

Oakengrove
Shire Lane
Hastoe
Buckinghamshire

Historic Building Recording



Report prepared for:
Patsy Tye

CA Project: MK0312

CA Report: MK0312_1

September 2020

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date	September 2020
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date	September 2020
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date	September 2020
issue	1

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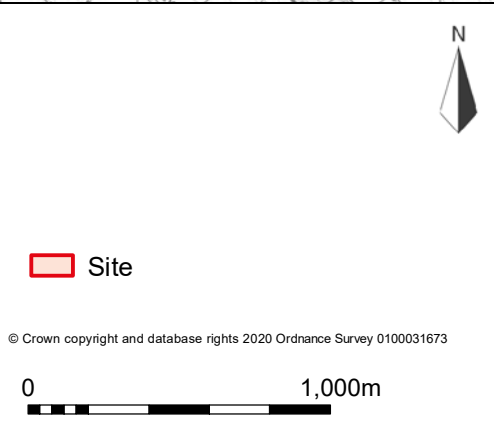
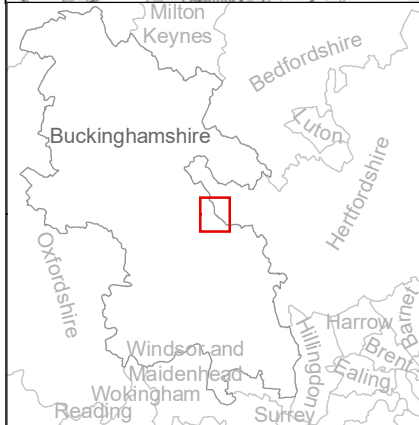
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PROJECT TITLE
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FIGURE TITLE
 Site location plan

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SUMMARY

In August 2020 Cotswold Archaeology was commissioned by Patsy Tye to undertake a programme of Historic Building Recording in respect of Oakengrove, Shire Lane, Hastoe, Buckinghamshire. The building is not included on Historic England's National Heritage List for England, nor is it located within a Conservation Area or a local list of non-designated heritage assets. The programme of historic building recording was required to satisfy a condition attached to a planning permission for single-storey and two-storey extensions to the building.

Oakengrove was designed by local architect William Huckvale and constructed as a pair of farm workers cottages on the estate of Baron Lionel Nathan de Rothschild. Huckvale was a prolific architect for the Rothschild Estate and designed many buildings in the local vicinity, including landmark buildings in Tring town centre such as the Natural History Museum. Oakengrove was amalgamated into a single dwelling during the mid-20th-century, since when the building has undergone much internal reconfiguration and redecoration. Consequently, little remains in terms of internal fixtures and fittings, however, the exterior of the house retains many architectural features that were associated with Huckvale's style of design including timber framing, tall chimneys, hanging tiles and jetties.

The focus of the record was the western and northern portions of the building, which will be affected by the permitted development. The record evidences several instances of alteration and phased development, particularly within the northern extent of the building where rooms have been opened out and an external porch enclosed to form an internal room. Broadly, fixtures and fittings are modern and do not date to the original construction of the building.

1. INTRODUCTION

1.1. In August 2020 Cotswold Archaeology was commissioned by Patsy Tye to undertake a programme of Historic Building Recording in respect of Oakengrove, a detached dwelling (hereafter referred to as ‘the building’) at Shire Lane, Hastoe, Buckinghamshire (NGR: 491545, 208659; Fig. 1). The building is not included on Historic England’s National Heritage List for England, however, for the purposes of planning approval, the building is considered by Buckinghamshire Council (BC) to represent a non-designated heritage asset. The building is not located within a Conservation Area.

1.2. The Historic Building Recording has been undertaken in response to Condition 2 attached to planning permission (20/00909/APP), granted by BC on 15 July 2020, for extensions to the ground and first floor of the building. Condition 2 states that:

No works shall take place until the applicant has secured the making of a detailed record/implementation of a scheme of recording of the building(s) concerned, in accordance with Level 3-4 'Understanding Historic Buildings: A Guide to Good Recording Practice' (published by Historic England, 24 May 2016). This must be carried out by an archaeological/building recording consultant or organisation approved by the Local Planning Authority in accordance with a written scheme of investigation which shall first be submitted to and agreed in writing by the Local Planning Authority. Please also see note no.6.

2 Reason: To safeguard the special architectural and historic interest of the Non-Designated Heritage Asset and to comply with BE1 of the emerging VALP and the National Planning Policy Framework.

1.3. Subsequent to the above permission and associated conditions, Paul Rhymes, Senior Heritage Officer for BC, confirmed via email on 29 July 2020 that the programme of building recording could proceed at Level 2 and not Level 3/4.

Objectives and professional standards

1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* published by CIfA (2019) and a Written Scheme of Investigation, produced by Cotswold Archaeology in

August 2020 (CA 2020) and approved by BC via confirmation email on 10 September 2020.

- 1.5. The composition and development of the historic building is discussed. The objective of the survey is to produce a record of the identified portions of the building in their current state, comprising drawings, photographs and a written description, as a form of mitigation prior to their alteration. The objective of the recording process is to understand the structural and functional history of the building. The building survey equates with a Level 2 assessment as defined in *Understanding Historic Buildings; A Guide to Good Recording Practice* (Historic England 2016).

Consultation

- 1.6. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (CA 2020). The WSI was submitted to Paul Rhymes, Senior Heritage Officer at BC who approved the WSI on 10 September 2020.

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. The Historic Building Recording was guided in its composition by the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2019). The building recording was undertaken to Level 2 standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016).
- 2.2. The key objectives of the Historic Building Recording were to produce a concise description of the building, and to produce a record of the building, specifically those portions of the building that would be subject to alteration, as identified in the WSI. The recording exercise included a general record of the building in its current state. The building survey included the following elements:
- The completion of a photographic survey, to Historic England Level 2 standards.
 - Detailed recording of any structural features that are of significance.
 - The production of building phase plans, establishing an accurate record of the historic development of the building, informed by historic cartographic sources, planning history and the building inspection.
- 2.3. CA will make arrangements with the appropriate depository for the deposition of the site archive at the conclusion of the project.

Level 2 Building Recording

- 2.4. Level 2 recording was undertaken on 18 September 2020 by Richard Hardy, Historic Buildings Consultant, and consisted of both an exterior and interior assessment. The building was surveyed with a particular focus upon those elements considered to date to the original construction phase, and includes analysis of external or internal details, structural or decorative, which are relevant to the building's design, development or use.

Drawn Record

- 2.5. A drawn record was made indicating the form and location of any structural features and/or detail of historic significance including any evidence for fixtures of significance, including former fixtures and fittings. The drawn plans have been annotated, depicting features of architectural value to aid in the understanding of the context of the

buildings (Fig. 6). Existing building plans were available, provided by the client. These existing plans were utilised as part of the assessment and have been annotated with a broad phase plan of the buildings' development along with photograph locations.

Photographic Record

- 2.6. The photographic record includes general views of the building, shots of its external appearance and the overall appearance of principal spaces and functional areas. Specific architectural details that relate to date, alteration or function have been subject to more detailed photographic recording. The photographic archive is held by Cotswold Archaeology and can be made available where required.
- 2.7. The photographic survey comprises digital images of the building and has been created in compliance with Historic England guidance. Select photographs were taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20 megapixels. A compact digital camera was used for more general shots and working shots. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.
- 2.8. Images have been saved in TIFF format. At the current time TIFF formatting is regarded as the best format for archiving although advice will be taken from the archive depository (see below) prior to completion of the project. Some files may be converted to .jpeg format for use in the report, but original TIFF versions have been maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the Historic England guidance.

Written Record

- 2.9. The written account includes the location of the building; any designations; the date and circumstances of the record and name of recorder; an account of the building's form, function, date, and development sequence; and the names of architects, builders, patrons and owners will be given, where known. The building was visited to undertake the record in accordance with appropriate Historic England guidance and the approved WSI.

Limitations

- 2.10. This record is principally based upon a historic building survey, undertaken on 18 September 2020, which has been supplemented by secondary information derived from a variety of sources, only some of which have been directly examined for the

purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate. The building survey was undertaken in favourable weather conditions. Access to the building was possible within all areas of direct importance to this assessment.

3. HISTORIC BACKGROUND

Historic development of Oakengrove

- 3.1. The hamlet of Hastoe lies in the civil parish of Tring, within the Chiltern Hills, approximately 1.7 miles south of the town of Tring. Whilst the name of the hamlet has had various spellings over the centuries, the name is considered to derive from the Old English for 'heal' and 'stowe', meaning the site of a hall (Ridgwell 2009).
- 3.2. During the fourteenth century, ownership of the manor of Hastoe was possessed by the Verney family and parts of Hastoe fell within the manor of Great Tring, however, a Commonwealth survey of 1650 recorded that the lands of Bunstrucks (sic) and Pendley 'lye intermingled' with the manor of Tring, lending a degree of ambiguity to the historic administration of Hastoe. In the eighteenth and nineteenth centuries the manor passed through the ownership of Sir William Gore, one-time Lord Mayor of London (Ridgwell 2009).

The Rothschilds and William Huckvale

- 3.3. The manor of Hastoe was sold to Baron Lionel Nathan de Rothschild in 1872 and represents the beginning of a period of association with the Rothschilds, defined by wholesale redevelopment of the hamlet, including the demolition of buildings on Oakengrove Farm and Longcroft Farm.
- 3.4. The redevelopment of Hastoe included the construction of a chapel, a working men's club and cottages for farm workers, including the building at Oakengrove Farm. At the time, the Rothschilds favoured the use of local architect William Huckvale (1848 – 1936) to design numerous new buildings on their estate over the course of forty years, including landmarks in the centre of Tring town such as the Zoological museum (now part of the Natural History Museum) and Louisa Cottages, both now Listed Buildings (NHLE: 1078005 and 1078003 respectively).
- 3.5. Prior to its redevelopment, Oakengrove Farm appeared, as of 1879-1885, to comprise a regular, enclosed courtyard plan with a detached farmhouse (Fig. 2) with areas of woodland to the north and south and open field networks to the west and east.

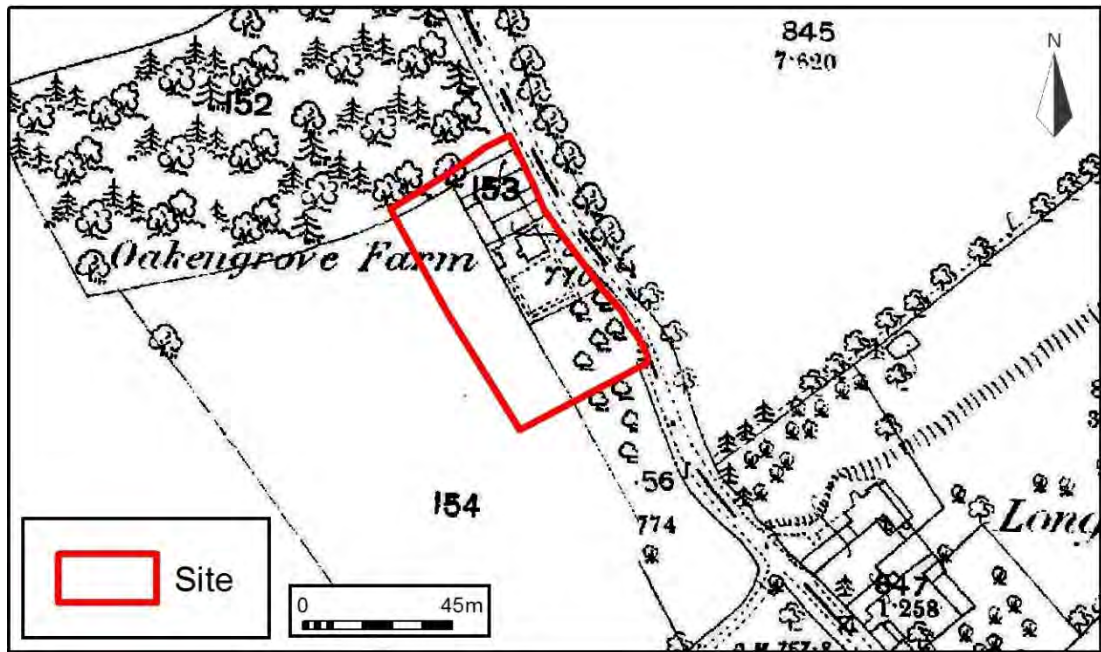


Fig. 2: Extract from the 1879-1885 Ordnance Survey (OS) 25-inch map

- 3.6. Change within the Site was evident by 1899 where the courtyard appeared to be covered (Fig. 3), except for two buildings and the assumed farmhouse.

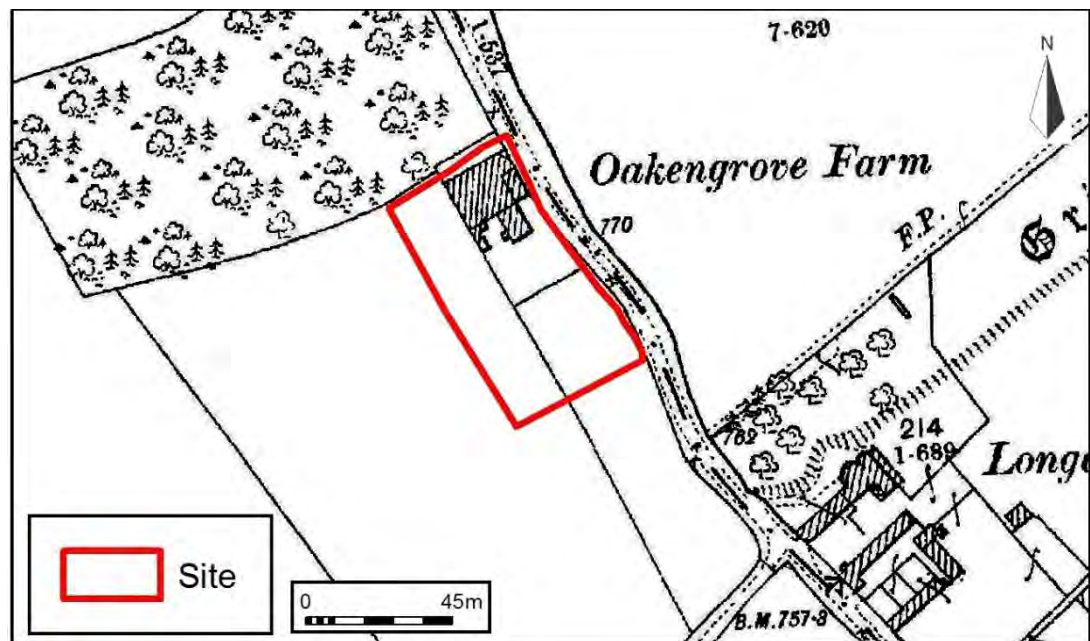


Fig. 3: Extract from the 1899 OS 25-inch map

- 3.7. Typically, new buildings on the Rothschild estate at the time, including those in Hastoe, were designed by Huckvale in the 'Old English' or Domestic Revival styles, exhibiting features such as black and white timber framing, tall chimneys, hanging terracotta tiles and dormer windows. Much of Tring town centre and the surrounding

villages encompass buildings designed by Huckvale, lending the area a coherent character that is symbolic of the Rothschild's period of influence. Despite their traditional appearance, farm workers cottages were generally built to high standards, with piped water, sanitation and some had electricity (DBC 2018).

- 3.8. The OS map of 1924 depicts the Oakengrove Farm as broadly unaltered since 1899, except for the apparent demolition of the covered yard structure. However, analysis of the fabric of Oakengrove suggests that the survey building had been constructed in 1913 (see Section 4), ten years prior to the survey of the OS map at Fig. 4.

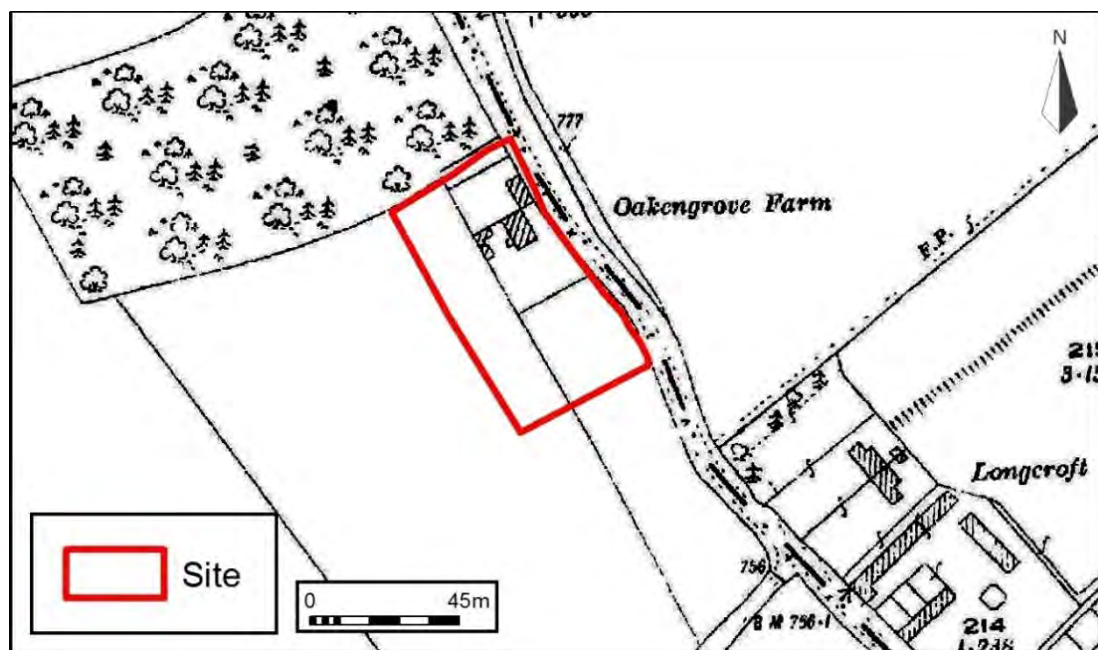


Fig. 4: Extract from the 1924 OS 25-inch map

- 3.9. Anecdotal evidence records that Oakengrove was originally constructed by the Rothschilds as a pair of semi-detached cottages for farm workers. One of the cottages was purchased in 1961 by Rear Admiral and Mrs Welby who then bought the adjoining cottage prior to amalgamating them into one dwelling, possibly during the 1970s (P. Tye 2020, personal communication, 27 August). This configuration has persisted to the present day albeit incorporating several phases of alteration to the building's internal plan.
- 3.10. The 1975 OS 25-inch map (Fig. 5) records the building within an extended overall plot where the only agricultural building remaining of the historic farmstead appeared to be a single rectangular structure at the north-eastern extent of the Site. A further,

small structure was located to the south-west of the building, however, this no longer exists.

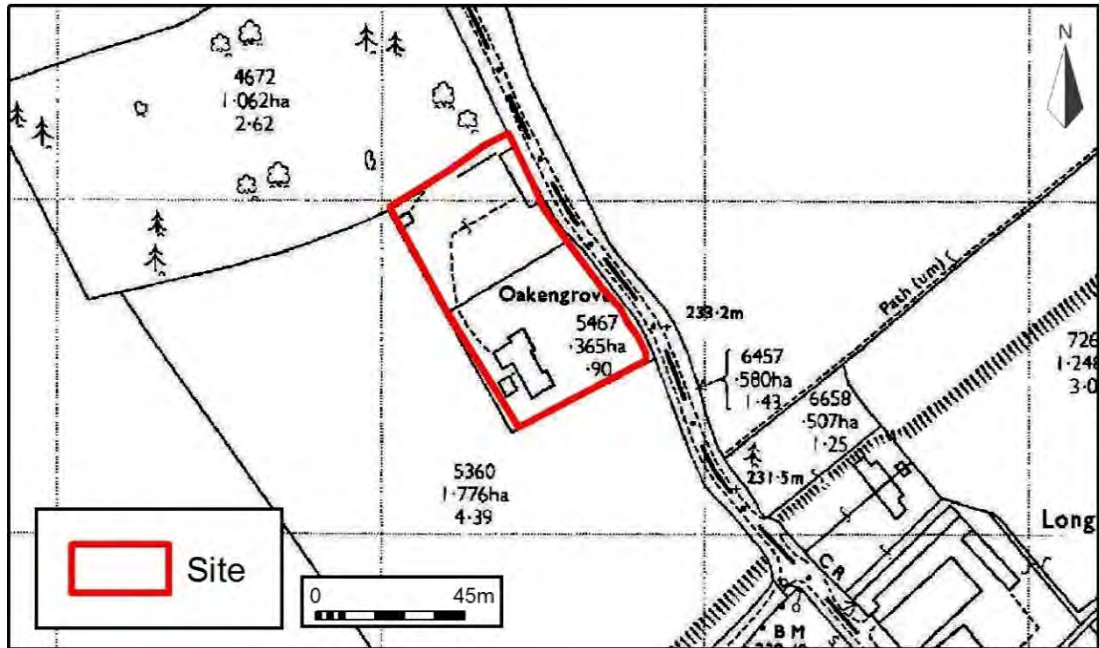
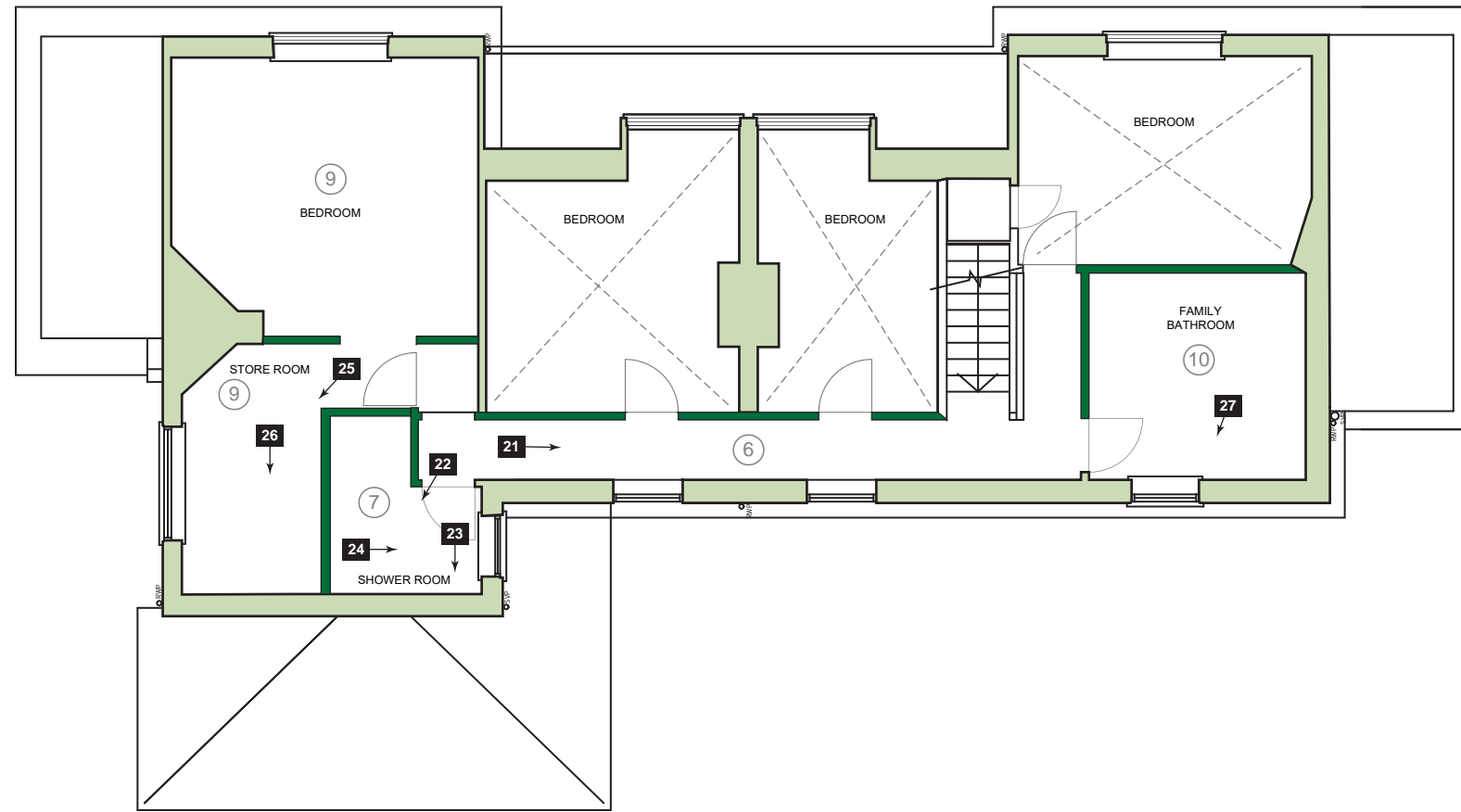


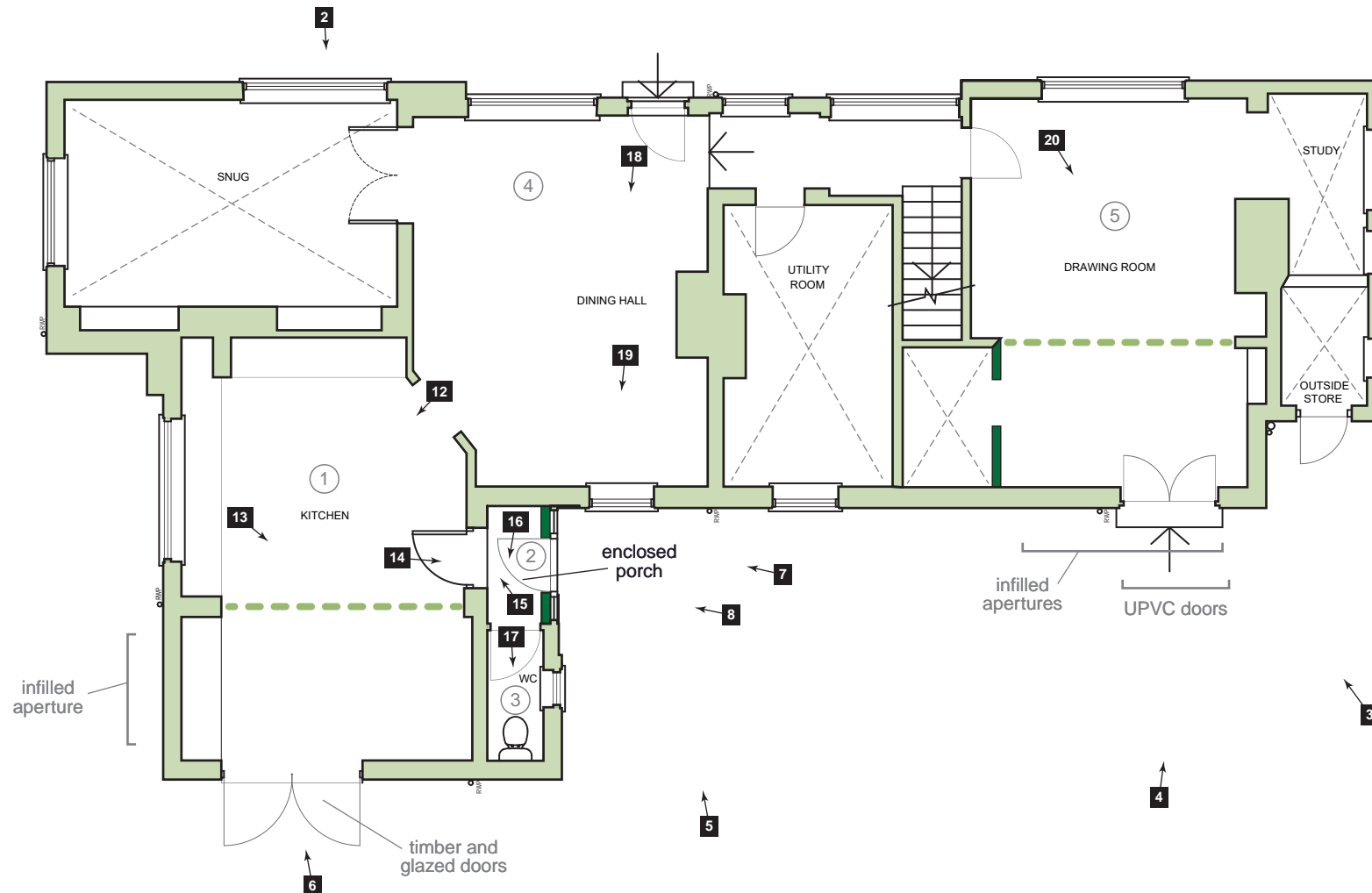
Fig. 5: Extract from the 1975 OS 25-inch map



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



- 1913 phase
- Later alteration
- Ceiling beam
- Room not assessed
- 10 Room number
- 27 Photograph location

Plans provided by the client

 Cotswold Archaeology

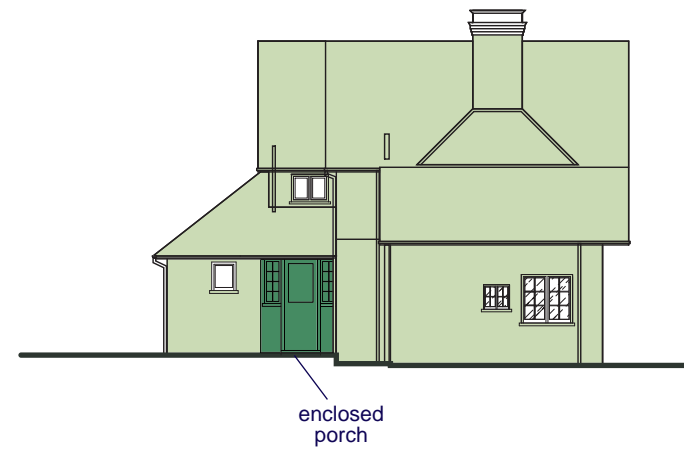
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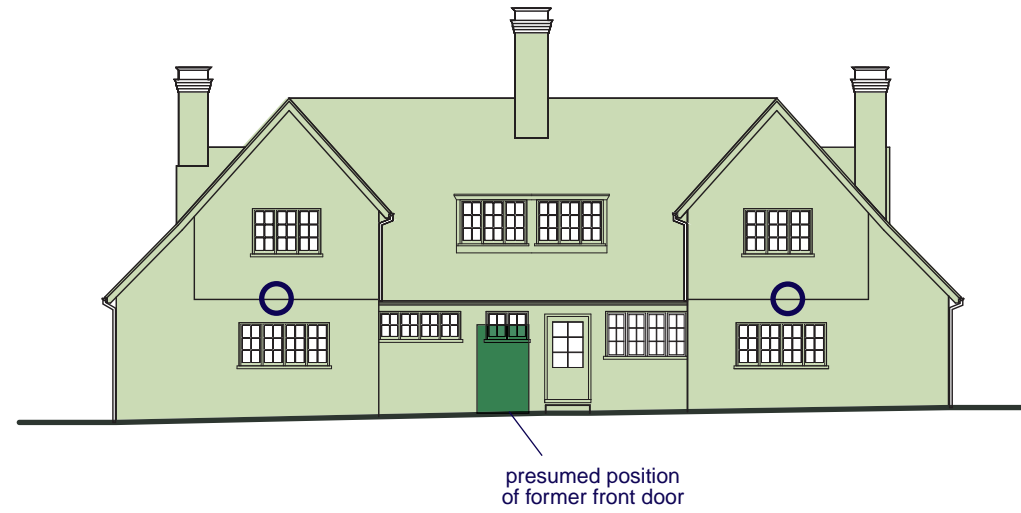
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 Building plans and phasing

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SOUTH ELEVATION

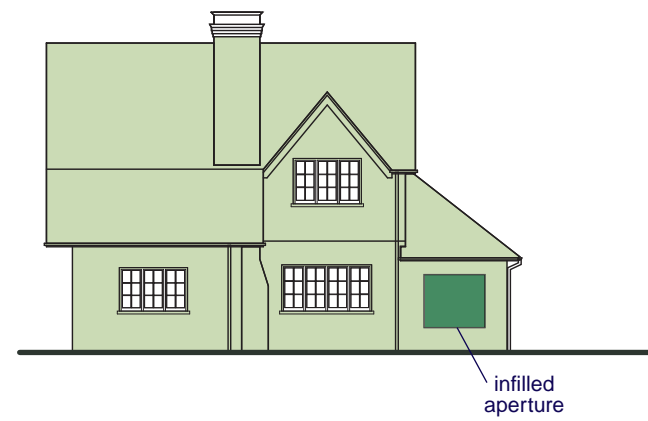


EAST ELEVATION

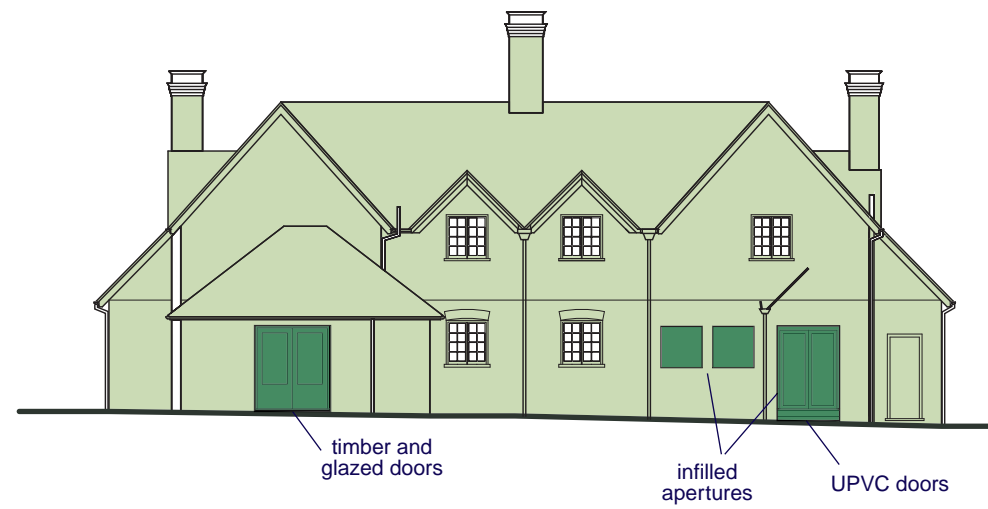


- 1913 phase
- Later alteration
- "1913" carving

NORTH ELEVATION



WEST ELEVATION



Plans provided by the client


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Building elevations and phasing

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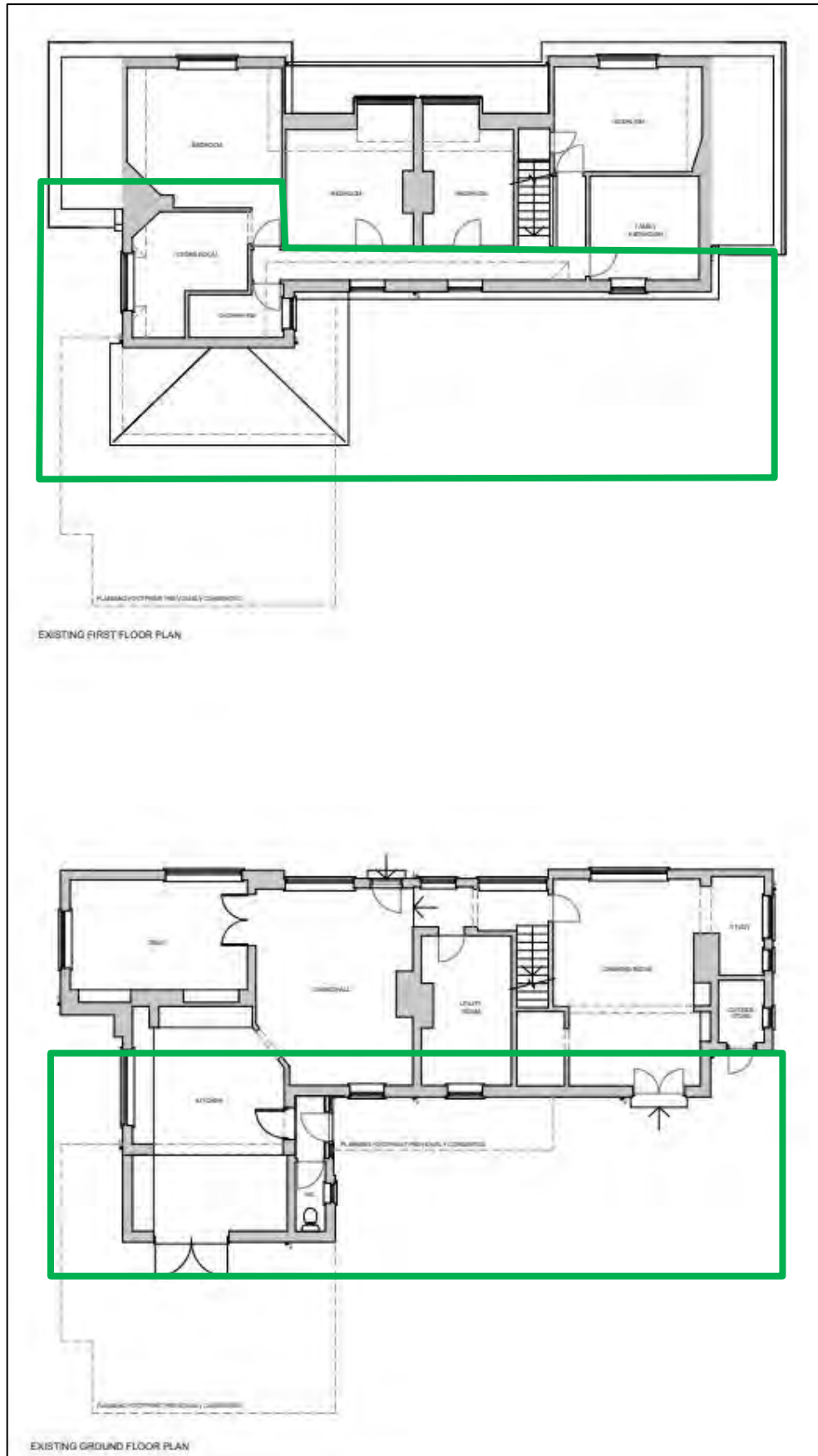


Fig. 8: Plan of building showing the areas of focus in green

4. HISTORIC BUILDING SURVEY

4.1. This section of the record provides a descriptive account of the building, providing a record of the structure and its architectural features prior to the permitted development. The principal focus of the survey was limited to those parts of the building that will be subject to alteration as part of the permitted development, as highlighted on Fig. 8. Existing plans and elevations have been utilised as part of this recording exercise and have been annotated with the results of the historic building survey. They have been used to depict a broad phasing of the development of the building and highlight features of interest along with photograph locations (Figs. 6 and 7).

Exterior

4.2. The building's eastern elevation (Photo 1) is clearly intended to represent its principal façade. The elevation fronts onto an area of gardens that separates the building from Shire Lane from where the building would commonly be appreciated by those using the lane. The eastern elevation exhibits many architectural features that mark the building as a design by William Huckvale such as the timber framed gables, jetties, tall chimneys and dormer windows.



Photo 1: Eastern elevation

4.3. A date of 1913 (Photo 2) is carved within the wall plates of both the northern and southern timber-framed gables, further evidencing the building's prior configuration as two separate cottages. The carved dates of 1913 contradict the evidence presented on the 1924 OS map which records the Site as it was prior to the construction of the building (Fig. 4). However, it is documented that the association between the Rothschilds and William Huckvale came to an end following the outbreak of the First World War and subsequent death of Lord Rothschild in 1915 (Dacorum Borough Council 2018). Furthermore, Huckvale died in 1936, aged 88 so the construction of the cottage would have occurred very late in his lifetime had it been built after 1924. Consequently, based on the evidence presented, the date of 1913 is considered to be a more reliable indication of the building's construction date.



Photo 2: Carved date on northernmost gable end of eastern elevation

4.4. The western elevation of the building (Photo 3) portrays a more utilitarian character, devoid of many of the architectural flourishes of the principal façade. Furthermore, the elevation evidences several examples of alteration and reconfiguration, principally concerning the size and placement of windows and doors. The southernmost gable incorporates three infilled apertures (Photo 4) where a combination of three former windows or doors have been supplanted by a pair of Upvc doors. Whilst the predominant brick bond throughout the building is stretcher, this is disrupted in areas where alteration has occurred, such as described above.



Photo 3: Western elevation

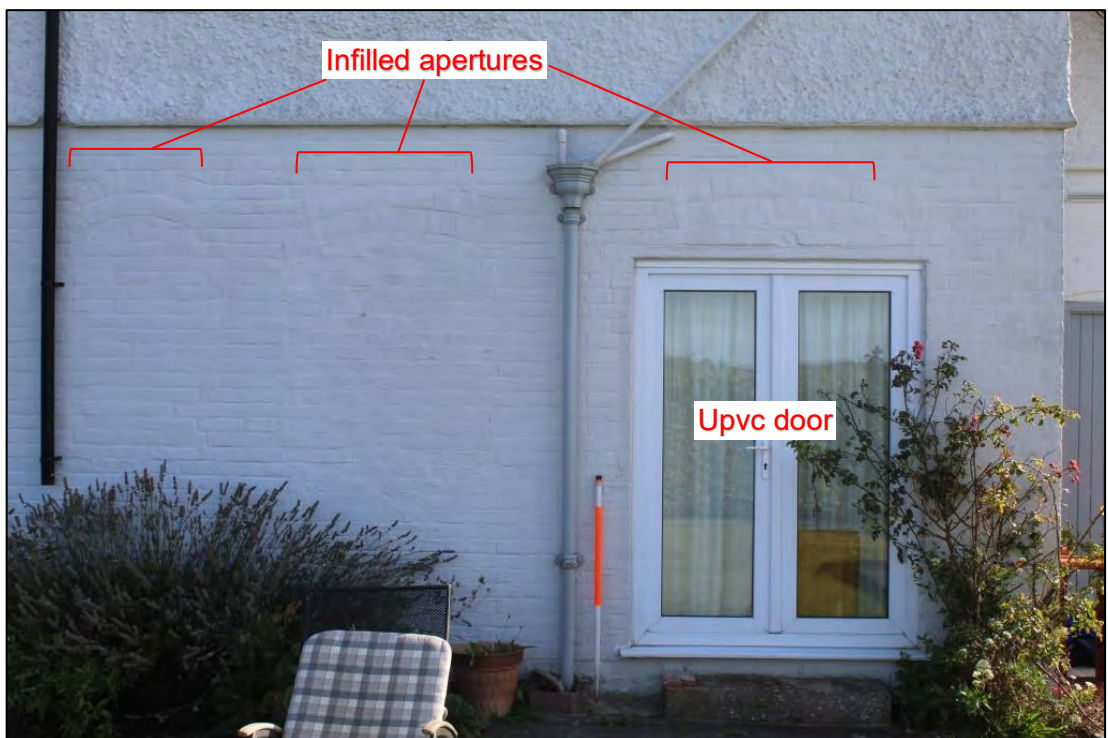


Photo 4: Infilled apertures within western elevation

- 4.5. Moving northwards, the central two bays of the western elevation incorporate two pairs of timber casement windows (Photo 5), incorporating two lights per unit. The

upper storey of the building, incorporates a pebble-dashed render whilst the lower storey is un-rendered, but painted, brickwork.



Photo 5: Central bays of the western elevation

- 4.6. The northern extent of the western elevation (Photo 6) incorporates a shallow two storey projection with a further, single storey projection that returns eastwards and incorporates a doorway access to the building within the southern elevation of the projection. The single storey projection incorporates clay roof tiles that match those used on the principal, two-storey portion of the building. The western elevation of the projection incorporates a pair of glazed, timber doors that were installed by the present owners of the building (P. Tye, 2020, personal comment, 18 September), where previously the wall incorporated a window in the same position. The upper portion of the elevation is blind, incorporating pebble dash render.



Photo 6: Northern extent of western elevation

- 4.7. The return, southern, portion of the single-storey projection (Photo 7) incorporates a single timber and glazed doorway flanked by a pair of timber casement windows. A further, smaller casement window is situated to the western extent of the elevation. There is evident alteration to this portion of the elevation through the variation in brick bond where a vertical line of queen closers indicates that the wall alignment has been extended. Both internal and external evidence indicates that the easternmost portion of the elevation, incorporating the single door and pair of windows, is a section of infill where, formerly, an open porch was located. Paragraph 4.12 further explores the evidence for this conclusion.
- 4.8. Although the building was constructed as two adjoining cottages, the western elevation of the building exhibits variations between the northern and southern extents that indicate variations in the floor plans of each cottage. The northern extent incorporates a more pronounced two-storey projection and the single-storey element.

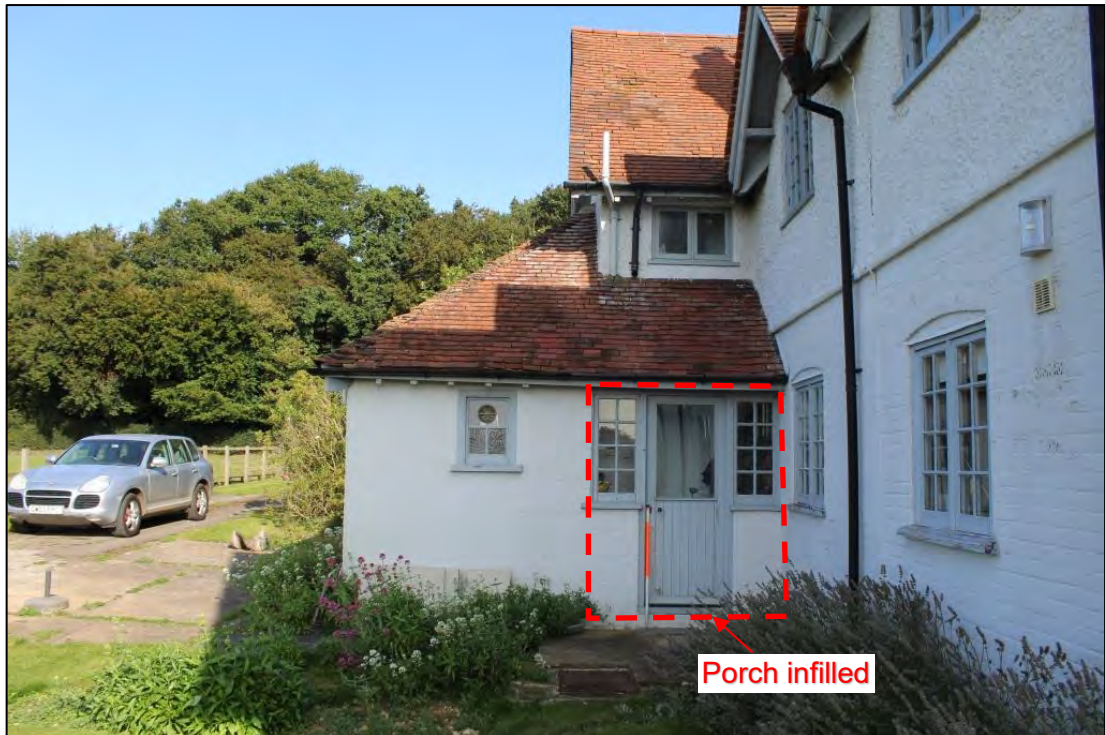


Photo 7: Single-storey structure, looking northwards

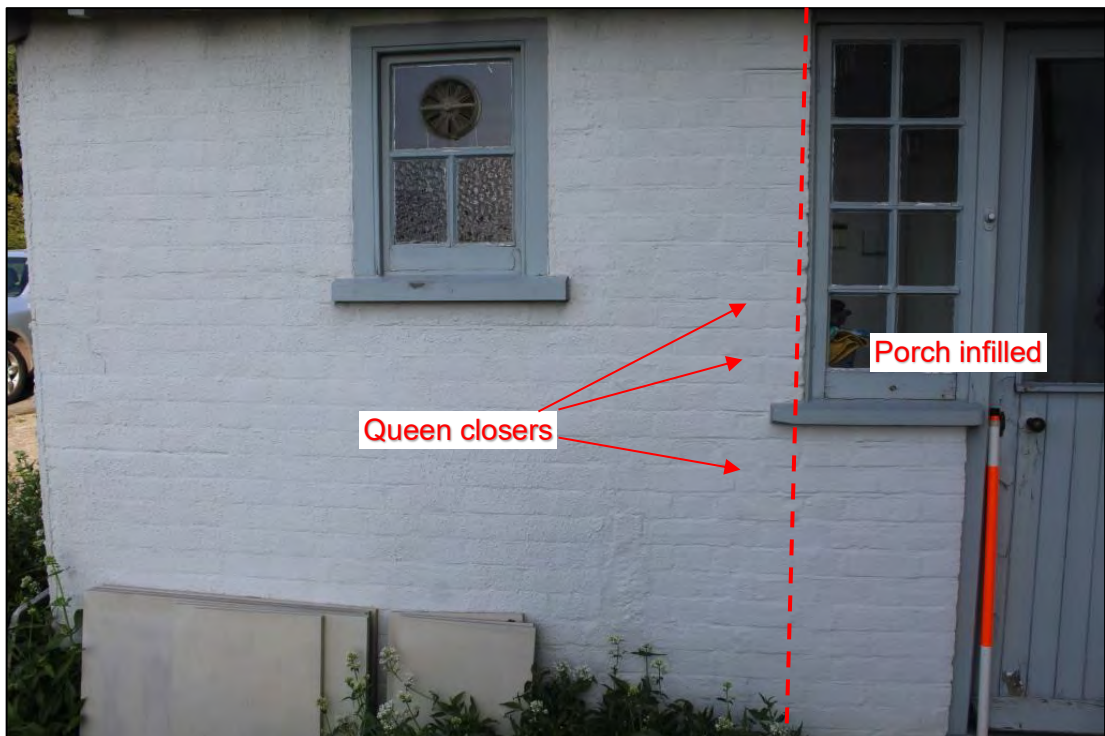


Photo 8: Detail of junction between wall and formerly open porch

4.9. The northern elevation of the building (Photo 9) incorporates a gable to the western extent whilst the eastern extent incorporates a catslide roof. Little alteration is evident to the principal two-storey portion of the elevation where windows appear to represent

the likely configuration when the building was constructed, although the window units themselves may have been altered or replaced over time.



Photo 9: Northern elevation

- 4.10. The western extent of the northern elevation (Photo 10) encompasses a blind portion of the single-storey projection. The junction between the single-storey projection and the two-storey portion of the house incorporates brickwork that is knitted in and apparently not of later date. This adds to the weight of evidence that the single-storey projection was likely constructed during the first phase of the building. A redundant lintel below the eaves indicates the probable position of a former aperture (Photo 11), further evidenced by inconsistencies in the brick bond beneath it.



Photo 10: Northern elevation of single-storey projection



Photo 11: Detail of redundant lintel within northern elevation

Interior

Ground Floor

- 4.11. Room 1 (Photo 12) incorporates a kitchen and occupies the north-western extent of the ground floor. The room extends into the single-storey projection where a ceiling beam indicates the junction between the two-storey and single-storey portions of the building. Formerly, the room incorporated a partition along the alignment of the beam that separated the space into two rooms, prior to the removal of the partition by the present owners of the building (P. Tye, 2020, personal comment, 18 September). The northern wall of the room incorporates a four-light timber casement window that would likely have represented the principal external outlook of the room prior to the aforementioned alteration works and installation of a pair of timber glazed doors in the western wall by the present owners of the building.

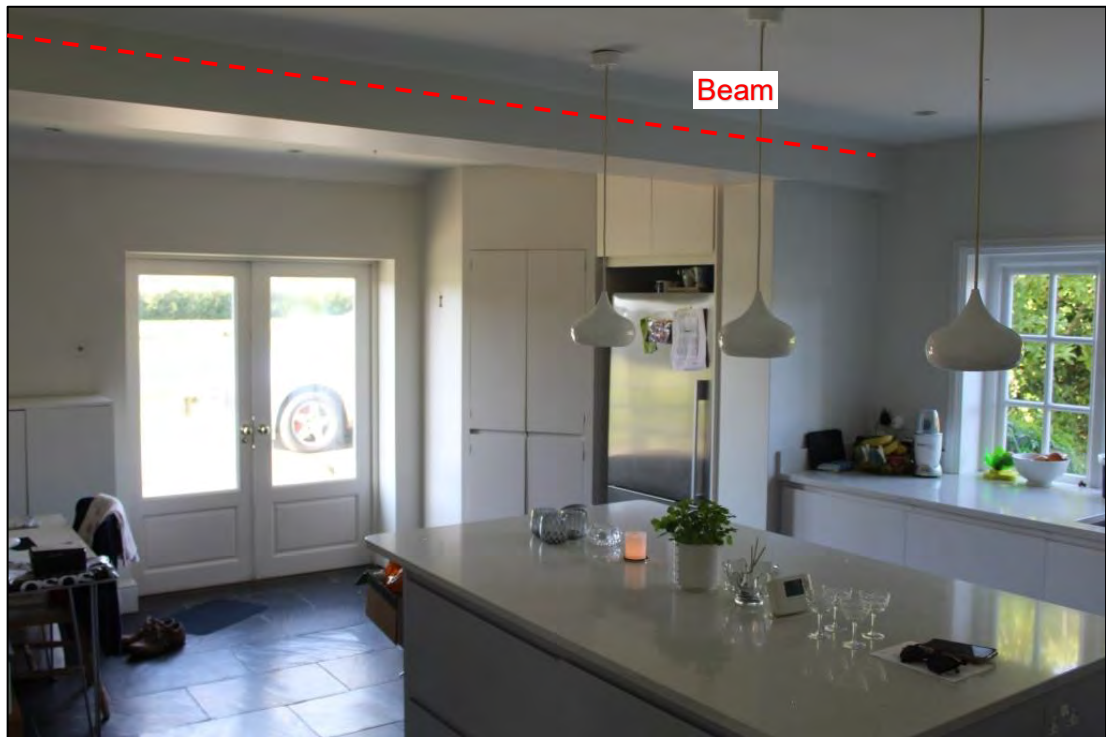


Photo 12: Overview of Room 1, looking north-west

- 4.12. The southern extent of Room 1 (Photo 13) incorporates a single doorway that leads to Room 2. Room 2 functions as an enclosed porch with direct access to the rear garden (Photos 7 and 14). Room 2 was likely created as a result of infilling a former external porch by installing the door and flanking windows. The former external outlook of the space is evidenced by exposed brickwork and segmental arch head above the door to Room 1 (Photo 15). Furthermore, an exposed soil pipe is routed

within the north-western extent of the Room (Photo 16), adding further weight that the room was once an external space.

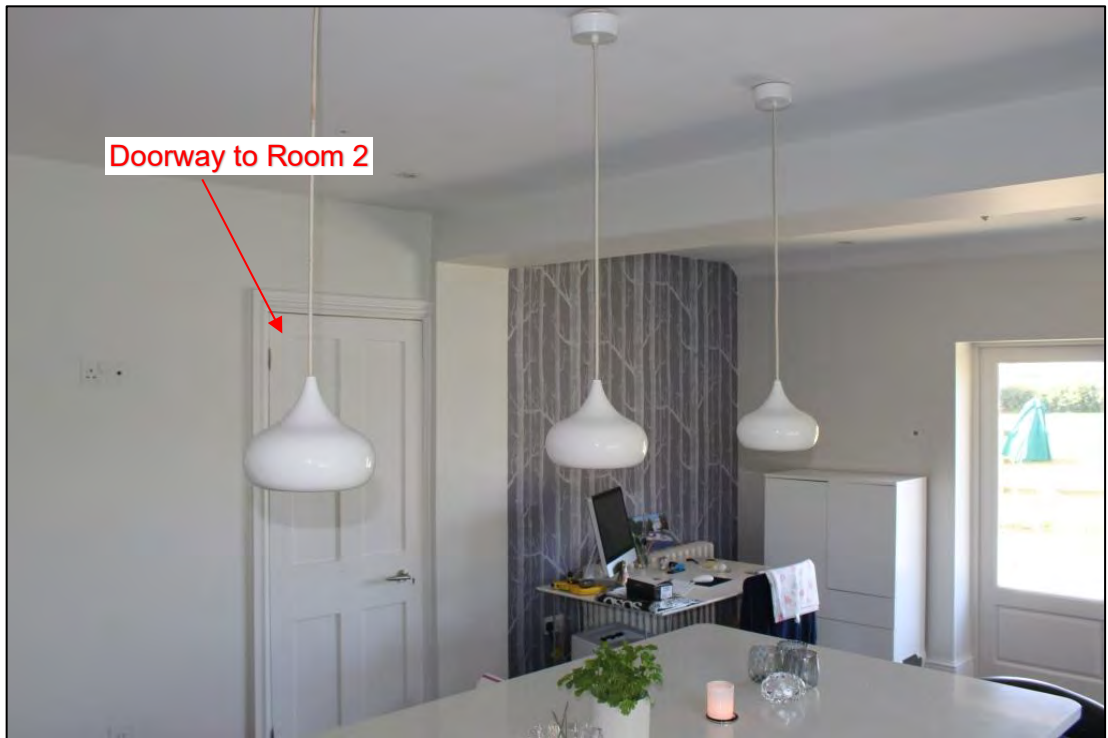


Photo 13: Southern extent of Room 1



Photo 14: Room 2, looking south



Photo 15: Detail of brickwork and segmental arch in Room 2



Photo 16: Exposed soil pipe in Room 2

- 4.13. Room 3 is accessed directly from Room 2 and incorporates a WC (Photo 17) with a single window aperture in the southern wall of the room. Accounting for the aforementioned analysis of Room 2, it is likely that Room 3 has always incorporated a WC and was formerly accessed as an 'external' room, via the now enclosed space of Room 2. The timber plank door is also characteristic of an externally facing doorway to the former outhouse.



Photo 17: Overview of Room 3

- 4.14. Room 4 (Photo 18) encompasses a much altered space that was formerly partitioned into a corridor, separate rooms and a former staircase (P. Tye, 2020, personal comment, 18 September). The former staircase would have served the northernmost cottage when the building functioned as two separate dwellings, however, no trace of the former staircase remains visible. Presently, the room incorporates a single, open plan circulation space that is used as a dining area. The western wall of the room incorporates a two-light casement window with 20th/early 21st-century fixtures (Photo 19).



Photo 18: Overview of Room 4, looking west



Photo 19: Detail of window within western wall of Room 4

4.15. Room 5 (Photo 20) is situated at the southern extent of the building and represents a principal ground floor function room. The room evidences phases of alteration over

time where former subdivision was likely. An extant ceiling beam is suggestive of the location of a former partition, possibly separating the room into two, whilst two adjacent alcoves within the southern wall evidence a former, unidentifiable purpose. The western wall of the room incorporates a pair of upvc doors of late 20th-century/early 21st-century date.

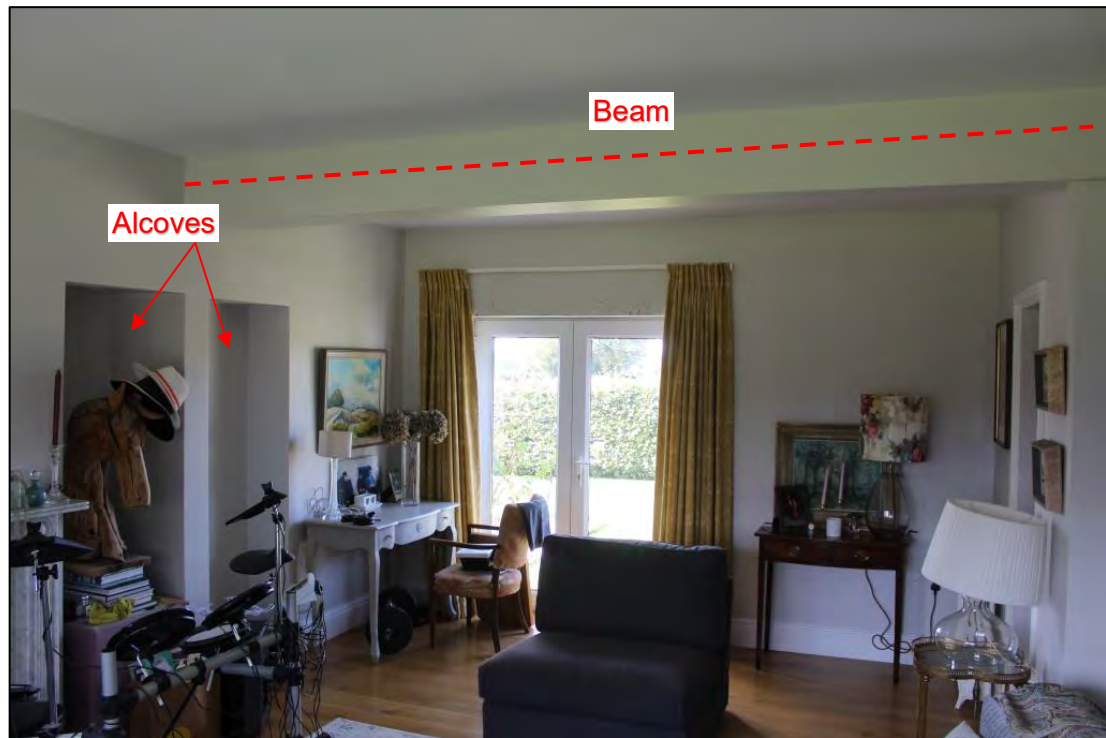


Photo 20: Overview of Room 4, looking west

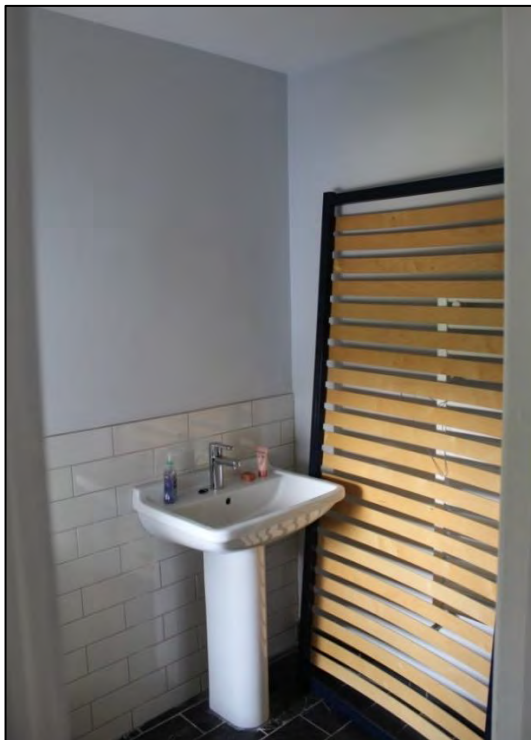
First floor

- 4.16. The first floor of the building is accessed via a staircase in the southern half of the building, likely in its historic position, which leads to a landing area (Room 6) aligned along the western extent of the building (Photo 21). Room 6 would have formerly incorporated a partition approximately halfway along its length at the time when the building comprised two separate dwellings. However, as all visible surfaces have been redecorated in the intervening years, no evidence of this partition remains. Room 6 incorporates two timber casement windows with modern fixtures.



Photo 21: Overview of Room 6

- 4.17. Rooms 7 and 8 comprise two separate rooms divided by a modern stud wall partition. Room 7 (Photos 22 and 23) incorporates a shower and WC with a single, obscured, two-light casement window within the southern wall (Photo 24).



Photos 22 and 23: Room 7

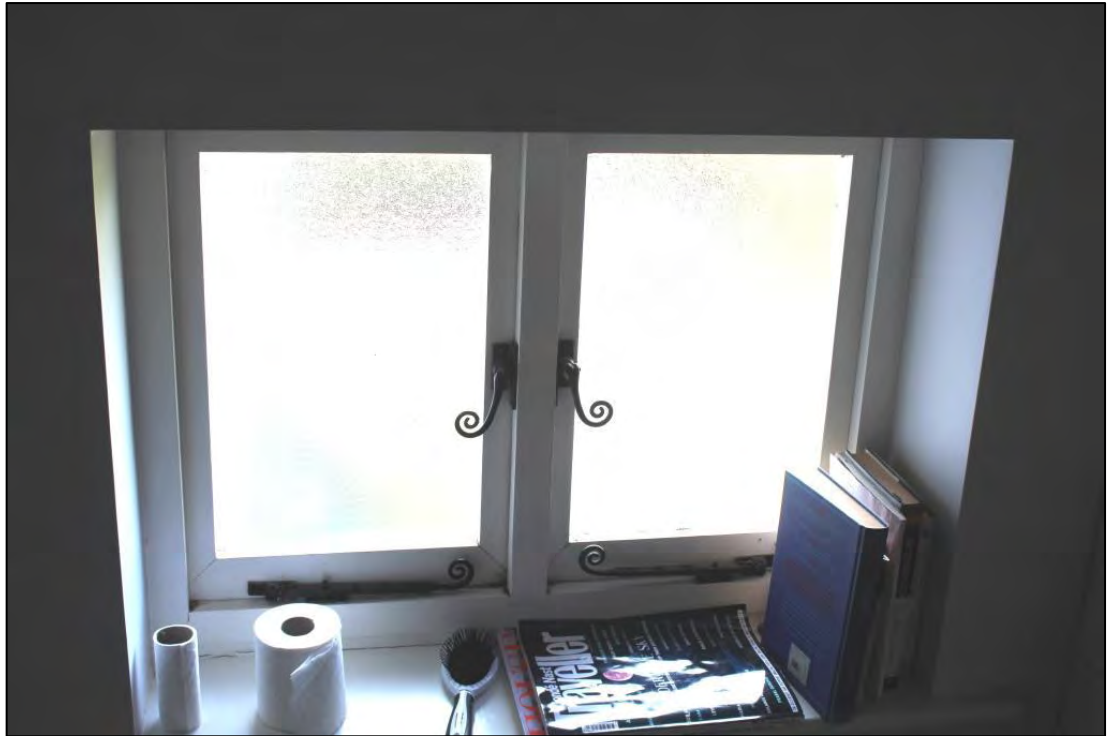
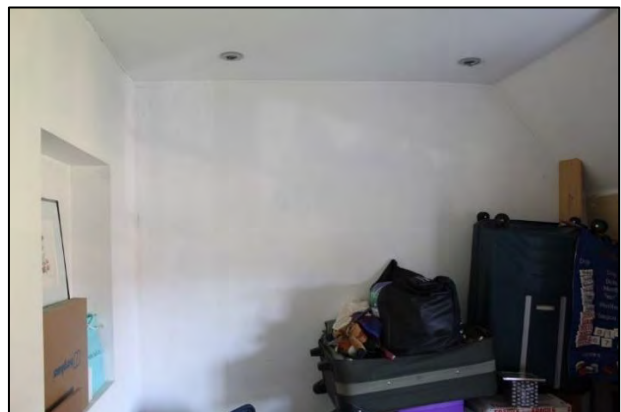


Photo 24: Casement window unit in Room 7

- 4.18. Room 8 (Photos 25 and 26) is formed of stud wall partitions and functions as an annex/en-suite to Room 9. The room incorporates a three-light timber casement window within the northern wall. The configuration of Rooms 7, 8 and 9 appears to have been altered over time. Rooms 7 and 8 were likely a single room originally with direct access from Room 6. Room 8 appears broadly intact, however, the stud wall separating it from Room 8 may have been slightly truncated or else represents a wholly new replacement wall.



Photos 25 and 26: Overview of Room 8

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- 4.19. Room 10 (Photo 27) is situated at the southern extent of Room 6 and presently incorporates a modern bathroom suite. A single, two-light timber casement window is situated within the western wall of the room.



Photo 27: Overview of window within Room 10, looking west

5. CONCLUSIONS

- 5.1. Oakengrove was designed by local architect William Huckvale and was constructed as a pair of farm workers cottages on the estate of Baron Lionel Nathan de Rothschild. Huckvale was a prolific architect for the Rothschild Estate and designed many buildings in the local vicinity, including landmark buildings in Tring town centre such as the Natural History Museum. Oakengrove originated as a pair of cottages that were amalgamated into a single dwelling during the mid-20th-century, since when the building has undergone much internal reconfiguration and redecoration. Consequently, little remains in terms of internal fixtures and fittings, however, the exterior of the house retains many architectural features that were associated with Huckvale's style of design including timber framing, tall chimneys, hanging tiles and jetties.

- 5.2. The focus of the record was the western and northern portions of the building, which will be affected by the permitted development. The record evidences several instances of alteration and phased development, particularly within the northern extent of the building where rooms have been opened out and an external porch enclosed to form an internal room. Broadly, fixtures and fittings are modern and do not date to the original construction of the building. The form and footprint of the building are curious in that they incorporate variations between the two former adjacent cottages, however, it is possible that the former cottages were of different configurations due to status or family size.

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