

Little Gaddesden Conservation Area



Character Appraisal



Acknowledgements

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Photographs:

Front Cover (Main picture) - *Nos 26, 27 and 28 Little Gaddesden, at the north end of the Green*

Images left to right – *War Memorial roundel; Manor House; Adelaide Cross; No 61 and West Beaney*

Rear Cover- Images left to right – *No 14; Little Gaddesden House chimneys; Church of St Peter and St Paul; Brownlow Shield at Denison House and No 22/23*

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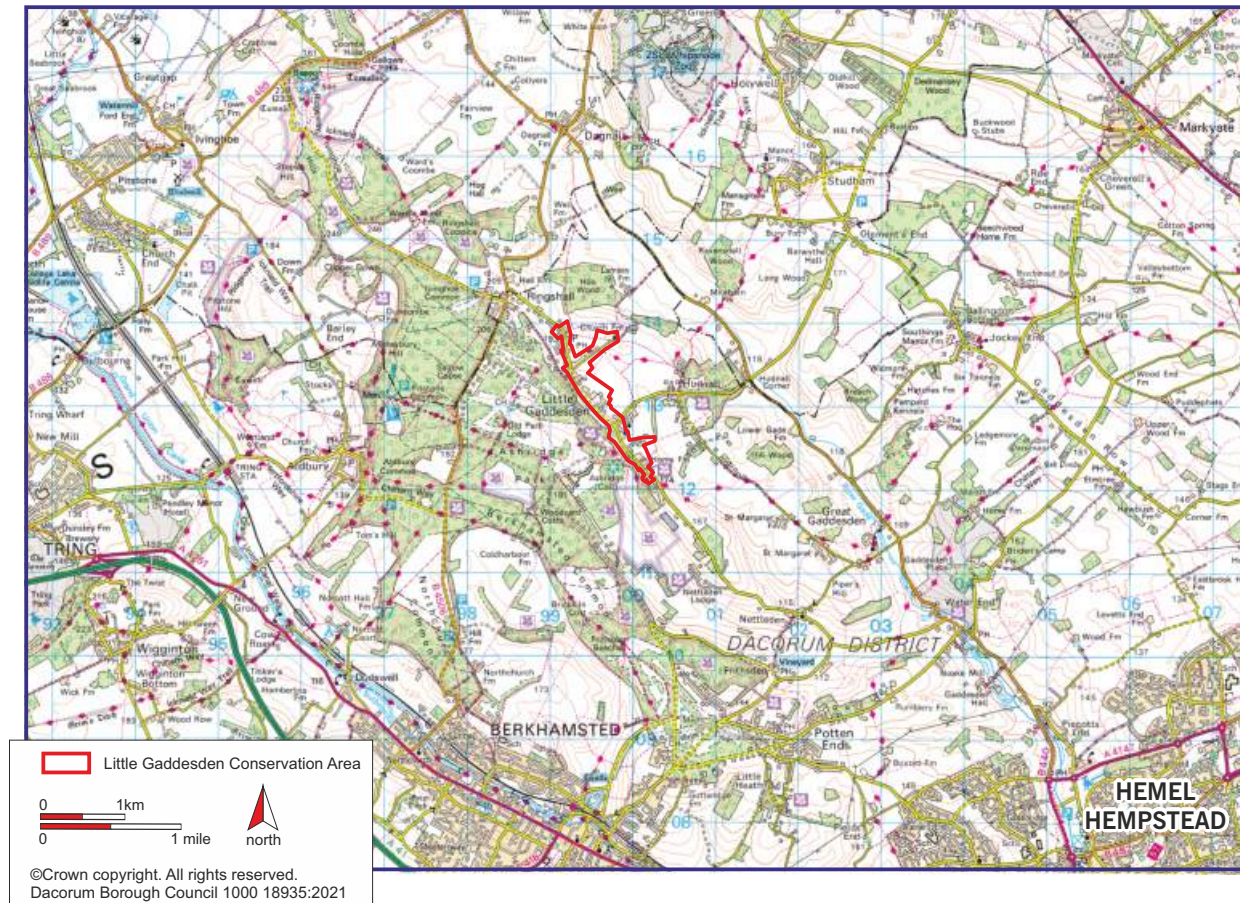
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Little Gaddesden Conservation Area Character Appraisal

1 Introduction

Map 1: Little Gaddesden



Little Gaddesden is a long, linear, hilltop village within the Chilterns Area of Outstanding Natural Beauty. Evidence of its remarkable history is visible throughout the Conservation Area. It sits high above the River Gade and the main Hemel Hempstead to Leighton Buzzard road, from where its ancient church is visible on the skyline. It is surrounded by woods, parkland and farmland and seems quite isolated in the landscape, with only one other village, Dagnall, being visible from the ridge on which the church stands.

At over 52 hectares it is the third largest Conservation Area in Dacorum. Key features include the Green and its relationship to the isolated Church, the strong influence of the Ashridge estate on the pattern of landholding and architectural choices imposed on earlier vernacular buildings, and the school, village hall

and adjacent residences sited at the south west end of Church Road.

Little Gaddesden is much photographed, has been used for film locations and is visited by walkers, horse riders and cyclists drawn to its beauty and its history. By the mid C19th, when it was at its greatest extent, the designed landscape of Ashridge Park washed over much of the Conservation Area. Estate influences in the village itself are still strongly evident.

The Conservation Area displays all the signs of being well cared for and maintained, yet it is also subject to pressures. New development has been strongly resisted in Little Gaddesden, but what little has occurred has not always complemented the 'character' of the Conservation Area.

Map 2: Little Gaddesden Conservation Area



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Village Green looking north from Red House driveway

The Little Gaddesden Conservation Area was first designated on 7th October 1968.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. A conservation area is “*an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance*”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Proposals should be publicised and incorporate public comment. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 186 of the National Planning Policy Framework (2012) provides an overarching planning framework to which local planning policy must relate. Additional detail is provided by the Planning Practice Guide (March 2014) which provides more practical guidance on how the policies laid down within the Framework should be interpreted and implemented. The Framework notes that heritage assets should be conserved

in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The Framework also places certain responsibilities upon Local Planning Authorities in that they should have a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The Framework states: *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

Local planning authorities should look for opportunities for new development within Conservation Areas ...and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Paragraph 200)

New development and change will always therefore take place in conservation areas, and the main purpose of designation is to ensure that any proposals will not have an adverse effect upon the overall character and appearance of an area. This Appraisal highlights the special qualities and features that underpin the character of Little Gaddesden and justify its designation. This Appraisal is supported by Dacorum Borough Council's Core Strategy and Local Plan.¹

Dacorum Borough's Local Plan was adopted on the 16th April 2004, and certain policies relate specifically to conservation areas and remain saved and current. In particular:

Policy 120.1: Designation as a conservation area provides the opportunity to preserve or enhance an area of architectural or historic interest by controlling building demolition and the design, scale and proportions of extensions and new development, as well as the type and colour of the materials used.

The Dacorum Core Strategy was adopted September 2013, and should be read alongside the Local Plan 2004 for a complete picture of current planning policy.

Aerial View of Conservation Area

Historic Environment policy CS27 notes that all development will favour the conservation of heritage assets and that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. In specifically referring to conservation areas, it notes that development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.



¹ The New Single Local Plan (to 2036) is in preparation at the time of publication

Policy 121.1: There is a need to control inappropriate types of permitted development which would be detrimental to a conservation area.²

A detailed review of the existing boundaries of the Conservation Area has also been undertaken to determine if areas should be included or removed from the designation. (see Map 2).

The Council has also produced relevant guidance, including Development in Conservation Areas or affecting Listed Buildings.³

The purpose of this appraisal is therefore, in accordance with the methodology recommended by Historic England,⁴ to define and record the special architectural and historic interest of the Little Gaddesden Conservation Area.



Lady Marian Alford Cross

This appraisal is intended to be comprehensive in its scope and content. However, omission of any specific building, structure, site, landscape feature, space, feature or aspect located in or adjacent to the Little Gaddesden Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the Conservation Area as a designated heritage asset.⁵

² See also Policies 118 and 119.

³ See Environmental Guidelines SPG Section 7: Development in Conservation Areas or affecting listed Buildings. Further advice is contained on the Council's website www.dacorum.gov.uk. Note also An Article 4(1) Direction relating to Land South-East of Church Road, Little Gaddesden was confirmed on 6th May 2020.

⁴ Historic England Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (2016), Chapter 3.

⁵ Conservation areas are defined as Designated Heritage Assets within the Framework.

2 Location and Setting

Location

The rural settlement of Little Gaddesden is situated in the Borough of Dacorum, Hertfordshire, thirty miles north-west of London and high up on a wooded spur of the Chiltern Hills.

Little Gaddesden is a village of some 475 households. The Conservation Area does not extend to the whole of the village, several large housing areas being outside the Conservation Area envelope.

Boundaries

The Conservation Area boundary (shown edged red on Map 2) encloses a linear village extending 2.25km SSE along Nettleden Road from the Beaney entrance to Ashridge Cottages in the south. Sections extend to include the Church and Little Brownlow Farm.

From its most northerly point on Nettleden Road North at the entry to Beaney, the boundary runs 30 metres SE and then leaves the road, turning NE for 130m along the boundary of No 1 Little Gaddesden to reach the Hoo Wood track. There it turns almost south, to take in the "Town Houses" i.e. Nos. 1 – 4 Little Gaddesden, and No 5. Crossing the old Lamsey Lane track from Beaney to the Church, the boundary continues for another 350m S then SSE, running through the meadow and along the property boundaries before crossing Bridgewater Meadow to the hedge at the back of the Scout Hut and the Village Hall. Nos. 20 – 24a Little Gaddesden and the Village School are included in the Conservation Area.

The boundary then takes in the land and properties along both sides of Church Road as well as the Church of St Peter and St Paul, the boundary turning NE along the well-established hedge NW of Coronation Villas and Bede Court, continuing past Gable Cottages and Field End, before turning NNE along the edge of Church Meadow. After 430 metres it turns generally E,

continuing for 250 metres on the N. edge of Church Meadow and the Churchyard, whose flint walled boundary it then follows S for 120 metres to Church Road. From there the boundary turns back SW for 430 metres, running along the line of oak trees between Pond Field/ The Strip and the hedge bordering Engine House Field/ The Strip, to reach the edge of the village Playing Field. It then follows the edge of the Playing Field SE/SW for a further 150 metres. The Playing Field and Sports Pavilion are included within the Conservation Area.

The boundary then turns SE along the SW edge of Engine House Field and Grey's Field before turning SW behind the Red House then SE again to run behind the Manor House properties to reach Hudnall Lane, a total distance of 800 metres. This section of boundary delimits the NE edge of the Conservation Area along the Village Green from John O'Gaddesden's House and the War Memorial to Hudnall Lane, including the properties of the Marian Lodge area and the former Estate Yard behind the Red House.

Crossing Hudnall Lane, the boundary continues for 300 metres SSE then S, to exclude the former Methodist Chapel and Chapel Close but taking in Windyridge, The Paddock, Kingham's Meadow, Robin Hood Farm (House), Nos. 58 – 62 Little Gaddesden and Robin Hood House. A section extends E. for 300 metres, S. for less than 100 metres and back W for 150 metres to include Little Brownlow Farm.

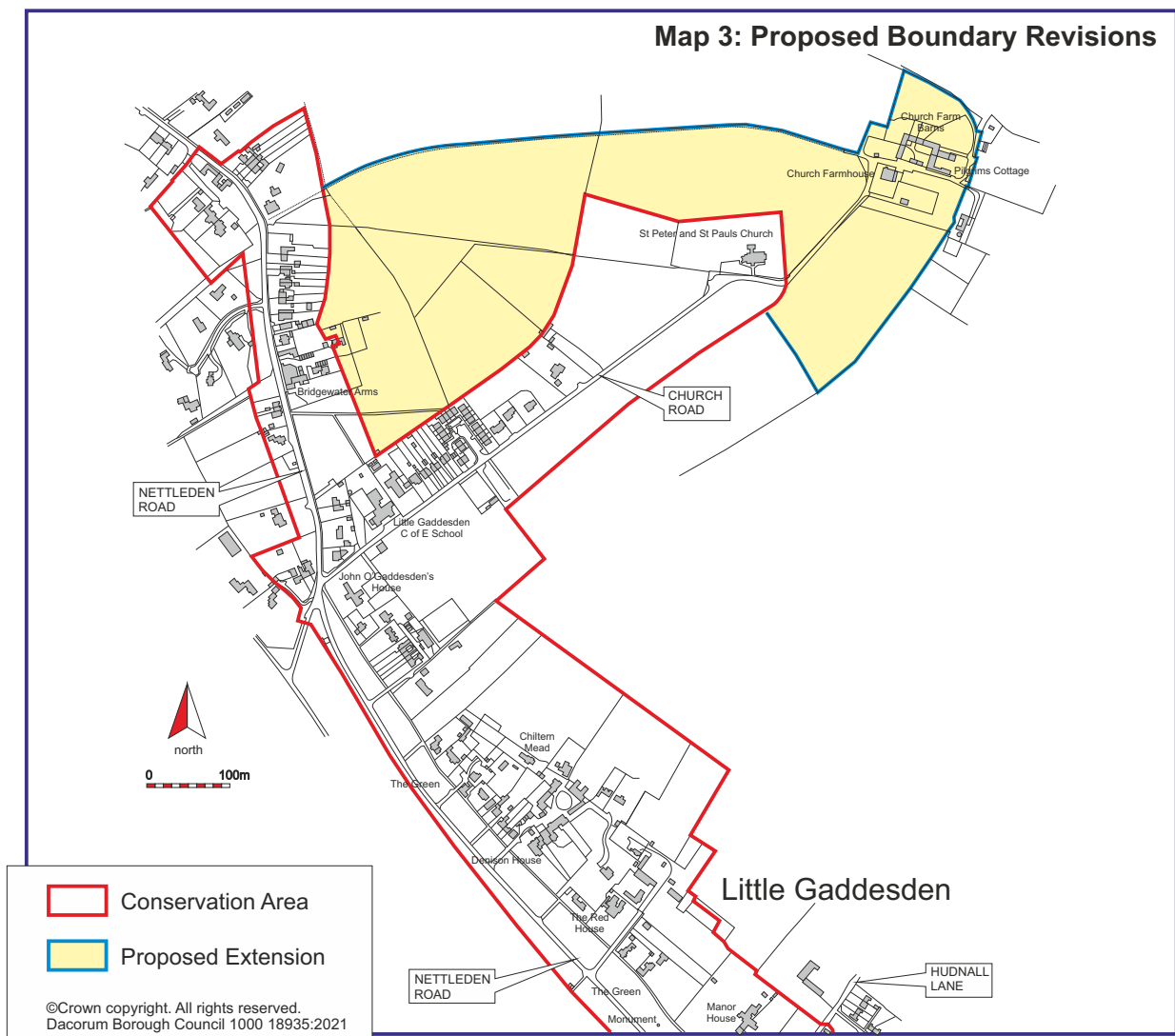
From behind Little Gaddesden House, the boundary runs generally S for 450 metres so that the Conservation Area includes all the buildings in the vicinity of Little Gaddesden House and Home Farm, including Bailiffs and Pulridge House, where the boundary turns SW to Nettleden Road. From there it continues about 60 metres SE on Nettleden Road. The boundary turns SW, south of Ashridge Cottages, which are included in the Conservation Area; Greenhayes, 4 Nettleden Road and Cromer Close are excluded. This 70 metre section of boundary marks the southernmost limit of the Conservation Area.

From the SW boundary of Ashridge Cottages, the Conservation Area boundary runs irregularly NW to include Cromer Wood Cottage and Cromer Cottage, re-joining the road after 200 metres. After 100 metres NW along Nettleden Road, the boundary diverts a few metres down the track, from which it runs NNW through woodland along the NE side of the Golden Valley. After 550 metres, it crosses the footpath from Hudnall Corner to the Golden Valley and turns north. It then follows the Estate fence NW for 750 metres gradually diverging from Nettleden Road. The Village Green and the wooded verge bordering the south-western side of the road are thus included in the Conservation Area.

The boundary then runs generally NNW; the Lady Marian Alford Memorial and Nos 26 – 28 Little Gaddesden are included in the Conservation Area whilst Tudor Lodge and The Croft are not. The 250-metre section continuing

NNW runs through the front garden of the Old Rectory (house excluded) but takes in Nos 15 to 18 Little Gaddesden. From here, narrow strips of mainly coniferous woodland in the gardens of Midsummer House and Wood Ash are included; the remainder of Gatesdene Close is not. The final 250 metres of the Conservation Area boundary continue around the boundary of the properties at Beaney, re-joining Nettleden Road North at Beaney's entrance.

Arising out of this appraisal process, it was proposed that the Conservation Area boundary be extended. The extension includes the fields to the south of the footpath leading from Beaney's to Church Farmhouse, Church Farmhouse itself and associated farm buildings, and the paddock to the south of Church Farmhouse. The new boundary encompasses the site of the original village and protects views and the setting of the Church and Church Farmhouse.



Topography and Landscape Setting

Little Gaddesden is situated in the Chiltern Hills AONB, in a landscape which is designated as of national importance for its outstanding natural beauty. It is located high up on a broad, partly wooded spur, which runs from NW to SE on the dip slope of the Chiltern escarpment. To the NE the land drops to the Gade Valley. The spur is cut into by two dry valleys, Witchcraft Bottom/the Golden Valley on the SW and the valley known as Nobody's Bottom on the NE side. Both these valleys run SE toward Nettleden.

The altitude of the civil parish of Little Gaddesden ranges from 116 metres (381 feet) between Fourways Corner and Lower Gade Farm in the Gade Valley on the Leighton Buzzard road (B440) to 211 metres (692 feet) at the Bungalow, behind no.35 Ringshall Cottages, high on the dip slope. The Church is at an altitude of 190 metres (623 feet) and the Village Green at an altitude of 180 metres (590 feet). The Ringshall Reservoir is on the 215 metre (700 feet) contour, so that it could provide sufficient water pressure for the whole village.

Geology

The surface layer of which is Clay-with-Flints on the plateau and the uppermost parts of the slopes, thins out to expose Upper Chalk, below which is a thin band of Chalk Rock. The valleys are cut into the Middle Chalk. Upper Chalk is much more flinty than Middle Chalk. Chalk Rock exposures form banks which are favoured by badgers. Chalk underlies everything, down to well below the bottom of the Golden Valley. It is over 100 metres thick, and it contains the water which can be reached by deep wells and boreholes.

The soil is Brown Earth on the clay and Brown Calcareous Soil where the chalk is near the surface. The pH of the Brown Earth tends to be 4 to 5 in woods and 5 to 6 in grassland. The Brown Calcareous Soil has a pH of 6 to 7.

The agricultural classification of the land is all Grade 3. On a scale of 1 to 5, this is average, allowing mixed farming with livestock and field crops although it is practically too flinty for root crops.



View to Church Road across Sports Field

Archaeology

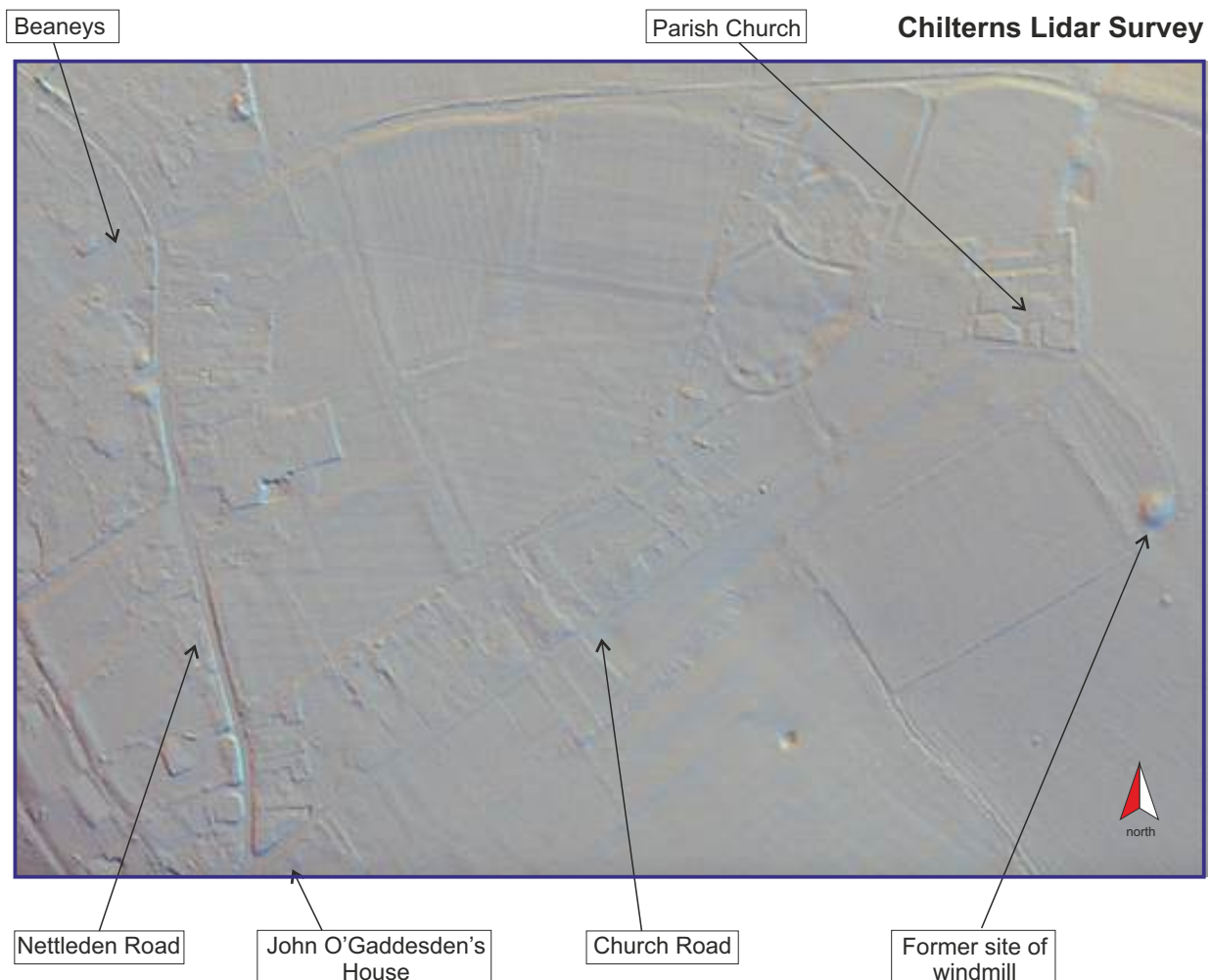
Earthworks in the field west of Little Gaddesden church include a roughly circular area 60m across, with a larger outer ring attached. The form may be that of a motte and bailey, or alternatively Late Iron Age/Roman settlement. A trench near the centre of the smaller ring uncovered a possible cobbled area and a good deal of pottery dated to the C11th-C14th; another trench across the southern end of the outer ring found nothing. The finds may suggest a medieval date for the earthworks but earlier finds are said to be Roman. (Canon Senar also mentions a Bronze Age axe having been found in this area.)

Analysis of geophysical survey suggests some complexity, with many landscape features. The Lidar Survey (carried out under the auspices of the Chilterns Conservation Board) would appear to corroborate local tradition which asserts that

the main settlement was situated to the west of the now isolated parish church. The present church of St Peter and St Paul dates from the early 14th century, but there has been an incumbent from 1276, and a Church is mentioned in a C10th charter. The fact that the church is isolated, and that evidence of old track-ways and disturbed ground are to be found nearby, does indicate former occupation, and there is also a probable mill-mound at SP 9987 1367.

Little Gaddesden is in an Area of Archaeological Significance. Developers should refer to Policy 118 of the Dacorum Borough Local Plan 1991-2011.

See Appendix 2 for the Historic Environment Record.



3 The Historical Development of the Village



Parish Church from the historic meadows between the Church and the Green

The Anglo Saxons

They gave the village its name, since Gaddesden means valley of the goats, and they built the first church we know of. The church we see today dates mainly from the C14th, but from its tower can be seen the disturbed ground indicating settlement presence which once connected it to the fields and settlement to the west. Its origins are probably earlier with possible earthworks denoting Iron Age occupation, and there has been a suggestion that a Roman road passed just south of the church en route to Ivinghoe Beacon. In the Anglo-Saxon period it is possible that the village had more of a nucleated centre around the area denoted by the Chilterns Conservation Board Lidar survey illustration as well as a number of 'ends'; for example at Hudnall, Ringshall and by the Manor House area, which was originally part of the manor of Lucies.

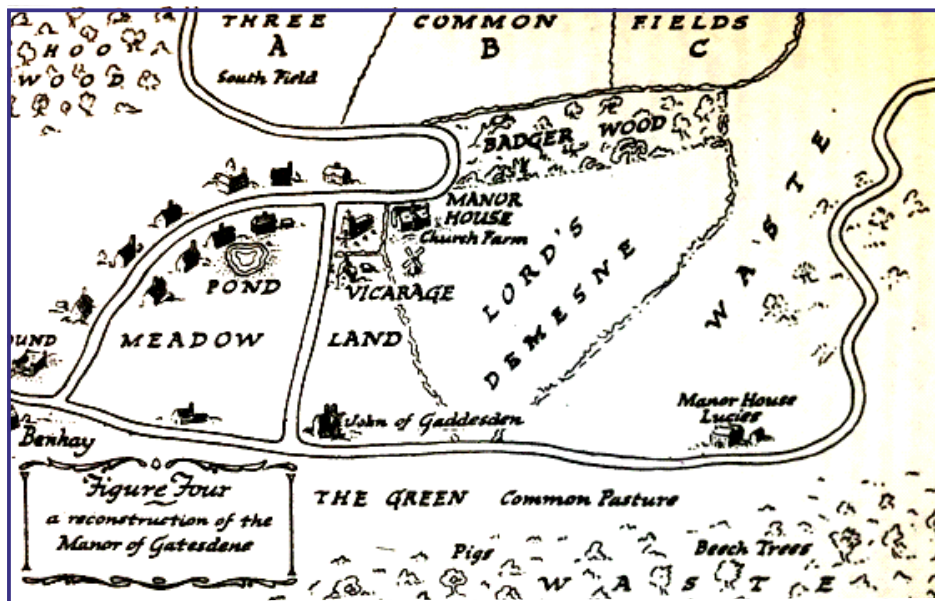
The Medieval Period

Vicars Bell (the village school headmaster between 1929 and 1963) provided a conjectural reconstruction of the Village, and the map would appear to broadly capture the overall pattern of settlement in the early medieval period.

The common or village green, which would have been more extensive than today, was used by the villagers to graze their animals and gather furze and sticks for their fires.

Perhaps as a result of the terrible effects of the Black Death, which killed between a third and a half of the population in the area, it would appear that the original area of settlement contracted to form more of a nucleus around Beaney or Benhay, as suggested on the 1762 Map. (See *following page*)

Map 4: Vicars Bell Little Gaddesden 2012, Fig 4, p.8



from the entrance to Ashridge House to the village green was also opened up.

Elizabeth I sold off Ashridge, which was where she had been arrested by her Catholic sister, Bloody Mary, and the rest of the estate. She had narrowly escaped execution and perhaps Ashridge held too many bad associations for her.

In the C13th, Ashridge monastery was founded by Richard of Cornwall, the brother of King Henry III. Edward I stayed there, and held a parliament, when he was mourning the death of his wife Eleanor. As the monastery expanded, and attracted pilgrims drawn to see the phial of Christ's blood which was the its most prized possession, it is likely that villagers began to migrate to the ridge and common-edge overlooking Ashridge and that many worked at the monastery.

In the following century, the church was rebuilt and the oldest remaining house in the village, John O' Gaddesden, was erected at what would later become the entry into Church Road.⁶

The Sixteenth and early Seventeenth Centuries

When Ashridge monastery was dissolved in the Reformation (1536-1541), its buildings were used by King Henry VIII for his children. The air was fresher and healthier than in London, yet Little Gaddesden was not too far away from the City in the event of a rebellion, when the children could be brought back to safety. It was at this time that the Prince's Riding avenue (SP 983 125) was cut through the woods and, possibly, when the view

It was around this time, 1576, that the Manor House, probably the second oldest remaining house in the village was built, although, as it is situated next to the early, possibly Roman road which runs up from Hudnall and originally continued down to the Golden Valley, there was probably an earlier settlement on the site.

In 1603, Sir Thomas Egerton, the Lord Chancellor, bought the Manor House and Ashridge itself, where his family was to live for the next 250 years as the Earls of Bridgewater. Francis, the Third Duke, was also, as the 'father of inland navigation' known as the 'Canal Duke'. Like all the Egertons, apart from the Lord Chancellor, he lies in a vault in Little Gaddesden Church, which is full of memorials to the family.

A key feature is the survival of many of the timber-framed buildings dating probably from C16th and C17th but which were subsequently re-faced. They survive all along the Nettleden Road, with a particular cluster around the Bridgewater Arms - probably a remnant of the original medieval settlement that used to connect to the Church.

Since at least the 17th century Little Gaddesden has been connected to the City, with wealthy Londoners dealing in land and later buying country houses for their weekends and holidays.

⁶ John of Gaddesden was the pre-eminent doctor of the period, treated the royal family, & was a friend of Geoffrey Chaucer, who was warden of Berkhamsted castle, and wrote the Canterbury Tales – however the link with the building of his name is tenuous.

The Eighteenth Century

In the 1760's, the Duke of Bridgewater owned approximately 40% of the parish; although his control extended further via his status as lord of the manor. And because of later changes, there is less evidence of interventions in the village in the eighteenth century. For example, an elegant, apparently symmetrical Georgian house belonging to Thomas Gamble on the Common was demolished between 1812 and 1828.⁷

Throughout the rest of the eighteenth century, with the Duke of Bridgewater being diverted by entrepreneurial activities, it would appear there was a small rise in the number of proprietors in the parish. William Ellis, Little Gaddesden's most notorious inhabitant at the time, alluded to the independence of the village in his writings.

The Nineteenth Century

The population of Little Gaddesden in 1800 is listed as 388, living in 83 houses; by 1811 the population has increased to 506 in 98 houses.

Whilst Little Gaddesden had some of the characteristics of an "open village" – despite the

Map 5: Extract from the 'Duke of Bridgwaters Lands in Buckinghamshire and Hartford' 1762



Source: HALS AH2770

Ashridge influence, there were a number of landowners, none of whom controlled the parish - that was to change in the early nineteenth century.

General John William Egerton, the 7th Earl, having rebuilt Ashridge House, began the process of buying up the area around Ashridge and vastly expanded the estate. Through a concerted effort he managed to acquire about 80%+ of land in the village. The village became a 'closed' one, controlled in every way by the Bridgewaters.

Map 6: 1802 Map



⁷ F. Kerner: "Two Houses: Family, Property and Landscape in Little Gaddesden, Hertfordshire c.1600-1820" published by the Rural Heritage Society of Little Gaddesden.

The remnant of common land, i.e. the 'green' between the village and the landscape of Ashridge Park, changed in status. The parish boundary between the parish of Little Gaddesden and Ivinghoe ran through the green. However, when the parish of Ivinghoe was enclosed in the 1820s, the Ashridge estate effectively increased the park by its enclosure of that part of the green.

In 1851 the population of Little Gaddesden is recorded in the census as numbering 435 (down from 506 in 1811), almost a third were aged under 14. Of the 243 who were at work, 72 were involved in agriculture, 68 were straw plaiters and 42 were in service. There were only 11 people of independent means.

When the Bridgewaters died out, in the middle of the 19th century, their cousins, the Brownlows, took over the estate and continued the process of change instigated by their predecessors. As benevolent dictators, they brought running water to the houses for the first time, built the school, re-ordered the church, and rebuilt or refaced many of the village houses which display their initial 'B' prominently on their fronts. Most of the villagers worked for them and lived in Estate houses, which were being improved throughout this period.

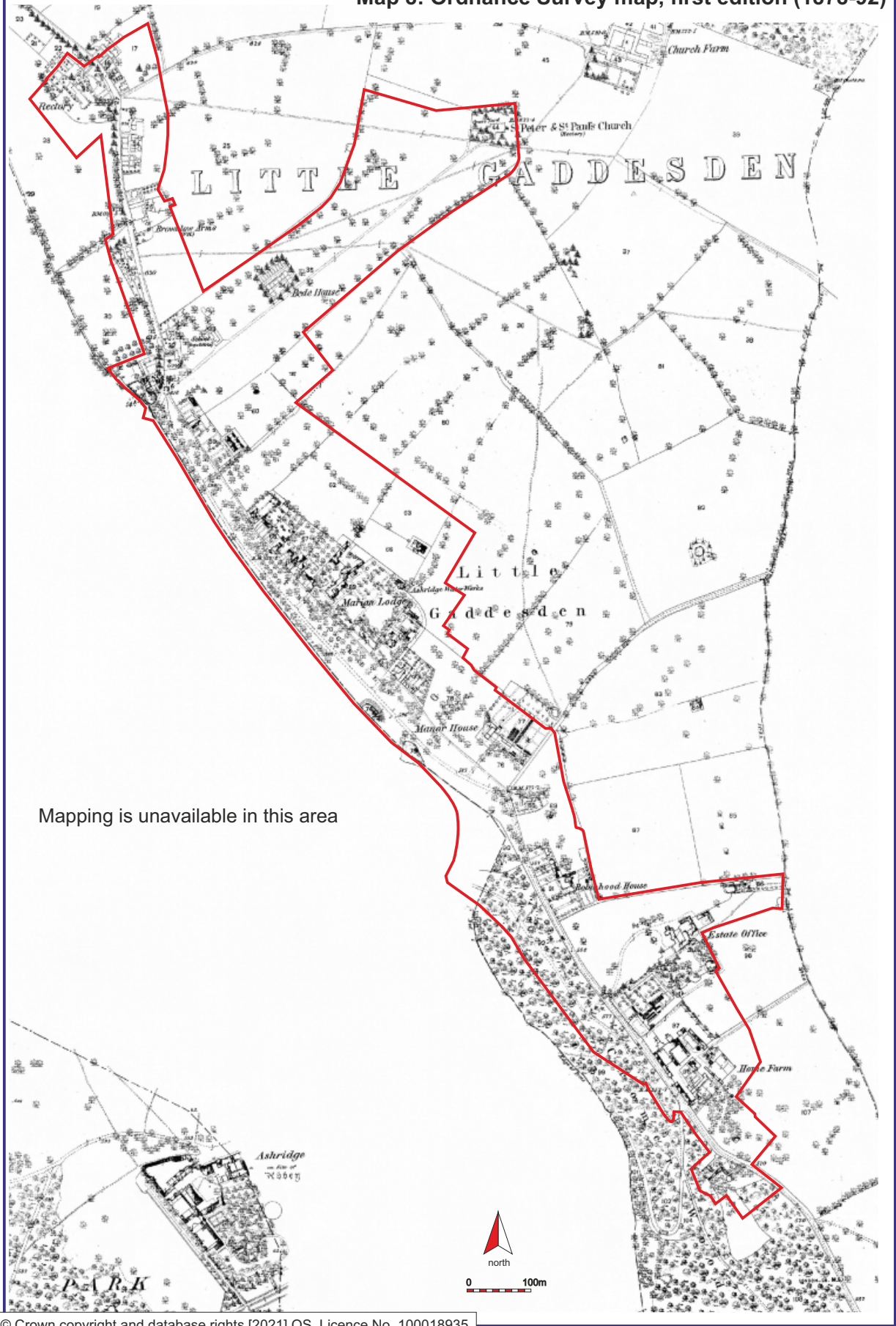


Ashridge House, seat of the Bridgewaters and Brownlows, viewed from The Green

Map 7: Little Gaddesden Tithe Map

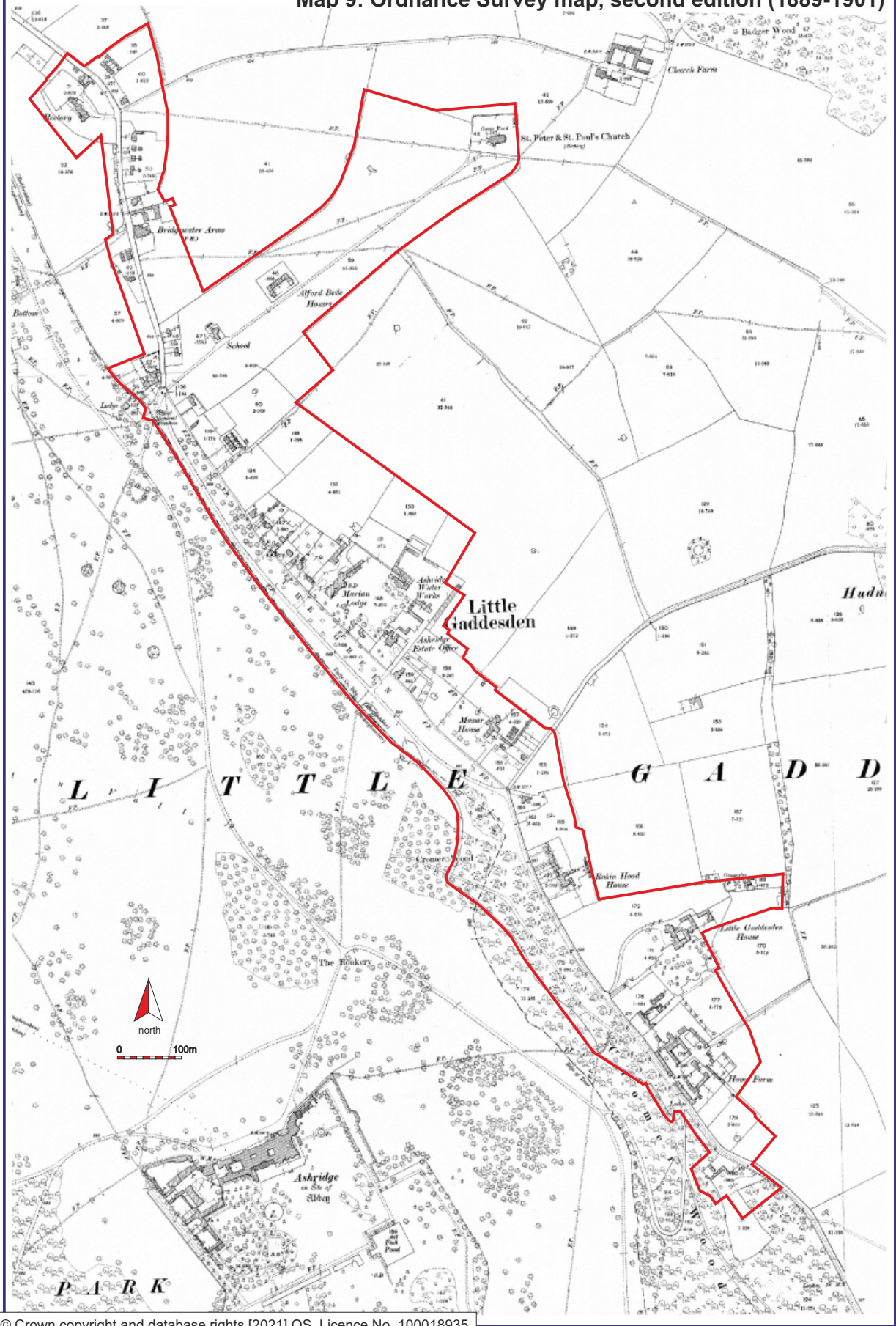


Map 8: Ordnance Survey map, first edition (1878-92)



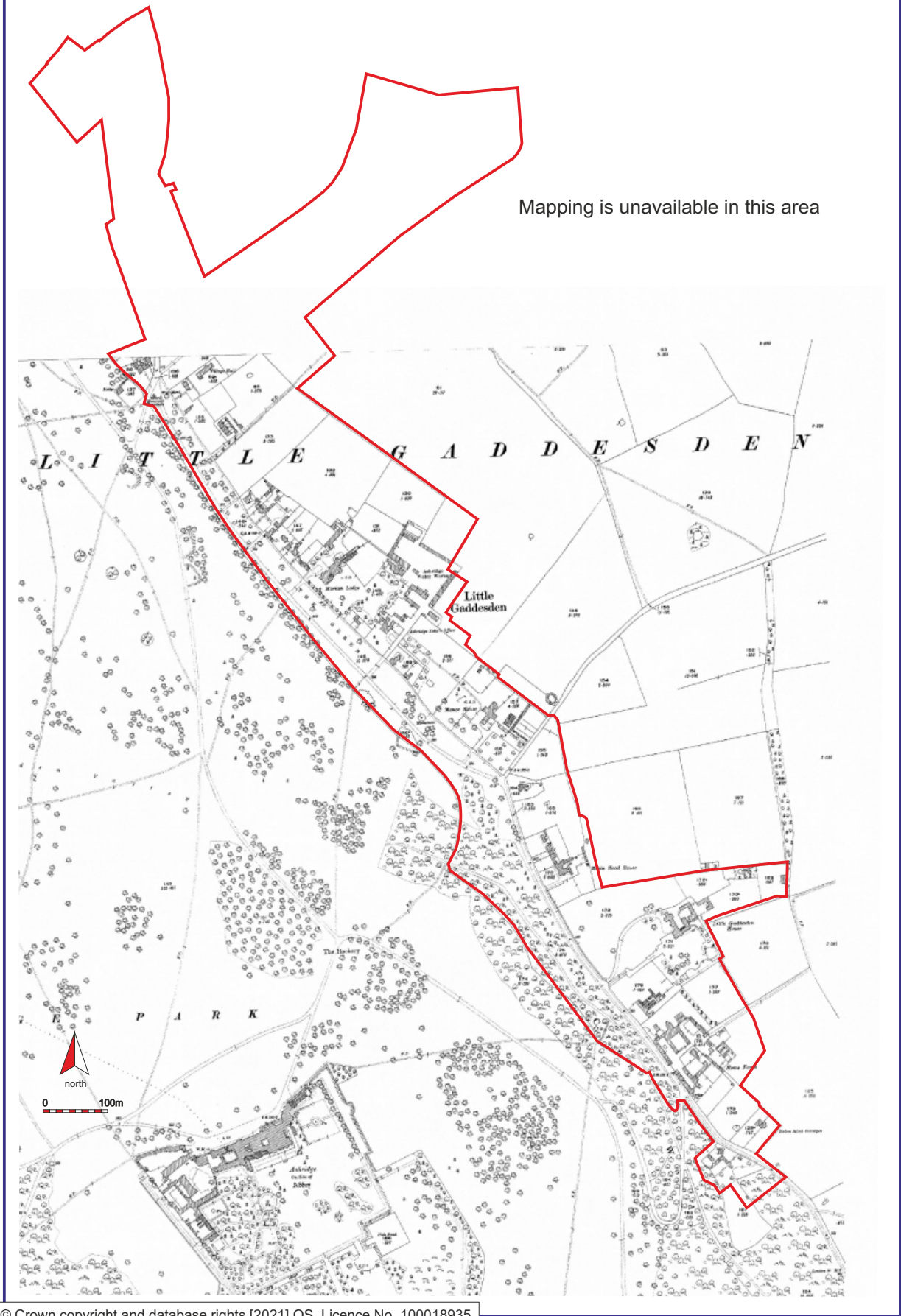
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Map 9: Ordnance Survey map, second edition (1889-1901)



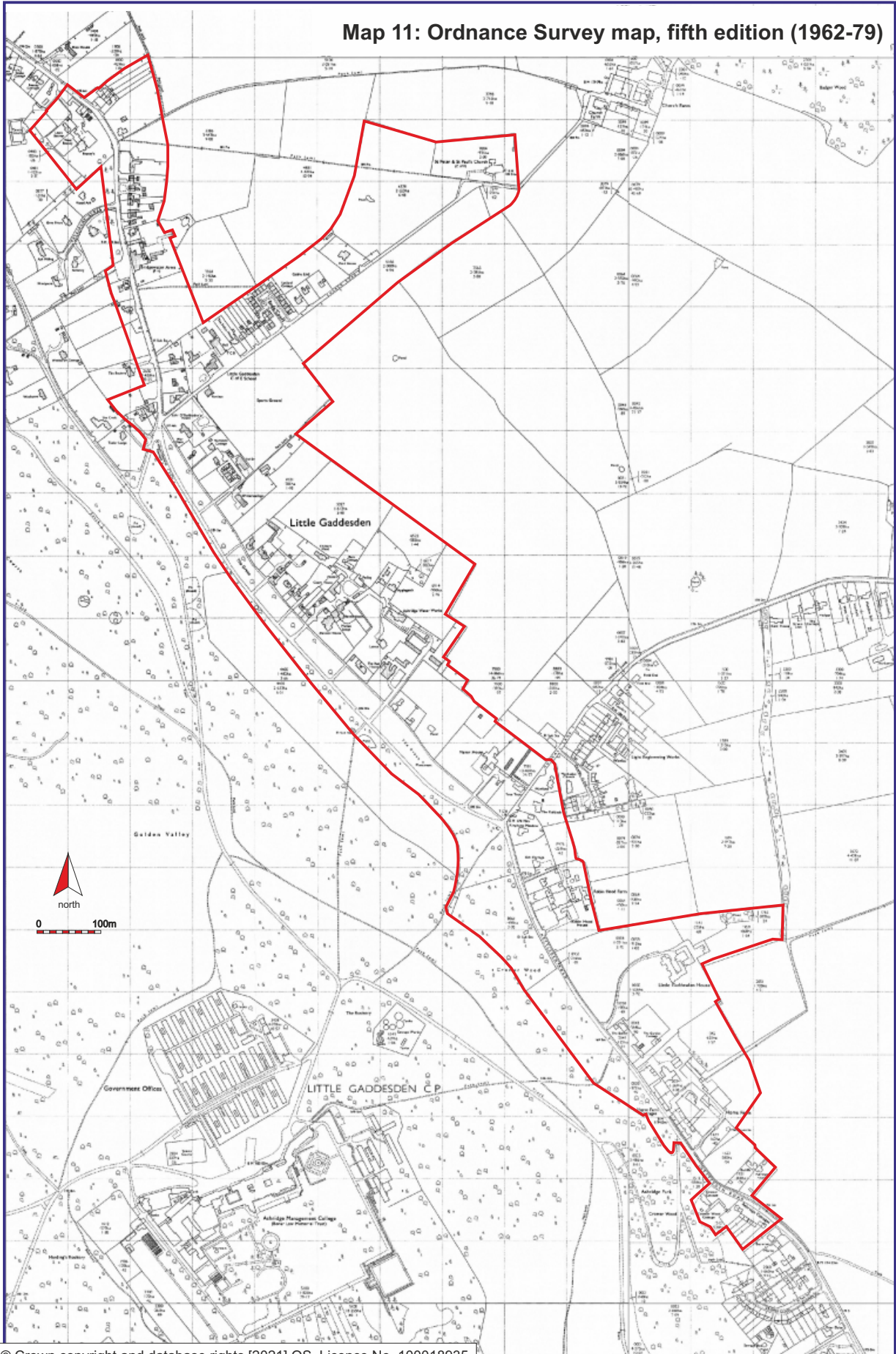
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Map 10: Ordnance Survey map, third edition (1924-26)



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Map 11: Ordnance Survey map, fifth edition (1962-79)



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The 1920's and the coming of the National Trust

The estate influence thus stretched over the entire nineteenth and into the twentieth century. However, as the lights went out all over Europe in the First World War they went out in Ashridge as well. The Brownlows moved back to their main home at Belton in Lincolnshire and Ashridge House became a military hospital. By March 1921 the childless Earl and Countess were dead. Ashridge was sold off to pay death duties and was consequently in danger of being turned into a suburban residential settlement. In Little Gaddesden, the villagers were given the opportunity to buy their own houses. Plans were then made to build houses all over the Ashridge estate. Some were built (well away from the village centre), as was a golf course, but fortunately the National Trust moved in and began the process of buying Ashridge House, which was leased to a charity, together with all the land in the area. If the Bridgewaters and Brownlows were to return today, they would still recognise most of the area that makes up Ashridge and Little Gaddesden. In 1921 the census records the population as 510 living in 129 houses. By 1931 the population and housing had not increased significantly; there were 568 inhabitants living in 134 houses.



Shield on front wall of Little Gaddesden House

In the 2011 Census, the population was 1,125. Today (2020) the population on the Electoral Roll is +/- 950 and there are 475 properties listed within Little Gaddesden, Ringshall and Hudnall. (Not all of them are within the Conservation Area).

The rapid increase, both in the number of houses and of people that has taken place since 1930 is due to the Brownlow family leaving the area and the sale of some former Estate land for building. The land that was put up for sale in the late 1920s and early 1930s included the present-day Golf Club Drive, Alderton Drive and Ringshall Road (B4506 Blue Cottage to Princes Riding) which are outside the Conservation Area. The size of the houses which were erected was regulated by the terms of the sale, so that none of them was built for people who worked the land. Many new residents were commuters or retirees from elsewhere. Many of the labourers' cottages were bought as weekend cottages.

Two groups of Council houses were built, creating Chapel Close and Cromer Close (both outside the Conservation Area). War time evacuation also bought with it a small factory situated just off the village end of Hudnall Lane. Its site was redeveloped in the 1980's as The Lye, comprising 11 privately owned houses and two 'affordable properties'.

4 Surviving Historical Features within the Conservation Area

Summary of Historical Features

- Linear character, with buildings mainly on one side
- Deserted Medieval Village around Church St Peter & St Paul
- Different ages of buildings throughout the conservation area – although very little infill since the Brownlow Estate era.
- Ashridge Estate influences including re-fashioning of pre-existing timber framed buildings, and the addition of Brownlow date shields and decorative chimneys and ridge tiles.
- Farms and associated barns, mainly converted to residential accommodation; – Bridgewater Farm to rear of Bridgewater Arms hotel now Bridgewater Mews; Home Farm agricultural workers cottages now incorporating animal barns; Granary Cottage and The Long Barn; The Dove Cote – now Gade House.
- Other re-purposed historic buildings include The Rectory – now divided into two private houses Beaney & West Beaney and the associated stables, now residential accommodation known as The Coach House/Beaney Farm; Robin Hood Inn now converted to a care home catering especially for dementia patients; Bridgewater Arms formally an hotel now converted to flats with only a Public House on the ground floor.
- Street Furniture - Memorials – Lady Marian Alford Memorial seat, cross and fountain; the Adelaide Memorial Cross and the War Memorial. Various benches throughout the CA in memory of past villagers and anniversaries.
- Water Supply was first provided to the Estate Cottages under the auspices of Lady Marian Alford in the 1850's.

- Key buildings are:
 - The Church of St Peter & St Paul
 - John O'Gaddesden's House
 - Manor House
 - Beaney (former Rectory until 1926)
 - Bridgewater Arms
 - Little Gaddesden School
 - Denison House
 - Red House
 - Robin Hood House
 - Little Gaddesden House
 - Home Farm House and Cottages
- The Brownlow cottages, built or restored in the 19th Century, in a linear pattern mainly along the NE side of Nettleden Road and the village Green.
- Ashridge Cottages built 1928-9
- 'Lost' Buildings e.g Bede Houses – alms houses demolished 1960's and replaced with 21 bungalows providing sheltered accommodation for the elderly
- Open land between the Church and the current village centre representing the move of the medieval village from around the Church to its current position and the open land between the Church and the Manor House/Marian Lodge Estate, representing the historical view enjoyed by the occupants over the centuries.



The Manor House (on the Green)

Street Pattern and Building Plots

The main village road, Nettleden Road, is slightly sinuous, trending generally NNW to SSE through Little Gaddesden. Along this road, the majority of buildings are well set back from the road and the curtilages are interspersed with paddocks and fields. There are no residential side roads off the main road other than Gatesdene Close opposite the village shop.



Open paddock between No 18/19 and the Old Rectory

There are extensive views, especially along the Green, where all the building is along the NE side, allowing open views to the SW over the Park and Ashridge.

Several minor roads branch off Nettleden Road; these are:

- Church Road, a single-track road extending 0.65km NE from the North end of the Green to the Church and a further 0.25km to the Church Farm complex, where it ends. From Church Road there are magnificent views to the Church, across the Gade Valley and toward Hudnall. The SE side of this road is open pastureland and within the Conservation Area.

- The narrow, private road through Ashridge Park which runs generally South from the North end of the Green at the Lady Marian Alford

Memorial. This was the gated, formal entrance to Ashridge. It passes through woodland before revealing sweeping views of the Golden Valley and Ashridge. This road connects to Berkhamsted.

- Hudnall Lane, a narrow lane enclosed by high hedges extending from the South end of the Green, NE to Hudnall then, downhill through fairly open woodland, to the B440 along the Gade Valley.



Hudnall Lane looking towards Nettleden Road

5 The Character and Appearance of the Conservation Area

Analysis

Little Gaddesden is a hill top village in the Chilterns with extensive, uninterrupted, views over three counties and without any other significant centres of population visible nearby. It borders extensive areas of National Trust land including the Ashridge Estate.

In appearance, the Conservation Area is largely the product of nineteenth century development, and has many strong characteristics of an estate village, the result of the influence of the Egerton and Brownlow families who owned nearby Ashridge and much of the surrounding countryside. Ashridge itself, of course, goes back to at least the 13th century and there are also 15th and 16th century houses in the village. The area around the church, the site of the original village, shows evidence of even earlier human occupation, dating back at least to the Anglo-Saxon period and possibly earlier.

The character of Little Gaddesden conservation area is essentially that of a well-preserved historic village that has developed as a ribbon with generous spacing between plots, which are mainly large and are interspersed with paddocks and open spaces with wide views.

Building is mostly on the NE side of Nettleden Road. On the SW side there are only a few buildings: Beaney and 15 – 18 Little Gaddesden at the N. end of the Conservation Area, 26 – 28 Little Gaddesden opposite the Church Road junction and Cromer Wood, Cromer Wood Cottage and Ashridge Cottages at the S. end.

The building line is generally well set back from the road, with some buildings, e.g. Beaney, secluded and shielded from it by trees and accessed by long, un-metalled drives. Only Bridgewater Mews, the Bridgewater Arms PH, 15 – 17 Little Gaddesden and Home Farm Cottages are built on or very close to the road. There are few C20th additions to the street scene of the Conservation Area, apart from 24 Little

Gaddesden at the corner of Church Road, a few properties on the NW side of Church Road, the much-valued Village Shop and its associated house, 14a, Little Gaddesden. The houses of Gatesdene Close (outside the Conservation Area) are shielded from the road by trees and the Old Rectory (also outside the Conservation Area) by a large and well-hedged front garden.

Successive architectural styles are evident and a variety of building materials have been successfully accommodated within the Conservation area, details of which are given in the Gazetteer. Houses have been repeatedly altered and enlarged and small cottages amalgamated, reducing the housing stock of 2-bedroom houses to +/- 4. Ancillary buildings e.g. former farm buildings at Bridgewater Farm (now Bridgewater Mews), the Coach House and Barn Cottage behind Denison House and the Dovecot at Home Farm, (now Gade House), have been converted into dwellings. Appendix 1 also gives details of the Conservation Area's Listed Buildings, including the Church (Grade I), John O'Gaddesden's House (Grade II*), The Manor House and No 55 (Grade II*), the Bridgewater Arms, Nos 14, 15 – 17, 18/19, 22/23, 26 – 28, 31/ 32, 42 – 44, 49 and 54 Little Gaddesden, The Red House, Kingham's Meadow, Robin Hood House, Little Gaddesden House, Home Farm House and Ashridge Cottages (all Grade II). Also listed are the Lady Marian Alford Memorial, the Adelaide Cross, the War Memorial and the phone box located close to Hudnall Corner, (all Grade II).

Views, both local and more distant, are a key characteristic of the Conservation Area. The fields and paddocks between properties give glimpses of the open landscapes beyond. From some properties and the footpaths leading toward the Church, there are panoramic views to the N and E, across the fields to the isolated Church and beyond it to Hoo Wood, Badger Wood, the Gade Valley and the Dunstable Downs. Trees, especially the large oaks, and mature hedgerows add variety to the downland

landscape of pasture and arable fields. Properties along the Green and south of Hudnall Corner look out over gardens and Nettleden Road to the parkland and woods of Ashridge. From the Church tower and Little Gaddesden House views on a clear day extend into London – the Shard, in particular, can be identified.



John O'Gaddesden's House

The view of the Church from the village end of Church Road, the view of the Church from the houses on the Green (in particular the Manor House and the Marian Lodge Estate) and the view of the village from the Church are particularly important to the character of the Conservation Area. The first two views affect the setting and context of the Church and the way in which the Church is experienced. The last emphasises both the isolation of the Church from the village, for historical reasons, and its link to the village, including the view of John O'Gaddesden's House, another listed building and one of the prominent buildings on the Green.

The 1838 Tithe Map shows the former importance of orchards. There were fourteen orchards over half an acre recorded in the parish that year, with smaller orchards attached to cottages.

Nettleden Road

This can be divided into three sections:

- The northern section from Beaney to the junction with Church Road and the Ashridge Road
- The Green
- The southern section from Hudnall Corner to Ashridge Cottages

Many of the houses were built or rebuilt by the Brownlows in the mid-C19th, and many exhibit

the Brownlow letter B on a shield. This rebuilding was carried out largely with red and brown bricks made on the Estate.

Northern Section

This area has properties on both sides of the road. On the NE side, north of 14a Little Gaddesden and the Village Shop, are C19th houses. The Town Houses, (1 – 4 Little Gaddesden), form a terrace; the remaining properties, 5 – 13 Little Gaddesden, are a mixture of detached and semi-detached houses with well-tended gardens and gravelled drives and parking areas. The field between No 5 and No 6/7 Little Gaddesden provides open space and contains well-used footpaths to Hoo Wood and the Church. South of the 1947 Village Shop, is 14 Little Gaddesden, a detached, C19th house. Bridgewater Mews has been converted from the former Bridgewater Farm buildings and is separated from the Bridgewater Arms by a gravel driveway. The Bridgewater Arms is a prominent landmark, easily recognised in old photographs. Its garden and a meadow separate this area from Nos 20 and 21 Little Gaddesden, former Ashridge Estate houses re-built at the turn of the C20th. Beyond them is No 22/23, an older house dating from the C17th and now accessed from Church Road. No 24 Little Gaddesden,

dating from the 1960s, is located on the corner of Church Road.

On the SW side of Nettleden Road, Beaney, the former Rectory, is well-concealed by trees, as are the houses in Gatesdene Close. The Bridgewater Arms car park is directly opposite the Bridgewater Arms and backed by a small meadow. South of this is the terrace of 3 early C19th cottages, 15 – 17 Little Gaddesden, but which incorporate substantial C17th timber framing. 18 Little Gaddesden (formerly 2 cottages, 18 & 19) is a late C16th or early C17th house, now located behind an arched beech hedge. It is believed that these timber framed buildings may be remnants of the former medieval settlement which once stretched up toward the Church. An open field separates 18/19 from the Old Rectory, not to be confused with Beaney. It was built in 1929 following the sale of Beaney and remained the Rectory until it was sold in 1982. Part of its front garden, but not the Old Rectory itself, is in the Conservation Area.

The Green

One key ingredient, and one of the village's glories, is the village green which stretches almost half a mile (0.8km) from Church Road to Hudnall Corner. It is the remnant of a much larger common, or waste, which continued all the

way up to Ivinghoe Beacon, some three miles away.

At the North end of the Green, John O'Gaddesden's House is partly concealed behind high hedges and the War Memorial, dedicated in 1921. Opposite this, Nos 26 – 28 Little Gaddesden form a prominent, south facing group of C19th dwellings overlooking the end of the Green and the entrance to Ashridge. Adjacent to No 28 is Tudor Lodge, a Grade II Listed former Ashridge Estate lodge which lies outside the Conservation Area.

The Lady Marian Alford Memorial stands at the village crossroads opposite Church Road and next to the entrance to Ashridge. 100m SSW down the Ashridge Road a sharp bend marks the junction of the present Ashridge Road with the old road to Ringshall, now Ringshall Drive, a private road, which runs 0.75km NW to Witchcraft Hill and then continues only as a footpath to the B4506 at Ringshall.

On its south-western side of the Green there are no houses at all, and the land falls away to the Golden Valley before rising to Ashridge House.

To the north east, the houses are set back from the Green; many overlook it. Along the Green, the most important buildings are well-spread, with smaller properties, many of which were



The Green looking north from No 41/42 driveway

former Brownlow cottages, between them. John O'Gaddesden's House stands at the North end, Denison House in the middle and the Red House and the Manor House toward the South end. Some smaller houses, e.g. No 42 Little Gaddesden, a former Post Office and shop, are also distinctive and feature prominently in views of the Green.



No 42 (on the Green)

However, strong boundary treatments in the form of high walls and hedges and the absence of a consistent building line mean that many of the buildings, including the Manor House, are screened from view, and some are hidden from sight altogether as they border lanes which lead away from the Green. In some places there are important gaps between the houses allowing views through to the farmland beyond. Any extension to screening between the Green and buildings bordering the Green is regarded as undesirable development.

Knapweed, whose purple flowers attract butterflies; and Violets, including white ones. Agrimony, Bird's Foot Trefoil, Bush Vetch, Common Woodrush, Cow Parsley, Cowslip, Lesser Stitchwort, Hawkbits, Meadow Pea and Yarrow are also found.

As far as is known, the Green has never been ploughed. It has a proliferation of wild flowers, many of them rare for the area. Key species are:

There are currently 42 trees distributed along the Green: 2 Ash, 15 Cherry, 1 Copper Beech, 2 Horse Chestnut, 6 Lime, 7 Oak, 1 Parrotia Persica (Persian Ironwood), 1 Japanese Maple, 1 Sweet Chestnut and 6 Walnut. Full details of these are set out in Appendix 5. Eight have been planted in memory of past villagers, including Cherry trees in memory of men who died in the Second World War, and six donated by village societies.

- Lady's Smock (Cuckoo Flower), which produces large masses of pale pink flowers in May.
 - Pignut, a small umbellifer with fine leaves and delicate stems, whose clusters of white flowers resemble a miniature cow parsley and appear in late May and June.
 - Meadow Cranesbill, whose 1½ inch blue/mauve flowers are strikingly evident and abundant in July.
- Other species of note are: Wood Goldilocks, which form a golden carpet, notably under a large lime tree, before the Meadow Buttercups flower; Black



Cherry trees on the Green

A distinctive feature near the southern end of the Green is the Adelaide Memorial Cross, from which there is a fine view through a cleared strip of woodland and the Golden Valley to Ashridge House. This memorial was built to commemorate the much-loved Countess Adelaide Brownlow, who died in March 1917 and was the wife of Adelbert, 3rd Earl Brownlow, the last Brownlow to live at Ashridge.

South

From Hudnall Corner to the southern end of the Conservation Area, building is initially confined to the NE side of the road. For 0.65km south from Hudnall Corner, the SW side of Nettleden Road is quite densely wooded with mixed deciduous trees; Snowdrops and Aconites are abundant in early Spring and Wild Garlic in May.

At Hudnall Corner, the Victorian house Kingham's Meadow (57 Little Gaddesden) is concealed behind a thick hedge and (very necessary) chevron road markers. A field separates this from Robin Hood Farm, well set back behind high fencing. Continuing south, the building line remains set back from the road. Whilst 58/59 Little Gaddesden is now hidden behind a high gate, 60 – 62 exhibit a more traditional appearance with gravelled parking and well-maintained front gardens. Robin Hood House, a substantial building, probably of C17th origin, once an Inn, then a private house and now a Care Home, occupies the next, large plot. Woodland and a paddock separate this from the long drive of the Little Gaddesden House complex, set one field back from the building line. Built in 1859 for Lord Brownlow's Agent and first occupied by William Paxton, brother of Joseph, (but spurned by the wife of the next Agent, Colonel Wheatley, who

preferred the Manor House), this was occupied by members of the Talbot family from 1880 until Bridget Talbot's death in 1971. It has subsequently been sympathetically converted into smaller dwellings. Little Brownlow Farm has been converted from former agricultural buildings.

Continuing South on Nettleden Road, past the Bothy, Garden Cottage, The Bungalow and Deer Leap Horticulture, the Home Farm buildings are very prominent on the NE side of the road, especially Home Farm Cottages (Laurel Bank, Shepherd's Cottage, Vine Cottage and Home Farm Lodge) which abut the pavement. Formerly a model farm of the Ashridge Estate, some of Home Farm's agricultural buildings have now been converted into dwellings.

Home Farm House itself is set back from the road and accessed via a driveway and small yard between Shepherd's Cottage and Vine Cottage. The former Home Farm Dovecot, now Gade House, at the South end of the Home Farm buildings, is set well back within a large and partly wooded plot. The most southerly buildings on this side of the road are the early C20th, semi-detached houses Bailiffs and Pulridge House East, also set back within large plots. South of these properties is open pastureland with views to the E. and SE across Nobody's Bottom.



Home Farm Buildings (Home Farm Lodge and Vine Cottage)

On the SW side of Nettleden Road, almost opposite Bailiffs, are Cromer Wood and Cromer Wood Cottage, parts of which date from the C17th. South of these, at the boundary of the Conservation Area, are the Ashridge Cottages, a distinctive group of 8 cottages built in 1928-9. All these properties are set back from the road, with beech hedges and gravel driveways and parking areas.



Churchyard of St Peter's and St Paul's

Church Road

Another key ingredient of the village's unique character is the isolated position of its Church, which stands alone near the end of the dead-end road which leads from John O'Gaddesden House opposite the entrance to Ashridge. At one end is the Church and its graveyard, beautifully kept and frequently visited, where many of the present villagers' ancestors are buried.



Little Gaddesden Church of England Primary School in the early 20th Century

At the other end is the school, the much-used playing fields and the village hall, where the main village activities take place and local societies meet.

On the south east side of Church Road there is no building at all after John O'Gaddesden (also known as John O'Gaddesden's House), except for the Sports Pavilion and the Bowls Club building.



Sports Pavilion

Past the school playing fields, which are used by the whole village, and the bowling green

there is nothing between the walker and the horizon, except open fields and trees. There are extensive views over to the trees of Hudnall and back towards the village as well as a glorious and unimpeded view up to the Church, which stands in splendid isolation on the top of the ridge.



Coronation Villas on Church Road

On the north-west side of Church Road is the school, dating from Victorian times and built by the Brownlows.

Beyond this, the buildings are post war and include the Village Hall, built in 1956, the former village policeman's house and the rebuilt alms houses. Further along on the left there has been some post war building but this stops well before the Church.

Fortunately the sightlines between the village and the Church along the south-east side of Church Road have been preserved, an important characteristic of the Conservation Area, linking the village and the Grade I listed Church.

Ironically the present Church Road did not exist until the 19th century. Before then St Peter and St Paul's Church was approached from either Hudnall Lane, or from the Green on what is now LG Footpath 016, or from the path leaving

Nettleden Road between Nos 5 and 6 Little Gaddesden, which provided a direct route to church from the former Rectory at Beaney. The old road stopped at the almshouses (which have now been replaced by Bede Court).

Summary of Villagescape Features

The village has medieval origins, but its focus has moved from around the Church to its present position. The settlement is linear, with buildings mainly on one side of the road.

Key features are:

- Relatively low built two storey houses with mostly single storey ancillary buildings.
- Some timber framed buildings with steep pitched tiled roofs, with brick houses and cottages with tiled or slate roofs. Brick chimneys (often elaborately detailed) punctuate the roofscape.
- The Green – older housing is interspersed with open views, spaces and modest infill.
- Church Road – wide open spaces and expansive views to and from the Church.
- Views into well maintained gardens – increasingly limited by ever higher hedges.
- A well-developed network of footpaths.



Roofscape of chimneys at the Manor House

- Strong, but not over-dominant street furniture.
- Boundaries – often green or detailed brick and flint. Some old mainly low walls of flint with soldier brick capping.
- Street Furniture – Road signs and markings positioned by Highways for road safety. Bins strategically positioned for convenience at village shop, Chilterns Way footpath and village Green.
- The Green – a linear village green bounded by Estate houses on one side and Ashridge Park on the other.

Current Activities and Uses

In the C20th Little Gaddesden's character switched from being predominantly agricultural (although there are still a number of local farms) to that of commuter village; many buildings formerly in other uses such as workshops, shops and farm buildings have been converted to residential use. No industrial buildings survive. The Barn within the Home Farm complex is used as a horticultural sales and repair business.

Equestrian pasture is characterised by many paddocks. Horse riders share the lanes and paths with walkers and increasingly with cyclists as Little Gaddesden is now on the Chiltern Cycleway. Two long distance footpaths, the Chiltern Way and the Hertfordshire Way, run through the parish (including the Conservation Area).

Little Gaddesden retains a strong village identity reinforced physically through its buildings and amenities – playing fields, sports clubs (cricket, football, tennis, badminton, bowls and croquet); its arts related music, art, music, bridge, book and drama clubs; two well provisioned playgrounds; brownies, beavers, cubs and scouts; recently installed outdoor gym equipment; thriving WI, Gaddesden Society and Village Produce Association, Rural Heritage Society; Royal British Legion; Village Primary School, Church and Pub. There is also a well-supported Parish Council.

Focal points, Views and Vistas

From the Church tower of St Peter and St Paul, there are glorious views to the north and Dunstable Downs, to the north east and the wooded hills leading to Studham, and to the south east where the River Gade flows towards Great Gaddesden. There are also views from the Church back towards the village centre and the houses along the Green and, to the north east, to the nearby Church Farm and Church Farm Barns.

To the south west of the village and its main road is the ancient common from which the land falls away to the Golden Valley and then rises up to the hill from where Ashridge House and its equally ancient woodland dominates the skyline. To the north west the main road leads up, through the National Trust's Ashridge Estate, to Ivinghoe Beacon with its extensive views into three counties, Buckinghamshire, Hertfordshire and Bedfordshire. To the south east the main road leads to Pulridge Hill and a sharp descent to the much smaller hamlet of Nettleden.

There are wonderful, uninterrupted, views to the Church from all over Little Gaddesden and Hudnall, notably from the road to Ringshall, Church Road and Hudnall Lane, and from nearby public footpaths, and, of course, from the Leighton Buzzard road (B440) which weaves its way along the valley bottom.

Equally, the road up from Nettleden to Little Gaddesden has extensive views of farm and parkland until past Cromer Close and Ashridge Cottages, where the trees of the Ashridge estate face the old buildings of Home Farm and Robin Hood House, all of which buildings have origins in the C16th.

There is another road in Little Gaddesden which has unspoilt views, and which seems almost untouched by the 20th and 21st centuries. This is the old road to Ringshall (now called Ringshall Drive), which is now blocked at its northern end. It leads off the road into the Ashridge estate from the village centre and runs beside Witchcraft Bottom up towards the Beacon Road. It was the original approach road from Ringshall Lodge to Ashridge House.

Witchcraft Bottom itself is an ancient hamlet (the two current houses are listed but not in the Conservation Area) which borders a particularly beautiful wooded area of Ashridge. On the eastern side of Ringshall Drive the C20th houses are set far back, and in some cases are invisible. To the west there are open fields and two further properties. Historically the houses along the west side of Ringshall Drive from the Ringshall end to Faerie Hollow were numbered 36 – 44 Ringshall, then 36 – 44 Ashridge Park. During the C20th these were altered to form the 4 current properties Witchcraft Hill, Cherry Tree Cottage (accessed from Alderton Drive), Witches Hollow and Faerie Hollow.

formerly behind the Red House, to Ashridge House, installed as part of the new village water system constructed for the village by the Brownlows in 1858.

Many buildings can be viewed from front and back; extensions cannot be hidden so easily from view. Similarly, the special qualities of the Conservation Area are not limited to the buildings but also the spaces between them. Views can be easily interrupted by clumsy or inappropriate side extensions and high impermeable walls and gates.

Open Spaces, Landscape and Trees

The Village Green is a key feature, but the relatively flat plateau landscape around the Church also creates a very open landscape.

A strong characteristic of Little Gaddesden is its network of paths in and around the village; these link the open spaces, viewpoints, places of interest and key structures and create a permeable settlement that invites exploration on foot. The narrow Brick Path running from the Red House to Ashridge House across the Golden Valley is an interesting feature, likely to be covering and protecting the fresh water pipe running from the Pumping Station,



View of the Green looking north, including Adelaide Cross



Village Pond on the west side of the Green

**Public Realm:
Floorscape, street
lighting and street
furniture**

The Green remains relatively uncluttered, except for some fine memorial furniture such as the seat and cross for Lady Marion Alford, and the two memorials. Natural materials are used for roads and paths crossing it. Unmetalled roads blend with the rural landscape.

Signage is kept to a minimum, and there is a welcome lack of street lighting, accentuating the impact of security lighting and floodlighting to individual properties which causes light pollution.



World War 2 tank traps at entrance to Beaney's



Adelaide Cross on the Green



Phone box at Kingham's Meadow



Curved seat, part of Alford Cross at entrance to Ashridge Park off the Green



War Memorial at John O'Gaddesden on the Green



View into Ashridge Park from driveway off the Green

6 The Buildings of the Conservation Area

Architectural styles and detailing

The Conservation Area contains a rich, significant and diverse collection of buildings, with a variety of age, architectural style, size and form. Predominantly residential, houses vary from large detached properties on sizeable plots to more modest semi-detached and terraced properties. A number of additional dwellings have been created through the sub-division of existing buildings including The Manor House, The Red House and Little Gaddesden House. The range of buildings span from modest outhouses and farm buildings (now mostly converted), through former labourer's cottages and social housing, to a purpose-built village shop, a substantial pub (former inn), a range of terraced, semi-detached and detached housing, a Victorian school, some very large 'gentry' houses and, of course, the Parish Church. It is easy to overlook the breadth and scale of this spectrum when all sit within sight of, or close to the monumental Ashridge House which was at the heart of, and dominated what was a massive estate of some 30,000 acres when at its greatest extent in the nineteenth century.

The Ashridge estate influence is immediately evident in the village, in terms of settlement pattern (little development on the Ashridge house side of the Green) street furniture, estate style railings, use of estate bricks, architectural detailing of houses and cottages and so on. Tall stacks, often in clusters, are a particular feature, as well as plaques recording dates, the landlord's initials and heraldic shield. These reminders, which are everywhere, undoubtedly stamp the village with its distinctive character. However, Little Gaddesden differs somewhat from classic landlord-dominated 'model' villages' in two respects.

Firstly, because the Ashridge influence was pervasive over a long period of time, and particularly throughout the whole of the nineteenth century, a more eclectic and exuberant use of 'estate' detailing is present, with buildings reflecting changing architectural styles as the Bridgewater and Brownlows employed different architects (including some 'big names' such as E.H Godwin for the Church and Rectory (Beaney), G.E Street for the School and Clough Williams-Ellis for the C20th Ashridge Cottages) over this more extended period of time.

Secondly, these changes were, in many cases, imposed on existing buildings, so there is a good deal of concealed or partially obscured, earlier historic fabric. Very few buildings – the Manor House is a notable exception – escaped an 'Ashridge' makeover, and equally very few of the estate buildings do not incorporate proof of earlier construction – particularly in the shape of timber-framing. There is in fact considerable historic fabric surviving from the medieval period - the Church evidently, but also the fine fifteenth century framing found for example in John O'Gaddesden House – and also from the sixteenth and seventeenth centuries.



This range of cottages opposite the Bridgewater Arms conceal a substantial timber frame

The theme of 'not all being what it seems' continued into the C20th – particularly in the case of John O'Gaddesden House, where parts of other (out-of-county) timber-framed buildings have been bolted onto the original frame or elements of other buildings introduced, and at No 22, where timbers from a Suffolk barn were used to build an extension.

So the overall sense is of estate influences washing into and over the settlement at key periods – under monastic influences in the medieval period, in the C17th under the Egertons, and then more pervasively under the Bridgewaters and Brownlows throughout the C19th.

Throughout the C20th, many of Little Gaddesden's buildings managed to cling to the uses they were originally designed to serve – the Church, the school, the inn, the village shop, all survive. But with the collapse of the estate in the late 1920s, development pressures became more intense. All the larger houses – the former Rectory (Beaney), Denison House (Marian Lodge Estate), the Manor House, Little Gaddesden House and Home Farm have been sub-divided, with further rear development of their associated outbuildings and, in some cases limited new build, to form cul-de-sacs. But whilst wholly new developments are rare in the Conservation Area,

by employing non-local materials and generic designs they have sometimes failed to integrate successfully with its prevailing character.

The Manor House is the only stone-built property in the Conservation Area, and incorporates some flint chequerwork. Otherwise, flint is used mainly in boundary walls

Other materials used in the village include timber-framing for earlier buildings.



Wall at Manor House: Flint and Totternhoe Stone



John O'Gaddesden's House on the Green

The Conservation Area is particularly characterised by a wide range of brickwork, much of it produced in kilns owned by the Ashridge Estate, producing a rich variety of yellows, greys, orange,



No 22/23: Timber-framing, infill brickwork, peg tiles and leaded light casement windows. Front boundary flint wall and hedging.



Beaney's



No 44 on the Green



No 50 on the Green

There are some excellent examples of C19th ornate brickwork.



Decorative brickwork on the Red House on the Green



Denison House on the Green



Decorative chimney at No 42 on the Green

A remarkable variety of stone badges and plaques, but nearly all advertising the influence of

the Ashridge estate, are common throughout the village.

All except the first plaque are Brownlow shields:



1576 Manor House



1855 Robin Hood House



1858 Kingham's Meadow



1859 Little Gaddesden House



1864 Denison House



1867 No.42



1868 No.41



1869 No.33



1869 No.43



1870 Red House



1872 No.23



1877 Home Farm



1888 Bede Court

Some buildings have had render applied, and occasionally incorporate pargetting.



Render and pargetting to No 20 (left) and No 21 (above)

Roofs are mainly of plain clay tile and slate. With gables predominating, there are several examples of fretwork bargeboards.



Little Gaddesden House – decorative chimneys and tile pattern



Home Farm slate roofscape

The retention of original or early windows is evident throughout the village – there are some excellent examples of metal and leaded light windows, timber sashes and stone mullion windows.



Window at No 41



Beaney's

Some original estate style porches also survive. Many of the smaller properties do not have porches.



Porch at Keepers Cottage

Boundaries

The village has a very open visual aspect with clusters of properties separated by open fields, woodland and paddocks.

Around most properties facing the road there are a mixture of hedgerows, wooden fences, brick walls and stone walls (some with flint). The overwhelming majority are hedgerows followed by wooden fences and brick walls.



Remains of old Little Gaddesden School wall (between school and village hall)



Wall at Home Farm Cottages



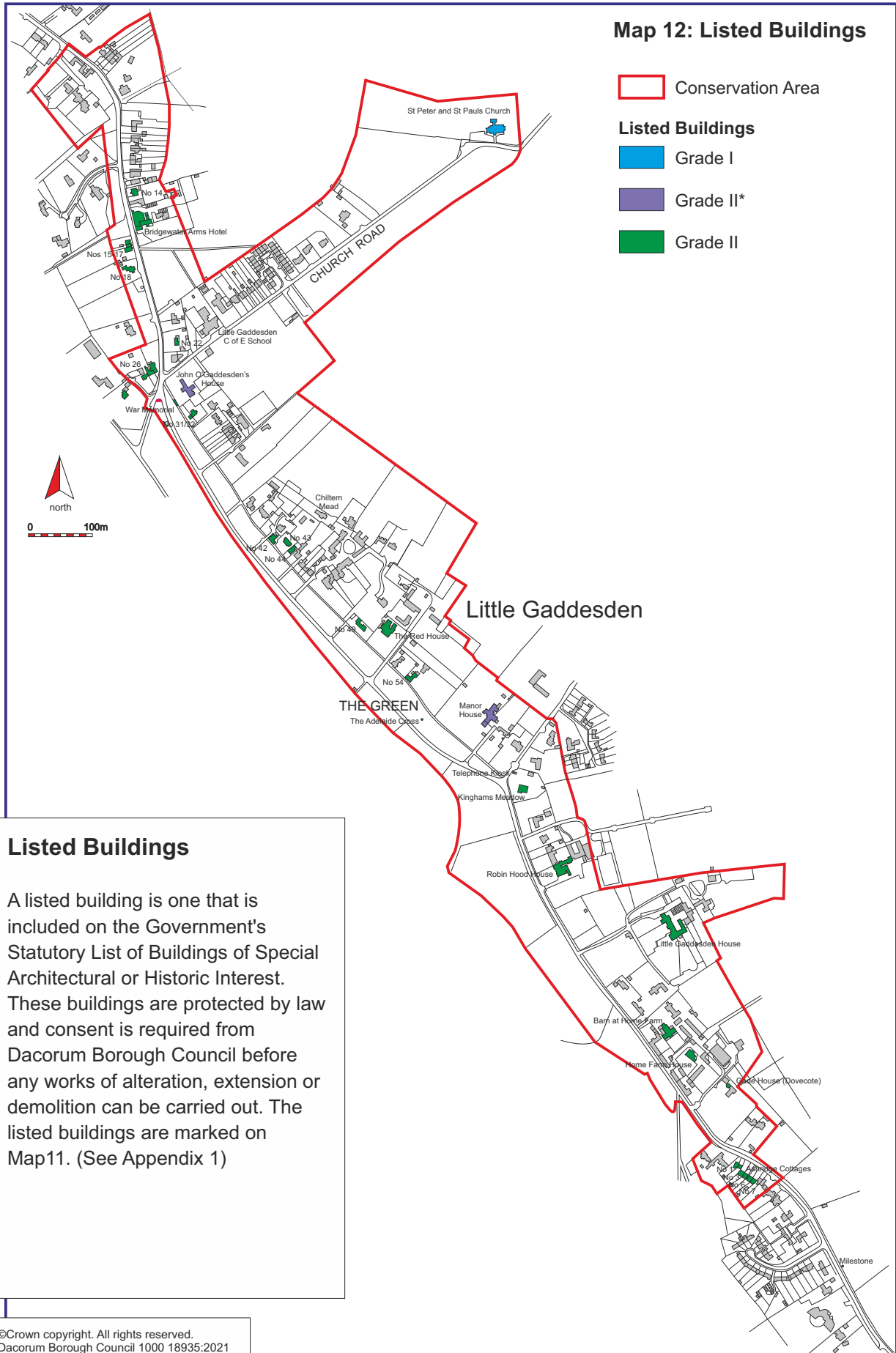
*Hedge at No 18
– beech arches*

In terms of property entrances: along the route of the Nettleden Road from Ringshall, past Ashridge Cottages, to the end of the village there are approximately 80 entrance driveways to properties. Of these, 40 are open access with no gates, 28 have five bar wooden gates, 7 are field access gates and 4 are metal. There are a few examples of brick-built gate pillars. There is one example of a solid wooden gate. (See Appendix 3).

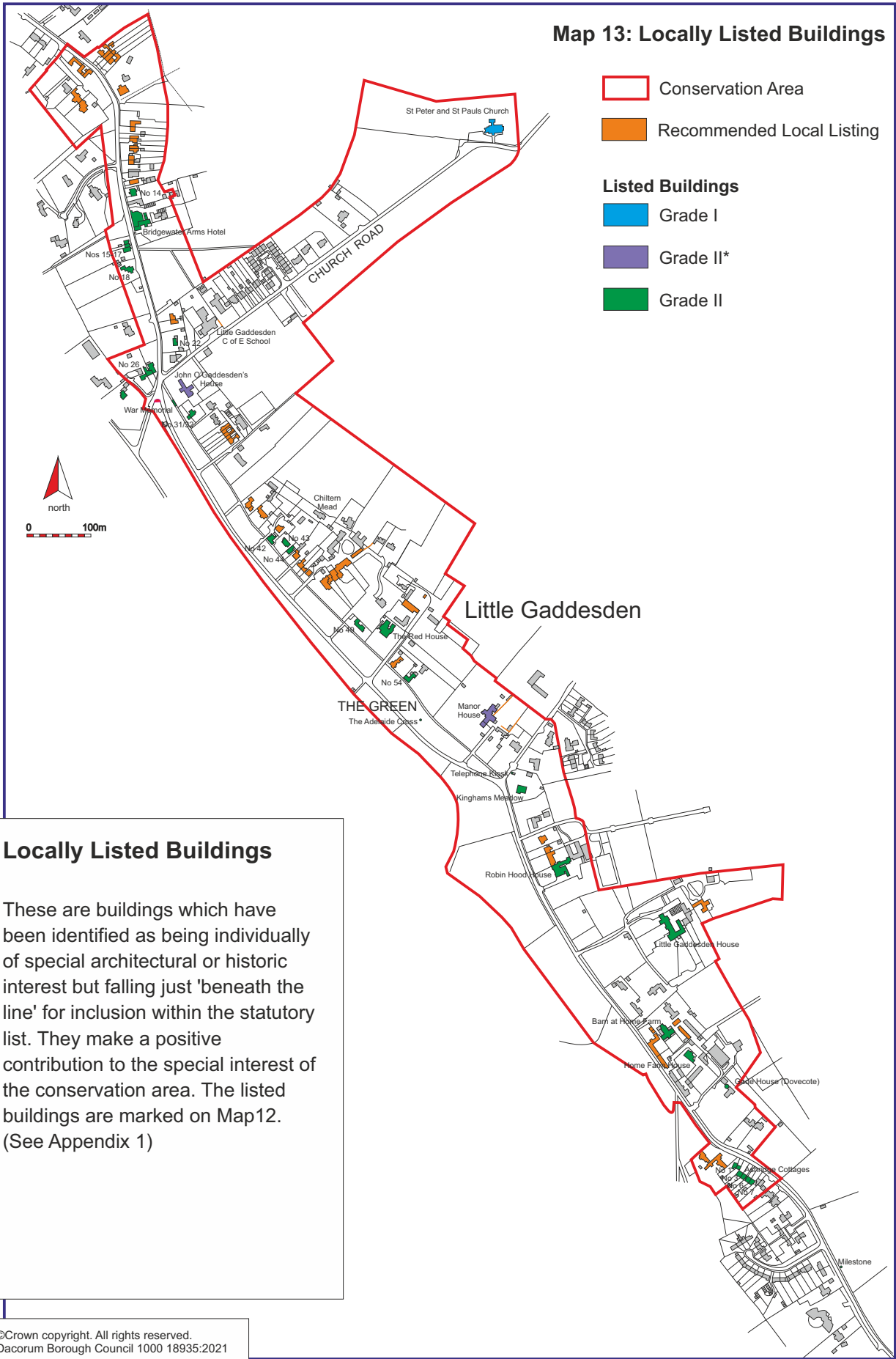


Ashridge Cottages showing open driveway with hedgerows

Map 12: Listed Buildings



Map 13: Locally Listed Buildings



Locally Listed Buildings

These are buildings which have been identified as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list. They make a positive contribution to the special interest of the conservation area. The listed buildings are marked on Map12. (See Appendix 1)

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7 Negative Features and Issues

Parking on the Green

Some of the eight driveways across the Village Green have been widened and used for parking by both residents and visitors during the day. The Green Byelaws prohibits overnight parking.

Breaching established building line

The buildings in Little Gaddesden are generally set back from their boundary: very few abut the road, although two houses on the Green abut the path. In recent years there have been several planning applications to build garages and outbuildings at right angles to the house so as to give access from the driveway, with the result that the strong building line would be eroded. Although there are several such properties in Hudnall Lane, Golf Club Drive and Alderton Drive and further up Nettleden Road towards Ringshall, there are none within the Conservation Area.



15-17 close up of satellite dishes

Negative Buildings

Within the Conservation Area there are few buildings of really negative impact. The Bothy was built in the 1960's on the site of one of the Little Gaddesden House sheds and is very much of its time. Church Road was developed in the 1950's and the buildings there are again of their time. Recent approval of a replacement dwelling behind Denison House is out of scale with the other cottage style houses on the 'Marian Estate'.

Inappropriate Alterations and Extensions

The existing housing stock is subject to pressures to modernise and extend and is suffering loss of architectural detailing. Traditional materials and details are being eroded by the use of inappropriate materials (plastic windows, doors, fascias and rainwater goods, concrete and cement for roofing materials and inappropriate repointing).

Roofscape are sprouting aerials, satellite dishes, solar panels and rooflights. Walls are being obscured by meter boxes, electrical wiring and extract flues. In some cases, distinctive leaded lights have been replaced by plain glass.

Extensions that neither respect the original building nor blend with the materials of the surrounding buildings are increasingly applied for, but have been mostly resisted within the Conservation Area.

Inappropriate Driveway & Boundary Treatment

Generally, driveways have been permeable gravel, however there is a move towards patterned brick pavements which create a suburban feel. Solid gates with electronic entry systems are visually jarring and fail to integrate with the soft and open landscaping characteristic of the Conservation Area.

Security Lights and Ornamental Floodlights

Unnecessary lighting, permanently illuminating trees and garden features, is disruptive to neighbours. They are also detrimental to wildlife, bats, birds and the appreciation of dark skies.

Noise

Noise from air source heat pumps and garden pond pumps, especially at night, can be disruptive.

Street Furniture

In places (such as at the junction of Hudnall Lane and Nettleden Road), street furniture and infrastructure can be excessive and detrimental to the appearance of the Conservation Area.

Proliferation of signage, telecommunications infrastructure



Weatherboarding

From time to time planning applications are submitted for extensions to buildings within the Conservation Area which are to be clad in weatherboarding. While weatherboarding is acceptable in other parts of the Chilterns, it is not part of the vernacular of Little Gaddesden where the estate style of architecture has restricted the use of weatherboarding to barns, sheds and other forms of traditional outbuildings. It remains acceptable to use it in such types of outbuildings, but not in main buildings (or extensions to main buildings) within the Conservation Area [unless they are conversions of existing weatherboarded outbuildings].

Further reading

Bell, V.W., 1949, *Little Gaddesden The Story of an English Parish*, Faber and Faber Ltd. Republished in 2013 by the Rural Heritage Society of Little Gaddesden.

Kerner, F., 2007, *Little Gaddesden, Hertfordshire 1780-1835: The parish and its relationship with the Ashridge estate*. Unpublished MSc Thesis in English Local History.

Kerner, F., 2019, *Two houses, family, property and landscape in Little Gaddesden, Hertfordshire*, Rural Heritage Society of Little Gaddesden.

Leonhardt, J. (ed), 2002, *A century remembered - a celebration of the millennium in Little Gaddesden*, Rural Heritage Society of Little Gaddesden.

Senar, H., 1983, *Little Gaddesden and Ashridge*, Phillimore

Appendix 1 :

Gazetteer of Heritage Assets in Little Gaddesden Conservation Area

All buildings within the Conservation Area which are listed are Listed Grade II except the Parish Church (Grade 1), John of Gaddesden's House and Manor House (both are Grade II*).

The gazetteer commences at the north end of the Conservation Area and takes in all the buildings on the western side of the road down to the southern end, then returns to take in the far more numerous buildings on the eastern side, and finishes with the buildings on Church Road.

All listing

descriptions are from <https://britishlistedbuildings.co.uk/england/little-gaddesden-dacorum-hertfordshire>

Beaney Complex (Beaney, West Beaney, Little Beaney, Coach House/Little Beaney Farm)

1. Beaney and West Beaney

Formerly **the Rectory**, dating from the C18th but ancient rectory site. 1744 rebuilt in 1830, with additions in the 1860s, 1870s and 1970s now divided into two. Mixed bricks. Hipped slate roofs. Five brick double pot chimney stacks. Bell tower on roof and decorative bargeboards to dormers. Georgian paned windows, some with original shutters. Small oculus windows in brick recess over entrances to Beaney and West Beaney. Georgian style portico to Beaney, projecting open portico porch to West Beaney.



View of the rear of Beaney (then the Rectory)

2. The Coach House/Beaney Farm

Former stables, c.1878, by E.H. Godwin, converted between 1828 and 1850, Timber-framing with brick infill; tiled roof with louvred roof vent with red tiled steep pyramid roof, and weathervane above. Timber door and windows with small square paned leaded casements.



Beaney

The Beaney complex now forms a cul-de-sac with one other, later, building: Little Beaney, constructed 1960s, 1½ storeys, rendered brick and slate roof. Originally built for the housekeeper at Beaney before the latter was split.



The Coach House or Beaney Farm

NB original Rector's path to Church, on opposite side of Nettleden Road.

3. Nos 15, 16 and 17

These former estate cottages are Grade II listed. The listing description reads as follows:

“A terrace of three former estate cottages dating from the early C19, incorporating C17 timber framing from an earlier house.

MATERIALS: plum/grey coloured brick with red brick dressings, and machine-made clay roof tiles.

PLAN: The terrace is broadly rectangular in plan, with a C20 cross-wing extension to the rear of no.17.

EXTERIOR: The building is two storeys tall, with attic, and has a pitched roof with deep verges. Axial brick chimney stack with clay pots between nos. 15 and 16. The principal elevation contains the main entrance, via a small pitched-roof porch, to each of the three cottages. The windows are timber casements with small panes and red brick heads.

To the rear is a large 1980s, two-storey cross-wing extension with single-storey extension and conservatory, added to the southern flank. The original chimney stack to no.17 survives within the C20 extension, although the hearth has been rebuilt. There are uPVC windows to the flank.

No. 16 has a two-storey gabled range, which has been rebuilt during C19, and no.15 has a single-storey continuous outshot which was added during the mid to late C19. The rear elevation has timber casement windows with glazing bars and small panes.

INTERIOR: The interior of no. 17 comprises a small entrance hall with modern staircase to the first floor. To the right of the hall is a dining room which is part of the original range and which has much of its timber frame, including a large spine beam with chamfered joists and lambs-tongue stops, main posts, studs, girding beam and groundsill. Adjoining this room

to the rear is a lounge which contains the remodelled hearth and the remains of the timber frame from the earlier outshot, which have been incorporated into the C20 rebuild. To the left of the hall is a kitchen which is part of the C20 rebuild. There is also a wet room and conservatory behind the kitchen. The upper floor comprises a small landing, which has wall posts and cross-beams, three bedrooms and a bathroom. The majority of the timber frame, including girding beams, studs, tension braces and wall plates and mid rail survives in the right-hand, front bedroom.

No. 16 has a main living room, dining room and kitchen on the ground floor. The living room has a chamfered and stopped post and a spine beam with chamfered joists. There is a modern, rebuilt hearth and an arched recess to the left that is suggestive of the remnants of an earlier bread oven. A staircase in the far left-hand corner of the room leads to the upper floor, and a door in the opposite corner leads through to the dining room and kitchen. There are chamfered posts, groundsill, large spine beam, cross-beams and studs with brick nogging infill in the kitchen/dining area. The original brick paviour floor survives in the under-stair cupboard. At first floor there are two bedrooms and a bathroom, and above is a study and loft space. Much of the timber frame is apparent at the upper storeys, including wall-plate, studs, mid rail and curved bracing in the bedrooms, and queen-post trusses at each end. Much of the original timber survives in the roof although it has been augmented with modern sawn timbers for reinforcement.



Nos 15-17 Little Gaddesden (opposite the Bridgewater Arms)

No. 15 comprises a living room and kitchen at ground-floor level. There is a chamfered spine beam, cross beams and wall plate in the living room. A dogleg stair leads from the kitchen to the upper storey, which comprises a bedroom and bathroom. Much of the timber frame is apparent at the upper storey and includes posts, wall plate, bracing, tie beams and spine beams. In the attic space many of the original roof timbers survive including a queen-post truss with brick infill panels. There are also modern, sawn timbers which have been added to reinforce and strengthen the roof structure. Dwarf wall to front.

The three cottages appear to have been created in the early-C19 from an earlier three-and-a-half-bay house dating from the C17, and incorporates much of the latter's timber framing. The terrace is likely to have originally had a single-room plan, although its form has evolved since. There have been various extensions and alterations, including, in the C19, the rebuilding of the upper section of the rear gable wing to no. 16 and the addition of a lean-to rear outshut to no. 15. In the 1980s, a bay was added to the southern flank of no. 17; the entrance was relocated from the gable end to the front; and the addition to the rear of a two-storey projecting rear gable wing was added.



Nos 18/19 (J. Moir)

Notwithstanding the C19 and C20 alteration to the building, a significant proportion of original C17 timber frame survives in all three cottages, including substantial elements of the roof structure. It is therefore indicative of its different stages of development and representative of the vernacular architecture of the region.”

4. No 18 (&19)

“House, later converted into two cottages and now re-united as one. Late C16 or early C17, C18 brick extension. Truncated timber frame with red brick sill, infill panels and casing to ground

floor. Steep old red tile roofs with prominent stack (at n.w end. 2 storeys. 2-light flush leaded casement window to each floor. Entrance into brick extension with 6-panel door, half-glazed with gabled hood. Clasped-purlin roof with collar and queen strut truss exposed in S gable. Beech hedge arches over drive and pedestrian gates. Bridgewater numbering plaques for two cottages.

Between No 18 and No Nos 26-28 is The Old Rectory, built in 1928/9 and not to be confused with Beaney's. Hipped roof. Hedged front boundary.”

5. Nos 26, 27 & 28

“Block of 3 houses. No. 27 early C19, Nos 26 and 28 1850 for Brownlow estate. Red brick with stone mullioned windows, steep old red tile roofs and openwork timber trusses in gables at front of No. 27 and on E side of No. 28. 2 storeys, L-shaped block formed by irregular extensions to symmetrical No. 27. This has a 2-cells lobby-entry plan with 2 windows to each floor, tall central gabled porch, large square central chimney topped by 4 tall octagonal shafts with moulded caps and bases. 2-light chamfered stone mullioned windows on 1st floor, with brick

shields in the gables, 3-light on ground floor, all with lattice leaded casements. Timber framed pargetted porch (now pebble dashed over). Interior has a cellar. The house was the laundry house and had drying green to N. No. 26 to W has lighter red brick and matching tiled roof but red relieving arches to stone mullioned windows and projecting gabled crosswing and diagonally set square shafts to chimneys and decorative slit window with lozenge decoration in the gable. Carved brackets springing from moulded corbels support gable ridge, purlins and wallplates. Entrance porch in the angle of the cross-wing with steep monopitch roof. No 28, formerly 3 houses, has similar detailing and partially glazed tall timber porch. A deliberately picturesque group of estate houses at entrance to park facing S with E wing extending N beside road. Previous uses at various times include butcher's shop and post office/grocers.



Nos 26, 27 and 28 Little Gaddesden, at the north end of the Green

Low brick capped flint wall to Nettleden Road and tall hedge to Ashridge estate road.”

6. Cromer Wood Cottage and Cromer Cottage

“Buildings are recorded here as early as 1762 and the main part of the current Cromer Wood Cottage was once two separate cottages occupied by Estate workers. There are slightly later additions (C18th), as well as C19th and C20th additions, with some surviving timber-framed fabric and wattle and daub and painted brick infill and some hanging tiles. Roof is clay tiled. The building consists of a long two-storey range, built gable end to road, now linking the two formerly detached (perhaps single storey) cottages, themselves with large side and rear extensions.

Cromer Cottage is also believed to be a building of similar age, but was probably always a single cottage. Painted brick with some timber framing visible.”

7. Nos 1-8, Ashridge Cottages

“Eight estate cottages for Ashridge (q.v.). 1928-29. Clough Williams-Ellis for Rt. Hon. J.C.C. Davidson, M.P. Rendered brick walls with pantile pitched roofs hipped to ends, multi-pane sash windows, brick chimneys. Cottages arranged in a wide courtyard with 2 set forward, 4 set back and 2 set forward.

PLAN: One range of four attached cottages with a detached block of two cottages set forward at each end forming a wide courtyard with arched through-passage to rear at centre of the rear range. These four cottages have three-part facades with central entrance. The separate two end blocks consist each of two cottages, one addressing the street with a similar three-part elevation, and the other turned 90 degrees and placed slightly projecting to the street with the entrance facing to the outside.

ELEVATION: Symmetrical three-bay facades to each of the four attached cottages with 6/9 sashes to ground floor and three, 6/6 sashes to first floor. Board shutters survive to central first floor window of one unit. Central doors with cantilevered flat-roof porches to each cottage. Shared brick chimneys between cottages. Rear elevation of this range has three, 3/6 sashes to centre two cottages, one 6/6 to each end cottage. The set-forward blocks of two units consist of the same elevations but the short end of the outside units addressing the street with ground floor 6/9

sash and shallow semi-circular arch with flanking shutters. Round plaques outlined in black throughout scheme: 'JCCD' to front left cottage (side wall to street), 'Ashridge Cottages 1929' to centre of rear range over the arched through-passage, and blank to the rear over arched through-passage. End wall of the end unit has a wide chimney to centre of hipped roof above a window at ground floor. Built as estate housing to Ashridge."

SOURCES: Richard Haslam, Clough Williams-Ellis. RIBA Drawings Monography No. 2. London: Academy Editions, 1996.

East side of Road

8. Nos 1-4

"Long Terrace of four houses. 1820s. 2 Storeys. Brick and slate roofs, hipped at each end, with 2 brick stacks. Mainly two-light timber casement windows. Individual porch designs, some open, some closed. The cottages were reserved for different occupations:

- No1: gardener and coachman at the Rectory
- Nos 2 and 3: agricultural workers
- No4: the forge.

Hedged front gardens, some gravelled frontage. Fields behind".

9. No 5 – October House

"Large house since the 1930s, originally two cottages. Built prior to 1838, extended and modernised. Set gable end to the road. Brick with tiled roof. Three stacks Diamond leaded lights. Triangular oriel to rear open gable porch with tiled roof and fretwork. Used as tea room at one time".

10. Nos 6/7

"House – originally two cottages. Built prior to 1838, reputedly 1760, with former stable hayloft to rear, converted to music room. 1½ storeys, hayloft full 2 storeys. Brick with slate roofs, hipped to front with 2 velux windows and hipped dormer. Tall brick chimney. Windows originally leaded light, now plain glass. Canted walls to front. Open gabled timber porch. Small oculus window to rear."

(Originally grade III)

11. Nos 8-13

"Group of 6, in three, not identical, pairs. All 2 storeys. Brick. Tiled roofs with gable ends Nos 8 & 9, and 10 & 11 form pairs with painted timber casement windows. All have tall central



Nos 1-4 Little Gaddesden



Nos 10/11 Little Gaddesden

brick stack, Nos 9-11 also have end stacks. Porch to No 9 is open with king-post tiled roof. Nos 10-11 are each double fronted, with half-gabled dormers, that to No 11 retains timberwork in the gable”.

No 13 was the village straw-plaiting school – possibly rebuilt after fire.

12. Church View and LG Village Stores/ Post Office



Little Gaddesden Stores and Post Office

“Both single storey with attic storey. LG Stores built 1947. Mellowed red brick, tiled roofs – Large gable end to front. Village Stores of Interest as purpose-built post-war village shop”.

Church View is a modern chalet bungalow constructed 1970s.

13. No 14

“House. Early C19, possibly an older house remodelled. Plum brick with black headers, moulded buff brick dressings and stone mullions. Steep old red tile roof carried down over rear outshut. Off-set brick stack. Slated 2 storeys brick rear extension. A symmetrical 2-storeys and attic 3 windows house facing W with gabled dormers, central gabled brick porch, stucco plinth, floor band, and oversailing verges on large Gothick brackets. Cable-moulded buff brick surrounds to 2-light ovolo moulded windows with lattice cast iron casements, on 1st floor and 3-light on ground floor. Cable-moulded round arched entrance to slightly off-set porch with narrow side windows. Chamfered yellow brick doorway and coffered wooden door.

Low brick wall to front with semi-circular brick cappings and zig-zag patterning. Brick piers to pedestrian gateway at southern end”..



No 14 Little Gaddesden

14. Bridgewater Arms

The Bridgewater Arms pub is the largest building in this area. Its upper floor is now converted to flats and it has been extended significantly to the rear. It is Grade II listed and the listing description reads as follows:

“Hotel. C18, with C19 lower end extensions. Red brick with vitrified headers and lighter red arches. Hipped slate roofs, velux windows to main range. A compact 3-storeys, 3 windows long block with lobby-entry and internal chimney a third from N end. Round headed tall recess with nameboard

above C19 gabled Gothick timber porch. 6-panel door in heavy frame. Graduated heights of recessed sash windows with flat gauged arches and 3/3, 3/6, 6/6 panes from top to bottom.

Overhanging eaves with plastered soffit. Short S wing has one window over an early C19 projecting stucco porch with Doric columns, full entablature and blocking course. Round headed doorway with fanlight. 1½ storeys N wing formerly single storey but extended and floored in early C20, with plat band. 4 segmental headed windows rise through eaves, and 2 long 3-light casements with flat gauged arches below floor band. Bulky mansarded rear wing not of special interest. Interior has central chimney partly cut away, and axial beams, chamfered where exposed in 2 rooms, with ogee stops of 2 patterns."

The buildings here are the exception in the village in that they are built up to the pavement.

Large field gap before next pair of cottages.

15. Bridgewater Mews Cottage

This is a large mellow red brick two-storey converted barn, end on to the road. Originally it was the coach house and stabling for the Bridgewater Arms Hotel. The roof is slate. It probably dates back to around 1815, the earliest days of the hotel, and was converted to residential use in 1980. It is accessed via the driveway along the side of the Bridgewater Arms.

16. Nos 20 & 21

Semi-detached symmetrical pair, upper storey rough cast rendered, now partially painted with



The Bridgewater Arms Pub and Flats

exposed red brick dressings. Outer lean-to bracketed and tiled porches. 2 storey side extension to No 20, lean-to on side of No 21. Tiled roofs, with chunky decorative central chimney with moulded string and blind panels. Applied framing to large dormer gables to upper 3-light, 6-paned casement windows, which have projecting brick cheeks and prominent metal gutter brackets. Extension has similar upper window but with raking struts and without the brick cheeks over canted bay window and panels in between.

Previously site of four cottages, rebuilt 1903. Said to be last Brownlow Cottages ever built. Pargetted panels to gable ends (that to No 20 re-located (?) to front of extension) displaying Brownlow coat of arms with family motto 'Esse

quam videri', together with initials B (Brownlow) and AB (Adelaide Brownlow). No 21 served as both a police house and schoolmaster's house

Flint wall with brick piers and triangular brick capping stones.

17. No 22 (& 23) (Access from Church Road)

This is a large framed building with attic storey at right angles situated to south and in rear garden. It is Grade II listed and the listing description reads as follows:

"House. C17, subdivided c.1838, extended and remodelled 1872 for Lord Brownlow (dated shield on S gable chimney), half-timbered rear extension and made one house 1971. C17th timber frame encased in C19 half timbering in a close-set grid with plum brick and blue brick infill to form symmetrical pair of cottages. Steep old red tile roof. A 1½-storeys house facing W with large 4-shaft old central chimney with tall pots.

End gabled chimneys to 1872 end extension. 5 windows long, 4 gabled dormers at eaves. Lattice leaded casements. all 2-lights except to principal ground floor rooms, which have 3-lights. Doorway to north cottage infilled and replaced with 2-light window. Wash house late C19th. C20 parallel 2 storeys rear range using timbers from a Suffolk barn. Blue Brownlow Nos 22 & 23 plaques.

Dwarf wall to road, flint with brick piers at intervals and triangular cappings."

18. No 24

House and flat, 1960s, extended and divided 2017. Brick and tiled roof. Some false framing to the three gabled dormers. Sensitive corner position.



Nos 21 and 22 Little Gaddesden with Brownlow Pargetting



No.22/23 Little Gaddesden

19. 29/30: John O' Gaddesden's House

Situated at the junction of The Green and Church Road. No vehicular access from Green. Formal gardens to front, and relationship to the War Memorial on Green, which forms part of front boundary. To the front, it enjoys views to the Green and the Tudor Lodge entrance to Ashridge Park. To the rear, it enjoys views along Church Road, the playing fields and across the open fields beyond to the Church.

It is Grade II* listed and the listing description reads as follows:

"Court house, now a house. Circa 1500, altered to a house and extended in late C17, restored 1898

and used as a village reading room, sold and became a house c.1931, additions to front and N end of a C16 house from Hawstead, Suffolk, and late C17 N wing from Wrestlingworth Manor, Beds, 1948-52 by Frank Jennings architect. 1½ storeys rear extension c.1978.



John O'Gaddesden's House

Timber frames on brick sills, exposed close studding on ground floor, panelled radial pattern pargetting to

1st floor boldly jettied on W front. Front wing higher red brick sill and exposed close-studding with plastered panels. Steep old red tile roofs. 3-light flush casement windows with iron opening lights and leaded glazing. A large 2-storeys building facing W with 2-bays upper hall at S richly finished with bold 4ft jetty, and wide arched openings on S and W like original shop windows. Stair on N possible original. N crosswing jettied at W gable possibly contemporary, has higher floor levels and plainer treatment. Gabled dormer in hipped front roof. Large chimney at junction of wings. Front wing is former 2-bay open hall with inserted floor and large internal red brick chimney from N Essex. 2 storeys N wing is painted brick with modillioned eaves cornice and cross windows with leaded glazing. The first-floor hall is unequalled in Herts for the profusion and quality of its ornament (RCHM Typescript) and presumably served a communal purpose such as a Marriage Feast House or a Court House.

The connection of the C14 physician John O'Gaddesden with the present building must be spurious. Close studding, moulded arched wind braces, moulded cambered tie-beams with carved knee braces to moulded jowled posts. 2 intermediate trusses in clasped-purlin roof each with cambered collars and solid arched braces with carved spandrels and stub tie-beams with human heads (renewed by Lawrence Tanner in

plaster at restoration). Conversion to a house in late C17 involved infilling of wide ground floor openings, inserting large brick stack at N with lobby entrance from W. Raised and fielded panelled ground floor room made by taking in part of a lean-to. 1st floor probably partitioned at central truss. Brick N wing with 1st floor corbelled on 3 moulded courses with a kitchen on ground floor. Transplanted C16 front wing has crown-post roof with 4-way bracing and octagonal post with moulded cap and base, also fine moulded joists and main beam in inserted floor. 4-centre arched chamfered brick fireplace, and diamond mullioned windows. Bolection moulded fire surround on 1st floor of N wing.

(RCHM(1911)144 no.5: Pevsner (1977)237: RCHM Typescript: Senar(1983)90-91)."

20. No 31 & 32

This is a Grade II listed building with no vehicular access from the Green. The listing description reads as follows:

"House. C18 or earlier. Red and blue bricks in header bond. Steep old red tile roof half-hipped at W. A 1½ storeys, 3-cells house facing S with W end to road. Large internal chimney a third from N end has 2 diagonally set square shafts. Similar shafts to S lateral chimney to W part.

3 windows on S with small gabled dormer on roofslope in middle. Door into E part. Flush casement windows with leaded glazing, one of 2-lights with old iron casement. C20 matching rear wing at NE with lateral chimney. Exposed timber-framing internally shows this was once a late medieval open hall."



21. Nos. 33-37 Little Gaddesden

No 31/32 Little Gaddesden (Photo: J.Moir)

Row of 5 terraced cottages. Built 1869 (on shield to No 33) by Lord Brownlow as estate houses, then called the "New Cottages", later the "New Houses". Red brick with cream brick horizontal banding. Red tiled roof. Three tall brick stacks. Leaded light windows. Timber doors. Set well back from the Green.

22. Telephone Exchange

Behind this row of cottages is the village Telephone Exchange built in 1930 to replace the first exchange, which can still be seen as an outbuilding in the garden of Kingham's Meadow.



Telephone Exchange building

23. No 38 Keeper's Cottage

Reputedly C18th but possibly containing earlier fabric. Two storeys, red brick with vitrified black headers. Gable-ended tiled roof and stacks towards each gable. Symmetrical with timber 3-light windows and central gabled porch, with single storey extension at E. end. Small-paned Yorkshire sliding sashes to rear of main house. Large extension to rear N. end, off which the garage extension extends, parallel with the main house. Tarmac drive off Green.

24. Nos. 39 & 40 Yew Tree Cottage

Reputedly early 19th century when it was recorded as two cottages, but possibly incorporating earlier fabric from a cottage referred to in 1762. Brick with gable ended tiled roof. Lean-to at E. end. 3 small dormers to front. Ridge stack and stack at E. end. Tall gabled porch.

No vehicular access from Green.

25. No 41 Alford Cottage

Set back from No 42.
Constructed in two phases,
later phase 1868 by
Viscount's Coronet denoting
rebuilding date. Some timber
framing in front gable and W.
wing with narrow slender
framing, otherwise brick.
Tiled roofs, taller section to
E, with gable ends. Previous
uses include butchers shop
and public house.



No 41 (Alford Cottage)

26. No 42

This house has a prominent
position on the Green. It is
Grade II listed and the listing
description reads as follows:

*“Grocer's shop, later the Old
Post Office, now a house.
1867 (carved on
monogrammed corner stone)
personally designed by Lady
Marian Alford, became a
house 1960. Red brick with
grey headers, sandy red
dressings to openings. Red
tiled roofs. 2-storeys small
house facing N beside the
Green, with projecting small
arcaded entrance at NW. 2
upper windows on N are
gabled with herringbone
brickwork above the
windows. Framed panel on
NW corner and stone with
monogram and coronet in high relief and
engraved date on SW corner. Moulded brackets
to overhanging W verge of roof over a triangular
oriel with scalloped tiled roof and rectangular bay
window with similar tiles and timber mullioned
windows. Ovolo moulded brick surrounds to
leaded timber windows. Tall central chimney with
4 conjoined circular shafts with square bases and
quatrefoil caps. Designed as a model village
shop. Single-storey C20 matching rear wing at
SW. (Senar (1983)93).”*



No 42 Little Gaddesden

27. No 43 Three Chimneys

This is Grade II listed. The listing description
reads as follows:

*“House. Late C17/early C18, cased for Lord
Brownlow 1868. Timber frame encased in C19
red brick with grey headers on ground floor, 1st
floor front and sides faced with a grid of dark
timbers infilled with buff and light red brick in
bands. Timbered gable of S crosswing with red
brick infill and stone plaque with "EB" and*

coronet. Steep old red tile roofs. A T-plan house facing W. 2-storeys, 3 windows long, entrance to stair hall next crosswing by boarded door in gabled porch. 2 large external chimneys at N end, the second to the slate roofed outshut. Tall, 2-shaft chimney serving crosswing at junction of wings and on RH of entrance. 3-light lattice leaded windows, 2 2-light on upper floor of hall range, which has had its front wall heightened. Corner post and wall studs exposed at SE and S wall of crosswing which has a steep side-purlin roof, and a hollow chamfered axial floor beam."



No 43 Little Gaddesden

28. No 44

A simple and unspoilt detached house with brick wall to front, offset brick chimney with tall pots, gabled open porch to front and timber casement 3-light windows. It is Grade II listed and the listing descriptions reads as follows:



No 44 Little Gaddesden

"House. Late C18. Red brick chequered with black headers. Twin pitched slate roof. Gabled open porch to front. Simple and unspoilt. Included for group value."

29. No 45.

Two-storey house. Late C18th/ early C19th. Yellow brick and unusually, hipped slate roof with central brick stack and wooden lantern light. Square plan but with front door blocked. Symmetrical frontage, with 6 over 6 paned sashed each side of blind window and door. Hipped roof extension to rear. Brick and wrought iron internal fence in front garden.



No 45 Little Gaddesden

30. No 46 & 47

Pair of semi-detached dwellings, 1920s, converted into one dwelling in 1993. Two storeys, originally symmetrical, with single storey lean-to extension at N. end. Rough rendered with brick dressings and tiled roof with central gabled roof, central rendered stack and rendered able chimneys. Three-light diamond glazed mullion windows between entrance doors; No 47 retains gabled roof porch, No 46 modified and extended to each side, both tiled. Two-light windows above in the central gable. Forms group with No 48.

31. No 48

Detached two-storey dwelling, rendered with tiled roof, with symmetrical frontage echoing treatment of Nos. 46 & 47 but with larger central gable and no central stack. 3-light mullion windows to each side of gabled timber and tiles porch with two-light windows in the central gable. Forms group with Nos 46 and 47.

Marian Lodge Estate (Denison House complex (including Denison House, Denison Lodge & Marian Lodge, 1 & 2 Bannerdown), The Coach House, Ostlers, Chiltern Mead, Barn Cottage, The Summer House, Orchard End, Applegarth and Lutece.

Situated behind the main building line on the Green and accessed by a drive off the Green, the Marian Lodge Estate includes Denison House on the site of an earlier house. The rear properties on the Estate enjoy panoramic views across uninterrupted open fields towards the Church.

32. Denison House

Denison House, 1850s (but 1864 by shield over porch) but on site of earlier mid-18th century building. Yellow bricks with stone dressings. Tiled roof with numerous clusters of chimneys with two or three tall shafts set diagonally on stone bases and decorative bracketed moulded caps. Large house,

now divided into four dwellings, with symmetrical frontage facing the green, with projecting gabled cross-wings each side of recessed central entry with smaller gable and two-light mullion window over projecting porch under tiled monopitch roof. The cross-wings have brick dentilled eaves and stone copings, with moulded brick 'piers' at the corners running up to moulded stone and brick capitals. Each cross-wing has ventilation slit in the gable over 3-light stone mullion windows on each floor. The half-glazed timber door of two leaves has sidelights and moulded stone capitals each side of round arched doorway. The asymmetrical garden front has three gables to W. with timber fretwork to the gables and brick lozenge patterns to the exposed walls of the stack. The wing to W. end is jettied. Further long range to E. with two-storey canted bay window to end cross-wing.

Built by Lady Marian Alford of Ashridge and then known as Marian Lodge (shield over porch on N. side bears the Pheons and the Brownlow 'B'.) One of the great garden cedars may date from the 'Capability' Brown re-modelling of Ashridge Park in the C18th. Tall boundary wall to the front running some 75m along the Green. It became known as Denison House after Mrs Denison who lived there between 1882 and 1916. Used by the Froebel School, which was evacuated from London during the Second World War.

The former Denison House was split up after World War 2 into Denison House, Denison Lodge and Marian Lodge, together with Bannerdown 1 and 2. There are a further 8 dwellings on the former grounds of Denison House.



Denison House

The Coach House, Ostlers and Barn Cottage were originally used as ancillary buildings to Denison House.

33. Coach House

The Coach House was formerly the coach house to Denison House. Originally C18th. Blond brickwork. Primarily casement windows. Converted 1960 by the Principal of Ashridge College.



The Coach House, Ostlers, Barn Cottage and Chiltern Mead

34. Ostlers

Formerly part of the Coach House. Originally C18th. Blond brickwork. Primarily casement windows. Distinctive "Ashridge" railings along frontage of dwelling.

35. Barn Cottage

Barn Cottage was a gardener's cottage for Denison House. It had been thatched but this has been removed. Originally C18th. Red hanging tiles at front. Some leaded windows. Has views from the rear across open fields to the Church.

36. Chiltern Mead

Single storey, set apart from the other buildings within the Estate. Constructed in 1959. Regular brickwork. Some leaded windows. Has views across open fields to the Church.

37. Orchard End & Applegarth

Two houses built by F.G Whitman, early 1950s and typical of this builder's designs. Both have extensive views to the rear, over open fields to the Church.

38. Lutece

House, designed by the owner in 1960. Rendered brick. Incorporates a C18th stair from Grosvenor

Square, London, and a re-used late C18th to early C19th fireplace. Double entrance gates were formerly entrance gates to Hemel Hempstead graveyard (Senar, 1983, 95)

39. The Summer House

Single storey chalet bungalow which was re-developed commencing in January 2020 and is now a substantially enlarged brick-built dwelling. The former potting sheds in the grounds of Summer House, and linking into part of the former kitchen garden wall to Denison House, are locally listed.

40. No 49

This house appears on Gilbert Grey's 1762 map of the Ashridge Estate and is possibly of 16th century origin. It is Grade II listed and the listing description reads as follows:

"House. C17 or earlier, cased in red brick in C18/C19, N gable chimney and small NE extension in 1870's for Lord Brownlow, S wing added in 1930's after sale of estate and buttresses to front wall are probably of this time. Timber frame cased in red brick, brick S wing, old red tile roofs, with tall brick ridge stack at junction of main range and wing. A 2-storeys house, the older part has 2 flush 3-light Yorkshire sliding

casement windows with small panes to each floor, and a 2-light window in the place of the former central door. Heavy brick buttresses with 2 offsets between the openings. Sun Fire Insurance plaque no. 209530 on wall (for policy of June 1764 to Thomas Groome, carpenter) and large external N gable chimney with white brick quoins and red brick tumbled offsets. White brick dressings and decorative vent holes to N lean-to extension set back to centre of chimney. Higher 2 storeys S wing has 2 storeys canted bay window to right of entrance with gabled porch and 2-light casement over. A 3 bay timber frame with original roof. (Senar (1983) 96).”



Sun Fire Insurance plaque on wall of No 49 Little Gaddesden

41. The Red House

Reputedly originating from 18th century Holly Bush Lodge. Its outhouses were rebuilt in the C19th and formed the Ashridge Estate workshops, about 30 in number. Behind it was the waterworks pumping station which pumped water up from the aquifer which was then distributed throughout the village, a project “given” to the village in 1858 by the Brownlows, particularly Lady Marion Alford.

The house is Grade II listed and the listing description reads as follows:



The Red House

“Agent’s house and Ashridge estate office, now a private house, 1870 for Lord Brownlow, possible incorporating C18 Holly Bush Lodge. Red brick with sandy red brick dressings and polychrome herringbone brick tympana to moulded brick arches. Tall steep old red tile roofs. A large 2 storeys and attics, U-plan house facing W with gabled wooden porch into 2 storeys S wing. Assymetrical 3 windows W front to garden has 1st floor windows carried up as prominent gabled lucarnes with eaves carried forward on timber brackets. Twin lucarnes on LH and larger one on RH each with 2-centred moulded brick arches

and scale-pattern polychrome brick tympana above transomed wood casement windows. Similar treatment above deeper ground floor windows with moulded segmental arches. Glazed double doors to middle openings. Arcaded corbelling to eaves and string at upper window cill level. Projecting gable chimneys with corbelled caps, offsets above roof level, verges bracketed out beyond their projection, and monogrammed date plaque. The yards behind the house were the estate workshops. (Senar (1983) 96).”

42. Stable Cottage

Former single storey outbuilding converted to residence. Painted timber weather-boarding with clay peg-tiled roofs. Two gables to front both glazed.



Stable Cottage

43. Red House Farm

Former single storey, long stable range facing NE and converted to residence in C20th. Brick with roof altered to monopitch slate. Round-arched brick window openings. Later projecting brick porch. Brick corner buttress.



Red House Farm

44. Outbuilding NE of Red House Farm

Small single storey outbuilding, formerly occupied? Brick with weatherboarded front. Tall brick stack with offsets to S gable end Temporary covering to roof. Two 6 over 3 paned sashes to right of plank door.



Outbuilding NE. of Red House Farm

45. The Traction Engine Shed.

The Traction Engine Shed to the rear of the Red House originally contained two steam engines which worked the steam plough used on the Ashridge Estate in the C19th. It has now been redeveloped as a private residence.



Traction Engine Shed



46. No. 50.

House with entrance now on nearside. Has undated Brownlow shield but early fabric probably concealed. Extended in C20th. Brick with deeper red brick dressings. Tiled roof with tall stacks.

Asymmetrical plan with larger gable incorporating plaque and more steeply pitched smaller gable adjacent and single storey element with

3-light mullion at N end. Possibly once a butcher's shop. Former entrance onto green has been infilled.



No 50 Little Gaddesden

47. No. 54

“House, Early C18th, extended 1912 for Lord Brownlow, and later as a shop. Light timber frame on a brick sill, exposed on S with red brick infill and brick W gable. Steep old red tile roof. A long 1½ storey house facing S with matching C20 single extension at NW. with 2 windows. S front has diagonal braces to the timber frame, 3 small casement windows, a gabled dormer at the eaves and pitched hood to boarded door. Internal chimney to E part. Rear wall chimney to W. part. 3- light casement window to attic and ground floor in W gable. Boarded door in heavy frame under pitched hood on RH”.

There was an elegant C17th house in gardens of 54 and north west of the Manor House, demolished c.1820. At the beginning of the C19th it was occupied by a Major Gamble, who was visited on a number of occasions by the former United States Vice President, Aaron Burr, notorious for having shot Alexander Hamilton in a duel.

The Manor House Complex

The Manor House is now divided into 4 dwellings, the Manor House, Manor Cottage (formerly No 55), Manor End and Manor Yard.

Manor Orchard is a separate dwelling constructed within the former Manor vegetable garden.

48. The Manor House and No. 55

The Manor House and No 55 are Grade II* listed and the listing description reads as follows:

“House, now subdivided. Main building 1576 for Sir Robert Dormer of Wing (plaque central on W front 'AD1576/EE/NA.RD'), service wing on S and alterations 1684 (RW head on front dated), but timber framed SW projecting wing (No. 55) probably 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



Yew Arch at entrance to Manor House

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 NE 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)."

According to the Victoria County History this was originally the Manor House of Lucies, a separate manor from that of Little Gaddesden which was probably closer to the church. (A Geoffrey de Lucy died in 1284 "seised of the manor of Little Gaddesden".) Dormer may have used some C14th stone and woodwork from Ashridge monastery, parts of which were being dismantled at that time. However, parts of the attached manor cottage (number 55) probably date from slightly earlier.

Sir Robert Dormer sold the Manor House to the Egertons of Ashridge around 1604 and they appear to have owned it for the next 300 years, leasing it out at various times. There was a North West Wing to the Manor House which was burned down sometime in the late C18th or early C19th.

The earliest existing drawing of the complex, dated 1828, shows no such wing. An archaeological investigation in 2018 revealed the possible footing of a building but no evidence of a fire. That investigation also revealed the foundations of several, probably farm, buildings

under the lawn. This area was flattened around 1800 to form a pleasure garden.

By the middle of the C19th the Manor House, which had become known as “The Priory”, for no good religious reason, was largely unoccupied, and parts of it were used as a library and reading room and also as an armoury for the local militia. In the 1880s it was occupied by the Agent of the Ashridge Estate, who had married a relative of Lord Brownlow of Ashridge.

The house was altered and extended for their use. An additional wing was built at the back, and corridors created to link the new building with the old.

By the 1980's the Manor House complex had been divided into 4 separate, but connected, properties, with a fifth home, Manor Orchard, being created adjoining what had been a walled vegetable garden.

(History researched by Roger Bolton.)

Entrance to the five properties is through an ancient yew tree arch.

To the left is the Manor House and, behind it, Manor End. Manor Orchard is to the right and Manor Cottage straight ahead on the left. Behind it is Manor Yard.

Manor Cottage Formerly No 55

Timber-framed. The fireplace may be a cut down medieval doorway from Ashridge monastery. Casement windows with small square-leaded panes. It is listed as Grade II* within the Manor House listing.

49. Manor End

c.1880, attached to Manor house.
Brick and slate roof.

50. Manor Yard

Some Elizabethan brick footings but mainly Victorian. Brick with slate roof. Elizabethan cellar, adjoining that of the Manor house. Victorian walled garden.

51. Manor Orchard

Mid to late C20th occupying site of former greenhouses. Brick and slate.

52. Tree Tops

Formerly part of the Manor house complex, it was separated off from it in the C20th, with an entrance in Hudnall Lane. Two storeys, gabled front, in black and white. The present building replaced a dwelling converted from an old schoolroom for Ashridge apprentices c. 2010.

53. K6 Telephone Kiosk

The telephone kiosk at the junction of Hudnall Lane and Nettleden Road is Grade II listed. The listing description reads as follows:

“Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof.

Unperforated crowns to top panels and margin glazing to windows and door.”

Formerly it shared a space with a postbox. To the rear of the kiosk is the first village telephone exchange. It is currently an outbuilding in the garden of the adjacent property, Kingham's Meadow.



Victorian walled garden, with high brick walls, those on N side include metal grille work above the plinth.

54. No 57, Kingham's Meadow

A workman's cottage was recorded on this site in 1854. The house, now enlarged is listed Grade II and the listing description reads:

“House. 1858 (on plaque) for Lord Brownlow as house for Head Clerk at Ashridge. Red brick with sandy red brick dressings and relieving arches to stone mullioned windows. Steep red tile roofs with deep projecting bracketted verges to the gables. A 1½ storeys, L-shaped house facing W with prominent gabled lucarne windows to upper floor. Asymmetrical design with gable at LH of W front with tall stair windows, porch to right with 'B' plaque over and single storey rear extension. Open timber porch on brick sills to arched entrance door. Tall octagonal chimney shafts with stone bases.”



Kingham's Meadow

projecting rusticated porch with pitched tiled roof. No 58 has incorporated No 59 since the 1950s.

Nos 60, 61 and 62: A terrace of attached brick cottages with red clay tiled roofs, with C20th extensions, rear in the case of Nos 60 and 61, and to the side in the case of No 62.

55. Nos. 58-62

This is a range of old cottages between Kingham's Meadow and Robin Hood House. The cottages are shown on Gilbert Grey's 1762 map of the Ashridge Estate. C19th but certainly concealing earlier fabric.

No 58: Detached 2 storey cottage with substantial C20th rear extensions. Brick with red tiled roofs. Two ridge stacks with corbelled caps and clay pots. Timber casements with stone cills. Deep



Nos 60, 61 and 62 Little Gaddesden

Robin Hood Farm (formerly Ash Cottage)

This is a large detached dwelling with a large detached garage. Its land wraps around the rear of Nos 58-62. White rendered walls under a tiled roof. 4 gabled dormer windows. 3 rendered chimneys made of brick.

56. Robin Hood House

Three storey, mainly C17th building, now a care home. Formerly an inn known as the Green Man and then the Robin Hood Inn. It is Grade II listed and the listing description reads as follows.

"Inn, later a private house, now a private house [subsequently use changed to care home]."

Probably C17 incorporating C16 cellar, altered 1855 by 2nd Lord Brownlow, became a house in C19. Red brick with random black headers to ground floor projecting in advance of painted render and presumably timber framed upper floors.

Steep old red tile roofs. 2-storeys and attics large house with symmetrical W front. Gabled wings flank a 3 windows wide recessed centre with 2 gabled dormers and formerly with central entrance. One window to each floor in wings. Casement flush windows those to attics retain rectangular leaded panes. Steeply gabled red brick porch on S with buff brick dressings and Brownlow plaque.

3 windows S front has tall bay window with shields over to single-storey wing and canted oriel over 3-light window on left. Four tall red brick internal chimneys, with corbelled brickwork and clay pots. RCHM (1911) noted old floor beams and flat shaped balusters on attic stair. Francis the 3rd Duke of Bridgewater auctioned hunters in 1746 at the sign of the Robin Hood on Little Gaddesden Hill to meet the cost of canal construction.

(RCHM(1911)144 no.6: Senar(1983)102-3)."



Old photograph of Robin Hood House



Robin Hood House

Little Gaddesden House Complex, including Little Brownlow Farm

57. Little Gaddesden House

Victorian residence built in 1859 for Lord Brownlow. It was used partially as an Estate Office for the Brownlows and partly as a school. It became the home of a branch of the Brownlow family, the Talbots. On the death of Bridget Talbot in 1971, the house was split into 9 residences, the work being completed in 1978.

It is Grade II listed and the listing description reads as follows:

“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 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.

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.”



Old photograph of Little Gaddesden House

58. Little Brownlow Farm

Agricultural building (barn), mid to late C19th, converted to single dwelling in the 1990s, with 2-storey side extension to north-east built in 2016-2017. It is brick built with a clay tile hipped roof. It faces Little Gaddesden House with a rear view over a substantial garden and open countryside towards Hudnall Common.

The Home Farm Complex (Home Farm, Stable Yard and old Slaughterhouse, No 1 Home Farm Cottages (Laurel Bank), Shepherds and Laurel Cottage, Vine Cottage, Home Farm Lodge, Granary Cottage, Long Barn and The Wheel House).

The Home Farm complex is at the southern end of the Conservation Area and has a somewhat fortress-like presence on this eastern side of the road. It had evolved into a model farm of the Ashridge Estate. Some of the agricultural buildings have disappeared, whilst others have been converted into dwellings. Home Farm Lodge and Vine and Shepherds Cottages front onto the main village road but Home Farm House itself is set back on the far side of a small courtyard flanked between Vine and Shepherds Cottages. The general ambience of the complex is that of a quiet close setting of a cul de sac nature of character buildings.

59. Barn at Home Farm

The Barn is Grade II listed. The listing description reads as follows:

"Barn, now a showroom. C16, C19 brick rear wing. Timber frame with dark weatherboarding. Half hipped roof now slated with large slates. Red brick rear wing with slate roof. A 5-bays tall barn facing S with projecting gabled porch to middle bay and 2-storeys rear wing with framework on brick piers for a former

horse engine in the lower part. Jowled posts with long curved braces to tie beams. Wide bays with unjowled post at mid bay.

One butt purlin to each slope with curved wind braces. Queen struts to lower angles of truss but no collar and iron straps added to reinforce purlin joints with principals. Squint butted scarf joint in S wallplate."

60. Home Farm House

Home Farm House itself is C18th. Home Farm was the home farm for the Bridgewater Estate. It was given an extensive face-lift by the Estate in, it is believed, 1877, the date on the Brownlow shield on the building. Following the break-up of the Ashridge Estate, it was acquired by what became Coopers Agricultural as a stock breeding centre. It became a private residence in the 1970s.

It is a Grade II listed and the listing descriptions reads as follows:

"Farmhouse, now a private house, C17 or earlier, hipped central clock tower c.1804 probably by Jeffry Wyatt, 2 crosswings demolished and brick casing 1877 for Lord Brownlow, subsequent extensions to rear and S end in 5 stages. Plum brick casing to timber frame with lighter red brick arches and clock tower (top stage stucco with circular dial) and steep pitched roofs now slated. A 2-storeys and cellar house facing W with 2-cells, central entrance, end-chimneys plan and



Home Farm House

parallel C19 rear range, adapted from a larger house in 1877. 2 windows to each floor and 6-panel door in base of central clock tower. Large early C18 red and black brick chequered chimney stack with corner pilasters at N end, 1877 copy at S end, and old bell cupola in centre with ogee roof, arcaded sides and wind vane. 2 storey gabled bay window on left of door with 4-light casements and weatherboarded gable. 3-light wooden casements on RH and single-storey extension set back to S. The roof sweeps in a curve down to the front eaves where the eaves have been raised without altering the roof structure internally. A painting by J.H.Buckingham c.1820 (Herts Countryside Nov.1976 p.30) shows the present house with higher 2-storeys and attics crosswings at each end, a buttressed entrance porch at the N end of the central range in line with the present C18 chimney, and the front eaves in line with the base of the stucco top stage of the clock tower.

The cupola and bells are on the roof and there is a broken chimney in the position of the present S chimney. The clock is marked John Thwaites London 1804 like the Ashridge tower clock. The farm was the home farm to the Ashridge estate. (Senar (1983)105-6)."

61. Stables and Slaughterhouse.

To the rear of Home Farm House are the stables and the Slaughterhouse.

These are accessed from the main village road via a driveway between Shepherds Cottage and Vine Cottage and a public bridleway to the rectangular stable yard. The 12 stables are still in use as such. The 8 stables on the east side of the yard are brick built and were originally C19th cow sheds. The 4 stables on the W side are built of wood and of newer build. Both sets of stables have corrugated roofs.

The Slaughterhouse is the same age as Home Farm House and constructed of similar materials. It has been used as accommodation since about 1990.

62. Granary Cottage

This is a house converted from a former farm building in the 1970s and is situated behind

Home Farm House. It is accessed from the stable yard via a private driveway. It is probably of a similar age to Home Farm House and constructed of similar materials.

63. Long Barn

This is similar to Granary Cottage, converted from former Home Farm buildings in the 1970s. It is accessed via a continuation of the private driveway to Granary Cottage.

64. The Wheel House

To the east of Granary Cottage is the Wheel House constructed in 1993.

65. Gade House

This was originally the Dove-House and the Dovecot. It is Grade II listed and the listing description reads as follows:

"In style early C18 but probably 1821 by Jeffrey Wyatt as an antiquarian exercise. Converted as part of a house in 1970's. Red brick in Flemish-



Gade House

bond with some blue headers. Battered base faced with York stone slabs with tooled margins. Steep tiled octagonal roof with a small hipped dormer on each facet and open octagonal cupola with ogee roof and vane. Single-storey red brick and tiled extensions leaving half of dovecote exposed. An impressively massive octagonal tall dovecote with walls rising sheer to corbelled eaves courses with 2 courses of modillions and plain course between. Tall open cupola presumably protected entrance for birds. Flat gauged arch to doorway on N face. 2 narrow windows low down. 17ft.10ins wide, with 5ft base, 25ft to eaves and about 17ft high roof. (Senar (1983)107)."

66. Laurel Bank, Shepherds Cottage, Vine Cottage and Home Farm Lodge

These front onto the main village road (but with side entrances) and were part of the planned model farm, now converted to residences. They are constructed of brick and have wooden Georgian-style windows, slate roofs and distinctive two-storey square towers with hip roofs at either end of the single storey ranges backing onto the road, retaining three raised ridge louvres. They were ancillary farm buildings (cowsheds and haybarns) and agricultural workers' houses, including the house of the gatekeeper for the entrance into Ashridge Park immediately opposite the buildings.

67. Bailliffs and East Pulridge House

Early C20th, purpose built as Pulridge House for the Ashridge Estate, soon after divided into two and much extended.

West Pulridge renamed Bailliffs c.1970. Modest but elegant Edwardian style. Brick and painted render, with tiled roof.



Church Road

Church Road forms the principal arm off the Nettleden Road.

All the development is on the North West side of the road, apart from two sports pavilions towards the South Western end of the Road.

68. Church of England Primary School

School, with attached hall, built 1858, by G.E. Street and extended in 1953, 1979, 1999 and 2005.

The original building is Gothic style, single storey, with banks of dark brick and thicker stonework, stone mullions and verges. Tiled roofs with crested ridge tiles, capped chimney and former louvres. L-shaped on plan with gable ends, each with a tall 3-light pointed arched window with a quatrefoil in the arch. Original fenestration had diamond leaded lights. Canted porch added in the angle. The 2005 extension added a similar wing to the west, linked to the original school by a flat roofed section with large 9 paned windows separated by brick piers. Hall, rebuilt in 1999, extends N to rear.

One of a number of public facility buildings situated on Church Road. Hardstanding to front, hedging and playground to west.

Little Gaddesden Church of England Primary School

69. Little Gaddesden Village Hall

Village Hall, 1956-7, Nissen hut design in prefabricated concrete, pebble-lined with semi-cylindrical core structure. Flat-roofed extension to rear.



Little Gaddesden Village Hall

70. Peel House

Detached C20th 2-storey house with single storey extension, brick with tiled roof, built as policeman's house.



71. Coronation Villas

3 blocks of matching semi-detached 2 storey houses, 1953, sitting in long individual plots. Brick with tiled roofs. Shared stack to each block. Originally all with simple gabled porches.

72. Bede Court

Courtyard group of 21 social housing bungalows, 1969, replacing the old Bede Almshouses. Brick and Roman tiled roofs – no stacks. Yews flanking the driveway.

Coronation Villas (plaque dated 1953)

(right)
Sundial from original 1860s Bede Houses garden, now re-sited within Bede Court



(far right)
Bede Court – Plaque from original 1860s buildings, commemorating Lady Marion Alford



73. Lydiard Cottage to Field End

4 detached chalet style houses, 1960s/70s. Field End is separated from the other houses by a paddock.

74. Church of St Peter and St Paul

The Church is Grade 1 listed. The listing description reads as follows:

"Parish Church. Chancel, nave, N aisle and tower C15, SE chapel, S aisle and S porch c.1819 by Jeffry Wyatt for 7th Earl of Bridgewater. General restoration by E.W. Godwin for Lord Brownlow 1875-78 when chancel extended a little to E, N chancel aisle rebuilt, S nave arcade replaced a single wooden arch c.1810 by James Wyatt, doorways formed to E ends of aisles flanking new chancel arch. Vestries linked to N door 1965-7 by John Brandon Jones. Coursed flint rubble with limestone dressings in C15 work, red brick parapet and buttresses to N aisle. Stucco with Portland stone dressings and cantellated parapets in Wyatt's work. Uncoursed knapped flint with limestone dressings in 1875-8 work. Slate roofs behind parapets. Blunt pyramidal roof to tower. A small isolated parish church with chancel flanked by N chancel aisle and SE chapel, the chancel protruding and with 4 diagonal E end buttresses. Nave without clerestorey but with N and S aisles and gable parapeted S porch, and short square W tower with W door. Diagonal buttresses at W angles. Single-storey linked vestry block of brick and flint with hipped slate roof. Chancel at same floor level as nave has a 3-light C15 S window unglazed opening with SE chapel, a similar blocked window and a 4-centred arched S doorway between. Scrolled stone corbels formerly supported a lower roof than the late C19 3-bay copy of the nave roof. 2-bay N arcade with octagonal column and responds and hollow chamfered arches. 3 coloured marble steps to altar and 3 light E window to Durer design by Burlinson and Grylls. Fresco on wall 1896 after Gozzolli in chapel of Palazzo Riccardi Florence. Arcaded dado of saints by C Rew and Rev Charlton Lane. Chancel floored in glazed Maws and Minton tiles with saints' symbols. C17 poppy-head bench ends late C19 choir stalls. N chancel aisle formerly the Bridgewater pew, has a

moulded timber roof copied from N nave aisle, 2 2-light N windows, the W window with stained glass 1892 by Burlinson and Grylls. Large iron-bound C17 chest on stand. SE chapel formerly the Bridgewater mausoleum, with plaster ribbed vault and floral bosses by Francis Bernasconi 1817, has a S facade copying the former S wall of the chancel with 2 3-light Perp windows flanking a 4-centred door each with hoodmoulds. No E window. Many black marble floor slabs. Walls lined with splendid sculptured monuments, the best at E end to John Williams 7th Earl d.1823 a Raphaelesque tondo by Westmacott with a labourer, his wife child and dog with tools and wheat-ears. Also Francis Henry 8th Earl d.1829 with seated female hand resting on book 'Works of the Creation' and inscribed note at base 'He bequeathed L8000 as a reward for literary men/for writing essays to prove/the benevolence of God as displayed in the Works of Creation'. Elizabeth Viscountess Brackley d.1669 with a draped veil and inscription in script lettering. Henry Stanley d.1670 an epitaph with 2 putti on a gadrooned base. Francis 3rd Duke of Bridgewater d.1803, the father of inland navigation, over fireplace in S wall from when chapel used as a vestry up to 1963.3-bay Nave with low pitched timber roof with mouldings on ridges, purlins, wallplates, and chamfered knee-braces to tie beams springing from carved stone corbels 3-bay N arcade early C15 with octagonal piers and hollow chamfered arches.S arcade a late C19 copy. Pulpit reconstructed in late C19 for Lady Marion Alford with pre-Raphaelite coloured angel figures by Mrs. Watts of Compton. Hymn board with angel design by Mrs F.W. Hodgson carved by David Clarke 1898-9. N aisle has 2 N windows, 3-lights and 2-lights, with N doorway between with 4-centred arch head. Small trefoil headed window at W with C16 German stained glass Virgin and Child dated 1534 placed to commemorate the restoration of 1878. Fine monuments moved here from chancel: Dr. Henry Stanley d.1671 by John Bushnell a large urn on a pedestal: Jane Countess of Bridgewater d.1716 a large storeyed wall monument of grey marble with Corinthian columns, entablature with pediment surmounted by an attic with cherubs flanking an heraldic panel. Other memorials in oval panels in base: to E of N door to John 1st Earl of Bridgewater d.1649 called 'The Great Monument' being of

white marble with Ionic columns and flat cornice carrying a large achievement. Inscriptions on black marble tablets. In the S aisle 2 S windows of 3 lights and a small W window, 2 with stained glass 1895 by C.E. Kempe. C19 octagonal panelled font originally given to Ivinghoe Church by 7th Earl of Bridgewater and given to this church 1872. Older font cover. Fine wall monument to Elizabeth Dutton nee Egerton d.1611 removed from St. Martin's in the Fields London when rebuilt in 1730. Of black marble and alabaster it has a kneeling full size figure painted on a Renaissance sarcophagus between panelled piers supporting an entablature with broken pediment, the soffit carved with clouds and surmounted by a figure of Time with a scythe. Over the door a monument to John Earl of Bridgewater 1686. Monument to Ann Norton d.1796 by Robert Ashton. The W tower originally of 3 stages had a floor removed in 1870's restoration. Embattled parapet, low pyramidal roof, moulded string course below parapet and below bell stage with its large 2-light bell openings recessed with a quatrefoil in the head. Small pointed window N and S to former middle stage and heavy diagonal buttresses to W corners. Stair rises in SW corner. C15 tall tower arch with half octagonal jambs and moulded caps, and 4-centred arched W door in square head with 3-light W window. The masonry of the lower part of the tower may be C13. Stone tablet of benefactions on wall. A small medieval church of outstanding interest for its monuments.

(VCH(1908)213-14: RCHM(1911)42-3: Kelly(1914)104:

Pevsner(1977)236-7: Howard Senar Little Gaddesden Parish Church n.d.[1980].”

The Church sits in isolation towards the end of the road. It has a low, stone capped, flint wall to the road.

75. Church Farm

Good example of late Georgian farmhouse. Brick and hipped slate roof. Square in plan with symmetrical 3-window frontage and Doric porch. Mainly 12-

paned sashes. Former conservatory replaced by large contemporary extension (2019/20). Converted Victorian farm buildings in similar materials.

76. Church Farm Barns

These are 5 former agricultural buildings converted into residences in the 1990s. The properties once formed the farm buildings and steadings – byres, stables, barn and sheds - of a working farm of around 200-500 acres depending on the era. Properties surround a central courtyard and have substantial views to the rear over the upper Gade Valley.

77. War Memorial

The War Memorial is situated on the Green, outside John O'Gaddesden's House. It is Grade II listed and the listing description reads as follows:

“War memorial. 1920-21. Concept and some of materials brought from Italy by Mrs. Wheatley cousin to Lady Brownlow and wife of Lord Brownlow's agent. Red brick piers, plinth and coping over tile creasing, plastered panels, limestone inscribed slabs in side panels, carved Italian stone centrepiece in Renaissance style with 2 applied inscribed veined marble slabs. Terracotta octagonal panels in balustrade each side. Red pantiled lean-to hood on moulded S-curved wooden brackets. War memorial to both Wars in the form of a wayside shrine with hooded



War Memorial on the Green at John O'Gaddesden's House

centrepiece and side panels with quadrant swept copings. Low balustraded wall to each side with 2 rows of terracotta wreathed roundels on octagonal blocks. Central feature has rounded head with carved soffit 2 bracketed stages and Renaissance carved panelled pilasters. (Senar (1983)87).”

78. Lady Marian Alford Memorial

The Lady Marion Alford Memorial is situated at the entrance to Ashridge Park on the Green. It is Grade II listed and the listing description reads as follows:

“Memorial cross, drinking fountain, and seat. 1891 in memory of Lady Marian Alford mother of the 2nd and 3rd Earls Brownlow. White limestone, knapped flint and stone radial platform enclosed by stone seat. A tall tapering lona cross on a high square base of 2 steps with a small scallop drinking fountain at rear and large semi-circular drinking trough and recessed dog trough at front of base. Front and rear faces of cross have carved panels of interlace ornament and Pictish figures. Inscription on larger trough 'Whosoever drinketh of the water that I shall give him shall never thirst: but the water that I shall give him shall be in him a well of water springing up into Everlasting Life'. Large semi-circular continuous moulded stone seat behind cross on S with step, back and bench ends. Inscription to



Lady Marion Alford Cross and Seat at entrance to Ashridge Park from the Green

rear of seat reads: 'IN LOVING MEMORY OF THE LADY MARIAN ALFORD ERECTED JUNE 21 1891 BY HER FRIENDS'

79. The Adelaide Cross



Cross in memory of Adelaide Countess Brownlow erected in 1917

The Adelaide Cross is situated on the Green just opposite the Manor House. The Cross was erected in memory of Adelaide Countess Brownlow in 1917. It is Grade II listed and the listing description reads as follows:

“Monumental cross. Circa 1917 for Lord Brownlow. Limestone monument raised on a grassed mound approached by a flight of 6 stone steps with low chamfered side walls. A tall tapering chamfered cross on a chamfered square plinth on an octagonal inscribed step on an octagonal base in the form of a stone seat with recessed chamfered plinth, about 7m high overall. The shaft of the cross formed from 2 stones. Inscribed 'IN REMEMBRANCE OF ADELAIDE WIFE OF ADELBERT 3RD EARL BROWNLOW BORN 1844 MARRIED 1868 DIED 1917 DAUGHTER OF HENRY 18TH EARL OF SHREWSBURY & TALBOT' and at base 'MERCY AND PEACE HAVE KISSED EACH OTHER'. An important landscape feature seen along a vista from the porch of Ashridge House, q.v. (Senar (1983)97)”

Appendix 2:

Historic Environment Record: Herts County Council

ID

- 4146** Manor House Nettleden Road, Little Gaddesden

- 12816** Earthworks and Medieval Pottery, Church Meadow, Little Gaddesden

- 4151** John of Gaddesden's House (No 29-30), Little Gaddesden

- 6557** Traction Engine Shed, The Red House, The Green, Little Gaddesden

- 4371** Church of St Peter and St Paul, Little Gaddesden

- 18514** The Bridgewater Arms, Little Gaddesden

- 1808** Settlement of Little Gaddesden

- 18511** The Red House, Nettleden Road, Little Gaddesden

- 506** Late Iron Age and Romano-British Pottery, Little Gaddesden

- 18512** Lady Marian Alford Memorial, the Green, Little Gaddesden

- 506** Romano-British Pottery, Little Gaddesden

- 9340** Home Farm, Ashridge Park, Little Gaddesden

- 16421** Church Farm, Little Gaddesden (proposed to be added to Conservation Area)

- 18513** Little Gaddesden War Memorial, The Green, Nettleden Road, Little Gaddesden

- 17369** Earthworks N. of Parish Church, Little Gaddesden (proposed to be added to Conservation Area)

- 6282** Dovecote, Home Farm, Little Gaddesden (now called Gade House)

- 264** Neolithic Stone Axe, Little Gaddesden (same as 4241?)

- 17367** Ring Ditch, W. of Church of St Peter and St Paul, Little Gaddesden

- 4241** Neolithic Polished Stone Axe, Little Gaddesden (same as 264?)

- 17370** Earthworks and Enclosures, Linear Features and Ridge and Furrow, N.W. of Church, Little Gaddesden

Appendix 3: Boundaries

BOUNDARY TREATMENT (hedge/fence/wall/Ashridge Park metal fencing)

North to South

The Beaney's/No.1 Little Gaddesden

Left hand side going into the village:

No.1	Gravel driveway – mixed holly hedge
No.2	Beech hedge – gravel driveway
No.3	Brick block off road parking area
No.4	Beech hedge – gravel drive
No.5 October House	Mixed holly hedge – high – 5 bar wooden gate
Field Entrance	Pedestrian & 5 Bar wooden farm gate – extensive views to LG Church
No.6/7	Close board low wooden fence with mixed beech/hawthorn hedge Bin cupboards – gravel driveway
No.8	Gravel driveway
No.9	High mixed holly hedge
No.9 & 10	Joint gravel driveway
No.10 & 11	High beech hedge
No.12	Gravel driveway – high beech/holly hedge
No.13	Low wire 'rabbit wire' view into pretty cottage garden – gravel driveway
Church View	Low close board wooden fence with Lonicera hedge
Post Office	Tarmac hardstanding in front of shop
No.14	Low patterned brick wall with rounded coping bricks
Bridgewater Mews	Brick wall of house and high brick wall with rounded coping bricks
Bridgewater Arms Pub	Abuts pavement with narrow shrub boarder. Two wooden benches
Bridgewater Arms Garden	Low mixed hedge
Field Entrance	Footpath gateway giving views over open fields towards Church High Ash and mixed holly hedge
No.20	Set back gates from gravel driveway – beech hedge – start of flint wall
No.21	Flint wall with triangular brick cap curved to accommodate brick driveway
No.22/23	Flint wall with triangular brick cap, backed by Privite hedge
No.24	Close board wooden fence backed by high Laurel.

Right hand side going into village:

The Beany's	Gravel driveway – flanked by 17 WW2 concrete tank traps Low post & rail fence to Hazel coppice (not coppiced now) Rear wall of The Coach House
The Coach House	Close board high wooden fence
Wood Ash	Low (35 cm) flint wall with brick 'soldier' cap. With Low mix holly hedge
Gatesdene Close	Tarmac roadway
Midsummer House	High close board wooden fence with holly in front
Bridgewater Arms	Carpark tarmac
No. 15/16/17	Low (35 cm) flint wall with brick soldier cap. Narrow garden in front of houses – gravel driveway
No.18	High beech hedge with arches over vehicle & pedestrian gateways – low wooden gates
Field	Beech & Hawthorn hedge – metal field gate with views into Ashridge Park
The Old Rectory	Mixed beech, hawthorn and holly hedge with low wooden gates
No.26	Low flint wall with brick soldier cap (1 metre), Yew hedge behind – gravel driveway.
No.27 & 28	Low flint wall (30 cm) with brick cap with Laurel hedge behind – two wooden pedestrian gates

Entrance to Ashridge College White Gates

Lady Marian Alford Cross and seat with Italian Pencil Cypress trees surrounding

Church Road

North side from Nettleden Road to Church

No.24 & Osbourn Cottage	Close board wooden fence with laurel hedge behind, gravel driveways
No.22/23	Gravel driveway
LG School	Beech hedge to playground, parking in front of school buildings.
Village Hall	Car park
Peel House	Brick driveway, open lawn
Coronation Villas 1- 6	Driveways with intermittent shrubbery in between
Bede Court	Set back close with extensive parking for sheltered housing. Four Yew trees dating from original Bede Houses Alms houses 1858
Lydiard Cottage	Post & Rail fence, gravel driveway
Gable Cottages 1 & 2	High privet hedges with brick driveways
Field House	Wide grass verge with low Yew hedge, tarmac driveway
Fields	Post and rail fence
St Peter & St Paul Church	Flint walls capped with 'York' stone paving slabs. Car park

South side from Nettleden Road to Church

John O'Gaddesden	Close board high fence, gravel driveway
Sports Pavilion	Car park – gravel
Playing Field	Post & rail fence with rabbit wire
Church Rd Car Park	Gravel
Open fields	Post and wire fencing. Extensive open views over farmland and to Church.

Church Road to Hudnall Lane

Right hand side heading South

John O'Gaddesden	Mixed holly hedge – high – iron pedestrian gates War Memorial wall with roundels.
31/32	High impermeable wooden gates – high mixed holly hedge – 5 bar gate
32 – 37	Mixed holly hedge – high
Driveway – gravel	
White Meadows	Mixed hedge with Ashridge Park fencing
Paddock	Ashridge Park fencing
Driveway – tarmac	
Keepers Cottage	5 bar gate high conifer hedge with wall behind
Yew Tree Cottage	High holly hedge – high wooden pedestrian gate
No.42	Beech hedge – high
No.43	Lonicera – 5 ft – iron pedestrian gate
No.44	Low brick wall – wooden pedestrian gate
No.45	Yew hedge – high
Driveway – tarmac	
No.46 – 48	Low picket fence – pedestrian gates
Driveway – gravel	
Dennison House	Dry stone wall
Driveway – tarmac	
No.49	5 bar gate – beech hedge – high

Red House	Holly/Yew hedge – high – above low picket fence
Driveway – tarmac – brick pillars	
No.50	Brick wall - house – brick wall with Yew inlets -form boundary
No.54 Pond Cottage	Low picket fence – solid pedestrian gate – high mixed hedge with laurel
Manor House	Mixed Yew/Holly high hedge. Yew Arch
Driveway – Gravel	
Manor Orchard	Mixed holly hedge high
Tree Tops	Mixed holly hedge – high – solid pedestrian gate.

Ashridge College Road to opp Hudnall Lane right hand side

National Trust owned and managed verge, grass with scattered trees, between 10 and 15 metres, backed by Ashridge Park metal railing with pedestrian gates opposite 'Telecom Drive', Denison House Drive and Manor House Drive. Car parking for two cars opp No.32; hard standing and Affinity Water building and metal field gate; 'Blew Pot' Pond with brick wall back; National Trust car park with type one hard standing. Oak tree, fenced with plaque commemorating six WW2 villagers. Views over grassland through trees into Ashridge park.

Hudnall Lane to Ashridge Cottages – right hand side

Kinghams Meadow	Picket fence, low iron gate mixed overgrown hedge Large chevron corner signs
Robin Hood Farm	2 m wooden close board fence Brick driveway
No.58/59	High metal gates – holly hedge. Low brick/flint wall (30 cm)and wire
No.60 - 62	Low brick/flint wall with holly hedge set back 5 bar gate
Robin Hood House	Low brick/flint wall with high picket fence set back with Yew & Holly overgrown hedge. Tarmac/gravel driveway. Wall and fence continues.
Paddock	Open view to Little Gaddesden House through post & rail fence with minimal hedge Tarmac Driveway to Little Gaddesden House
Paddock	Post & Rail with minimal hedge
Bothy	2 m high original brick wall with triangular capping bricks; 6 bar wooden gate with brick piers; gravel/tarmac driveway. Wall continues to Garden Cottage driveway
Deer Leap Horticultural	Wall continues to tarmac driveway; more old wall, buttressed; wooden doorway with brick arch over.
Home Farm Cottages	Walls of house abut pathway; central driveway concrete & tarmac; leading to Home Farm House. Continuation of Home Farm Cottages with some shrubbery against walls. Tarmac driveway with 5 bar gate to Gade House. Beech hedge with views to open gardens.
Bailiffs & Pulridge	
House East	High laurel hedges over post & rail fence. 5 bar gates x 2.
Open pasture land and horse grazing beyond high holly mix hedge.	Views into Nobody's Bottom!

Kinghams Meadow to Ashridge Cottages – left hand side towards Nettleden

Extensive views into	
Ashridge Park;	Mixed deciduous trees through to open parkland. Some Laurel.
Cromer Wood and	
Cromer Wood Cottages.	Mixed beech hedge with gravel driveways.
Ashridge Cottages 1 – 8	Low beech hedge and 6 gravel driveways leading to car parking areas.

Appendix 4:

Little Gaddesden Village Green – Trees & flowers

Little Gaddesden Village Green was part of the Ashridge Estate, which was sold off in 1928. It was gifted to Herts County Council in the 1930's and the Parish Council paid a peppercorn rent. On 1 October 2015 Herts County Council granted a 125 year lease to the Parish Council.

The Village Green itself is a long strip of land 0.8 km (just over half a mile) long and averages about 34 metres wide. It is divided by eight driveways.

The trees on the Green were listed in a village school project dated to the period 1933 – 1937. In the 1930's 84 trees are listed.

John Leonhardt made a survey in 1981 and only 38 remained, by the time of his later survey in 1999 the number was down to 35 (although three are growing from the same spot). Lyn Hyde made another photographic survey in April 2007, there were 37 trees including the clump of three. The survey has been updated in 2008, 2011, 2016 and 2019 there are now 41. The current tree stock is listed below first by species; then the history of each species and finally by location including wording on the individual commemorative plaques.

Total Trees	42		
Ash	2	2 mature	
Cherry	15		
Copper Beech	1		1 fenced
Horse Chestnut	2	1 mature	1 fenced
Lime	6	3 mature	3 fenced
Oak	7	3 mature	4 fenced
Perrott Persica	1		1 fenced
Sweet Chestnut	1	1 mature	
Walnut	6		6 fenced
Smooth Japanese Maple	1		

Tree Species History

American Red Oak (Northern Red Oak)

C1935:	None
1981:	1 Two young ones had been recently planted, but the one near Norwood Cottage gate was dead. The other was in front of no.35
1999:	1 It now looks well established
2007:	1
2011:	Now looking poor, possibly due to sewerage overflow from adjacent manhole cover.
2016:	None

Ash

C1935:	9
1981:	1 It is a fairly big one in front of no.37. It could be a survivor from 1935
1999:	2 The extra one is the self sown one found growing from a cherry stump
2007	2 One mature, one self sown
2011:	2
2016:	Same 2
2019:	Same 2

Beech

C1935: 6 "The beeches grow on the slope because they can get their roots down into the chalk".
1981 – 2007 None.

Cherry

C1935: 24 "Nearly all the cherry trees are by Hudnall Corner, and they look lovely when they are in bloom".
C1946: A wild cherry tree was planted to represent each man who died in WWII. That would be 6 or 7 trees.
1981: 17 Only three of them were between the Adelaide Cross and Hudnall Corner. The 17 were spread fairly evenly along the whole green. They still look lovely in blossom. All are white flowered.
1997: 12 The five that had gone were: one in front of no.31; one near White Meadows; one in front of no.40 and two in front of Denison House.
1999: 11 Another in front of no.31 had gone. The tallest one remaining was near no.49 and was measured as 57 feet tall.
2007: 10 One mature cherry below White Meadows was felled in May 2007
2008: 4 felled on advice of Rod Wilson – 2 at Manor House Dr, 1 at No.49 Drive and 1 at John O'Gaddesden's
2011: 5 planted; one below 40/Yew Tree Cottage to make a group of 3; one below Denison House wall to make a planting of 3; two below Manor House hedge to make a planting of 3 with 'Patterson' cherry; one at side of Manor House drive
2016: 15, 4 mature and 11 young and fenced
2019: Same

Copper Beech

C1935: None
1981- 1999 None
2007 1 Planted by David Stevens in memory of his mother outside no.50.
2016 Same
2019 Same

Damson

C1935: 9
1981: None

Hazel

C1935 None
1981 None
1999 1 First noticed in 1997 growing from the bottom of the large cherry at no.49. Well established and producing nuts.
2007 1 The same. The cherry is now ailing and due for removal during the winter 2007/8. The hazel may have to be removed along with the misshapen oak, or it may be possible to coppice it.
2008 Felled March
2016 None

Horse Chestnut

C1935	1
1981:	1 The same one, close to the Sweet Chestnut and much the same size.
1999:	1 The same.
2007	1 The same.
2011:	2 One mature, one planted nearby, below White Meadows paddock.
2016:	2 Both looking well
2019	2 Same

Iron Tree (*Parrotia persica*)

C1935	None
1981:	None
1999:	1 Planted March 1999 by Francis Cory-Wright in front of no,47.
2011:	1 The same.
2016:	The same
2019	The same

Lime

C1935	3 "Some of the limes have been cut down but we are very lucky to have three fine specimens.
1981:	6 The 'fine specimens' of the 1930's are still standing outside the 'Red House'. Three new trees have been planted.
1999	6 One of the new trees had been replaced. The three large trees were measured at approximately 28 metres (91 feet).
2007	6 Three mature, three young trees.
2011:	6 Three mature, three young trees.
2016:	6 Same
2019:	6 Same

Oak

C1935:	24
1981:	4, all big mature survivors of the 1935 count.
1999:	4 – The one on the Manor House side of the Adelaide Cross was felled, however a small tree was growing out of the side of a mature Cherry at the side of no.49 drive.
2007:	5
2008:	The above small tree growing out of the side of the Cherry felled in March
2009:	5 One new planted in memory of Bill & Brenda Corby, donated by Royal British Legion, Parish Council and the Conservative Party
2011:	7 Two planted, to 'frame Adelaide Cross'
2016	Same, three large mature, one at the War Memorial, one on Oak Ridge No.45 driveway, one close to Adelaide Cross.
2019	7

Sweet Chestnut

c.1935	1
1981:	1 The same one. It is on the left of the drive to Keepers Cottage, a fine big tree.
1999	1 Still the same. Measured as 60 feet tall.
2007	1 Now in need of some tree surgeon attention to its upper branches.
2011:	1 Looking well.
2016:	1 Remains well
2019:	1 Same

Victoria Plum

C1935: 1 Outside the Village Shop (now no.42)
1981: None

Walnut

C1935 3
1981 6 Two were mature trees, survivors of the 1935 set in front of Denison House and no.49. A young one had also been planted in front of Denison House. A triangular group of three young trees had been planted in front of White Meadows.
1999 6 Only one mature tree remained, in front of no.49 and it was looking poorly.
2007 6 All young trees and fenced to protect them from the deer.
2011 As above.
2016 Geoff & Mary Rogers tree close to the Adelaide Memorial died, so replaced by their son outside No.49
2019: 6

Smooth Japanese Maple (Sweet Gum – *Liquidambar styraciflua*)

C1935 none
1981 1 The small rounded tree nearest to Hudnall Lane. This was planted in about 1965 to commemorate the Golden Jubilee of the Women's Institute.
1999: 1 Still there and not much bigger, though very healthy.
2007 1 The same.
2011 1 the same, lower branched trimmed to allow for mowing.
2016 Looking well
2019 Lost large branch due to strong winds

From North to South of Village Green

Location 'Plaque Wording'

Church Road – Telecom Drive

Oak	mature	
Ash	fenced	
Cherry	fenced	RBL 'We will remember them' Edward Rogers
Cherry	mature	

Telecom Drive – Keepers Cottage

Walnut	not fenced	planted between 1935 & 1981
Walnut	not fenced	
Walnut	not fenced	
Horse Chestnut	fenced	'Donated by The Gaddesden Society 2010'
Horse Chestnut	mature	
Sweet Chestnut	mature	

Keepers Cottage – Yew Tree Cottage Drive

Cherry	fenced	'Donated by The Gaddesden Society 2010'
Cherry	fenced	RBL 'We will remember them' William Newman
Cherry	fenced	

Yew Tree Cottage/42 Drive – 45 Little Gaddesden Drive

Lime	fenced	
Cherry	mature	
Oak	mature	

45 Little Gaddesden – Denison House Drive

Parrotia Persica fenced (Persian Ironwood)
Ash mature

Denison House – 49 Little Gaddesden Drive

Walnut planted between 1935 & 1981, not fenced
Walnut fenced
Cherry fenced Planted 2010 no plaque – Betty Lait
Cherry fenced RBL 'We will remember them' Leonard Hing

49 Little Gaddesden Drive – Red House Drive

Walnut fenced 'In memory of Councillor G.T. Rogers
Parish Council Member 1983 – 2001 LGPC'
also
'In memory of Geoff and Mary Rogers
Both loyal villagers for many years'

Lime mature
Lime mature
Lime mature

Red House Drive – Manor House Drive

Copper Beech fenced Planted by David Stevens in memory of his Mother
Oak fenced
Cherry mature
Lime
Cherry mature
Lime fenced
Oak fenced 'Oakins Oak', replanted 2011
Oak mature
Oak fenced 'Donated by The Village Produce Society in 2010'
Cherry fenced
Oak fenced 'Bill and Brenda Corby who gave over 50 years service to
Little Gaddesden True villagers and countrymen'
Cherry fenced RBL 'We will remember them' Ian Patterson
Cherry fenced 'Donated by The Gaddesden Society 2010'
Cherry fenced 'Donated by The Gaddesden Society 2010'
Cherry fenced 'In memory Harold and Olive Bolton'

Manor House Drive – Hudnall Lane

Smooth Japanese Maple (*Acer Palmatum*) – donated by the Women's Institute Golden Jubilee

Little Gaddesden Village Green – Flowers

Whilst it was still part of the Estate the land was grazed from Easter to August. Cows were driven from the farm building behind the Bridgewater Arms. In Estate days it was more a case of keeping the cows out of gardens, as most traffic was horse drawn or bicycles.

The Green was yellow with buttercups and sorrel all the summer, a real pasture land.

When traffic became more frequent the cows were no longer safe, a local farmer took on the mowing of the Green with his tractor and the grass was baled and taken in payment. In later years machinery to bale the hay got bigger and the hay was often left on the green. Since 2009 a contractor has taken on the mowing of the Green. In 2020 the mowing regime was changed – the verges are mown throughout the season and one cut of hay is taken in July.

List of wild flowers

Key Species:

LADY'S SMOCK (CUCKOO FLOWER) Strikingly attractive in May in large masses Pale Pink.

PIGNUT

Umbels of delicate white flowers starting 2 or 3 weeks later than Lady's Smock (i.e. Mid-May) Effective when present abundantly, but would be overlooked if thinly scattered. Like a miniature Cow Parsley (Queen Anne's Lace)

MEADOW CRANE'SBILL

Strikingly attractive in July in large masses Mauvish blue flowers 1 and a half inches across.

Other Attractive Species:

WOOD GOLDBLOCKS

(forms a golden carpet, particularly under one of the big lime trees, before the common buttercups come out)

BLACK KNAPWEED

(purple heads attract butterflies)

VIOLET

(including white ones)

COW PARSLEY

BUSH VETCH

BIRD'S-FOOT TREFOIL

LESSER STITCHWORT

MEADOW PEA, COWSLIP

YARROW

AGRIMONY

MEADOW BUTTERCUP

COMMON WOODRUSH

HAWKBITS and their like.

