



Broadfield Hall Stables, Hertfordshire

Historic Building Recording



January 2012

Client: CgMs Consulting

OA East Report No: 1302
OASIS No: oxfordar3-109293
NGR: TL 32445 31005

Broadfield Hall Stables, Hertfordshire


Historic Building Survey

By Taleyna Fletcher BA, MifA

Editor: Rachel Clarke BA, AlfA

Illustrators: Lucy Offord BA and Gillian Greer BSc

Report Date: January 2012

Report Number: 1302
Site Name: Broadfield Hall Stables, Hertfordshire
HER Event No: n/a
Date of Works: 22nd – 26th August 2011
Client Name: CgMs Consulting
Client Ref: Broadfield Hall Stables
Planning Ref: 3/10/0770/LB
Grid Ref: TL 32445 31005
Site Code: XHTBRS11
Finance Code: XHTBRS11
Receiving Body: Hertfordshire Archives and Local Studies (HALS)
Accession No: TBA
Prepared by: Taleyna Fletcher
Position: Project Officer
Date: January 2012
Checked by: Aileen Connor
Position: Senior Project Manager
Date: January 2012
Signed: 

Disclaimer

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

Oxford Archaeology East,
15 Trafalgar Way,
Bar Hill,
Cambridge,
CB23 8SQ

t: 01223 850500
f: 01223 850599
e: oaeast@thehumanjourney.net
w: <http://thehumanjourney.net/oaeast>

© Oxford Archaeology East 2011
Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Table of Contents

Summary.....	8
1 Introduction.....	9
1.1 Scope of work.....	9
1.2 Location	10
1.3 Acknowledgements.....	10
2 Aims and Methodology.....	11
2.1 Aims.....	11
2.2 Site Conditions.....	11
2.3 Methodology.....	11
3 Historical Background.....	12
3.1 Historical Background and Map Regression.....	12
4 Building Description.....	17
4.2 External Description	17
4.3 Internal Description	19
4.4 Roof Spaces.....	26
5 Suggested Phasing and Development.....	28
5.1 Phase 1a: Late 17th /early 18th century (Figure 28).....	28
5.2 Phase 1b: Late 17th /early 18th century (Figure 28).....	28
5.3 Phase 2: Early 18th century (Figure 28).....	28
5.4 Phase 3: late 19th century (Figure 28).....	29
5.5 Phase 4a: c. 1930s (Figure 28).....	29
5.6 Phase 4b: late 20th century (Figure 28).....	30
6 Discussion and Conclusions.....	31
7 Bibliography.....	33
Maps and other Sources Consulted.....	34
Websites Consulted.....	36
Appendix A. Sites and Listed buildings within 1 km radius of the site.....	37
Appendix B. OASIS Report Form.....	41

List of Figures

- Figure 1 Site location map showing the investigation area (red)
- Figure 2 Ground and First Floor plans showing location of plates and elevations used in report
- Figure 3 Seller's Map of Hertfordshire 1676 showing the location of "Brodefield"
- Figure 4 Oliver's Map of Hertfordshire 1695 showing location of Broadfield
- Figure 5 Excerpts from James Forrester's Account Book 1690-95
- Figure 6 Engraving of Broadfield Hall by John Savage c.1700
- Figure 7 Warburton's map of Hertfordshire 1749
- Figure 8 Excerpt from Dury and Andrews Map of Hertfordshire 1766 showing possible location of stable building
- Figure 9 Plan of Broadfield Hall 1775 showing outline of stables (red)
- Figure 10 Plan of Broadfield Hall 1810, showing location of stables (red)
- Figure 11 Engraving of Broadfield Hall and Stables by J. Buckler 1832
- Figure 12 Plan of Broadfield Hall 1836 showing location of stables (black)
- Figure 13 Undated sketch of Broadfield Hall and Stables from Cussans 1873
- Figure 14a 1st Edition Ordnance Survey Map (25" to 1 mile) 1877
- Figure 14b Detail of 1st Edition Map showing stable block (red)
- Figure 15 2nd Edition Ordnance Survey Map (25" to 1 Mile) 1898 showing outline of stables (red)
- Figure 16 Photograph of Broadfield Hall Stables 1910
- Figure 17 Postcard of Broadfield Hall Stables pre-1914
- Figure 18 Plan of Broadfield Hall 1919
- Figure 19a 1923 Ordnance Survey map (25" to 1 mile)
- Figure 19b Detail of 1923 Ordnance Survey Map showing stable block
- Figure 20 Photograph of Broadfield Hall and Stables from 1938 Sale Catalogue
- Figure 21 Cross-section and Roof plan
- Figure 22 External elevations
- Figure 23 Elevation 5, Cross-section through of G1 showing loose-box detail
- Figure 24 Elevation 6, Exposed staircase (from G2)
- Figure 25 Elevation 7 cross-section detailing roof construction and carpenters marks, G4
- Figure 26 Plan of Roof Spaces, showing location of plates 71-82 used in report
- Figure 27 Profile of moulded beam, F3 and F4
- Figure 28 Ground and First Floor plans with suggested phasing

List of Plates

Plate 1	Broadfield Hall Stables, southern elevation
Plate 2	Broadfield Hall from northeast
Plate 3	Eastern elevation of stable block, boundary wall and gable end of farm building belonging to Hall Farm
Plate 4	Detail of window on south-facing elevation
Plate 5	Detail of Ordnance Survey benchmark
Plate 6	West-facing elevation
Plate 7	Detail of blocked-up window on west facing-elevation
Plate 8	North-facing elevation (from Hall Farm)
Plate 9	Detail of blocked window and repair to brickwork on north-facing elevation
Plate 10	Iron structural tie on north-facing elevation
Plate 11	Door in north-facing boundary wall between Broadfield Hall and Hall Farm
Plate 12	East-facing elevation
Plate 13	Detail of raised parapet from north-east
Plate 14	East-facing elevation on Hall Farm side of boundary wall
Plate 15	Archway leading into stable block and doors in north-facing elevation
Plate 16	External door leading into G1
Plate 17	Detail of door handle/latch
Plate 18	Doors within archway
Plate 19	Detail of "L" hinge
Plate 20	External door leading into G3
Plate 21	Internal view of G1 showing loose boxes, ceiling joist and iron support post
Plate 22	Detail of grooved floor tiles, G1
Plate 23	Detail of loose box screen, G1
Plate 24	Detail of loose box sliding lock, G1
Plate 25	Manufacturers plate on iron post, G1
Plate 26	Detail of manufacturers name plate at base of loose box screen, G1
Plate 27	Feeding manger in corner of G1
Plate 28	Feeding manger in corner of G1
Plate 29	Ceramic sink, G1
Plate 30	Recess with shelving, G1
Plate 31	G1, taken from archway
Plate 32	Exposed staircase, G2
Plate 33	Detail of modern alteration to staircase, G2

Plate 34	Wooden panelling in G3
Plate 35	Wooden harness hooks, G3
Plate 36	Internal view of door showing reduced ground level, G4
Plate 37	Detail of rotten tie-beam, principal rafter, modern brick support and replaced wall plate, G4
Plate 38	Queen-post roof, G4
Plate 39	Eastern elevation showing arch and first floor access, G4
Plate 40	Detail of access door from F7 into roof space, G4
Plate 41	Detail of valley between roof-lines, from G4
Plate 42	East-facing elevation of G4 (using Autostitch)
Plate 43	Detail of arch leading from G4 into G5
Plate 44	View of south-facing internal elevation, G4
Plate 45	Detail of loading door, G4
Plate 46	Internal detail of roundel brickwork, G4
Plate 47	West-facing internal elevation, G4 (using Autostitch)
Plate 48	Saddle hook, G5
Plate 49	Detail of brick work inside arch, G5
Plate 50	General room view, F1
Plate 51	General room view, F1
Plate 52	General room view, F2
Plate 53	Detail of empty mortices, F2
Plate 54	General room view, F3
Plate 55	Detail of support post and tie-beam, F3
Plate 56	Detail of repair/replacement of moulded tie beam and filled square peg-holes
Plate 57	20th century Fireplace, F3
Plate 58	Internal detail of window, looking west along access road, F3
Plate 59	General room view showing late C20th kitchen appliances and work surfaces, F4
Plate 60	General room view showing late C20th kitchen appliances and work surfaces, F4
Plate 61	Exposed brickwork, F4
Plate 62	General room view showing late C20th bathroom suite, F5
Plate 63	View along first floor corridor, F6
Plate 64	View along first floor corridor, F6
Plate 65	Turning area at top of stairs, F7
Plate 66	View from top of stairs, F7
Plate 67	Access door from F7 into G4 roof space
Plate 68	Detail of "H" hinge on access door, F7

- Plate 69 Detail of “L” hinge on access door, F7
- Plate 70 Detail of hipped roof
- Plate 71 Detail of roof ridge showing carpenters marks on common rafters
- Plate 72 Half-lap joint connecting the principal rafter and purlin
- Plate 73 View of roof space 1 looking southwards
- Plate 74 Remains of “H” hinges from doorway in roof space 1
- Plate 75 Detail of lathe and plaster screen in roof space 1
- Plate 76 Diagonal and upright posts behind pediment at southern end of roof space 1
- Plate 77 Dated carpenters inscription
- Plate 78 Dated carpenters inscription
- Plate 79 Detail of raised pediment brickwork from inside roof space 1
- Plate 80 Clock mechanism, roof space 1
- Plate 81 Common rafters with carpenters mark, roof space 2
- Plate 82 Hipped roof at northern end of roof space 2.

Summary

Between 22nd and 26th August 2011, Oxford Archaeology East conducted a historical building survey at the Grade II listed stables associated with the former 17th century Broadfield Hall. The hall was demolished in the mid 19th century, rebuilt in the later 19th century and finally replaced with the present building constructed in the 1930/40s. The survey was carried out in advance of alterations scheduled to be made to convert the stable building into a modernised residential dwelling.*

The stable building has a number of fixtures and fittings relating to use in the 19th century as well as earlier phases of building possibly related to the adjoining farm concealed behind a grand façade. The latter is thought to be the work of Nicholas Hawksmoor who is known to have been involved in helping James Forrester complete Broadfield Hall in the late 17th century.

This survey was carried out in response to a Brief issued by Hertfordshire County Council's Historical Environment Unit following recommendation from the local conservation officer. The Brief required that a survey (equivalent to an English Heritage Level 4 Survey) was carried out on the existing buildings prior to alterations to the original fabric.

Four main phases of development were identified during the survey; construction of a possibly rectangular shaped, single storey building in the late 17th century followed by the addition of a north-south orientated storage barn. This was followed shortly after in the early 18th century with the addition of a façade, built to a design by Nicholas Hawksmoor, on the south and west elevations concealing the earlier phases of ad-hoc storage barns behind. The façade creates an impressive addition to the buildings and with the façade encompassing the western elevation it was the first building seen when entered from the long driveway from the road. A cupola was also added which surmounted the central pediment. This phase of early 18th century works also witnessed the addition of an entrance arch with large panelled doors providing access to a new coach house, stable and storage areas with a ladder providing access to first floor accommodation. In the 19th century, with the rebuilding of Broadfield Hall the stable building is refurbished with three large loose boxes and panelling added to the coach-house, a new staircase is added and the cupola is removed to be replaced with a clock. Fenestration is replaced when the most recent Broadfield Hall was constructed in the 1930/40s and finally modern living accommodation was added to the first floor in the late 20th century.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 An historic building survey was conducted by Oxford Archaeology East at the stables associated with Broadfield Hall, Hertfordshire. The stable block is located opposite the current Broadfield Hall (Plate 1) built in the 1930/40s, however, earlier buildings including a medieval manor and 17th century hall are known to have been located within close proximity. The setting of Broadfield Hall is a recognised Area of Archaeological Significance (Area number 390). Historic uses of the area include a medieval manor and settlement, an early Norman parish church and later buildings which replaced or are associated with the medieval manor.
- 1.1.2 The site of the hall and stables are located within the parish of Cottered in East Hertfordshire. The closest settlement is Cottered, approximately 1 mile south west of Broadfield Hall which is accessed via a long, private road (Figure 1). The stable has already undergone significant alteration work within the last 30 years to convert the first floor into a two-bedroom flat. This most recent phase of work however was carried out in advance of alterations to modernise and update the existing accommodation as part of the proposed programme of demolition and rebuilding of Broadfield Hall (Christopher Smallwood Architects 2010).
- 1.1.3 The work was undertaken in accordance with a Brief issued by Alison Tinniswood (Tinniswood 2011) of Hertfordshire County Council's Historic Environment Unit (HCC HEU), supplemented by a Written Scheme of Investigation prepared by CgMs Consulting (Roper-Pressdee 2011). The recording carried out was in response to the archaeological condition placed on consent for application ref. 3/10/0765/FP (by the Local Planning Authority acting upon the advice provided to it by HCC HEU). The level of recording specified by HCC HEU was separate to, but took account of, the recommendation for Level 4 recording made by the East Herts Conservation Officer with regard to the further application submitted to East Herts for Listed Building Consent.
- 1.1.4 The work was designed to adequately record the structure in its current state before the alteration work began. The specific aims of the project were:
- To collate information about the building in order to compile a record of the structure, with analysis and interpretation of the structure in conjunction with an associated documentary survey prior to redevelopment of the site
 - To provide a comprehensive view of the local, regional and national historical context of the Consented site, including an assessment of the original building accounts
 - To provide a sufficiently detailed report to place the findings in their context, and be of a design and content which will inform future conservation decisions on the building and its setting together with its subsequent management
 - To produce a high quality, fully integrated archive suitable for long term deposition
 - To provide for the dissemination and publication of the project results as appropriate

- 1.1.5 The site archive is currently held by OA East and will be deposited with Hertfordshire Archives and Local Studies (HALS) in due course.

1.2 Location

- 1.2.1 The site is located within the grounds of Broadfield Hall in the parish of Cottered, North Hertfordshire, centred at grid reference TL 32445 31005 (Figure 1).
- 1.2.2 The stables surveyed (Plate 1) are located directly opposite the front entrance to the modern Broadfield Hall (Plate 2), together flanking a paved courtyard with centrally positioned fountain. Broadfield Hall is located 1 mile north east of Cottered and 2.5 miles north west of Buntingford. The village of Cottered is believed to date from Saxon times and is mentioned in the Domesday Book along with Throcking and Broadfield, which together currently make up the present parish of over 3,000 acres. Cottered once comprised two Manors – Cheynes and Cottered Lordship. In time the Manor of Broadfield was combined with the latter, but Throcking retained its own manor until more recent times. Each of these parishes once had its own church, but Broadfield's was destroyed by fire in the mid-15th century (www.cottered.org).

1.3 Acknowledgements

- 1.3.1 The author would like to thank Jody Morris O'Reilly of CgMs Consulting for commissioning the work and providing background material and also Nicholas Smallwood Architects for supplying the drawings used. Thanks also to the staff of Hertfordshire Archives and Local Studies (HALS) for their assistance and kind permission to reproduce a number of the historic maps, plans and documents and to James Fairbairn for his assistance on site, to Gillian Greer for producing the illustrations and to Rachel Clarke for editing. The author carried out the on-site recording and additional background research. Alison Tinniswood of Hertfordshire Archaeology Service monitored the works and visited the site.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey equivalent to English Heritage Level 4 (English Heritage 2006). The building comprised a single two-storey stable-block with façade considered by historians to be the work of Nicholas Hawksmoor (Plate 1). It comprises a number of phases of alteration, the most recent of which has seen the first floor converted into living accommodation. For the purposes of this report, rooms and areas have been numbered and prefixed with **G** for ground floor and **F** for first floor (Figure 2).

2.2 Site Conditions

- 2.2.1 The building was vacant at the time of recording and conditions within and around the site were generally good, allowing measured and photographic survey to take place. The first floor accommodation had been empty for some time, however the central and western rooms of the ground floor were being used for storage which made overall room photographs difficult. Prolonged periods of survey in the roof space were restricted due to potentially harmful fibreglass insulation and the presence of a small colony of bats.
- 2.2.2 There was a live electricity supply to the building which enabled the use of halogen lamps.
- 2.2.3 Access to all parts of the building was possible except for a third roof space area above the first floor living-room and kitchen, for which there was no access.
- 2.2.4 Despite restrictions of visibility and access in the above-mentioned locations, the conditions still allowed for a full interpretation and understanding of the building.

2.3 Methodology

- 2.3.1 Background research was carried out mostly using Hertfordshire's Archive and Local Studies (HALS) in Hertford. There is a significant collection of original sources, maps, deeds and documents, all of which were consulted. Other sources of information include previous surveys, history books relating to the area and websites, all of which are referenced in the Bibliography. The results of the background research are presented within Section 3.
- 2.3.2 All building recording work carried out complied with standards and guidance set out in by the IfA (2001) and was undertaken by an experienced buildings archaeologist. Scaled architect's drawings, supplied by the client's architects in AutoCAD format, were used for field notes and were annotated and amended on site as necessary.
- 2.3.3 Photographic survey (equivalent to English Heritage Level 4) was carried out by the author using a 35mm camera (monochrome and colour) with additional digital photographs using a high resolution Canon EOS 450D digital SLR camera, Medium Format photographs were taken using a Zenza Bronica SQ-B. Due to the trees and shrubbery surrounding the west and north-facing sides of the building and the high elevations, some external images were obtained from an oblique angle.

3 HISTORICAL BACKGROUND

A search of English Heritage's catalogue of listed buildings and Hertfordshire's Historic Environment Record (HER) was carried out over a 1 km radius of the site. This revealed a number of important sites and historic buildings surviving close to the stables. These records and building are summarised in a table presented in Appendix A.

3.1 Historical Background and Map Regression

- 3.1.1 Surveys have recently been undertaken as part of the planning requirements for this site including a desk-based assessment (Pugh & Gailey 2009) and an appraisal of Broadfield Hall (Doggett & Fisher 2009) as well as an archaeological evaluation and excavation to the immediate south of the house (Oxford Archaeology East *forthcoming*). The historic building appraisal provides a comprehensive history of the site, much of which has been reproduced and summarised in this section, supplemented by any additional information found during the background research for this phase of work. The early history of Broadfield Hall comes mostly from secondary sources, the work of local historians in particular, however there are a number of sources available in Hertfordshire Archives including several maps which assist in mapping the historical changes to the site.
- 3.1.2 There is a long history of settlement and other human activity on the application site and in its immediate environs. There was a village here during the medieval period, including a parish church present by the 13th century but abandoned during the 16th century. Both the church and parts of the village were the subject of excavation during the 1960s, the results of which were published in the 1970s (Klingelhofer 1974; see also Munby 1977, pp.124-6).
- 3.1.3 It is not clear when the first Broadfield Hall was built (although interestingly it appears that the 13th-century church was itself built on the site of a house of some status), but as there was a manor here and the church was originally parochial, it is very likely that there was a manor house of some kind here during the medieval period. By the late Middle Ages this building may well have occupied the site of the mid 17th-century house; support for this hypothesis comes from a reference to the very substantial payment of £15 to one Ned Mead for '*filling in the old moat*' during the extensive remodelling of this house in the 1690s (Hine 1951; Klingelhofer 1974). It has been suggested that the large pond to the east of the present house (and which is shown in only slightly different form in a series of 19th century maps- see below) may represent the remains of this moat (VCH, Vol.III, 1912).
- 3.1.4 Much more is known of the 1690s house. The Hertfordshire antiquary Sir Henry Chauncy, who at precisely this time was compiling his 'Historical Antiquities of Hertfordshire', published in 1700 (see Doggett in the Oxford Dictionary of National Biography) is one of the main sources, stating that James Forester was the grandson of Pulter and who he succeeded in 1689. Chauncy writes as follows: Forester 'repaired the Mannor-house, which was much decay'd thro' the want of finishing it at the time it was built; made a new Roof, with a fair Gallery and Lodging-Chambers on the west side thereof, pav'd the Hall with Stone, erected a fair Screen, beautify'd the House, made a fair Garden, enclos'd it with a Brick Wall, planted with excellent Fruit & adorn'd his Seat with a pleasant Walk double set on either side with Lime Trees: but before he had compleated what he intended, was taken off by Death in the Flower of his Age, on 28th March 1696 to the great Grief of his Relations' (Chauncy, 1700).

- 3.1.5 Historic maps provide representation of the house, the earliest of which date from 1695. Seller's map of Hertfordshire (Figure 3) from 1676 depicts the location of "Brodefield" however there is no representation of the house until Oliver's map of 1695 (Figure 4) which shows Broadfield and depicts a large house.
- 3.1.6 The account books of James Forrester (HALS ref. 70474a) detail his expenditure on Broadfield Hall in several entries between 1690 and 1695, interestingly references were found which link the involvement of Nicholas Hawksmoor (Figure 5). The original document is now in the Hertfordshire Archives and Local Studies Collection and forms the basis of Chapter 1 of Reginald Hine's *Relics of an Uncommon Attorney* (1951).
- 3.1.7 Chauncy's description of this house is usefully corroborated by the fine contemporary engraving made by J. Savage for the 1700 edition of Chauncy's 'Antiquities', reproduced in slightly inferior form in J.M. Mullinger's re-printing of Chauncy's work in 1826 (Figure 6), both versions illustrating a number of the features described above. One notable absence from both Chauncy's description and the engraving is the existing stable block (see below), which as such an impressive feature of the site would surely have been shown if it had already been constructed by the time the engraving was made and Chauncy wrote his description (*i.e.* between 1696 and 1700). What is clearly a dovecote is shown in the position where the stable block should be located, which (given that the dovecote shown on the drawing has a double pyramidal roof rather like that on the existing dovecote at the adjoining Broadfield Hall Farm), suggests either that the drawing is inaccurate (probably unlikely in that the drawing seems otherwise to be remarkably reliable) or that the dovecote has been moved from its original position to its existing one. Alternatively, the dovecote shown on the drawing may simply have been demolished shortly after the stable block was built. The existing dovecote at Broadfield Hall Farm is now a Grade II listed building. From Savage's drawing it is clear that the main entrance was on the west side, this elevation being of seven symmetrical bays with narrower returns. The continuous and boldly projecting modillioned string courses and eaves cornice are a strong feature of the design and the pedimented doorcases on the entrance elevation and on the south return are also of note, the former emphasized by the presence of pilasters above. Although the building shows some already slightly anachronistic features (the mullioned and transomed windows among them, albeit that these may be survivals from Pulter's house) for a relatively major house of this period in Hertfordshire, it was clearly an important and influential building architecturally (see Smith 1992 & 1993 and Hunneyball 2004 for further discussion in the context of other houses in the county in this period).
- 3.1.8 Warburton's Map of 1749 adds little detail to our understanding of the building at that time (Figure 7) as it, like Oliver's Map of 1695 simply indicated the presence of a hall or substantial building at Broadfield.
- 3.1.9 The earliest detailed map of Broadfield Hall and its associated buildings is the Dury and Andrews Map of 1766 (Figure 8). This map provides the first representation of the extensive parks and gardens, a number of buildings and remnants of the moat and pond. Although it is well documented that there was a small settlement at Broadfield, the layout of the park and gardens are broadly similar to those recognised in the later maps and current landscape as those associated only with Broadfield Hall. This map also provides the first representation of buildings in the location of the present stables. There is a rectangular shaped building in precisely the location of the current stables. Although little other detail can be taken from this map, it does confirm a building in the location, whether it is the current building or an earlier one is difficult to determine.

- 3.1.10 A plan of Broadfield Hall drawn up in 1775 (HALS ref. XIII 51A); (Figure 9) provides further detail of the site and stable building. This is the earliest available map which depicts the stable block with reliable detail. Although the façade is overemphasised, it depicts the building pretty much in its current form with adjoining building to the east. This map also shows the approach to the site, from the western side as is still used today.
- 3.1.11 The next available map of 1810 (D/EX/526/P1); (Figure 10) reveals little more detail about the stable. It provides a good representation of the formal gardens and land associated with the hall, but little about the buildings. It is less detailed and therefore probably less reliable than the previous or subsequent maps; its function was most likely for the representation and calculation of lands and their value.
- 3.1.12 The detailed 1832 drawing by the notoriously accurate topographical artist (and architect) J.C. Buckler (1793-1894); (Figure 11) provides useful confirmation of the basic accuracy of J. Savage's c.1700 engraving. Buckler's drawing (HALS: Buckler Drawings, Vol.II) shows the house to have been of three full storeys (over a basement) with an attic in a hipped roof lit by hip-roofed dormers and with two prominent panelled ridge stacks. This drawing is the earliest sourced representation of the stable building. Buckler's drawing shows the south-facing elevation and façade of the stable with very little difference to the way it appears today. The most strikingly obvious difference however is the presence of a cupola behind the central pediment which, according to the Listed Buildings Description (Appendix A), was removed in the 19th century. It shows that the parapet was raised by this point and although the central brick band beneath the parapet is not present, this may be due to artistic interpretation/representation as it appears to the right and is a contemporary feature of the façade.
- 3.1.13 The house, stable block and a significant number of outbuildings, presumably agricultural structures (probably barns), are shown on estate maps of 1836 and 1845 (HALS ref. 37214 & D/ESm/Z1). A plan drawn up in 1836 (HALS ref. 37214) (Figure 12), shows only partial representation of the stable buildings, concentrating on Broadfield Hall. It may be that by this time Broadfield Hall and the Farm to the immediate north had been separated, which would explain why only the buildings belonging to and used by Broadfield Hall are drawn. The main entrance/south side of the stables is shown here and there is nothing to suggest it is any different to the façade represented in Buckler's earlier drawing. It is not possible to confidently comment on the rest of the building from this map.
- 3.1.14 Historian Chauncy states that in the last 30 years of its existence, Broadfield Hall fell into a ruinous state although the stable buildings, used as barn were kept in a state of repair.
- 3.1.15 On the death of Richard Forester French in 1843, the house was offered for sale in 1844 and again in 1851 when it was said to be 'out of repair' (VCH; Smith 1992). Although undated, the 19th-century drawing of the 'Remains' of Broadfield Hall as reproduced in Cussans (Cussans 1873) probably accurately reflects the condition of the site at this time (Figure 13). This sketch has narrowed the proportions of the stable building, depicting much longer, thinner windows and arches and the cupola has gone by this time. The four roundels located above the windows have what could be either round windows or a circular painted design applied to the brickwork. It is no longer clear whether this was a genuine roundel or a 'dummy' feature painted onto the brickwork, but as the existing roundels above the ground-floor windows are (and it appears always have been) blind, it seems likely that all the glazing bars to the roundels, also shown in

a later 1910 photograph, were simply painted onto the brickwork. This image also shows the upper part of the entrance arch as being covered. Although there may be some artistic inaccuracies, this sketch provides a good representation of the stable building and Broadfield Hall as it fell out of use.

- 3.1.16 The 1st Edition Ordnance Survey Map of 1877 (Figure 14a and 14b) may represent the first accurately surveyed and most reliable plan of the site. The remaining parts of the house, which is believed to have stood empty for nearly 30 years, are said to have been pulled down in the 1870s (Smith 1992) but some elements must at least have survived because a substantial built footprint (shorn of the attached agricultural buildings) is still shown on the First Edition Map. The plan of the stable building is almost the same as it appears today. The main difference however, is the protruding element of the building on the north side does not appear to extend as far back as it does today. This corresponds with a change in brickwork and apparent extension of this part of the building as recorded in the recessed part of the west-facing elevation (Figure 22, Elevation 2). Usually maps such as this depict “solid” buildings in a colour block (in this case red) and temporary buildings or open structures such as cartsheds or hay shelters are depicted grey. This map also shows Broadfield Hall and Hall Farm as distinctively separate plots.
- 3.1.17 The Second Edition Ordnance Survey Map (Figure 15) shows no change to the stable building by this time. Interestingly however, the new “enlarged” Broadfield Hall is depicted.
- 3.1.18 A photograph taken for the Royal Commission on the Historical Monuments of Hertfordshire dated 1910 shows how the stable building looked at the start of the 20th century (Figure 16). This photograph shows there was formerly a roundel in the position of the existing clock to the central pediment. Taken from a slightly oblique angle, this photo reveals what appears to be a small shed-like turret directly behind the clockface, covered with weather-board and with a small window on one side. It also shows that the ground-floor windows have been replaced as those in the photograph have pivoting openings at the top. Behind the archway, however, the sets of early 18th-century doors remain, giving access to the interior. To the immediate right of the stable building, the end of the roofline of another building can be seen as well as a weather-boarded building, likely to be that depicted on the First and Second Edition Ordnance Survey Maps.
- 3.1.19 A postcard believed to date no later than 1914 (HALS ref. Neg 82/x/19a); (Figure 17) depicts the re-built Broadfield Hall with a slightly off-centre door surround on the south elevation. The caption to the postcard states that Broadfield Hall was burnt down in 1938/9, which is presumably why the existing house was built so shortly before the beginning or even after the outset of the Second World War. It has not been possible to ascertain the precise date of construction and its architect is unknown, but this ties in well with Hine's statement that the existing house was built for the 'present owner, A.W. Harston, in the nineteen-thirties' (Hine 1951). This postcard provides little additional information about the stable which still has the “dummy roundels” and windows as seen on the photograph of 1910.
- 3.1.20 A map dating to 1919 (HALS ref. D/EX 526 T7); (Figure 18) shows no alteration to the stables or other buildings than depicted on the previous map of 1878.
- 3.1.21 By the time of the 1923 Ordnance Survey Map (Figure 19a and 19b) there had been one change to the stable building with what appears to be an additional building added onto the rear of the northern protruding “wing”. It is impossible to say if this was built up

against or connected to the existing building, however the map would suggest it was part of Hall Farm.

- 3.1.22 A photograph used within a sale catalogue of 1938 (HALS ref. D/EX287/Z2); (Figure 20) shows the stable in the distance and it is difficult to discern any significant detail.
- 3.1.23 The extension to the stable block to the northern side within the grounds of Hall Farm is still present on the Ordnance Survey Map of 1976 (viewed on www.old-maps.co.uk) not illustrated), however this part of the building is no longer present, suggesting it was removed within the last 35 years. By this time, the present Broadfield Hall is represented and the building to the immediate right has disappeared, although there is a boundary wall between the Hall and the farm in the same position, on the same alignment. This wall is still extant and can be seen on Plate 3).

4 BUILDING DESCRIPTION

- 4.1.1 For the purposes of this report, all rooms on each floor were allocated a number, prefixed with G for ground floor and F for first floor (Figure 2). The layout of the rooms on each floor and roof spaces can be seen on Figures 2 and 26, which also shows the locations of plates referenced throughout the report. Figure 21 shows a cross-section of the building and roof-plan, Figure 22 shows the building elevations and Figure 28 provides an overall phase plan.
- 4.1.2 The stable comprises earlier single and two-storey brick-built buildings concealed behind a façade which encompasses the south and west-facing elevations. It is roughly L-shaped in plan and measures a maximum 18.80m by 11.20m. The roof comprises four elements, each pitched and three parts hipped at the northern end (Figure 21), covered with orange-coloured pantiles. Access to the building is gained from ground floor level via four sets of doors. The main centrally located porch on the south-facing elevation, with vehicular access located in the eastern elevation.

4.2 External Description

South-facing elevation (Figure 22, elevation 1)

- 4.2.1 This elevation represents a single phase façade which has been attributed to the design of Nicholas Hawksmoor. This façade has been designed and constructed with perfect symmetry, with a central arch, surmounted by a clockface and raised pediment (Plate 1).
- 4.2.2 The façade has been constructed in a pinky orange coloured brick with lighter, creamy, buff coloured brick introduced for detail in the rusticated quoins, around the arches of the entrance and elongated windows, to create a band beneath the raised pediment and for the columns which flank the central clockface. Within the central gable and below the level of the bottom of the ground floor windows, a chequered brickwork pattern has been achieved using vitrified headers (Plate 4). The brick for the rest of the façade is laid in an English Bond. The average brick dimension is 22cm x 6.5cm x 10cm (8^{1/2}" x 2^{1/2}" x 4"). The mortar used is a beige, creamy mortar which has been poorly applied. Where this has in places crumbled away, the original white mortar with crushed flint stones is revealed. The original mortar had an inscribed effect known as "flush scribed joint" (Parissien, 1999), often seen in 18th century buildings where the flush pointing is then inscribed with a rule and trowel end shortly before the mortar sets, producing a neat lined-out appearance in an otherwise relatively irregular work. This additional detail is often applied on buildings of importance and is a decorative detail which would not be required on standard vernacular or lower status buildings.
- 4.2.3 The centre breaks forward slightly under a small pedimented gable and contains the central archway. The archway measures approximately 2.5m wide and provides access to an enclosed area from which all ground floor areas and rooms are accessed.
- 4.2.4 There are four windows at ground floor level, each of which have a circular recess/blind window above, all enclosed within an arched recess (Plate 4). Each of the windows comprise 28 panes, arranged in seven rows of four. They have wooden frames and thin glazing bars, all painted white. The windows are inoperable/have no mechanism for opening. On the first floor there is another contemporary wooden-framed centrally located window comprising sixteen panes, the upper row is hinged at the top and opens outward. All fenestration appears to be contemporary and although in the

locations/openings of pre-existing windows, they are all considered to be early 20th century replacements, possibly added when the current Broadfield Hall was constructed opposite (Plate 2). Evidence of repair/replacement of brickwork below the windows would support this suggestion (Plate 4).

- 4.2.5 There is an Ordnance Survey benchmark on the plinth on the western end of this elevation (Plate 5) which is also represented on 19th century maps.

West-facing elevation (Figure 22, elevation 2)

- 4.2.6 This elevation (Plate 6) is also encompassed by the façade continued from the southern side. It provides the first glimpse of the stable building when approached from the current access road to the site (Figure 1).
- 4.2.7 The lower half of this side of the building is concealed by ivy and large shrubs making access and inspection difficult, however, architect's drawings provided for the survey suggest that there are two blocked-windows at ground floor level which have either had the fenestration removed or were built "blind" (Figure 22, elevation 2). At first floor level there are two windows each comprising 16 panes arranged in four rows of four. These appear the same as/contemporary with that recorded on the first floor of the south-facing elevation.
- 4.2.8 The same raised pediment also continues on this elevation and use of the same brickwork has been employed.
- 4.2.9 Set back from the continuation of the "Hawksmoor façade" is the west-facing element of the "L" shaped wing which protrudes to the north side of the building, accessed only from Broadfield Farm. This elevation was heavily obscured by shrubs and overgrowth, however close inspection revealed a blocked up window measuring 1.10m in width and 1.70m high (Plate 7). The rest of the wall was constructed in a red brick measuring 22cm x 6.5cm x 10cm. There is also suggestion of repair or later addition to the left of the window, however it was impossible to see how far this break/change in the brickwork extended due to the presence of trees. It appeared to be a later extension or repair using a darker red brick.

North-facing elevation (Figure 22, elevation 3)

- 4.2.10 The north facing elevation (Plate 8) was accessed and viewed from the adjacent property, Broadfield Hall Farm. As with the west-facing elevation, the majority of this side of the building was obscured by trees and shrubs restricting photography. This elevation reveals earlier phases of building/s which are concealed by the later façade on the south-facing side.
- 4.2.11 On the far left is a small two storey building which juts out further north from the rest, it has a loading door and render applied at first floor level. There is a brick plinth which continues around all elements of this elevation. Little other detail could be gleaned from inspection made from within the shrubbery.
- 4.2.12 Although not visible from ground level from the adjacent property, the architects drawing (Figure 22, elevation 3) shows the façade and raised parapet as recorded on the opposite side of the building. Elevation 3 also represents the roof-lines which could not be viewed from ground level.
- 4.2.13 Two-thirds of the elevation comprises the rest of the stable building on the right, constructed from a dark reddish brick with diagonal pressure marks and an average dimension of 22cm x 7cm x 10cm. At first floor level there are two windows, again

obscured by high trees and shrubs (see internal descriptions). A blocked window is present at ground floor level, 3m from the end of the building which also corresponds with a change in brickwork indicating an extension/repair (Plate 9). The bricks at this end were a pinkish colour with horizontal pressure marks and measuring 23cm x 6.5cm x 10cm (on average).

- 4.2.14 An iron wall tie was also recorded at ground floor level (Plate 10) indicating a need for additional structural support.

East-facing elevation (Figure 22, elevation 4)

- 4.2.15 The east-facing elevation, like that on the opposite west-facing side, is accessed and viewed from Broadfield Hall and from the adjacent Broadfield Hall Farm. The elevation and properties are divided by a brick wall which contains a door between the two sites (Plate 11).
- 4.2.16 This elevation shows the north-south orientated single-storey part of the stable building which is obscured behind the façade, with a plain, flat red pantile covered roof.
- 4.2.17 The left side of this elevation (within the grounds of Broadfield Hall); (Plate 12) is dominated by a green painted set of double doors measuring 4.15m wide and 2.50m high. The brickwork on the left of the opening suggests these are a later addition and the quality and manufacture of the hinges would suggest a late 20th century date. The brickwork above and to the right respects the opening and may indicate some re-building of this elevation when the doors were inserted.
- 4.2.18 From this side of the building, the edge of the façade is visible, the brickwork of which appears contemporary to that on the return wall, possibly implying that the wall was built at the same time the façade was added.
- 4.2.19 Although technically on the north-facing elevation, the reverse of the façade is best viewed from here (Plate 13). This clearly shows a brighter orange coloured brick which has been used to raise the parapet. This addition brings the façade in line with the top of the roof, concealing it from view from the southern side.
- 4.2.20 On the other side of the dividing boundary wall, from within the grounds of Broadfield Hall Farm, there is a distinct drop in the ground level on the other side of the connecting door (Plate 11). On this side the earlier brick (as recorded at the far left) continues, comprising dark reddish/orange bricks laid in a random bond (Plate 14).

4.3 Internal Description

Ground Floor

All ground-floor rooms are accessed via an enclosed entrance porch area which also gives access to the stairs from which the first floor accommodation is entered.

Enclosed Entrance Area

- 4.3.1 This small enclosed space is accessed from the central archway recorded in the south-facing elevation. This area provides the sole access to all internal rooms (other than a vehicular access to the eastern side) via a number of substantial doors. This area measures 5.08m by 2.18m and the ground surface is covered with grooved tiles which allow water to drain out into the courtyard (Plate 15).
- 4.3.2 On entering, to the left is a door which leads into G1 with a small wooden shelf to the left, inserted into the junction of the wall and rear of the façade (Plate 16). The door comprises eight panels (two small at the top and bottom and four large central ones)

and is set within a plain doorcase. The original handle and locking mechanism are still present and are of particular interest (Plate 17), consisting of a hinged looped handle for closing the door and a central “button” which releases the internal latch allowing for opening. They are likely to be an original fitting. Although a published comparable example could not be found, they are the same as those recently recorded at the stables belonging to Debden Hall in Essex (Fletcher 2011) which were thought to be 18th century in date. The leaf-handle with flat thumb plate (which operates the lifting bar to raise the latch on the inside) would indicate a mid-late 18th century date (Hall 2007).

4.3.3 Immediately in front upon entering through the arch is a range comprising a set of double doors to the left of which is wooden panelling, with a smaller set of double doors on the right (Plate 18). The central double doors appear to be contemporary with the door recorded on the left with a set of two eight-panelled doors which have large L hinges allowing the doors to open outwards. These doors allow access into G2. The hinges are of simple design and plain with rounded ends (Plate 19), typical of those used in the 18th century (Hall 2007). There are no surviving handles, but there is a keyhole in the right-hand door. To the immediate right of the large double doors is a smaller set of double doors which give access to the stairs leading to the first floor accommodation. These doors have just two panels in each with beaded moulding surround, yet have the same style L hinges as the larger doors. Again, there are no surviving handles, but a keyhole is present on the right-hand door.

4.3.4 On the right of the entrance area is a door which leads into G4 (Plate 20). This door is identical to that opposite, with the obvious exception of the latch on the other side.

G1

4.3.5 G1 is accessed via the left-hand door in the entrance porch area. This room measures 7.53m by 6.5m and contains 19th century stable fixtures and fittings (Plate 21). The walls are plastered and painted white and the ceiling is also white with exposed ceiling joists and a modern electrical light fitting.

4.3.6 The floor of this room is covered with inter-locking buff-coloured grooved tiles (Plate 22) with central drainage channels. The floor slopes within each of the three loose-boxes to allow for water and waste to flow towards one end of the room and be swept/mopped out through the door.

4.3.7 This room contains three loose-boxes measuring approximately 3.5m by 3.25m. The loose-box on the right on entering the room has a raised and carpeted floor. The boxes are created by ventilated stall divisions (Figure 23). A large cast iron post is secured to the ceiling joist and into the floor below (Plate 21). From this post, further iron mid-rails are supported by additional door posts and continue into the walls. The upper part of the dividing frames have vertical iron posts to allow for ventilation and observation. Vertical oak boards continue to the ground (Plate 23). There is another iron baseplate along the bottom of the stall to protect the wood.

4.3.8 Each stall was accessed via a substantial door with the same construction as the stalls, secured with a sliding brass lock (Plate 24). Such locks were designed to prevent the horse from “nosing” the door open and yet provide easy access from the outside (Middleton 1908).

4.3.9 On both the post and the baseplate are the makers plate of “HEYWARD BROS & ECKSTEIN, LONDON” (Plates 25 and 26). The company based in Union Street, Borough, London was founded in 1783 and incorporated as a limited company in 1896 (www.gracesguide.co.uk). By the early 20th century they were registered as “Engineers

and iron foundries, manufacturers of pavement lights, casements etc. Specialities: pavement lights, iron staircases, ventilators, steel sashes, casements, iron doors, collapsible gates, Copperlites".

- 4.3.10 In the corner of each loose-box is a cast iron manger, fixed into the walls (Plates 27 and 28) which also bear the makers name of "HEYWOOD BROS & ECKSTEIN". This type is the same as a registered design of the manufacturers which would originally have had a ventilation guard beneath extending to ground level to protect the horse from injury (Middleton 1908 36).
- 4.3.11 Upon entering the room, on the left is a white ceramic sink built on two brick columns (Plate 29). The sink is not an original fitting, however there is part of a bracket on the wall which corresponds to a water pump stored in G4. Immediately behind is one of the two windows as recorded on the left side of the southern external elevation. The windows are set within a deep recess which has built-in modern wooden shelves.
- 4.3.12 On the immediate right on entering the room is a small recess into which shelves have been added which may have once been a fireplace (Plate 30). The void above (which would lead to the flue) was boarded up but when tapped was hollow. There is no further evidence of a functioning fireplace within this building.
- 4.3.13 A large cast iron rod, presumably the structural tie recorded on the northern elevation runs through this room (Plate 27), noted on the eastern wall.

G2

- 4.3.14 Room G2 is accessed via the central double doors within the entrance arch. At the time of the survey this room was being used to store large garden pots and architectural stone which limited overall room photographs (Plate 31). This room measures 4.79m by 2.45m and has a concrete floor.
- 4.3.15 The left and rear wall on entering were covered with vertically laid tongue and groove wood panelling which has also been used to cover the ceiling of this room. On the immediate left on entering is a plain wooden door constructed of the same vertical boards as the rest of the room, and which provides access to G3.
- 4.3.16 On the right side of the entrance (on entering) is the exposed wooden staircase which provides access to the first floor (Plate 32). This elevation (Figure 24) would have been concealed behind wooden panelling as in the rest of the room and a number of hooks and nails which would once have secured the panelling are still present. The staircase behind appears to have three phases. There are remnants of a simple ladder-type staircase which would have provided access to the first floor. A second phase of wooden risers and treads rest on the ladder and finally, toward the top of the stairs, both phases have been "cut through" to allow for a turn in the staircase (Plate 33). This later phase was probably part of the 20th century alterations to the first floor to create accommodation.
- 4.3.17 This room was most likely used as a coach house, accessed via the double doors. The location of this room, entered immediately from the courtyard, through the arch would have made it easier to store the cart with no need to turn. The photograph from 1910 (Figure 16) shows the size of small carriage/cart which may have been stored.

G3

- 4.3.18 This small room measures just 1.30m by 1.06m and is accessed from G2 via a simple wooden door. Although the walls have been covered with horizontally laid boards, many have been removed revealing the brick wall behind (Plate 34). This small room

had a number of large wooden hooks attached (Plate 35) to the wooden boards and it was most likely used as a harness or tack room. The floor was covered with dirt and hay, masking the floor surface.

G4

- 4.3.19 This room occupies the north-south orientated element of the stable building located on the eastern side. It measures 10.21m by 6.14m and at the time of the survey was used for storage. This room is accessed via a door from the central arch entrance area and has a set of double doors on the eastern side allowing for vehicular access. The floor is covered with concrete and a step up into the room from the main entrance door indicated the floor level has been raised by approximately 0.40m (Plate 36). The raised floor level corresponds with the level of the external ground surface on the eastern side of the building and was therefore probably created/added to allow for vehicular access when the doors were added on that side. This room comprises a complicated sequence of phases, alteration and repair.
- 4.3.20 The queen-post roof structure was completely exposed within this part of the building. It is supported on a wooden wall plate which rests upon the brick walls which span the length of the building. The queen posts are inserted into the tie beam and secured with round pegs. Carpenter's mark were noted on just one of the frames (Figure 25). The tie beams rest on the outer wall plates, however on the left side one of the wall plates and tie beam have clearly suffered damage as bricks have been used to support the tie beam and principal rafter and the wall plate has also been replaced (Plate 37). On both sides of this frame, modern machine cut timbers have been added beneath the tie beam and inserted into the walls for additional support. The roof here is thought to be original and not replaced when the rest of the building was re-roofed in the 18th century.
- 4.3.21 At the southern end of the room there is a storage space in the roof (Plate 38) with a number of ceiling joists running between the tie beams. Corresponding empty mortices on the next tie beam indicate the floor formerly spanned the length of this section of the building (Figure 25).
- 4.3.22 The access gained from the door on the stairs of F7 in the adjoining part of the building, was created by cutting through the common rafters, and was a later feature to link the two (Plates 39 and 40). The valley where the two roofs meet is visible next to the connecting access door (Plate 41). The fact that they do not meet over the wall is explained by the raised wall/storey of the adjoining earlier building which has altered the position at which the two roof lines meet.
- 4.3.23 Along the east-facing elevation, at ground floor level there are a series of arches and a square recess in the brickwork (Plate 42). There is a central arch with a dark red coloured painted render inside (Plate 43) which provides access to area G5 described below. Had the floor level not been raised (probably within the last 40 years) this arch would be a standard height to walk through. There are marks in the paintwork which may indicate the location of a door and voids on one side which could have supported a bracket. On either side of the central arch are two smaller ones. These may have been included in the elevation for structural support, simply decorative or perhaps to hold and shelter candles or lanterns. On the right of the second smaller arch is a square recess with wooden lintel above. The location and dimensions of this recess correspond with the bricked up window recorded on this part of the west-facing elevation (Figure 22, elevation 2). To the right of the square recess is another arch to which there is no corresponding detail on the external elevation suggesting it is decorative or structural. It

also indicates that the wall thickness comprises two skins of brick. The brickwork, at ground floor level on this eastern elevation only, has the same “flush scribed joint” in the mortar as recorded on the south-facing façade, suggesting it was meant to be seen as either an external wall or well finished interior. Interestingly at first floor level the mortar has not been smoothed and has an uneven finish. This elevation illustrates two phases of the building where it has been raised to create two storeys.

- 4.3.24 On the gable end wall there is another square-shaped recess, however there is no corresponding bricked-up door or window in the external elevation (Plate 44). Within the pitched gable end there is a wooden plank-and-batten door with round ended strap hinges (Plate 45). This door would allow access from the farm side and enable goods such as hay to be lifted from a cart below and loaded straight into the first floor/roof space storage area. The area surrounding the door up to the roof-line appears to be constructed of horizontally laid wooden board; the external side of this wall is rendered.
- 4.3.25 The southern end-wall houses the two large windows as recorded on the south-facing façade. Above the windows (from the first floor storage level) the arches of the reverse side of the roundels are noted (Plate 46).
- 4.3.26 The eastern wall (Plate 47) shows elements of repair and re-build. The upper part of the wall has been re-built and a long concrete lintel inserted for added support. A diagonal timber has been inserted into the brickwork to add support to a tie beam and a new wall plate has also been added. A later phase of alteration can be seen around the large doors where pale pink, probably 20th century bricks, have been used to create the opening.

G5

- 4.3.27 This area is located beneath the stairs recorded in G3, accessed via a small arch in the brickwork within G4. This area measured at most 4.30m by 1.58m and was being used for storage at the time of the survey. Access is restricted due to the staircase above (which is boarded beneath) and due to the storage of various items. There is a single large double wooden peg/hook which was most likely used to hold a saddle (Plate 48).
- 4.3.28 There is a relationship revealed within the brickwork viewed inside this arch (Plate 49). On the right (upon entering) it appears that the rear of the elevation within G4 which has the arch is earlier than that which forms the continuous wall of G5 and G2.

First Floor

The first floor is accessed only via a staircase and door within the front entrance porch. Most of the internal walls are plasterboard and indicate that the current layout and living accommodation was created within the last 40 years. There are storage heaters, fully functioning light switches and electric sockets in most rooms.

F1

- 4.3.29 This room measures 5.15m by 2.78m and is accessed via a modern, simple wooden door from the first floor landing (Figure 2). It has a modern built-in wardrobe in one corner and the floor is covered with a cream coloured carpet (Plate 50) which when pulled back revealed modern timber floorboards. The walls are plainly plastered and painted and there is a skirting board which runs around the room. This room was most recently used as a bedroom.
- 4.3.30 All of the walls of this room are of brick, other than that which divides the room from the corridor and the built-in wardrobe. These have been created using plasterboard and indicate a later phase.

- 4.3.31 There is a single window as previously noted on the south-facing external elevation, which faces into the courtyard and Broadfield Hall opposite. Internally, this window (Plate 51) has two latches which allow for the upper four panes to pivot and open outward. The fittings would suggest an early 20th century date.
- 4.3.32 The lower part and underside of the tie beams are exposed within this room which show evidence of tacks where a ceiling has been attached in the past. The exposed timbers are visible in all first floor rooms allowing a plan to be drawn as full access to all of the roof spaces was not possible (Figure 26). Figure 26 illustrates the bays which form the roof structure including the element which continues over the central pediment. This confirms that the pediment added as part of the façade is contemporary with the roof.

F2

- 4.3.33 This room measures 3.19m by 3.18m and is accessed via a door (the same as that recorded in F1) from the first floor landing (Figure 2). The walls are plainly plastered and painted and there is a skirting board which runs around the room. This room was most recently used as a bedroom.
- 4.3.34 As in F1, there are exposed roof trusses (Plate 52) spanning the width of the room, in this room there are two, one at either end. Each has a number of empty mortice holes and corresponding round wooden pegs (Plate 53) which indicate the presence of an earlier floor/ceiling prior to the present modern one.
- 4.3.35 There is a small window within the rear, north-facing elevation (Plate 52). This wooden framed window with four panes and wooden, painted glazing bars had the same early 20th century fittings as recorded on the window in F1. The opening reveals a substantial wall thickness of 0.47m.
- 4.3.36 All but the external wall are created using plasterboard indicating this room was created as part of the latest phase of alterations.

F3

- 4.3.37 F3 measures 5.66m by 3.51m and is accessed via a door (the same as that recorded in F1) from the first floor landing (Figure 2). The walls are plainly plastered and painted and there is a skirting board which runs around the room. This room was most recently used as a living room (Plate 54).
- 4.3.38 There is an exposed timber tie-beam which spans the width of this room and which continues into F4. It is supported by a later upright timber presumably added for structural support when the living accommodation was created (Plate 55). The truss has been created using two distinctly different timbers, however one part (which continues into F4) is decoratively moulded (Figure 27) and has four filled wooden pegholes (Plate 56). Such moulding would only usually be applied to beams which were meant to be seen and it is possible that there was an earlier/original first floor accommodation in this location or it is possible that this beam was re-used from another earlier and higher status building. Plasterboard has been added to conceal the space between the tie beam and ceiling level.
- 4.3.39 There is a modern, brick-built fireplace which is purely decorative (there is a socket for an electric fire at the rear); (Plate 57). There is no external evidence for a chimney in this location and therefore it is most likely to have been added in the late 20th century. There is also a serving hatch in the modern wall between the living room and kitchen (F4).

4.3.40 All but the external wall are created using plasterboard indicating this room was created as part of the latest phase of alterations.

4.3.41 The window (Plate 58) is similar and contemporary with that recorded in F1. This window faces to the west towards the approach road to the house and grounds.

F4

4.3.42 F4 measures 4.05m by 2.83m and is accessed via a door (same as that recorded in F1) from the first floor landing (Figure 2). This room was most recently used as a kitchen and the c.1980/90s cupboards and oven are still present (Plate 59). The walls are plainly plastered and painted, there are tiles above the units and work-surfaces and the floor was carpeted (Plate 60). A small area of wall was exposed following the removal of a kitchen appliance revealing the red brick wall corresponding to the internal brickworks of the southern side of the building (Plate 61).

4.3.43 The moulded tie beam as recorded in F3 continues through the width of this room, showing signs of “sagging” towards the partition wall (Plate 60), this may explain the need for the “prop” as recorded in G3. Plasterboard has been added to conceal the space between the tie beam and ceiling level. All but the external wall are created using plasterboard indicating that this room was created as part of the latest phase of alterations.

F5

4.3.44 F5 measures 2.02m by 1.85m and is accessed via a door (the same as that recorded in F1) from the first floor landing (Figure 2). This room was most recently used as a bathroom and the c.1980/90s bathroom suite and tiles are still present (Plate 62). The walls were plastered and painted and tiled around the bathroom suite. The floor is carpeted.

4.3.45 A small part of the wall plate is exposed on the corresponding external wall and plasterboard has been used to create a boxed in area leading from the ceiling to a skylight in the roof designed to allow light into the room.

4.3.46 All but the external wall and that which divides this room and F1 are created using plasterboard indicating that this room was created as part of the latest phase of alterations.

F6

4.3.47 F6 represents the first floor corridor via which all rooms are accessed. This corridor measures 6.06m by 0.90m wide (Plate 63) and all of the walls are constructed from modern plasterboard. The walls are painted white and the floor covered with carpet over modern floorboards.

4.3.48 This area provides access to two loft hatches and a small airing cupboard which houses a hot-water tank at the far end (Plate 64).

F7

4.3.49 F7 represents the staircase and turning space which leads to the first floor landing (Plate 65). The stairs are accessed at the bottom via a door into the front porch area (Plate 66). The stairs are carpeted and there is a mahogany-stained handrail.

4.3.50 At the top of the stairs there is a door to the right which provides access to the roof space of G4 (Plate 67). This door has two different types of hinges; a H-hinge at the top (Plate 68) which has decorative moulded and pointed ends and a L-hinge at the top (Plate 69) which has a similar end. Although no datable comparisons were found, H-

hinges were commonly used for light internal doors in the 17th and 18th century and plain L hinges become the norm in the 18th and early 19th century. Decorative ends such as these are however rarer and may be as early as 17th century in date (Hall 2007).

- 4.3.51 There is a small splayed window set within a wooden frame with wooden glazing bars which create a diamond pattern (Plate 65). The frame and bars are painted white and there is no mechanism to open this window.

4.4 Roof Spaces

Roof Space 1 (Figure 26)

- 4.4.1 Accessed by a ladder and a hatch within the ceiling of the first floor corridor, this is the larger of the roof spaces spanning F1, F2, F6 and F7 below (Figures 2, 21 and 26). Although access was possible, time spent in this roof space was restricted due to the presence of bats and the harmful dust agitated from the fibreglass insulation. Careful inspection was possible by walking along the substantial tie beams.
- 4.4.2 Towards the northern end of this attic, the construction of the hipped roof was visible (Plate 70) however as this was the location of the nesting bats, closer inspection was not possible.
- 4.4.3 A ridge plate had been added fairly recently, as had a number of common rafters (Plate 71). It is possible that repairs and replacements of some roof timbers was made when the plastic/felt membrane was added between the roof and the tiles. This may have occurred when the first floor accommodation was added or improved.
- 4.4.4 Most of the remaining original common rafters had carpenters marks at the top with Roman numerals running in number order towards the hip end (Plate 71). These common rafters were secured at the ridge with small round wooden pegs. The principal rafters were attached to the purlins with half-lapped joints, secured with rounded wooden pegs (Plate 72).
- 4.4.5 Looking towards the southern end of the roof space where the clock is presently located, there are the remnants of a formerly enclosed area (Plate 73). There is an opening comprising two upright wooden posts with remaining small broken H hinges indicating that there was once a door to access this area (Plate 74). On either sides of the of the former doorway, the area is further screened off with lath and plaster (Plate 75). Beyond these posts are diagonal posts and supports (Plate 76) which rest upon the beams that continue to the end wall. On one of these diagonal posts is inscribed "P.F. 1727" and on the post at the base of the entrance to this area is "P.F. 1726" (Plates 77 and 78). The diagonal posts and doorway may be the remnants of the cupola which surmounted the central pediment, known to have been removed in the 19th century, as seen on Buckler's engraving of 1832 (Figure 11). The "shed-like" weather-boarded structure as seen on the photograph of 1910 (Figure 16) may also be the remains of the cupola and the enclosed structure recorded in this roof.
- 4.4.6 All of this roof structure, other than that over the enclosed area is believed to be one phase and the inscribed date of 1726/7 is suggested as the date of construction. The roof over the enclosed space is clearly later given the machine sawn timbers used and was most likely added when the cupola was removed.
- 4.4.7 The brick wall visible from within the enclosed area in the attic is the rear of the raised pediment (Plate 79). Repair to the brickwork and an iron fixing may be evidence of an earlier clock, perhaps that depicted on the Buckler drawing of 1832 (Figure 11). The (now) electronic mechanism for the current clockface is enclosed within a wooden box

and sits on a shelf secured to the wall (Plate 80); a service sheet shows it was last cleaned and serviced in 1989. It was manufactured by “English Clock Systems, Kings Cross, London” who produced clocks between 1939 and 1980 (www.englishclocksystems.co.uk). This specific mechanism, a synchronous tower movement was manufactured in the 1950s.

Roof Space 2 (Figure 26)

- 4.4.8 The second accessible roof space is located above F5, the first floor hallway F6 and part of the living-room F3 (Figure 26). Accessed from a very small loft hatch between F5 and F3 via a ladder, it was only possible to get head and shoulders into this area. As recorded in the first roof space, the tiles appear to have been removed and a felt membrane used to cover the roof timbers before the tiles were relaid.
- 4.4.9 As in the larger roof space, there are a number of common rafters, secured using small rounded pegs and no ridge. Some of the rafters have carpenters marks, however there was no obvious sequence and not all were marked (Plate 81). Towards the northern end of the area, the hipped roof construction is visible (Plate 82). The roof space looking southwards was obscured by the modern plasterboard used to create the skylight as recorded in the bathroom (F5) below.
- 4.4.10 Due to the thick layer of insulation, it was not possible to see what this roof was resting on. It would be of particular interest to establish this as there are no load-bearing walls directly beneath. Perhaps this would explain the “sagging” tie-beam recorded between the living room F3 and kitchen F4 below and hence the need for the additional timber prop.

Roof Space 3 (Figure 26)

- 4.4.11 This area, although identified from roof plans and from the northern elevation, was not accessible. It would appear to span the western end of the building above F3 and F4 (Figure 26), however there is no visible access hatch. Part of this roof would also rest on the “sagging” tie-beam recorded between the living room F3 and kitchen F4 and in the western end wall. It is reasonable to assume that the roof structure in this area is based on that in Roof Space 2 as it appears to be similar in shape, size and exterior appearance.

Roof Space 4 - G4 (Figure 26)

- 4.4.12 The queen-post roof structure was completely exposed within this part of the building. It is supported on a wooden wall plate which rests upon the brick walls which span the length of the building. The queen posts are inserted into the tie beam and secured with round pegs. The purlins were continuous and tenoned into the principal rafters (Plate 38). Used as an alternative to clasped purlins, these are often a feature of high-quality carpentry (Harris 2001). Carpenter’s mark were noted on just one of the frames (Figure 25). The tie beams rest on the outer wall plates, however on the left side one of the wall plates and tie beam have clearly suffered damage as bricks have been used to support the tie beam and principal rafter and the wall plate has also been replaced (Plate 37). On both sides of this frame, modern machine cut timbers have been added beneath the tie beam and inserted into the walls for additional support. The roof here is thought to be original and not replaced when the rest of the building was re-roofed in the 18th century.

5 SUGGESTED PHASING AND DEVELOPMENT

5.1 Phase 1a: Late 17th /early 18th century (Figure 28)

- 5.1.1 The earliest surviving phase of construction is concealed behind the current façade and relates to a building, possibly a barn, associated with the farm to the north.
- 5.1.2 The earliest building is likely to have been a rectangular, single storey structure, roughly on the footprint of the current east-west element of the stable (Figure 28). The evidence for this comes from the east-facing elevation inside G4. At ground floor level, inspection of the brickwork would suggest that this was once an exposed external wall with “flush scribed joint” mortar and entrance arch which appears more likely to have been part of an external entrance. As the contemporary Broadfield Hall was located further to the east, this entrance would have faced onto it.
- 5.1.3 If the earliest depiction of Broadfield Hall and associated buildings is to be relied upon, Savage's engraving of c.1700 suggests there were no buildings present at this time which would push the dating forward to the early 18th century. The dovecote (still present in the grounds of Hall Farm) is however depicted and if this earliest building or stable (thought to be late 17th century in date according to the listed buildings description) were in existence it seems odd they are not also depicted. It may be that at this time they were simply unattractive barns with no aesthetic value and the artist simply chose not to include them. Had the supposed “Hawksmoor façade” been present, this would almost certainly have been depicted.

5.2 Phase 1b: Late 17th /early 18th century (Figure 28)

- 5.2.1 Not long after the first phase, the single storey building was raised with the addition of a first floor and the north-south orientated storage barn at the eastern end (G4). The poor quality finish of the brickwork visible at first floor level in G4 indicates a this was not meant to be seen and it would have been concealed by the roof of the north-south barn. Construction of the north-south barn (G4) also utilised the first floor roofline of the first phase building to rest its roof upon.
- 5.2.2 Evidence for the addition of another storey is not visible on the north-facing elevation, perhaps indicating this was entirely re-built. The brick in this elevation and that of the north-south barn appear contemporary.
- 5.2.3 This would have created a large storage barn and a two storey building, possibly a stable with accommodation or storage at first floor level accessed by a ladder.
- 5.2.4 Access to both buildings would have been from the east, north or western elevations, all of which have been removed by later alterations and façade.

5.3 Phase 2: Early 18th century (Figure 28)

- 5.3.1 Major alterations took place in the early 18th century, possibly coinciding with the completion of Broadfield Hall or with the arrival of a new owner after the death of James Forrester in 1696.
- 5.3.2 This phase includes the addition of a façade on the south and west-facing elevations. Built to a design which may have been by Nicholas Hawksmoor, but carried out at a later date, the façade was added to conceal the earlier phases of buildings behind and create an impression for visitors entering via the road from the west.

- 5.3.3 This period sees the first use of the building as stables and the interior is redesigned and modelled to incorporate a central coach house and stabling in the room to the left of the entrance (G3). The north-south orientated element of the building on the east (G1) continues to be used for storage and the first floor access/loading door from farmyard remains in use.
- 5.3.4 Within the recessed entrance area created by the protruding central façade, access was gained to the ground floor rooms via large doors. With the creation of the coach house, the ladder to the first floor was replaced with a staircase which was enclosed and accessed only via a new door to the right of the coach house doors. This enclosed staircase allowed for access to the first floor which may have been used for accommodation, perhaps for a coachman. Windows were added on all three external façades and repair to the roof structure allowed for a decorative moulded beam to be added (either re-used or a new addition as part of the repair). Access to roof storage space area of the adjoining barn (G4) was also added from the top of the stairs (F7) via a door on the right (Plate 67).
- 5.3.5 A new roof, hipped at one end in several sections, was added to encompass all of the building other than the lower north-south barn which retains its red pantile roof. Inscriptions found in the roof structure (1726 and 1727) may provide a date for this work. Figure 26 illustrates the bays which form the roof structure including the element which continues over the central pediment. This confirms that the pediment added as part of the façade is contemporary with the roof.
- 5.3.6 Sadly little of the interior fixtures or fittings relating the the 18th century stable remain following remodelling in the 19th and 20th century.

5.4 Phase 3: late 19th century (Figure 28)

- 5.4.1 In the 19th century, perhaps when Broadfield Hall was rebuilt in 1882, interior remodelling took place. The western ground floor room (G1) was entirely refitted, creating three loose-boxes complete with manger in each; a grooved tile floor was laid to allow for better drainage. The fixtures and fittings were all manufactured by Hayward Brothers and Eckstein of London and a water pump was added to provide a fresh indoor water supply. The coach house was also modernised with tongue and groove wooden panelling fixed to the walls and ceiling.
- 5.4.2 At some point after 1832, the cupola was removed from above the central pediment (still present on the Buckler drawing, Figure 11). The clock-face may also have been removed at the same time as it had been replaced by the roundel by 1910 (Figure 16). It is possible that the other roundels were applied above the four ground floor windows during the same phase of exterior alterations.
- 5.4.3 It seems that there was a clear distinction between the farm and the hall by the 19th century. The map of 1836 (Figure 12) shows a clear boundary wall between the two (not present on the map of 1810 (Figure 10)) suggesting activities were kept separate, although still connected by a door located within the wall to the immediate east of the stable building (Plate 11). At this time the exterior windows on the northern elevation were bricked-up, perhaps to exclude the activities (or smells) of the farmyard from the stable building.

5.5 Phase 4a: c. 1930s (Figure 28)

- 5.5.1 During the 1930s/40s, when the most recent Broadfield Hall was being built, alterations were also made to the stable building with replacement of all fenestration on the

southern and west-facing façades. The relocation of the site of the hall meant it was now directly opposite and therefore improvements to the appearance were required. The central fountain and paved courtyard were also added.

- 5.5.2 The motor car was also becoming popular by this time and certainly affordable by the owners of Broadfield Hall. At this time the large storage room (G4) may have been adapted for use for a motor vehicle with the insertion of large doors on the eastern elevation and raising of the floor level to accommodate access for and storage of a car.

5.6 Phase 4b: late 20th century (Figure 28)

- 5.6.1 The final and latest stage of alterations took place in the late 20th century, possibly 1970s/80s with the complete re-modelling of the first floor to create living accommodation. Partition walls were inserted using plasterboard to create a series of rooms; modern kitchen appliances and work surfaces, a bathroom suite and decorative fireplace were all added at this time.
- 5.6.2 The doors providing vehicular access on the eastern elevation were also replaced.

6 DISCUSSION AND CONCLUSIONS

- 6.1.1 It has been suggested and generally accepted that the stable block may have been built to the design of Nicholas Hawksmoor. Certainly, Hawksmoor seems to have been involved at Broadfield Hall, his name appearing several times in the detailed building accounts kept by James Forrester between 1690 and 1695 (Figure 5). This account book provides the only known connection between Forrester and Hawksmoor and while there is no doubt surrounding Hawksmoor's communications with Forrester over Broadfield Hall, there is no direct link with the design of the stableblock. Hine (1951) does not mention the connection with Hawksmoor and perhaps more surprisingly Paul Hunneyball makes remarkably little of it in his recent *Architecture and Image Building in 17th-Century Hertfordshire* (Hunneyball 2004), which draws on his 1994 D.Phil. Thesis. Both the eminent architectural historians, Professor Kerry Downes and the late Sir Howard Colvin however, appear satisfied on the basis of the account books that Hawksmoor was directly involved in some capacity at Broadfield Hall (Downes 1979, Colvin 1995).
- 6.1.2 As Downes points out, Hawksmoor (c.1661-1736) was still working in the Office of Works under Wren at this time and if he was involved at Broadfield Hall this must have been one of the earliest commissions he carried out on his own account. Unfortunately, any drawings that Hawksmoor might have prepared for Broadfield Hall do not survive and background research for this report has not come across any original documents or accounts to corroborate this connection.
- 6.1.3 Interestingly, both Chauncy's description and the engraving by J. Savage (Figure 6) omit mention or depiction of the stable block which, as such an impressive feature of the site would surely have been shown if it had already been constructed by the time. In addition, evidence gathered during the survey suggests the remodelling work on the stable block including façade, panelled doorways, cupola and re-roofing does not seem to have begun until the early 18th century, approximately 25 years after the account book evidence showing Hawksmoor's connection.
- 6.1.4 However, this evidence should not be taken to disprove Hawksmoor's involvement, it being common practice at this period for the 'architect' simply to provide ideas (and perhaps initial drawings) and for his design to be reinterpreted and executed by local builders, in this case possibly at a later date. Although elements of Hawksmoor's style can be seen in both the 1690s house and (especially) the stable block, it is very clear from the building accounts that Forrester himself took a very active and direct interest in the extensive remodelling of his house. With Forrester's death in 1696, the house was passed down through the Forrester family who may have decided to complete/renovate the stable block to the pre-existing designs once drawn up but never completed by James Forrester.
- 6.1.5 The first decades of the 18th century witnessed a dramatic change sweeping the country and the design and alteration of the country house and their associated stables were no exception. Stable buildings were rebuilt in this period, and many have projecting wings and window lighting on the first floor (Worsley 2004 124). In this period, stables are not just functional buildings and shelters for animals, but architectural statements in their own right with place and setting in the landscaped parklands.

-
- 6.1.6 Sadly, little of the interior fixtures or fittings relating to the 18th century stable remain following remodelling in the 19th and 20th centuries.
- 6.1.7 The internal and external evidence reflects the changes which happened within this building and how it has developed and been utilised throughout its long history. This has always been, and should continue to be, a building of local interest which has played an important role in the history of the local area. On national scale, the survival of a potential Hawksmoor designed or influenced building should be recognised. Despite the loss of the original Broadfield Hall, the survival of the associated stables are worthy of note and certainly warrant publication or note in an appropriate journal. If the façade was built to a Hawksmoor design represents the survival of one of his earliest commissions and certainly the only designed stable building surviving in Hertfordshire (www.britishlistedbuildings.co.uk).

7 BIBLIOGRAPHY

- | | | |
|------------------------------------|--------------------------|--|
| Colvin, H.C. | 1995 | A Biographical Dictionary of British Architects 1600-1840 (Third Edition) |
| Christopher Smallwood Architects | 2010 | Proposal for a new house at Broadfield Hall, Buntingford, Hertfordshire : Design and Access Statement for the New House and Alteration Works at the Stable Block : Job 660 |
| Cussans, J.E. | 1873
(reprinted 1972) | History of Hertfordshire |
| Doggett, N. & Fisher, J., | 2009 | Historic Building Appraisal In Respect of Broadfield Hall, Cottered, Hertfordshire (Ref ND/JF/11217 |
| English Heritage | 2006 | Understanding Historic Buildings – A Guide to Good Recording Practice |
| Fletcher, T. | 2011 | Debden Hall Stables, Debden, Essex : Historic Building Survey (Oxford Archaeology Report Number 1282) |
| Hall, L. | 2007 | Period House Fixtures and Fittings 1300-1900 |
| Harris, R. | 2001 | Discovering Timber-Framed Buildings |
| Hine, R.L. | 1951 | Relics of an Uncommon Attorney |
| Hunneyball, P. | 1994 | Architecture and Image Building in 17th-Century Hertfordshire |
| Institute for Archaeologists (IfA) | 2001 | Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings |
| Klingelhofer, E. | 1974 | <i>Broadfield Deserted Medieval Village</i> , British Archaeological Report, 2. |
| Middleton, G.A.T. | 1908 | Modern Buildings: Their Planning, Construction and Equipment Vol VI |
| Munby, L. | 1977 | The Hertfordshire Landscape. |
| Oxford Archaeology East | Forthcoming | Archaeological Excavations at Broadfield Hall |

Page, W. (ed.).	1912	Victoria County History, A History of the County of Hertford: Volume 3.
Parissien, S.	1999	The Georgian Group Book of The Georgian House
Pugh, G. & Gailey, S.	2009	Archaeological Desk Based Assessment: Broadfield Hall, near Cottered, Hertfordshire
Roper-Pressdee, S.	2011	Written Scheme of Investigation : The Stable Block, Broadfield Hall, Broadfield, Throcking, Hertfordshire
Tinniswood, A.	2011	Brief for Archaeological Building Survey at Broadfield Hall, Hertfordshire
Worsley, G.	2005	The British Stable

MAPS AND OTHER SOURCES CONSULTED

Description	Date	Hertfordshire Archive and Local Studies (HALS) reference
Sellers Map of Hertfordshire	1676	MM40 "Four County Maps of Hertfordshire"
Account Book of James Forrester	1690-95	70474a
Olivers Map of Hertfordshire	1695	MM40 "Four County Maps of Hertfordshire"
Engraving of Broadfield Hall by John Savage	c.1700	In "Historical Antiquaries of Hertfordshire" Chauncy, 1975
Warburton's Map of Hertfordshire	1749	MM40 "Four County Maps of Hertfordshire"
Dury and Andrews "A Topographical Map of Hertfordshire"	1766	H 912.425

Plan of Broadfield Hall	1775	XIII 51A
Plan of Broadfield Hall	1810	D/EX/526/P1
Drawing of Broadfield Hall by J.C Buckler	1832	Buckler Drawings, Vol II, 148
Plan of Broadfield Hall	1836	37214
Undated sketch of Broadfield Hall and Stables	Pre 1873	From "History of Hertfordshire" J E Cussans 1873
First Edition Ordnance Survey Map 25" to 1 mile	1877	Hertfordshire VIII.15
Second Edition Ordnance Survey Map 25" to 1 mile	1898	Hertfordshire VIII.15
Photograph	1910	Taken for Royal Commission on the Historical Monuments held at HALS
Postcard of Broadfield Hall	Pre 1914	Neg 82/x/19a
Plan of Broadfield Hall and Land	1919	From Collection of Deeds 1704-1919 Deeds D/EX 526 T7
1923 Ordnance Survey Map (1" to 25 miles)	1923	Hertfordshire VIII.15
Photograph of Broadfield Hall and Stables from Sale Catalogue	1938	D/EX287/22
Undated photograph of Broadfield Hall	Undated	D/EGr/27

WEBSITES CONSULTED

www.britishlistedbuildings.co.uk

www.heritagegateway.org.uk

www.old-maps.co.uk

www.pastscape.org.uk

www.cottered.org

www.gracesguide.co.uk

www.englishclocksystems.co.uk

APPENDIX A. SITES AND LISTED BUILDINGS WITHIN 1 KM RADIUS OF THE SITE

Listed Building / Hertfordshire HER Number	Building / site name or address	Brief Description	Date	Listed Building Status/ Designation
LB 159844	BROADFIELD HALL STABLES	Stable block. Circa 1691 probably to designs by Nicholas Hawksmoor (1661-1736) for James Forrester (d.1696), cupola removed in C19. Red and grey brick 2 storeyed stable block, the roof tiled and with one large hip and 2 small ones at the rear. The front has a parapet, returned on the W. side, and the centre breaks forward slightly under a small pedimented gable and contains the central archway and a clock in the gable, there are rusticated quoins to the angles and the centre has chequer brickwork. The ground floor windows at each end of the front have a circular recess above, both enclosed within an arched recess. The building contains 3 loose boxes in the W part and a harness room and staircase to the upper floor in the centre (the E part has been converted to a large garage space). The loose boxes, harness room and staircase have original wood door of 8 panels, double doors to the harness room. This building has greater architectural quality than is usual for a stable building of this size, and was complementary to the earlier house, completed c1690 now destroyed and replaced by a 1930s building. The stable block appears to have resulted from the partial rebuilding of older buildings and the addition of a formal 2-storeys façade on the S front and W end. (Colvin (1978) 402: Kerry Downes Hawksmoor (1969) 27: Hine RL Relics of an Uncommon Attorney (1951) Ch 1).	C17th	Grade II*
LB 159846	DOVECOTE AT BROADFIELD HALL FARM 25 METERS TO NORTH-EAST OF HOUSE	Dovecote. Early C18. Red brick in Flemish-bond with clasping corner buttresses. 2-stage steep pyramidal old red tile roof with wind vane. Boarded door in middle of S side. A brick dove house is mentioned in early C18 particulars of farm in HRO. (RCHM Typescript).	C18th	Grade II

<p>LB 159845</p> <p>HHER 12845</p>	<p>FARMHOUSE AT BROADFIELD HALL FARM</p>	<p>House. Late C17, E wing early C19. Timber frame plastered with basketwork pargetting and plain window margins, under a steep old red tile roof. A long 2-storeys and attics house facing E. Central chimney with panelled square shaft. Unusually elongated plan with hall to N of chimney, a service room beyond at N end, a large kitchen to S of chimney, a stair and service room separating the kitchen from a parlour at the S end with a fireplace of c1700. 2-light mullioned casement windows. Formerly Hall Farm. (RCHM Typescript).</p>	<p>Late C17th</p>	<p>Grade II</p>
<p>LB 159847</p>	<p>BARN AND STABLES AT LODGE FARM TO EAST OF HOUSE</p>	<p>Barn and stables. Late C17, barn'roof structure C19. Red brick in English-bond with wide joints and lime mortar. Old red tile roofs. A 3-sided courtyard of single-storey farm buildings. Taller barn forms E range with doors on both sides. Lower pitched roof stable ranges extend to W facing into the yard. Side-purlin roofs to stables. King-post roof to barn. N wall of N stable has decorative oval windows. Near site of church of Broadfield deserted medieval village.</p>	<p>Late C17th</p>	<p>Grade II</p>
<p>HHER 12844</p>	<p>BROADFIELD HALL, COTTERED</p> <p>1930s house replacing earlier buildings, and surviving late 17C stable block</p>	<p>Broadfield was built c1650 by Arthur Pulter, to whom the manor had descended; he had retired from public life at the outbreak of the Civil War but died before his 'very fair House of Brick upon this Mannor' was finished. It was 'a rather advanced house of double-pile plan with the principal rooms on the first floor' <1>. The house was inherited by his grandson James Forrester in 1689, who before his own death in 1696 employed Hawksmoor to finish it. The surviving stable block may be by Hawksmoor. In the 18C or early 19C a terrace was added. The house was pulled down in the 1870s and a new house built in 1882, in its turn rebuilt in the 1930s. See <4> for an illustration and description of Pulter's house, and the observation that the 1870-1882 works did not involve complete demolition. For the gardens, see [9565]. The stable block is Listed as 'c1691 probably to designs by Nicholas Hawksmoor' <3>, two storeys, in red and grey brick, with some original detail surviving inside; 'this building has greater architectural quality than is usual for a stable building of this size.... (It) appears to have resulted from the partial rebuilding of older buildings and the addition of a formal 2-storeys façade on the south front and west end' <3>. Arthur Pulter inherited the estate from his grandfather, Edward, who c.1593 had bought the manor, then no more than a decayed farm, and demolished 'certaine Olde walles & Reliques of auncient building, without</p>		

		Roofe, Doores or windowes'. In 1608 he built a new chapel; by 1621 Edward's improvements were described as 'Bradfield house, with Court yards, Gardens, orchard, & Farm yard w'th ye Chappel yard' and a bowling green <6>. How much building was carried out by Edward Pulter in the early 17th century is unclear.	
HHER9565	BROADFIELD HALL GARDENS AND DEERPARK, COTTERED	Broadfield Hall [12844] possessed a medieval deerpark (documented from 1297) <2>; however, this may have been within the parish of Clothall <7>. Significant gardens and a park are shown in 1766 (Dury & Andrews map), on the 1st ed. one inch OS map (c1800), and on Bryant's map of 1822. Still looks good on E Stanford's map of c1925. 1990 HCC aerial photo-mapping shows formal gardens laid out around the house (which is 20th century), on the site of old gardens <1>. James Forrester, who inherited the house in 1689, 'made a fair Garden, enclos'd it with a Brick Wall' <3>. Part of this wall survived to be described with other features in 1906 <4>, when 'very great improvements have been carried out during the past two years'. <4> also suggests that 'the site of the Hall was originally surrounded by an inner and an outer moat; the former is easily distinguishable for some distance, as ornamental lakelets mark its course' and it was visible in old engravings; 'the outer moat has been almost entirely filled in'. The existence of this outer moat is not certain. The garden was being replanted in 1983 <5>. <8> summarises documentation, including maps and engravings, and provides some recent photographs. NGR = approximate centre of the designated area.	Local Registered Park or Garden: Broadfield Hall
HHER 79	SITE OF MEDIEVAL PARISH CHURCH & PUTATIVE SETTLEMENT, BROADFIELD HALL, COTTERED	Excavation prior to agricultural development uncovered a large ditched enclosure (100 x 75 m). Inside the enclosure were traces of timber buildings with areas of cobbling and drainage ditches, all of which were thought to be early 13C. Also in the enclosure was a rectangular building of flint with freestone and clunch, identified as a late 13C-early 14C church, destroyed by fire c1500. There were eight graves inside the church, and a cemetery of 50-100 graves outside it, on the south side <1, 2>. Several problems are unresolved, as the published plan <1, 2> is not tied to the Ordnance Survey, and its exact position is unknown. It is likely to have stood somewhere near the SW corner of the field, close to Broadfield Hall. In addition, the building is apparently orientated NE, and appears too	Area of Archaeological Significance

		<p>simple in plan for a parish church of its supposed date. Pottery from the excavations was mainly 12C-15C, with some 11C <4>. The enclosure was at the west end of a supposed village street, visible as earthworks until 1965 <2, 3>. The manor of Broadfield had 13 households in 1086, but the population seems to have declined throughout the medieval period until it consisted of the Hall and a couple of farms; emparkment may have been one reason. <5> gives the history of the manor. See [12844] for the house; [9565] for gardens and deerpark. Note 'Chapel Wood' just to the north.</p>		
<p>HHER 11111</p>	<p>LODGE FARM, COTTERED</p>	<p>1898 map indicates possible planned layout <1>; but it is not a 19th century planned farm. Shown on <3>, this is a three-sided courtyard of single-storey farm buildings, in English bond red brick with wide joints and lime mortar, barn and stables late 17th century in date. The barn forms the east range, taller than the rest, with king-post roof; the north wall of the north stable has decorative oval windows <2>.</p>		

APPENDIX B. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	oxfordar3-109293			
Project Name	Historic Building Survey at Broadfield Hall Stables			
Project Dates (fieldwork)	Start	22-08-2011	Finish	26-08-2011
Previous Work (by OA East)	No		Future Work	Unknown

Project Reference Codes

Site Code	XHTBRS11	Planning App. No.	3/10/0770/LB
HER No.	n/a	Related HER/OASIS No.	

Type of Project/Techniques Used

Prompt

Please select all techniques used:

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Building - Stables	Post Medieval 1540 to 1901		Select period...
	Select period...		Select period...
	Select period...		Select period...

Project Location

County	Hertfordshire	Site Address (including postcode if possible)
District	East Hertfordshire	Broadfield Hall Broadfield Buntingford, Herts SG9 9RD
Parish	Cottered	
HER	Hertfordshire County Council	
Study Area		National Grid Reference
		TL 32445 31005

Project Originators

Organisation	OA EAST
Project Brief Originator	Hertfordshire County Council, HEU
Project Design Originator	CgMs
Project Manager	Aileen Connor
Supervisor	Taleyna Fletcher

Project Archives

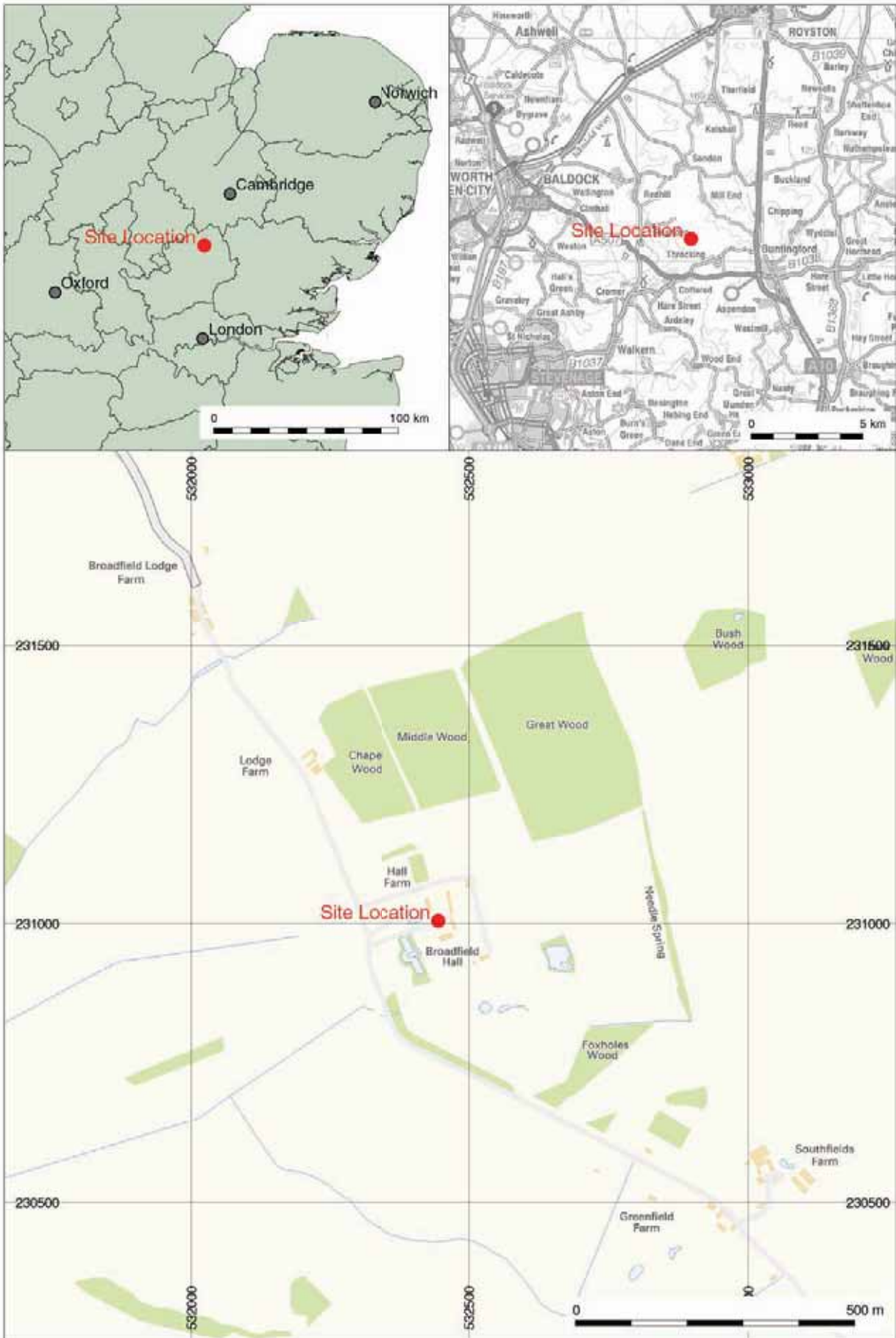
Physical Archive	Digital Archive	Paper Archive
HALS	OA East Offices	HALS
XHTBRS11	XHTBRS11	XHTBRS11

Archive Contents/Media

	Physical Contents	Digital Contents	Paper Contents
Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stratigraphic		<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input type="checkbox"/>	<input type="checkbox"/>
Textiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Bone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Stone/Lithic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media	Paper Media
<input type="checkbox"/> Database	<input checked="" type="checkbox"/> Aerial Photos
<input checked="" type="checkbox"/> GIS	<input type="checkbox"/> Context Sheet
<input type="checkbox"/> Geophysics	<input checked="" type="checkbox"/> Correspondence
<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
<input checked="" type="checkbox"/> Illustrations	<input checked="" type="checkbox"/> Drawing
<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
<input type="checkbox"/> Spreadsheets	<input checked="" type="checkbox"/> Map
<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Matrices
<input checked="" type="checkbox"/> Text	<input type="checkbox"/> Microfilm
<input type="checkbox"/> Virtual Reality	<input checked="" type="checkbox"/> Misc.
	<input checked="" type="checkbox"/> Research/Notes
	<input checked="" type="checkbox"/> Photos
	<input checked="" type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input checked="" type="checkbox"/> Sections
	<input checked="" type="checkbox"/> Survey

Notes:



Contains Ordnance Survey data © Crown copyright and database right 2011

Figure 1: Site location

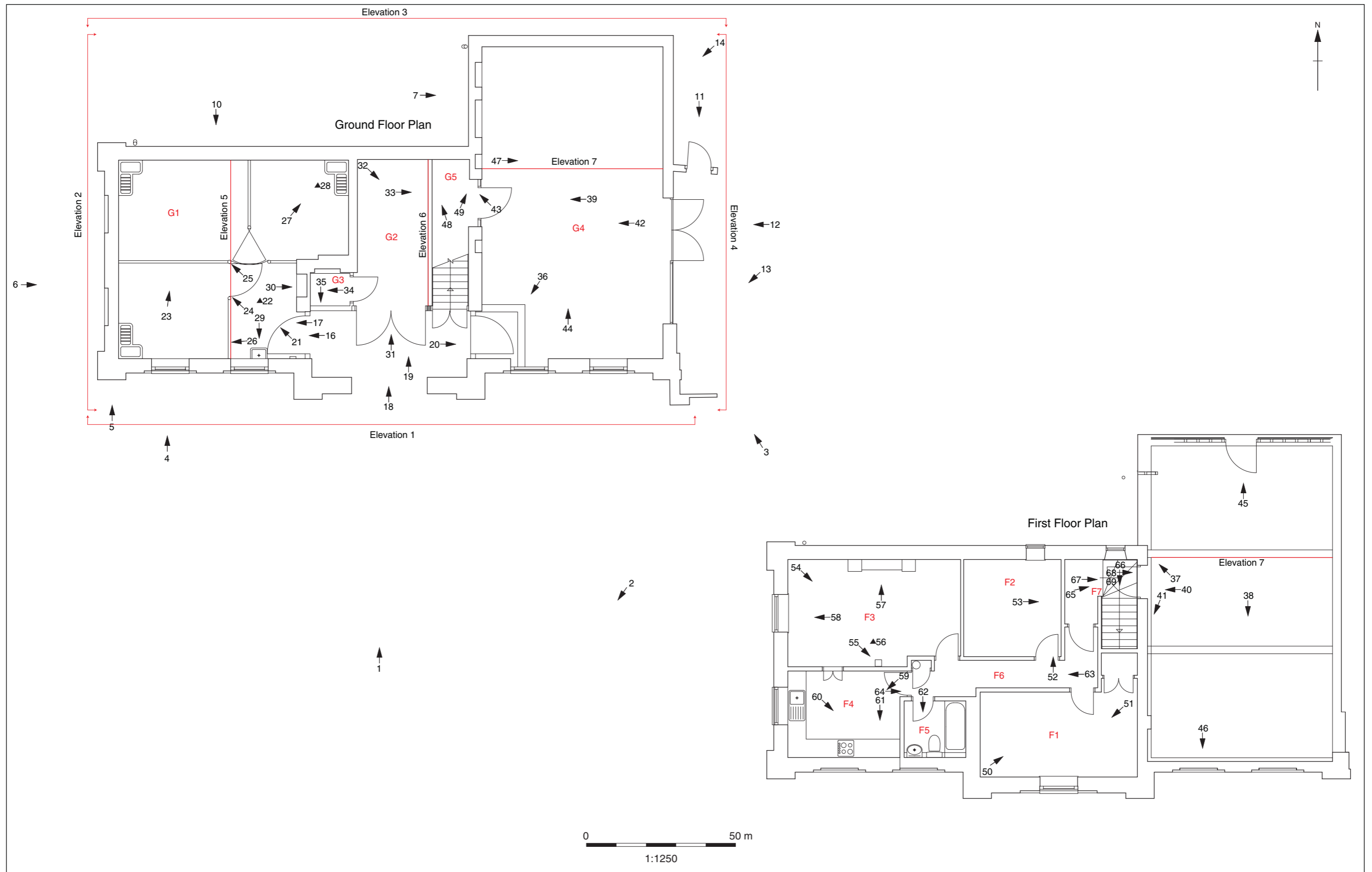


Figure 2 Ground and First Floor plans showing location of plates and elevations used in report

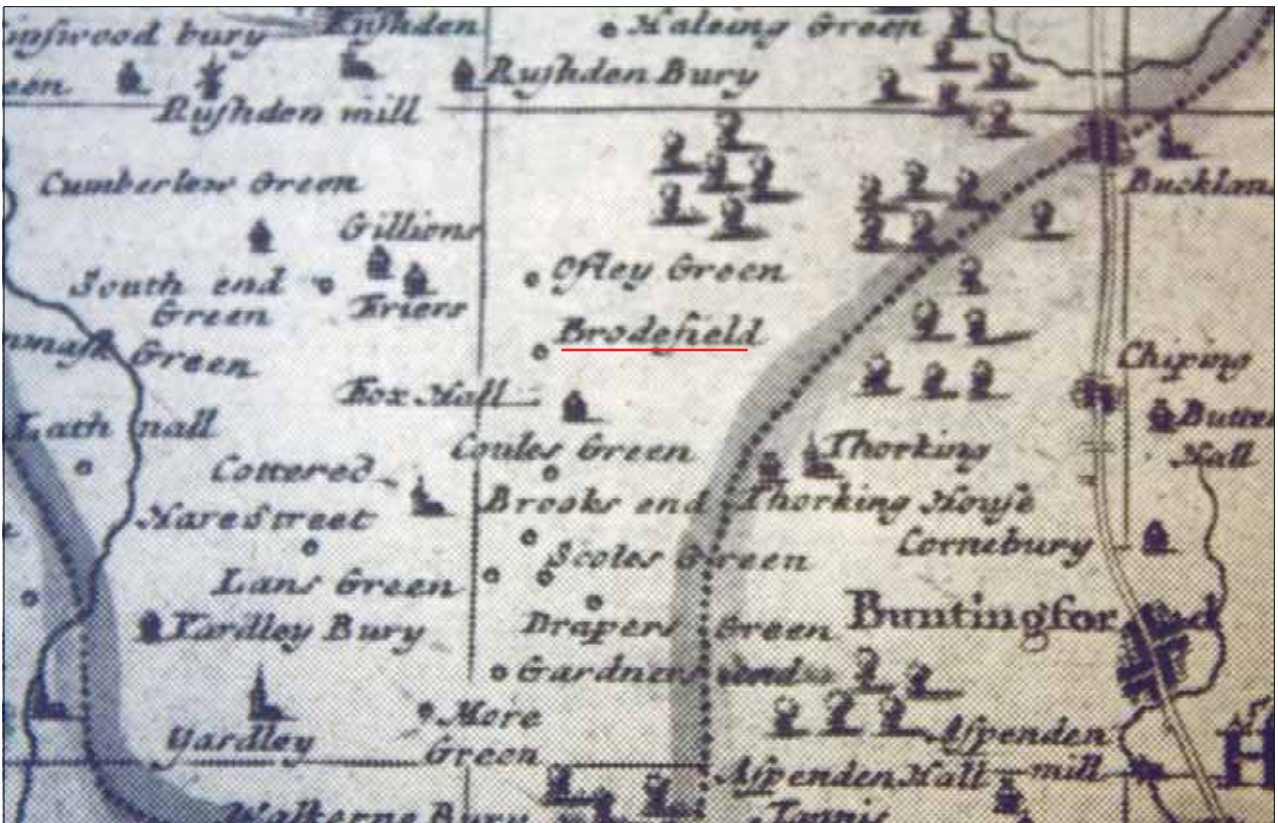


Figure 3: Seller's Map of Hertfordshire 1676 showing location of Broadfield

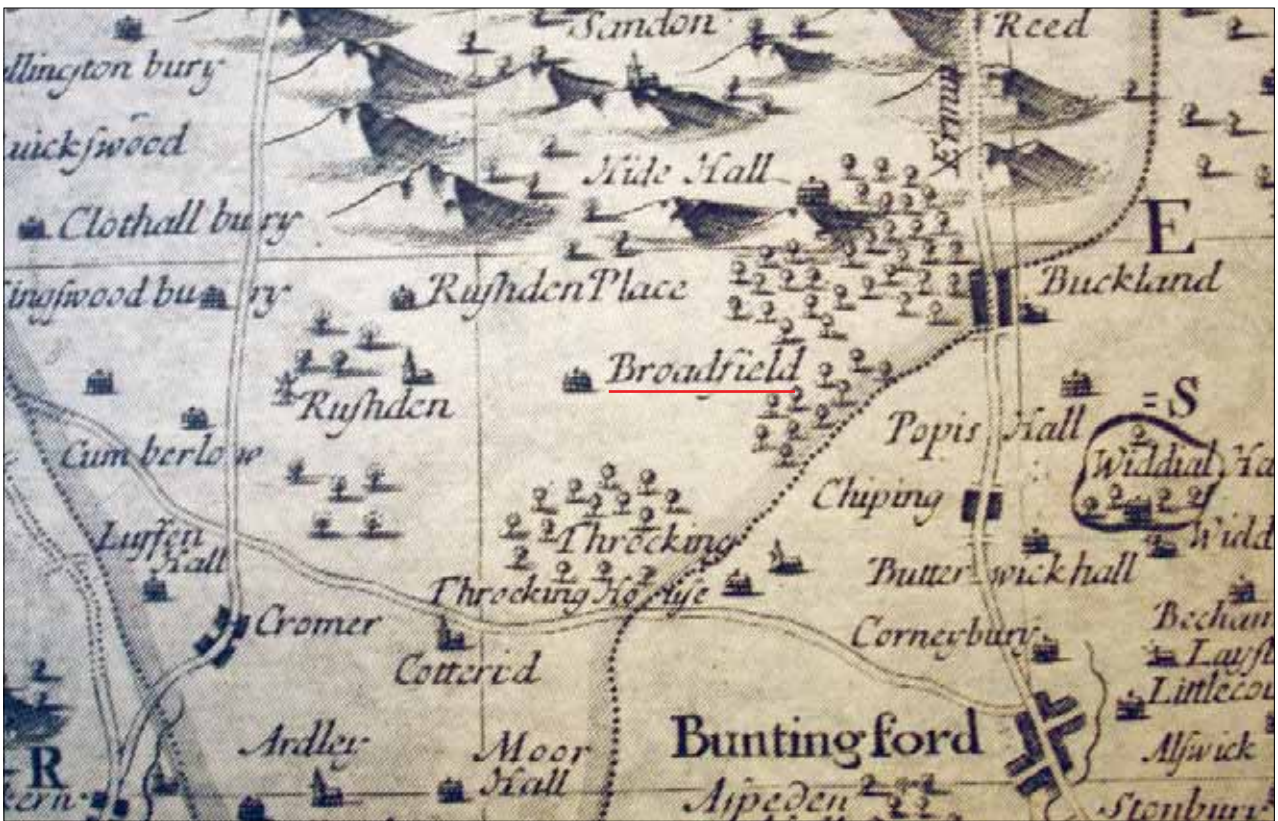


Figure 4: Oliver's Map of Hertfordshire 1695 showing location of Broadfield

30th - gave the Taylor man. 1. Ob. serving. 2. a pint of sack for him. 1. 00 02 02
 21:05:00 p^d for Mr Hawksmoor Letter. 1. for searching for crutches with. 1. 00 02 00
 gave to a bonfire ————— 00 01 00
 May. 7. 1. at of Coffin house. 1. and for paper. 6. ————— 00 00 09

p. Brooks
 To the papers at high-parke ————— 00 01 00
 at Kensington to Mr Hawksmoor's men ————— 00 03 00

Figure 5: Excerpts from James Forresters Account Book 1690-95

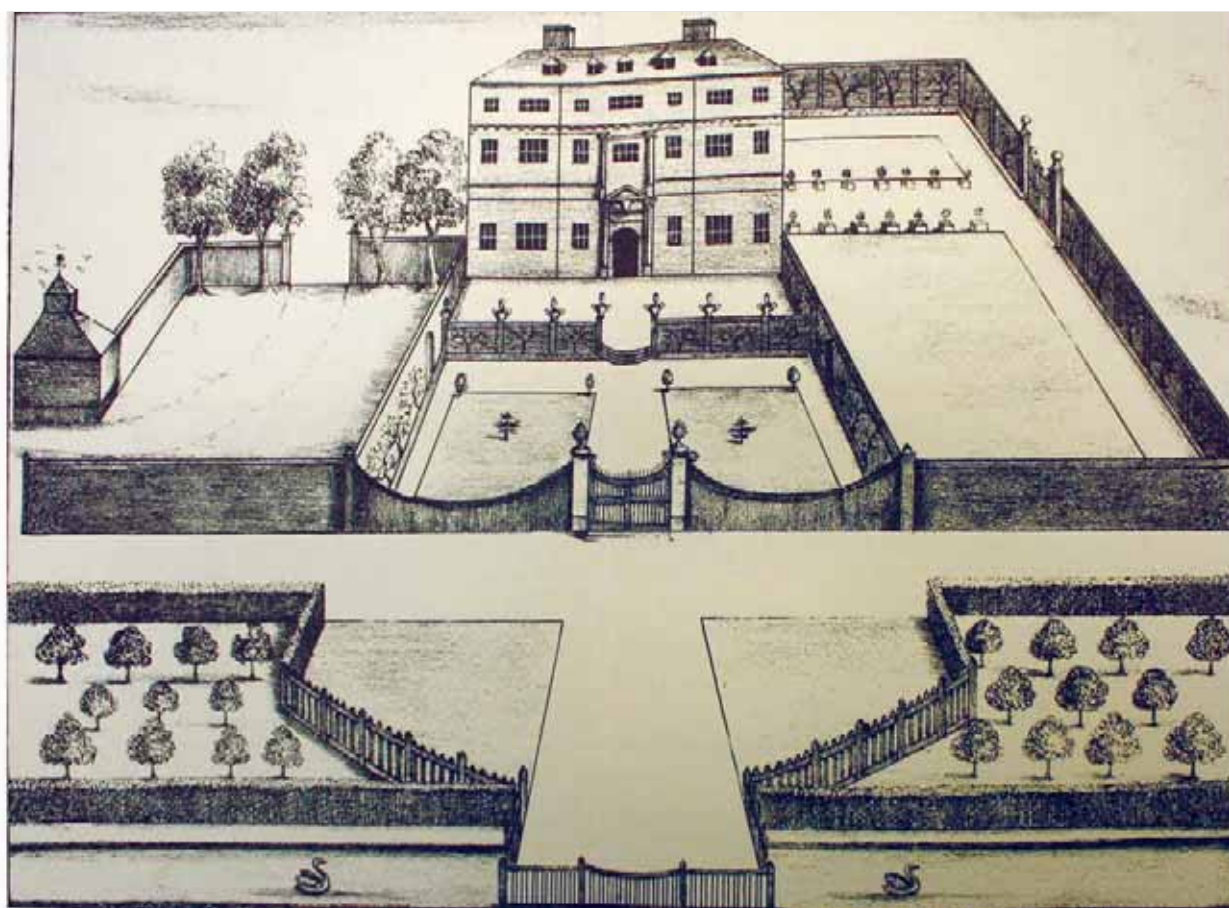


Figure 6: Engraving of Broadfield Hall by John Savage c.1700

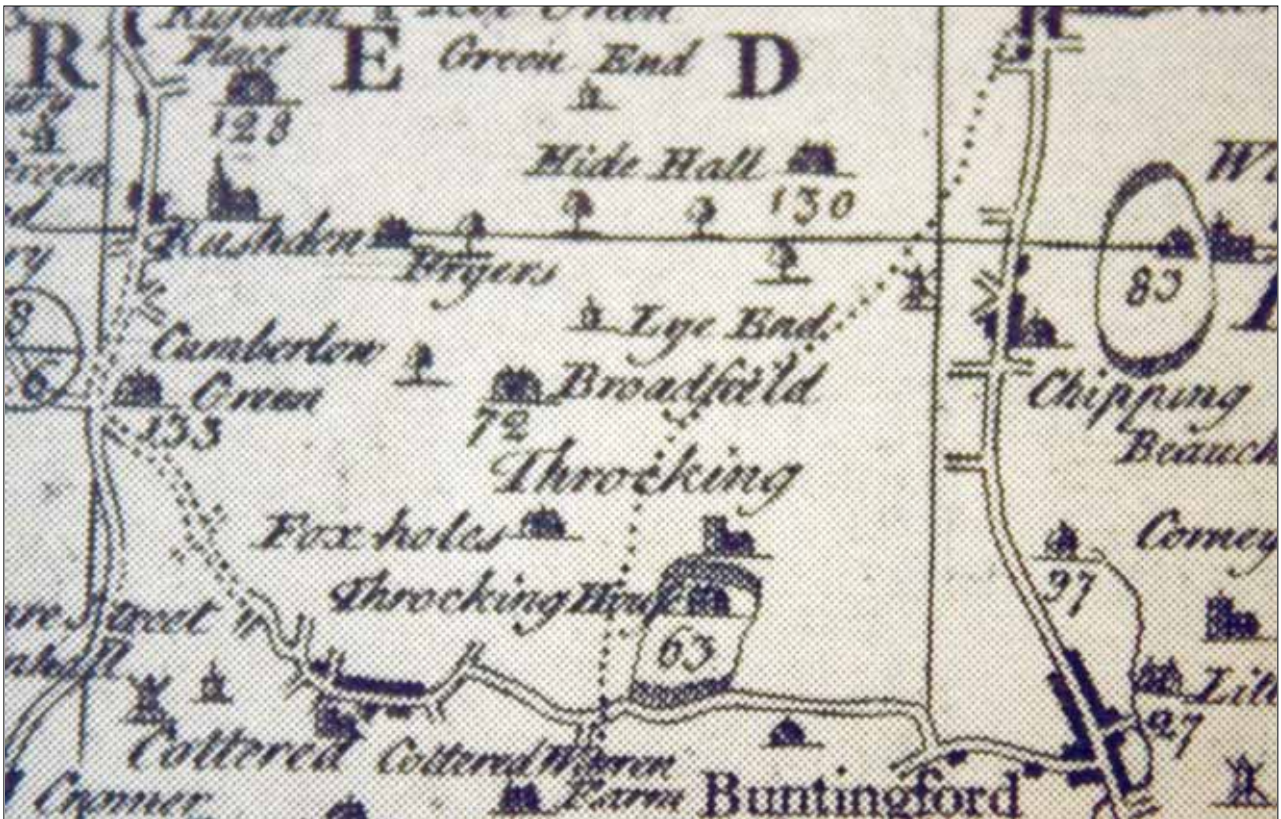


Figure 7: Warburton's Map of Hertfordshire 1749



Figure 8: Dury and Andrews's Map of Hertfordshire 1766



Figure 9: Plan of Broadfield Hall 1775 showing outline of stables (red)

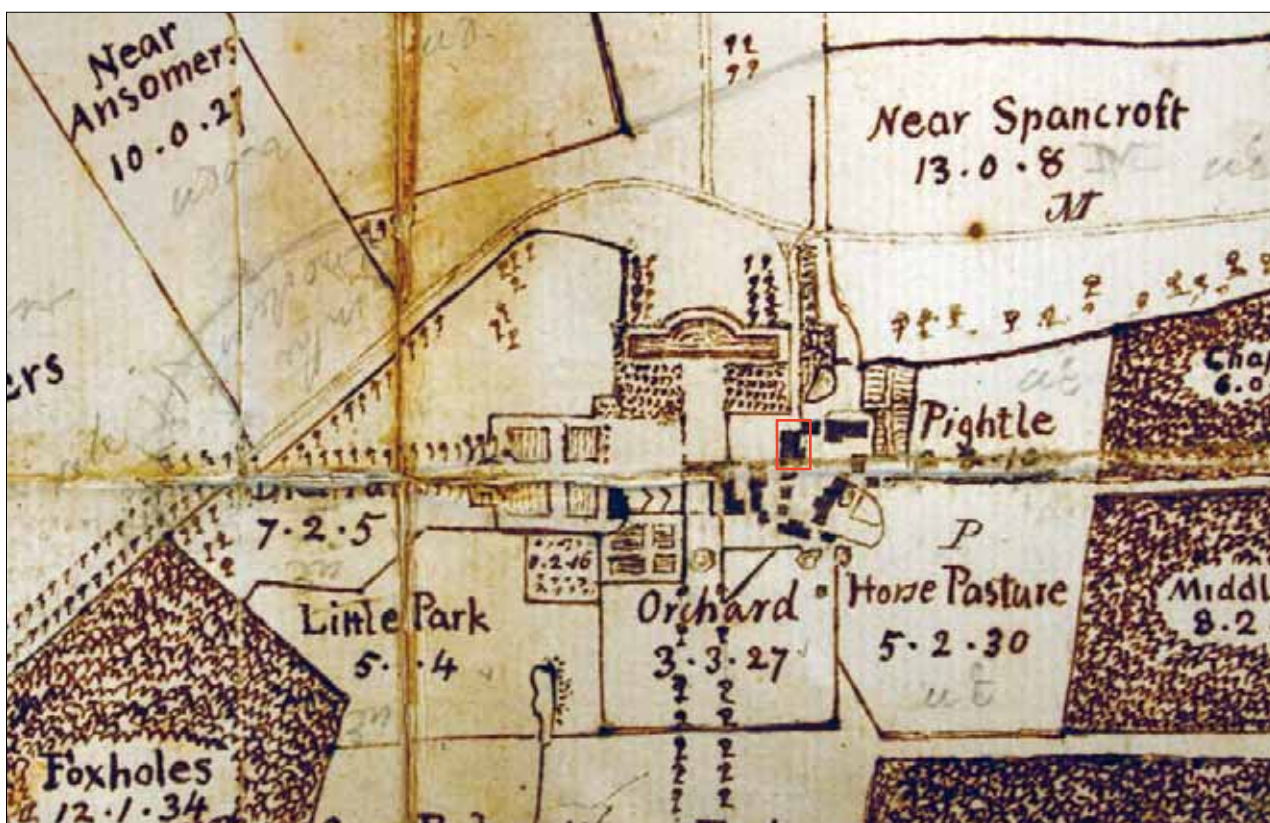


Figure 10: Plan of Broadfield Hall 1810, showing location of stable block (red)



Figure 11: Engraving of Broadfield Hall and Stables by J. Buckler, 1832

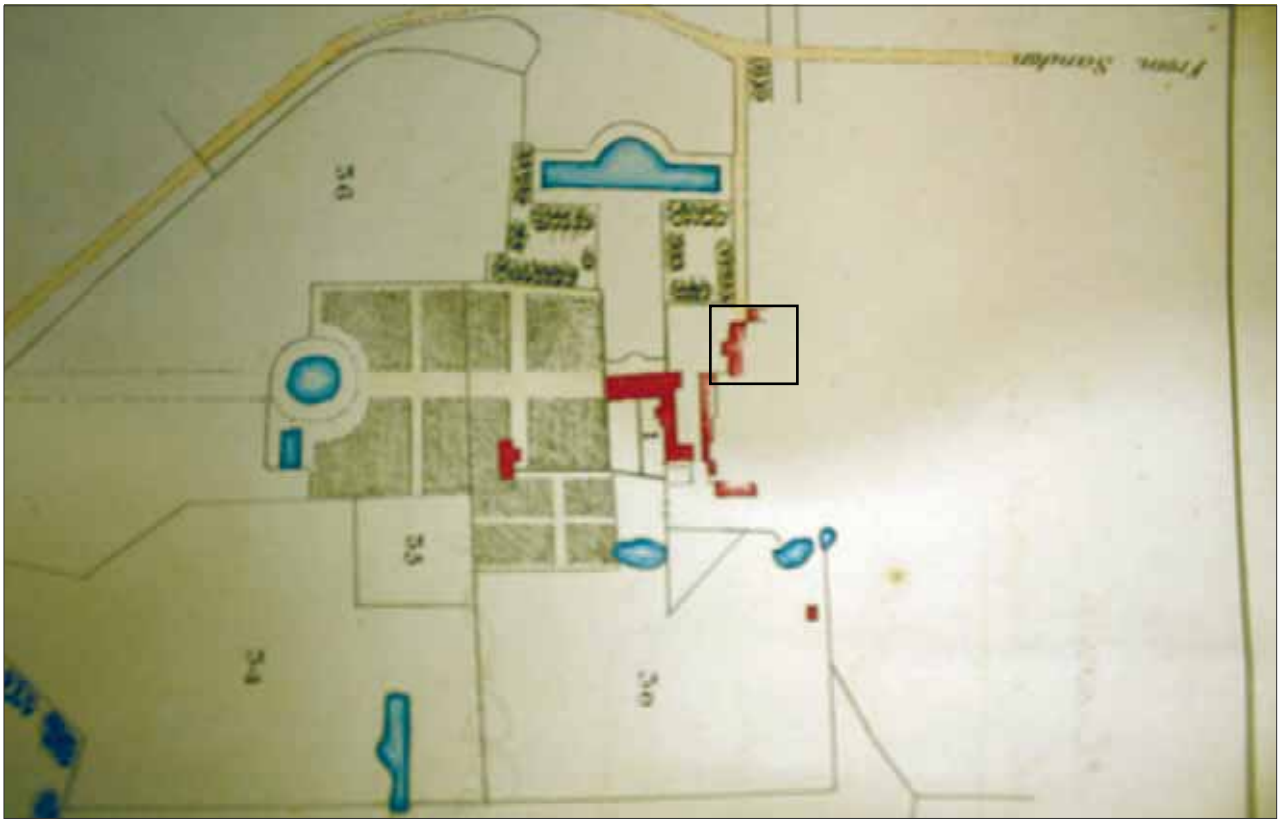


Figure 12: Plan of Broadfield Hall 1836 showing location of stables (black)



Figure 13: Undated sketch of Broadfield Hall and Stables from Cussans, 1873

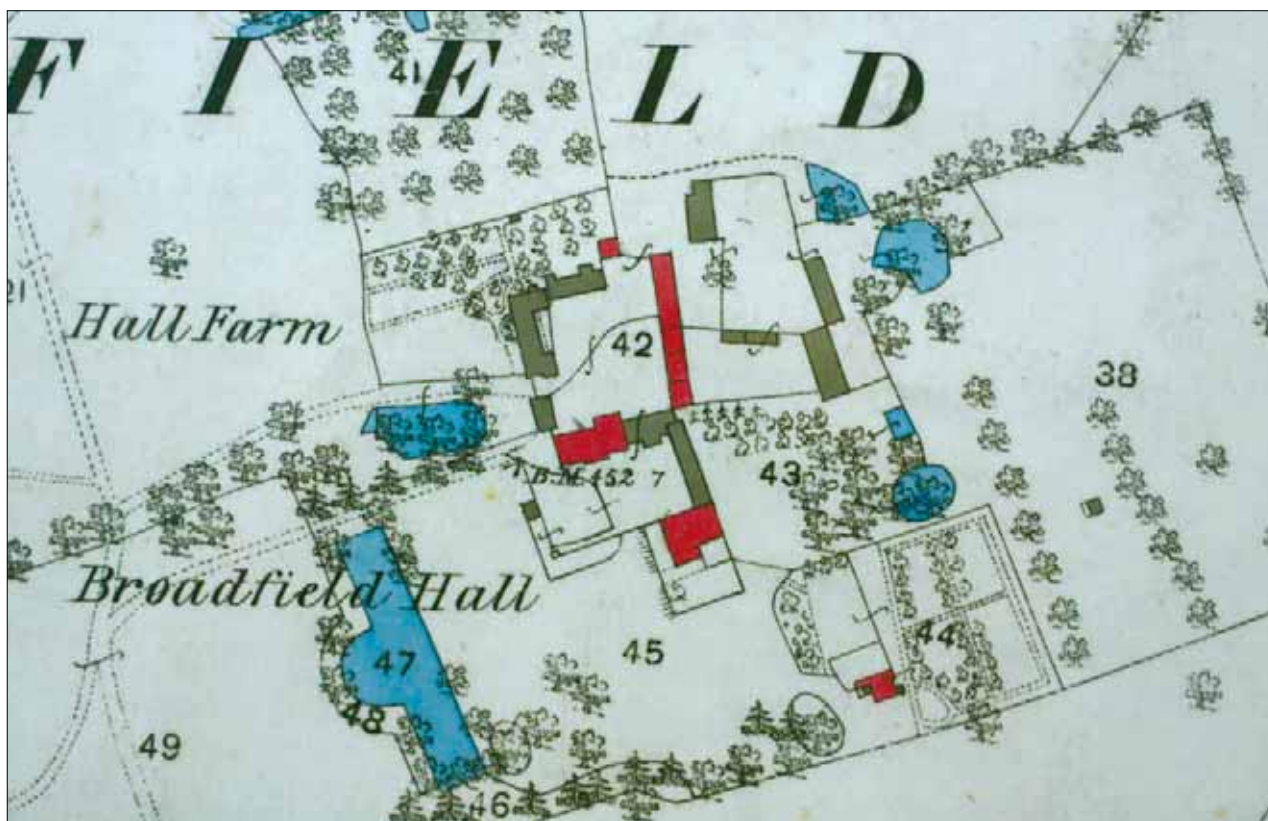


Figure 14a: 1st Edition Ordnance Survey Map (25" to 1 mile), 1877



Figure 14b: Detail of 1st Edition Map showing stable block (red)

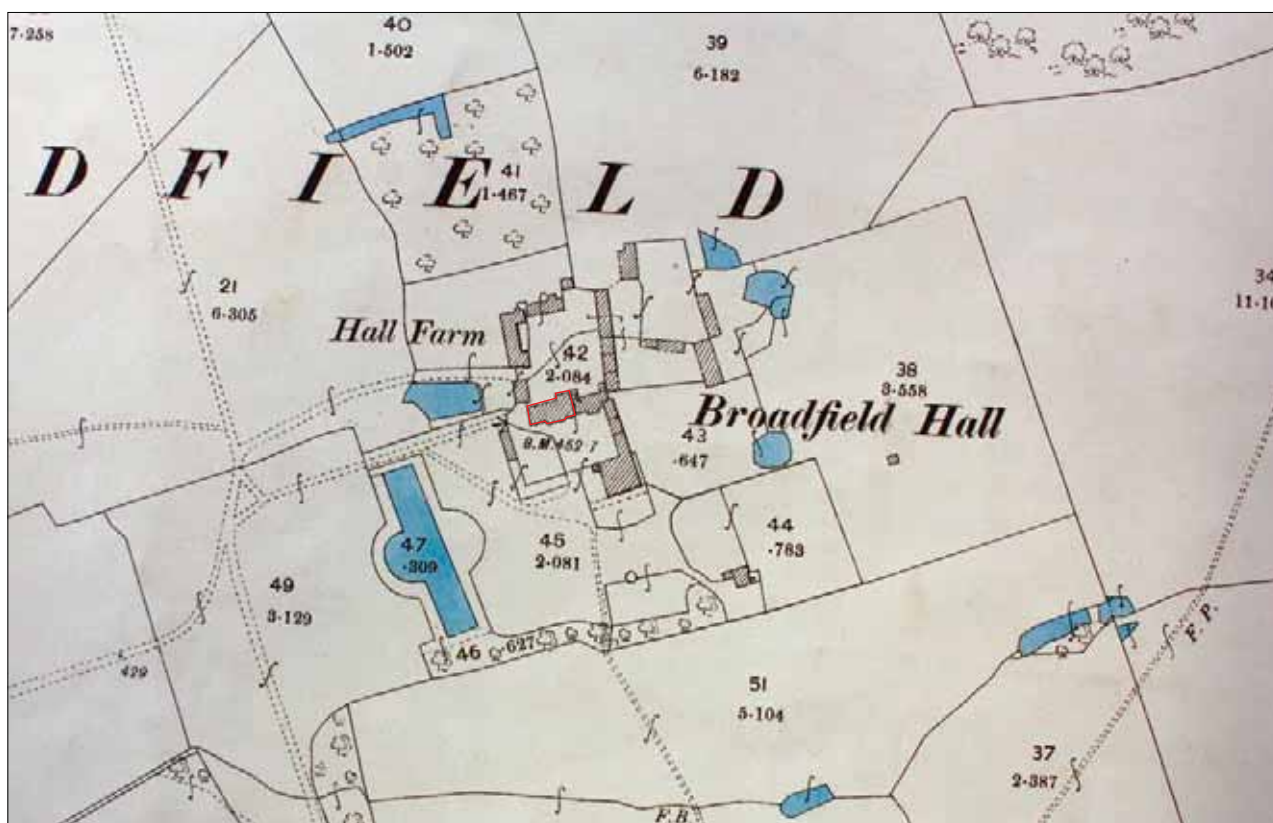


Figure 15: 2nd Edition Ordnance Survey Map (25" to 1 mile) 1898 showing stables (red)



Figure 16: Photograph of Broadfield Hall Stables, 1910

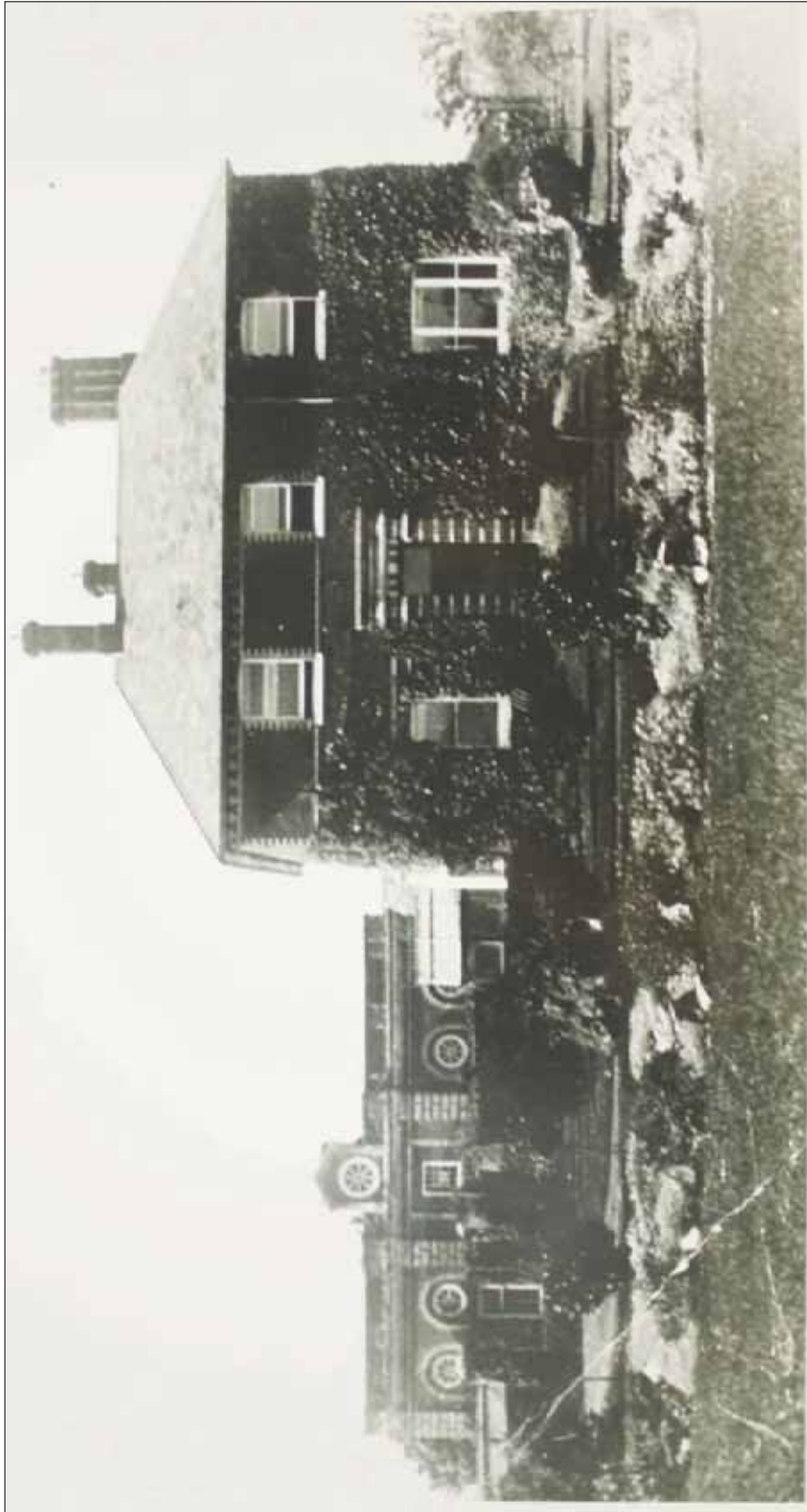


Figure 17: Photograph of Broadfield Hall and Stables pre 1914

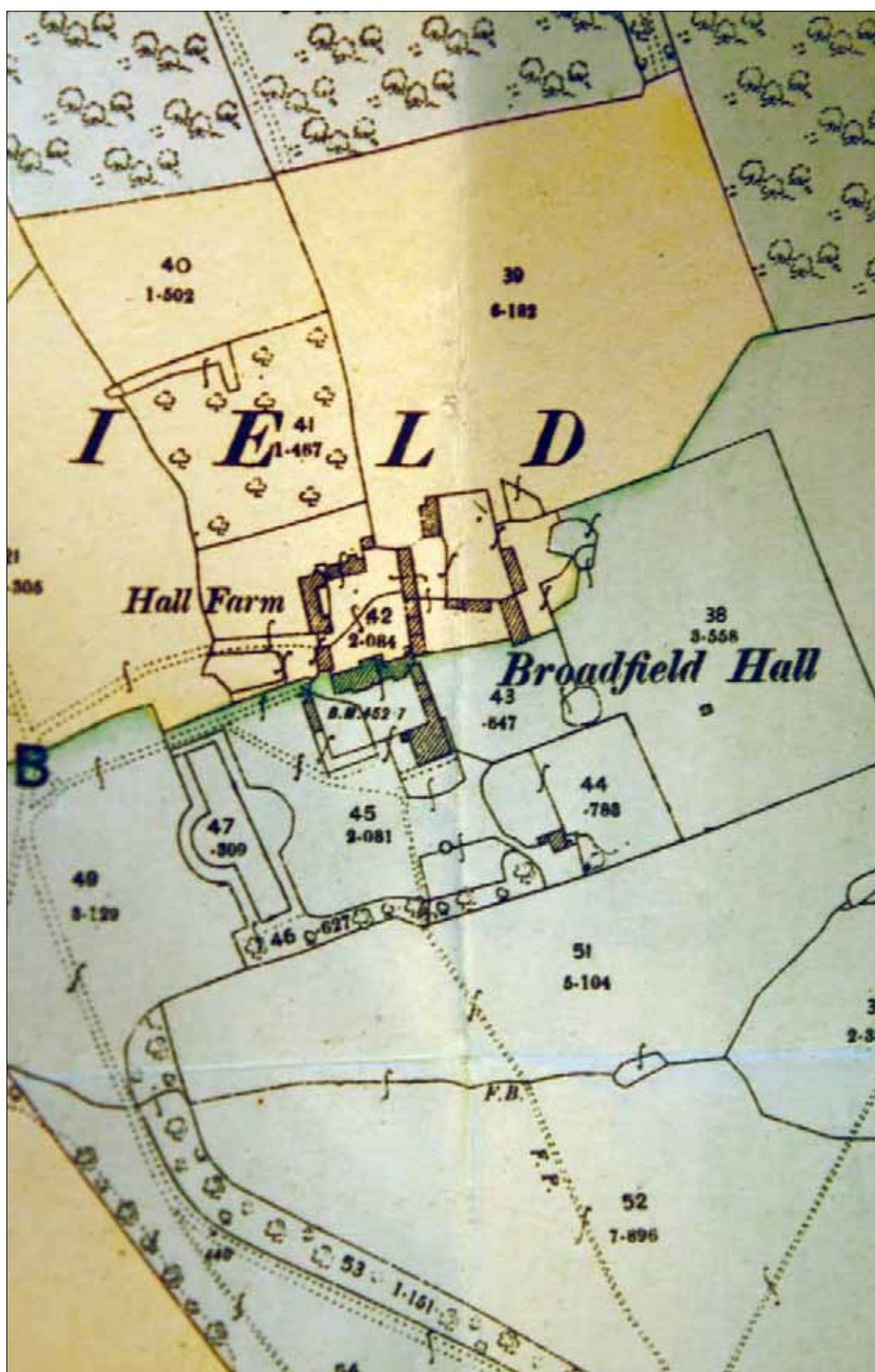


Figure 18: Plan of Broadfield Hall 1919

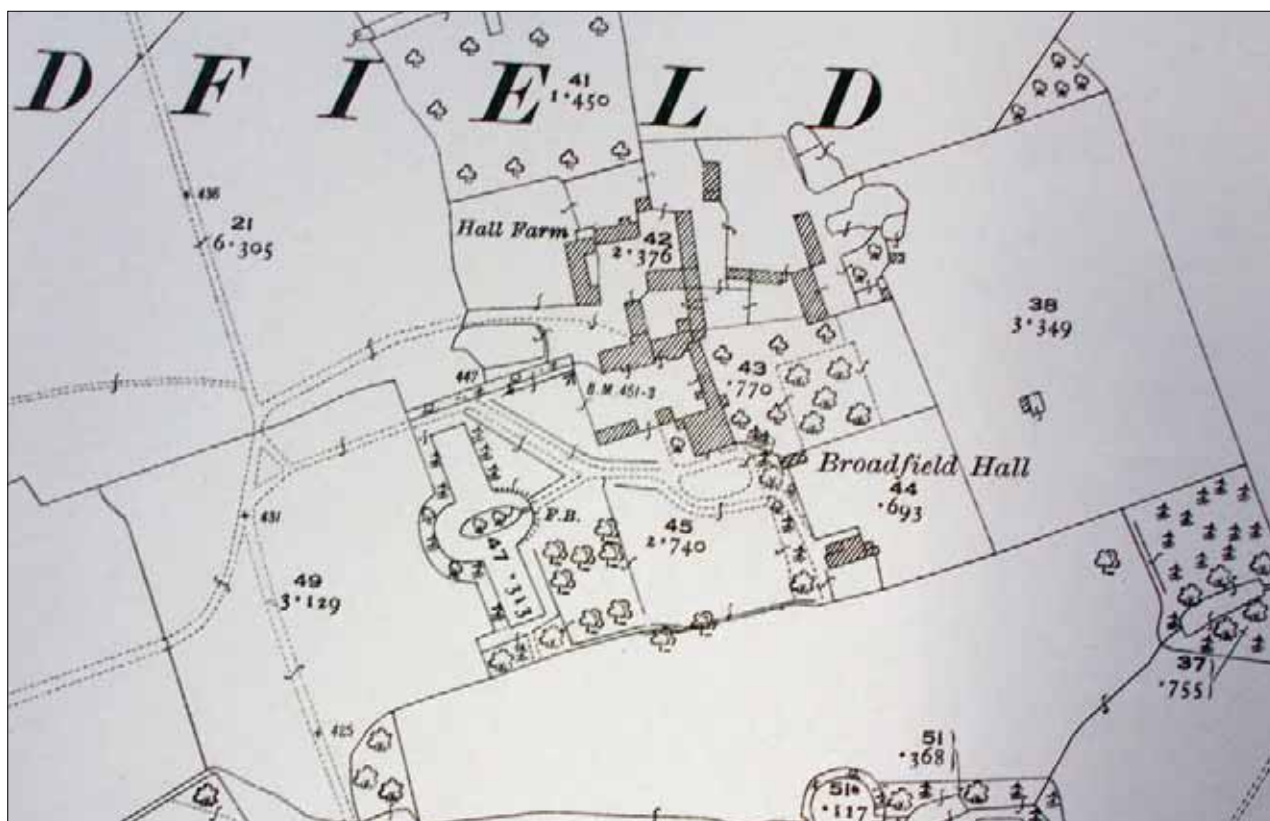


Figure 19a: 1923 Ordnance Survey Map (25" to 1 mile)

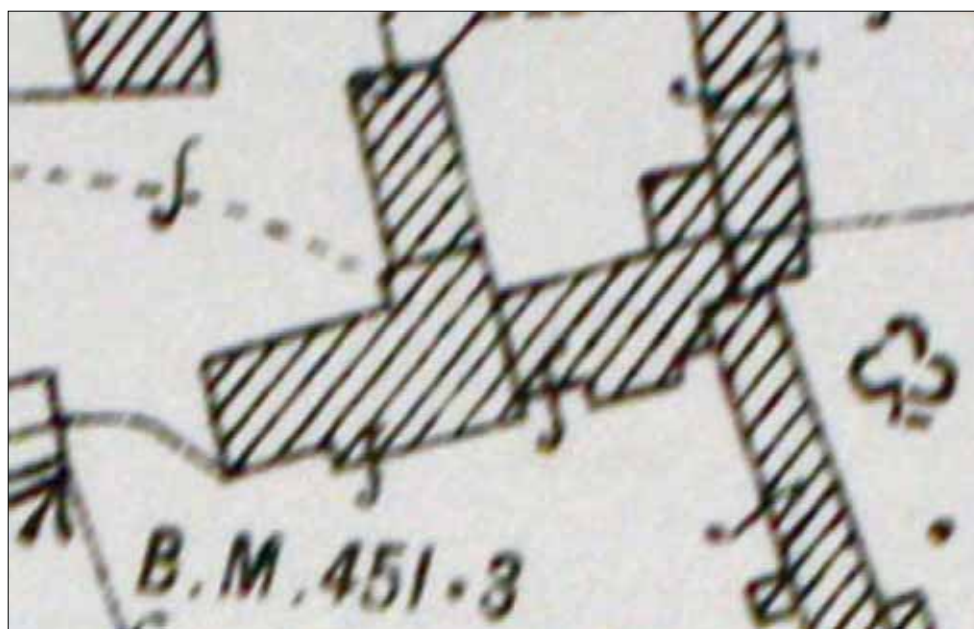


Figure 19b: Detail of 1923 Ordnance Survey Map showing stable block



Figure 20: Photograph of Broadfield Hall and Stables from 1938 Sale Catalogue

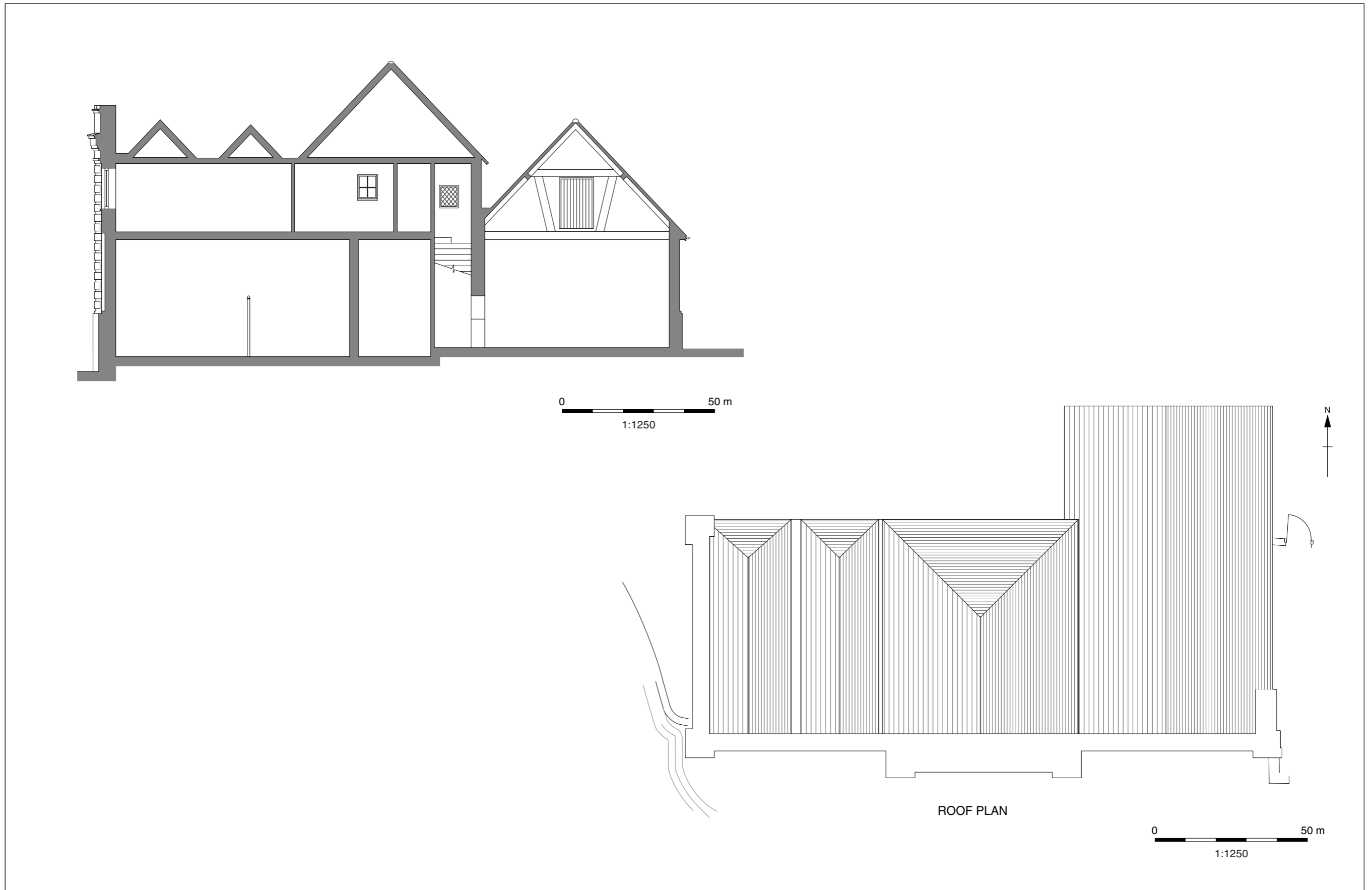
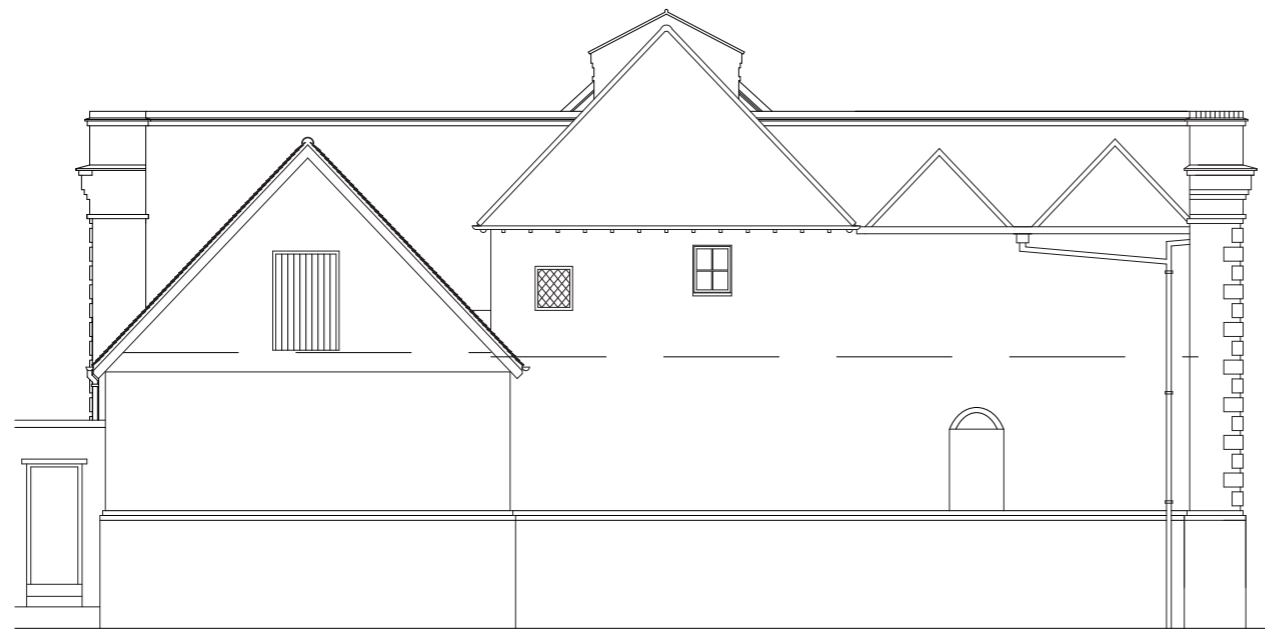
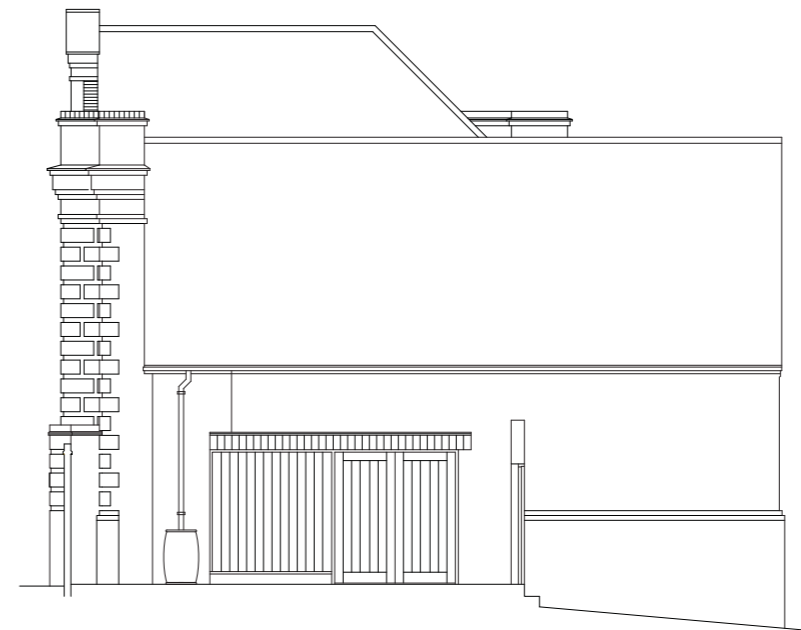


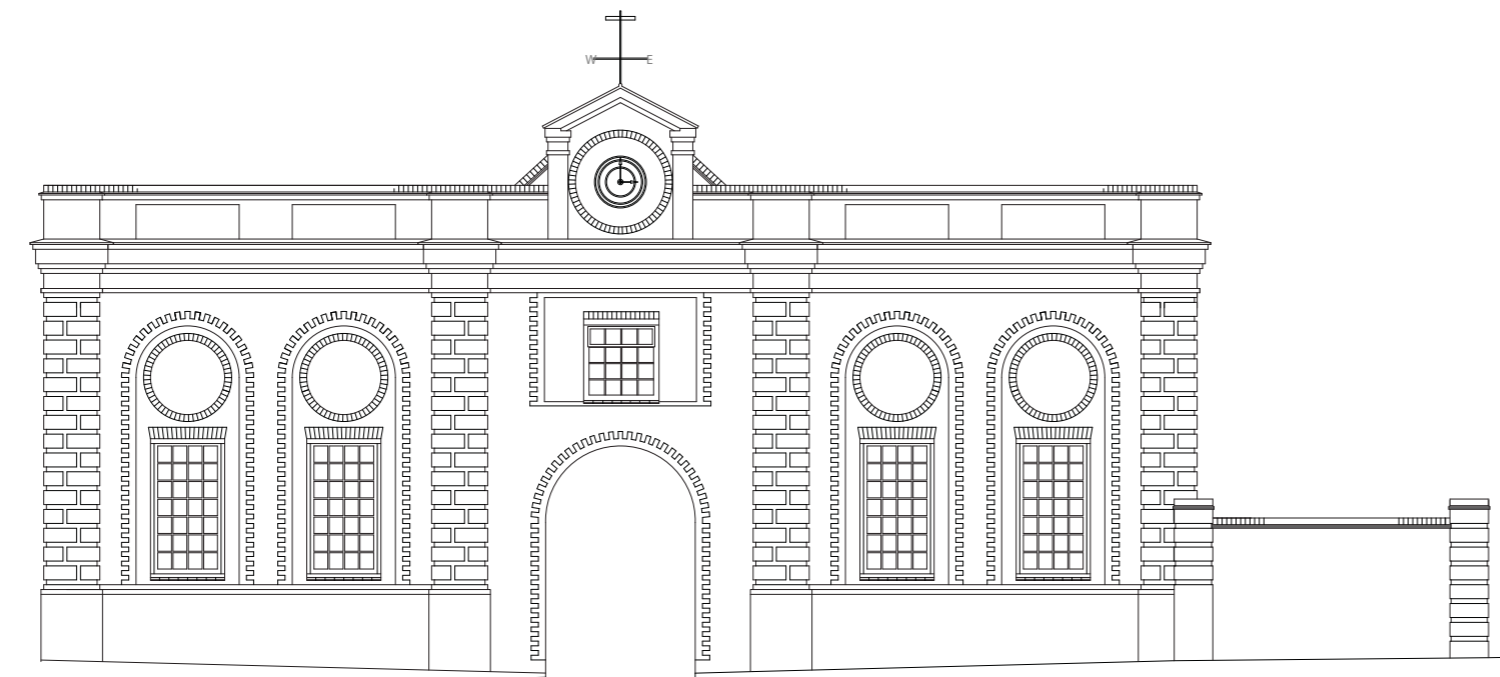
Figure 21: South facing cross section of stable building and roof plan (from data supplied from client).



Elevation 3



Elevation 4



Elevation 1



Elevation 2

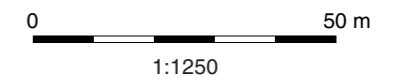


Figure 22: External elevations (from data supplied by client)

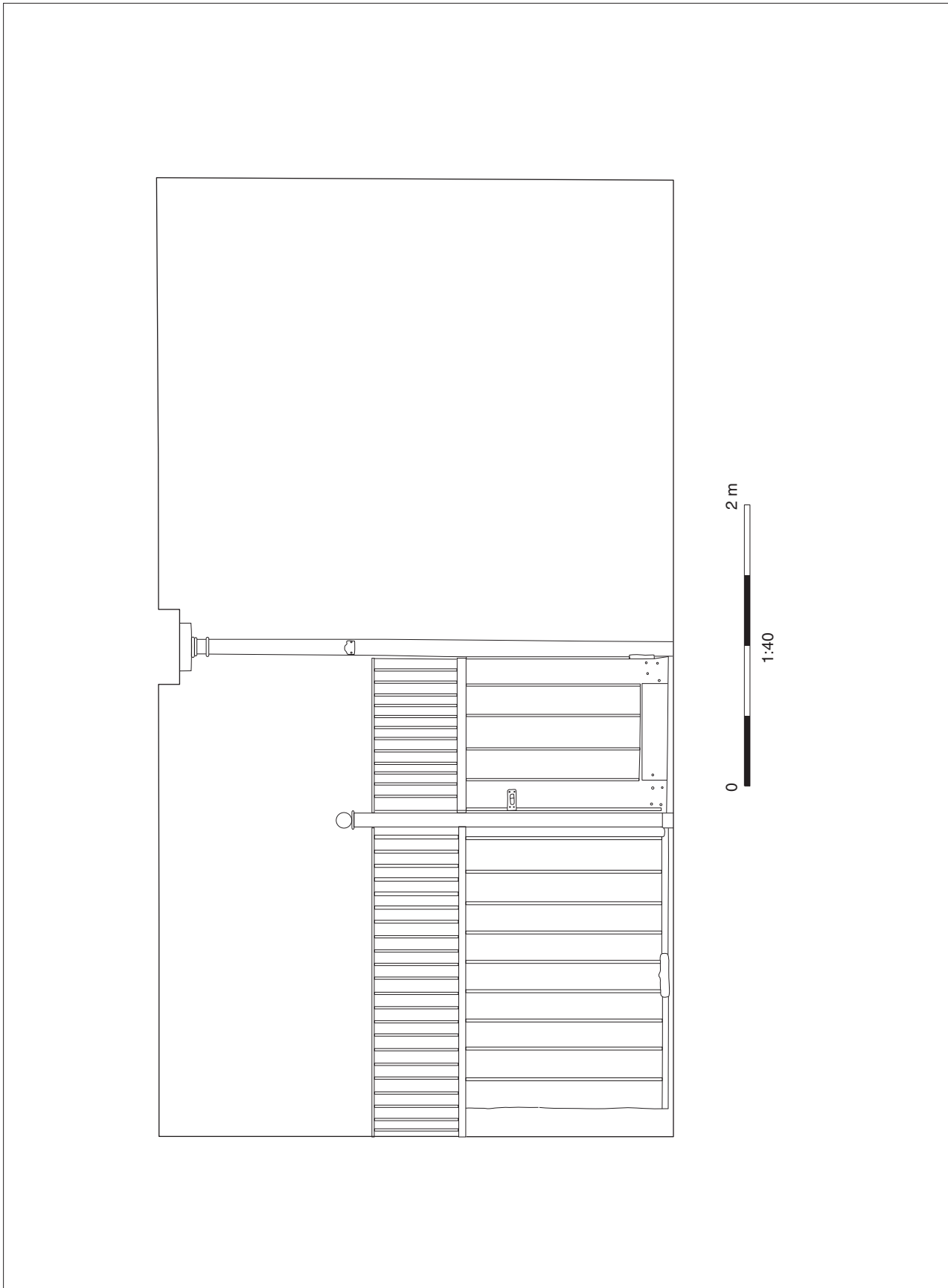
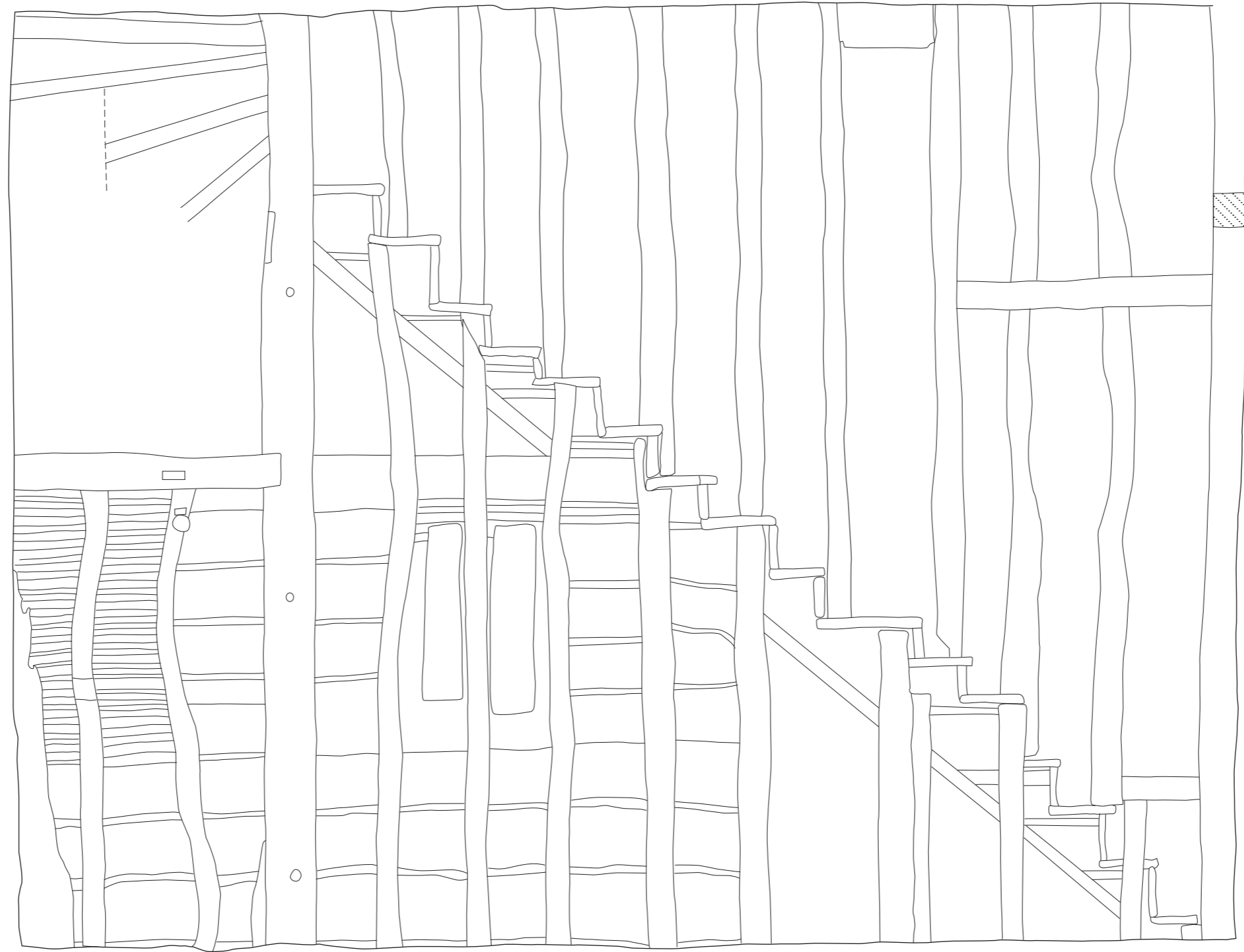


Figure 23: Elevation 5, Cross-section of G1 showing loose-box detail



0 1:20 1 m

Figure 24 Elevation 6, Exposed staircase (from G2)

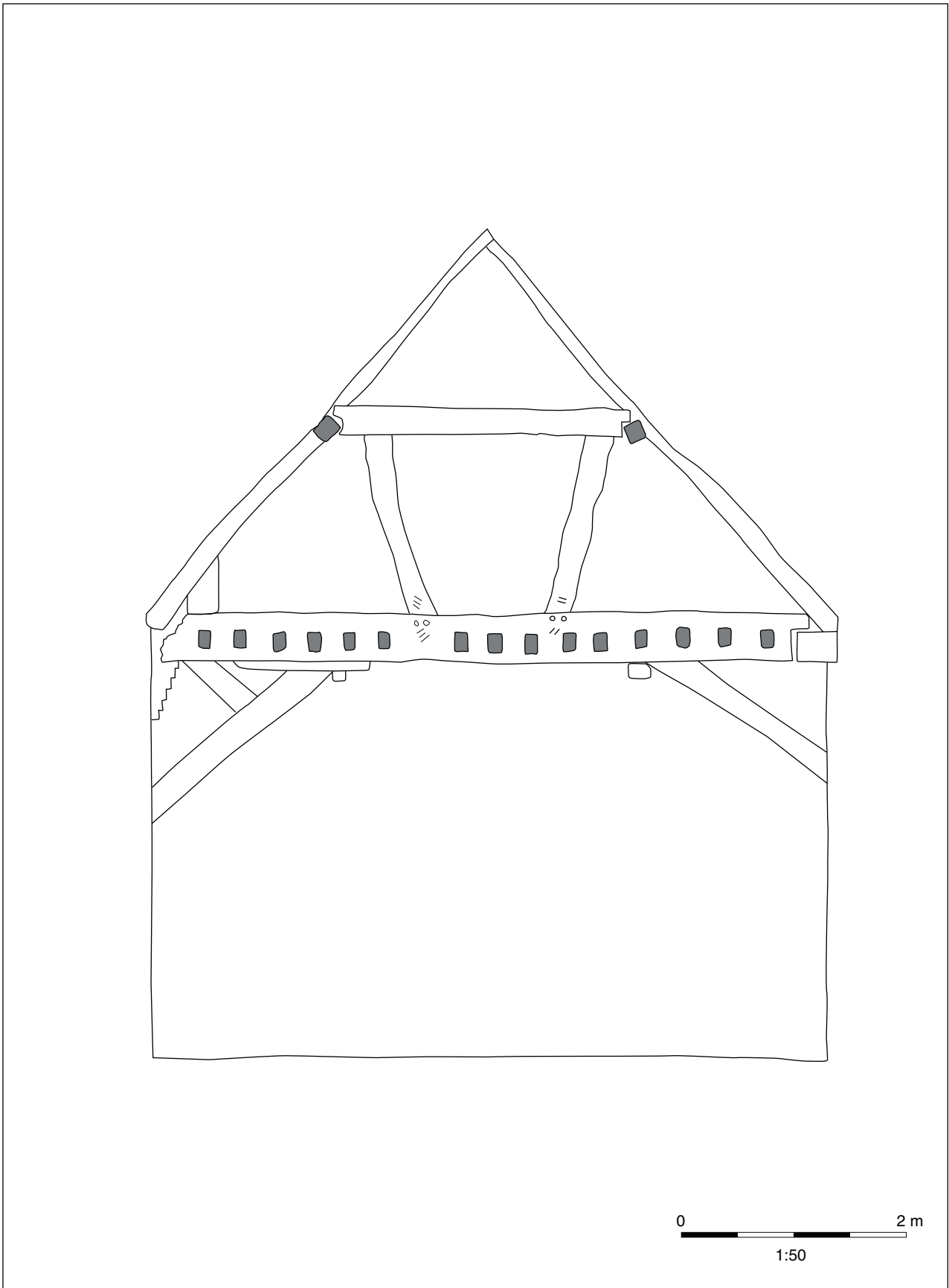


Figure 25: Elevation 7 Cross-section, showing roof construction and carpenters marks, G4

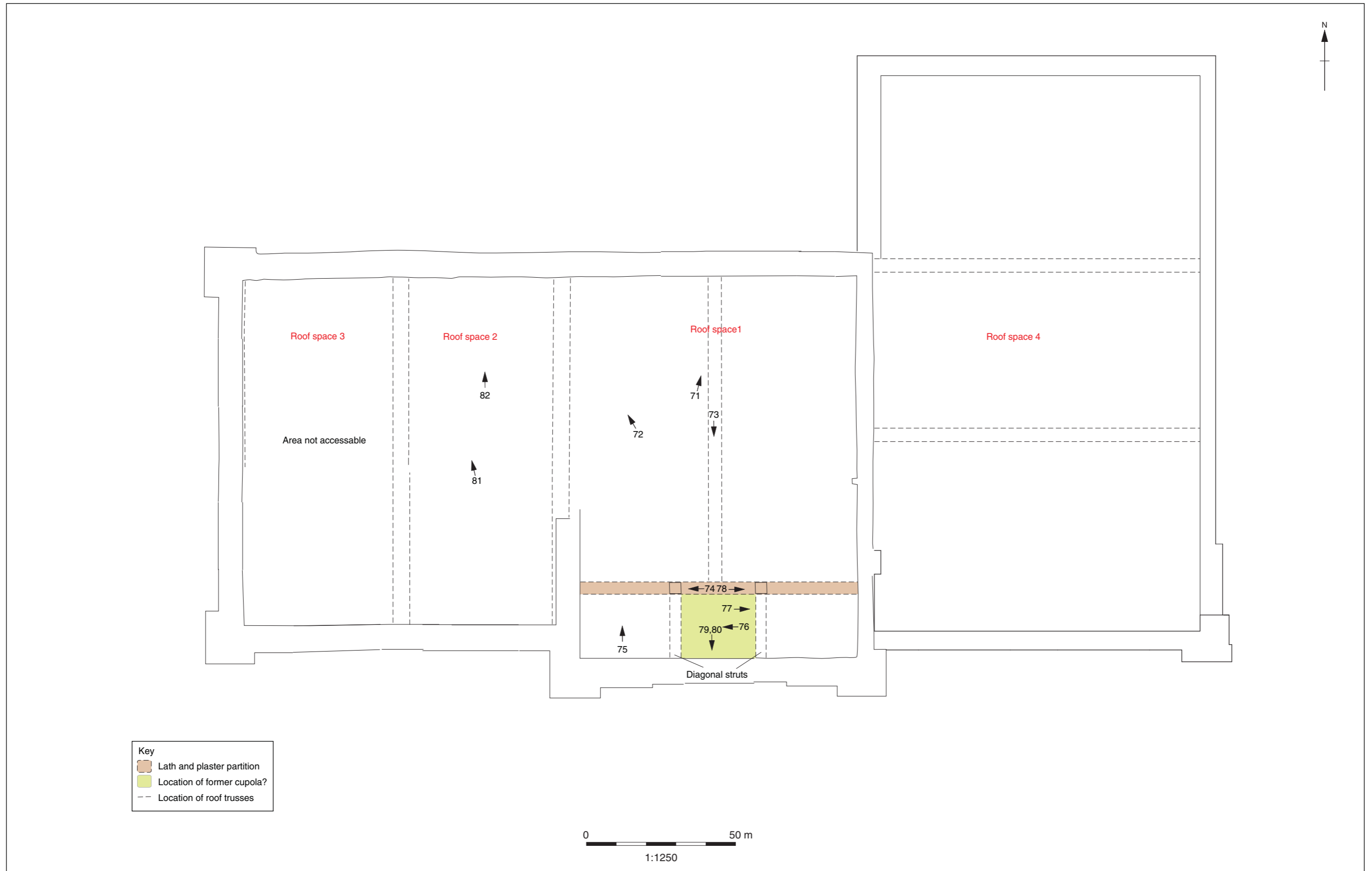


Figure 26: Ground and First Floor plans showing suggested phasing

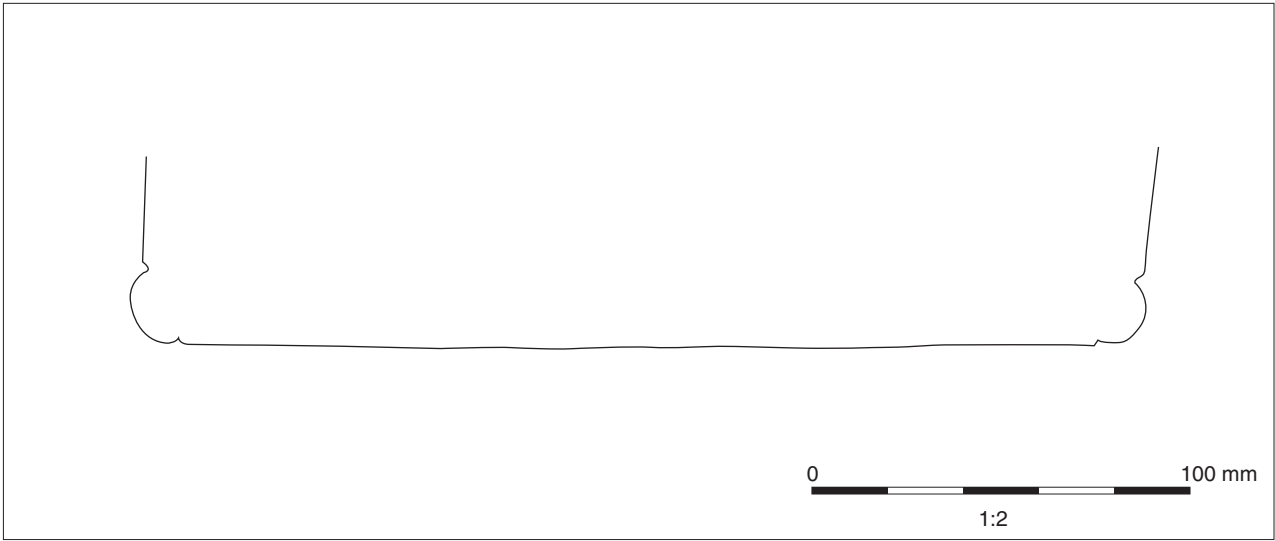


Figure 27: Profile of moulded beam, F3 and F4



Figure 28 Ground and First Floor plans showing suggested phasing



Plate 1: Broadfield Hall Stables, southern elevation



Plate 2: Broadfield Hall from northeast



Plate 3: Eastern elevation of stable block, boundary wall and gable end of farm building belonging to Hall Farm



Plate 4: Detail of window on south-facing elevation



Plate 5: Detail of Ordnance Survey Benchmark



Plate 6: West-facing elevation



Plate 7: Detail of blocked up window on west-facing elevation



Plate 8: North-facing elevation (from Hall Farm)



Plate 9: Detail of blocked up window and repair to brickwork on north-facing elevation



Plate 10: Iron structural tie on north-facing elevation



Plate 11: Door in north-facing boundary wall between Broadfield Hall and Hall Farm



Plate 12: East-facing elevation



Plate 13: Detail of raised parapet from north-east



Plate 14: East-facing elevation on Hall Farm side of boundary wall



Plate 15: Archway leading into stableblock and doors in north-facing elevation



Plate 16: Exterior door leading into G1



Plate 17: Detail of door handle/latch



Plate 18: Doors within central archway



Plate 19: Detail of "L" hinge



Plate 20: External door leading into G3



Plate 21: Internal view of G1 showing loose-boxes, ceiling joist and iron support post

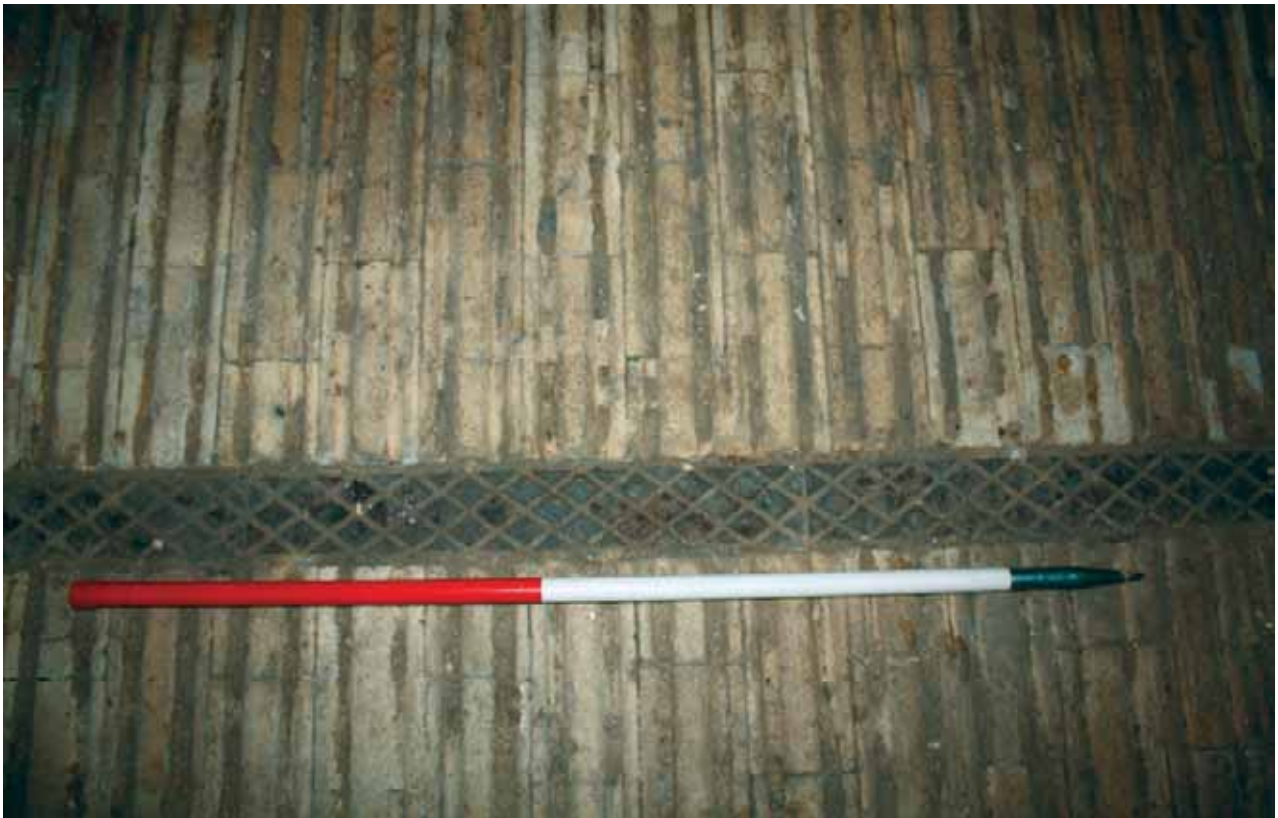


Plate 22: Detail of grooved floor tiles, G1



Plate 23: Detail of loose box screen, G1



Plate 24: Detail of loose box sliding lock, G1



Plate 25: Manufacturers plate on iron post, G1



Plate 26: Detail of manufacturers name plate at base of loose box screen, G1



Plate 27: Manger in corner of loose box, G1



Plate 28: Manger in corner of G1



Plate 29: Ceramic sink, G1



Plate 30: Recess with shelving, G1



Plate 31: G2, from central archway



Plate 32: Exposed staircase, G2



Plate 33: Detail of modern alteration to staircase



Plate 34: Wooden panelling, G3



Plate 35: Wooden harness hooks G3



Plate 36: Internal view of door showing reduced ground level, G4



Plate 37: Detail of rotten tie-beam, principal rafter, modern brick support and replaced wall plate, G4



Plate 38: Queen post roof, G4



Plate 39: Eastern elevation showing arch and first floor access, G4



Plate 40: Detail of access door from F7 into roof space of G4



Plate 41: Detail of valley between roof-lines from G4



Plate 42: East-facing internal elevation, G4 (using “Autostitch”)



Plate 43: Detail of archway leading from G4 into G5



Plate 44: View of south-facing internal elevation, G4



Plate 45: Detail of loading door



Plate 46: Internal detail of roundel brickwork



Plate 47: West-facing internal elevation, G4 (using "Autostitch")



Plate 48: Saddle hook, G5



Plate 49: Detail of brick work inside arch, G5



Plate 50: General room view, F1



Plate 51: General room view, F1



Plate 52: General room view, F2



Plate 53: Detail of empty mortices, F2



Plate 54: General room view, F3



Plate 55: Detail of support post and tie-beam, F3



Plate 56: Detail of repair/replacement of moulded tie beam and filled square peg holes



Plate 57: 20th Century fireplace, F3



Plate 58: Internal detail of window, looking west along access road, F3



Plate 59: General room view showing late 20th century kitchen appliances and work surfaces



Plate 60: General room view showing late 20th century kitchen appliances and work surfaces



Plate 61: Exposed brickwork, F4



Plate 62: General room view showing 20th century barthoom suite



Plate 63: View along first floor corridor, F6



Plate 64: View along first floor corridor, F6



Plate 65: Turning area at top of stairs, F7



Plate 66: View from top of stairs, F7



Plate 67: Access door from F7 into G4 roof space



Plate 68: Detail of "H" hinge on access door, F7



Plate 69: Detail of "L" hinge on access door, F7



Plate 70: Detail of hipped roof



Plate 71: Detail of roof ridge showing carpenter's marks on common rafters



Plate 72: Half-lap joint connecting the principal rafter and purlin



Plate 73: View of roof space 1, looking southwards



Plate 74: Remains of "H" hinges from doorway in roof space 1



Plate 75: Detail of lath and plaster screen in roof space 1



Plate 76: Diagonal and upright posts behind pediment at southern end of roof space 1



Plate 77: Dated carpenter's inscription



Plate 78: Dated carpenter's inscription



Plate 79: Detail of raised pediment brickwork from inside roof space 1



Plate 80: Clock mechanism, roof space 1



Plate 81: Common rafters with carpenter's marks, roof space 2



Plate 82: Hipped roof at northern end of roof space 2



**Head Office/Registered Office/
OA South**

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@oxfordarch.co.uk
w: <http://thehumanjourney.net>

OA North

Mill 3
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@thehumanjourney.net](mailto: oanorth@thehumanjourney.net)
w: <http://thehumanjourney.net>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850500
f: +44 (0) 1223 850599
e: [oaeast@thehumanjourney.net](mailto: oaeast@thehumanjourney.net)
w: <http://thehumanjourney.net>



Director: David Jennings, BA MIFA FSA

*Oxford Archaeology Ltd is a
Private Limited Company, N^o: 1618597
and a Registered Charity, N^o: 285627*