

HERTFORDSHIRE GARDENS TRUST
LOCAL LIST: **DACORUM**

Present Name of Site
ROSSWAY

Historic Name (if known)
Pratt's Place (C16)
Rothway (C17)

Parish/Town **Northchurch**

National Grid Reference of Principal Building: SP960 073

Present Area (approximate) c. 1200 Acres

Brief Description

In 1616 it consisted of a messuage and 50 acres of land. The estate, part of which extends into Wigginton, was bought in 1802 by Robert Sutton of Highgate. The mansion was surrounded by Parkland. In 1863 it was purchased by Charles Staunton Hadden, a Ceylon Coffee Planter. At that time the estate comprised 577 acres and was worth £34,500. Hadden built the present mansion, near the former residence. Hawridge Bottom Farm was added to the estate in 1906. In 1999 875 acres of land were sold off.

Approaches:

Berkhamsted Lodge: c.1802 of uncoursed knapped flint with steep half-hipped tiled roof with rustic verandah to north and east.

Tring Lodge: 1802 . . A single-storey rectangular rustic gate-lodge facing west. Uncoursed knapped flint. Red scalloped tile steep hipped roof carried down to form a rustic verandah on north, west and south sides supported on rough wooden columns like trees, with braces. Weatherboarded rear extension. Symmetrical 2 windows front with central door. Flint corner pilasters and raised surrounds to pointed 2-light casement windows. A pair to Chesham Lodge and related to Berkhamsted Lodge.

Chesham Lodge: . A single-storey rectangular rustic gatelodge with deep verandah facing E onto drive. Uncoursed knapped flint, steep hipped scalloped red tile roof carried down over verandah on N, E, and S with plain tile verge, carried on rustic posts and braces. Corner pilasters and raised surrounds to pointed windows also in flints. Symmetrical E front with 2 2-light pointed casement windows lattice leaded, and central pointed door. One similar window at each end and small gable in centre of each side of verandah. Brick rear extension.

The Drive: By 1824 the public road between the house and farm was diverted from the point at which Tring Lodge now stands south westwards to join the Wigginton to Chesham road at SP955 069. This approach was deemed 'more commodious and less steep' than the winding Hogs Dell Lane to its west.

Principal Building:

Rossway Park Built 1865-7, designed by Robert Evans (Hines and Evans) with alterations in 1889 by Evans. Two storey in Italianate style under low hipped roof. Entrance on north front with projecting 'Palladian' portico. Garden front has flat-roofed polygonal bay to drawing room and attached conservatory leading onto terrace. Service wing to west of house. Luton blue brick, openings with stone surrounds, slate roof.

The **stable block:** Now converted to housing. It is an L-shaped brick built 2-storey building under a hipped slated roof. The third side of the stable courtyard is a white painted 2-storey building under a gabled and slated roof, these gables similar to those on the west wing of the main stable block. The complex lies on the south side of the drive running from the farm complex to the main house.

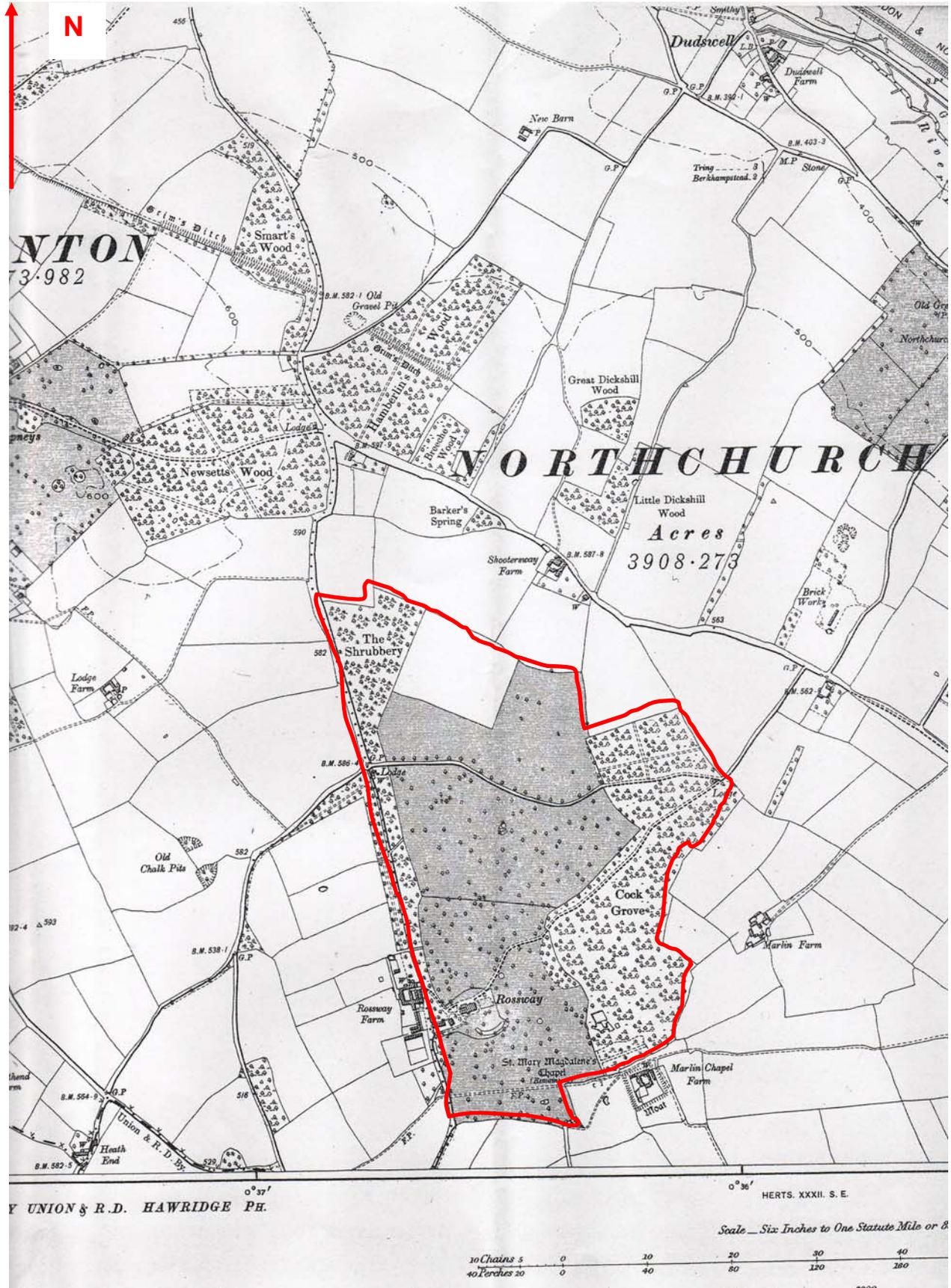
Pleasure grounds: The curved stretch of water to the south of the old mansion has been partially filled in but still forms a feature of the pleasure grounds. Which were informal with trees in lawns and remain so. They abut the house on the east and south sides with parkland beyond on all but the western side.

Walled Kitchen Garden: Situated across the lane to the west of the house in Rossway Home Farm. Built c.1800 of hand-made, wire-cut bricks to a height of 8 foot. Buttressed on exterior and capped with flat and end-on bricks. Decorative iron gates. Contains cross-paths and **Pigeon House** of early 19th century . Rebuilt and relocated in 1994/5 from S yard of Rossway Home Farm. Farm improved about 1850 but with buildings from C16. Farmhouse C16-19

Ice House: 1831 in a dell close to Chesham Lodge. The original inner door frame was still extant in 1990 with the initials RS (Richard Sutton) on the door and 2 rendered fanning walls to the entrance. The decorated façade has been lost.

Park: By 1877 extensive tree planting had taken place within the parkland and the plantation at Cock Grove and belts along the drive to Tring Lodge still exist. An Acer avenue has been planted in the parkland running to the east of the mansion and a new avenue of Limes has been planted along the Berkhamsted Driveway. To the south of Cock Grove is the ruined church of St Mary Magdalene at Marlin Chapel Farm. A large rectangular **chapel**, now in ruins, approx. 60m to west of moated site of a nearly-square homestead moat, water-filled at northwest corner but otherwise dry. Perhaps another moated enclosure to southeast. Pond to west perhaps fishpond Chapel is probably 13C, constructed of flint with clunch dressings. Each corner stands to about 5m and the rest only to ground level. Fenced and overgrown.

Important people associated with site:	
Resident : Charles Staunton Hadden	Architect: Robert Evans (Hines & Evans)
Assessment of significance: One of the group of small gentry estates on the outskirts of Berkhamsted and Tring, which probably appeared in the early 19C as a result of improved communications with London. Forms a transitional area between the country town and the rural area of the AONB.	
Principal Uses: Private Residences, Farm	
Public Access/Rights of Way: WG4 and NC20	
Designations: (e.g. Scheduled Ancient Monuments, Conservation Area, Listed Buildings, EH Register of Historic Parks & Gardens, Tree Preservation Orders, SSSIs, Nature Reserve, National Trust, County Wildlife Site, etc)	
Grade II: Rossway House, Tring Lodge, Bekhamsted Lodge, Rossway Home Farm Walled Garden.	
Scheduled Ancient Monument:	
Area of Archaeological Significance 29 around Marlin Chapel Farm	
Green Belt	
Chilterns Area of Outstanding Natural Beauty	
Landscape Character Area: 110. Ashlyns and Wigginton Plateau	
Sources of information: Report available at Hertfordshire Archives and Local Studies	
Site visited by:	Date:



Ordnance Survey 1st Edition Sheet XXII.SE Scale 6":1 mile.

Ordnance Survey 1st Edition Scale 25":1 mile

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