

Archaeological Desk Based Assessment

Walled Garden, Temple Dinsley, Preston, Hertfordshire

For:	Modern Architecture Workshop
On Behalf of:	Private Client
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2 EXECUTIVE SUMMARY

Walled Garden, Temple Dinsley, Preston, Hertfordshire has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding heritage assets.

The proposals are shown in plan and elevation at Appendix 5. The proposal is for residential development within a disused walled garden within the Grade II registered park and garden at Temple Dinsley in Preston, Hertfordshire (Figure 1).*

In terms of relevant designated heritage assets, the PDA lies within the northern part of the Temple Dinsley registered park and garden (Grade II, 1000919). There is a listed building located to the immediate southwest and this is named The Dower House, Princess Helena College (Grade II, 1102427). Including The Dower House, there are thirty four listed buildings within the 1km radius Study Area (Figure 3). The PDA lies immediately northeast of the northern edge of the Preston Village conservation area.*

There are no nationally designated Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA or within the 1km study area.

The PDA does not lie within a specific 'Area of Archaeological Significance'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area (Figure 10). There are various non-designated Heritage Assets shown in the Study Area (Figures 5-8). Consideration of these non-designated (archaeological) heritage assets forms the core of the assessment of archaeological potential within the PDA. However, we also note that the PDA lies within a Grade II Registered Park and Garden (RPG) and we have considered the archaeological implications of this. In our professional opinion, the direct impact upon ground within the PDA, which is located within the RPG, would not impact upon any of the areas which give the RPG its special character and which have led to it being a Grade II* RPG. Instead, the potential is for remains of local importance. Namely the traces of a 20th C garden in the form of land divisions and pathways.*

This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Table 3). These remains are considered to have a low importance (defined in Table 1).

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Low
Roman	Low	Low
Early-Medieval	Low	Low
Medieval	Low	Low
Post-Medieval	Low	Low
Modern	High	Low

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Geoarchaeological	-	-

The perimeter wall of the walled garden is to be re-built. This will involve the cutting of foundation trenches where needed. Those would be cut along the same lines as pre-existing foundation trenches.

The proposed new residence has a significant below ground element and the quantity of earthmoving is unusually high. In archaeological terms it is the creation of the lower ground floor and the slope down to it which will have the largest below ground impact.

There would also be the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth. This development would also see landscaping improvements. Impacts here would be much lighter comprising of the creation of a path/s and planting of shrubs/trees.

We anticipate that buried remains, if present, would occur at a depth of c. 300-500mm below the existing ground level. If there are other, as yet unknown, archaeological remains within the PDA, then these would be subject to impact by groundworks associated with a development of this type.

The Local Planning Authority (LPA), which is North Hertfordshire District Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Senior Historic Environment Advisor, Hertfordshire LEADS, Sustainable Growth, Hertfordshire County Council (who provides advice to this LPA). This assessment will form a part of the information under consideration.

On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. As already stated, the Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for a private client. Research, site walkover, graphics and drafting of the text has been completed by Joe Abrams.
- 3.1.2 The proposals are shown in plan and elevation at Appendix 5. The proposal for the Walled Garden, Temple Dinsley, Preston, Hertfordshire is for residential development within a disused walled garden within the Grade II* registered park and garden at Temple Dinsley in Preston, Hertfordshire (Figure 1).
- 3.1.3 The proposed residential development is centred at NGR TL 18225 25173 and, by way of introduction, it is rectangular in plan. The proposals cover an area of c. 0.5ha and are located to the southeast of Preston Road as it runs north from Preston towards Gosmore. To the immediate southwest of the proposed development lies the Dower House and to the west, north, east and southeast lies open and wooded land. The Site is hereafter referred to as the Proposed Development Area (PDA) and/or the Site.
- 3.1.4 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 3.1.5 Data has been collected for an area comprising a 1km radius of the PDA boundary. This Study Area has been selected on the basis of professional judgment, and through consultation with the Hertfordshire, Historic Environment Record (HER), Hertfordshire County Council. It has been decided that this is sufficient to determine the archaeological potential of the Site. This determination took into account its location, topography, and character.
- 3.1.6 In terms of relevant designated heritage assets, the PDA lies within the northern part of the Temple Dinsley registered park and garden (Grade II*, 1000919). There is a listed building located to the immediate southeast and this is named The Dower House, Princess Helena College (Grade II, 1102427). Including The Dower House, there are thirty four listed buildings within the 1km Study Area (Figure 3). The PDA lies immediately northeast of the northern edge of the Preston Village conservation area.
- 3.1.7 There are no nationally designated Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA or within the 1km study area.



Plate 1: Google earth (2015)



Plate 2: Google earth (2024)

- 3.1.8 The proposals have no direct implications upon any of the listed buildings. However, there is the potential for direct impact upon that part of the RPG (1102427) which lies within the former walled garden.
- 3.1.9 Built heritage and the implications of indirect impact (setting) issues upon heritage assets and the Preston Village conservation area are not a subject of this report. These matters are dealt with in a separate document which will be submitted with the application¹. Therefore, the indirect impact of the proposed development on any designated built heritage assets, registered parks and gardens and/or locally registered gardens is not considered here. Where the existence of an historic building or a registered park and garden may help to inform the archaeological potential of the PDA, the building/garden will be referred to. Likewise, if a nearby conservation area appraisal or description of a locally registered garden was considered to be a useful indicator of archaeological potential, it would be referred to.
- 3.1.10 The PDA does not lie within a specific 'Area of Archaeological Significance'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area (Figure 10). There are various non-designated Heritage Assets shown in the Study Area (Figures 5-8). These may be of archaeological interest and they form the core of the assessment of archaeological potential within the PDA.
- 3.1.11 This archaeological desk-based assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 GEOLOGY

- 3.2.1 The British Geological Survey² identifies the underlying solid geology across the PDA as Lewes Nodular Chalk Formation and Seaford Chalk Formation - Chalk. Sedimentary bedrock formed between 93.9 and 83.6 million years ago during the Cretaceous period. Superficial deposits are described as Clay-with-flints Formation - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 23.03 million and 11.8 thousand years ago during the Neogene and Quaternary periods.
- 3.2.2 There are two borehole records on the British Geological Survey for the village of Preston. Both record wells and are not useful in relation to topsoil/subsoil depths.
- 3.2.3 Topsoil, subsoil and/or hardstanding are what is termed *overburden* by archaeologists. These deposits would, in this area, overlies the upper surface of

¹ Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022

² <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 11-11-2023

geological deposits and/or cut archaeological features, the latter cut into the geological deposits.

- 3.2.4 By combining our own experience working on soils in this area, we would assume the depth of overburden at this site to be in the region of c. 300-500mm deep. Therefore, the depth of archaeological sensitivity would be between 300-500mm below the existing ground surface.
- 3.2.5 We note that the former walled garden was wooded until 2016 (Plate 1) and has since been cleared of trees (Plate 2). The process of tree removal will have caused some damage to the underlying soil layers and this would likely have left its mark on the site, just below the existing ground surface.

3.3 TOPOGRAPHY AND HYDROLOGY

- 3.3.1 The topography of the PDA and surrounding land is key to considering both its function in the past (in terms of land use) and its archaeological potential. A spotheight on the road just north of the PDA records the height as 134.10m OD. A topographic survey has taken place within the PDA and this records the ground level in the westernmost corner of the PDA, adjacent to Preston Road as 137.79m OD. The northernmost corner, adjacent to Preston Road, lies at 137.10m OD. The land then slopes towards its southeastern edge where heights of 133.85m OD and 133.81m OD are recorded.³
- 3.3.2 In general, the local landscape is on higher ground to the northwest and to the southeast. Preston is located on a ridgeline in this alignment. Land height drops away to the northeast, towards Hitchin, St Ippolyts and Stevenage.
- 3.3.3 A spring is recorded on the Tithe Map (Plate 20) and this lies c. 25m south of the PDA. Other than the spring we note that the Ippolitts Brook runs along the lower lying land to the northeast of the site.
- 3.3.4 The qualities of local soils, determined by geology and topography, would have affected local plant resources and are also relevant for human settlement patterns and landuse. The availability of freshwater is of similar importance.

3.4 WALKOVER

- 3.4.1 The photographs inserted below were taken on a site visit on 24 May 2024. They record different parts of the PDA in order to aid the reader in understanding the land better. Specifically, to understand where archaeological potential exists and where it may have been reduced by existing landuse. The reader may benefit from referring first to Plate 1, which shows the area was wooded until 2016 and then to Plate 2 which shows the land in its current state with the trees removed.

³ Topo Land Surveys. Astonish Property Group. Land adjacent to Preston Road, Hitchin, Hertfordshire. Drawing No: TLS066_D1

- 3.4.2 The most notable points about the former walled garden are that tree removal (Plates 1 and 2) has left the ground surface uneven and that large sections of wall, especially on the southeastern and southwestern edges of the plot no longer upstanding. The entirety of the southwestern wall has gone.
- 3.4.3 With this being a walled garden, we were aware that the possibility of 'garden features' would need consideration. The Ordnance Survey map of 1881 records internal pathways and planting areas within the walled garden, albeit in a smaller configuration at that time. However, the many years of use as woodland and the subsequent clearance of woodland have removed any trace of such features at ground level.
- 3.4.4 The heritage report⁴, contains a photograph taken in the 1950s which shows the walled garden still had a recognisable internal plan at that time. This has since been completely removed.
- 3.4.5 We have not recorded any earthworks of archaeological note or other signs of archaeological remains on the walkover. We have noted the boundary walls and these feature within the photographs below.

⁴ Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022



Plate 3: Facing northeast along Preston Road. The northwestern wall of the former 'walled garden' is seen in the centre of this image.



Plate 4: Vehicular access into the Site from Preston Road. The site is to the left upon entering.



Plate 5: Facing southwest along Preston Road.



Plate 6: Facing into the site. Existing substation visible in left hand side of this image.



Plate 7: Facing northwest towards the site access, from within the Site. Wains Wood is visible on the opposite side of the road.



Plate 8: Substation located in northwest part of site.



Plate 9: Facing northeast within the site.



Plate 10: Facing southwest towards the Dower House which is partially visible in the centre of this image.



Plate 11: An entrance within the northwestern part of the former walled garden.



Plate 12: The southeastern wall of the former walled garden has large gaps.



Plate 13: Northeastern boundary of site facing towards Wain Wood



Plate 14: Photo taken from eastern part of the Site facing towards the access point in the west.



Plate 15: Facing along the southeastern boundary of the site.



Plate 16: Facing northwest along the southwestern boundary of the site.



Plate 17: The walls in the southernmost corner of the former walled garden are now absent.



Plate 18: Facing northeast across the Site from its southwest boundary.

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- The Hertfordshire Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the Study Area).
- Maps purchased via Blackwells and online sources (British Library).
- The National Heritage List for England (Historic England).
- Air photographs held by online repositories
- LIDAR (Environment Agency)
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)

4.1.2 The information gathered from the above sources has been verified and augmented, as far as possible, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

4.2.3 The assessment does not consider change to the setting and significance of heritage assets.

4.3 TABLE 1: CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

4.4 ARCHAEOLOGICAL POTENTIAL

4.4.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains and
- (4) an assessment of the likely effects of the proposed development on heritage assets, in terms of physical impact.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 WHAT IS KNOWN?

- 5.1.1 This Section reviews the available archaeological evidence for the PDA and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 5.1.2 The PDA does not lie within a specific *Area of Archaeological Significance*. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. Also, it does not lie within a historic village or town. Instead, the land lies on land which has been mapped as open land up until the late 19th C (Plate 20 and Appendix 5).
- 5.1.3 The PDA lies within the northern part of the Temple Dinsley RPG. Temple Dinsley house has been demolished, but the parkland associated with it has survived and is demarcated by the Temple Dinsley RPG (1000919, Grade II). The park lies to the east of Preston village and encompasses c. 50ha. Temple Dinsley Hall has been demolished. However, the former Princess Helena College (Figure 3, 1307766, Grade II*), is situated within the Park.
- 5.1.4 The gardens were created around 1909–10 with a layout designed by Edwin Lutyens and plantings managed by Gertrude Jekyll, two renowned architects and landscape designers of the time. The design saw the gardens divided into a series of interconnecting compartments, which mainly correspond to the west and north side of the house.
- 5.1.5 The designation record for the RPG briefly mention the Dower House "*the northern half of the park contains the Dower House (early C18 and early C19, listed grade II), a large, irregular, red-brick house of two storeys standing 300m north of Temple Dinsley house on lower ground.*"⁵ The Dower House lies a short distance southwest of the PDA (Figure 3, 1102427) and this building was visible from the PDA (Plate 10). However, the walled garden is discrete from this building and from its gardens. The Tithe Map (Plate 20) is useful in showing the different ownership and use of the land in the mid 19th C. We note that the PDA was omitted from the apportionment suggesting it was outside the more formal areas associated with the Dower House.
- 5.1.6 The first evidence we have of structures and landscape change that we have on the PDA is depicted upon the 1881 Ordnance Survey map. This is contained within Appendix 6 and it shows several pathways dividing up the western half of the PDA. The areas between the pathways would have been planted. The eastern part of the PDA is outside the walled garden at that time. However, by 1924, the walled garden took on its present day form. A photograph from the 1950s, contained

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1000919?section=official-list-entry> – accessed 29-05-2024

within the heritage report⁶, submitted as part of this planning application, shows the walled garden divided upon into various rectangular planted blocks.

- 5.1.7 The PDA lies within the parish of St Ippolyts and this settlement, the core of which lies over 1km north of the PDA. Of more direct relevance is the settlement of Preston and to Temple Dinsley. The latter was mentioned in the Domesday Survey and is described as having the following population *“Households: 19 villagers. 7 smallholders. 7 cottagers. 6 slaves. 1 Frenchmen.”*⁷ This places the settlement within the largest 20% of settlements at that time. We note the record of 300 pigs, 8 plough teams and two mills as resources.

- 5.1.8 In the 11th-13th C Temple Dinsley belonged the Knights Templar (The Poor Fellow-Soldiers of Christ and of the Temple of Solomon). During the early 14th C, ownership passed to the Knights Hospitaller. *“As they had across Europe, the Hospitallers gained many estates in England throughout the twelfth and thirteenth centuries. Their holdings were increased after the suppression of the Knights Templar in 1312. Among those transferred to the Hospitallers was the preceptory at Temple Dinsley, said to have been the largest outside London, which was home to six brethren and twelve visitors in 1309. The manor of Temple Dinsley was carved from part of the lost manor of Waylay before 1147, and the manorial histories of other parts of Dinsley (Furnival Dinsley, now Maydencroft, and Dinsley, now St Ippollitts) make reconstruction of the history of Temple Dinsley challenging. Although many accounts state that the manor passed into various hands, we can never be certain which of the Dinsley manors is being discussed in the primary documents.*

We do know that in 1330, the Prior of the Hospital of St John leased the property at Temple Dinsley to William de Langford for the remainder of his life. The Priors held the manor of the lords of the manors of Hitchin, Dinsley Furnival and King’s Walden, showing the complex and scattered nature of their holdings, a good reminder that a manor is defined legally, not geographically. Eventually, the Order was suppressed in England in 1540 and the manor sold to Sir Ralph Sadleir in 1542. He built a new E-shaped house on the site, although a plate in Sir Henry Chauncy’s The Historical Antiquities of Hertfordshire, published in 1799, seems to show a line of low stone buildings lying to its east, roughly along the former parish boundary between Hitchin (of which Preston was a part) and St Ippollitts. Perhaps these were the remains of conventual structures”.

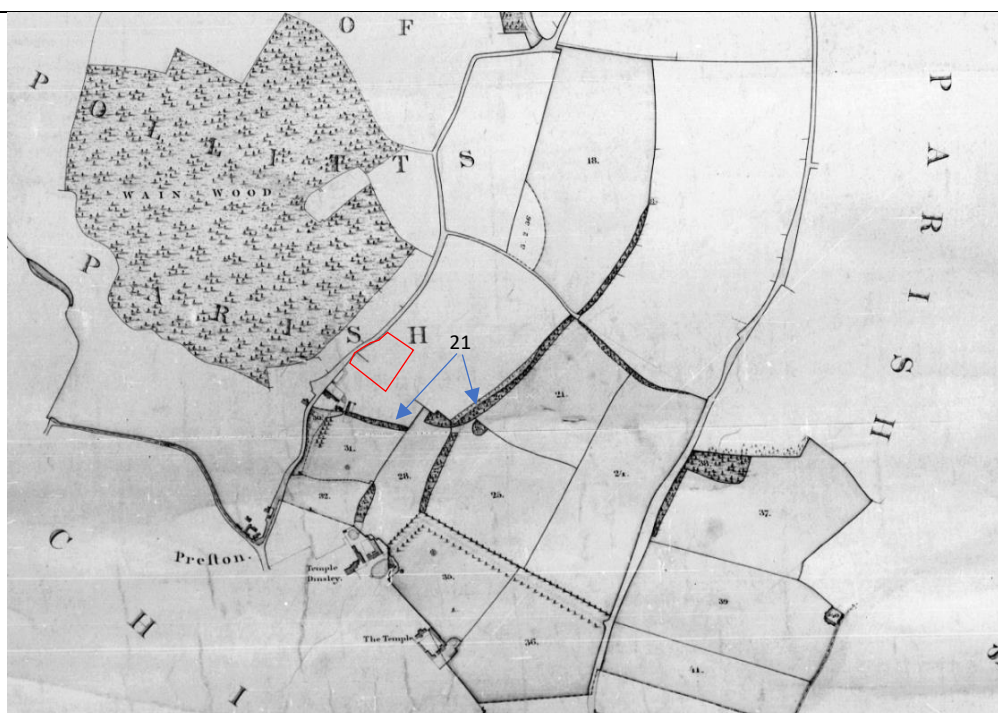
- 5.1.9 While the history, and associated archaeological remains, of Temple Dinsley are of interest and are within the study area, we do not anticipate any remains associated with the conventual buildings being located within the PDA. Instead, it would be within DHT1004 that such remains would, most likely, be recorded (Figure 10).

⁶ Plate 10. In: Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022

⁷ <https://opendomesday.org/place/TL1824/temple-dinsley/> - accessed 29-05-2025



Plate 19: Close-up of Dury's topographical map of Hertfordshire 1766 (Location and scale of the PDA, shown in red, are approximate)



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Plate 20: Tithe Map (1845). Parish of St Ippolitts (IR 29/15/58). Approximate limits of PDA shown. Apportionment details close to PDA. Note the PDA is not specifically described within the apportionment

Plot Number	Landowner	Tenant	Name/Function
20	Elizabeth Darton	Thomas Darton Harvey	Spring
30	Elizabeth Darton	Elizabeth Darton	Garden and Pleasure Ground
31	Elizabeth Darton	Elizabeth Darton	Part of Park
28	Elizabeth Darton	Thomas Darton Harvey	Bacons Hill, Pasture
32	Elizabeth Darton	Thomas Darton Harvey	Part of Park

5.2 PREVIOUS ARCHAEOLOGICAL WORK

- 5.2.1 The PDA has not previously been subject to modern archaeological investigation. There are records of fifteen archaeological events within the study area (Figures 7 and 8). Those most likely to yield useful information on archaeological potential have had very modest results. The closest event to the PDA is EHT8837, a historic building recording survey which took place at the Dower House in 2020. Despite the relatively close proximity, this project focussed on the building/s of the Dower House and does not help to predict archaeological potential within the PDA.

- 5.2.2 An evaluation (EHT4274) was carried out within the grounds of the Princess Helena College and this recorded a post-medieval house wall and a brick garden feature. The works were located c. 300m south of the PDA.
- 5.2.3 The Temple Dinsley Archaeological Project (EHT5477) took place over a period of 10 years at various locations within the Princess Helena Cottage. However, work by the Temple Dinsley Archaeological Project, which ran between 2000 and 2010 failed to find any trace of the conventual buildings. This may reflect the fact that only certain areas were accessible and suitable for their work.
- 5.2.4 The other investigations (EHT4274, EHT8965 and EHT9017) were investigations which took place over 500m from the PDA and do not help predict the archaeological potential of land within the PDA.
- 5.2.5 Of the remaining events, nine record photographic surveys of the *Planned Farm, Ladygrove Home and Stud Farm*. These surveys do not help to predict archaeological potential within the PDA.
- 5.2.6 The above investigations will be referred to if they add value to the following period by period discussions on archaeological potential.

5.3 TABLE 2: TIMESCALES USED IN THIS REPORT

<i>Period (Early-Middle Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
<i>Period (Later Prehistoric)</i>	<i>From</i>	<i>To</i>
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post Medieval	AD1486	AD1799
Modern (may be split e.g. where important remains of Industrialisation or Cold War military remains, for example, are present)	AD1800	Present

5.4 EARLY TO MIDDLE PREHISTORIC - PALAEOLITHIC AND MESOLITHIC

- 5.4.1 No records of specifically Palaeolithic or Mesolithic material are recorded within the Study Area on the HER.
- 5.4.2 On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be low.

5.5 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 5.5.1 There is one record of possible Neolithic to Bronze Age activity within the study area. This comes in the form of a cropmark (MHT7754). The cropmark is of a recognisable size and shape and fits with other. Similar cropmarks in the wider region. It is interpreted as a possible plough levelled burial mound (barrow). It is located c. 800m north of the PDA.
- 5.5.2 There are no remains of Iron Age date recorded within the study area, although we note (Section 5.6) that there are some remains of later Iron Age/Roman date.
- 5.5.3 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be low.

5.6 ROMAN

- 5.6.1 The portable antiquities scheme has been successfully gathering data from metal detectorists across the region, and this has been fed through, carefully, to the HER. Therefore, we can ascertain that within the study area there has been thirty two separate finds of material datable to the Roman period. These are generally surface level, or very shallow, finds and while very useful in terms of identifying activity in the Roman period, their locations are kept confidential and, from them, we can deduce that finds of this date were being dropped/lost in the Roman period and many are still present within the area.
- 5.6.2 The presence of Roman farms and settlements is known in the wider area and there has been much conjectural, and unproven, discussion of a Roman Road passing through Preston⁸. The study area contains a record describing a possible Roman Road (MHT4604). This is a Viatores route (210) thought to pass along the south side of Hitchin through Hitch Wood and then within a few hundred metres of the PDA (to its east). This particular Viatores route has not been proven by excavation and doubts have been cast over its status. We treat this specific record with caution.
- 5.6.3 Three Roman period pottery urns were recovered along with a late Iron Age urn at Gosmore Road, Preston (MHT395/MHT4845), c. 750m north of the PDA.

⁸ A History of Preston in Hertfordshire. Did a Roman Road pass through Preston?
[https://prestonherts.co.uk/romanroad.htm#:~:text=Three%20of%20the%20great%20Roman,on%20St%20Albans%20\(Verulamium\)–](https://prestonherts.co.uk/romanroad.htm#:~:text=Three%20of%20the%20great%20Roman,on%20St%20Albans%20(Verulamium)–)
 accessed 29-05-2024

The pots may all be contemporary, in the sense that late Iron Age styles of pottery continued to be produced after the Roman conquest.

- 5.6.4 On the basis of the available evidence, the archaeological potential of the PDA for the Roman period is considered to be low.

5.7 EARLY MEDIEVAL - MEDIEVAL

- 5.7.1 The HER contains one record (MHT12597) related to the Early Medieval period. This type of record is referred to as placename evidence and, while it is very useful in understanding the people living in, and naming, a place, it does not always connect to physical archaeological finds.
- 5.7.2 The placename is Wain Wood, Preston, which borders the PDA to the north. The placename is *Wayndene* appears in medieval records, and is thought to have been associated with a manor called *Welei* in Domesday Book. *"The probabilities are that in both these names we have derivatives of OE wig, weoh, 'sacred place, temple' etc... and it is probable that in the DB manor we have ... 'grove where (heathen) worship was carried on'. Wain (Wayndene) appears to mean 'valley of the heathen worshippers'"⁹. Wain Wood has not been subject to a modern archaeological investigation aimed at locating a settlement of this date. However, the HER places the record c. 400m northwest of the PDA, close to Bunyans Cottage (MHT31380) which dates to the Post-Medieval period.*
- 5.7.3 There are five other HER records related to the Medieval period and these include MHT1835 refers to the Medieval settlement of Temple Dinsley, located c. 600m south of the PDA. However, the HER record explains that this location is arbitrary and the exact location and extent of the settlement are not well understood. *"The given NGR was arbitrary, and is merely that of the supposed site of the preceptory of the Knights Templars [2883]. Temple Dinsley is now the grounds of Princess Helena College, Preston. It is emparked and landscaped [7341], with the village of Preston at its gates. See [4756] for shrunken settlement earthworks at Preston. There is no evidence of where the Dinsley tenants lived in 1086, and it is clear that the emparkment (presumably later) obliged tenants to live in Preston village, which is extant" ¹⁰.*
- 5.7.4 This comment, on the relocation of the tenants of Temple Dinsley into what is now Preston is interesting. It suggests the largely empty (of houses) parkland was, in the early Medieval period, likely to have contained houses and associated lanes and land boundaries. *"Earthworks of an apparent hollow way and house platforms have been found in the park south of the house<5> . Anglo-Saxon pottery has been found here, although all in residual contexts, as well as medieval and post-medieval finds<4, 5> . Medieval artefacts have also been found on the site of Temple Home Farm [13053] close by<4> . The finds indicate that Preston is indeed the successor at the park gate of medieval*

⁹ Appendix 1 Record MHT12597

¹⁰ Appendix 1 Record MHT1835

settlement within what became the park.”¹¹ We note that the PDA is several hundred metres north of the remains being discussed. In topographical terms, there is a dry valley between this part of the park/RPG and the PDA. There is no suggestion that the early Medieval village was located towards the northern part of the park/RPG.

- 5.7.5 MHT2883 records the approximate location of the Knights Templar and Knights Hospitaller preceptory c. 400m south of the PDA. As with the village of Temple Dinsley, its location is uncertain. However, it is considered likely to be close to the location of the Princess Helena College and to the southern/central part of the RPG. MHT31381, located c.900m southeast of the PDA at Poynders End. This records the location of a late Medieval to Post-Medieval house. MHT4009 records the location of a Medieval chafing dish. MHT4756 records the location of earthworks to the southwest of Back Lane, Preston.
- 5.7.6 There appears to be relatively good documentary evidence of several important nodes of Medieval activity, all several hundred metres to the south of the PDA. These comprise the village of Temple Dinsley, the Knights Templar/Knights Hospitaller preceptory and the later Medieval village of Preston. There is no evidence (physical or documentary) to suggest any of those foci of activity stretched north towards or onto the PDA. The two Areas of Archaeological Significance most closely related to Preston are DHT1004, focussed on Princess Helena College and DHT1005 focussed on Back Lane, Preston. These are visible on Figure 10, as is the PDA, which is outside of both.
- 5.7.7 The potential for remains of the early Medieval period is considered relatively low. The potential for remains datable to the Medieval period is also considered to be low. If present, these are likely to be remains of woodland boundaries.

5.8 POST MEDIEVAL

- 5.8.1 The HER records more records of Post-Medieval date within the Study Area than for any other period. This is often the case (Appendix 1, Figures 5 and 6). This reflects the fact that many Post-Medieval buildings and landscape features are still extant within the local landscape.
- 5.8.2 Many of these HER records are clustered within Preston village c. 500m to the south or associated with Tatmore Place c. 800m to the north of the PDA.
- 5.8.3 The PDA sits within a Post-Medieval ‘park’, namely the Temple Dinsley RPG (Figures 3 and 4). This is also a locally registered garden (Figure 9). Being within a park does not necessarily suggest the presence of archaeological features below the surface. Often parkland in the 18th C contained grassland interspersed with trees. There were also areas of woodland deliberately left so as to create a certain contrast between parkland and woodland. One

¹¹ Appendix 1 Record MHT1835

landscape feature which is not on the HER, but which may be of most relevance to the PDA, is the Post-Medieval extent of Wain Wood, which may have incorporated the PDA. It is still located just metres from its edge and, we assume, that Wain Wood, as with Hitch Wood, also nearby was far more extensive in the Medieval and Post-Medieval periods. This may explain why the PDA is not labelled within the Apportionment on the Tithe Map. It may also be why it does not appear to have been subject to significant change until the late 19th C (Section 5.9).

- 5.8.4 The next closest record to the PDA is MHT31378, the Dower House which has 18th C origins. The house, and its formal gardens are not thought to have encompassed the PDA. These are captured on the mid 19th C Tithe Map and the PDA is clearly outside those more formal plots of land closely tied to the Dower House.
- 5.8.5 MHT31379 lies c. 100m southwest of the PDA, on the northern side of Preston Road. This was the site of Home Farm and the buildings of this are visible on 18th and 19th C mapping (Plates 19 and 20).
- 5.8.6 Other nearby remains of this date include earthworks MHT18827, a quarry pit and MHT18828, also a quarry pit. Both may be as recent as 19th C in date and connected to the landscaping which took place in the RPG. An ice house (MHT11935), part of the RPG is recorded c. 300m southeast of the PDA.
- 5.8.7 Two important sites of this period are located c. 350m south of the PDA and are MHT11933, a 16th C Manor House known as Temple Dinsley Hall. This replaced the Medieval Preceptory of the Knights Hospitaller. MHT11932 is the 18th C successor to Temple Dinsley Hall.
- 5.8.8 The PDA is located several hundred metres north of the important buildings associated with Temple Dinsley Hall. It is close to the Dower Cottage, but located outside it and its gardens. The PDA is within a Post-Medieval parkland, and yet the condition of the PDA is unlike land on all sides of it. The character has been much changed by the growth, and removal, of woodland in the late 20th and 21st C.
- 5.8.9 The potential for remains datable to the Post-Medieval period is considered low.

5.9 MAP REGRESSION COVERING THE MODERN PERIOD

- 5.9.1 Drury's topographical map of Hertfordshire (1766, Plate 19) shows the landscape close to the PDA and, we note that the Dower House is depicted (albeit this building was changed in the 19th C) and on the northern side of Preston Road we can see the remains of Home Farm. Wain Wood is visible and does not come across the Preston Road.
- 5.9.2 The Tithe Map (Plate 20) shows the local landuse in the mid 19th C. There is no specific mention of the land in which the PDA lies. The nearest plots are all

under one ownership and are associated with the Dower House. The PDA appears to be open land, not wooded, at this time.

- 5.9.3 The ordnance survey map of 1881 depicts the PDA in a useful level of detail. The western half is now within a walled garden, though not of the square shape we see in the 20th C. There are several pathways dividing the land into smaller plots.
- 5.9.4 The 1924 ordnance survey map shows the PDA moving towards its current, more square configuration and the later mapping (e.g. 1979 ordnance survey map) shows the land in its current configuration. The Heritage report¹² contains a photo taken in the 1950s which shows the walled garden in use, divided into plots and that photograph is perhaps a better representation than that found on the various ordnance survey maps.
- 5.9.5 The satellite images shown on Plates 1 and 2 bring the reader up to date and show that a plantation of trees was removed from the land after 2016. The PDA is located within land described as Informal Parkland (MHT5332) in historic landscape character terms (Figure 11).
- 5.9.6 The potential for remains datable to the Modern period is considered high. These would be in the form of the remaining 'walls' of the walled garden. There may be below ground traces of the earlier pathways and so forth, related to the 20th C gardens. There is no trace of any such remains at surface level.

¹² Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022

6 ASSESSMENT OF SIGNIFICANCE

6.1 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

- 6.1.1 In terms of relevant designated heritage assets, the PDA lies within the northern part of the Temple Dinsley registered park and garden (Grade II*, 1000919). There is a listed building located to the immediate southeast and this is named The Dower House, Princess Helena College (Grade II, 1102427). Including The Dower House, there are thirty four listed buildings within the 1km Study Area (Figure 3). The PDA lies immediately northeast of the northern edge of the Preston Village conservation area.
- 6.1.2 There are no nationally designated Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA or within the 1km study area.
- 6.1.3 The setting of these various designated heritage assets has been covered in a separate report¹³. The implications of the proposals in terms of a direct impact upon the of the Temple Dinsley registered park and garden (Grade II*, 1000919) are considered within this document.
- 6.1.4 We have carried out a historic map regression (Section 5.9 and Appendix 6) and have reviewed the distribution of listed buildings and other heritage assets within this RPG. In our opinion, the PDA lies at the northern end of the RPG on land which was, until the late 19th C, open land with no specific parkland structures or planting areas within it. From the late 19th C to the mid 20th C a walled garden existed on this land. The walls of that garden survive, in parts, to this day. The gardens have been removed. The plantation of trees and its removal has removed any surface level traces of these gardens (pathways and plots).
- 6.1.5 The proposals have the potential to disturb such remains below the ground surface, if they are present. In our opinion, such remains are not why the parkland was registered and no mention of them is made in the official description¹⁴. The Heritage report which accompanies this application explains that the early 20th C enlargement of the walled garden, to its current layout may have been due to the replacement of the kitchen garden, in the southern part of the RPG:

The enlargement of the walled garden, and its extension towards Preston Road, is probably connected with the reorganisation of the Temple Dinsley estate by Edwin Lutyens in the early 20th century (although there is no evidence to suggest he was directly involved with the changes to the walled garden). It is more than likely that the replacement of the kitchen garden

¹³ Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1000919?section=official-list-entry> – accessed 30-05-2024

adjacent to the main house with a rose garden relocated horticultural productivity to the walled garden, hence its expansion in size.

The walled garden is likely to have reached its current extent by the time the Temple Dinsley estate was sold off in 1935 and converted into a school. From that time, according to the HE pre-app response, “any intensive use of the walled garden ceased, leading to the loss of its layout, cultivation, and maintenance”¹⁵.

- 6.1.6 In our professional opinion, the direct impact upon ground within the PDA, which is located within the RPG, would not impact upon any of the areas which give the RPG its special character and which have led to it being a Grade II* RPG. Instead, the potential is for remains of local importance. Namely the traces of a 20th C garden in the form of land divisions and pathways.

6.2 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 6.2.1 Existing national policy guidance for archaeology (the NPPF as referenced in Appendix 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 6.2.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below. HER and heritage asset information is shown on Figures 3-11.
- 6.2.3 The archaeological potential of remains that may be present on the PDA has been assessed as having Low importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 1. Such remains have a local interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case the *East of England Regional Research Framework*¹⁶.

Period	Research Objective	Additional detail
Post-Medieval	P-Med 14: How can we characterise the post-medieval historic landscape and the factors which affected it?	The wider landscape requires acknowledgement as the context for post-medieval settlement and industrial development, as well as farm buildings. Conversely, the impact of social and economic change – religion, enclosure, poverty etc – on the landscape should be taken into account. The county surveys of historic landscapes need to be brought to completion and updated where necessary, and

¹⁵ Page 8. In: Bourne Heritage. 2022. Walled Garden, Temple Dinsley, Preston, Hitchin, Hertfordshire. Bourne Heritage. 3/11/2022

¹⁶ East of England Regional Research Framework. Research Agenda. [HTTPS://RESEARCHFRAMEWORKS.ORG/EOE/RESEARCH-AGENDA/](https://researchframeworks.org/eoe/research-agenda/) - ACCESSED 2023-11-18.

Period	Research Objective	Additional detail
		integrated into the planning process as valuable tools for their protection.

- 6.2.4 We have assessed this site as having potential to contain archaeological remains of Low importance. Such remains are routinely investigated and recorded as a result of developer-led archaeological work in many parts of the UK.

TABLE 3: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Low
Roman	Low	Low
Early-Medieval	Low	Low
Medieval	Low	Low
Post-Medieval	Low	Low
Modern	High	Low
Geoarchaeological	-	-

7 SITE CONDITIONS AND POTENTIAL IMPACTS

7.1 PRESERVATION AND DESTRUCTION

- 7.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

7.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

- 7.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 7.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere¹⁷, and it is a subject which is subject to ongoing review as our understanding grows. The following text addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

7.3 TYPICAL PRESERVATION CONDITIONS IN RURAL LOCATIONS

- 7.3.1 In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically, a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There is also peat rich area where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.
- 7.3.2 Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

Factors which enhance preservation	Factors which increase destruction
Pasture/grassland provides a relatively static condition for archaeological remains	Mechanised ploughing especially of deep rooting crops (e.g. Sugar Beet) causes truncation of archaeological deposits.
	Drainage for agricultural or mineral

¹⁷ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

	extraction reasons can affect hydrology and therefore remove the conditions in which waterlogged remains may survive.
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7.4 SPECIFIC SITE CONDITIONS

- 7.4.1 The proposals are shown in plan and elevation at Appendix 5. The proposal is for residential development within a disused walled garden (Figure 1).
- 7.4.2 By combining our own experience working on soils in this area, we would assume the depth of overburden at this site to be in the region of c. 300-500mm deep. Therefore, the depth of archaeological sensitivity would be between 300-500mm below the existing ground surface.
- 7.4.3 We note that the former walled garden was wooded until 2016 (Plate 1) and has since been cleared of trees (Plate 2). The processes of tree planting, root growth and of tree removal will have caused some damage to the underlying soil layers and this would likely have left its mark on the Site, just below the existing ground surface.

7.5 PROPOSED DEVELOPMENT

- 7.5.1 The perimeter wall of the walled garden is to be re-built on those sections which require it. This will involve the cutting of foundation trenches where needed. Those would be cut along the same lines as pre-existing foundation trenches.
- 7.5.2 The new residence has a significant below ground element and the quantity of earthmoving is unusually high. In archaeological terms it is the creation of the lower ground floor and the slope down to it which will have the largest below ground impact.
- 7.5.3 There would also be the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.
- 7.5.4 This development would also see landscaping improvements. Impacts here would be much lighter comprising of the creation of a path/s and planting of shrubs/trees.
- 7.5.5 We anticipate that buried remains, if present, would occur at a depth of c. 300-500mm below the existing ground level.

7.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

- 7.6.1 The proposed development is located within a designated RPG and this matter

has been addressed at Section 6.1 of this document. In our professional opinion, the direct impact upon ground within the PDA, which is located within the RPG, would not impact upon any of the areas which give the RPG its special character and which have led to it being a Grade II* RPG. Instead, the potential is for remains of local importance. Namely the traces of a 20th C garden in the form of land divisions and pathways.

- 7.6.2 This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Table 3). These remains are considered to have a low importance (defined in Table 1) based upon what is known at this time. If there are other, as yet unknown, archaeological remains within the PDA, then these would be subject to impact by groundworks associated with a development of this type.

8 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 Walled Garden, Temple Dinsley, Preston, Hertfordshire has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding heritage assets.
- 8.1.2 The proposals are shown in plan and elevation at Appendix 5. The proposal is for residential development within a disused walled garden within the Grade II* registered park and garden at Temple Dinsley in Preston, Hertfordshire (Figure 1).
- 8.1.3 In terms of relevant designated heritage assets, the PDA lies within the northern part of the Temple Dinsley registered park and garden (Grade II*, 1000919). There is a listed building located to the immediate southeast and this is named The Dower House, Princess Helena College (Grade II, 1102427). Including The Dower House, there are thirty four listed buildings within the 1km Study Area (Figure 3). The PDA lies immediately northeast of the northern edge of the Preston Village conservation area.
- 8.1.4 There are no nationally designated Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA or within the 1km study area.
- 8.1.5 The PDA does not lie within a specific 'Area of Archaeological Significance'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area (Figure 10). There are various non-designated Heritage Assets shown in the Study Area (Figures 5-8). Consideration of these non-designated (archaeological) heritage assets forms the core of the assessment of archaeological potential within the PDA. However, we also note that the PDA lies within a Grade II* RPG and we have considered the archaeological implications of this. In our professional opinion, the direct impact upon ground within the PDA, which is located within the RPG, would not impact upon any of the areas which give the RPG its special character and which have led to it being a Grade II* RPG. Instead, the potential is for remains of local importance. Namely the traces of a 20th C garden in the form of land divisions and pathways.
- 8.1.6 This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Table 3). These remains are considered to have a low importance (defined in Table 1).
- 8.1.7 The perimeter wall of the walled garden is to be re-built on those sections

which require it. This will involve the cutting of foundation trenches where needed. Those would be cut along the same lines as pre-existing foundation trenches.

- 8.1.8 The new residence has a significant below ground element and the quantity of earthmoving is unusually high. In archaeological terms it is the creation of the lower ground floor and the slope down to it which will have the largest below ground impact.
- 8.1.9 There would also be the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.
- 8.1.10 This development would also see landscaping improvements. Impacts here would be much lighter comprising of the creation of a path/s and planting of shrubs/trees.
- 8.1.11 We anticipate that buried remains, if present, would occur at a depth of c. 300-500mm below the existing ground level.
- 8.1.12 If there are other, as yet unknown, archaeological remains within the PDA, then these would be subject to impact by groundworks associated with a development of this type.
- 8.1.13 The Local Planning Authority (LPA), which is North Hertfordshire District Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Senior Historic Environment Advisor, Hertfordshire LEADS, Sustainable Growth, Hertfordshire County Council (who provides advice to this LPA). This assessment will form a part of the information under consideration.
- 8.1.14 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. As already stated, the Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

9 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

9.1 LISTED BUILDINGS

NationalRe	RecordType	Name	Grade	MI_PRINX	DesigUID	PrefRef
1102420	LB	MAUSOLEUM IN NORTH WEST CORNER OF CHURCHYARD AT CHURCH OF ST MARTIN	II	5057	DHT6544	1102420
1102421	LB	ST MARTINS PLACE	II	5058	DHT6545	1102421
1102422	LB	THE OLD FORGE	II	5059	DHT6546	1102422
1102423	LB	CRUNNELLS GREEN COTTAGE	II	5061	DHT6548	1102423
1102424	LB	REEVES COTTAGE	II	5062	DHT6549	1102424
1102425	LB	THE RED LION PUBLIC HOUSE	II	5063	DHT6550	1102425
1102426	LB	FIR TREE COTTAGE	II	5064	DHT6551	1102426
1102427	LB	THE DOWER HOUSE, PRINCESS HELENA COLLEGE	II	5065	DHT6552	1102427
1102428	LB	BARN ON ROADSIDE NOW GARAGE TO SPINDLE COTTAGE	II	5066	DHT6553	1102428
1102430	LB	TUDOR HOUSE	II*	5068	DHT6555	1102430
1102431	LB	POYNDERS END	II	5069	DHT6556	1102431
1102432	LB	PARK WALL FACING SCHOOL LANE AND 2 PAIRS OF GATEPIERS AND FLANKING WALLS AT MAIN GATE TO PRINCESS HELENA COLLEGE, OPPOSITE CRUNNELL'S GREEN	II	5070	DHT6557	1102432
1102433	LB	KILN WOOD COTTAGE AND LINKED outhouse TO SOUTH EAST	II	5071	DHT6558	1102433
1102460	LB	ROSE COTTAGE	II	5098	DHT6585	1102460
1102461	LB	LYCHGATE TO CHURCHYARD OF CHURCH OF ST MARTIN	II	5099	DHT6586	1102461
1102508	LB	THE CLOCK HOUSE	II	5147	DHT6634	1102508
1103249	LB	K6 TELEPHONE KIOSK	II	5558	DHT7046	1103249
1176623	LB	CHEQUERS COTTAGES, NUMBERS 1 TO 6 INCLUSIVE AND 3 LINKED REAR outhouses	II	5939	DHT7428	1176623
1176631	LB	CHURCH OF ST MARTIN (CHURCH OF ENGLAND)	II	5941	DHT7430	1176631
1176692	LB	WELL, WELLHEAD GEAR AND WELLHOUSE	II	5946	DHT7435	1176692
1176712	LB	SPINDLE COTTAGE	II	5947	DHT7436	1176712
1176732	LB	OCTAGONAL DAIRY NEAR NORTH WEST CORNER OF TUDOR HOUSE	II	5949	DHT7438	1176732
1176789	LB	ICEHOUSE AMONG CHESTNUT TREES AT PRINCESS HELENA COLLEGE, TEMPLE DINSLEY (250 METRES TO EAST NORTH EAST OF MAIN ENTRANCE DOOR) AT GRID REFERENCE TL 1833 2483	II	5955	DHT7444	1176789
1176799	LB	LADYGROVE STUD FARM INCLUDING DAIRY COTTAGE, LADYGROVE LODGE, AND KILN WOOD LODGE	II	5957	DHT7446	1176799
1307766	LB	PRINCESS HELENA COLLEGE, TEMPLE DINSLEY, WITH TERRACES, STEPS, WALLS, RAILINGS, GATES, PERGOLAS, AND GARDEN BUILDINGS	II*	6015	DHT7504	1307766
1307773	LB	THE CHEQUERS WITH WALL AND outhouses FRONTING CHEQUER LANE	II	6016	DHT7505	1307773
1307843	LB	THE WILDERNESS	II	6024	DHT7513	1307843

NationalRe	RecordType	Name	Grade	MI_PRINX	DesigUID	PrefRef
1347410	LB	TATMORE PLACE	II	6372	DHT7862	1347410
1347448	LB	THE "PIGGERY" AT PRINCESS HELENA COLLEGE, TEMPLE DINSLEY (240 METRES TO SOUTH EAST OF MAIN ENTRANCE DOOR) AT GRID REFERENCE TL 1829 2471	II	6411	DHT7901	1347448
1347463	LB	SADLEIRS END	II	6426	DHT7916	1347463
1347481	LB	LABERNAM LODGE	II	6430	DHT7920	1347481
1347482	LB	VINE COTTAGE	II	6431	DHT7921	1347482
1347483	LB	BUNYANS COTTAGE	II	6432	DHT7922	1347483
1397573	LB	DELISTED	DL	5060	DHT6547	1397573

9.2 REGISTERED PARK AND GARDEN

Name	MI_PRINX	DesigUID	RecordType	Grade	PrefRef	NationalRe	OtherRef
Temple Dinsley	9434	DHT1710	RG	II*	10	G1130	9

9.3 MONUMENTS (HER)

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT395	FS	THREE ROMANO-BRITISH URNS, PRESTON ROAD, GOSMORE, IPPOLLITTS	Three Romano-British urns and a late Iron Age pot [4845] were discovered during the erection of two cottages on the Gosmore Preston Road (centred on TL 185 259)<1> . They could all be contemporary. This NGR is in the middle of the grounds of Gosmore Hill, a 20th century house, so it is unclear where these vessels were found. It may have been at Gosmore Hill Lodge by the road, or to the north in the vicinity of the housing at the bend near the entrance to Tatmore Place.	CREMATION?	Roman	50 to 409	22262	395
MHT1835	MON	MEDIEVAL SETTLEMENT, TEMPLE DINSLEY, PRESTON	This was classified as a DMV<1, 2> , on the grounds that the manor of 'Deneslai' had 40 tenants at the time of Domesday. 'Supposed site under pasture. Gently undulating but no clear evidence of earthworks or other archaeological material'<3> . The given NGR was arbitrary, and is merely that of the supposed site of the preceptory of the Knights Templars [2883]. Temple Dinsley is now the grounds of Princess Helena College, Preston. It is emparked and landscaped [7341], with the village of Preston at its gates. See [4756] for shrunken settlement earthworks at Preston. There is no evidence of where the Dinsley tenants lived in 1086, and it is clear that the emparkment (presumably later) obliged tenants to live in Preston village, which is extant. Earthworks of an apparent hollow way and house platforms have been found in the park south of the house<5> . Anglo-Saxon pottery has been found here, although all in residual contexts, as well as medieval and post-medieval finds<4, 5> . Medieval artefacts have also been found on the site of Temple Home Farm [13053] close by<4> . The finds indicate that Preston is indeed the successor at the park gate of medieval settlement within what became the park. Further investigation<6> of the 'house platforms' and putative hollow way, however, involved geophysics and evaluation trenches which uncovered only 20th century garden plots or similar and rubbish deposits. All the finds were 20th century. Since this area is pasture, the plots may represent the World War II 'Dig for Victory' campaign. The 'earthworks' appear to be the product of palaeochannels from the springs in the area<6> .	DESERTED SETTLEMENT?; HOLLOW WAY?	Medieval	1066 to 1500	7924	1835

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT1956	MON	SITE OF 'PRESTON CASTLE', CASTLE FARM, PRESTON	Castle Farm on site of Preston Castle' marked on OS 6" 1960. The OS states that 'nothing is known about the castle at the farm and no documentary evidence for it can be found. There are no traces of antiquity at the site. The farmhouse is 19th century, the outbuildings modern'<1> . 'Preston Castle (or Hunsdon House) is a house about which very little information is available. The name Preston Castle derives from Captain Robert Hinde, who built earthwork fortifications in the grounds and is said to be the original of Lawrence Sterne's Uncle Toby. An early 19C engraving shows that the house comprised two wings... the older east wing had details of about the middle of the 17C... behind was added a taller early 18C wing of six bays. Hinde provided the entire house with battlemented parapets of uniform height and cross-loops like those of a medieval castle. The whole was demolished in the 19C'<2> . It was marked 'Castle Farm, on site of Preston Castle' (in archaic lettering) on the 1884 OS map<3> . The battlements and earthworks presumably dated to the early 18th century; 'Uncle Toby' is a character in Sterne's mid 18th century novel Tristram Shandy.	COUNTRY HOUSE	Post Medieval	1501 to 1900	9250	1956
MHT2883	MON	APPROXIMATE SITE OF HOUSE OF KNIGHTS TEMPLARS AND HOSPITALLERS, TEMPLE DINSLEY	A house of the Knights Templars was founded at Temple Dinsley before 1147; it had 6 brethren and 6 corrodies in 1308. The property passed to the Knights Hospitallers in 1324, became a house of that order after 1338, and a preceptory in the reign of Richard II. The manor was let out privately in 1507<1, 2> ; see [11933] for the 16th century house. A fine 13th century coffin lid, presumably from the burial of one of the Preceptors or masters, has been found here<1> and is now in Preston church [17279]. It appears to have been found when the kitchen and scullery block at the present house [11932] was built in the 1880s, when human remains and a chalice were found<4> . This should, then, mark the site of the Templar chapel.<4> has a plan with known remains marked. An evaluation trench dug in 2002 east of the present house contained unstratified medieval or early post-medieval clunch masonry within the subsoil, a make-up layer up to 1m thick, suggesting that medieval features may have been disturbed when the school sports hall was built<3> . The preceptory was one of the most important in SE England. Survey and small-scale evaluation work in the grounds found that terracing and landscaping during the 20th century have largely removed or concealed any archaeological evidence, apart from beneath the house itself and the area in front of it<4> .	MANOR HOUSE; MONASTERY; TEMPLARS PRECEPTORY	Medieval	1066 to 1500	19359	2883
MHT4009	FS	MEDIEVAL CHAFING DISH, 'PRESTON CASTLE', CASTLE FARM, PRESTON	Medieval chafing dish found on the site of Preston Castle [1956] (which is an 18th century folly). Brown earthenware 'in the shape of a bowl standing on a short foot, 6 1/2 inches high and 9 1/2 inches across at the brim. Holes were pierced in the foot and sides to admit the air, and, for the convenience of carriage a looped handle was attached on one side'<1> .	FINDSPOT	Medieval	1066 to 1500	22279	4009
MHT4604	MON	PART OF SUPPOSED ROMAN ROAD, 'VERULAMIUM TO ICKLEFORD', FROM HITCH WOOD TO HITCHIN	The length of the Viatores' route 210 on the south side of Hitchin, from Hitch Wood (TL 1861 2342) to Brick Kiln Lane, Hitchin (TL 1868 2769); for the whole route see [4600]). It has not been confirmed by excavation; see [4600] for the evidence that this route does not exist.	ROAD?	Roman	50 to 409	22886	4604
MHT4756	MON	EARTHWORKS, SW OF BACK LANE, PRESTON	Earthworks on sloping pasture may represent terraced platforms. They stand 0.3m high. Their position, just beyond the western limits of the present village, suggests they could be shrunken village earthworks. The construction of an electricity substation in the top corner of the field has probably destroyed some of them<1> . The 1844 tithe map<2> shows a building on the east side of this field, near Butcher's Lane. By 1881<3> it had gone, leaving a pond near the site of the electricity substation. The earthworks may or may not be post-medieval and related to this building.	EARTHWORK; SHRUNKEN VILLAGE?; HOUSE	Historic: period uncertain	410 to 1900	23006	4756
MHT4845	FS	LATE IRON AGE POT, IPPOLLITTS	A 1st century AD late Iron Age pot discovered with three Romano-British vessels [395] during the erection of two cottages on the Gosmore-Preston Road (centred at TL 185 259)<1> . They could all be contemporary, and would represent a late 1st century cremation burial, or more than one. See [395] for the uncertainty over where these were found.	FINDSPOT	Late Iron Age	-100 to 49	23103	4845
MHT5319	MON	POSTAL LAMP BOX, TATMORE PLACE, GOSMORE	Postal lamp box on wooden post.	POST BOX	Post Medieval	1501 to 1900	23611	5319

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT6337	BLD	WELL, WELLHEAD GEAR AND WELL HOUSE, PRESTON VILLAGE GREEN	Well, wellhead gear and wellhouse dated to 1872. Built by the Darton family of Temple Dinsley. The well, now capped, is said to be 226ft deep. The octagonal wellhouse is open at the sides with a steep pointed octagonal slate roof and 8 chamfered stout oak posts now raised on concrete pads from octagonal Yorkshire step. Cast iron gear is arranged E-W over the well<1> . As described above, but no longer in use<2> .	WELL HEAD; WELL	Post Medieval	1501 to 1900	24693	6337
MHT7341	LND	TEMPLE DINSLEY, 18TH CENTURY PARK AND 20TH CENTURY GARDENS, PRESTON	18th century parkland, at most extensive 200ha. with grounds and early 20th century gardens of 10ha next to the house. The remainder of the estate has been returned to agriculture. The gardens are of a generally formal and geometrical character and were designed by Edwin Lutyens and Gertrude Jekyll in 1908 for the then owner, H G Fenwick. Fenwick also employed Lutyens to enlarge and remodel the house [1932]. There is a balustraded terrace on the NW front with a pergola below. To the south rectilinear bedding follows the line of the house front and there are formal pools to NE and SW. There are several areas of woodland over the site<1> . As a result of the 'exceptional importance' of Temple Dinsley its grading was adjusted from GII to GII* in July 2002<2> .	ORNAMENTAL GARDEN; LANDSCAPE PARK	Post Medieval to Twentieth Century	1501 to 2000	25643	7341
MHT7754	MON	CROPMARK OF RING DITCH, IPPOLLITTS	Cropmark of circular enclosure approx. 20m in diameter, representing the ploughed-down remains of a round barrow<1> .	ROUND BARROW?; RING DITCH	Late Neolithic to Earlier Bronze Age	-3000 to -1201	26105	7754
MHT10833	BLD	LADYGROVE HOME AND STUD FARM, PRESTON	Maps and aerial photographs show a fine range of 'planned' farm buildings which post-date 1881, since they are not shown on the OS 1st ed 6" map. They have been converted to offices and housing (Ladygrove Cottages, Court, Lodge; also Kiln Wood Lodge), though some original features may survive. This was a stud farm associated with Ladygrove farm. The stable buildings have been repointed and have new windows. There is also a remnant of a hay loft; this section has been converted into offices. The residential area has been repointed, but has its original windows<1> . 2002 TIMBER FRAMED FARM BUILDINGS SURVEY: Red brick buildings formed an entrance into the farmyard under an archway built between them. Hipped, clay tile roofs. Also a courtyard in front of the archway, making two farmyards. The southern possibly consisted of stables and barns. The northern courtyard forms a U-plan with the lodges at the north end (now Ladygrove Lodge and Kiln Wood Lodge). Gabled roofs, clay tile. Vent holes to each gable<2> .	MODEL FARM	Post Medieval	1501 to 1900	901	10833
MHT10834	MON	SITE OF POST- MEDIEVAL KILNS, KILN WOOD, PRESTON	Kiln Wood is shown on later 19th century OS maps<1, 2> , as are at least two of the three ponds shown on 20th century maps. These are probably water-filled extraction pits. What the kilns were making is not shown, but likely to be ceramic building materials. The adjacent cottage was rebuilt in 1912 as the estate carpenter's house<3> . See also [18231].	KILN	Post Medieval	1501 to 1900	902	10834
MHT11034	BLD	CASTLE FARM, PRESTON	The post-medieval farmstead shown on the 1881 OS map<1> has the possible appearance of a planned layout, with two ranges of farm buildings on the east and west sides of a rectangular yard north of the house and its walled garden. The farmstead was evidently completely rebuilt in the 20th century, in steel and corrugated iron on concrete bases, and on a much larger scale<2> . None of the 19th century layout survives apart from the house and its garden.	MODEL FARM?; FARMSTEAD	Post Medieval	1501 to 1900	1100	11034
MHT11932	BLD	PRINCESS HELENA COLLEGE, TEMPLE DINSLEY, PRESTON	In 1712 the manor was bought by Benedict Ithell, who then built a new house next to the earlier manor house [11933]; a fireplace in the music room may have come from the 16th century house<2> . In 1768 Joseph Darwood found the house too large and demolished two wings. Much was spent on the property during the early 1870s, although it is now difficult to be sure what survives of this work. The house and gardens were remodelled by Sir Edwin Lutyens and Gertrude Jekyll in the years 1909-1912 and 1919-1923. East and west wings were added, and servants' accommodation to the east. This work 'made the house about four times its original size. (Lutyens) made every effort not to swamp the original house both in the architecture, which he follows in all its details, and in the scale'<4> . In 1935 the house became the Princess Helena College<1, 2> .<5> gives more details on the history of the estate. Evaluation trenches dug in 2002 east of the house found that the area had been built up and landscaped since c.1980. Part of a substantial late 18th/early 19th century red brick wall was found, in the position of an eastern boundary wall shown on early 19th century plans<3> .	GARDEN WALL; MANOR HOUSE; COUNTRY HOUSE; SCHOOL	Post Medieval to Twentieth Century	1501 to 2000	2050	11932

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT11933	MON	SUPPOSED SITE OF 16TH CENTURY MANOR HOUSE, TEMPLE DINSLEY, PRESTON	In 1542 Temple Dinsley was granted to Sir Ralph Sadleir by Henry VIII. The medieval preceptory [2883] was pulled down and a new house built immediately to the east of the present mansion. This 16th century house was demolished between 1815 and 1832<1> . Evaluation trenches dug in 2002 to the east of the present house uncovered no evidence of this building, though the presence of unstratified pieces of clunch in the subsoil suggest that medieval features [2883] may have been disturbed when the sports hall nearby was built<2> . Geophysical survey indicates that 'a range of buildings, possibly of two phases, (lie) under the Rose Gardens lawns directly to the west of the present College buildings. These seem likely to be of Tudor and possibly also Templar date'<3> . It may be that the historical record confused east with west, and the 16th century house stood here, close to the road. See also<4> .	MANOR HOUSE	Post Medieval	1501 to 1900	2051	11933
MHT11934	BLD	THE PIGGERY, TEMPLE DINSLEY, PRESTON	A small square single-storey red brick building with a steep pyramidal roof of hand-made red tiles. It has a stable door on its north-west side. It was built c.1908 during Sir Edwin Lutyens' remodelling of the house [11932], as a landscape feature<1> .	PIGGERY; GARDEN BUILDING	Twentieth Century	1901 to 2000	2052	11934
MHT11935	BLD	ICEHOUSE, TEMPLE DINSLEY, PRESTON	18th century icehouse of red brick, with some blue bricks; a deep conical well with domed cap and approach passage<1> . It was built to supply the 18th century house [11932], within the park [7341].	ICEHOUSE	Post Medieval	1501 to 1900	2053	11935
MHT12597	MON	POSSIBLE SAXON SACRED PLACE, WAIN WOOD, PRESTON	The place name is Wayndene in medieval records, and appears to be associated with a manor called Welei in Domesday Book. 'The probabilities are that in both these names we have derivatives of OE wig, weoh, 'sacred place, temple' etc... and it is probable that in the DB manor we have ... 'grove where (heathen) worship was carried on'. Wain (Wayndene) appears to mean 'valley of the heathen worshippers', and 'stands high like most of these wig-sites'<1> .<2> , quoted by<3> , however, considers that the derivation of Wain is from 'waggon'.	Sacred Grove?	Early Medieval	410 to 1065	2750	12597
MHT13053	MON	SITE OF TEMPLE HOME FARM, TEMPLE DINSLEY	Temple Home Farm is shown on the 1884 OS map<1> SE of Temple Dinsley itself [11932]. It was demolished c.1910 by Lutyens when the house and grounds [7341] were remodelled. The origins of the farm are unclear. Medieval artefacts including a 15th century Flanders jetton have been found in this area, along with post-medieval structural features and midden deposits<2> . The farm is shown on the later 19th century OS maps<3, 4> with a layout suggesting a 19th century planned farmstead. It had a large barn with double-aspect porches at the NW end of a rectangular (very slightly trapezoidal) yard lined with smaller farm buildings and with another open-fronted structure in the centre. It is possible that the main barn was older than the rest, or that the layout was adapted to new farming practices in the 19th century.	FARMSTEAD	Post Medieval	1501 to 1900	3234	13053
MHT13206	BLD	CHEQUERS COTTAGES, 1-6 CHEQUERS LANE, PRESTON	A block of six estate cottages built in 1913 for H G Fenwick, and designed by Lutyens<1> . This is a tall two-storey block facing east onto Chequers Lane, in dark red narrow brick and some blue brick, with light red brick dressings and arches, tiles hung on the upper floor, and steep pitched tiled roofs. All the tiles are handmade. The plan is symmetrical, with a barrel-vaulted central passage, and a gabled cross wing projecting at each end. Behind the block are three single-storey outhouses of red brick. According to the owner of no.6 (11.5.2007), the only other Lutyens terrace in the country is in Yorkshire.	ESTATE COTTAGE; TERRACE	Twentieth Century	1901 to 2000	3404	13206
MHT15113	BLD	TIMBER BUILDING, TEMPLE DINSLEY, PRESTON	2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Timber-framed and weatherboarded building in a field, skylight to roof. Roof is hipped with clay tiles<1> . This is within the park [7341] at Temple Dinsley and is not a farm building.	TIMBER FRAMED BUILDING	Post Medieval	1501 to 1900	4298	15113
MHT15114	BLD	POYNDERS END FARM, POYNDERS END, PRESTON	Poytersend Farm' is shown on the 1881 OS map<1> as a compact group of barns and open-fronted sheds around a rectangular yard, south of the late 15th or early 16th century farmhouse [31381]. By 1898 this layout had been joined by two very large glasshouses to the NW. By 1924<3> these were within the grounds of a new house built in 1906 (180m from the farmstead), and the whole complex was named Poynders End. Later in the 20th century large new farm buildings were constructed west of the post-medieval group, and the eastern range of the post-medieval farmstead was demolished between 2000 and 2010<4> . 2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Two barns and one cartshed. One of the barns is converted, possibly for residential use. This barn is timber-framed and weatherboarded with a projecting wagon porch to south face. Possibly on a brick sill. Gable, corrugated iron roof. Many doors and windows inserted. It is located to the east of the site as part of a courtyard (south range). The second barn forms the east part of the courtyard and abuts the NE corner of the other barn. This barn is timber-framed and has some weatherboarding to exposed frame, on a brick sill. Gabled roof with clay tiles. The cartshed is timber-framed and weatherboarded on a brick sill. 2 open bays to the north face + 2 sets of doors at west end. Timber posts stand on concrete blocks. Hipped, clay tile roof<5> .	FARMSTEAD; TIMBER FRAMED BARN; CART SHED	Post Medieval	1501 to 1900	4299	15114

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT15285	BLD	STABLE BLOCK AT TATMORE PLACE, GOSMORE, ST IPPOLLITS	U-shaped stable block with clock tower. Brick and flint walling. Constructed in 1908. There is also a timber-framed house (farmhouse?) to the north of the site<1> . These are not farm buildings; these are the coach house and stable block built in 1908 for the new country house at Tatmore Place [17856]. The estate was built within what had been empty fields. Now called the Clock House, at the road frontage, it was built by the same architect as the main house. This is in uncoursed knapped flint with red brick bands and dressings, and had a central square clock turret, ball finial and wrought iron weathervane. It encloses three sides of the yard, as a tall single-storey main range with two two-storey wings. The north wing was the stable cottage<1> . The estate had a farm, but this is 250m NW of the house.	STABLE	20th Century	1901 to 2000	36990	15285
MHT15436	BLD	VICARSGROVE FARM, IPPOLLITS	Farmstead visible on 1st ed OS.	FARMSTEAD	Post Medieval	1501 to 1900	4626	15436
MHT15439	BLD	POND FARM, PRESTON	Pond Farm is shown on the 1844 tithe map<1> , beyond the north end of Preston village. It appears on the 1881 OS map<2> with the house in its garden and ranges of farm buildings immediately to the south, with two ponds, and a pair of separate buildings to the west in a field. This layout is similar to that on the 1844 map. The separate buildings have since gone, but the farmhouse and barns survive.	FARMSTEAD; FARMHOUSE	Post Medieval	1501 to 1900	4628	15439
MHT17193	BLD	BUNYAN CHAPEL, CHURCH LANE, PRESTON	The 'Bunyan Chapel (Particular Baptist)' is shown on the 1881 OS map<1> , and as 'Bunyan Chapel (Baptist)' on the 1898 and 1924 maps<2, 3> . It is in plan a long building end-on to the road, with the door in a porch in the south gable end and a small projection at the rear (north end). It is apparently an earlier 19th century building, with a plan typical of the period, on a narrow plot. Until the church was built in 1900 this was the only place of worship in Preston. It is now a private house. See [31380] for 'Bunyan's Cottage' in Wain Wood north of the village.	PARTICULAR BAPTIST CHAPEL; BAPTIST CHAPEL	Post Medieval	1501 to 1900	6653	17193
MHT17252	MON	CROPMARKS OF PITS, SOOTFIELD GREEN, PRESTON	Cropmarks of an area of pits NW of Wain Wood<1> .	PIT	Unknown	Undated	6715	17252
MHT17253	MON	CROPMARKS OF PITS, SOUTH OF TATMOREHILLS LANE, IPPOLLITS	Cropmarks of an area of pits NW of Wain Wood.	PIT	Unknown	Undated	6716	17253
MHT17279	BLD	CHURCH OF ST MARTIN, CHURCH LANE, PRESTON	An unusual small church in the Voysey tradition consisting of a tall 5-bays nave and a narrower square-ended short chancel, both under one roof<1> , Preston parish church was designed by Thomas Carter. Carved into the SE buttress is the inscription 'Anno Dom:mdccxcix' (1899); the church was consecrated in 1900. It is of roughcast brick, with limestone ashlar dressings and a steep green slate roof. The dramatic west end has an entrance in a canted central projection and a tapered stone bellcote over. Inside is an octagonal lobby, below a west gallery. The nave has an open timber roof, simple plastered walls and pine floor; the chancel, up one step through a broad chancel arch, has plastered walls and a floor of black and white marble. The font is in 13th century style<1> . The hamlet of Preston was historically in the parish of Hitchin; a chapel at Preston in the manor of Dinsley is documented<2> . The church stands at the rear of a long plot which on the 1898 OS map<3> was part of a field beyond the hamlet. Inside the church is a 13th century Purbeck 'marble' coffin lid, carved in relief with a slender cross and foliated crosshead; the base is missing. It was found on the site of the Templars' Preceptory [2883] at Temple Dinsley, before 1902, and appears to have come to the church during Lutyens' work on the house in 1909-11<4> . It is of a well-known type but a particularly good example.	ANGLICAN CHURCH	Post Medieval to Twentieth Century	1501 to 2000	6744	17279
MHT17856	BLD	TATMORE PLACE, PRESTON ROAD, ST IPPOLLITS	Tatmore Place was designed in 1908 by John Belcher for Sir Joseph Child Priestley (1862-1941). The house is in Early English Renaissance Revival style, in red brick with blue headers laid to English bond and stone dressings under steep slate roofs. It has two storeys and attics, on an L plan, with tall stone mullioned windows and moulded stone 'Tudor' doorways. The service wing at the back is single storey. The entrance front has a projecting full height porch, semi-octagonal bay windows on either side, and a triangular pediment. The house has not been in domestic use since 1939, and is used as a laboratory and offices<1> . For the stable block, see [15285]. #	COUNTRY HOUSE	Twentieth Century	1901 to 2000	7380	17856

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT18226	MON	SITE OF 20TH CENTURY SEWAGE TANKS, TEMPLE DINSLEY	Two small rectangular structures marked Sewage Tanks are shown within a narrow fenced rectangle of land within a much larger field on the 1924 OS map<1> ; they are not present on earlier editions, but were presumably built as an amenity for the house at Temple Dinsley [11932], which was remodelled and enlarged in the early 20th century. The structures were short-lived, being marked 'disused' on<2> , but at some time were replaced by a large circular structure, which survives<4> within the trees shown on the 1924 map. The circular structure is on the 1981 map<3> labelled 'Works (disused)'.	SEWAGE WORKS	Twentieth Century	1901 to 2000	7788	18226
MHT18227	MON	SITE OF EXTRACTION PIT, SUMMERHOUSE WOOD, TEMPLE DINSLEY	A small extraction pit shown on the c.1920 OS map<1> is within a copse of fir trees shown on the 1881 and 1898 maps<2, 3> ; it is not certain whether it was already present, or dug after 1898. It may be associated with the development of the gardens at Temple Dinsley [11932, 7341] in 1909.	QUARRY	Post Medieval to Twentieth Century	1501 to 2000	7789	18227
MHT18228	MON	EARTHWORKS, PRINCESS HELENA COLLEGE, TEMPLE DINSLEY	A small extraction pit shown on the c.1920 OS map<1> is within a copse of fir trees shown on the 1881 and 1898 maps<2, 3> ; it is not certain whether it was already present, or dug after 1898. It may be associated with the development of the gardens at Temple Dinsley [11932, 7341] in 1909.	DITCH; EARTHWORK	Post Medieval	1501 to 1900	7790	18228
MHT18229	MON	POST-MEDIEVAL TRACKWAY, TEMPLE DINSLEY	A trackway shown on the 1881 OS map<1> was the access route to Temple Home Farm [13053], which was demolished as part of the early 20th century reworking of the park and gardens [7341]. The track survives as a slight earthwork across parkland.	TRACKWAY	Post Medieval	1501 to 1900	7791	18229
MHT18230	MON	HISTORIC POND, TEMPLE DINSLEY	A sub-rectangular pond shown on the 1881 OS map<1> , within the curtilage of Temple Home Farm [13053]. It survives in more or less the same form within the early 20th century parkland [7341]<2> .	POND	Post Medieval	1501 to 1900	7793	18230
MHT18231	MON	POST-MEDIEVAL CLAY PITS, TEMPLE DINSLEY	A number of pits, probably old extraction pits, shown on the 1881 OS map<1> ; they survive as earthwork features within woodland. Some are now water filled<2> . They were presumably claypits connected to the kilns [10834] just to the south in Kiln Wood.	CLAY PIT	Post Medieval	1501 to 1900	7794	18231
MHT25784	PAS	POST-MEDIEVAL LEAD CLOTH SEAL FRAGMENT, ST IPPOLYTS		FINDSPOT	Post Medieval	1550 to 1800	16001	25784
MHT25785	PAS	POST-MEDIEVAL LEAD CLOTH SEAL, ST IPPOLYTS		FINDSPOT	Post Medieval	1550 to 1800	16002	25785
MHT25786	PAS	POST-MEDIEVAL LEAD CLOTH SEAL, ST IPPOLYTS		FINDSPOT	Post Medieval	1600 to 1800	16003	25786
MHT25787	PAS	POST-MEDIEVAL LEAD CLOTH SEAL, ST IPPOLYTS		FINDSPOT	Post Medieval	1550 to 1700	16004	25787
MHT25788	PAS	POST-MEDIEVAL LEAD CLOTH SEAL, ST IPPOLYTS		FINDSPOT	Post Medieval	1550 to 1800	16005	25788
MHT25789	PAS	POST-MEDIEVAL LEAD CLOTH		FINDSPOT	Post Medieval	1575 to 1700	16006	25789

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
		SEAL, ST IPPOLYTS						
MHT31378	BLD	THE DOWER HOUSE, TEMPLE DINSLEY, PRESTON	The Dower House, beside the Hitchin Road at the edge of the park [7341] at Temple Dinsley, was built in the early 18th century. In red brick chequered with black headers on the south front, it is a large two-storey house of irregular plan. The main block is of double-pile plan four windows wide, with a large internal chimney and a two-storey canted brick bay at the NE rear corner. The house was extended and altered in the early 19th century, stepped down a steep slope to the east. The front door is also early 19th century, panelled with a reeded surround and corner blocks under a trellis porch. The western part of the front was restored after flood damage in 1968<1> . The house is shown on the 1847 tithe map<2> with the eastern extension in place and outbuildings beyond. The 1881 OS map<3> names the house Preston Cottage, and shows details of the garden with its glasshouses (which replaced the smaller outbuildings) and the barn or stable range, the largest of the outbuildings. The western gable end of the house projected slightly into the roadway, immediately opposite Preston Farm [31379]. On the 1898 map<4> the house is simply The Cottage, and the farmstead Home Farm. By this date the barn/stable east of the house had been consolidated or rebuilt on the same footprint. Substantial new glasshouses appear on the 1924 map, linked to the 19th century eastern extensions. The grounds had also been opened up, and the complex suggests provision of flowers or fruit for the estate. Later in the 20th century the house became a boarding house for Princess Helena College, a function it served until c.2017.	DOWER HOUSE; DOUBLE PILE HOUSE	Post Medieval	1501 to 1900	21950	31378
MHT31379	MON	SITE OF PRESTON (HOME) FARM, HITCHIN ROAD, PRESTON	Only a building with the appearance of a barn is shown here on the 1847 tithe map<1> , but extant buildings elsewhere on the map are omitted (presumably because not subject to tithe) and this may be the case here. In addition, the roadway here is widened as if approaching an entrance. This entrance is shown on the later 19th century OS maps<2, 3> , leading to a substantial house and barns ranged around a yard. In 1881 this was Preston Farm; in 1898 it was Home Farm, and presumably belonged to the Temple Dinsley estate. The entrance is immediately opposite Preston Cottage, now the Dower House [31378], which dates to the early 18th century. The farmstead is shown on the 1881 map with a compartmented yard, but this does not have the appearance of a planned layout. It may predate the 19th century. By 1924<4> the farmstead was Old Home Farm, and both the farmhouse and the eastern side of the farmstead had been demolished. Later in the 20th century two houses were built on its site. A pair of outbuildings beside the road may survive.	FARMSTEAD	Post Medieval	1501 to 1900	21951	31379
MHT31380	BLD	BUNYAN'S COTTAGE, WAIN WOOD, HITCHIN ROAD, PRESTON	Bunyan's Cottage is a 17th century timber-framed house hidden in a clearing within Wain Wood (which is ancient woodland) off the road to Hitchin, and is associated with preaching by John Bunyan. It is two storeys high and three bays wide, on a red brick sill, with the timber frame infilled with red brick panels. The middle bay is older than the outer two, although all three are 17th century. The door enters the original middle bay at its west end. In the 18th century a chimney was inserted into the SW corner of the house, and another chimney built near the east end inside the front wall. In the mid 19th century the house was given an extra bay on the west side, in red brick. The timber frame is exposed on the south and east sides of the house, and in much of the interior. Rear extensions added in the late 1960s have red brick ground floors and white weatherboarding above<1> . The house is not shown on the tithe map<2> , presumably because it was not subject to tithe. On the later 19th century OS maps<3, 4> it is shown divided into two (the western end being separate), with a large L-plan outbuilding and a second smaller one beyond, each with an enclosed yard. The 1898 map names the complex Wainwood Farm. The same layout is shown on the 1924 map<5> , with the house still divided, but this time it is named Bunyan's Cottage. 'John Bunyan used to preach in Wain Wood, where there is still a dell known by his name, and a service has been yearly held at this spot in commemoration'<6> . The outbuildings also survive.	TIMBER FRAMED HOUSE; FARMHOUSE	Post Medieval	1501 to 1900	21952	31380

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT31381	BLD	TUDOR HOUSE, POYNDERS END, PRESTON	Tudor House is a two-storey timber-framed house on a sill of flint and brick, the oldest part a two-cell, two-storey crosswing jettied on the south and east sides and dating to the 15th or early 16th century. Forming a T-plan against this is a two-storey, two-cell hall range with lobby entrance, dating to the mid 17th century and replacing the original open hall. To this a rear outshut with catslide roof was added c.1700. The crosswing has unusual timber framing, and was originally unheated with two rooms on each floor. In the early 17th century a large internal chimney was inserted to heat the ground floor; the upper chamber fireplace was only added in the late 17th century. The staircase was probably in the rear bay. The chamber over the hall was not given a fireplace until the early 18th century. The framing, with red brick infill, is exposed on two sides of the crosswing and at the north end of the hall range, with some red brick casing and roughcast elsewhere<1> . Near the NW corner of the house is an octagonal dairy built in the early 19th century. This is a small single-storey structure in red brick with a very steep pointed and faceted roof, double doors, and a white-tiled interior<1> . But this is not shown on the later 19th century OS maps<2, 3> as an octagonal building, nor on the 1924 map<5> . Only small rectangular buildings stood in this position, with a larger rectangular structure east of the house. The house lies north of the farmstead [15114], shown on the 1881 OS map as a compact group of barns and open-fronted sheds around a rectangular yard. On the 1881 and 1898 maps this was Poytersend Farm. By 1898 large glasshouses had been built to the NW, dwarfing the farmstead and the house. The 1924 map<5> names the complex Poynders End. It was documented as Pointers End in 1728, and 'is to be associated with the family of Poydre and his wife on a church-brass of 1401'<6> .	TIMBER FRAMED HOUSE; OPEN HALL HOUSE; LOBBY ENTRY HOUSE; FARMHOUSE; DAIRY	Medieval to Post Medieval	1066 to 1900	21953	31381
MHT32867	PAS			FINDSPOT	Late Roman	269 to 271	30156	MHT32867
MHT32868	PAS			FINDSPOT	Late Roman	269 to 271	30157	MHT32868
MHT32869	PAS			FINDSPOT	Late Roman	271 to 274	30158	MHT32869
MHT33106	PAS			FINDSPOT	Late Roman	269 to 271	30393	MHT33106
MHT33107	PAS			FINDSPOT	Late Roman	260 to 270	30394	MHT33107
MHT33108	PAS			FINDSPOT	Late Roman	268 to 270	30395	MHT33108
MHT33109	PAS			FINDSPOT	Late Roman	269 to 271	30396	MHT33109
MHT33110	PAS			FINDSPOT	Late Roman	269 to 271	30397	MHT33110
MHT33111	PAS			FINDSPOT	Late Roman	271 to 274	30398	MHT33111
MHT33112	PAS			FINDSPOT	Late Roman	269 to 271	30399	MHT33112
MHT33113	PAS			FINDSPOT	Late Roman	269 to 271	30400	MHT33113
MHT33114	PAS			FINDSPOT	Late Roman	268 to 270	30401	MHT33114
MHT33115	PAS			FINDSPOT	Late Roman	268 to 270	30402	MHT33115
MHT37744	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	275 to 285	35005	MHT37744

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT37745	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	321 to 323	35006	MHT37745
MHT37902	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	300 to 402	35162	MHT37902
MHT37903	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	335 to 341	35163	MHT37903
MHT37904	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	335 to 341	35164	MHT37904
MHT37905	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	347 to 348	35165	MHT37905
MHT37906	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	260 to 275	35166	MHT37906
MHT37907	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	260 to 296	35167	MHT37907
MHT37908	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	355 to 361	35168	MHT37908
MHT37909	PAS	St. Ippolyts (known as)		FINDSPOT	Late Roman	364 to 378	35169	MHT37909
MHT37910	PAS	St. Ippolyts (known as)		FINDSPOT	Early Roman	138 to 161	35170	MHT37910
MHT38823	PAS	Gosmore (known as)		FINDSPOT	Medieval to Post Medieval	1400 to 1650	36083	MHT38823
MHT38824	PAS	Gosmore (known as)		FINDSPOT	Medieval to Post Medieval	1500 to 1650	36084	MHT38824
MHT38826	PAS	Gosmore (known as)		FINDSPOT	Late Roman	320 to 321	36086	MHT38826
MHT38827	PAS	Gosmore (known as)		FINDSPOT	Post Medieval	1550 to 1700	36087	MHT38827
MHT38828	PAS	Gosmore (known as)		FINDSPOT	Medieval to Post Medieval	1400 to 1650	36088	MHT38828
MHT38829	PAS	Gosmore (known as)		FINDSPOT	Post Medieval	1650 to 1750	36089	MHT38829
MHT38830	PAS	Gosmore (known as)		FINDSPOT	Post Medieval	1650 to 1700	36090	MHT38830
MHT38831	PAS	Gosmore (known as)		FINDSPOT	Post Medieval to Unknown	Undated	36091	MHT38831
MHT38832	PAS	Gosmore (known as)		FINDSPOT	Late Roman	307 to 308	36092	MHT38832
MHT38833	PAS	Gosmore (known as)		FINDSPOT	Late Roman	367 to 375	36093	MHT38833

MonUID	RecordType	Name	Summary	MonType	Period	Dates	MI_PRINX	PrefRef
MHT38834	PAS	Gosmore (known as)		FINDSPOT	Late Roman	364 to 378	36094	MHT38834
MHT38835	PAS	Gosmore (known as)		FINDSPOT	Late Roman	364 to 378	36095	MHT38835
MHT38836	PAS	Gosmore (known as)		FINDSPOT	Late Roman	330 to 340	36096	MHT38836
MHT38837	PAS	Gosmore (known as)		FINDSPOT	Late Roman	330 to 340	36097	MHT38837
MHT38838	PAS	Gosmore (known as)		FINDSPOT	Late Roman	330 to 331	36098	MHT38838

9.4 EVENTS

EvUID	Name	Summary	MI_PRINX	RecordType	Organisati
EHT3781	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Archway into courtyard, in between Kiln Wood Lodge and Ladygrove Lodge.	2560	EVP	HCC (General/Archaeology)
EHT3782	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Archway into courtyard, in between Kiln Wood Lodge and Ladygrove Lodge.	2561	EVP	HCC (General/Archaeology)
EHT3783	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Archway into courtyard, in between Kiln Wood Lodge and Ladygrove Lodge.	2562	EVP	HCC (General/Archaeology)
EHT3784	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	All farm buildings now converted into residential units.	2563	EVP	HCC (General/Archaeology)
EHT3785	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Farmhouse has been rebuilt.	2564	EVP	HCC (General/Archaeology)
EHT3786	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	None	2565	EVP	HCC (General/Archaeology)
EHT3787	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Entire farm range has been converted for residential use.	2566	EVP	HCC (General/Archaeology)
EHT3788	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Ladygrove Court, converted into office block/ business centre.	2567	EVP	HCC (General/Archaeology)
EHT3789	PHOTO OF PLANNED FARM, LADYGROVE HOME AND STUD FARM [NOW LADYGROVE COURT], PRESTON	Photo of Ladygrove Court, formerly Ladygrove Home and Stud farm.	2568	EVP	HCC (General/Archaeology)
EHT4274	Watching brief on the Preston to Bulls Green pipeline, 1991	None	6284	EVT	RPS Clouston
EHT4623	Evaluation at Princess Helena College, Temple Dinsley, Preston, 2002	None	3351	EVT	The Heritage Network
EHT5477	Temple Dinsley Archaeological Project, 2000-2010	Survey and evaluation in the grounds of the college, with mixed results; 20th century landscaping and terracing has removed or buried archaeological deposits except perhaps beneath the car park in front of the standing building.	4169	EVT	Temple Dinsley Archaeological Project
EHT8837	Historic building recording & buildings watching brief at Dower House, Hitchin Road, Preston 2020	None	7376	EVS	Heritage Network
EHT8965	Evaluation at Land Adjacent To Dungarvan Back Lane Preston, 2021	None	7522	EVT	Minerva Archaeology Ltd
EHT9017	Evaluation at Land West Of Castlefield Preston, 2022	None	7576	EVT	MOLA North (Northampton)

9.5 LOCALLY REGISTERED GARDEN

DesigUID	Name	Grade	MI_PRINX	RecordType	PrefRef	NationalRe	OtherRef
DHT1626	Temple Dinsley	II	9477	LRG	10	G1130	9

9.6 AREA OF ARCHAEOLOGICAL SIGNIFICANCE

DesigUID	MI_PRINX	RecordType	Name
DHT994	9418	AAS	Archaeological Area
DHT1001	8389	AAS	Archaeological Area
DHT1004	8392	AAS	Archaeological Area
DHT1005	8393	AAS	Archaeological Area

9.7 HISTORIC LANDSCAPE CHARACTERISATION (HLC)

HLCUID	MI_PRINX	Name	FullTypeCo	BroadTypeC	HLCTypeCod	HLCTypeDes	Summary
HHT2333	1484	Vicar's Grove	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2334	1485	Wain Wood	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2335	1486	Wain Wood	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2336	1487	Wain Wood	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2337	1488	Wain Wood	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2412	1572	Kiln Wood	WDS-aw	WDS	aw	ANCIENT WOODLAND	Pre-migration HLC type: ANCIENT WOODLAND
HHT2599	1778	Preston	BUM-ba	BUM	ba	BUILT-UP AREAS - URBAN DEVELOPMENT	Pre-migration HLC type: BUILT-UP AREAS - URBAN DEVELOPMENT
HHT5332	4816	Temple Dinsley	PGR-ip	PGR	ip	INFORMAL PARKLAND	Pre-migration HLC type: INFORMAL PARKLAND
HHT5549	5056		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5550	5058		TEF-bl	TEF	bl	BOUNDARY LOSS	Pre-migration HLC type: POST 1950 BOUNDARY LOSS
HHT5551	5059		TEF-bl	TEF	bl	BOUNDARY LOSS	Pre-migration HLC type: POST 1950 BOUNDARY LOSS
HHT5552	5060		TEF-bl	TEF	bl	BOUNDARY LOSS	Pre-migration HLC type: POST 1950 BOUNDARY LOSS
HHT5553	5061		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5554	5062		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5555	5063		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5556	5064		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5584	5095		WDS-wp	WDS	wp	18TH-20TH CENTURY WOODLAND PLANTATION	Pre-migration HLC type: 19TH-20TH CENTURY WOODLAND PLANTATION
HHT5585	5096		WDS-wp	WDS	wp	18TH-20TH CENTURY WOODLAND PLANTATION	Pre-migration HLC type: 19TH-20TH CENTURY WOODLAND PLANTATION

HLCUID	MI_PRINX	Name	FullTypeCo	BroadTypeC	HLCTypeCod	HLCTypeDes	Summary
HHT5586	5097		WDS-wp	WDS	wp	18TH-20TH CENTURY WOODLAND PLANTATION	Pre-migration HLC type: 19TH-20TH CENTURY WOODLAND PLANTATION
HHT5595	5107		WDS-wp	WDS	wp	18TH-20TH CENTURY WOODLAND PLANTATION	Pre-migration HLC type: 19TH-20TH CENTURY WOODLAND PLANTATION
HHT5696	5219		MIN-me	MIN	me	MINERAL EXTRACTION	Pre-migration HLC type: MINERAL EXTRACTION
HHT5697	5220		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5699	5222		LEF-le	LEF	le	PIECEMEAL ENCLOSURE BY AGREEMENT	Pre-migration HLC type: LATER ENCLOSURE - 18TH CENTURY OR LATER
HHT5705	5230		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5706	5231	Tatmore Place	PGR-ip	PGR	ip	INFORMAL PARKLAND	Pre-migration HLC type: INFORMAL PARKLAND
HHT5707	5232		WDS-wp	WDS	wp	18TH-20TH CENTURY WOODLAND PLANTATION	Pre-migration HLC type: 19TH-20TH CENTURY WOODLAND PLANTATION
HHT5708	5233		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5851	5392		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5852	5393		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5854	5395		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5855	5396		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5859	5400		TEF-bl	TEF	bl	BOUNDARY LOSS	Pre-migration HLC type: POST 1950 BOUNDARY LOSS
HHT5860	5402		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5861	5403		BUM-ba	BUM	ba	BUILT-UP AREAS - URBAN DEVELOPMENT	Pre-migration HLC type: BUILT-UP AREAS - URBAN DEVELOPMENT
HHT5862	5404		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE
HHT5863	5405		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5864	5406		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5865	5407		TEF-te	TEF	te	"20thC" ENCLOSURE	Pre-migration HLC type: POST 1950'S ENCLOSURE
HHT5866	5408		AEF-if	AEF	if	IRREGULAR ENCLOSURE	Pre-migration HLC type: PRE-18TH CENTURY 'IRREGULAR' ENCLOSURE

10 APPENDIX 2 – PLANNING FRAMEWORK

10.1 NATIONAL PLANNING POLICY FRAMEWORK

- 10.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2023 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 10.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 10.1.3 A useful authority relating to the concept of the setting of heritage assets is to be found in the case known as *Catesby Estates*¹⁸, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 10.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 10.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 199 to 202 of that document. Paragraph 199 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

¹⁸ *Catesby Estates Limited v Steer* [2018] EWCA Civ. 1697.

10.1.6 Paragraph 200 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

10.1.7 Paragraph 202 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

10.1.8 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

10.1.9 Footnote 68 of the NPPF, which is attached to paragraph 200, states that *“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”* Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that *“Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”*, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

10.1.10 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

10.1.11 1) - Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote

68). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

10.1.12 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

10.1.13 2) - Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion, the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

10.1.14 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

10.1.15 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

10.1.16 Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

10.1.17 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

10.2 LEGISLATION

10.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the

designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.

- 10.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building¹⁹. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²⁰. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 10.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives²¹. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²². There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 10.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building²³. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²⁴. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this instance, Heritage Setting is covered by a separate document and is not commented upon further here.

¹⁹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²⁰ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

²¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²² South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

²³ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²⁴ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

11 APPENDIX 3 - HEDGEROW REGULATIONS 1997

11.1 THE HEDGEROWS REGULATIONS

- 11.1.1 Are intended to protect important countryside hedges from destruction or damage. The Regulations define what a hedgerow is in terms of the regulations and set out the criteria for determining what an 'important' hedgerow is. The existence of hedgerows can be important in archaeological terms, as they can be an indicator of ancient land use patterns and systems of tenure. In planning terms an early awareness of their existence can help to guide ways of integrating ecologically and archaeologically landscape elements into a masterplan.

*Hedgerow Regulations*²⁵

The regulations define a hedgerow as being;

'any hedgerow growing in, or adjacent to, any common land, protected land, or land used for agriculture, forestry or the breeding or keeping of horses, ponies or donkeys, if—

it has a continuous length of, or exceeding, 20 metres; or

it has a continuous length of less than 20 metres and, at each end, meets (whether by intersection or junction) another hedgerow'.

In terms of the criteria for determining what an 'important' hedgerow is, for the purposes of this assessment these will be limited to those criteria within the Regulations which define a hedgerow which is considered 'important' in terms of archaeology and history. These are as follows:

'1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.

2. The hedgerow incorporates an archaeological feature which is—

included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or

recorded at the relevant date in a Sites and Monuments Record.

3. The hedgerow—

is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

²⁵ <http://www.legislation.gov.uk/uksi/1997/1160/contents/made>

4. *The hedgerow—*

marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or

is visibly related to any building or other feature of such an estate or manor.

5. *The hedgerow—*

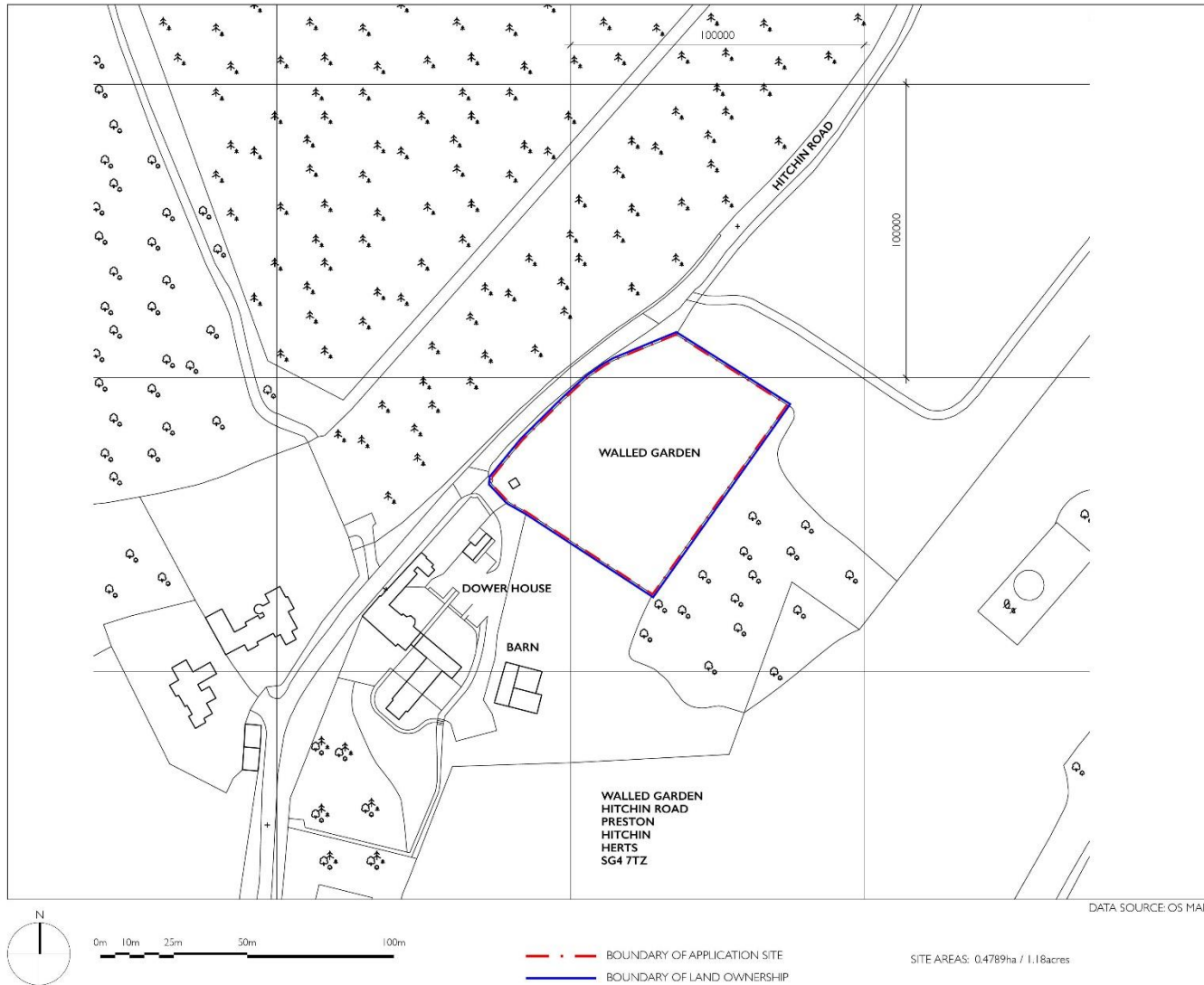
is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or

is part of, or visibly related to, any building or other feature associated with such a system, and that system—

is substantially complete; or

is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.'

12 APPENDIX 5 – PROPOSED (SELECTED PLANS AND ELEVATION)



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Drawing Title: SITE LOCATION PLAN	
Date: OCTOBER 2022	Scale @ A3 1:1250
Drawn By: -	Checked By: MB
Drawing Number: AL(0)001	Revision: -
Drawing Status: PLANNING	RIBA Stage: STAGE 2+

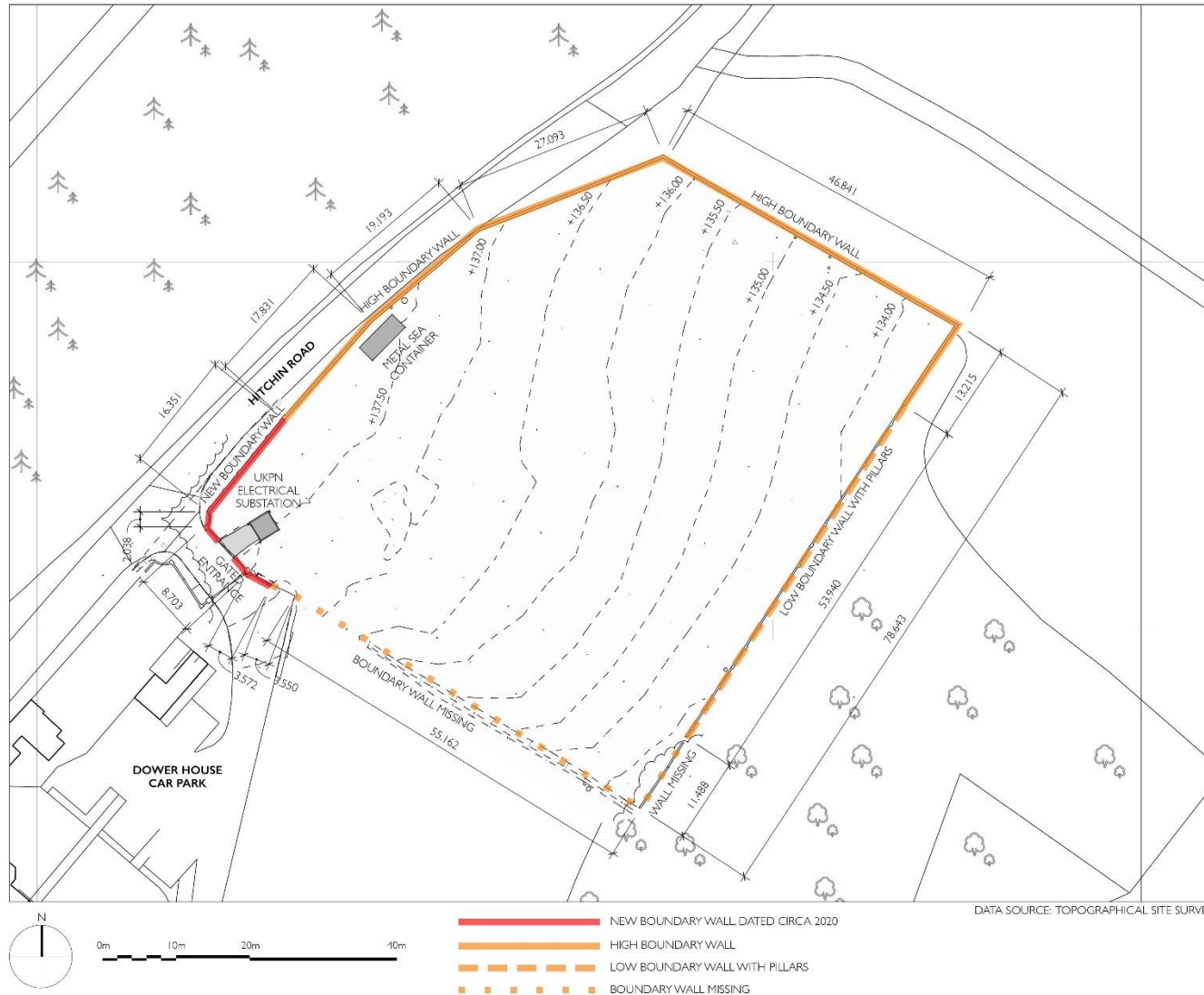


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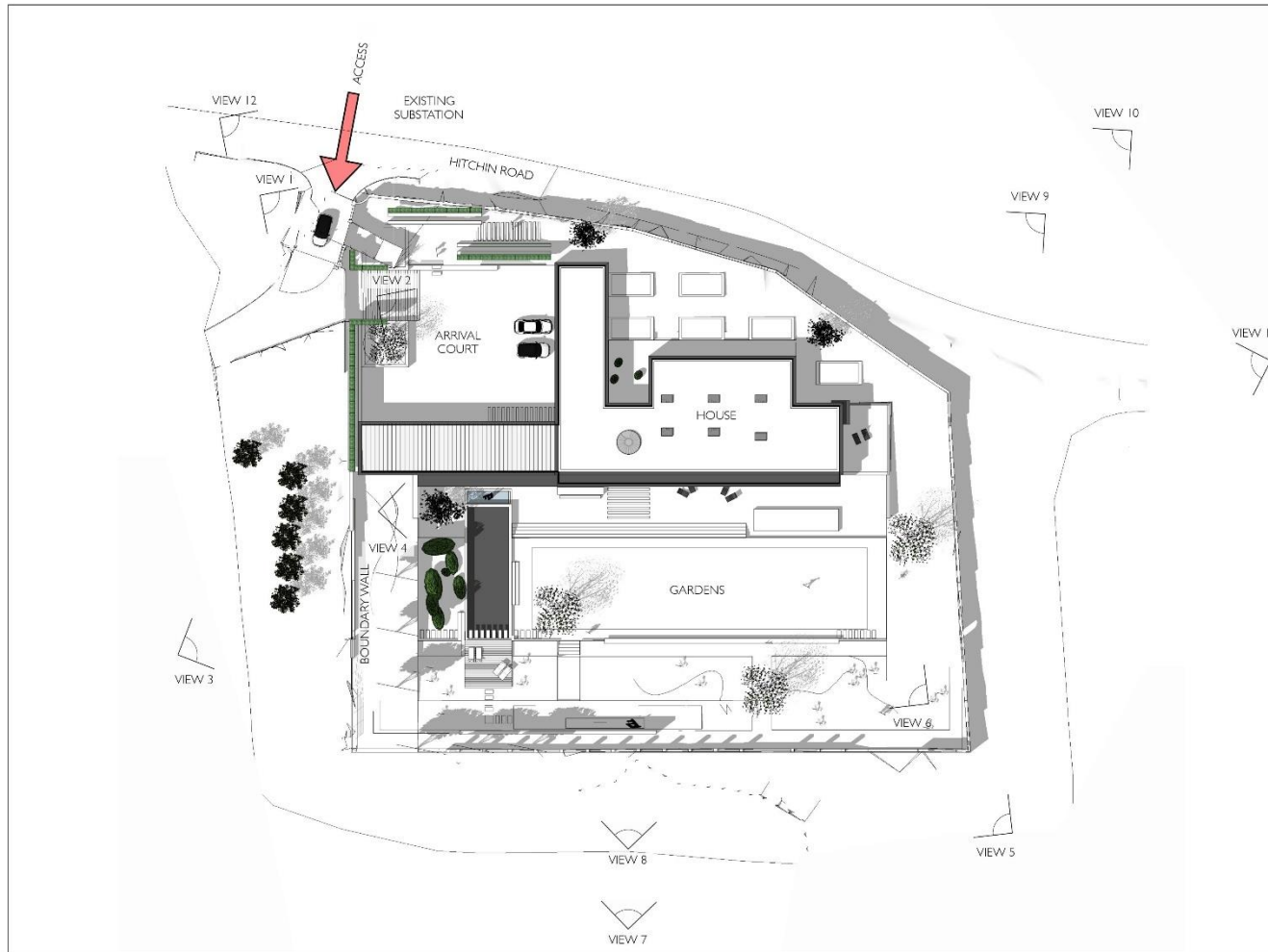
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Drawing Title:
 BOUNDARY WALL

Date:
 MARCH 2023
Scale @ A3:
 1:500
Drawn By:
 -
Checked By:
 MB

Drawing Number:
 AL(0)005
Drawing Status:
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Rev:	Date:	Description:
A	03/11/23	PV array added to roof
B	16/11/23	General arrangement reconfigured
C	07/12/23	Topographical survey added
D	18/12/23	Changes to GA at both levels
E	12/05/24	DRAFT PLANNING DRAWING

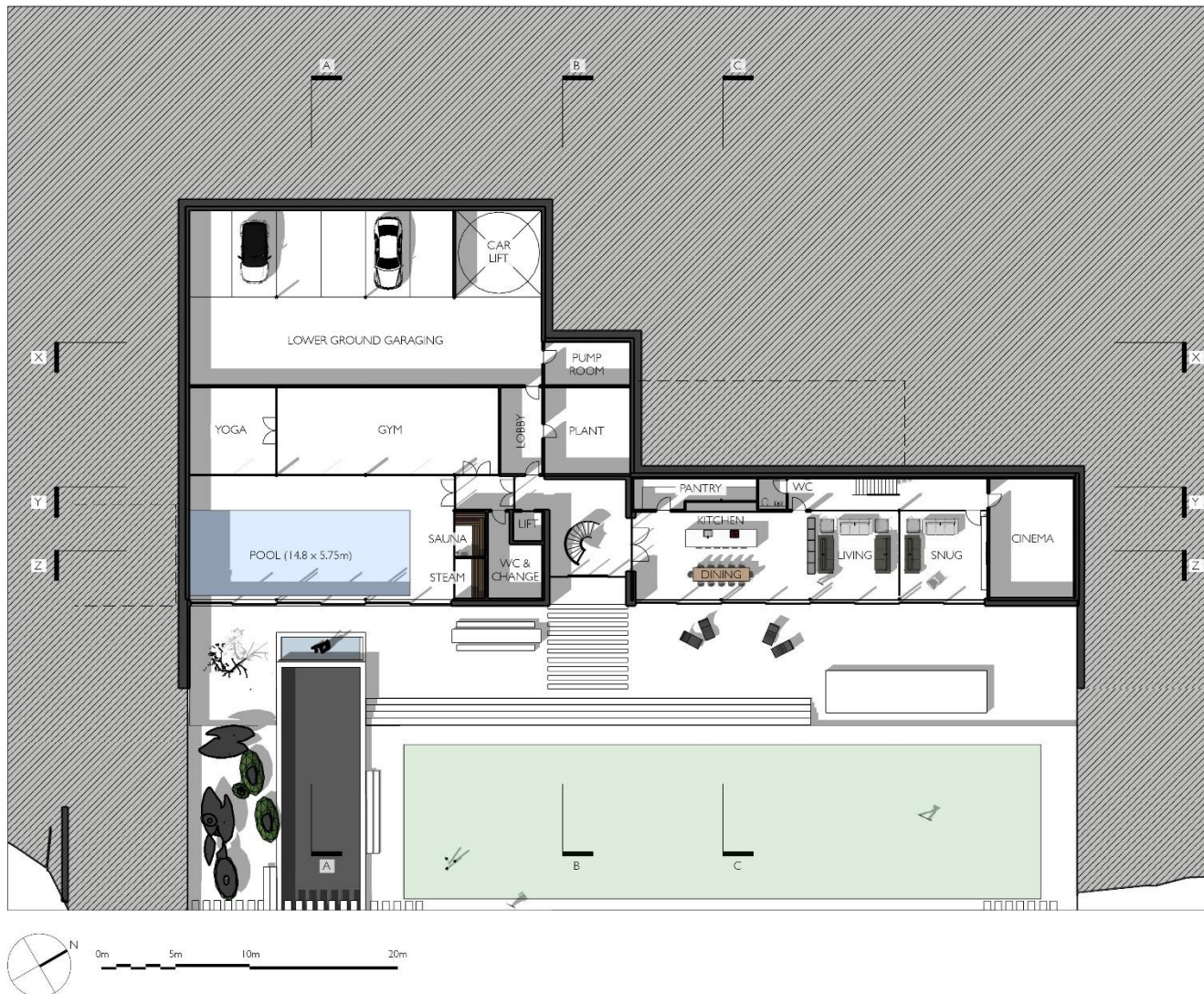
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Drawing Title:
SITE MASTERPLAN

Date:
JUNE 2024
Scale @ A3
1:500
Drawn By:
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MB

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Revision:
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Drawing Revision Information:		
Rev:	Date:	Description:
A	23.10.23	Car lift relocated
B	13.11.23	Stairs and living accommodation revised
C	16.11.23	General arrangement reconfigured
D	17.11.23	Phase 1 boundary added
E	07.12.23	Topographical survey added
F	18.12.23	Changes to GA at both levels
G	12.06.24	DRAFT PLANNING DRAWING

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Drawing Title:	
LOWER GROUND FLOOR PLAN	
Date:	Scale @ A3
JUNE 2024	1:250
Drawn By:	Checked By:
-	MB
Drawing Number:	Revision:
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Drawing Status:	RIBA Stage:
PLANNING	STAGE 2+



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Drawing Revision Information:		
Rev:	Date:	Description:
A	23/10/23	Car lift relocated
B	16/11/23	General arrangement reconfigured
C	17/11/23	Phase 1 boundary added
D	07/12/23	Topographical survey & bothy added
E	18/12/23	Changes to GA at both levels
F	12/06/24	DRAFT PLANNING DRAWING

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Drawing Title: GROUND FLOOR PLAN	
Date: JUNE 2023	Scale @ A3 1:250
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Drawing Number: AL(0)012	Revision: F
Drawing Status: PLANNING	RIBA Stage: STAGE 2+



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Drawing Revision Information:		
Rev:	Date:	Description:
A	03/1/23	PV array added to roof
B	16/1/23	General arrangement reconfigured
C	07/1/23	Topographical survey added. Green roof added over house and PVs omitted. PVs added over arrival court
D	18/1/23	Changes to GA at both levels
E	30/01/24	Changes to floor levels
F	12/06/24	DRAFT PLANNING DRAWING

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Drawing Title: CROSS SECTIONS	
Date: JUNE 2024	Scale @ A3 1:250
Drawn By: -	Checked By: MB
Drawing Number: AL(0)014	Revision: F
Drawing Status: PLANNING	RIBA Stage: STAGE 2+

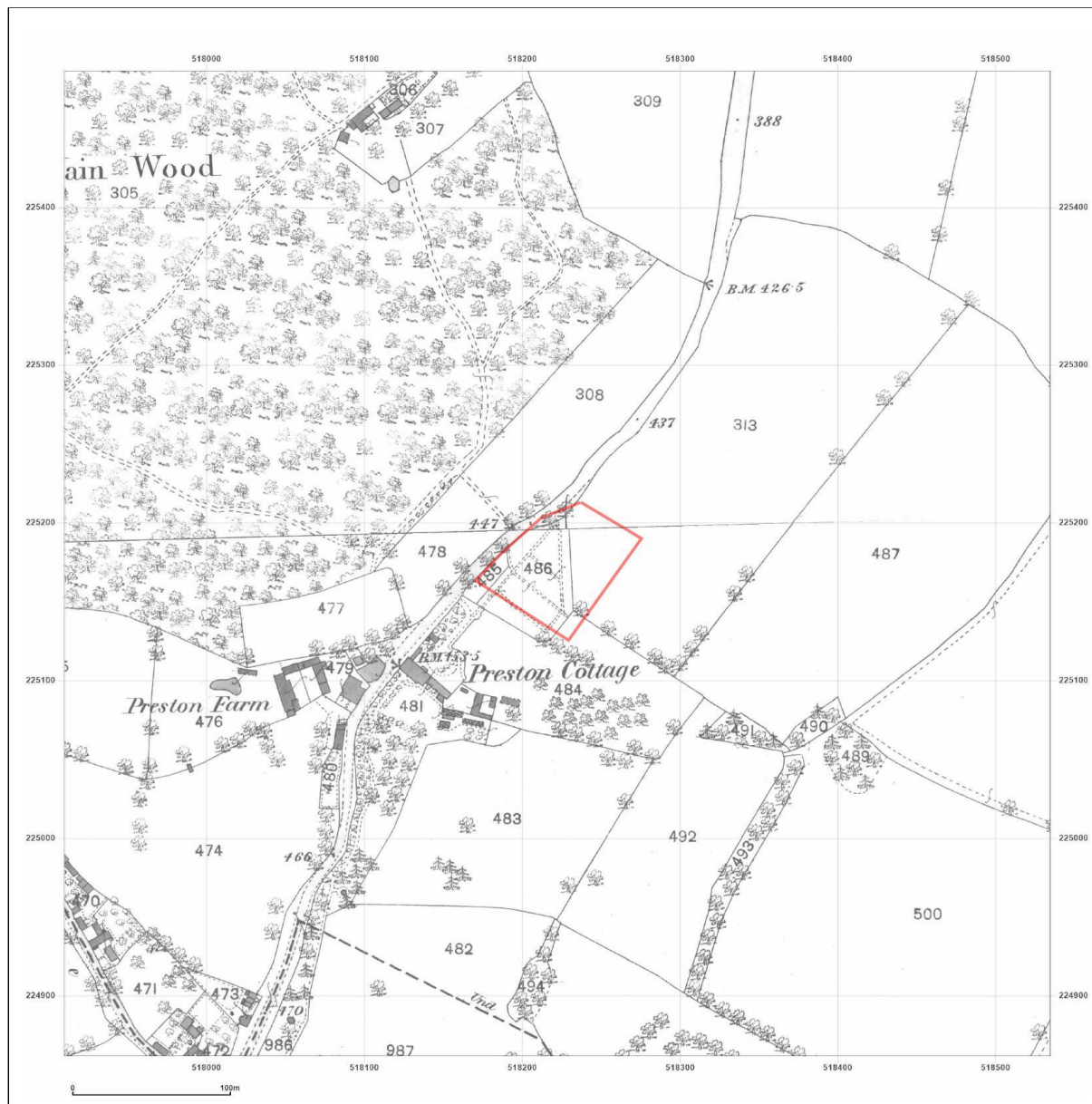


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Project / Address: WALLED GARDEN, PRESTON, HERTS	
Drawing Title: ELEVATIONS	
Date: JUNE 2024	Scale @ A3 1:250
Drawn By: -	Checked By: MB
Drawing Number: AL(0)016	Revision: -
Drawing Status: PLANNING	RIBA Stage: STAGE 2+

13 APPENDIX 6 – HISTORIC ORDNANCE SURVEY MAPS



BLACKWELL'S MAPPING SERVICES

PERSONAL & PROFESSIONAL MAPPING

Site Details:

Client Ref: CMAPS-BW1-1166764-1437108-57218-230524
Report Ref: CMAPS-BW1-1166764-1437108-57218-230524HI
Grid Ref: 518222, 225174

Map Name: County Series

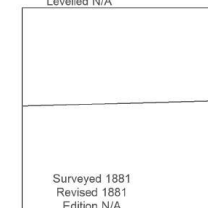
Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Production date: 23 May 2024

Map legend available at:
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