

LAND AT TILEKILN GREEN, STANSTED
ARCHAEOLOGICAL DESK BASED ASSESSMENT
ISSUE 02: JANUARY 2021



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On behalf of Purcell ©

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LAND AT TILEKILN GREEN, STANSTED: ARCHAEOLOGICAL DESK BASED ASSESSMENT

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NON-TECHNICAL SUMMARY

Purcell UK has been commissioned to undertake an Archaeological Desk Based Assessment (ADBA) in advance of proposed development on Land at Tilekiln Green, Stanstead in the county of Essex. The scheme comprises clearance of the current vacant grassland and the development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.

This desk-based study assess the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

Prehistoric remains: The site lies close to an area of Kesgrave Sands and Gravel deposits, with the Latchmore Brook, a tributary of the River Stort running east-west to the south of the site. This area would have been a suitable location for hunting, fishing and other activity, and may well have been near settlement. Neolithic and substantial Iron Age activity has been recorded within the study area. There is a **moderate** potential for prehistoric remains within the site.

Romano-British: The projected line of the Roman Road, Stane Street crosses in an east-west alignment the very northern tip of the site. Farmsteads and small villas have been found on both sides of the A120 between the M11 junction and Braintree, exploiting the Roman transport route. A number of finds or features dating to the Roman period have been found within the study area including two wealthy Roman cremation burials. There is a **high** potential for Roman remains within the site, particularly in the northern extent.

Medieval period: The site lies in close proximity to a probable medieval tile kiln, that is listed on the HER in the neighbouring field. Medieval pottery scatters, quarry pits and crofts are also recorded on the HER for within the study area. There is a **moderate – high** potential for medieval remains within the site.

Post-medieval period: Cartographic sources show a number of structures and buildings existed roadside on the site in the north and north-east quarter. Remains of footings, drainage, hardstanding, possible basements or cellars and building debris are likely to present within the site. There is a **high** potential for post-medieval remains.

Archaeological survival is expected to be high owing to the fact that the site has not been extensively developed or been exposed to modern deep ploughing. There is currently no geotechnical information available for within the site so levels of natural and potential made ground are not known.

The main impacts would potentially be from levelling the site and the hardstanding which would involve in some areas excavations depths of 2m+. Addition of a new access road would see excavation depths at around 1m. Excavation to these depths would likely severely truncate or completely remove any archaeological deposits within the footprint of the works.

In light of the size of the site along with the high survival potential and moderate to high archaeological potential, it is recommended that archaeological monitoring of any preliminary geotechnical investigations be undertaken in order to confirm the level of natural deposits along with the presence and depth of any archaeological remains.

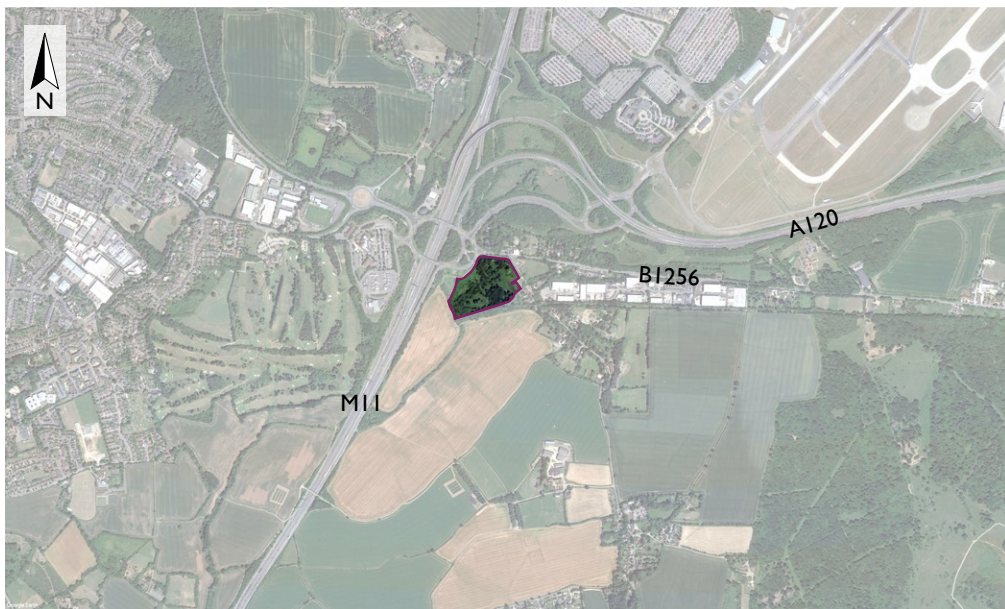
The results would inform an appropriate mitigation strategy which might comprise a targeted archaeological evaluation/ excavation in advance of construction and/ or a watching brief during groundworks for remains of lesser significance.

SECTION 1.0

INTRODUCTION

This Archaeological Desk Based Assessment (ADBA) has been prepared by Purcell, a firm of Conservation Architects and Heritage Consultants. It has been commissioned to accompany a planning application for the construction of a new open logistics facility on Land at Tilekin Green, Stansted, Essex. The site is centred at National Grid Reference 551745 221299 (hereafter 'the site').

KEY
— Site Boundary



Location plan. This plan is not to scale. Base plan © Google Earth 2019.

SECTION 2.0

METHODOLOGY

2.1 AIMS AND SCOPE

The aim of this assessment is to establish the known and potential heritage assets within the site and its environs, which may be affected by future redevelopment of the site.

For the purposes of this assessment, heritage assets are taken to encompass below ground archaeological remains, historic structures and elements of historic landscape.

2.2 STUDY AREA

The recorded heritage assets within 1km radius of the site make up the study area. Information regarding nationally and locally designated assets and areas within the study area have been considered as well as undesignated heritage assets.

2.3 SOURCES

A number of publicly accessible sources of primary and synthesised information were consulted to provide a robust baseline dataset. A brief summary of the sources consulted is given below.

Historic Environment Record

The Essex Historic Environment Record (HER) was consulted. Information from the HER has been reviewed and synthesised for the purposes of this report and the data is provided in gazetteer format in the *Appendices*.

Documentary Sources

A search of primary sources, Ordnance Survey maps and secondary sources was undertaken. The study of maps and associated historical sources helps to clarify the archaeological potential of the site in two ways. Firstly, it suggests aspects of historic land use and structures that may have existed on the site prior to modern development. Secondly, it highlights areas within the site that may contain potential for archaeology or where archaeology may have been removed by post-medieval development. Sources consulted in the preparation of this document are listed in the *Bibliography*.

Geo-Technical Data

Geo-technical information is available from the British Geological Survey website and includes solid and drift geology and borehole data. This data can indicate the relative depths and composition of artificial deposits (made ground) and the depths to natural geological deposits.

Legislative and Planning Documents

The results of a review of legislation and local planning documents, and where relevant, details of any statutory and non-statutory designations are included in *Section 3*.

2.4 CHRONOLOGY

Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

Modern: AD 1900 – present	Iron Age: 700 BC – AD 43
Nineteenth century: AD 1800 – 1900	Bronze Age: 2200 – 700 BC
Post-medieval: AD 1500 – 1799	Mesolithic / Neolithic: 10,000 – 2200 BC
Medieval: AD 1066 – 1499	Upper Palaeolithic: 40,000 – 10,000 BC
Saxon: AD 410 – 1066	Middle Palaeolithic: 250,000 – 40,000 BC
Romano-British: AD 43 – 410	Lower Palaeolithic: 800,000 – 250,000 BC
Prehistoric period: 800,000 BC – AD 4	

METHODOLOGY

2.5 BEST PRACTICE

This assessment has been carried out in accordance with the Chartered Institute of Archaeologist's *Standard and Guidance for Archaeological Desk-based Assessment* (CIFA revised December 2014).

2.6 ASSUMPTIONS AND LIMITATIONS

The Essex HER is not a record of all surviving heritage assets but a record of the discovery of a wide range of archaeological and historical components. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

2.7 COPYRIGHT

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2.8 NATIONAL LEGISLATION AND PLANNING GUIDANCE

The following section provides details of the national, regional and local planning and legislative framework governing the treatment of the heritage resource within the planning process. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990.

TITLE	SUMMARY
Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and AAIs afforded statutory protection and the consent of SoS (DCMS), as advised by Historic England (HE), is required for any works.
Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). HE are a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF, revised February 2019) is the overarching planning policy document for England. Within Chapter 16: <i>Conserving and enhancing the historic environment</i> are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make-up the historic environment are termed 'heritage assets'. These consist of designated assets, non-designated assets or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable change.

2.9 REGIONAL AND LOCAL PLANNING GUIDANCE AND POLICY

Local Planning Authorities (LPAs) are responsible for the protection of the historic environment within the planning system, and policies for the historic environment area included in relevant regional and local plans⁰¹.

The adopted policy for Uttlesford is the Council is supported by the Uttlesford Local Development Scheme (October 2018).

Adopted Policies pertinent to this report are as follows:

5.8 The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether the monument is scheduled or unscheduled. There is a presumption in favour of the preservation of nationally important sites and their settings. The need for development affecting archaeological remains of lesser importance will be weighed against the relative importance of the archaeology.

Policy ENV4 Ancient Monuments and Site of Archaeological Importance

Where nationally important archaeology remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in-situ. The preservation in-situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.

2.10 ADDITIONAL HERITAGE GUIDANCE

Standard and guidance for Historic Desk-Based Assessment, 2014 (Chartered Institute for Archaeologists)

This guidance seeks to define best practice for execution and reporting in desk-based assessment which focuses on determining the 'nature, extent and significance of the historic environment as far as is reasonably possible'.

Conservation Principles Policies and Guidance: 2008, English Heritage (now Historic England)

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. 2017, Historic England

The significance of a heritage asset not only derives from its physical presence but also from its setting and the surroundings in which it is experienced. The setting of heritage assets provides guidance on managing change within the setting of a heritage asset.

⁰¹ Uttlesford Local Plan, 2005. <https://www.uttlesford.gov.uk/article/4919/Local-Plan-2005>

SECTION 3.0

GEOLOGY AND TOPOGRAPHY

Geology can provide an indication of suitability for early settlement, and potential depth of buried remains.

The British Geological Survey (BGS) digital solid and drift geology data shows no recorded superficial deposits for the majority of the site, though the southern extent of the site is recorded as Head - clay, silt, sand and gravel deposits overlying London Clay. Head deposits are alluvial deposits formed by the downward flow of waterlogged soil and other unsorted superficial deposits usually found at the base of slopes and within river valleys.

To the immediate south of the site is recorded a deposit of Kesgrave Sands and Gravels, a superficial deposit formed in the Quaternary Period, in which the local environment would have been dominated by rivers.

There have been some geotechnical investigations carried out within the site. Located in the south-eastern and south-western quarters of the site, four trial pits were dug which recorded between 0.15 - 0.68m of brown sandy organic soil, overlying 0.8 - 2.2m of orange, brown and grey mottled clay with occasional coarse and subrounded gravel and flint cobbles (redeposited London Clay). Trial pit 2, located in the south-eastern corner of the site also contained brick fragments.

Boreholes taken approximately 250m due east of the site centre recorded between 0.8-1.8m of modern made ground, overlying between 0.7-0.5m of undated made ground (made ground that may be historic) overlying weathered London Clay. A borehole taken 300m north-west of the site during the construction of the M11 records up to 0.8m of firm brown friable sandy silty clay with small stones (Head deposits) overlying London Clay.

Alluvium deposits can be used for sediment provenancing, pollution histories and various forms of landscape study, and are particularly valuable for examining the past environments of river valleys. River valleys represent one of the most densely inhabited landscapes of the archaeological record, providing reliable a reliable water source as well as suitable environment for hunting and fishing.

The site is located across the base of a very gentle valley, with the ground level at site centre measuring 82m OD⁰¹, the south-eastern corner 78m OD, the north-eastern corner at 85m OD and the western extent measuring 77m OD reflecting the gentle undulations of valley bottom. To the south, the land rises up to a height of 90m OD, as does the land to the north.

The closest natural watersource to the site is Latchmore Brook, a tributary of the River Stort that runs south-west from Bedlar's Green towards the Stort where it joins it approximately 3.4km to the south-west. The River Stort lies 2.7km due west of the site.

Currently the site appears as open field consisting of grassland and mature tree coverage. To the south lies an expanse of arable land, to the north and west lie the M11 and A120 motorways.

⁰¹ Levels data taken from the proposed layout plan, dwg no. I1008 PL_001 Rev 4, PRC Architecture and Planning, 31/05/2019

SECTION 4.0

ARCHAEOLOGICAL BASELINE

4.1 STATUTORY CONSTRAINTS AND HERITAGE DESIGNATIONS

The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.

The site does not lie within a local authority conservation area or an archaeological priority area (APA).

4.2 PREVIOUS STUDIES AND INVESTIGATIONS

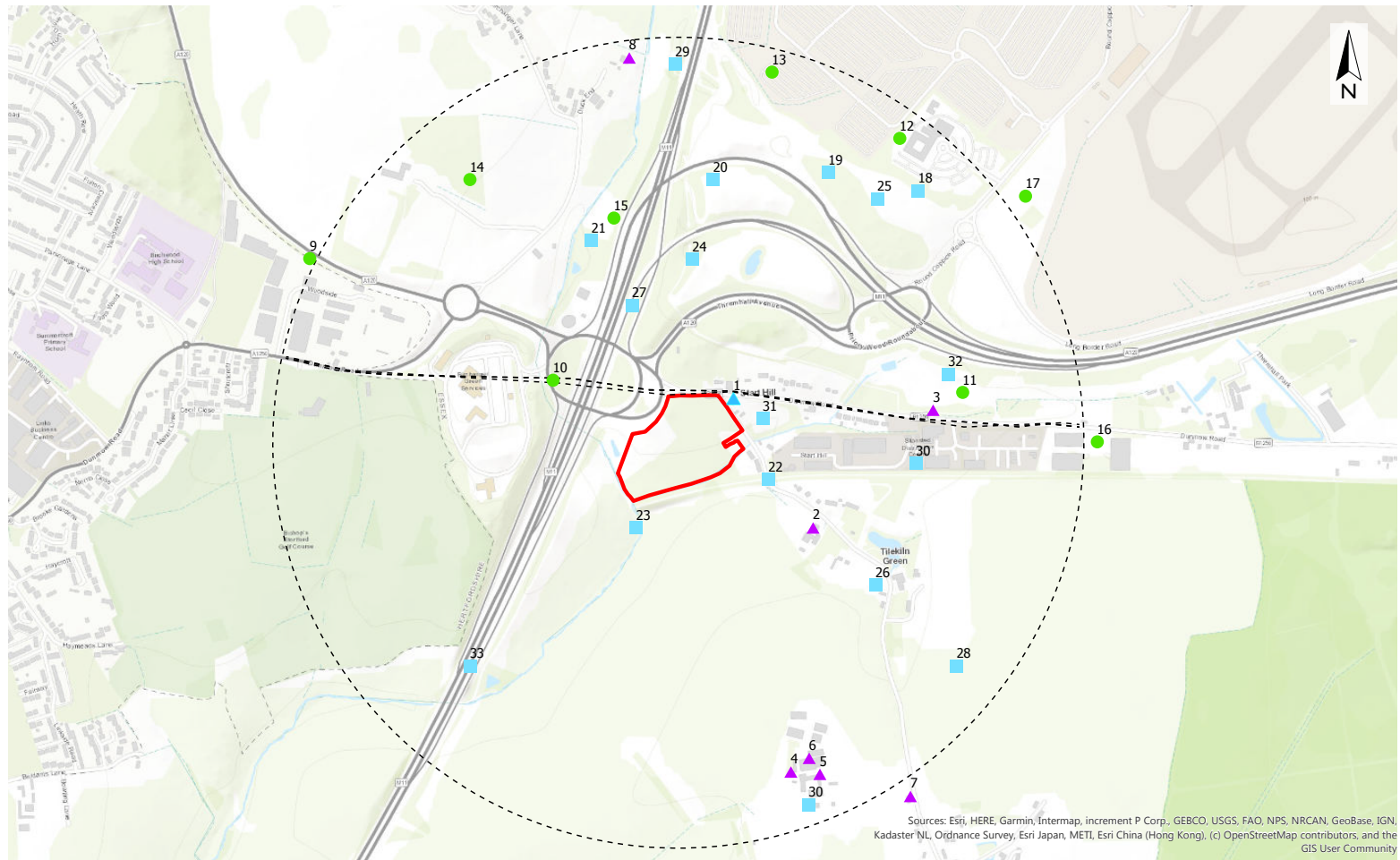
There are no records within the Essex HER data of previous investigations having been undertaken within the boundary of the site.

The HER data did show that there had been twelve previous archaeological investigations within the 1km study area, four of which contained archaeological finds or features dating to the Romano-British period or earlier (9, 10, 12 & 27), one of these was an early Iron Age/ Romano-British cremation cemetery (12). Two sites contained medieval finds or features (11 & 16), a fieldwalking survey recovered a concentration of prehistoric pottery (13) and the remaining five investigations (14, 15, 17, 24 & 25) were archaeologically sterile.

One data point (31) that lies 60m east of the site boundary notes that any ground works within this area should maintain a watching brief.

The HER also notes the location of Stane Street, a major Roman Road, passing east – west immediately north of the site.

ARCHAEOLOGICAL BASELINE



HISTORIC FEATURES MAP

- Site Boundary
- ▲ Listed Buildings
- Past Archaeological Investigations
- HER Event Points
- - 1 km Buffer Zone
- - Line of Roman Road

This plan is not to scale

Historic environment features map

ARCHAEOLOGICAL BASELINE

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
1	The Elm: Grade II listed 16th century timber frame house. Modern rough cast facades and old red tile roof. Two storeys. Three modern casements on both ground and first floors. Door under flat hood in slight recess. Slight break forward on south. Chimney stack on north gable end to road. Interior: much exposed timber framing. Mullioned C16 window on first floor south end. Queen post roof on cambered, chamfered tie beam.	1101606
2	Lewismead: Grade II listed house 16th C and 17th C with later additions. ½ hipped red plain tile roof with gable end crosswing. Timber framed and plastered. 2 storey. 3 range windows, sashes with small glazing bars. 19th C tiled gabled porch. The house contains inglenook, bread oven and 18th C open string staircase.	MEX16306/ 1112048
3	The Thatched Cottage: Grade II listed 17th – 18th C timber framed and plastered. Roof thatched, half hipped. One storey and attics. One gabled dormer on the front with tiled roof. Ridge chimney stack.	MEX101925/ 1238889

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
4	Harps Farmhouse: Grade II listed 15th C hall and crosswing with 17th C and later additions and alterations. Plain red tile roof. Timber framed and plastered. One storey and attic to right and centre. Two storeys to left range. Gabled dormer, four window range of small paned casements with upper and lower blank windows to left range and one small hipped bay window. 20th C plain tiled red gable porch. Three square red brick chimney stacks.	MEX1013351/ 1112034
5	Barn North East of Harps Farmhouse: Grade II listed barn. Late 16th or early 17th C. ½ hipped roof clad with corrugated iron. 2 ½ hipped midstreys with res plain tiled roofs. Timber framed and weatherboarded. 8 bays, side purlin queen strut roof. Aisled one side only. Jowled aisle posts with arched braces to tie beams. Halved and bladed scarfs. Frame virtually complete.	MEX1013353/ 1112035
6	Harps Farm Granary and Outbuilding adjoining barn to the west: Grade II listed granary and outbuilding. Early 19th C. Hipped red plain tile roof. Timber framed, part plastered part weatherboarded. The Granary is raised on brick piers.	MEX1013355/ 1112036

ARCHAEOLOGICAL BASELINE

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
7	131 and 132 Bedlars Green, Harps Farm Lane: Grade II listed cottages. Late 17th or early 18th C. ½ hipped thatched roof with rear outshot. Timber framed and plastered. 1 ½ storeys. 4 small paned casement window range, the upper with eyebrow dormers. Red brick centre and end chimney stacks.	MEX1013357/ 1322664
8	Duck End Farmhouse: Grade II listed farmhouse, now house. Late 17th C. Coursed limestone rubble with some ironstone banding to wing, Collyweston stone slate roof, coped gables and moulded stone end stacks. Main block with cross-wing to west. 2 storeys and attic. Main block, 2 window range, has board door in 4-centred-arched moulded stone surround to left. 2 and 3 light ovolo-moulded stone mullioned windows with cornices over. Two 2-light hipped dormers. One bay addition to right with similar details. Gable end of wing has 2-light mullioned window. West flank of wing, of 3 bays shows evidence of rebuilding and has 2-and 3-light mullioned windows. Interior altered, but retains full height dog-leg staircase with closed string, turned balusters and plain newels with ball finials. 4-centred arched chimneypiece with cyma recta cornice in right-hand ground floor room, larger but plainer 4-centred arched chimneypiece in ground floor room at south end of wing, probably reset.	MEX16317/ 1052102

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
9	Archaeological Excavation: Salvage excavation carried out by Leah, M. 1986 for West Essex Archaeological Group. 3 Romano-British ditches 1st Century date. Coin of Vespasian and Belgic derived pottery, found while cutting for the M11 – A11, which exposed the 3 ditches. Earlier Iron Age occupation also detected. No trace of a site has been revealed during field walking prior to construction beginning.	EEX16396/MEX16395/ MEX16399
10	Salvage Recording: Undertaking by Betts, TA for WEAG. A section of Stane Street Roman Road was revealed during construction of M11	EEX16449/ MEX16448
11	Archaeological fieldwalking & excavation: Pottery scatter and excavated features east of Pantile Farm, Stansted. Dense scatter of medieval pottery, mostly very abraded, found during a fieldwalking survey in 1986. When 1ha of this area was excavated in Mar-Apr 1986 very few features were found, presumably the site has been very badly damaged by ploughing. A beam-slot and several post holes were identified and excavated, but no clear plan of a building could be seen.	EEX22174/ MEX22173

ARCHAEOLOGICAL BASELINE

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
12	Archaeological Excavation: Duckend Farm site. Site was located by a surface scatter of Roman material. Site revealed Mesolithic flakes and an early phase Iron Age and Romano-British cremation cemetery. A total of 14 cremations were excavated, some with relatively rich grave goods. A large post-medieval ditch also ran across site, may have been a WWII concrete track.	Site Code; DSF87 EEX23837/ MEX23836/ MEX23838/MEX39241/ MEX39242/ MEX39243/ MEX39244
13	Fieldwalking survey: carried out by Medleycott, M in 1988. A concentration of prehistoric pottery was recovered.	EEX39226/ MEX39225
14	Archaeological Excavation: Carried out by McDonald, T in 1998. Following a geophysical survey eight trial trenches were dug overlying the principal areas of ground disturbance. No archaeological features or finds were recorded in any of the trenches. Trench 2 contained modern features associated with a now demolished hotel.	EEX53081/ MEX1033479
15	Watching Brief: Undertaken by Hertfordshire Archaeological Trust in 2001. Watching brief undertaken during construction of the Stansted slip road. No archaeological finds or features were recorded.	EEX53365/ MEX1034457

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
16	Archaeological Excavation: Carried out in September 2015. Quarry pits and crofts of medieval date were recorded.	EEX58996
17	Archaeological Evaluation: Carried out by Archaeological Research Services Ltd in 2017. No archaeological finds or features were recorded.	EEX59069/ MEX1049441
18	WWII Military Airfield – dispersed site, no longer extant	MEX1033816
19	WWII Military Airfield – dispersed site, no longer extant	MEX1033819
20	WWII Military Airfield – dispersed site, no longer extant	MEX1033820
21	WWII Military Airfield – dispersed site, no longer extant	MEX1033821
22	Post-medieval railway bridge: Steel on brick piers. Carried former Bishop's Stortford, Dunmow and Braintree Branch Railway over road to Bedlars Green.	MEX1035048

ARCHAEOLOGICAL BASELINE

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
23	Post-medieval bridge: Steel underbridge on brick piers. Carried former Bishop's Stortford, Dunmow and Braintree Branch Railway over tributary of River Stort. The steel/ cast iron parapet of the bridge are missing and the remaining metal work is in poor condition. Brick piers also in poor condition but could be consolidated.	MEX1035049
24	Archaeological Evaluation: Carried out by Havis, R. in 2004. No archaeological finds or features recovered.	MEX1036139
25	Archaeological evaluation: Carried out by Havis, R. in 2004 on the M11/ Stansted eastern compound. No archaeological finds or features recorded.	MEX1036141
26	Site of: Brick Kiln Field in Great Hallingbury and in the adjoining village of Little Hallingbury, a 'Kiln Croft'.	MEX1037227

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
27	Excavations on the site of Stansted Airport/ M11: Revealed evidence dating from the Neolithic period through to the Late Iron Age/ Romano-British period. The earliest evidence comprised Early Neolithic flintwork, mostly blades and flakes from tree throws. Pits produced Middle and Late Neolithic worked flint, again blades and flakes. Early to Middle Bronze Age features also found as well as early Iron Age and Romano-British.	MEX1039057
28	Site of: Cropmarks found at Tilekiln Green. Medieval former field boundaries.	MEX1039123
29	Site of: Former post-medieval windmill, now demolished.	MEX1040402
30	Find spot: Romano-British pottery found in a pit between Stane Street and the railway.	MEX16284

ARCHAEOLOGICAL BASELINE

GAZ NO.	DESCRIPTION	SITE CODE/ HER NO./ LIST ENTRY NO.
31	<p>Site of: Possible site of Medieval tile kiln. Large quantities of broken, unused tile similar to those from the medieval tile kiln at Stebbing found on the surface of the plough field. Also several fragments of baked clay found and a number of sherds of medieval pottery with yellow glaze. HER states if any groundworks take place in this area, a watching brief should be maintained.</p>	MEX16346
32	<p>Find spot: Large scatter of post-medieval material just to the north of the A120. The scatter covers an area of 80m x 200m. Excavations at Pantile Farm thought to be medieval, only identified post-medieval pot scatters. The whole spread of post-medieval pottery in this area may have been caused by manure spreading from the properties on the A120 frontage.</p>	MEX39230
33	<p>Find spot: Concentration of burnt and worked flint which may indicate a prehistoric site. Located during fieldwalking in advance of the widening of the M11.</p>	MEX43235

ARCHAEOLOGICAL BASELINE

4.3 ARCHAEOLOGICAL CONTEXT

4.3.1 PREHISTORIC TO ROMANO-BRITISH PERIOD

The Mesolithic hunter-gatherer communities of the post-glacial period inhabited a still largely wooded environment, with river valley and coastal sites favoured for their reliable food sources. Evidence during this period is characterised by flint tools as opposed to structural remains, whereas the Neolithic is traditionally seen as a time of technological change and settled communities. With the domestication of plants and animals, farming was established and forests cleared for cultivation.

The site lies within an area that would have been on the side of a gentle river valley, just north of a floodplain to the tributary of the River Stort, and would have been a site with ready access to the predictable resources of the wetland marsh (fish, game, reeds, clay) and would have been a popular choice for early settlement.

There have been a number of prehistoric sites, finds and features recorded within the 1km study area. Excavations carried out for the Stansted Airport M11 slip road (27), 220m north-west of the site recorded evidence dating from the Neolithic to the Late Iron Age/ Romano-British period. The earliest evidence comprised Early Neolithic flintwork, consisting mainly of blades and flakes. A number of pits were also recorded which were dated to the Middle and Late Neolithic and contained worked flint, again mostly blades and flakes. Two water holes dating to the Bronze Age were also recorded and were found to contain fragments of Deverel-Rimbury pottery, a fragment of quernstone, a worked oak stake and environmental remains that indicating cereal processing. Late Bronze Age/ Early Iron Age features were also recorded, including large intercutting pits containing pottery and smaller pits containing complete vessels, sometimes inverted. The Iron Age/ Romano-British features comprised ditches and enclosures with finds of pottery, fired clay and animal bone.

A concentration of burnt and worked flint was also discovered during a fieldwalking survey that took place in advance of widening of the M11, 570m south-west of the site (33). A concentration of prehistoric pottery was also found 800m north of the site, during the Stansted Airport Fieldwalking Project.

After the Roman foundation of Colchester (*Camulodunum*) and London (*Londinium*) in the mid first century AD, a network of settlements and roads was established in the Thames valley and beyond. During the 400-year Roman period, London became Britain's major port and commercial administrative capital. Settlement and land use in the general area would have been strongly influenced by its growth and development by the 2nd century AD. Small nucleated settlements and an organised system for larger villa estates typically located along major roads, acted as both markets and producers supplying the cities and larger towns, particularly with agricultural produce⁰¹.

The site is located immediately to the south of a stretch of the major Roman Road Stane Street, which runs from Ermine Street at Braughing, Hertfordshire to Colchester. In fact, the projected line as shown on the HER shows a short section of it running through the northern tip of the site. A section of Stane Street was revealed during the construction of the M11, 280m north-west of the site.

An excavation carried out in 1987 at Duckend Farm, 240m north of the site, revealed the location of a significant early phase Iron Age/ Romano-British cremation cemetery from which a total of fourteen cremations were recovered. It is recorded that some of these burials were relatively richly furnished. The grave goods from the burials included a quantity of fine metalwork, with two burials of particular wealth. The first exhibited cremated bone that

had been placed on a metal tray and laid in a large wooden box (since rotted). Accompanying it were six copper alloy vessels, a matching jug and patera set, a bowl, two handled amphora, a bath saucer, the remains of an ornamental goblet and a casserole base reused as a lock plate. There were also five glass vessels, a pillar moulded bowl, an urn, two bottles and a cup. Eight Samian vessels, a carrot amphora, originally containing figs or dates and an iron knife. A maker's name on one of the Samian bowls dates it to the mid-second century AD. The metal was earlier dating to the first century, suggesting the funerary goods comprised heirlooms. The second burial was damaged by ploughing, and contained glass and Samian vessels, a glass perfume container, iron hobnails, a mirror and the copper alloy fittings from a casket. The mirror was first century in type, the casket fittings first or early second century.

The site appears to have been abandoned in the middle of the Roman period, after which time it was used for agriculture. The site showed evidence of reoccupation during the late Romano-British period in the form of a small structure with a clay floor that had been burnt down at some stage. A series of late Roman pits and ditches were also excavated. One ditch contained three complete cattle skulls.

An excavation carried out by West Essex Archaeological Group 840m north-west of the site recorded three Romano-British ditches of first century date. A coin of Vespasian and Belgic pottery was also recovered here during field walking prior to the construction of the M11/A11. Earlier Iron Age occupation was also detected at this site.

⁰¹ MoLAS [Museum of London Archaeology Service], 2000 *The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London*. London

ARCHAEOLOGICAL BASELINE

In the wider context of the area, Wallbury Camp, an Iron Age hill fort of about 14ha is located 1.5km to the south of the site, at Great Wallingbury. The hill fort is surrounded by a double rampart and ditches, with Iron Age pottery found near the site and at locations between the camp and Stane Street Roman Road⁰².

The site lies within an area of known prehistoric and Roman activity, with flint scatters and an Iron Age hill fort all recorded within the area. Although the site lay outside of the large Roman settlement at Great Chesterford, it would have been close to the smaller villages at Great Dunmow and Leaden Roding⁰³. In addition to this, a number of rural villas and farmsteads are spread out along both sides of the A120 between the Mill and Braintree, exploiting the route of Stane Street⁰⁴. The site would have been a further suitable location, situated by the reliable water source of Latchmore Brook.

4.3.2 SAXON & MEDIEVAL PERIOD (AD 410 – 1499)

Following the withdrawal of the Roman army from England in the early fifth century AD the whole country fell into an extended period of socio-economic decline. The ninth and tenth centuries saw the emergence of the Saxon Minster system which replaced local parochial organisation with formal areas of land centred on nucleated settlements served by a parish church.

The site lies 1.5km to the north of Great Hallingbury, which is recorded in the Domesday book as Hallingbury, and is listed as having a population of 13 in 1086 as well as two mills, ten beehives, two foals and thirty-two goats⁰⁵. The parish church dates from the 11th century, and contains Roman brick in its structure. There were a number of manor houses in the area, Hallingbury Hall which adjoins the parish church, as well as Wallbury Manor, which lay within the ramparts of the hill fort, and is no longer extant.

By the middle of the twelfth century, the Augustinian priory of St. James the Apostle, Thremhall was founded by Gilbert de Mountfitchet, or possibly his son Richard⁰⁶. The location of the priory lies approximately 1.2km east of the site, and just outside of the study area. Today only part of the moat survives, although the HER marks the site of the former medieval Stansted Deer Park, 1km north of the site, along with the existing deer park at Hatfield Forest 1.5km south-east of the site, which was established in the eleventh and twelfth centuries as a Royal hunting forest and is mentioned in the Domesday Book of 1086⁰⁷. The possible site of a medieval tile kiln (31) is recorded 65m east of the site, which is perhaps the source of the name Tilekiln Green itself. Reports of large quantities of broken and unused tile similar to that found at the tile kilns in nearby Stebbing were found on the surface of the

field after ploughing. Several fragments of baked clay and a number of sherds of medieval pottery with a yellow glaze were also found at this site. It is recommended that groundworks taking place near this site should maintain a watching brief.

Cropmarks found 710m south-east of the site at Tilekiln Green are believed to be former medieval field boundaries (28), with quarry pits and crofts of a medieval date found 870m due east of the eastern boundary of the site (16).

An archaeological excavation and fieldwalking survey (11) carried out in 1986 575m east of the eastern site boundary recorded finding a dense scatter of heavily abraded medieval pottery. A beam slot and several post holes were also recorded, suggesting an earlier structure may have been located here though no clear plan of a building could be seen. The site of a brick kiln field (26) is also recorded on the HER, 445m south-east of the site.

During this period it is possible that the site lay within an area used for tile making, with sites of quarrying and kilns scattered across the fields. The site may have been part of land owned and worked by the nearby priory, or may have housed a few small dwellings and businesses along the roadside which served it.

⁰² Parishes: Great Hallingbury, in *A History of the County of Essex: Volume 8*, ed. W.R. Powell, Beryl A Board, Nancy Briggs, J L Fisher, Vanessa Harding, Joan Hasler, Norma Knight and Margaret Parsons (London, 1983), pp.113-124. *British History Online* [accessed 22 November 2019].

⁰³ Uttlesford District Historic Environment Characterisation Project, 2009, Essex County Council, https://www.uttlesford.gov.uk/media/1823/Uttlesford-District-Historic-Environment-Characterisation-Project-Report/pdf/Historic_Environment_Characterisation_Project_Report.pdf?m=635113106322470000 [accessed 26th November 2019].

⁰⁴ Ibid.

⁰⁵ Domesday Book [redacted] [accessed 22nd November 2019].

⁰⁶ Houses of Austin canons: Priory of Thremhall, in *A History of the County of Essex: Volume 2*, ed. William Page and J Horace Round (London, 1907), pp. 163-164. *British History Online* [redacted] [accessed 22nd November 2019].

⁰⁷ Uttlesford District Historic Environment Characterisation Project, 2009, Essex County Council, https://www.uttlesford.gov.uk/media/1823/Uttlesford-District-Historic-Environment-Characterisation-Project-Report/pdf/Historic_Environment_Characterisation_Project_Report.pdf?m=635113106322470000 [accessed 26th November 2019].

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4.3.3 POST MEDIEVAL – MODERN (1500 – 2019)

By the sixteenth century settlement had spread north-east to Bedlar's Green and Tilekiln Green with Lewismead (2) being the oldest recorded house in the settlement, its origins dating to 1553. It was during this time that Hallingbury Hall was superseded by Hallingbury Place. Its extensive park was extended in the 19th century to include all of Hatfield Forest, 1.5km east of the site. It is possible that the existence of the park may have restricted development in the centre of the parish, contributing to the dispersed settlement pattern that is still characteristic of the area today.

By the time of the 1777 Chapman and André Map it is possible to see the site demarcated to the east by Tilekiln Green, and with the Latchmore Brook running through it. At this time the site is open field. The Elm (1) listed building can be seen at the top of Tilekiln Green immediately to the east of the site, as can Harp's Farm which is clearly visible. Lewismead also features on this map. In the wider context of the area, to the north-east of the site, just north of the main road, Thremhall Priory can be seen, to the south of the site at Great Hallingbury, Hallingbury Hall can be seen, as can the parish church. Due south, Hallingbury Place can be seen, set within pasture land with an impressive avenue of trees leading to its entrance. A windmill can also be seen to the west of the site.

The 1839 tithe map of the Parish of Bishop's Stortford illustrates the area of the site, south of Dunmow Road (main road) and north of the Latchmore Brook split into four large field plots and one smaller plot. At this time the map shows the Elm in a little more detail to the east of the site, and a small structure can now be seen within the site (plot 686), along its eastern boundary.

The nineteenth century saw the advent of the railways, and as such a change in the landscape with the addition of new lines appearing across the country linking together villages and towns, increasing industry and travel possibilities. The First Edition Ordnance Survey (OS) map of 1876 shows for the first time the development of the railway in the area of the site, and can be seen to extend east-west along its southern boundary. The OS map is fragmented with information to the southwest missing and therefore only shows the railway line in the south-eastern extent of the site, but it is showing the Bishop's Stortford, Dunmow, Braintree Line, which was completed in 1869⁰⁸. The brick and steel remains of two railway bridges can be found 75m south-east (22) and 45m south-west (23) of the site and are recorded on the HER. To the south-east of the site, Lewismead marked as 'Lewis's' can also be seen.

The Second Edition OS map of 1882 shows the site to contain two structures in the north-eastern corner. The structure in plot 438 is likely to be the same as that shown in the earlier Tithe map, which was not shown on the incomplete First Edition map. The second structure to the north of the site faces onto the Dunmow Road. On this map the site is depicted split into four large fields with trees marking some of the plot boundaries. The Elm (or Old Elm) is also shown and it appears that an abutting building was added to the north, along Dunmow Road. This is seen on an historic photograph as an open sided cart shed⁰⁹.

The Third Edition OS map of 1897 shows further developments for within and around the site by this time. The small structure that fronted onto the Dunmow Road in the north of the site has now gone, with a new structure appearing to the west. The structure along the eastern boundary remains. To the south-east of the site development has occurred with the construction of a number of small houses and a public house near the railway bridge.

The 1921 OS map shows further changes to the site, with both structures within the site having been extended to more substantial buildings, particularly the one along the eastern boundary, both of which also now have further ancillary buildings added to the rear of the properties. Dunmow Road, marked as Stane Street, is also referred to as a Roman Road.

By the time of the 1960 OS map, two new structures have been added to the plot 279. The shape of the other structures within the site has changed and there is now a structure on the centre east of the site. Aside from this not much else has changed for the most part of the site and surrounding area.

The 1969 – 70 OS map depicts quite substantial changes to the site and its surroundings. Within the site, further development has occurred in the north-eastern corner with the property to the north now identified as Start Hill House. This is accompanied by outbuildings and a pond. To the east, the buildings here are now identified as Start Hill Farm, with the farm complex having a number of ancillary buildings added to it. There are also a few trees shown within Start Hill Farm, which may indicate planting. To the north-west, and just outside of the site are two new buildings called Fairfield. To the south-east there are stronger property divisions and the three properties are identified as Gerald Villa, Gerald Terrace and the Old Bakery.

08 [redacted] [accessed 22nd November 2019].

09 [redacted] [accessed 22nd November 2019].

ARCHAEOLOGICAL BASELINE

The site of the latter retains a historic structure which appears between the 1777 and 1882 maps, together with a structure to the east, much extended since the 1960 map, and a smaller building to the south.

The area around the site has also seen further change. Blunts Farm (formerly Branks Farm) was substantially altered as the majority of buildings were demolished and converted into a garage. A new property named Cottage Hill was also constructed north of Fairfield and Dunmow Road. Also added to the south of the Elm is a builder's yard and a property called Noane.

The OS map of 1983 shows the construction of Junction 8 of the M11, which still exists on the north-west boundary of the site. This also saw the demolition of Fairfield and its replacement with service structures, including a tank and access road within the north-west corner of the site. Within the site, Start Hill House and Start Hill Farm are still extant. Outside of the site, the two houses shown on the site of the former Old Bakery have been subdivided into two dwellings, Brookside and Rivendell. These may be new structures but are mostly likely the subdivision of the larger structure shown in the 1969 – 70 map.

The 1983 OS map also shows the railway line (now dismantled). Although the Bishop's Stortford to Braintree line fought off closure through popular support, it was eventually closed as part of the Beeching Cuts in 1963, as such, the track only partially remains to be seen.

Between the 1983 OS map and the present day the buildings within the site have been demolished, leaving the site as open land with wooded areas. It now lies to the south-east of the major M11/Stansted Airport junction, in an area populated by light industry and warehouses.



North-west corner of site



North-east corner of site



East facing view from west of site



View south across site

SECTION 5.0

SUMMARY OF ARCHAEOLOGICAL POTENTIAL

5.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

There is little geotechnical data available for within the site, with the four trial pits taken in the southern half of the site recording similar deposits as shown on the BGS website, of Head deposits (Clay, Silt, Sand and Gravel). Trial pit 2 did record brick fragments at a depth of between 0.15 - 1.5m, which indicates deposits of potential undated (historic) made-ground.

The location of the site near the Latchmore Brook, a reliable water source, near to well-draining raised Kesgrave gravels would have been an area suitable for hunting, fishing and small industry, and may have lain close to settlement. There has been substantial evidence recorded within the study area for prehistoric activity, dating from the Neolithic to Iron Age, as such the potential for remains dating to the prehistoric period is **moderate**. Prehistoric remains, if present on site would be of **medium**, possible **high** significance, if extensive (though unlikely) as contributing to the developing picture of the prehistoric in Greater London and the south-east. Such finds would have evidential interest.

During the Romano-British period, the site lay immediately adjacent to Stane Street Roman Road, a major route connecting Ermine Street Roman Road at Braighing Hertfordshire to Colchester, via Stane Street. The projected line suggests that it may have even passed through the very northern extent of the site. Though not in the main Roman settlement at Bishop's Stortford, it is likely that there would have been small farmsteads in the surrounding hinterland. Roman activity, including relatively wealthy cremation burials as well as pottery and coins have been found

in close proximity to the site, and it is well attested that roadside burials and shrines were commonplace during the Roman period. Considering there may also be a stretch of the Roman Road cutting east-west across the northern extent of the site, the potential for Roman remains within the site, in particular the north, is **high**. Roman remains, if present on the site would be of **medium - high** significance, depending on their nature and extent, and would be of evidential and historical value.

The site was located approximately 1.2km west of Thremhall Priory, and most likely lay within land belonging to it, or leased out by it. The site also lay immediately to the west of a possible medieval tile kiln, with evidence also recorded of medieval field boundaries and crofts within the vicinity. The potential for medieval remains within the site is therefore **moderate – high**. Remains dating to the medieval period, if present would be of **low – medium** significance depending upon their nature and extent and would be of evidential and historical value.

During the post-medieval period much of the site was open field, however there is cartographic evidence which shows the site was developed to the north and east with small structures, and later a farm with associated ancillary buildings, and a large house appearing within the site. Archaeological potential for remains dating to the post-medieval period is therefore, **high**. The significance of these remains would be **low**, derived from limited historical and evidential value and would likely consist of footings, drains, and possible basements or cellars and building debris.

5.2 PREVIOUS IMPACTS

The site has not been extensively developed, with construction occurring only in the north eastern quarter of the site. Geotechnical data available for the southern half of the site indicates redeposited London Clay and Head deposits, with some possible undated made ground deposits in the south-eastern corner. There is no geotechnical information for the northern half of the site, but local borehole data indicates that there could be anywhere between 0.8 - 1.8m of modern made ground overlying between 0.5 - 0.7m of undated made ground. As such, it is likely that should archaeological remains be present, archaeological survival for within the site would be high.

SECTION 6.0

IMPACT OF PROPOSALS

6.1 PROPOSALS

The proposed scheme comprises the clearance of the existing plot and the development of the site to create an open logistics facility. This will entail hard surfacing, and the addition of a new access road and exit junction from the B1256 to the site. Electric vehicle charging points, cycle shelters, ancillary office and amenity facilities with associated services such as electricity, water and drainage will also be installed. Landscaping including tree and hedge planting and the installation of grass banks will also be implemented to act as screening.



SITE PROPOSALS

- 2.4m high green palisade fence
- 2.4m high closeboarded sound retardant fence

This plan is not to scale

IMPACT OF PROPOSALS

6.2 POTENTIAL IMPACTS

The site has a high potential for remains dating to the Romano-British and post-medieval periods, a moderate potential for prehistoric remains and moderate to high potential for remains dating to the medieval period.

The impacts of the proposed scheme would be as follows:

Preliminary ground clearance/ site strip

Works carried out as part of the initial site set up, including preliminary site stripping, the installation of site fencing and welfare facilities is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5m below ground level (mbgl). Nearby boreholes give depths of undated made ground as near to the surface as 0.8m, so it is possible that preliminary works would potentially have an impact upon buried heritage assets. Particularly post-medieval structural remains or evidence of medieval field boundaries/ quarrying as these deposits would lie closer to the surface.

Hard landscaping, new service and drainage trenches, new access road

Detailed groundwork depths are currently not available, however in order to achieve a suitable hard standing gradient a substantial amount of cut and fill will need to take place which in some areas could extend up to 2m⁰¹. The new access road will be at current levels, and likely to extend no further than 1mbgl⁰². As before, local borehole data shows potential undated made ground lying between 0.8 – 1.80mbgl, as such, these impacts would likely extend into the unmade ground. Any archaeological deposits that may lie within the footprint of these excavation works would be completely removed.

01 Crawford, Steve. 26th November 2019. (Director, PRC Architecture & Planning) pers. comms, email with the author.

02 Ibid.

SECTION 7.0

CONCLUSION AND RECOMMENDATIONS

The site does not contain any nationally designated (protected) sites, such as Scheduled Monuments, Listed Buildings or Registered Park and Gardens. The site also does not lie within any Archaeological Priority Areas or Conservation Areas, though the site does lie along the southern border of the Stansted and Birchanger Historic Landscape Character Area, HECZ 6.6, which lists Stane Street Roman Road as its southern boundary.

Archaeological survival for within the site is likely to be high, owing to the fact that it has not been developed beyond the post-medieval buildings in the north/ north-western quarter. It has also not been subject to deep ploughing.

Archaeological potential for the site is high for Romano-British and post-medieval remains. Post-medieval remains on the site are likely to be in the form of nineteenth and twentieth century structural remains of the buildings seen on the historic maps. The site has a moderate – high potential for medieval remains, particularly those associated with the neighbouring tile kilns or evidence of further kilns or quarrying, medieval field boundaries or crofts. The site has a moderate potential for prehistoric remains.

The main impacts would be from the ground works associated with the hard surfacing and addition of service trenches and the new access road, which would potentially extend into undated made ground. Owing to the depths of excavation, in some places likely to be 2m+, earlier remains, that are located closer to the natural geological deposits are also likely to be disturbed, with any archaeological remains present being completely removed or severely truncated.

In light of the size of the site along with the high survival potential and moderate to high archaeological potential, it is recommended that archaeological monitoring of any preliminary geotechnical investigations be undertaken in order to confirm the level of natural deposits along with the presence and depth of any archaeological remains.

The results would inform an appropriate mitigation strategy which might comprise a targeted archaeological evaluation/ excavation in advance of construction and/ or a watching brief during groundworks for remains of lesser significance.

Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

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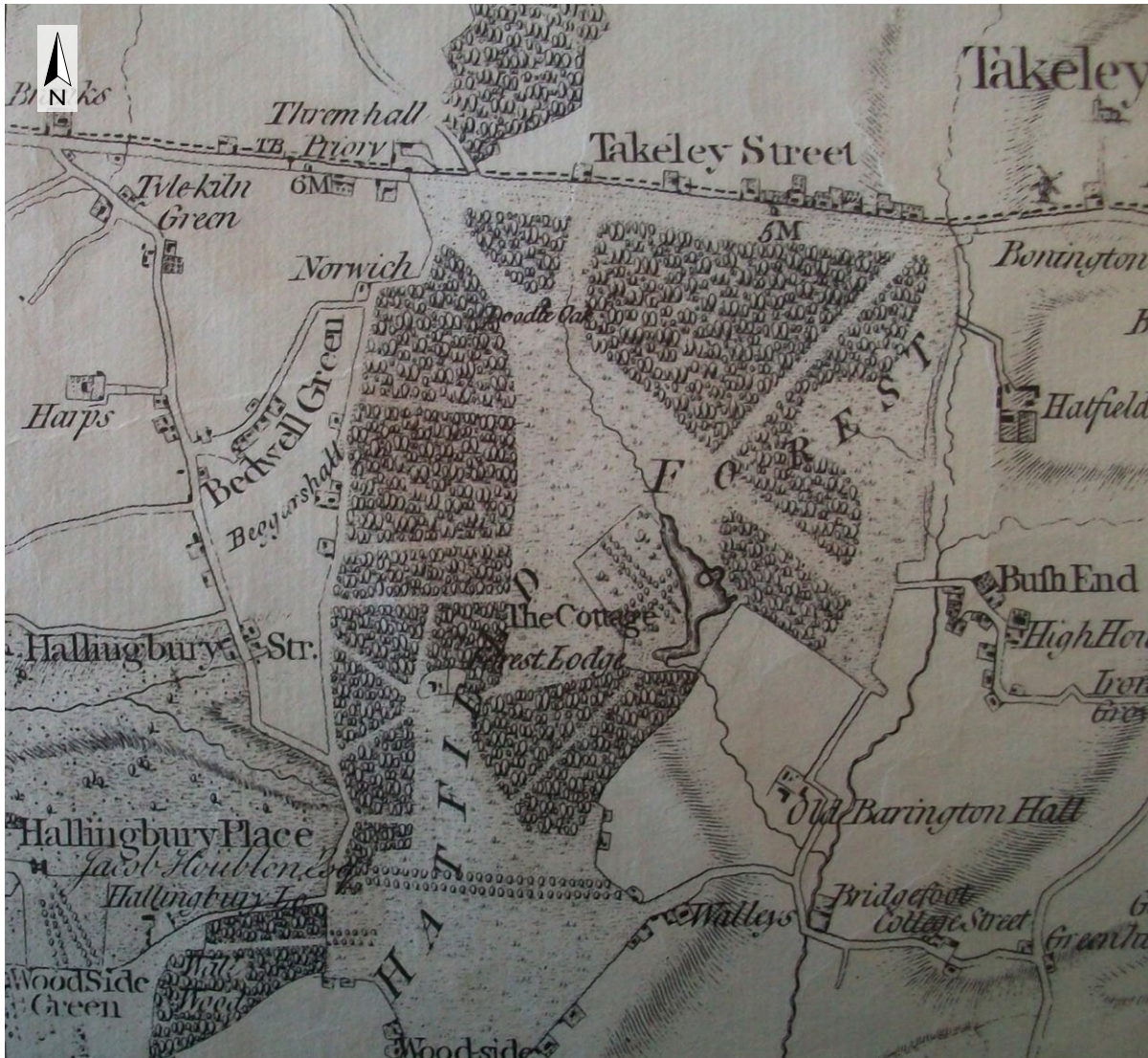
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APPENDIX A

HISTORIC MAPS



Reproduced courtesy of Essex Records Office (ERO) Ref: Chapman and Andre 7, 1777. Reproduced with kind permission of T. Fransen.

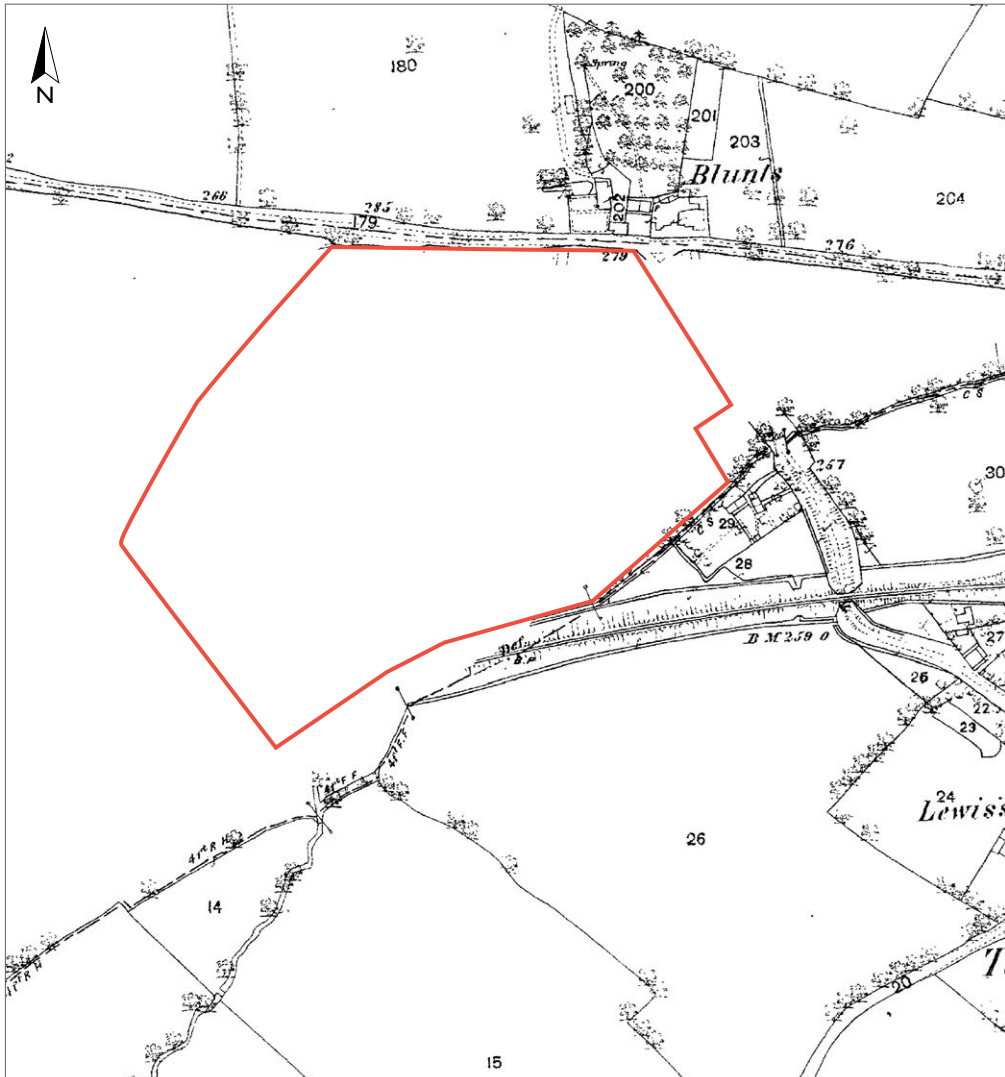
HISTORIC MAPS



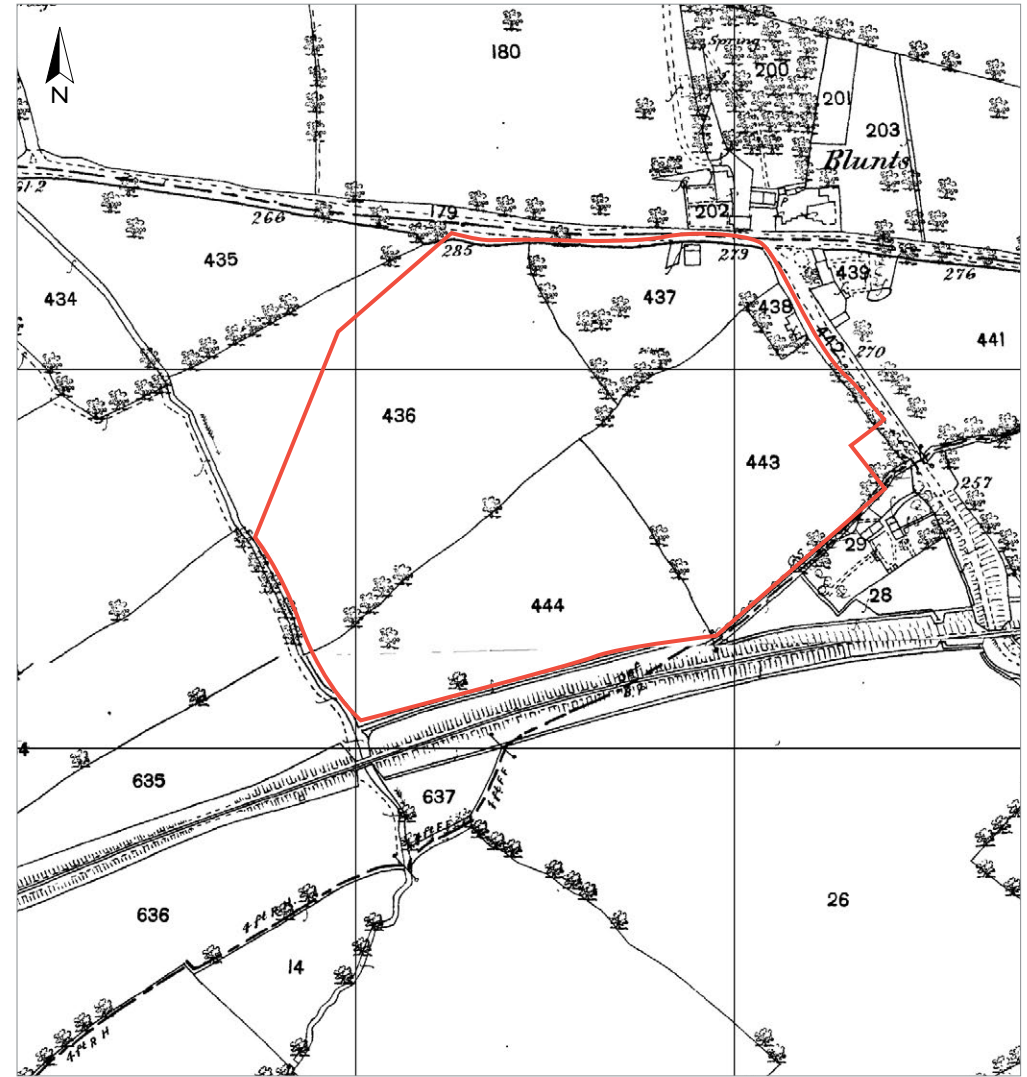
Tithe Map of 1839 Hertfordshire Archives Ref: DSA4_21_20009 74250030094/xx19

HISTORIC MAPS

□ = Approximate site boundary

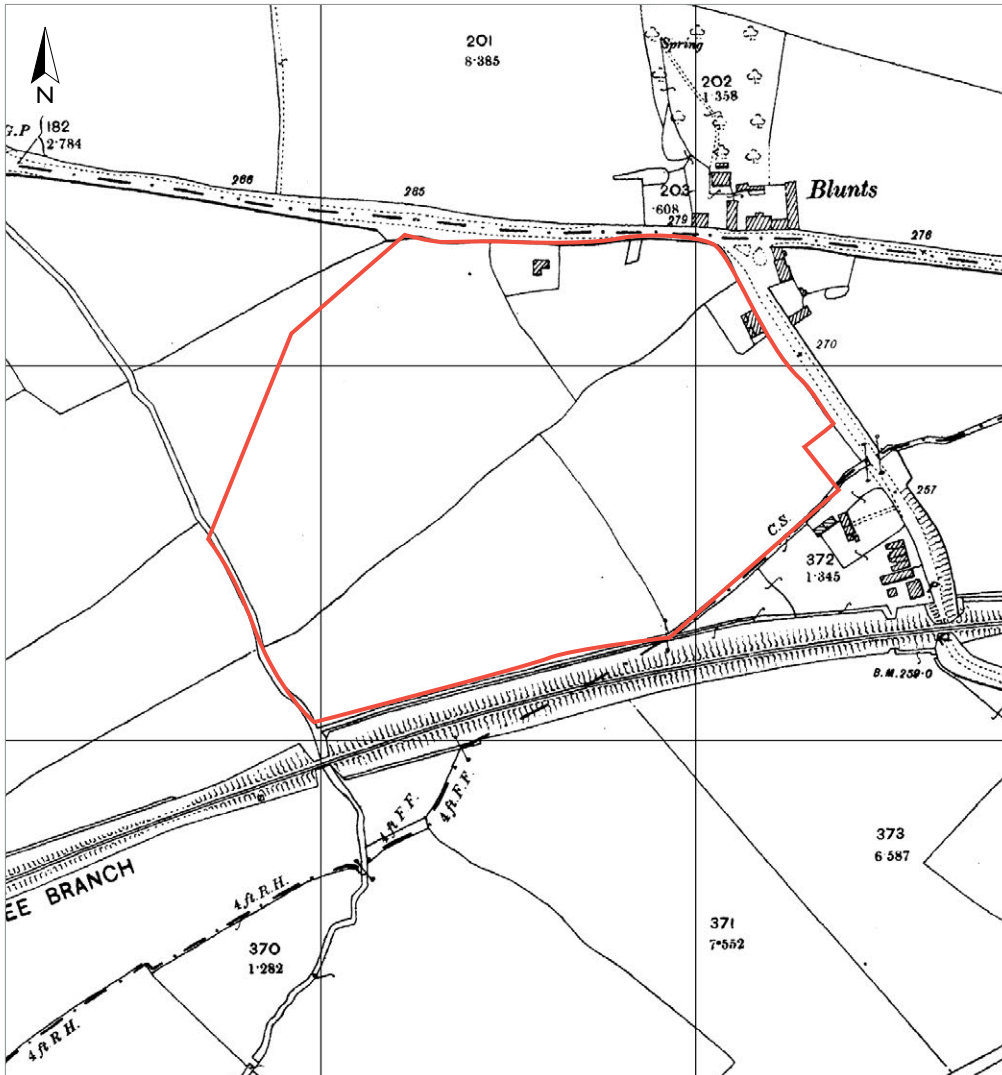


Ordnance Survey Map of 1876. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.

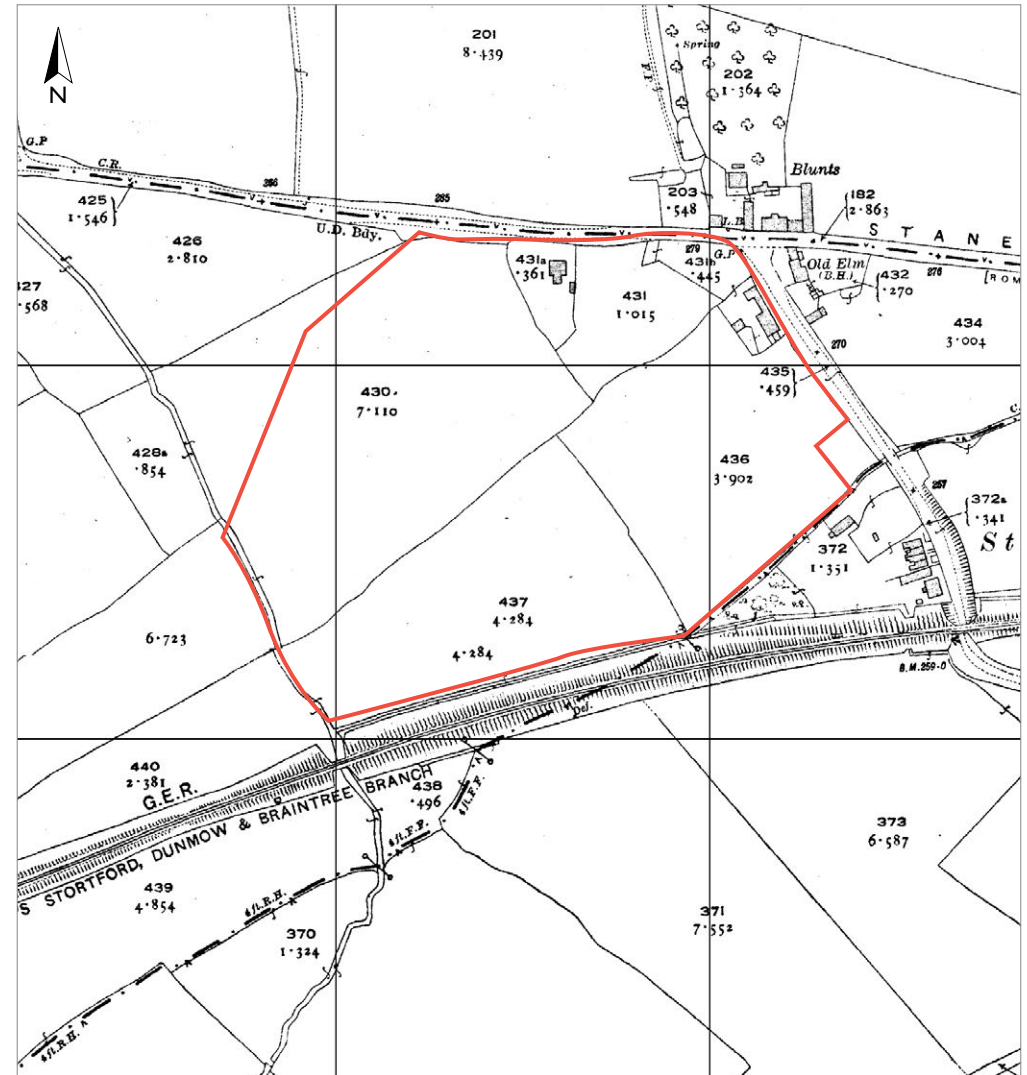


Ordnance Survey Map of 1882. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.

□ = Approximate site boundary



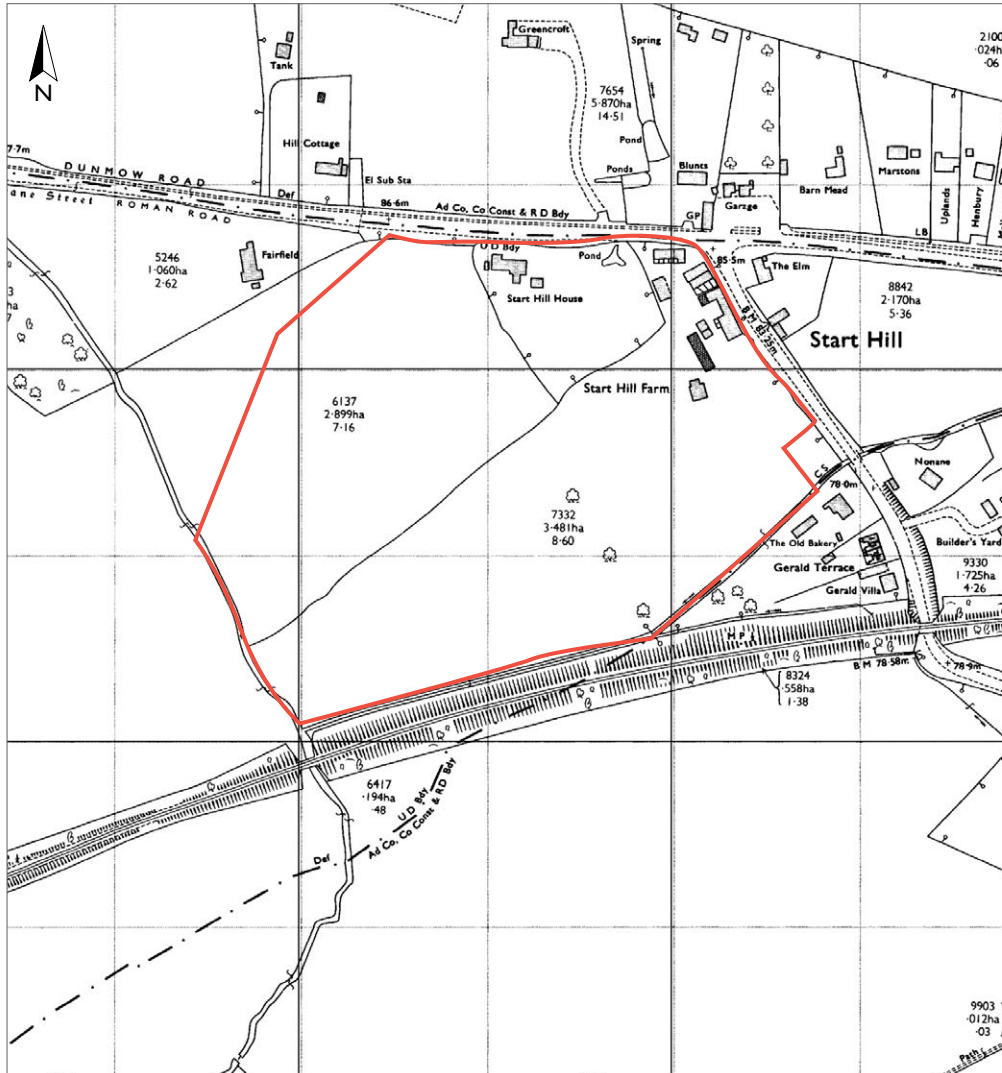
Ordnance Survey Map of 1897. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.



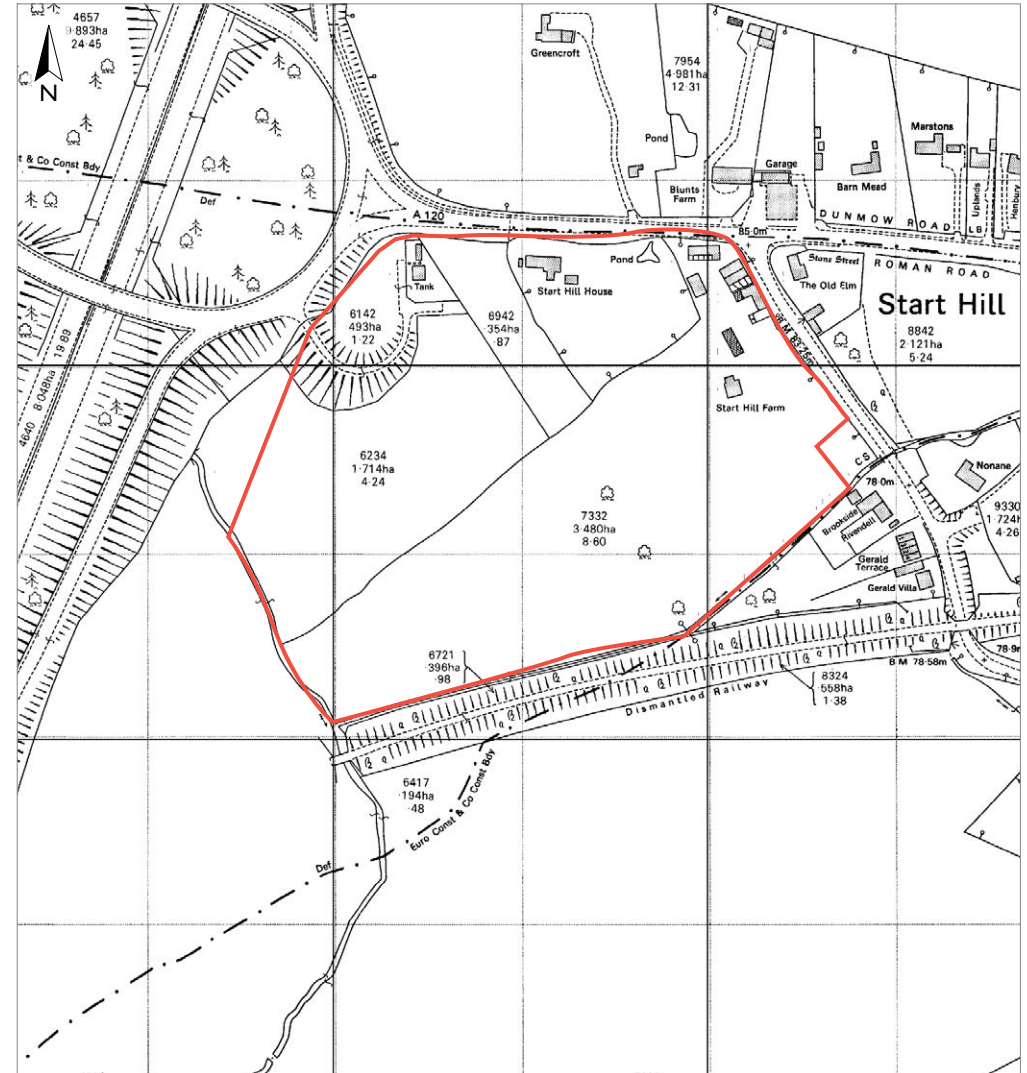
Ordnance Survey Map of 1921. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.

HISTORIC MAPS

= Approximate site boundary



Ordnance Survey Map of 1969. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.



Ordnance Survey Map of 1983-1988. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100020449.

