach house, with a broad doorway occupying the power part of the central arch. During the 19<sup>th</sup> and early 20<sup>th</sup> centuries a number of small extensions of uncertain function were added to the rear (north) side of the building. One survives near the north-east corner, a single-storey structure beneath a tiled gable roof. In 1935 the site became a school: most of the internal partitioning in the Stable Block relates to its use as classrooms and offices. In the 1980s the present large, single-storey, flat-roofed rear extension was constructed.*

*The Stable Block is of significance as part of the complex of service buildings within the curtilage of the Grade II listed house, with which it is probably contemporary. Though its functions have changed over time, it has remained a significant element, with importance for understanding the history and development of the site.*

*Other than the fabric of the original building and single-storey gabled extension, the Stable Block appears to contain little of structural or historic significance, with the exception of the bread oven, an original feature and of significance in determining the function of part of the building. The primary aspect of the Stable Block is to the rear, though the sloping ground masks its lower part. Viewed from this direction, is one of the principal elements of the school complex.*

*Externally, the development involves demolition of the 1980s rear extension, which is of no architectural or historic significance, and its replacement with a larger single-storey structure, designed to complement the Stable Block and to restore its symmetry when viewed from the north. At the front of the building, a new central entrance will be created, effectively reinstating the original coach house entrance. Internally, the proposed development will retain the basic tripartite plan, removing the partition walls which mostly relate to the building's use as a school. Existing door openings are being re-used where possible: unblocking of some openings presently not used will be unblocked. The bread oven will be retained as a feature in the entrance foyer. On the first floor, part of the central room will be given over to the new stairwell, while the adjoining areas to east, west and north will be opened up as office space, WCs and a staff kitchen.*

*In conclusion, it seems reasonable to suggest that the proposed Stable Block development will result in 'less than substantial harm' to the designated heritage asset, and that such harm is not in conflict with current planning advice.*

*The Changing Room extension to the Sports Hall, and the replacement Science Block, are both located within the complex of modern school building, well away from the historic house and Stable Block. The assessment concludes that the construction of the Changing Room and Science Block will have no adverse impact on the historic buildings or their settings. It is possible that construction of the Changing Room could impact adversely on any buried heritage assets present in that area, though in the case of the Science Block, any buried heritage assets present in that area may have been damaged or destroyed during construction of the present building.*

## 1. Introduction

1.1 In November 2018 *Bancroft Heritage Services* (BHS) prepared a heritage statement for the Stable Block at Edge Grove School, Aldenham, Hertfordshire WD25 8NL. The work was commissioned by the school Bursar, Martin Sims, on behalf of Edge Grove School. The document was prepared in line with the requirements of the *National Planning Policy Framework* (NPPF) and current professional standards and guidance (CIfA 2014a-d), to be submitted to the local planning authority (LPA), *Hertsmere District Council*, to inform a planning application for development of the site. Revised versions were prepared in April 2019 and February 2020 (this document), in the light of revised development proposals.

### 1.2 *The Author*

**Bob Zeepvat** BA FSA MCIFA is an established archaeologist with extensive experience in managing archaeological projects, of preparing initial assessments and undertaking a wide range of fieldwork for sites in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Chartered Institute for Archaeologists since 1986. Bob has been involved in the management of archaeological projects since the late 1970s, notably as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit* (1986-94), as Project Manager for *Hertfordshire Archaeological Trust* (1994-97), and as Manager and Historic Buildings Consultant for *Archaeological Services & Consultancy Ltd* (1998-2014).

### 1.3 *The Site*

#### 1.3.1 *Location & Description*

Edge Grove School, henceforth the assessment site, is located in the civil parish of Aldenham, in the county of Hertfordshire, 0.6km north-east of the village of Aldenham. Access to the school is from the B462 Aldenham-Radlett Road, along a north-south drive flanked on the eastern side by pasture. To the west of the drive is a large playing field, and further pasture. The drive passes to the east of the school buildings, meeting a minor road by High Cross Lodge. To the north of the school buildings are further playing fields.

The school buildings form a complex extending c.120m east to west and c.40m north-south (Fig. 2). Edge Grove House lies at the western end of this complex. It is a Grade II listed three-storey, red brick structure of early to mid-18<sup>th</sup> century date with a slated hipped roof. It is flanked by two extensions of 19<sup>th</sup>-century date: to the east is a courtyard with the former 18<sup>th</sup>-century stable block, the subject of this document, forming its north side. The Stable Block is centred on National Grid Reference TQ 1439 9898. The remaining buildings in the main complex are all of 20<sup>th</sup> and 21<sup>st</sup>-century date. At the rear of Edge Grove House are three modern prefabricated classrooms.

#### 1.3.2 *Topography & Geology*

The Stable Block stands on a slight south-facing slope, at an elevation of c.95m AOD. The soils of the area belong to the *Sonning 1 Association*, characterised as *well drained flinty coarse loamy and sandy soils, mainly over gravel. Some coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging* (Soil Survey, 1983, 581b). The underlying geology comprises plateau gravel and river terrace drift.



**Figure 2:** Site plan (scale 1:1250)

### 1.3.3 *Planning Constraints*

The Stable Block does not fall within a Conservation Area or Scheduled Ancient Monument. It does, however, lie within the curtilage of the house which now comprises the core of Edge Grove School and is listed Grade II (List entry no. 1103617: UiD 164077). The listing description for the house reads:

“Former large house, now school. Early to mid C18 for J. Skey. Extended and altered c.1800, mid C19 and c.1910. Red brick, roughcast. Slate hipped roof. 3 storeys, originally 5 windows. Ground floor extended forward: glazed tetrastyle Ionic porch with flanking sashes in reveals. First floor sashes with blind boxes, that to centre with Ionic pilaster jambs. Smaller 2nd floor windows. Giant pilasters at return angles. Modillion bracketed deep boxed eaves. End stacks. c.1800 3 bay single storey wings added, raised to 2 storeys c.1910: projecting forward, sprocketed eaves, rectangular bay to right. Left return: first floor weatherboarding with timber balustrades and fluted pilasters. To rear: mid C19 full height canted bay, simple doorcase, first floor

balconettes. c.1910 1 and 2 storey additions to rear, hipped and gabled roofs, ornamental bargeboard. Interior: largely remodelled c.1910. Ionic entrance hall to top-lit staircase hall, wrought iron balusters to open well stair, octagonal drum. Panelled front rooms and first floor ballroom. 1 storey link to right to C20 buildings not of special interest. (VCH 1923: Pevsner 1977: RCHM Typescript)."

Also listed Grade II is the wall of the walled garden to the west of the house (List entry no. 1173123: UiD 164078). The listing description reads:

"Garden Wall. C18. Red brick. Approximately square about 40 metres to each side, about 3 metres high. Openings and inserted windows irregularly spaced. Flat tile coping."

The framework for the management of heritage issues in the planning system is currently set out in the *National Planning Policy Framework* (NPPF). Decisions relating to heritage matters within the area of the site are taken by the LPA, acting on the advice of their *Conservation Officer* and the *Historic Environment Unit, Hertfordshire County Council*.



## 2. Aims & Methods

### 2.1 **NPPF**

The following guidance within the current (Feb 2019) NPPF has been taken into account in preparing this assessment:

*128. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

*196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

2.2 The following readily available sources of information were consulted in compiling this heritage statement:

#### 2.2.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the *Hertfordshire Historic Environment Record* (HER). The study area employed in the HER search includes the site itself, and a surrounding area of approximately 0.5km radius.

#### 2.2.2 *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the *Hertfordshire Archives & Local Studies Library, Hertford* (HALS).

#### 2.2.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal sources consulted were HALS and the internet.

#### 2.2.4 *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

#### 2.2.5 *Secondary & Statutory Sources*

The principal sources consulted were HALS and the internet.

### 2.3 **Walkover Survey**

A walkover survey of the site, including a baseline survey of the Stable Block to Historic England Level 2 (HE 2016) was undertaken on 30/10/2018, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.

### 3. Historical Background

#### 3.1 Introduction

This section provides a summary of the readily available historical background to the site and its environs. It has been compiled with information from the *Hertfordshire Historic Environment Record* (HER), the *Hertfordshire Archives & Local Studies Library, Hertford* (HALS) and other readily available sources. It is based on a recent Heritage Asset Impact Assessment of the whole school site and surrounding area (Zeepvat 2017), prepared in support of development proposals for the school.

#### 3.2 Medieval (1066-c.1500)

The origins of the Edge Grove estate (HER 11755) are not known. Records show that in 1236 the Abbot of Westminster granted one acre of land at *'Hemhegge Grove'* to Symon the Chaplain at Aldenham, who may have had a smallholding there. Also at this time, a number of cottages were established around the fishpond, near the old road from High Cross to Aldenham (EA 2003). During the medieval period the land changed hands several times, and the name gradually evolved. There is a 15<sup>th</sup>-century reference *'Heggegrove'*, and 16<sup>th</sup> and 17<sup>th</sup>-century references to *Hedge grove / Hedgegrove* (Gover *et al* 1970, 63).

#### 3.3 Post-Medieval (1500-1900)

The present house at Edge Grove was constructed in 1740. It has been attributed to John Skey (EA 2003) and is described by Pevsner as *'Late 18<sup>th</sup> century...much altered in Edwardian days'* (Pevsner & Cherry 2002, 67). The first map to show the Edge Grove School site in any detail is the Dury and Andrews map of 1766. It shows a building with a square enclosure to the west, and the area is clearly marked *'Hedge Grove'*, indicating that the name had yet to change. The map also shows at least three buildings, though their depiction appears stylistic rather than accurate.

The next readily available map is the Aldenham Enclosure map of 1803. The extent and layout of the estate was probably created as a result of the Enclosure Act, where seven acres of common land known as *'Hedge Grove Green'* (EA 2003) was enclosed. The map shows a semi-circular enclosure surrounding the main house, with additional buildings to the east. A number of sub-rectangular enclosures, probably gardens, are shown to the west. Two additional sub-rectangular areas to the south-west probably represent ponds. A rectangular tree-filled enclosure is shown to the north-east of the house.

Edge Grove is shown in more detail on the estate map, dated to 1810 (Fig. 3). The main house stands in the centre of a large sub-circular enclosure, surrounded on three sides by lawns. A number of outbuildings lie to the south-east of the house. To the west is a large rectangular building, approximating to the core structure of the Stable Block. There are further enclosures to the west, one of which is labelled *'Garden'*. Front and rear parks, paddocks and orchards surrounded the lawns and garden.

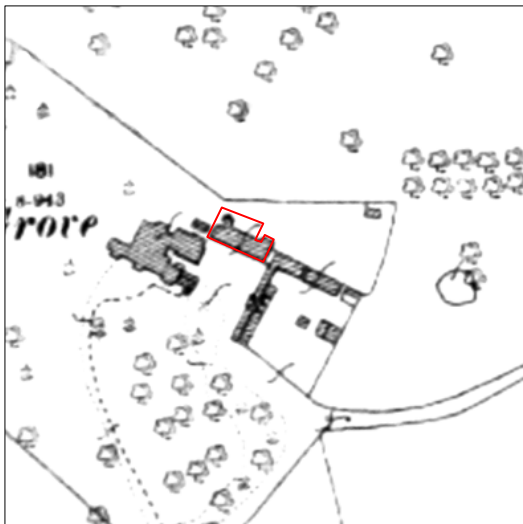
The First Edition Ordnance Survey sheet of 1871 (Fig. 4) shows that the westernmost enclosure was then filled with shrubs or trees. The lawns are no longer evident as distinct features, many more trees are shown within the site boundary. The core structure of the Stable Block is shown, though the map is not clear enough to show much detail. The Second Edition sheet of 1898 (Fig. 5) shows the site more clearly. The main house is accompanied to the east by the Stable Block and a further, L-shaped range of buildings beyond. The core of the Stable Block is shown, with the small rear extension at its eastern end and a second, similar-sized rear extension towards the west end.



**Figure 3:** Edge Grove in 1810 (*not to scale*)



**Figure 4:** Extract from 1<sup>st</sup> Edition Ordnance Survey 25" sheet, 1871 (*not to scale*)



**Figure 5:** Extract from 2<sup>nd</sup> Edition Ordnance Survey 25" sheet, 1898 (*not to scale*)



**Figure 6:** Extract from 3<sup>rd</sup> Edition Ordnance Survey 25" sheet, 1914 (*not to scale*)



**Figure 7:** Extract from the Ordnance Survey 25" sheet, 1939 (*not to scale*)



**Figure 8:** Extract from the Ordnance Survey 1:2500 sheet, 1969 (*not to scale*)

### 3.4 **Modern** (1900-present)

The Third Edition Ordnance Survey sheet of 1914 (Fig. 6) shows the site at the outset of WW1. The principal changes shown are extensions to Edge Grove House, giving it more of a solid rectangular footprint, and changes to the L-shaped range, where some of its component structures appear to have been rebuilt or remodelled. The Stable Block remains unchanged from the 1898 map.

The school at Edge Grove was founded in 1935. By the onset of WW2 (Fig. 7) there appear to have been no significant changes to the footprint of the main complex of buildings. Again, the Stable Block appears as shown on the previous two maps.

By 1969 Edge Grove School had been in existence for over thirty years: the Ordnance Survey sheet of that date (Fig. 8) shows the beginnings of school-related changes to the main complex of buildings. Of particular note, the Stable Block appears to have been extended to the rear, though the extension shown is less than half the size of the present large single-storey extension, which was built in the 1980s (pers. comm. Martin Sims). The small rear extension towards the west end of the building is no longer shown. At the front of the Stable Block, the 'Arches', the covered way linking the Stable Block to the main house, appears for the first time.

### 3.5 **Pictorial Evidence**

Pictorial evidence of the buildings at Aldenham has proved difficult to find. However, a photograph of the house and Stable Block, dating from the 1930s, has recently come to light (Fig. 9). As well as the two chimney stacks on the main roof and the chimney pot above the small rear north-east extension, this shows that the lower part of the central arch on the south side of the Stable Block originally comprised a wide, double doorway, indicating that the central part of the building was formerly a coach house.



**Figure 9:** Aldenham House and the Stable Block from the south, c.1930s

## 4. The Stable Block

### 4.1 *Exterior*

The Stable Block is comprised of three main structural elements:

- A. the main building, a two-storey pebble-dashed structure, most likely built of brick, with a footprint 23.5 x 7.9m, rising to c.6.0m at the eaves and c.9.2m at the ridge of its hipped, slated roof, which has pronounced projecting eaves. From the presence of two chimney stacks (see below, 4.2 and 4.3) within the building it is evident that at least two chimney stacks have been removed from the apex of the main roof.
- B. a single-storey, 19<sup>th</sup>-century pebble-dashed extension at the east corner of the main building, most likely built of brick, with a footprint 3.3 x 5.4m, rising to c.2.4m at the eaves and c.4.1m at the ridge of its tiled roof
- C. a modern, single storey, pebble-dashed, block-built extension to the rear (north) of the main building, with a footprint 6.1 x 16.2m, and a flat roof c.2.6m high.

The south (front) elevation (Plates 1 & 2; Fig. 11) is comprised of three parts. At the centre is a projecting section with a semi-circular arch rising almost to the eaves. Within the arch are two 12-pane sash windows at ground-floor level and a central, larger 12-pane sash with 4-pane side extensions at first-floor level. Either side of this is a door flanked by 12-pane sash windows at ground-floor level, with three windows at first-floor level, all but one being 9-pane hopper windows. At the east end of the building, the door reveal has a semi-circular glazed transom above; above it is a two-light casement window, set in a door-sized reveal. At the west end, where details are partly obscured by the 'Arches', the ground-floor entrance door has no transom, while the windows above are all 9-pane hoppers.

The north elevation (Plate 3, Fig. 11) is also of tripartite form. The central section has a narrower, flatter arch with a 12-pane sash, flanked by decorative circular recesses. At first-floor level flanking this to east and west were originally two windows: the easternmost window reveal has been infilled and is partly obscured by the roof of extension B. The adjoining window now doubles as a fire escape, with an iron ladder externally. Most of the lower part of the north elevation is obscured by the modern extension C: the east end is obscured by extension B, the gable end of which has a single 6-light window and a tall central chimney stack.

The east elevation (Plate 4; Fig. 10) of the main building has two wide 12-pane windows on each floor. Below the lower right window, a change in the pebble dash seems to indicate that this window may have been a door at some point, though there is no corroborating evidence for this internally. The east elevation of extension B has a single 12-pane sash window.

The west elevation (Plate 5; Fig. 10) is difficult to access, being hemmed in by other buildings. At ground-floor level is an 8-pane window, set slightly off centre. Above it, centrally located, is a wide 12-pane window similar to those in the east elevation. Changes in the surrounding pebble dash and the presence of three rectangular recesses beneath this window, suggests that it was inserted in a larger reveal, though there is no corroborating evidence for this internally.

### 4.2 *Interior: Ground Floor* (Fig. 12, Plates 6-14)

Entering the west part of the main stable building from the Arches, Lobby G1 provides access to the adjoining rooms in this part of the building. The floor is solid beneath the carpet and the walls are painted brick, with some match-boarding in the north-west corner. Office G2, Staff WC G3 and Store G4 are all evidently later insertions in what was a single large room. Within the partition wall between G1 and G2 is an iron column, supporting the ceiling. On the north side of the room, stairs rise to the first floor (F1). In the north-east corner, a short

stairway rises to a door into Changing Room G15, in the modern extension (C). At the east end of G4 is a blocked doorway and step up to Classroom G5. At the north end of G2 is a blocked opening, either a door or window.

Probably the most significant feature in G1 is a brick-built bread oven, set against the east wall in the base of what was evidently a chimney stack rising through the building. From its nature and location, it is likely that the oven was an original feature within the building.

To the north of the bread oven, a doorway with a step up leads into the central part of the building, comprising a classroom, G5. This room has painted brick walls to north-east and west, a plastered wall to the south, two windows to the south and two doorways to the east, leading to G6 and G11. No significant diagnostic features were noted.

Entering the east part of the main stable building from the yard to the south, the internal space has been subdivided into Classroom G6 and Offices G8 and G9, accessed by a dog-leg corridor (G7), which also provides access to Store G11 and also Office G1, within Extension B. The extension also contains Room G12 on its west side: this is entered externally, and was not examined during the survey. No significant features were noted in Rooms G6 – G9. In G1 the fireplace in the chimney breast on the north wall had been blocked up: some match-boarding, presumably original, survives on the walls. Store G11 – effectively a disused corridor – has horizontal planks affixed to the lower part of its walls. The reason for this feature is not known.

At the rear of the building, modern extension C comprises a large changing room (G15), with two smaller rooms (G13 & G14) to the west and a store (G16) to the east. It contains nothing of significance.

#### 4.3 **Interior: First Floor** (Fig. 13, Plates 15-22)

A steep, narrow flight of stairs from G1 with a half-landing (Plate 9) provides the only access to the first floor of the Stable Block. This leads to a small upper landing (F1) and lobby (F2). On the west side of the lobby is the entrance to F3, the textiles classroom. This room has windows to north, west and south: to the east is the upward continuation of the chimney stack from the oven in G1, with a cupboard to the right. The east wall is obscured by a whiteboard and furniture, so it was not possible to examine it for evidence of a fireplace.

Eastwards from Lobby F2, two steps rise to a doorway to art room F4, which occupies the central part of the building. F2 has a timber floor with planks aligned east-west, windows to north and south and a door to F5 to the east. Set in the west wall is a cupboard, which appears to be built into the chimney stack above the G1 oven. To the left of this, shelving in a recess may indicate a blocked doorway leading into F3. Centrally located on the west wall is what appears to be a chimney breast, though again this is obscured by classroom paraphernalia, and could not be examined for evidence of a fireplace. Above this feature, a substantial beam runs east-west across the ceiling.

Art room F5 occupies the eastern part of the building. The floor in this room is covered with lino/vinyl flooring, but is probably the same as that in F4. There are three windows to the south, two to the east and one (also a fire escape) to the north. In the north-west corner is a walk-in cupboard. The ceiling is panelled, the joints being covered by strips of painted wood. No significant features were noted in this room.

#### 4.4 **Proposed Development**

The proposed development comprises the following (Figs 15 & 16):

- Demolition of the large 1980s single-storey rear annex to the Stable Block
- Construction of a new, larger, glazed single-storey rear annex containing a dining hall and servery, linked to the Stable Block by a circulation area.

- Remodelling of the ground floor of the stable block to house a central stairwell and lift to the upper floor, flanked to the west by an entrance lobby and WCs and to the east by a kitchen, and related facilities.
- Remodelling of the first floor of the stable block to house staff offices, a staff kitchen, meeting room and WCs

The new dining hall will be subservient to the Stable Block, with a contemporary design rather than a pastiche of the existing historic building. The new structure will be sunken by c.1 metre for reasons of accessibility.

Materials to be used in the new buildings will complement those present in the existing buildings.

#### 4.5 **Discussion**

**Phasing & Function:** The Stable Block at Edge Grove is a difficult building to interpret, partly because of the all-encompassing pebble-dash which potentially hides a great deal of external architectural detail, and partly because of the paucity of historical evidence.

Based on the available historical evidence, the main, two-storey part of the Stable Block was in place by 1810 and was probably built at the same time as the house, in 1740. It shares architectural similarities with the house (e.g. projecting central section of main elevations, projecting eaves) and was probably constructed about the same time, *i.e.* mid-18<sup>th</sup> century.

By the end of the 19<sup>th</sup> century, the Stable Block had acquired two small extensions to the rear, extension B and a smaller projection towards the north-west corner. These structures are both clearly shown on the 1898 OS map (Fig. 5): unfortunately the 1871 edition is not clear enough to determine their presence or absence with certainty. The north-west extension was still present in 1939, but had been dismantled by 1970, at which time an extension appears to have been added on the north elevation, next to extension B. This was evidently short-lived, being replaced by the larger extension C in the 1980s.

Evidence for the original functions of the Stable Block is slight, though it is clear that the internal layout of the building originally mirrored its tripartite external elevations, having each floor divided into three main areas. A clue to the function of the west end of the ground floor is provided by the bread oven, which is an integral part of the structure and must be an original feature, within a large room now divided into rooms G1-G4. This was most likely a bakery, located at the end of the building nearest to the house, with its own access.

Unfortunately, evidence relevant to determining the functions of the rest of the building is slight. The east end could have possibly been stables, based on the relatively tall door opening at ground-floor level (not untypical of a stable) and the door above, which would have served for unloading feed and straw into a hay loft above the stables. The central part of the building could have been a coach house, with double doors to the south. The rest of the first floor could have contained accommodation for servants. Unfortunately, in the absence of evidence this is all conjectural. Against the above suggestions, it might be argued that the building has far more windows than would be necessary for these functions. However, it is likely that many of the windows, notably the hopper windows, are of late 19<sup>th</sup>-century or early 20<sup>th</sup>-century date and therefore part of a remodelling of the building in that period.

**Heritage Assets:** The Stable Block is of significance as part of the complex of service buildings within the curtilage of the listed Edge Grove House. The available cartographic evidence indicates that it is probably contemporary with the house and, though its functions have changed over time, it has remained a significant element of the complex, with importance for understanding the history and development of the site.



From the survey of the Stable Block it is apparent that, apart from the fabric of the building itself, few significant heritage assets relating to the Stable Block's history and original functions have survived the various alterations probably made in the late 19<sup>th</sup> and/or early 20<sup>th</sup> centuries. Internally, the principal exception to this is the bread oven in G1, which is significant for determining the original function of part of the building, and was a common domestic feature from the medieval period to the 19<sup>th</sup> century.

**Setting:** Being located to the rear of Edge Grove House and of a similar height, the front (south) aspect of the Stable Block is only visible from the front of the complex through the entrance to the stable yard. The primary visible aspect of the Stable Block is to the rear, where it is visible across the school playing fields, though the gradual south-facing slope on which the complex is located obscures the lower part of the building and much of the present rear extension. The upper part of the Stable Block is one of the principal elements of the school when viewed from the north.

#### 4.6 **Impact of the Proposed Development**

**Demolition of the large rear annex:** this was constructed in the 1980s, to provide changing rooms adjacent to the sports pitches at the rear of the Stable Block. It is a basic, functional structure, designed with little thought to its setting or its detrimental impact on the rear elevation of the Stable Block, to which it is joined. Its removal will be beneficial to the rear aspect of the Stable Block and its setting.

**Construction of the dining hall and servery:** Though having a larger footprint than the 1980s annex, the proposed new dining hall has been designed with full consideration of its relationship to the Stable Block. Whilst it will extend almost the full width of the stable block it will be, in effect, a contrasting and contemporary designed, link detached, low-profile, single-storey addition, significantly lowered into the site which, as such, will ensure that the new addition remains visually subservient to the main host structure. The replacement addition will be primarily glazed of a low pitched roof and is significantly narrowed where it joins the original building by way of a flat roofed lightweight / light-touch link. This has also enabled the retention of the 19<sup>th</sup>-century 'bothy' at the north east corner of the original building and together these design devices allow the form and function of the original building to continue to be readily understood and interpreted post development both internally and from external views to it. The design of the new building will be contemporary, similar to the Lower School building, currently under construction, rather than a pastiche of the existing historic buildings.

**Internal alterations:** On the ground floor, the principal structural elements forming the existing tripartite plan of the Stable Block as described in para. 6.1 (above) will be retained, including the historic bread oven in the present entrance lobby (G1), which will remain as a feature in the new entrance lobby. All the partitions earmarked for removal most likely date from the conversion of the building to classrooms from c.1935 onwards, and are of little historic or architectural significance. The principal alteration to the front of the building will be the insertion of central double entrance doors, in the location of the doors to the original coach house.

On the first floor, the principal alteration will be the insertion of the stairwell and elevator into the central bay, and the subdivision of the western room (F3) to create WCs and meeting rooms. As on the ground floor, existing door openings are being used where possible, including unblocking of some openings presently not used.

#### 4.7 **Conclusion**

Based on the findings of the survey, consideration of the proposed alterations, partial demolition and extension to the Stable Block and the reasons for undertaking them (*i.e.* to provide a viable future for the school's ability to feed its staff and pupils!) it seems reasonable

to conclude that the proposed development will result in 'less than substantial harm' to the designated heritage asset (*i.e.* the listed building together with its setting, curtilage and other buildings) and that such harm is not in conflict with advice within the revised (Feb 2019) NPPF, paras 196 to 197.



**Plate 1:** South elevation from south



**Plate 2:** South elevation, west end, from south



**Plate 3:** North elevation from north-east



**Plate 4:** East elevation from south-east



**Plate 5:** West elevation from south-west



Plate 6: G1 lobby, looking north

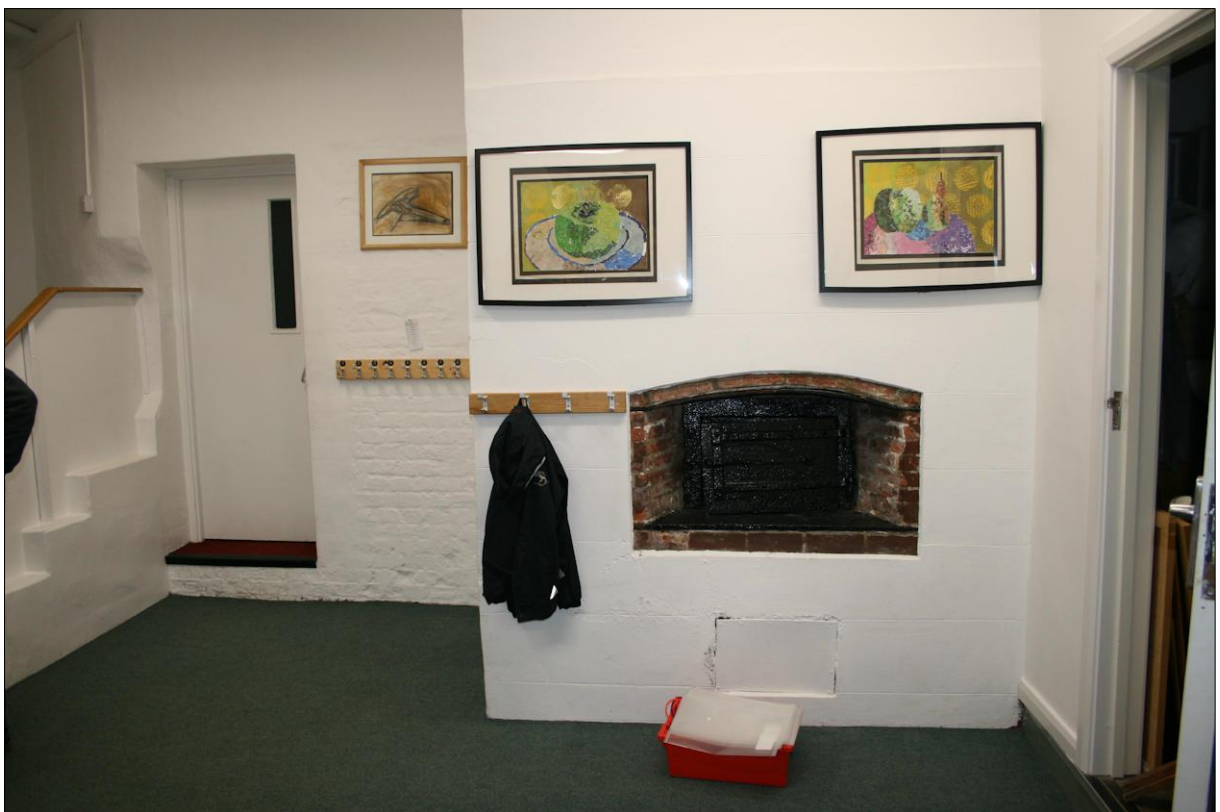
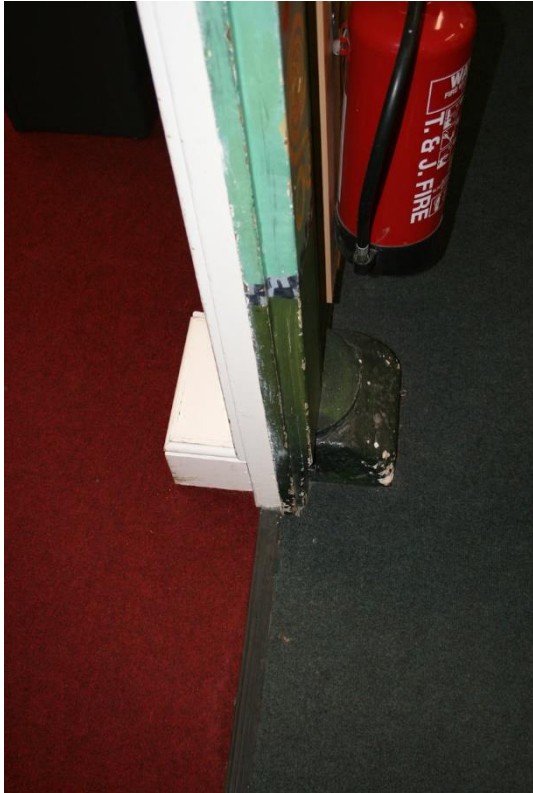
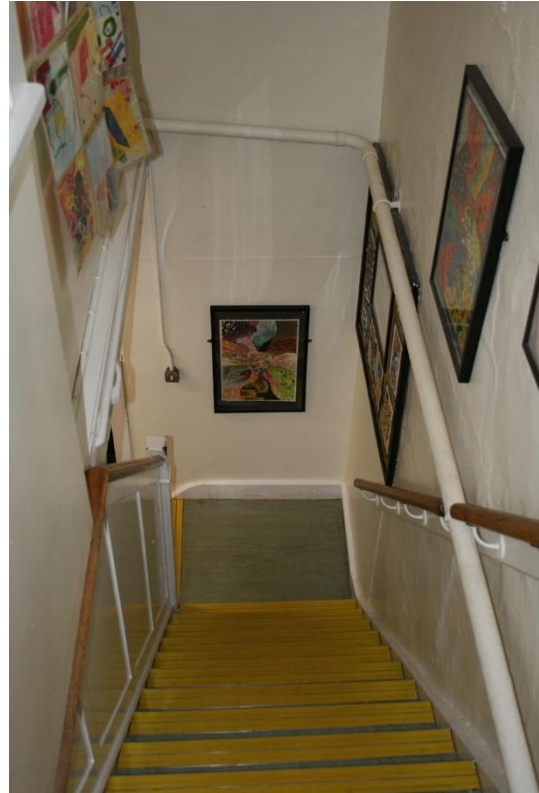


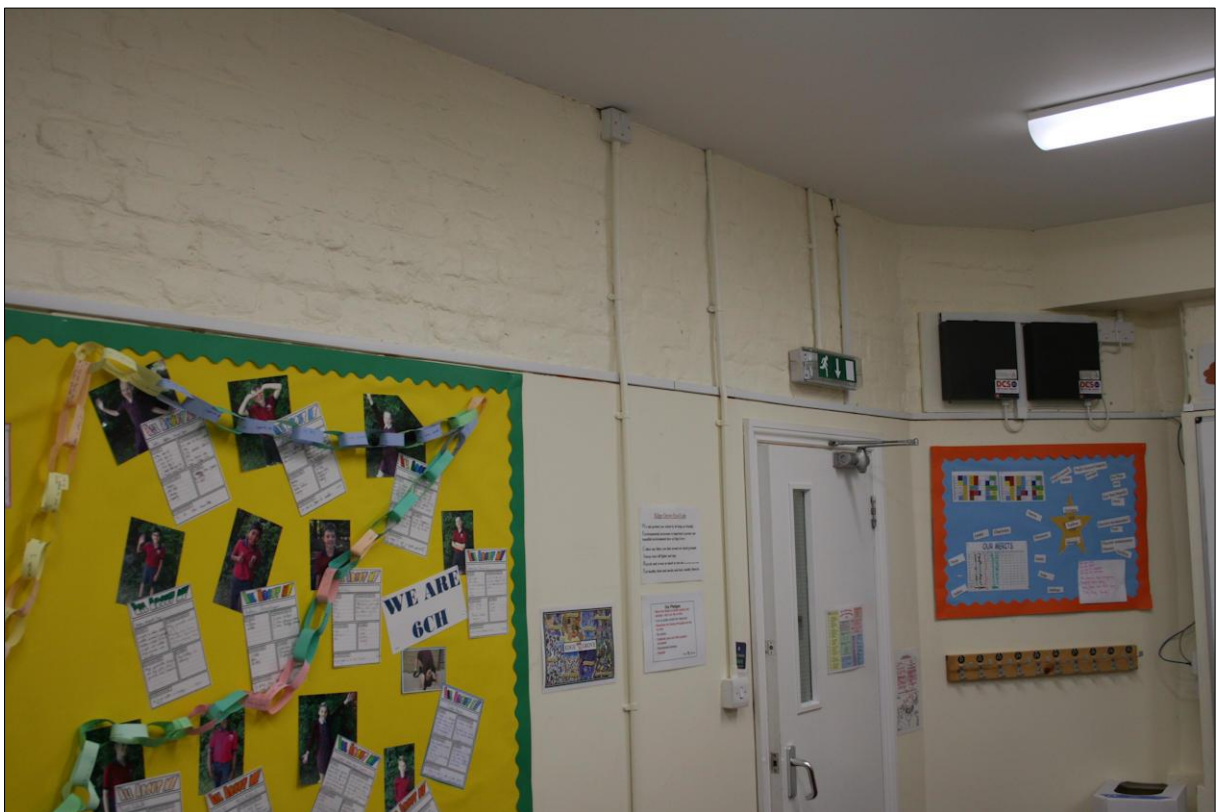
Plate 7: G1 lobby: bread oven on east side, from west



**Plate 8:** G1 lobby: base of column by door to G2 office



**Plate 9:** G1/F1 stairs, from east



**Plate 10:** G5 classroom, north-west corner from south



**Plate 13:** G5 classroom, south-east corner from north-west



**Plate 12:** G10 office, chimney breast from south-east



**Plate 13:** G11 store, timber-clad south wall from east



**Plate 14:** G15 changing room from west



**Plate 15:** F3 textiles room from west





**Plate 16:** F2 lobby, looking eastwards into F4



**Plate 17:** F3 textiles room, detail of south-facing window



**Plate 18:** F4 art room, west side from north-east



**Plate 19:** F4 art room, south side from north



**Plate 20:** F4 art room, chimney breast on east side from west



**Plate 21:** F5 art room, south-east corner from west



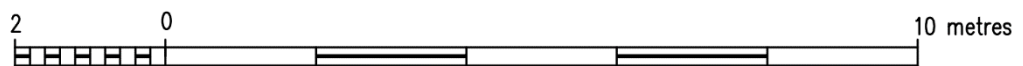
**Plate 22:** F5 art room, south side from north-west



*West elevation*



*East elevation*



**Figure 10:** West and east elevations (scale 1:100)

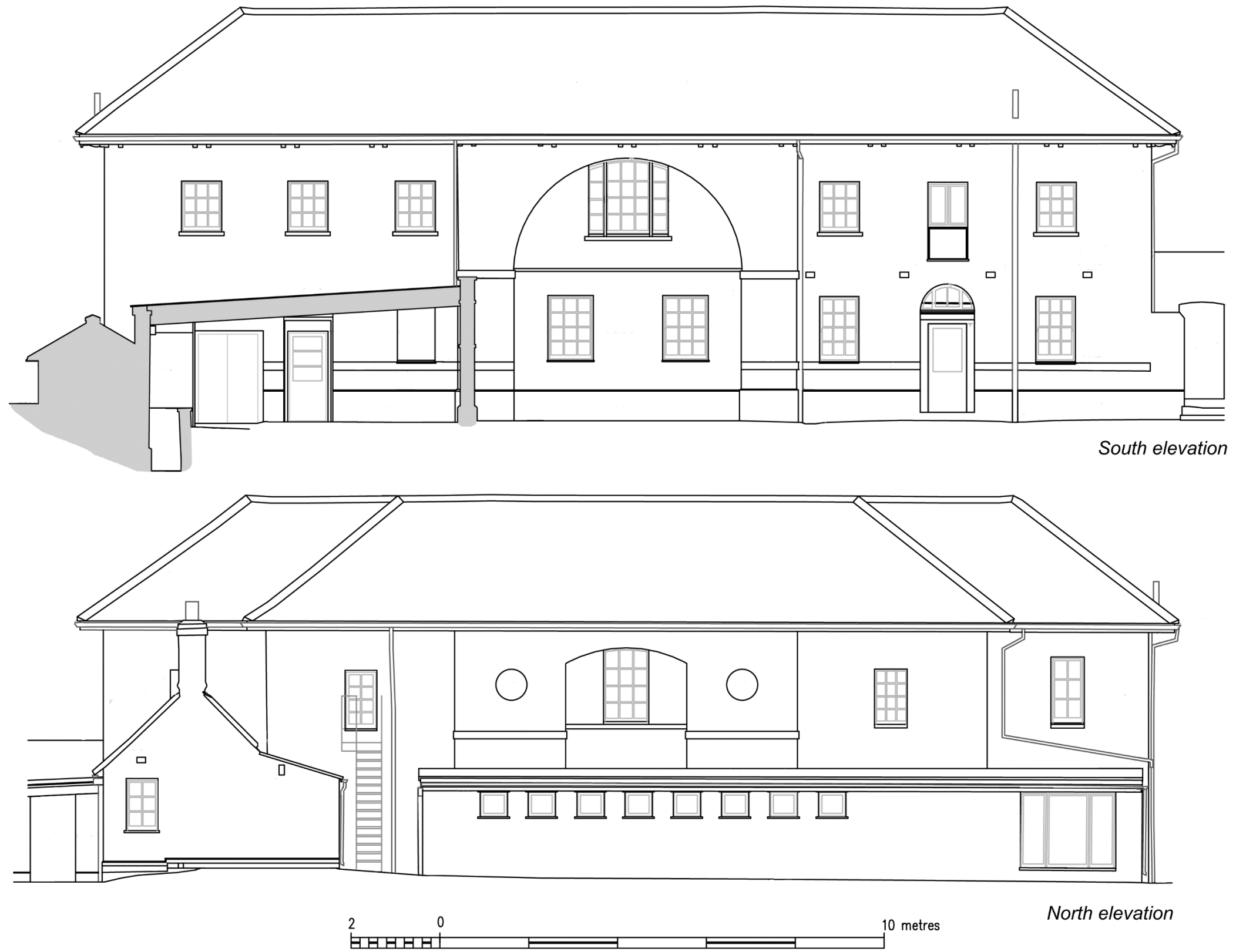


Figure 11: North and south elevations (scale 1:100)

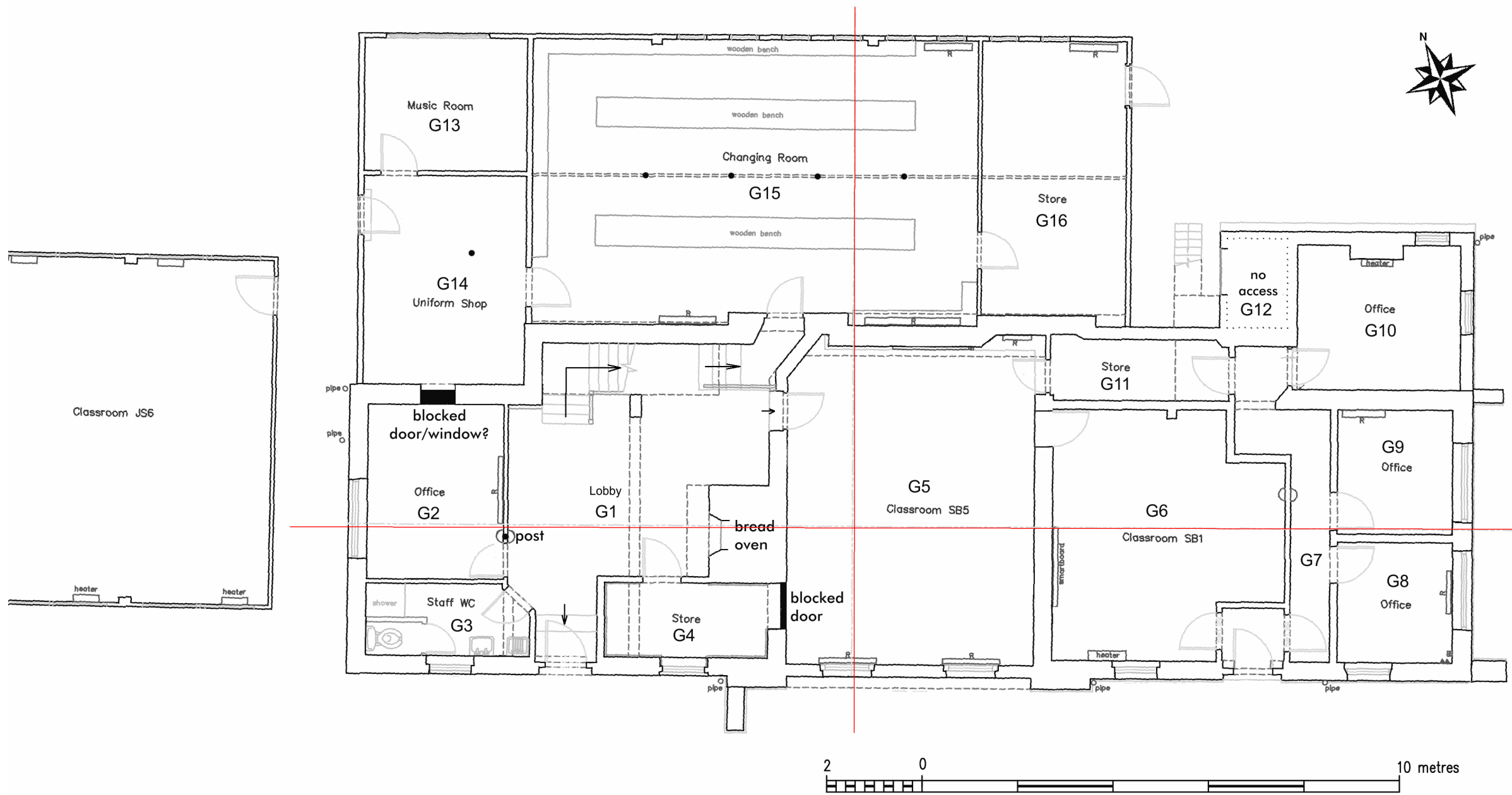


Figure 12: Existing ground floor plan (scale 1:100)

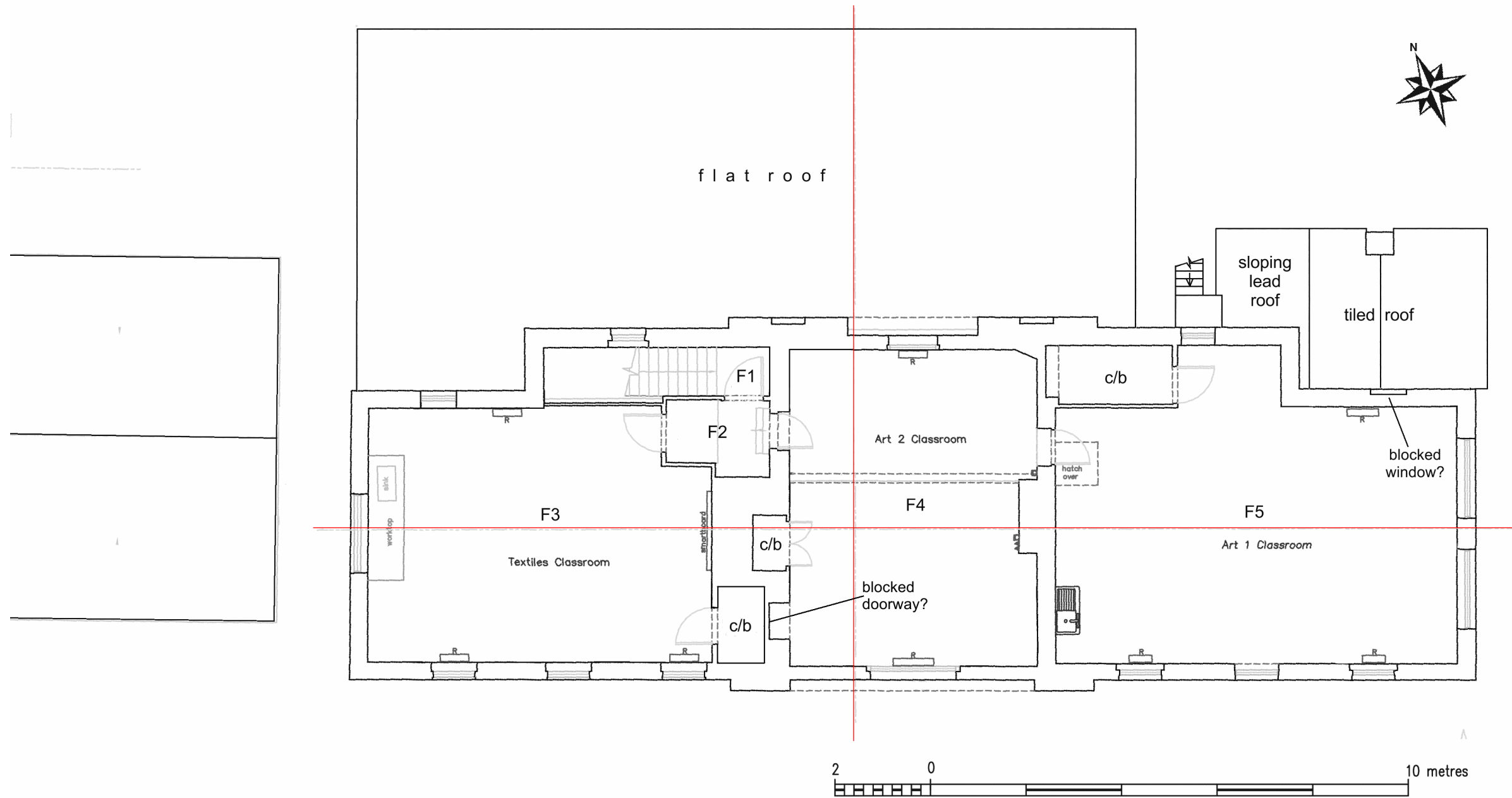


Figure 13: Existing first floor plan (scale 1:100)

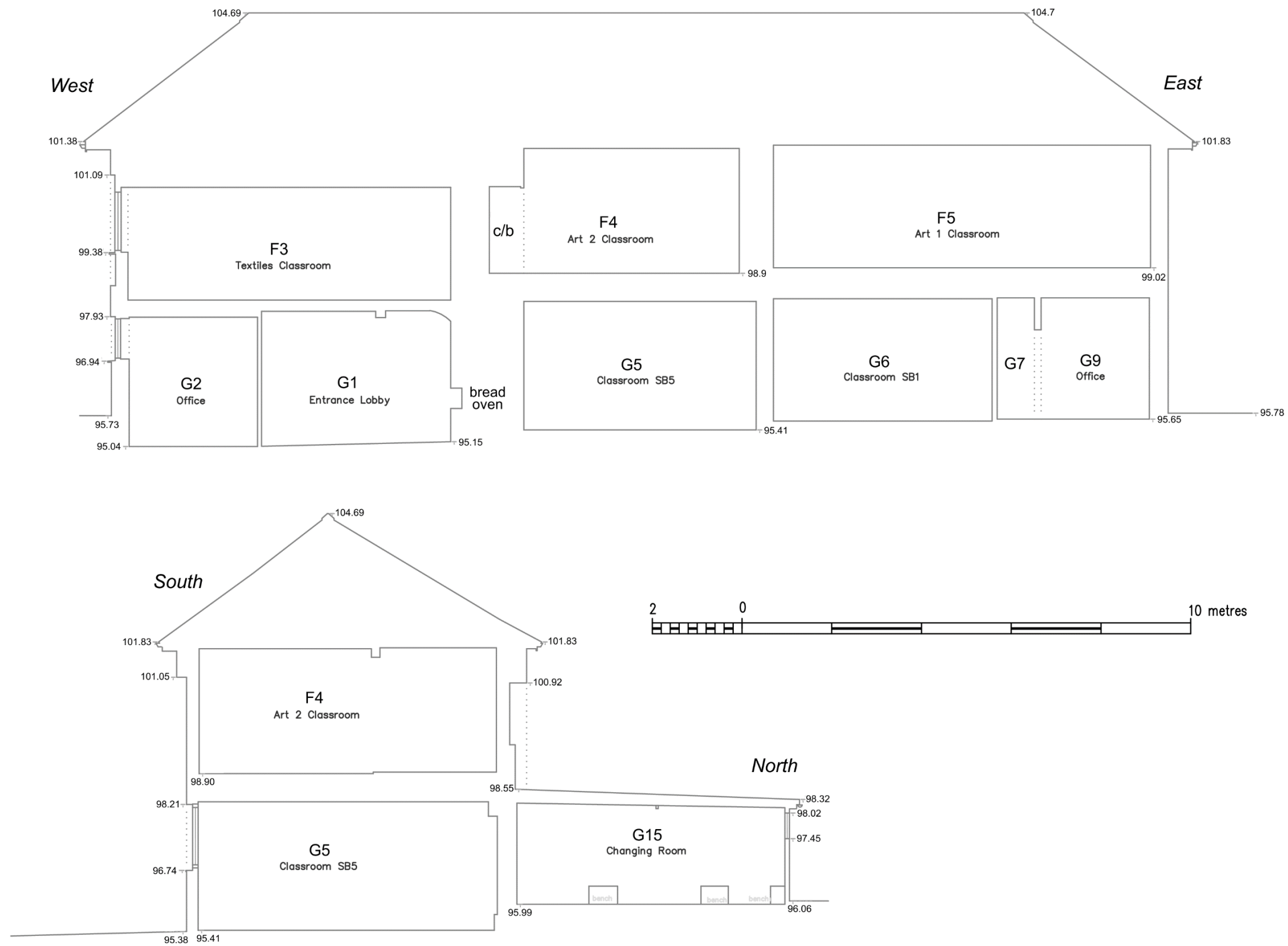
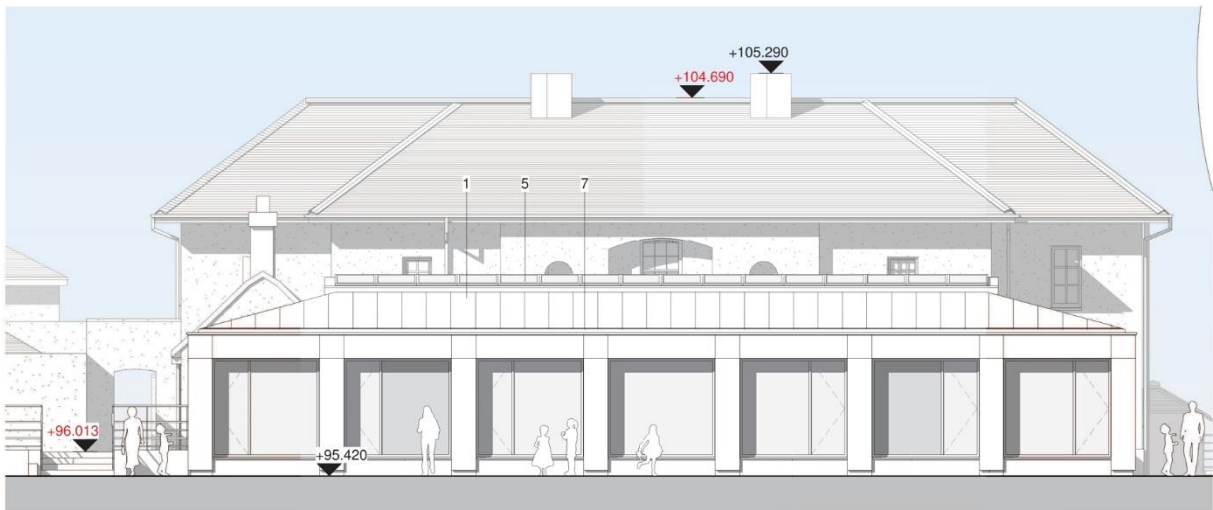


Figure 14: Block sections (scale 1:100: heights in metres OD)



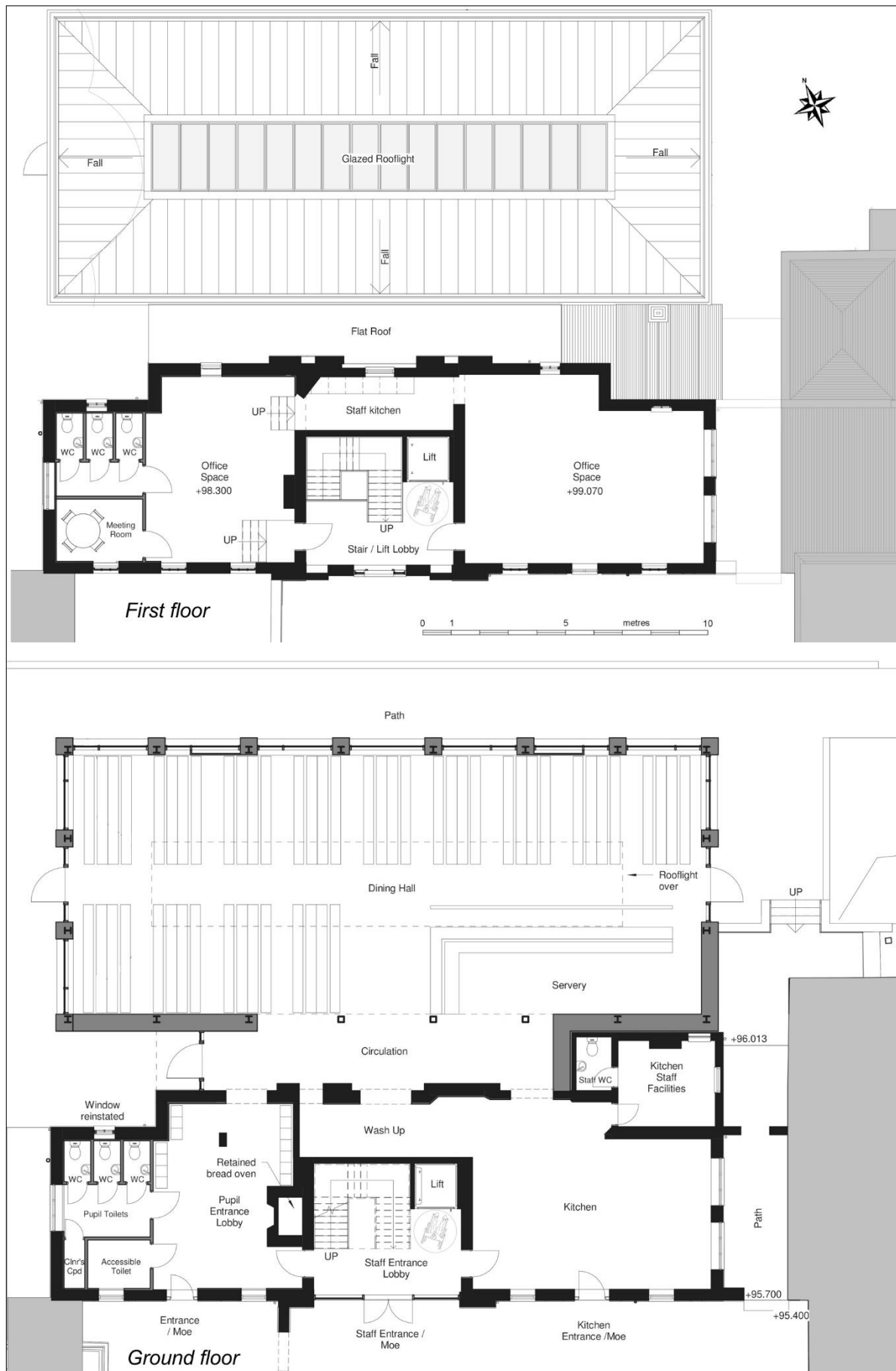


Proposed North Elevation



Proposed South Elevation

**Figure 15:** Stable Block: proposed front and rear elevations (*scale as shown*)



**Figure 16:** Stable Block: proposed ground- and first-floor plans (scale 1:200)

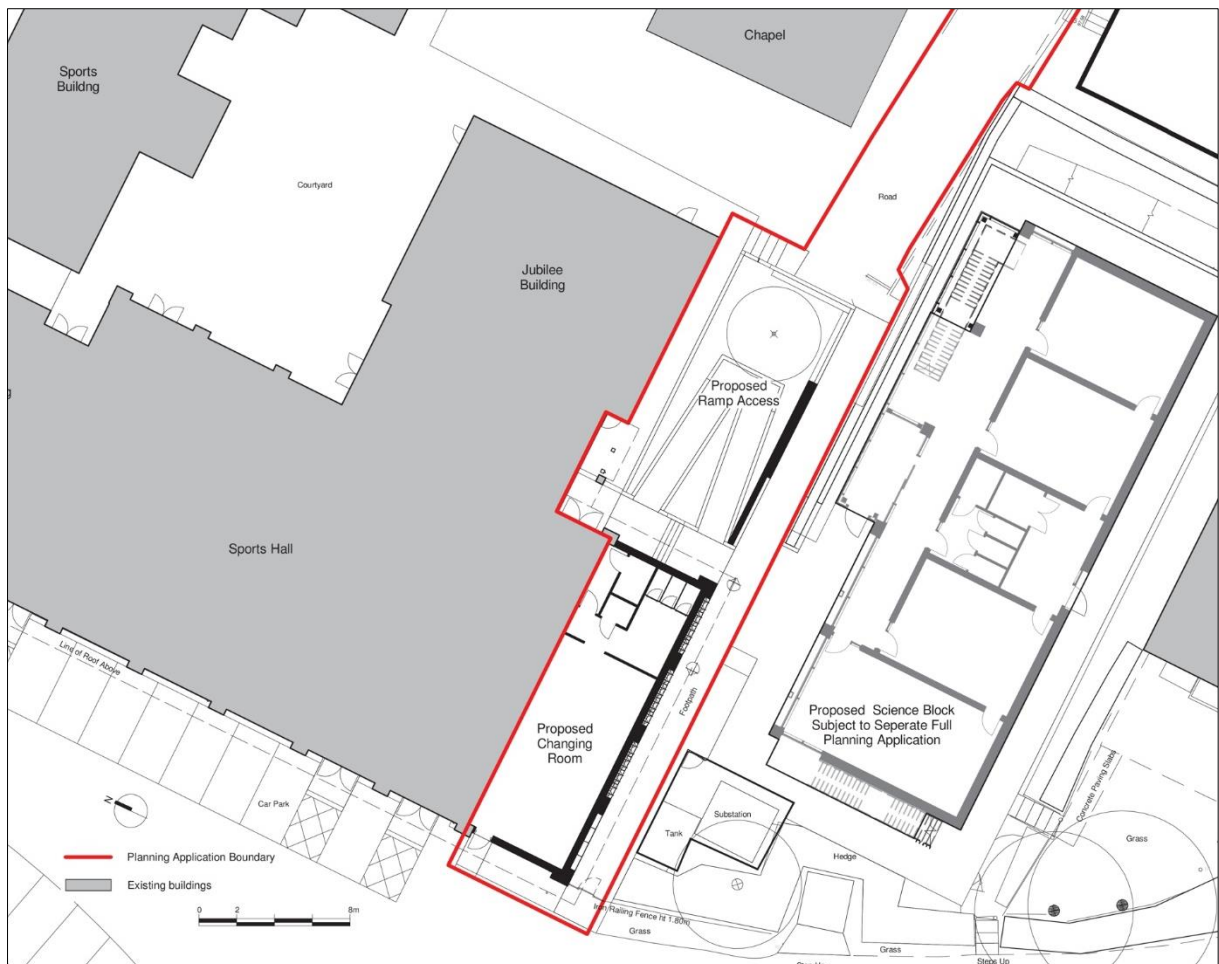
## 5. Sports Hall

### 5.1 Proposal

In order to replace the present changing rooms in the single-storey 1980s rear extension to the Stable Block, proposals have been made to construct a two-storey extension on the east end of the existing Sports Hall, within the complex of modern school buildings to the south-east of Aldenham House (Fig. 17). The extension will be built in a similar style to the Sports Hall, the hipped roof of which will be extended over the new build.

### 5.2 Potential Impact

This proposed development is located within the modern school complex, well away from the historic house and Stable Block. On this basis, it is assessed that the Changing Room extension to the Sports Hall will not have any adverse impact upon the historic buildings of the school, or their setting. However, its construction could impact adversely on any buried heritage assets present in that area, though the archaeological assessment (Zeepvat 2017) does not indicate the presence of anything of significance in that area.



**Figure 17:** Proposed Changing Rooms: location and extent (scale 1:400)

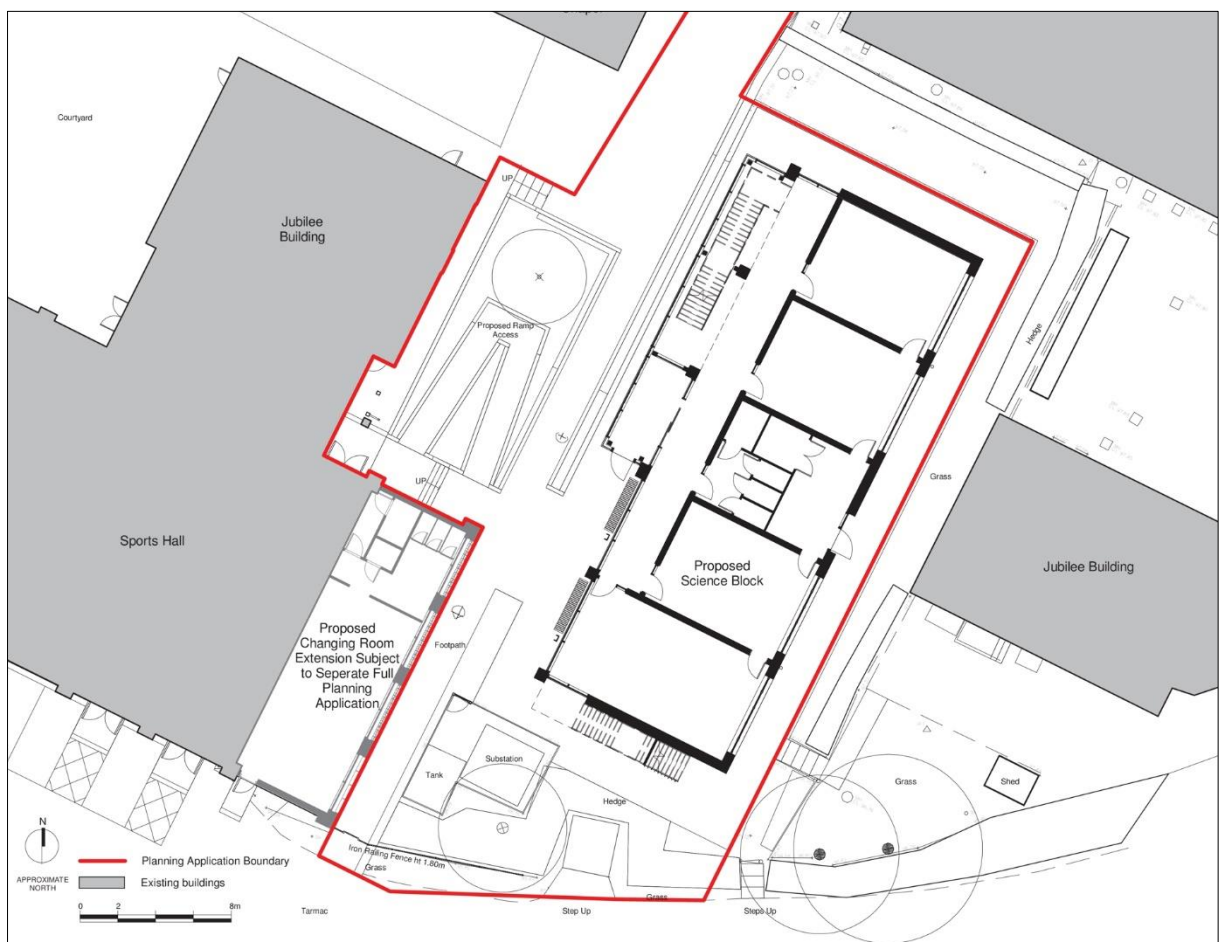
## 6. Science Block

### 6.1 *Proposal*

The present Science Block is a single-storey structure, located between the Sports Hall and Jubilee Building, within the modern school building complex, of similar design to the Sports Hall, with a hipped gable roof. In order to provide new classrooms to replace those lost from the redevelopment of the Stable Block, it is proposed to demolish the existing building and replace it with a two-storey, flat-roofed structure, on a slightly larger footprint (Fig. 18).

### 6.2 *Potential Impact*

This proposed development is located within the modern school complex, well away from the historic house and Stable Block. It is also replacing an existing modern building with a similar height and footprint. On this basis, it is assessed that the replacement Science Block will not have any adverse impact upon the historic buildings of the school, or their setting. It is possible that its construction could impact adversely on any buried heritage assets present in that area, though the archaeological assessment (Zeevat 2017) does not indicate the presence of anything of significance in that area, and construction of the present Science Block is likely to have truncated or removed any buried heritage assets in that location.



**Figure 18:** Replacement Science Block: location and extent (scale 1:400)

## 7. References

### **Standards & Specifications**

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- CIfA 2014b *Standard & Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. Chartered Institute for Archaeologists (Reading)
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- Zeeprat B 2017 *Heritage Asset Impact Assessment: Edge Grove School, Aldenham, Hertfordshire WD25 8NL*. Bancroft Heritage Services, ref 0061/AEG/1 (unpublished)

### **Cartographic Sources**

*The following maps and plans were consulted in the course of this assessment:*

| Date | Reference                | Description                                   |
|------|--------------------------|---|
| 1766 | Herts Publications 1980  | Dury & Andrews 2" to the mile                 |
| 1803 | HALS QS / E3 & D/P3 29/4 | Inclosure map 6.5" to 1 mile                  |
| 1810 | HALS: D/EWh/P1           | Edge Grove Grounds                            |
| 1871 | Herts XXXIX.15           | Ordnance Survey 25" (1 <sup>st</sup> Edition) |
| 1898 | Herts XXXIX.15           | Ordnance Survey 25" (2 <sup>nd</sup> Edition) |
| 1914 | Herts XXXIX.15           | Ordnance Survey 25" (3 <sup>rd</sup> Edition) |
| 1939 | -                        | Ordnance Survey 25" sheet                     |
| 1969 | -                        | Ordnance Survey 1:2500 sheet                  |

### **Websites**

- [www.old-maps.co.uk](http://www.old-maps.co.uk)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- [www.landis.org.uk/services/soilsguide](http://www.landis.org.uk/services/soilsguide)