

Historic Building Record:  
Pipers Cottage  
Pipers Hill, Great Gaddesden,  
Hemel Hempstead, HP1 3BY

(NGR TL 02728 11075)

(Planning Application 4/01919/13/FHA)



March 2014

Souterrain Archaeological Services Ltd

*for*

Mr K Halls Esq.

# Souterrain

**Archaeological Services Ltd**



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(APPLICATION REFERENCE: 4/01919/13/FHA)

Souterrain Project SOU14-331

March 2014

for

Mr Ken Halls Esq.  
Abbots Langley  
Hertfordshire WD5 0AA

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## **Summary**

*On the 14<sup>th</sup> February 2014, an 'as found' record was made of Pipers Cottage in Great Gaddesden, Hertfordshire, prior to its restoration and redevelopment.*

*This report provides an illustrative and descriptive appraisal of the building, together with a review of available documentary sources. The record includes photographs and scale elevations and plans.*

## **Preface**

*All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

*Survey and report:*

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## **1. THE HISTORIC BUILDING RECORD**

- 1.1 This document presents an illustrated and descriptive 'as found' record of Piper's Cottage at Great Gaddesden, Hertfordshire, prior to its restoration and development. It has been prepared by Souterrain Archaeological Services Ltd on behalf of the planning applicant's agent, Mr Ken Halls of 1 Dibley Cottage, High Street, Abbots Langley, Hertfordshire WD5 0AA, in accordance with a Condition (No.4) attached to the Planning Permission.
- 1.2 The purpose of the recording work is to build upon existing knowledge and to gain a better understanding of the historic structures and their development phases. The rationale of the 'as-found' survey is to provide a base-line understanding of the historic building prior to commencement of works, which are to be archaeologically-monitored throughout. The objective of the archaeological work is to provide an informed documentary record of all aspects of the heritage assets affected by the development.
- 1.3 The work was prompted by Kate Batt, Historic Environment Advisor for Hertfordshire County Council, in accordance with paragraph 141 of National Planning Policy<sup>1</sup> which requires the developer to record, and to advance understanding of the significance of heritage assets that are to be lost due to development.
- 1.4 The form and level of recording observed the guidance of the English Heritage *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2006), in this case Level 2, and was carried out in accordance with a method statement<sup>2</sup> approved by the Historic Environment Advisor.
- 1.5 The record comprises an illustrated and written account, and a photographic archive. The main plans and elevations are based on the architectural drawings submitted with the planning application. These have been redrawn, adapted and modified as appropriate for the purposes of the historic record. They are complemented by measured surveys carried out by the archaeologist. The written account includes an historic context which draws on information from primary archived sources and historic maps held by Hertfordshire Archives & Local Studies.
- 1.6 The report and archive is to be available as a public-accessible record.

## **2. THE BUILDING CONVERSION PROJECT**

- 2.1 Planning Permission was granted by Dacorum Borough Council on the 14<sup>th</sup> of January 2014 for: amendments to a previously approved, two storey rear annexe with glazed link, the repair of an attached side garage, widening of access and minor internal alterations. The schedule of alterations is given on the Design and Access Statement<sup>3</sup> and the area of the proposed development is defined on drawings (latest revisions) submitted with the planning application<sup>4</sup>.

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<sup>1</sup> National Planning Policy Framework (NPPF), 27.03.2012

<sup>2</sup> Souterrain Archaeological Services Ltd. 2014. Scheme for an Historic Building Record: Pipers Cottage, Pipers Hill, Great Gaddesden, Hemel Hempstead, HP1 3BY (NGR TL 02728 11075) (App. Ref. 4/01919/13/FHA) , Souterrain Project SOU14-33, 7th February 2014

<sup>3</sup> PipersCotD&A, 280713, House Holder and Listed Building Planning Application October 2013, Pipers Cottage Design and Access Statement Proposal Summary

<sup>4</sup> Pipers Cottage, Pipers Hill, Gt. Gaddesden, Herts, HP13BY, Drwg No.10/13/06, Dec 2103; Drwg No. 10/13/05, Dec 2013; Drwg No. 10/13/07, Dec 2013

### 3. LOCATION

- 3.1 The site is located on the south side of the road from Great Gaddesden to Nettleden (Figs. 1 and 2), centred at National Grid Reference TL 02728 11075, and is at approximately 130m AOD.
- 3.2 The property is located within the Great Gaddesden Conservation Area<sup>5</sup>.

### 4. THE HISTORIC BUILDING

- 4.1 The Property is a grade II listed building: English Heritage building ID 157898.
- 4.2 The listed building text is as follows:

*“House. Late C16, renovated in C19. Timber frame with red brick infill and steep old red tile roof. E end and rear wall cased in red brick. Lean-to garage at N end in red brick with slated roof. A small 2-storeys house on roadside facing N. Appearance similar to when it was drawn by Buckler in 1830s [post. Fig.13]. 2 windows with 4-light ovolo-moulded oriel window prominent on 1st floor. Lattice leaded glazing with C17/C18 iron opening lights. Door into left hand part of front. Rear has cambered arches to the 2-light lattice leaded casement windows on 1st floor, 3-light on ground floor, and a plank door in a heavy frame, almost in-line with front door. Large internal chimney in line with rear door serves single large room to W with exposed framing in W end, chamfered axial and cross-beams and staircase rising up W wall in a space formerly partitioned from main room. Moulded plank door on 1st floor. Clasp-purlin roof”.*

#### Historic maps

- 4.3 Possibly the earliest depiction of a building on the site of Pipers Cottage is on a sketch map made by John Halsey in c.1699. The map, which accompanies a bundle deeds and conveyances for the village, is entitled ‘Map of the lands lying at the Church and Pipers Hill in Great Gaddesden Parish therein whereof were given by John Halsey to the Minister of the said Parish’<sup>6</sup>. Figure 3 is a re-drawn extract of the map. Although the ink of the original map has been smudged it shows a reasonably clear representation of the layout of buildings. There were two structures fronting the road and a third to the rear. Of the two on the roadside, the building to the west has what appears to be a representation of a chimney, and is thus likely to be the dwelling house.
- 4.4 Figure 4 is a re-drawn extract of a map produced in 1780<sup>7</sup>. The property of Pipers Cottage is shown in light red. The map was probably chain surveyed and is thus considered to be reasonably accurate. Pipers Cottage is shown as two adjoining structures. Notably, the building footprint extends further to the east than it does today, reaching the edge of the land parcel boundary. It is not known whether the easternmost structure was part of the dwelling house.
- 4.5 A map of presumed early 19<sup>th</sup> century date (no illustrated) shows only the land boundaries at Pipers Hill<sup>8</sup>. The plot of land where Pipers Cottage stands is annotated with the name ‘Jennings’. Marriage records for Great Gaddesden have a Mary Jennings, widow of the same parish marrying widower John Snelling on the 8<sup>th</sup> August 1830.

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<sup>5</sup> Great Gaddesden Conservation Area, Character Appraisal and Management Proposals, Dacorum Borough Council 2010.

<sup>6</sup> HRO 13091

<sup>7</sup> HRO 56472

<sup>8</sup> HRO 13095

- 4.6 The next map of reasonable accuracy with regard to field and property boundaries was produced for the commutation of tithes of Great Gaddesden in 1839<sup>9</sup>. An extract showing Pipers Cottage is redrawn at Figure 5. The plan of the building, however, appears to be a generalised representation. The tithe schedule<sup>10</sup> gives the Countess of Bridgewater as the owner of the property (Pipers Cottage is not named) and Adam Chennels as the 'occupier'. The summary of land holdings shows Chennels as one of the wealthier tenant farmers of the parish, holding over 155 acres and paying an annual rent charge to the vicar of £44:10s:2d.
- 4.7 The Ordnance Survey first edition (1884)<sup>11</sup> shows the footprint of Pipers Cottage very much as it is today, except for the back porch. The map was used as the base map for the land valuation of 1910<sup>12</sup>. The valuation award gives the cottage and garden as 23 perches. It was occupied by Albert Rance who paid rent to Lt. Col. W.F. Wheatley on behalf of Earl Brownslow. The site of a well is shown to south east of the dwelling.

#### **19<sup>th</sup> Century Illustration**

- 4.8 In 1840 the cottage was illustrated by J.C. Buckler in a general view of the village facing south west<sup>13</sup> (Fig.13). The general appearance of the building is as it is today. The chimney is noticeably on the front side of the roof only. The timber frame is extant only on the west wall, although this may be simply 'artistic licence'.

### **5. OBSERVATIONS**

- 5.1 In this section the numbers in bold refer to photographs at Section 11. The photograph viewpoints are shown on Figures 8, 9 and 11. The metric scales which appear in the photographs are normally 2m in length with divisions of 0.2m.

#### **Exterior**

- 5.2 The exterior of the building (Figs. 6 and 7; **1 - 4, 5**) is as described in the listing text (*ante* 4.2).

#### **Ground floor**

- 5.3 The ground plan of the dwelling (excluding the lean-to annexe/store) is trapezoidal, with side walls angled at 87 degrees from the building's longitudinal axis (Fig.8).

#### **Living room**

- 5.4 A single cross beam spans the living room (Fig.8; **8, 10**). This too is positioned at an 87 degree angle from the building's longitudinal axis and is parallel to the west wall. The west wall has extant timber frame and brick-infill (**6-7**); the other walls are rendered. There is a roughly-carved stone corbel in the north wall on the west side of the main front window (**7, 10**), which may mark the position of a former cross-beam. A thin facsimile beam has been positioned across the building from this point to the stair post (**6-7**). The central area of the living room floor has suspended boards, while the rest is largely quarry-tiled. Along the west side of the room there is a strip of brick flooring which runs beneath the stair (**6, 7** and **9**). This was a former partitioned area, possibly the location of a larder/pantry. A stone threshold on the east side of the strip marks the entrance (**9**).

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<sup>9</sup> HRO DSA 14/40/1

<sup>10</sup> HRO DSA 14/40/1

<sup>11</sup> OS Sheet XXVI14

<sup>12</sup> Map HRO IRI314-315; Award: HRO IR2, 29/1

<sup>13</sup> HROD/E Bg/1 'View in Great Gaddesden, Hertfordshire', *Views of Hertfordshire*, , p119

A brick-built chimney with recessed hearth dominates the east side of the room (8, 8). To the north of the hearth, a second recess has been built into the chimney breast; last used as a cupboard, this may have been a fuel (i.e. wood) store. The brick chimney is likely to be 19<sup>th</sup> century.

#### **Kitchen/ lavatory**

- 5.5 The kitchen/lavatory is rendered throughout, and has 20<sup>th</sup> century sanitary fixtures and fittings (11-13). A single axial beam is visible between the east wall and the chimney (11-13). The lobby to the north of the kitchen is featureless.

#### **Store**

- 5.6 The ground plan of the lean-to annexe/store is rhomboidal (Fig.8; 29). The roof frame is constructed of re-used timber. The timber frame of the west wall of the dwelling house is extant (30-31).

#### **First floor**

- 5.7 This level is comprised of a front and a rear bedroom and a bathroom; the latter located in the northeast corner (Fig.9). The floor is boarded throughout. The rooms are divided by plaster and lathe partition walls (e.g.22). The bedrooms were each heated by a small hearth set in the main chimney stack (Fig.9; 16, 26-27). The grates (19<sup>th</sup> century) are still present. The timber frame of the building is extant on north and west walls (14-17, 21). The underside of the wall plate above the oriel window has a series of circular stave holes and rectangular stud mortices (15, 18). It does not appear to be the former location of a window. There is no shutter groove or other indications of an opening for a window. A single cross-beam is visible in both the front and back bedroom (16, 19 and 25). This positioned at an angle of 87 degrees to the building's longitudinal axis. The cross-beam is in effect the tie beam of a roof truss. Its underside has a series of circular stave holes and rectangular mortices (20) indicating that it was previously in-filled with wattle and daub. Noticeably, this beam (i.e. truss) is offset c.0.45m east of the cross-beam which is visible on the ground floor (*ante*. 5.4). In the northeast corner of the bathroom the wall plate is secured to the corner post of the building by an iron tie (23).

#### **Roof space**

- 5.8 Only the roof space on the west side of the chimney was accessed. The roof space has been floored over in sheets of modern chipboard. The upper part of an axial floor beam runs from west wall to the chimney (Fig.11; 32, 39). The beam, presumably derived from another structure, has mortices, and possible crude stave grooves, along its length. The underside of the beam is not visible on the first floor. There is a single roof truss present (Fig.11; 32). This is situated immediately west of the chimney stack. It has clasped purlins carried by the collar, with two queen struts. The collar has stave grooves on its upper side (35-36) and stave holes on its underside (37), indicating that the frame was formerly in-filled with wattle and daub. Each of the purlins is joined at the point where it meets the truss (33-34). The tie beam is obscured by a modern chipboard floor which covers the entire roof space, which also conceals the joists, wall plates and all lower junctions of the roof frame. The lower part of the tie beam/truss is visible at first floor level (*ante*. 5.7). Carpenter's numerals on the principal rafter and purlin denote that this was the second truss, or second cross frame (38). The wall frame of the west wall is extant (40). The purlin on the south side rests upon the west wall (40, 41), whereas the purlin on the north side is supported by a prop (41, 42), although it is uncertain which structural member carries the prop.

## 6. REMARKS

- 6.1 The overall impression of Piper's Cottage is that of an early 19<sup>th</sup> century building utilising elements of an earlier structure. There is nothing that is unambiguously attributable to an *in situ* structure of earlier date. If constructed around an earlier standing timber-framed building, then it has undergone considerable alteration.
- 6.2 The earliest available historic maps show two buildings fronting the roadside at the site of Pipers Cottage. The map of c.1699 suggests that the two buildings were separate. There was another structure located perhaps 5 to 10 metres to the rear. The map of 1780, however, depicts two adjoined buildings on the roadside, the one on the east side having been built up to the eastern edge of the land parcel boundary.
- 6.3 It is possible that archaeological monitoring of ground works for the proposed extension (Fig.2) will shed some light on the nature of former buildings located to the east and southeast of the existing building.

## 7. ACCESSIBILITY OF THE RECORD

- 7.1 In accordance with the requirements of WSI, this report is intended as a public-accessible record. On completion of the present aspect of archaeological work, a copy is to be available for consultation in Hertfordshire County Council's Historic Environment Record (HER). It is also to be made available on appropriate websites (e.g. [www.oasis.ac.uk](http://www.oasis.ac.uk); [www.academia.edu](http://www.academia.edu)) and an illustrated summary of the results is to be submitted to *Hertfordshire Archaeology*.

## 8. COPYRIGHT

- 8.1 Souterrain Archaeological Services Ltd retain full copyright of any commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the building's Owner in all matters directly relating to the project as described in the Written Scheme of Investigation (WSI).
- 8.2 Souterrain Archaeological Services Ltd retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988.
- 8.3 A licence is to be granted to Hertfordshire County Council's Historic Environment Record (HER) for the use of all reports arising from projects for planning purposes. *Bona fide* research requests will be granted a licence upon written request to Souterrain.

## 9. THE ARCHIVE

- 9.1 The archive is intended as a public-accessible record, to be housed in the Hertfordshire Historic Environment Record. Copyright is retained by Souterrain Archaeological Services Ltd, from whom permission may be sought for reproduction.
- 9.2 The archive comprises a CD (containing digital images, a copy of the report and index to photographs) and black and white prints.
- 9.3 The English Heritage OASIS accessions code is **souterra1- 175715**

## 10. REFERENCES

(HRO= Hertfordshire Record Office)

### Documents:

**1839.** Tithe Schedule, Great Gaddesden. HRODSA 14/40/1

**1840.** Print. 'View in Great Gaddesden, Hertfordshire' in Buckler, J.C, *Views of Hertfordshire*, p119

**1910.** Duties on Land Values, Record of valuation. Valuation Book for the Parish of Great Gaddesden, 29<sup>th</sup> Nov 1910, HRO IR2 29/1

### Cartographic sources:

**c.1699.** Sketch map by Jo.Halsey. *Map of the lands lying at the Church and Pipers Hill in Greta Gaddesden Parish therein whereof were given by John Halsey to the Minister of the said Parish.* HRO 13091

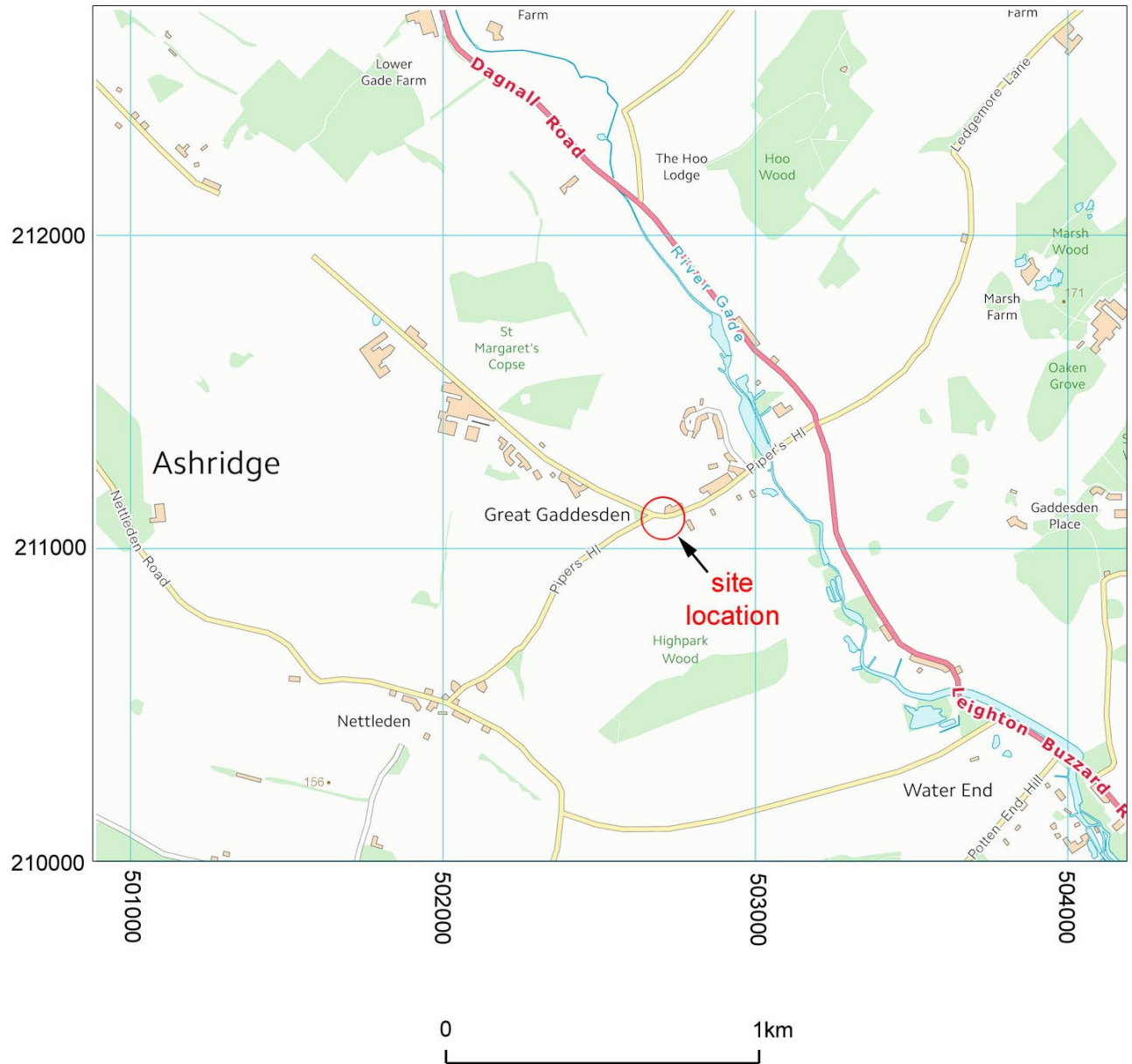
**1780.** *Map of the parish of Great Gaddesden in the County of Hertford*, HRO 56472

**Early 1800s.** *Map of the Parish of Great Gaddesden, Hemel Hempstead, Hertfordshire*, HRO 13095

**1839.** Tithe map of Great Gaddesden, Hertfordshire. HRO DSA 14/40/1

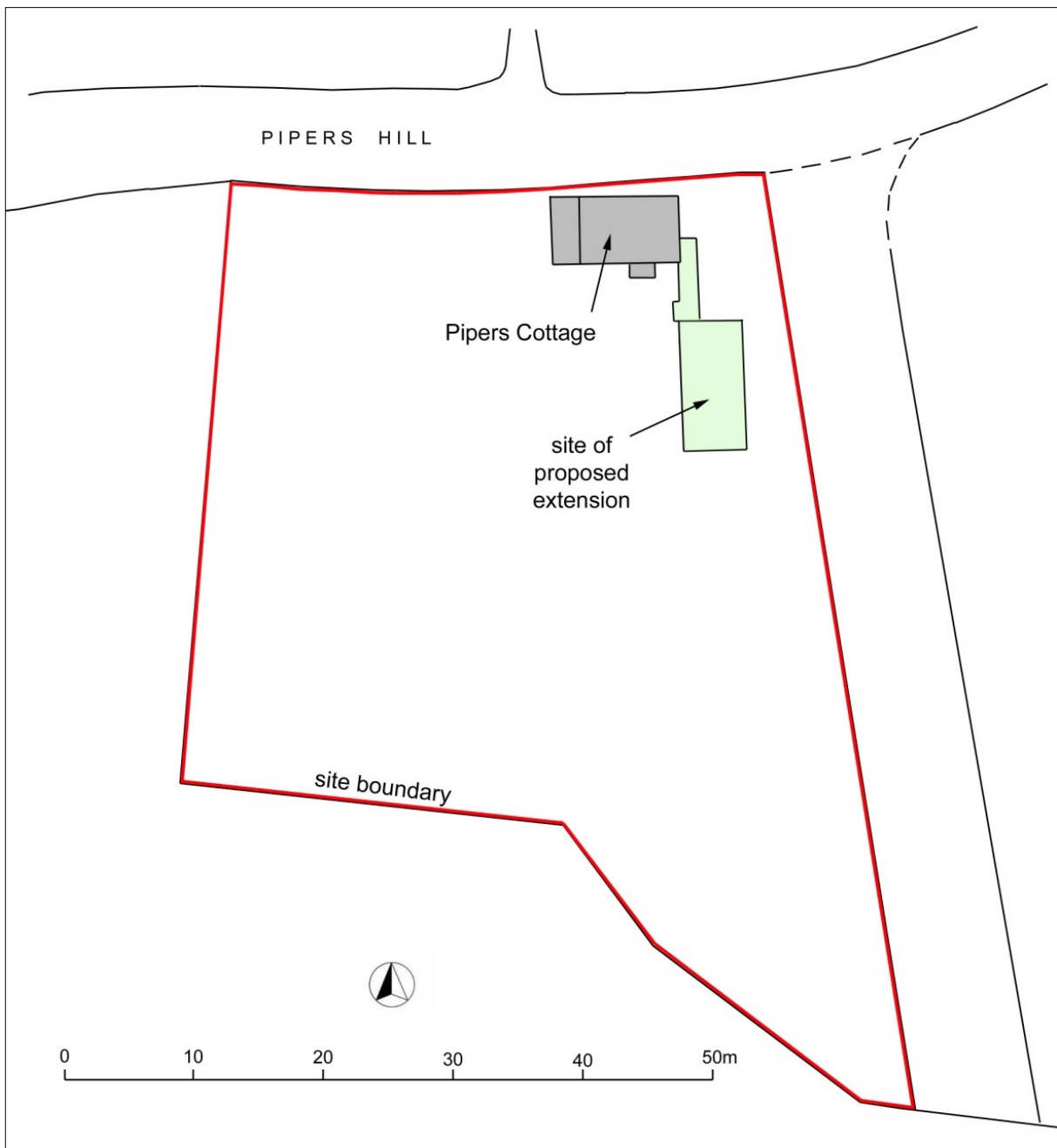
**1884.** Ordnance Survey First Edition sheet XXXVI 14

**1910.** Land Valuation map. based on Ordnance Survey 1884 First Edition sheet XXXVI 14. HRO IRI314-315



**Figure.1 Site location**

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**Figure 2. Location of Pipers Cottage and proposed extension**

Figure 3.

Extract of the c.1699 Sketch Map of Great Gaddesden by John Halsey, showing the land and properties between the church and Pipers Hill. The property of Pipers Cottage is encircled. (c.f. HRO 56472)

Redrawn by  
M D Wilson

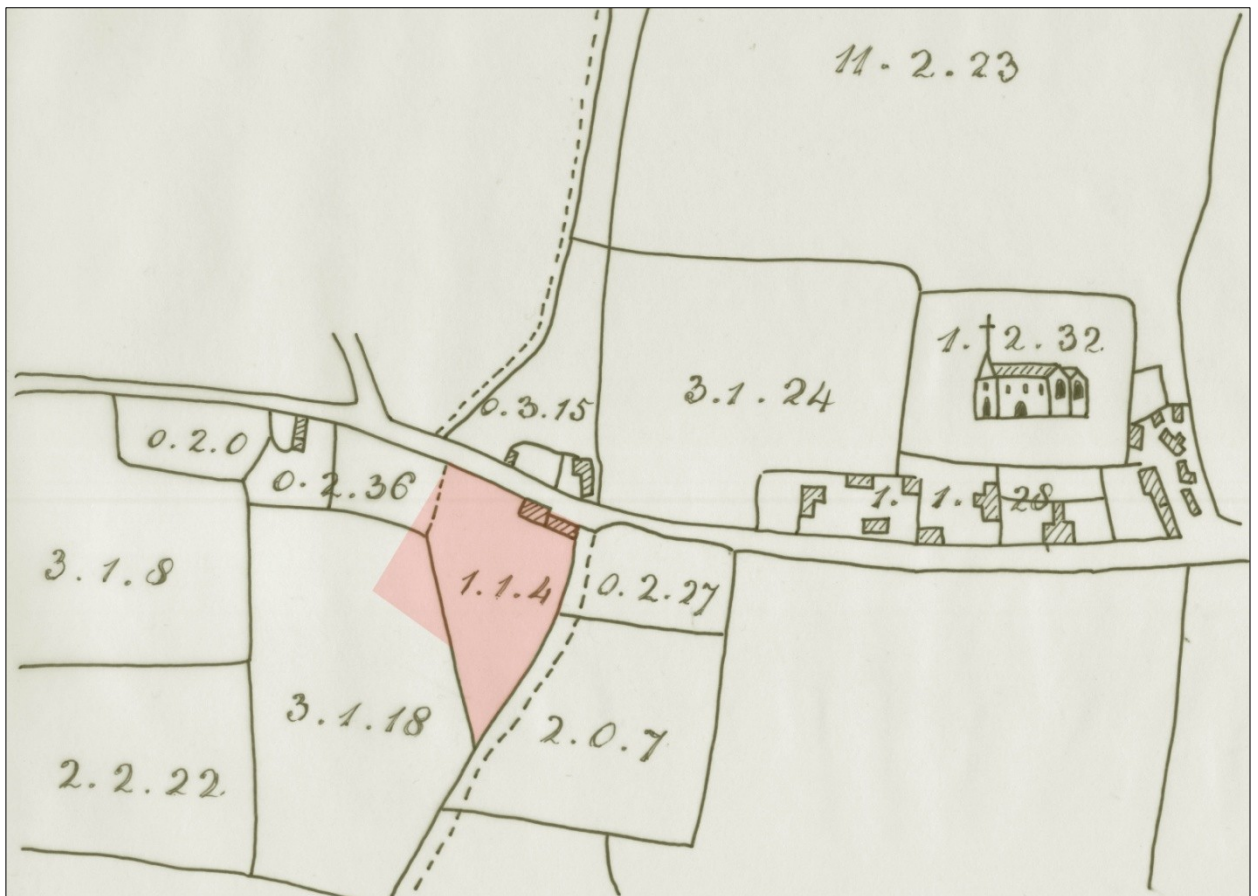
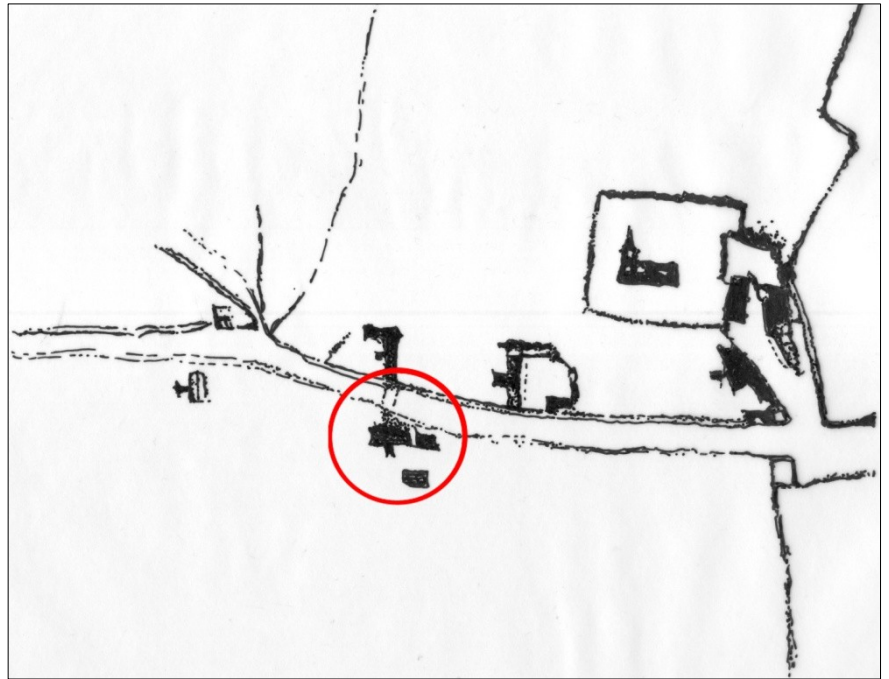


Figure 4. Extract of the 1780 Map of the parish of Great Gaddesden in the County of Hertford. The property of Pipers Cottage is shown in light red. (c.f. HRO 56472) Redrawn by M D Wilson

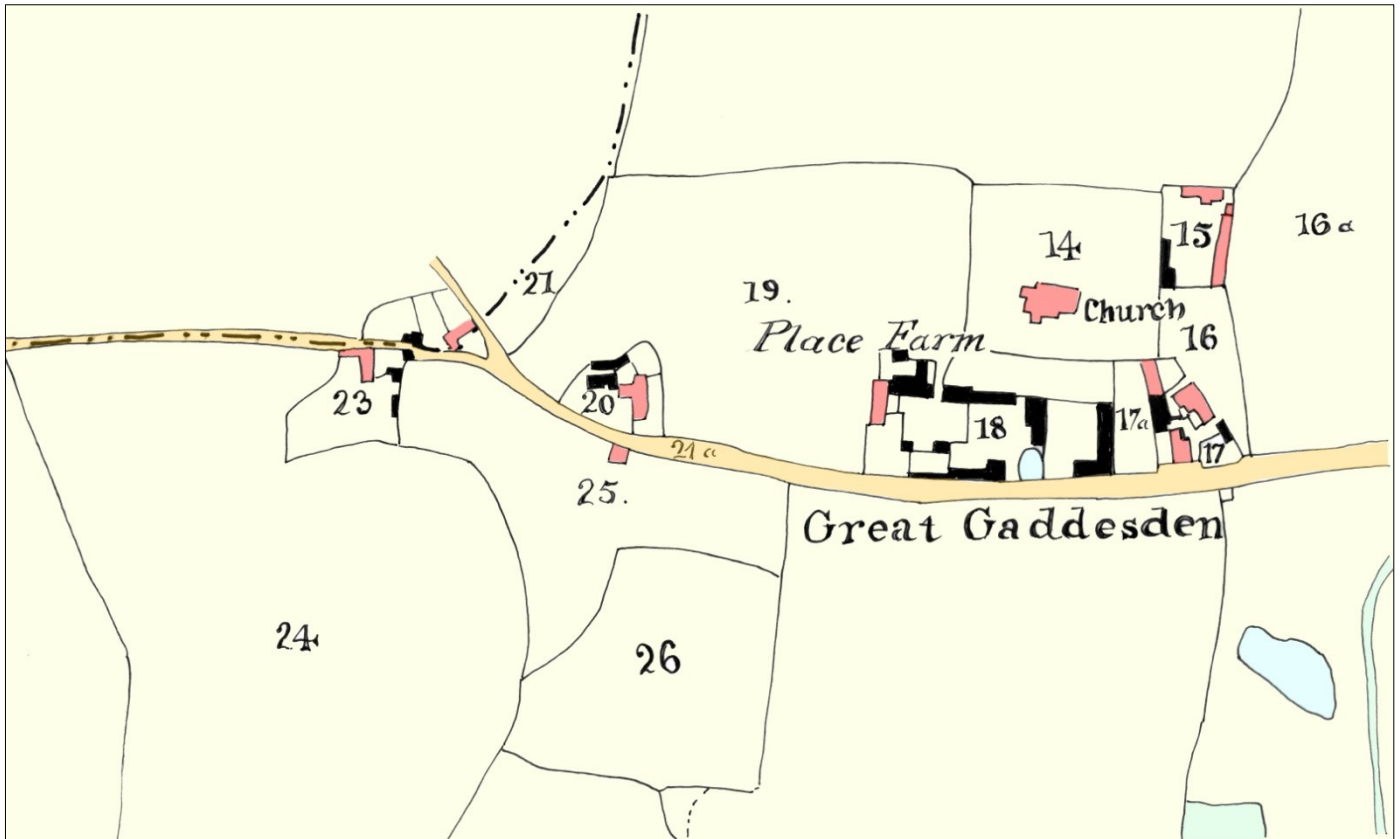


Figure 5. Extract of the 1839 tithe map of Great Gaddesden, Hertfordshire. Pipers Cottage is shown in light red within land parcel No.25 (c.f. HRO DSA 14/40/1). Redrawn by M D Wilson



Figure 6. Pipers Cottage, north (front) elevation and west elevation



Figure 7. Pipers Cottage, east elevation and south (rear) elevation. After K Halls, redrawn by M D Wilson

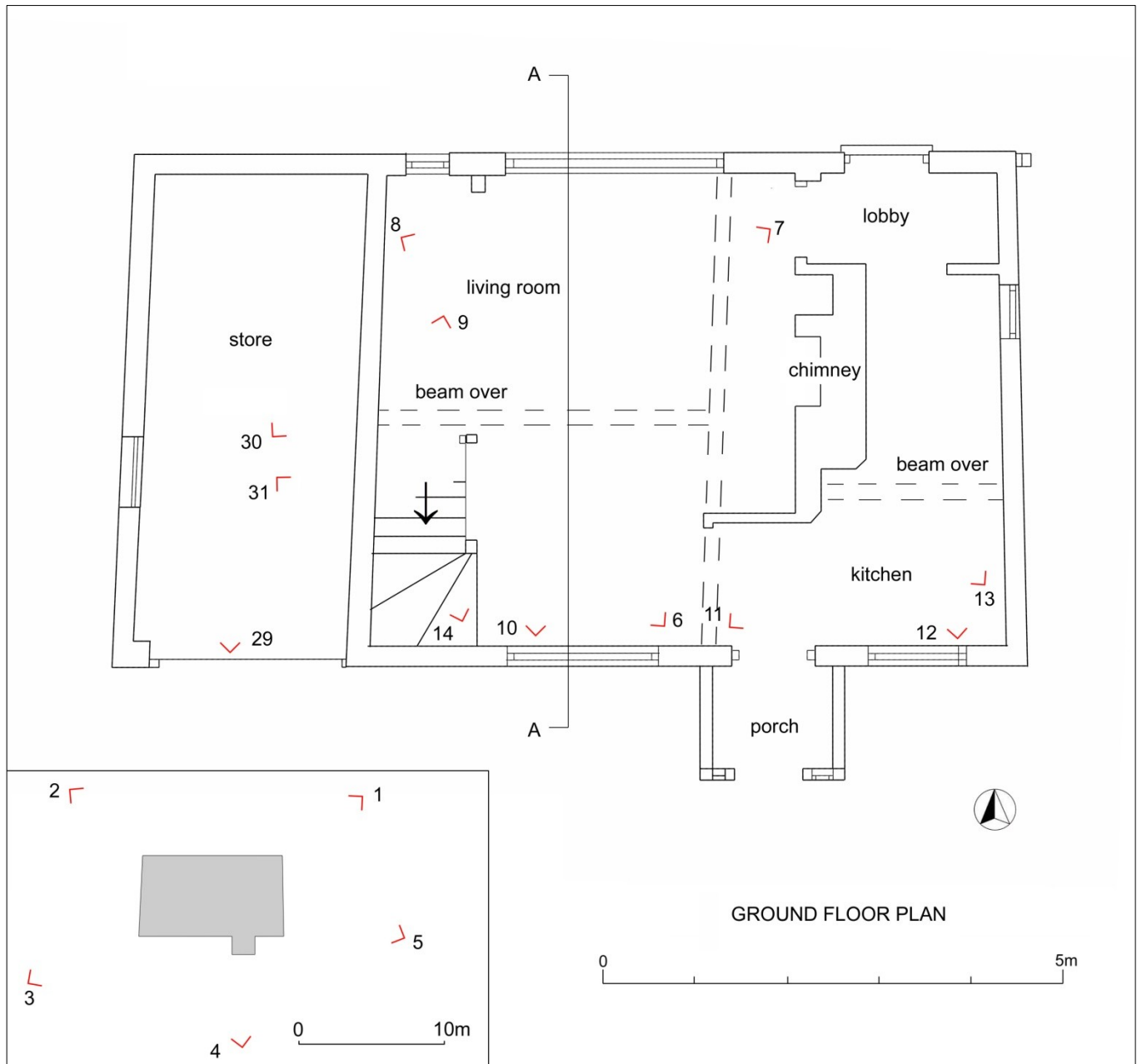
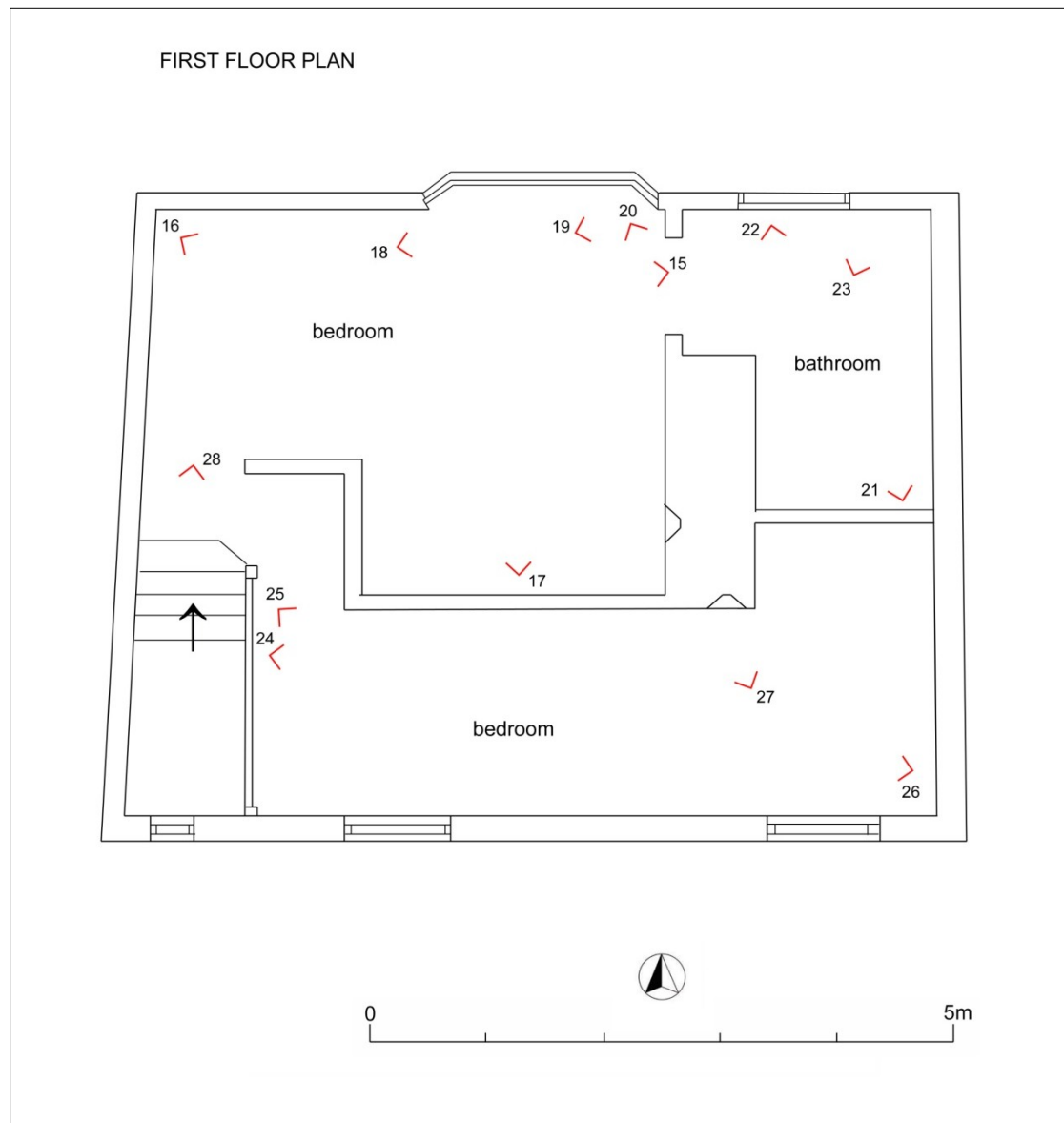
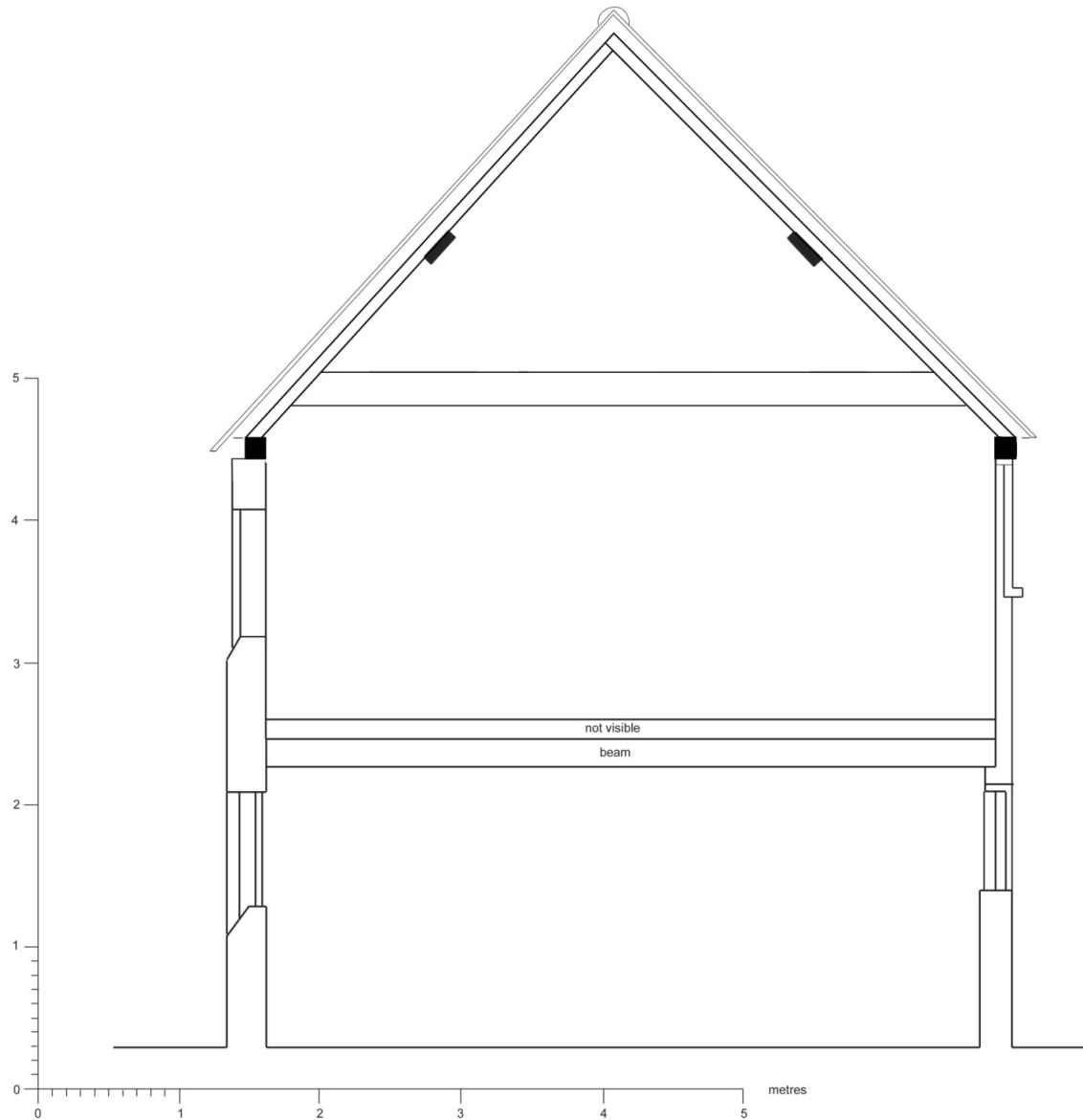


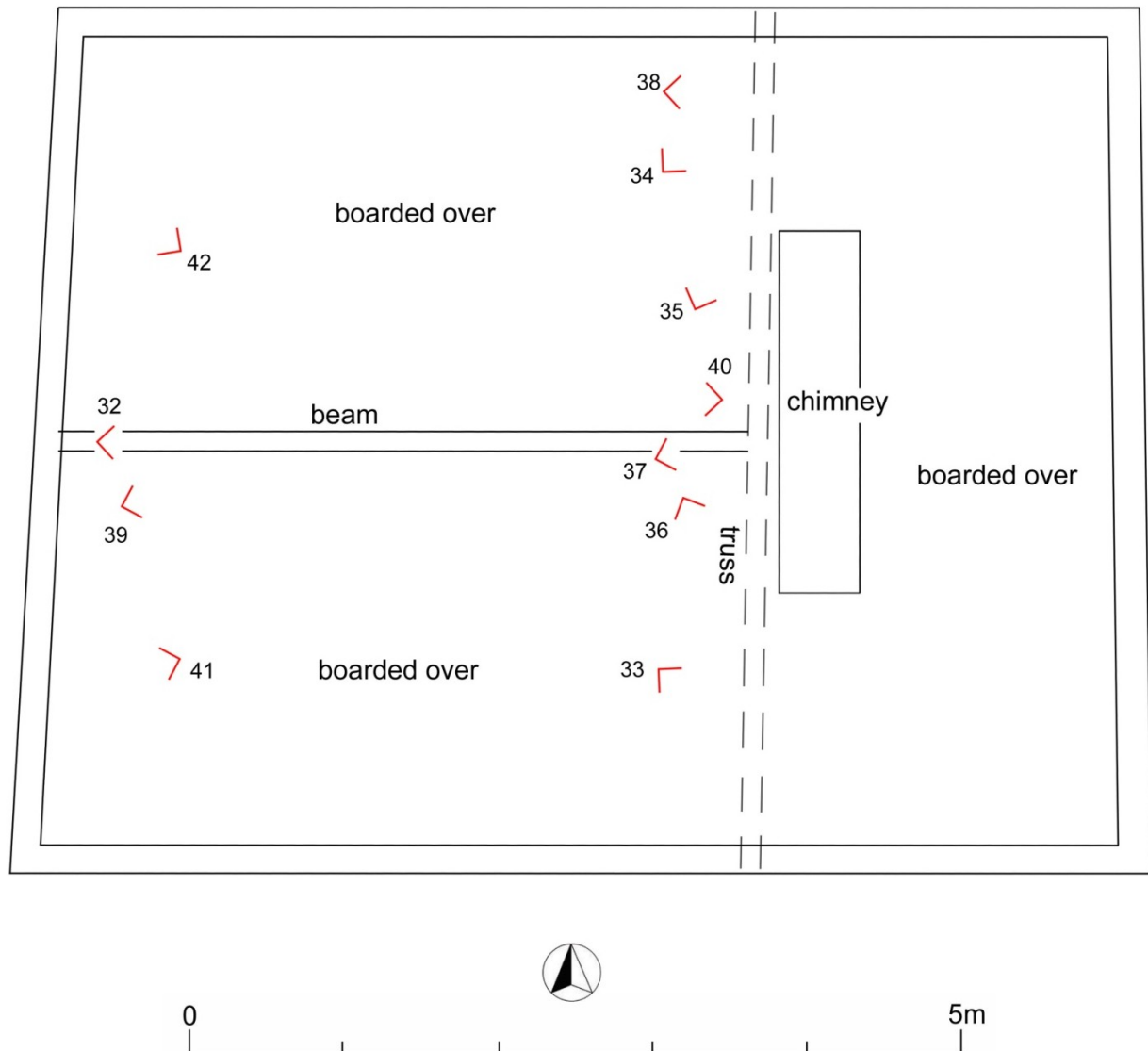
Figure 8. Ground floor plan of Pipers Cottage, showing direction of photographs (section 11) and section A-A (Fig.9). After K Halls, redrawn by M D Wilson



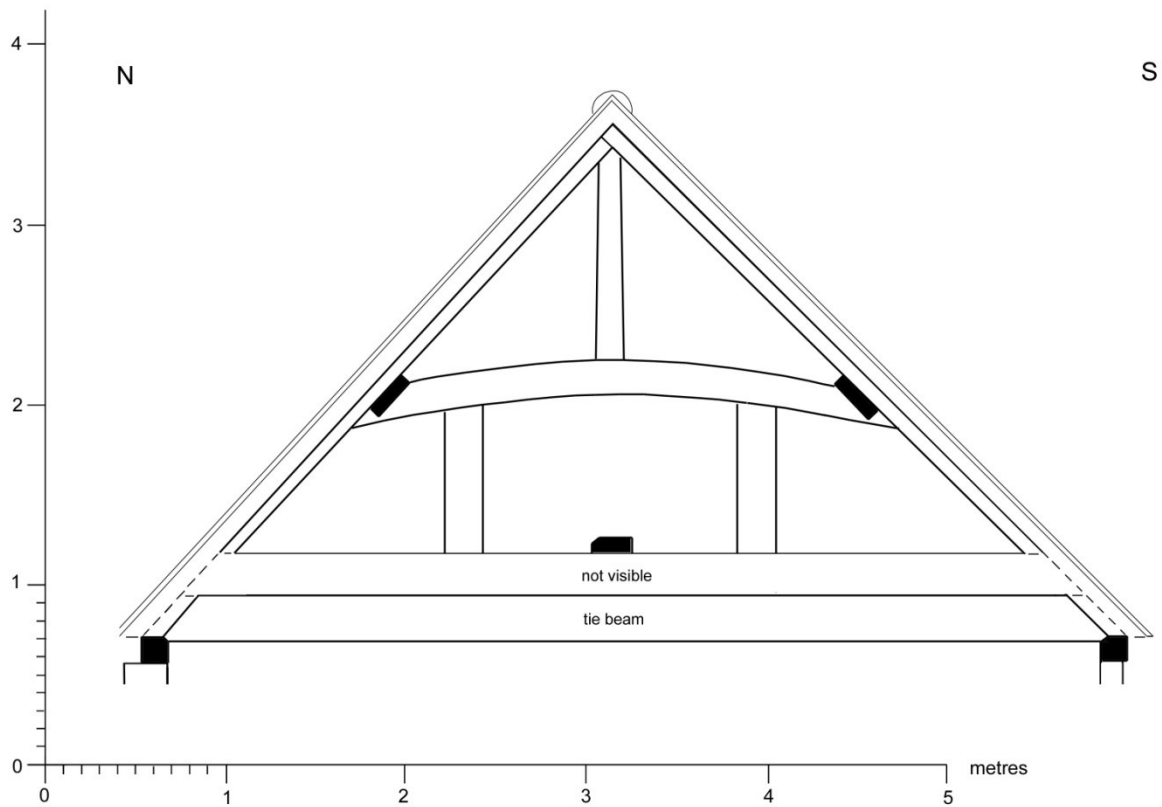
**Figure 9. First floor plan of Pipers Cottage, showing direction of photographs (section 11).**  
*After K Halls, redrawn by M D Wilson*



**Figure 10. Pipers Cottage, section A-A. After K Halls, redrawn by M D Wilson**



**Figure 11. Pipers Cottage: plan of the roof space, showing location of main truss.**  
*Drawn by M D Wilson*



**Figure 12. Pipers Cottage: main truss. *Drawn by M D Wilson***



**Figure 13.** Extract from 'View in Great Gaddesden, Hertfordshire' by J.C Buckler, 1840.  
*Courtesy of Hertfordshire Archives and Local Studies*

## **11. Photographs**



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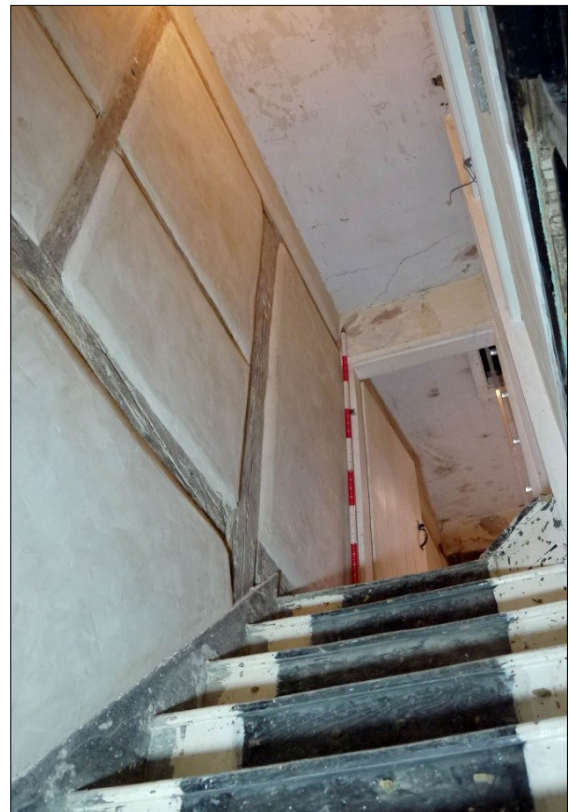
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## APPENDIX 1. PHOTOGRAPHIC INDEX

### Digital Photographs (Archive: CD)

| PHOTOGRAPHIC INDEX |           |                       |                                                                                            |
|--------------------|-----------|-----------------------|--------------------------------------------------------------------------------------------|
| PROJECT:           |           | FILM TYPE: digital    | DATE: 14 <sup>th</sup> February 2014                                                       |
| No.<br>(in report) | Image No. | Direction<br>(facing) | Description                                                                                |
| 1                  | P1030314  | SW                    | Exterior. North (front) elevation                                                          |
| 2                  | P1030417  | SE                    | Exterior. North (front) & west elevation                                                   |
| 3                  | P1030411  | NE                    | Exterior. West and south (rear)                                                            |
| 4                  | P1030404  | N                     | Exterior. South (rear) elevation                                                           |
| 5                  | P1030402  | NW                    | Exterior. East elevation                                                                   |
| 6                  | IMG_6955  | NW                    | Ground floor. Living room. West wall                                                       |
| 7                  | IMG_6959  | SW                    | Ground floor. Living room. West wall                                                       |
| 8                  | IMG_6963  | SE                    | Ground floor. Living room. Chimney                                                         |
| 9                  | IMG_7067  | S                     | Ground floor. Living room. Former partitioned area against west wall, with threshold stone |
| 10                 | P1010213  | N                     | Ground floor. Living room. Front window                                                    |
| 11                 | IMG_7070  | NE                    | Ground floor. Kitchen                                                                      |
| 12                 | IMG_7071  | N                     | Ground floor. Kitchen, looking towards lobby                                               |
| 13                 | IMG_7074  | NW                    | Ground floor. Kitchen. Rear of chimney                                                     |
| 14                 | P1030389  | NW                    | Ground floor. Stair and west wall                                                          |
| 15                 | P1030332  | W                     | First floor. Front bedroom                                                                 |
| 16                 | IMG_7051  | SE                    | First floor. Front bedroom                                                                 |
| 17                 | P1030338  | N                     | First floor. Front bedroom                                                                 |
| 18                 | IMG_6971  | NW                    | First floor. Front bedroom. Window detail. Stave holes on underside of wall plate          |
| 19                 | IMG_6975  | NE                    | First floor. Front bedroom. Junction of tie beam, wall plate and post                      |
| 20                 | P1010237  | SE                    | First floor. Underside of tie beam                                                         |
| 21                 | IMG_7041  | NNW                   | First floor. Bathroom. Front wall                                                          |
| 22                 | IMG_7045  | SSE                   | First floor. Bathroom. Plaster and lathe partition wall                                    |
| 23                 | P1030362  | NE                    | First floor. Bathroom. Wall-plate/ corner post junction with iron brace                    |
| 24                 | P1030382  | E                     | First floor. Rear bedroom                                                                  |
| 25                 | P1030382  | SE                    | First floor. Rear bedroom                                                                  |
| 26                 | P1030378  | W                     | First floor. Rear bedroom                                                                  |
| 27                 | P1030384  | NW                    | First floor. Rear bedroom. Fireplace                                                       |
| 28                 | P1030375  | S                     | First floor. Stair and west wall                                                           |
| 29                 | IMG_6978  | N                     | Store. overview                                                                            |
| 30                 | IMG_6988  | NE                    | Store. West wall of dwelling.                                                              |
| 31                 | IMG_6993  | SE                    | Store. West wall of dwelling.                                                              |
| 32                 | IMG_7009  | E                     | Roof space. Truss with clasped purlins and queen struts                                    |
| 33                 | P1010223  | SE                    | Roof space. Join of south purlin at collar                                                 |
| 34                 | P1010034  | NE                    | Roof space. Join of north purlin at collar                                                 |
| 35                 | IMG_7011  | NE                    | Roof space. Stave grove on upper side of collar (north side)                               |
| 36                 | IMG_7013  | SE                    | Roof space. Stave grove on upper side of collar (south side)                               |

| PHOTOGRAPHIC INDEX |           |                       |                                                              |
|--------------------|-----------|-----------------------|--------------------------------------------------------------|
| PROJECT:           |           | FILM TYPE: digital    | DATE: 14 <sup>th</sup> February 2014                         |
| No.<br>(in report) | Image No. | Direction<br>(facing) | Description                                                  |
| 37                 | IMG_7019  | E                     | Roof space. Stave holes on underside of collar               |
| 38                 | P1010230  | NE                    | Roof space. Carpenter's marks on principal rafter and collar |
| 39                 | IMG_7000  | W                     | Roof space. Axial beam with stave holes                      |
| 40                 | P1010227  | SW                    | Roof space. West wall                                        |
| 41                 | P1030349  | NW                    | Roof space. North purlin propped at west wall                |
| 42                 | IMG_7032  | NW                    | Roof space. South purlin carried by west wall                |