

ARCHAEOLOGICAL DESK BASED ASSESSMENT

THREE TREES, SILVERDALE, WILLOW CLOSE & BIRCHWOOD, OLD
CHARLTON ROAD, HITCHIN

HER-01409
THREE TREES,
SILVERDALE, WILLOW CLOSE
& BIRCHWOOD, OLD
CHARLTON ROAD, HITCHIN
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EXECUTIVE SUMMARY

Land at Three Trees, Silverdale, Willow Close & Birchwood, Old Charlton Road, Hitchin, Hertfordshire SG5 2AJ, hereafter referred to as the 'Site', has been assessed for its below ground archaeological potential.

The Site is located off Old Charlton Road and lies to the east of Park Way (A602), and to the southwest of the historic town centre of Hitchin.

The Site occupies an area of approximately 0.3ha and is centred at National Grid Reference: NGR 518160, 228830 (TL 18160 28830). The Site is currently occupied by four residential properties with driveways and private gardens.

The Site is proposed for residential development with associated car parking and managed soft landscaping.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Site. This report relates to archaeological matters only and does not address built heritage issues.

In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, or Historic Wreck sites lie within the Site or its immediate vicinity. The Site lies c 300m southwest of the historic core of Hitchin where numerous designated and non-designated heritage assets of archaeological interest are recorded. Additionally, the Grade I Listed site of Hitchin Priory lies c 240m to the east of the Site, a post-medieval barn lies just 120m to the northeast (Building 30487), and the River Hiz lies just c 140m to the south. A locally designated monument is shown on the Site but this refers solely to some mid-19th century cottages and allotments known as Russell's Slip (HER MHT31334). Historic post-medieval red brick walling and local red brick architecture is a characteristic of the setting of the Site.

In order to understand the archaeological significance of the study Site it is necessary to screen out the loud 'background noise' from the historic town centre to the northeast. This density of records confuses the assessment and does not allow sufficient clarity on the archaeological interest of the study Site and its particular archaeological significance, sensitivity and character.

The Site is considered to have a low archaeological potential for evidence relating to the prehistoric, and Roman periods and a low to moderate potential for the Saxon period. The overall archaeological potential of the Site to contain marginal edge of settlement evidence of medieval and post-medieval date relating to the historic town, nearby tithe barn, and results of nearby archaeological investigations is considered to be high. Evidence of agricultural practices may also be present. It must be noted that some investigations close to the site have been negative for archaeological finds or features.

Any archaeological evidence that is present within the Site, would in the context of the Secretary of State's non-statutory criteria for scheduled monuments, most likely be of local significance only.

Further information will be required to clarify the presence or absence of archaeological evidence within the Site. It is considered that an archaeological evaluation represents an appropriate and proportionate response to the archaeological potential identified. It is considered that any such further archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Gillian King and reviewed by Duncan Hawkins of RPS Consulting Services Ltd - A Tetra Tech Company on behalf of McCarthy & Stone.
- 1.2 The subject of this assessment is Land at Three Trees, Silverdale, Willow Close & Birchwood, Old Charlton Road, Hitchin, Hertfordshire, hereafter referred to as the 'Site' (Figures 1 and 5).
- 1.3 The Site lies within the administrative area of North Herts Council. The Site occupies an irregularly shaped plot of land with an area of approximately 0.3ha and is centred at National Grid Reference: TL 18160 28830. The Site is located at the southwestern end of Old Charlton Road, opposite Radcliffe House (built in 1987 by National Mutual), and lies to the east of Park Way (A602), and southwest of Hitchin town centre (Figure 1). The Site is bordered by Old Charlton Road to the southeast and Park Way (A602) to the northwest. A public pathway and a small, landscaped area lie immediately to the south of the Site, beyond which is an office building with car park.
- 1.4 The Site is currently split into four properties and occupied by four buildings within the southeastern part of the Site. The 'Three Trees' (the most southerly) property is a bungalow with a paved front driveway and includes a detached garage. The adjacent property to the north, 'Silverdale', is a dormer bungalow with an asphalt surfaced driveway. The remaining two properties, 'Willow Close' and 'Birchwood', within the northern part of the Site, are semi-detached bungalows both with roof conversions and gravel driveways. Willow Close also includes a detached garage (Figure 5, Plates 1 to 4).



Plate 1: View of central area of the Site, looking northwest. 'Birchwood' can be seen, with 'Willow Close' just beyond © Google Street Map

- 1.5 The Site is proposed for residential development with associated access, car parking and maintained soft landscaping (Figure 18) .
- 1.6 McCarthy & Stone has commissioned RPS Consulting Services Ltd to establish the archaeological potential of the Site and provide guidance on ways to address any

archaeological constraints identified. This report relates to archaeological matters only and does not address built heritage issues.

- 1.7 In accordance with the relevant government policy and guidance on archaeology and planning, the '*Standard and Guidance for Historic Environment Desk-Based Assessments*' (Chartered Institute for Archaeologists, 2021) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site.
- 1.8 This desk-based assessment comprises an examination of evidence on the Hertfordshire Historic Environment Record (Herts HER), and other sources, including analysis of available LiDAR data as well as the results of a comprehensive map regression exercise (Figures 1 to 17).
- 1.9 This document seeks to clarify the archaeological potential of the Site, together with its significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.



Plate 2 View of the Site (left) looking northeast along Old Charlton Road. 'Three Trees' is in the foreground, with 'Silverdale', 'Willow Close' and 'Birchwood' visible beyond. © Google Street Map

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024, with subsequent minor revisions. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: *GPA 1: The Historic Environment in Local Plans*; *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (both published March 2015). The second edition of *GPA3: The Setting of Heritage Assets* was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

- 2.9 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.10 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.11 *Setting* is defined as: 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.
- 2.12 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, which is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

The North Herts Local Plan 2011-31

- 2.14 The Council Plan is a high-level strategic document which sets out the key priorities and themes for North Herts Council in the period 2024 to 2028. The Plan was published on 19th February 2015 and last updated on 11th November 2024. The Council Plan is supported by the Council Delivery Plan, published on 8th May 2018 and last updated on 4th November 2024.
- 2.15 The North Hertfordshire Local Plan 2011-2031 was adopted on Tuesday 8 November 2022 and replaces the saved policies of the District Plan Second Review with Alterations. The

Local Plan 2011-31 sets out how and where new homes, jobs and infrastructure will be delivered in the district.

- 2.16 The Local Plan contains relevant policies. Of particular relevance to archaeological sites within North Herts is policy HE4: Archaeology and SP13: Historic Environment, as follows:

Policy HE4: Archaeology

Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.**
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and**
- c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.**

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance. Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.

- 2.17 Policy HE4 contains the following supporting paragraphs:

12.15 Scheduled Ancient Monuments (SAMs) are the most important archaeological and historical sites and are given statutory protection. Historic England is responsible for identifying SAMs and any works on them require special permission from the Government. There are currently 60 SAMs in North Hertfordshire, and this list is under constant review.

12.16 There are also a number of archaeological areas and Areas of Archaeological Significance across North Hertfordshire which, although not nationally recognised or designated are considered to be of local importance. This is because they contain or have the potential for moderate or high archaeological remains within them. Known heritage assets of national and local significance are recorded on the Hertfordshire Historic Environment Record. The Historic Environment Record is a dynamic dataset, which is updated constantly to reflect new discoveries made in Hertfordshire. This data is available to view on the 'Heritage Gateway'.

12.17 This does not mean that areas outside the SAMs or Areas of Archaeological Significance are without archaeological potential, and important archaeological remains may exist elsewhere within the District. The Council will seek to protect other valuable remains throughout the District. From time to-time alterations to existing areas of archaeological significance, or identification of new areas will be required based on new data or understanding of significance.

12.18 Where development proposals will affect any of these areas, prospective developers will be required to undertake an archaeological assessment (if necessary, with a field evaluation) of the site in line with Government guidance and in consultation with the County Council's Historic Environment Unit. A full report of this recording

work and any findings should be submitted to the local planning authority for approval before an application can be determined.

12.19 In the event of previously unknown archaeological remains being uncovered after works have commenced on site, both the Council and Historic England should be informed. Should the remains be deemed important enough to schedule, Scheduled Monument Consent will be required.

2.18 Policy SP13 relates to the Historic Environment:

Policy SP13: Historic environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;
- b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;
- c) Periodic reviews of Conservation Areas and other locally designated assets; and
- d) Publication of detailed guidance

2.19 Supporting paragraphs include the following;

4.170 The District has a rich built heritage with many ancient monuments (many being associated with the prehistoric Icknield Way), 44 conservation areas and over 2,500 listed buildings.

4.171 These factors make a strong positive contribution to North Hertfordshire but can be among the most vulnerable features of the District when major development is proposed.

4.172 National policy seeks to conserve the historic environment which contributes to the local distinctiveness of the area, but also to facilitate development where it would not lead to substantial harm. In addition to this, the historic environment is among environmental matters that must be considered when pursuing sustainable development. The Council will take a positive and proactive approach to this historic environment. This section is our heritage strategy setting out the main features of the historic environment in North Hertfordshire.

4.173 Currently identified Heritage assets in North Hertfordshire include:

- Over 2,500 Listed Buildings
- 44 Conservation Areas
- 13 Registered Parks and Gardens
- 62 Scheduled Ancient Monuments
- Over 1,000 sites of Archaeological Interest

4.184 North Hertfordshire has an especially rich archaeological heritage, including Archaeology Areas and Areas of Archaeological Interest.

4.185 There is archaeological evidence of human activity from early prehistoric times but with the District probably being best known for its late Iron Age and Roman remains.

4.186 In addition, there are Iron Age hill forts, a number of important ancient roads and routes including the Icknield Way and Roman Ermine Street and small mediaeval castles and moated manor sites.

4.187 As well as the sixty-two scheduled ancient monuments there are a number of sites within the District that have been identified as being of comparable national importance to the sixty-two scheduled ancient monuments.

4.188 In accordance with the NPPF, these will be considered in the same way as scheduled sites in the determination of development proposals. Many other sites of interest are known and new sites are becoming known on a regular basis. Because of this, a finite list of sites and their areas cannot be identified. Sites of interest are included in the Hertfordshire Historic Environment Record, which is be updated on an annual basis.

4.189 The Council recognises the importance of these heritage assets and has additionally been developing and adopting Registers of Buildings of Local Importance on a parish by parish basis in conjunction with Conservation Area reviews.

4.190 The detailed policies of this Plan identify those sites where impact upon the historic environment must be carefully managed.

- 2.20 In line with existing national and local planning policy and guidance, this desk based assessment seeks to clarify the Site's archaeological potential and the need for additional mitigation measures.
- 2.21 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Registered Battlefields or Protected Wreck Sites lie within the Site or its immediate proximity. The Grade I Listed site of Hitchin Priory lies 240m east of the Site, a possible tithe barn and a maltings once stood on Old Charlton Road, and numerous listed buildings are a feature of the nearby streets to the northeast and towards the historic town centre (Figures 2 a-c).

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey Online (BGS Online, 2025) indicates that the Site is underlain by superficial deposits of Glacial Till, known as Lowestoft Formation and described as chalky till, with outwash sands and gravels, silts and clays.
- 3.2 The Glacial Till is indicated to be underlain by Glaciofluvial Deposits, described as chalky sand and gravel. The published geological maps indicate the presence of a buried (sediment-filled) channel in the area and the feature is glacial in origin from the Anglian glacial period (approximately 450,000 years ago). The maps suggest that the Site is on the margins of the channel (i.e. possibly outside the channel but the eastern extent of the Site may lie within the sides of the channel feature). However, the lateral extent of the channel is not clear in this part of Hitchin owing to erosion caused by the later actions of the River Hiz cutting across the buried channel. The BGS Memoir associated with the 1:50,000 scale geology map suggests that the buried channel may be in the order of 100m deep and that there is a greater proportion of Glaciofluvial Deposits within the buried channel, although interbedded sequences of Glacial Till and Glaciolacustrine Deposits may be present. The sides of the buried channel are indicated to be at a steep angle.
- 3.3 The solid bedrock geology of the Site is comprised of Lower Chalk strata of the Cretaceous System. These strata are described as pale grey to off-white, blocky chalk and marly chalk and are now known as the Zig Zag Chalk Formation.
- 3.4 There are no records of past mineral extraction or landfill activities in the vicinity of the Site.
- 3.5 Nearby borehole records have been obtained from the British Geological Survey. The boreholes (associated with the bypass construction to the west of the Site) indicate a layer of topsoil underlain by superficial deposits comprising generally stiff, silty, sandy, gravelly clays up to a depth of at least 9.0m but some sequences of sand and gravel or clays with more sandy and gravelly material are noted. Grey chalk with flints was encountered within one of the boreholes from 6.5 m depth to 7.0 m depth where the borehole terminated. Groundwater was typically encountered at 4.5 m depth with a standing level of approximately 3.0 m depth (Crossfield Consulting, 2024).
- 3.6 Exploratory geotechnical hole logs, monitoring, in situ and laboratory test results, have taken place on the Site by Crossfield Consulting in 2024 (see Figure 3 for Site Investigation Location Map, Crossfield Consulting, 1924, page 151).
- 3.7 Across the Site, topsoil has been encountered to depths of 0.5m, predominately in the western half of the Site (to the rear of current residential properties). Rare fragments of brick have been noted within the topsoil materials. Made Ground has been encountered to depths of 0.6 m and 0.9m and comprises clayey gravels and gravelly clays with modern inclusions. Below the Made Ground, superficial deposits were encountered to 5.0m depth, the maximum depth investigated. These deposits were highly variable, comprising predominately firm to stiff consistency (medium and high strength) clays and sandy gravels/sand and gravels (indicated to be typically medium dense). (Crossfield Consulting, 1924)

Topography

- 3.8 The Site is an irregularly shaped plot of land with an area of approximately 0.3ha.
- 3.9 The Site surface morphology slopes gently up towards the west with a change in elevation of approximately 1m across the Site. The general surrounding topography slopes gently down

towards the southeast. Park Way (A602) is at a raised level above the Site. The frontages to the bungalows on Old Charlton Road are broadly level (Plates 1-4).

- 3.10 The nearest natural watercourse is the River Hiz located approximately 140m south of the Site.
- 3.11 The Site lies at an elevation of approximately 71m AOD in the north, 73m AOD in the east, and 68.5m AOD in the south and 71m AOD in the northwest (Figure 4 Site Topographical Survey, Crossfield Consulting, 2024, page 27).



Plate 3: View of the car park beyond the southwestern corner of the Site (left) and 'Three Trees' to the right. The path running along the western edge to Park Way can be seen, the general topography is level. © Google Street Map.

- 3.12 Geotechnical Desk Study and Environmental Site Assessment has taken place on the Site by Crossfield Consulting in 2024. Their SI works involved four dynamic sample boreholes see Figure 3 (Crossfield Consulting, page 151, DSB 1-4).



Plate 4: View of the rear of the Site looking northeast from the elevated Park Way, the difference in height can be clearly seen. © Google Street Map.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological information for the Site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Site.
- 4.2 What follows comprises a review of known archaeological finds and past investigations within a 1km radius of the Site (Figure 2a-b), referred to as the study area, held on the Hertfordshire County Council Historic Environment Record (Herts HER), together with a historic map regression exercise charting the development of the Site from the 18th century onwards until the present day.
- 4.3 The available Hertfordshire County Historic Landscape Characterisation (HLC) Data has been reviewed and is shown as Figure 2c. The HLC describes the Site as comprising 'Built - up Areas – Urban Development' (Figure 2c).
- 4.4 The available LiDAR (Light Detecting and Ranging) Data is given as Figure 6. The Site is shown by the available LiDAR data to contain the property land divisions, as shown on historic mapping but no other apparently archaeological features can be seen. The quality of the dataset is not good and the suburban setting makes LiDAR an unreliable assessment tool.
- 4.5 Cropmark data held on the Herts HER was to be given as Figure 2d, however, despite the concerted and extremely helpful efforts of Mark Landon of Herts HER via email correspondence to RPS, by late February 2025 it became apparent that that the cropmark

data was going to be temporarily unavailable at the time of writing this desk based assessment (email correspondence available on request).

- 4.6 Chapter 5 subsequently considers the conditions of the Site and whether the proposed development will impact the archaeological potential identified below.

Key Sites, Previous Archaeological Investigation and Survey

- 4.7 The Herts HER records no previous fieldwork on the Site, but this area of Hertfordshire is extremely busy for archaeological activities, findspots and monuments. A monument is shown on Figure 2a as 31334 but the HER entry for this number relates to allotments in the general area. The town's long history as an agricultural, market and service centre for the region, as well as some more limited industrial heritage means it has a significant time-depth and complex history.
- 4.8 The HER entries are divided into two groups: 'Events' and 'Monuments'. It can be seen on Figures 2a and 2b, that the HER 1km search includes numerous Monuments and Events entries relating to the historic town centre of Hitchin located just to the northeast. The numerous entries form a distinct arc around the northeastern edge of the Site (Figure 2a-b).
- 4.9 Previous archaeological investigations and assessments are shown on Figure 2a as 'Event' data, which refers to archaeological activities recorded on the Herts HER. There are 100 Event records within the 1km radius study area. Archaeological discoveries, findspots and designated and non-designated heritage assets of archaeological interest are shown as 'Monument' data on the HER, there are 218 Monument records within the 1km radius study (Figure 2a-b).
- 4.10 The Herts HER has numerous records for 'Monuments' that refer to specific buildings or places in the historic town or wider landscape that are not close to the Site yet have no archaeological significance for the Site and these are not discussed further. Some examples of these, as they appear on Figure 2a are: 5290, 5333, 5989-5990, 12594 and 6327 (windmills and mills), 1156, 11730, 12351, 12572, 12575, 1257, 12580, 18293-4, 18285 and 18235 (Chapels), 12585, 30313 (Paynes Park), 12588, 30225, (Bancroft Dairies and other sites), 12589 (Brewery), 12646 (Printworks), 1365, 30656-7 (Schools), 13658 (Sun Inn), 15855 (George Inn), 31410 (The Red Hart) 15222, 15223 (Bus Garage), 15854 (Bridge Street) 15857-73, 16402, 16415-16 (Houses), 16570, 16651, 17178, (Town Hall and Brand Street sites), 16650 (Garage), 16652 (infirmary), 16755, 18798 (Cottages and buildings Tilehouse Street), 18232 (Iron Foundry), 18233 (Workhouse), 18234 (Victorian Gardens, Gaping Lane), 18263 (Bus Depot), 18296 (Smithy), 30161 (Dairy), 30326 (the Grange, Portmill Lane), 30487 (Barn, Wratten Road), 30654 (Churchyard Walk), 30655 (Malthouse), 30658 (Swimming Pool), 31334 (mid-19th century cottages and allotments, known as Russell's Slip). Allotments, shown very close to the Site and even extending onto the Site on Figure 2a but of little archaeological significance), 31355 (St Mary's Church, Churchyard and War Memorials), see Appendix 1 for a full gazetteer of all entries shown on the Herts HER.
- 4.11 In order to understand the archaeological significance of the study Site it is necessary to screen out the loud 'background noise' from the historic town centre. This localised density of records confuses the assessment and does not allow sufficient clarity on archaeological interest of the study Site and its archaeological significance, sensitivity and character.
- 4.12 For this reason, all HER entries that relate solely to the urban development of distinct parcels of the historic town are excluded from this assessment. A full gazetteer noting and describing every HER entry is given as Appendix 1 and this can be cross-referenced against the numerical entries shown on Figure 2a-b. Areas of the Town that are briefly referenced or

excluded from this assessment – because they are too far away to have influenced the study Site - include entries for a selection of streets in the historic core, including Bancroft Street, Sun Street, Park Street, Bucklersbury, Brand Street, The Biggin (also see below).

- 4.13 In consideration of the above, archaeological entries on the HER that predate the development of the Town and its specific streets and buildings are included in this assessment. This is so proximity to these archaeological assets can be clearly seen and archaeological significance of the Site can be assessed and understood. This applies to the prehistoric, Roman, Saxon and early medieval landscape surrounding the Site – but excludes large-scale medieval and post-medieval urban and industrial development.
- 4.14 Some areas of later development of the historic town are, however, of significance to the study Site, as their archaeological formation processes may have extended to influence the Site – these are just a few sites, such as The Priory of Hitchin, utilisation of the River Hiz and urban development patterns close to the Site on Old Charlton Street, Tilehouse Street, Upper Tilehouse Street, Wratten Road and Park Way.
- 4.15 The proximity of the historic town of Hitchin and its many characterful heritage assets does influence the archaeological sensitivity mapping for the Site, it can be seen clearly on Figure 2a that the density of archaeological interest and listed buildings is clustered around the core of the historic town. The density of records relating to the Site can be reduced to three distinct heritage areas:
- The Priory of Hitchin,
 - The Biggin.
 - Tilehouse Street

These three areas are discussed below as background to help assess the spatial understanding of the Site and its setting.

The Priory of Hitchin

- 4.16 The Grade I Listed site of The Priory, Hitchin, lies 240m east of the Site across the River Hiz (List Entry Number:1102211, NGR: TL18390 28800). The Priory, Garden Bridge, Coach House and stables have formed part of a group listing since 1951.
- 4.17 The Carmelite (White Friars) Friary of St Mary was founded in 1317, when Adam le Rous granted to the King a house to be converted into a church for the new foundation . The friary consisted of '*a small huddle of buildings in Bridge Street and Tilehouse Street... constrained into the conventual plan*'. The original records are lost, but the inventory made at the dissolution in 1539 describes a timbered and tiled gatehouse on the Bridge Street frontage; and a large L-shaped building to its southwest which was Adam le Rous's house, converted into the chapterhouse and prior's lodging. To the west of this was the cloister, built 1420-50; on the south side of the cloister was the church, of clunch and flint; on the north side, the frater; on the east, the dormer, and on the west the cellarium, kitchen and great barn (Figure 2a 18798, Herts HER).
- 4.18 Southwest of the church and looking down the water meadows was the scriptorium. The Priory was not a well-endowed foundation, and by the beginning of the 16th century had run out of resources; in 1508 the nine remaining brothers leased out the garden, and by 1539 only five brothers were left. After the dissolution the buildings were robbed for materials until the site was bought in 1546 and sold off in lots. Parts of the cloister survived to be incorporated into the later house known as The Priory (Figure 2a 12357). Few archaeological remains have been recorded. Limestone and mortar footings which may represent a medieval structure north of the cloisters were seen in 1986. No buildings on the west bank of the river were recorded in 1539, but there may have been outbuildings (and the great barn, which is

65m west of the river and close to the Site). Remains of a brick and flint wall were recorded 160m to the southwest of the Priory during construction of Building 2 on the west bank in 1998, with traces of a floor of rammed chalk, together suggesting a late medieval building (possibly a barn). This findspot lies just immediately south of the study Site at Radcliffe House, just across Old Charlton Lane. Finds included sherds of 12th-15th century pottery (source Herts HER).

- 4.19 Monument and Event entries associated with the Priory site are shown on Figure 2 a-c as: 1175, 12357 and 4392 (Gilbertine Priory), 12357 (Cloister), 12684 (Park Bridge), 12686 (earlier 18th century landscape), 30462-3 (Neolithic flintwork), 7417-8 and 12059-61, 12063-4 (prehistoric cropmarks and later linear features EHR2791), 17254 (medieval cropmarks of eroded ridge and furrow fields), 4389 (Roman Coins), 2280 (Icehouse), 10876 (post-medieval features from Radcliffe House evaluation), 2298 and 6535 (Brooches), 12685 (Spring), 17256 (Hollow Way), 6914 (Spigot Mortar Base WWII), 12569 (Coffin Lid), 11937 (post-medieval features), 12681 (post-medieval Hemp Mill on the River Hiz), 12682 (Fish Ponds and Chalk Pits), 12683 (Cold Bath), HHT2715 (Parkland).
- 4.20 Other events relating to the Priory are: EHT3116 (Woodland Housing), and EHT3117, EHT3120-5 which are aerial photographs showing the southern edge of Hitchin, the River Hiz and the northern end of Priory Park Gardens and The Priory, including the cropmark data, and general images of the town. A geophysical survey of part of Priory Park took place in 1979 (EHT7276). A Watching Brief in 2002 revealed post-medieval features at the Priory (Figure 2a EHT4625 11937), Evaluation in 1997 at Buildings 5 and 2 (close to the Site) revealed further post-medieval evidence (Figure 2a EHT 4800 and 4808, 10876, 2280).

- 4.21 See also Section 4.93ff. below.

The Biggin

- 4.22 The Biggin Almshouses lie c 400m to the northeast of the Site (NGR 518555 229011). Entries for the Biggin and areas immediate to the Biggin are shown on Figure 2 a-c as 4389, 12341, 30657 and detailed in Appendix 1).
- 4.23 The Biggin was founded in 1361-2 by Sir Edward de Kendale and dissolved in 1538. It was the only priory for the Gilbertine Order in England. By the time of the dissolution of the monasteries under Henry VIII it seems that the building was in a very poor state of repair so may have been rebuilt in Elizabethan times.
- 4.24 The Biggin is the oldest building in Hitchin, after the nearby St Mary's Church (listed Grade I). A later owner was Thomas Kempe, a school teacher who also owned the manor house. Under his will of 1654 he left The Biggin to Ralph Skinner (who had also built almshouses) so it could be used to apprentice four boys and provide accommodation for ten women. Hence the women were known as 'Kempe's Widows'. Another source says he left it to his sister on condition it became an almshouse after her death. She died in 1723. Workhouse provision was needed in 1723 so The Biggin was used for that purpose as well. By 1857 Hitchin United Charities had taken over the running of the almshouses. In 1960 that the building was modernised and archaeological excavations took place in 1968. The building was listed at Grade II* status by Historic England in 1951.

<https://www.hertsmemories.org.uk/content/herts-history/towns-and-villages/hitchin/hitchin-the-biggin>

Tilehouse and Upper Tilehouse Streets

- 4.25 There are numerous entries on the HER for the historic routes of Upper Tilehouse and Tilehouse Street which lie to the north and northeast of the study Site, entries on the HER

which are relevant to the archaeological interest of the Site are discussed below, in the previous archaeological investigation section, or by chronology following that, the remaining entries can be found in Appendix 1.

- 4.26 The Herts HER also has numerous records for medieval and post-medieval metal artefacts of various dates being recovered from metal detecting and other activities across the wider landscape, many of these have very vague findspots – often just described as from ‘Hitchin’. Therefore, these are also excluded from this assessment unless there is any provenance data that suggests a link to the study Site. Again, a full list of these entries is given in the gazetteer in Appendix 1.

Previous Archaeological Investigation and Survey

- 4.27 Previous archaeological investigations and assessments on the Herts HER are shown on Figure 2a as ‘Event’ data, which refers to archaeological activities. There are 100 Event records within the 1km radius study area.
- 4.28 Of these 100 entries, only the following entries are closely relevant to the study Site:
- The aerial photographic series showing cropmarks across the wider landscape, discussed chronologically below (Figure 2a EHT3113, 2791, 2617, 3114-117, 3120-28).
 - Archaeological investigations in various locations along Tilehouse Street and Upper Tilehouse Street, discussed chronologically below (Figure 2a EHT1211, 5118, 1574, 7118, 6765, 6766, 5459).
 - Post-medieval features recorded at Radcliffe House, which lies just across Old Charlton Road from the study Site. In 1998, drainage trenches for a new building (Building 2) were investigated in 1998 and revealed some evidence of water-logging adjacent to the river. A capped brick-lined post-medieval well was seen at c. NGR TL 18218 28763 (which lies just 88m south of the Site). Several short lengths of brick walling to the south-east appeared to form part of the footprint of a building, of post-medieval date. This may have been an outbuilding or barn associated with The Priory; it is not shown on 19th or 20th century maps. Finds included several sherds of postmedieval pottery and tile. Medieval finds were also recorded (Figure 2a 10876, 4392, TL1822 2875, Ashworth, 1998).
 - A negative archaeological evaluation in 2004 by TVAS of eight trenches took place on a former car park site at Old Charlton Road, Hitchin, just c. 120m northeast of the Site in advance of new housing (Kitchen Garden Court). The evaluation revealed natural geology of orange gravel, and some chalk. Four of the trenches produced medieval and post-medieval archaeology, but only that nearest the listed barn had any density (Building 30487). Almost the entire site had been built up during the post-medieval period and the evaluation was recorded as broadly negative (Figure 2a EHT1228, TL 1828 2886, Kenney, 2004).
 - A later negative watching brief on the footings for the residential development at the above site by TVAS in 2006 (Kitchen Garden Court) recorded no further archaeological finds, features or deposits despite lying on the margins of the historic town. The northeastern part of the site had evidentially been truncated down to chalk; part of the remainder had natural sandy gravel, with some possible build-up to produce a level area for the car park (Figure 2a, EHT6960, TL 18275 28865) Lowe. 2006).
 - An archaeological evaluation, watching brief and historic building survey in 2013 took place at The Burgess Building, Wratten Road East (c 120m northeast of the Site). The

evaluation phase revealed features and layers towards the front of the yard, with two late pits cut into a surface of crushed chalk. This surface included lenses of crushed brick and finds of late 19th-early 20th century date, so the pits were later. Below the chalk surface were layers of redeposited natural, the lower one containing post-medieval peg tile fragments, and beneath this was the edge of a possible feature cut into the natural brickearth. This feature was the earliest element on the site and contained peg tile fragments of possibly 18th century date (Figure 2a 13058). Earlier records relate to '*pits and ditches, and a feature containing medieval pottery being found near the Tithe barn on Old Charlton Road*'. The ground over the entire site appeared to have been substantially raised during the post-medieval period. Of the eight evaluation trenches investigated, on either side of an 18th century wall behind the listed 'Tithe Barn', three trenches revealed pits and ditches, but all were undated apart from those on the north side of the wall, closest to the Barn. These features were a large shallow feature of unknown function, and a pit, both containing Herts Greyware. One feature south of the wall may have been a well, possibly medieval, but it was not fully excavated. The finds comprised only thirty-eight sherds of medieval pottery. Nothing more was found in the subsequent watching brief phase (Figure 2a 156244, 7607, 7608, 7609, TL 18267 28900, Ashworth, 2013).

- A post-medieval barn was recorded during building survey at the Burgess Building, Wratten Road East, which lies just 120m to the northeast of the Site (Building 30487). This brick building at the rear of a commercial yard in Wratten Road East appeared to be a mid-18th century barn or cart-shed, perhaps originally open-fronted, with some internal framing. The tie-beams may have been reused from elsewhere. It was four bays long but had been converted to five with later partitions and a 20th century side extension to make two garages. The north bay appeared to have been remodelled in the mid-19th century as an enclosed living or working space, and the roof was rebuilt in the 19th or early 20th century; it may originally have been thatched (Figure 2a 156244, 7607, 7608, 7609, TL 18267 28900, Ashworth, 2013).
- A maltings or Malt House (where cereal grain is converted into malt) once stood c 115m northeast of the Site on Old Charlton Road, where Beka Associates now stands. This was originally a rectangular group of buildings with entrances at diagonal corners but at the time of the original recording (1965) only an L-shaped building along two road sides remained. It measured approximately 130ft by 30ft, the roadside wall was mostly 19th century brick with roof timbers of early date and tiled roof. The building elements on Wratten Road measured approximately 55ft by 20ft, and the wall base containing some 16th-17th century brick. It may possibly but not certainly be identifiable on Drapentier's Map, 1700 (not illustrated). It housed the Hitchin fire engine from c.1851-70 and was the last functioning malthouse in Hitchin, operating until c.1930 (Figure 2a 5384, TL 1823 2891).
- Cropmark data has also been assessed for the study Site where available (see Section 4.5, Figure 2a 12059-61, 12063-4)

4.29 The remaining Herts HER entries are discussed chronologically below.

Prehistoric: Palaeolithic to Iron Age

Palaeolithic

- 4.30 Archaeological evidence of early prehistoric date recorded within the study area is mainly based upon antiquarian discoveries recovered during mineral extraction works. Palaeolithic activity is recorded in the study area, but the evidence of early prehistoric activity in the wider surrounding area is sparse and chiefly represented by occasional finds of stray lithics, generally discovered a considerable distance from the Site.
- 4.31 A Palaeolithic flint implement, now in Hitchin Museum was found in a field, now a housing estate, described as 'High View' (Figure 2a MHT281, TL 1760 2905).
- 4.32 Palaeolithic flint implements, now in Letchworth Museum, are recorded as coming from Brand Street, and Riddy Field, Hitchin. A Neolithic knife from Oughton Head was also discovered and the collection was given to the Museum in the 1930s, without clear provenance. Some are from 'Hitchin', and it is probable but not certain that the others are also (Figure 2a MHT282, TL 184 292).
- 4.33 A larger collection of Palaeolithic implements, comprising eight cordate and ovate hand-axes, several cleavers and including seven trimmed flakes - as well as obviously later prehistoric lithics including two arrowheads and eighty flint implements - is now in St Albans Museum and were found by William Ransom in the late 19th century. The main sources of such implements in the period were two brick fields called Ransom's and Jeeves' brickyards. Ransom's brickyard at Hitchin Hill is centred on the given location of TL 1891 2846. Ransom's brickfield covered much of the triangle between Hitchin Hill, St John's Road and Eynsford Court in the 19th century. The 1898 OS 25" plan shows brickfields, kilns and 'old clay pits' in the Hitchin Hill area, at TL 28900 28390 (The Maples). The map evidence shows an 'old clay pit' as well as a larger brick field in the area of the recreation ground, a kiln of Roman or later date is also recorded from this location. Approximately thirty handaxes from Ransom's brickyard are in the Ashmolean Museum (Figure 2a MHT284 (Palaeolithic), MHT1426 (Roman kiln also recorded) TL 1891 2846).
- 4.34 A Palaeolithic implement is also recorded from Crow Furlong, Hitchin (Figure 2a MHT281, TL 1753 2902).
- 4.35 These artefacts were mainly recovered from mineral extraction works at a considerable distance from the Site, it seems unlikely that archaeological evidence of Palaeolithic origin will be present on the Site.

Mesolithic

- 4.36 There is a paucity of Mesolithic material from the 1km study area.
- 4.37 A Mesolithic pebble macehead with hourglass perforation, was found at 'Hitchin', and is in the Museum of Archaeology and Ethnology, Cambridge (Figure 2a MHT6453, TL 18 29).
- 4.38 Late Mesolithic and Neolithic implements are recorded in Hitchin Museum as coming from Crow Furlong, a palaeolithic find is also recorded from this location, see above (Figure 2a MHT291 and MHT292, TL 1753 2902).
- 4.39 Finds at 33 Queen Street, excavated in 2001, included a Late Mesolithic/Neolithic flint core, residual in a later post-hole; and a pit truncated by Roman features. The pit contained a small assemblage of undiagnostic struck flint flakes. Also residual in Roman features were two sherds of flint-gritted pottery. This fabric begins in the Neolithic and probably continues into the early Iron Age (MHT13717, TL 18639 28979).
- 4.40 A blade typical of the Mesolithic period was found during evaluation in 1996 at 35 Tilehouse Street, Neolithic and Bronze Age lithic artefacts, Roman pottery and building materials were

- also recovered from this Site (Figure 2a 11794 (Neolithic and Bronze Age), 11795 (Roman), and 11789 (medieval features and the site of a tile kiln), 10781, TL 1817 2903).
- 4.41 Several archaeological investigations have taken place on Tilehurst Street: EHT 7118 (Evaluation at 83-34 in 2012), EHT5262 (Evaluation at 84 Tilehouse Street, Hitchin, 2004), EHT7118 (Watching Brief at 84 in 2009), EHT 5257 (Evaluation at Thompson's Yard, 85 Tilehouse Street, 2004), EHT5261 (Building recording at 89 Tilehouse Street, Hitchin, 2004), EHT6765 (Historic building assessment of 85 Tilehouse Street, 2010), EHT6766 (Evaluation behind 85 Tilehouse Street, 2010).
- 4.42 A possible late Bronze Age to Early Iron Age ditch is recorded from Upper Tilehouse Street (Figure 2a 12858) as well as a post-medieval pits and tile wasters (12857). Medieval structures are recorded at 77-78, 84, 89 and 95 Tilehouse Street (Figure 2a 15873, 12575, 15871, 12572). A late medieval barn is recorded at 7 Tilehouse Street (18798) and a 19th century slaughterhouse is recorded at 78 Tilehouse Street (12850).
- 4.43 An Early Mesolithic buried land surface was recorded at Biggin Lane. A dark brown organic deposit west of Biggin Lane contained a high proportion of molluscs and a number of charred grains. Radiocarbon dating of the deposit placed it in the Early Mesolithic period. The pollen showed that this was then a damp open area, probably a water meadow periodically flooded by the river (Figure 2a 13614, TL 18480 28940).
- 4.44 It seems unlikely that archaeological evidence of Mesolithic origin will be present on the Site.

Neolithic

- 4.45 A Neolithic implement is recorded from High View (Figure 2a 292, TL 1760 2905).
- 4.46 A Neolithic knife is recorded from Oughton Head (Figure 2a 282, TL 1760 2905).
- 4.47 Six Neolithic polished flint axe heads and a gouge are recorded from Wrattton Road, Hitchin, which appears reasonably close to the Site but the actual provenance for these finds is very approximate and relates to an antiquarian discovery (Figure 2a 290, TL 181 289).
- 4.48 Late Mesolithic or Neolithic blades and scrapers are recorded from Crow Furlong (Figure 2a 292, above).
- 4.49 A Neolithic black flint axe, roughly shaped, was found in the garden of Crofton, The Avenue, Hitchin (Figure 2a 294, TL 1914 2903).
- 4.50 As part of a cropmark survey in 1995, cropmarks of an enclosure and ring ditches were recorded from Priory Park, Hitchin. These have been interpreted as either Early Neolithic or Bronze Age or possibly even post-medieval landscape features. Another ring ditch lies approximately 150m to the north (Figure 2a 7418, 12059, 12060, 12061, 12062, 12063, 12064). Other ring ditches (or landscape features) also lie to the west and north west (Figure 2a MHT7417, TL 1837 2847, 7417, 7418,). Priory Park is obviously a complex archaeological area in the landscape, incorporating a medieval monastic house, associated to an 18th century landscape park with surviving icehouse, ponds and bridge and also including a prehistoric barrow cemetery (MHT12060, MHT7417, MHT7418, (cropmark) DHT101090). Neolithic worked waste flints (known as debitage) are also recorded from Priory Park, with two further worked flint blades of Neolithic date (MHT30462, MHT30463 and MHT30464 {blades}).
- 4.51 Three struck flints typical of the late Neolithic/early Bronze Age were found during the evaluation in 1996 at 35 Tilehouse Street (Figure 2a 11794, 11795, EHT5118 (evaluation), TL 1817 2903).

- 4.52 A residual flint core and flint-gritted pottery, and a possibly prehistoric pit of Neolithic date were recorded truncated by later Roman features at 33 Queen Street, Hitchin (Figure 2a 13717, TL 18639 28979).
- 4.53 Neolithic and Bronze Age worked flints are recorded from Portmill Lane, Hitchin in 1980 (15639, TL 1864 2920).
- 4.54 A Neolithic leaf-shaped arrowhead was discovered during works at the medieval burgrave plot boundary ditches and pits between the Market Place and Paynes Park, Hitchin (Figure 2a 18274, 18276, TL 1826 2905).
- 4.55 There is a small distribution pattern of lithic artefacts recovered from across the wider landscape setting of the Site, but overall, the Site is considered to have a low potential for archaeological evidence of the early prehistoric periods.
- 4.56 No features or findspots of Neolithic date have been recorded in the immediate vicinity of the Site. However, it should be noted that very little fieldwork has been carried out near to the Site (Figure 2a).

Bronze Age

- 4.57 There are an assortment of later prehistoric findspots on the Herts HER that have the approximate provenance as being 'from Hitchin'. An early Bronze Age beaker (pottery urn) *'which it is supposed was found near Hitchin'* is in the British Museum, (Figure 2a 300, TL 18 29).
- 4.58 A fragment of a stone axe in Letchworth Museum was found at 'Hitchin' (4867, TL 18 29).
- 4.59 An Early Bronze Age arrowhead is reported from Verulam Road, Hitchin (6452, TL 189 295).
- 4.60 As noted above three struck flints typical of the late Neolithic/early Bronze Age were found during evaluation at 35 Tilehouse Street, this is a very small assemblage by flintwork standards (Figure 2a 11794, TL 1817 2903).
- 4.61 A boundary ditch behind Lewesford House on Upper Tilehouse Street was postulated to be possibly of Later Bronze Age or Iron Age date (12858, TL 1810 2900).
- 4.62 As noted above, Neolithic and Bronze Age worked flints have been recovered from Portmill Lane, Hitchin (Figure 2a 15639, TL 1864 2920).
- 4.63 Isolated features at Brooker's Yard, Hitchin contained very small amounts of Late Bronze Age to Middle Iron Age pottery, within later features, (18273, TL 18267 29047).
- 4.64 No features or findspots of Bronze date have been recorded in the immediate vicinity of the Site. However, potential Bronze Age features are recorded from Tilehouse street to the northeast (Figure 2a).
- 4.65 The potential for Bronze Age archaeology to be encountered on the Site is assessed as low-uncertain.

Iron Age

- 4.66 Late Iron Age coins are recorded from the Hitchin area in antiquarian records (Figure 2a 131, 22078, 22091, 22334, 22363, 22377, 22392, 22493, 4873, TL 18 29).
- 4.67 A possible Iron Age round house is recorded off Paynes Park (Figure 2a 12582). A ring ditch excavated in 2004 is probably to be interpreted as an Iron Age round house, on the grounds of a lack of any sign that it was a Bronze Age burial, and the presence of a possible entrance in the northeast quadrant. Some later prehistoric pottery was present but its date is inconclusive (Figure 2a 12582, TL 1829 2910).

- 4.68 A Late Iron Age Roman-British cremation cemetery is recorded from Foxholes, Hitchin with related monuments (Figure 2a 1184, 31555, EHT4061, TL 1729 2905). Late Iron Age burial urns are recorded from Bancroft, Hitchin (Figure 2a 1204, TL 1851 2935).
- 4.69 Finds at 33 Queen Street, excavated in 2001, include a late Mesolithic/Neolithic flint core, residual in a later post-hole; and a pit truncated by Roman features. The pit contained a small assemblage of undiagnostic struck flint flakes. Also residual in Roman features were two sherds of flint-gritted pottery. The site appears to have multi-phase occupation evidence which begins in the Neolithic and probably continues into the early Iron Age (Figure 2a 13717, TL 186 39 28979). Several of the Roman sites identified on the Herts HER have a component of Late Iron Age culture and indigenous local factors within their archaeological character (Hawkins, Duncan. 2001 (now RPS) Archaeological desk based assessment, 33 Queen Street, Hitchin, Herts, Figure 2a 13717).
- 4.70 In the Brand Street area, an undated horse burial was recorded and postulated to be of Iron Age date (Figure 2a 12332, TL 1842 2919).
- 4.71 At the investigation at Upper Tilehouse street, a possible boundary ditch behind Lewesford House ran ENE-WSW and contained in its fill one small rim sherd of flint gritted pottery, apparently Late Bronze/Early Iron Age (Figure 2a 12858, TL 1810 2900).
- 4.72 The Brooker's Yard site had a single sherd of Iron Age pottery and possible Iron Age post-holes (Figure 2a 18273, TL 18267 29047).
- 4.73 The prehistoric occupation evident at Crow Furlong continued into the Iron Age and Early Roman periods and may represent a Late Iron Age – Early Roman enclosure (Figure 2a 31555)
- 4.74 While the likely presence of unstratified, isolated finds of flint flakes or other small finds cannot be discounted, the overall potential of the Study Site for Prehistoric evidence is considered to be low-uncertain.

Roman

- 4.75 There is a paucity of sites or findspots associated with Romano-British or Roman occupation close to the Site, and limited evidence of Romano-British activity in the wider landscape area. Many of the Iron Age entries should be presumed to continue into the Roman period in Hitchin, as shown above.
- 4.76 The centre of the historic town has evidence of Roman settlement and funerary activity. A white marble fragment from a 3rd century Roman sarcophagus is recorded from Market Place, Hitchin (Figure 2a 12352, TL 1836 2908). Roman occupation is also recorded from 33 Queen Street (11194, 13612). Roman inhumation burials and evidence of medieval cultivation is recorded at 40 Queen Street (11351). Roman and Saxon cemetery features are recorded from the High Street (13353). Roman glass vessels are recorded from Bancroft (1200). A pit is recorded off Biggin Lane (13613). See Hawkins, (RPS), 2004.
- 4.77 Roman pottery and other finds are recorded from Windmill Hill (Figure 2a 4863) and Roman pottery and a fragment of quern stone is also recorded from Bancroft (Figure 2a 4864, 1203). Pottery and coins and Roman features are recorded from Portmill Lane, Hitchin (6474,13611). Roman coins and metalwork are recorded from Priory Park, as well as an early Roman brooch (Figure 2a 1175, 24624).
- 4.78 Several entries on the HER refer to Roman archaeology from the general area (Figure 2a 37961, 4876, 13735, 1415, 1417-20). A late Roman coin is recorded from Charlton (21464),

- 4.79 Part of the supposed Roman road between Verulamium (St Albans) and Ickleford is postulated to pass through Hitchin, to the west of the River Hiz, crossing the river at a ford close to modern-day Bridge Street (Figure 2a 4605).
- 4.80 Roman features and a water channel are recorded from Portmill Lane (12581).
- 4.81 A Roman ditch is recorded running parallel to the River Hiz on Biggin Lane, a Roman pit is also recorded (Figure 2a 13615, 13613). Roman field ditches have been observed at Paynes Park (12583).
- 4.82 A Roman pit is recorded at Foxholes, Pirton Road as well as a Romano-British cemetery (Figure 2a 10912, 1184).
- 4.83 Two Romano-British cinerary urns are recorded from Taylor's Hill (1201). A possible Roman kiln is recorded from Hitchin Hill (1426).
- 4.84 Consequently, based on the general lack of evidence locally, the Study Site is considered to have a low potential for Roman period evidence.

Saxon and Medieval

- 4.85 Archaeological evidence for Saxon or medieval occupation has been identified within the 1km Herts HER search radius. The name Hitchin is thought to have Saxon origins relating to a Saxon tribe called *Hicce* recorded in a 7th century document. It has also been suggested, however, that the name has earlier origins, possibly a derivative of a Celtic river name meaning 'dry'. Evidence of Saxon occupation is further noted by the presence of a substantial mid/late Saxon settlement recorded during fieldwork in the town (Lowe 2006).
- 4.86 Hitchin was settled in the Saxon period and there is clear evidence of an established Saxon presence in the town (Figure 2a 11465, MHT13). Late Saxon and early medieval occupation is recorded at 33 Queen Street (12350). A medieval kiln and later features is recorded at Bancroft (12805, 17420, 2619) and at Brooker's Yard (18274-5).
- 4.87 A possible Saxon manor is believed to have existed in the Market Place area (Figure 2a 11190). By the time of Domesday Book (1086) the town is recorded as Hiz, presumably a reference to the river. It is thought that the town was an important manor prior to the Conquest however there is no indication of its being so afterwards (VCH 1971).
- 4.88 The late Saxon manor of Hitchin is recorded in Domesday Book; the Church of St Mary is documented in a 10th century will. Any late Saxon manorial site, if it existed, was superseded by the laying out of the medieval marketplace and burgage plots, perhaps in the 13th century, concealing the later Saxon topography (Thompson, 2005).
- 4.89 The Domesday entry also records that St Mary's Church held two of the five hides of the manor; it is therefore possible that a late Saxon rectory manor was also present at Hitchin. The discovery of a major boundary ditch (Figure 2a 12584) suggests that Hitchin was a 'minster-burh'.
- 4.90 This late Saxon ditch was recorded off Paynes Park with medieval and later features (Figure 2a 12584-5). Eroded medieval field systems are recorded south of Priory Park (17254) and ridge and furrow field systems are evident across the landscape and recorded at Walsworth Road (13278).
- 4.91 A Saxon spear was found south of Hollow Way (44869). Saxo-Norman pottery was recorded at 35 Tilehouse Street (11792) and at Gaping Lane (1609).
- 4.92 Medieval pottery and undated features were recorded at Old Charlton Road (Figure 2a 13058, discussed above).

- 4.93 Other general Saxon and medieval findspots are recorded on the Herts HER (Figure 2a, 1612, 1613, 19998, 20818-19, 20821-22, 21425, 21443, 21461, 21463, 2298, 2301, 24618, 24620-230, 24889, 24889, 29802, 29803, 29816, 29807- 09, 29811, 4901, 6535).
- 4.94 The Grade I listed site of The Priory, Hitchin, lies 241m east of the Site (List Entry Number:1102211, NGR: TL18390 28800). What remains today is a large country house which has gradually developed from medieval times until the late 18th century. The best known element is the southern section, which was completely rebuilt c.1775 in the Adam style. There also survive details of the earlier priory buildings of the 15th century, as well as intervening alterations of the 17th century. <https://historicengland.org.uk/listing/the-list/list-entry/1102211?section=official-list-entry>
- 4.95 The Hitchin Historical Society describe The Priory as follows :
- Hitchin Priory is Grade I listed, and one of the oldest buildings in the town. Originally a Carmelite monastery in 1317, it prospered until its dissolution by Henry VIII in 1538. Ralph Radcliffe, son of a Lancashire landowner, turned it into a school, and it remained in the Radcliffe (later Delmé-Radcliffe) family for eleven generations until it was sold in 1963 to the County Council. It is now a Chartridge hotel & conference centre. Among its principal features are an Adam wing from the 1770s and remnants of the original flint monastery.*
- 4.96 The archaeological interest of the proximity of Hitchin Priory to the Site is whether elements of the monastic precinct, the wider estate and hinterland could extend to the southwest and survive on the Site. Watching briefs and evaluations have not found any additional evidence of the Priory extending across the immediate landscape. To the west is a small 18th century ornamental garden bridge over the River Hiz. There was also an icehouse built in the 1770s. Many monastic houses in Britain retain extensive estates and their jurisdiction can extend for many metres around the central church and monastic complex. The presence of Radcliffe House just opposite the Site suggests a place-name link with the monastic lands. The Site lies less than 250m west of the former Carmelite monastery and must have once been included in the lands under its administration.
- 4.97 Research into the history of the Priory shows that in 1317 Edward II granted to the Carmelite Friars a *messuage* (house) in the parish of Hitchin where they could build a church and house for their habitation. Other messuages and lands were given to them by John de Cobham. The Carmelites built a small convent there which was dedicated to the Blessed Virgin Mary. This suggests that the early monastic jurisdiction never extended as far as the study Site.
- 4.98 In September 1530, Henry VIII gave the friars at Hitchin a gift of 40 shillings. In May 1534, the Prior John Butler took the Oath of Supremacy and on 17 October 1538, he and four friars surrendered to Sir William Coffyn and Henry Crowche, the King's Commissioners. The monks remained at Hitchin until the dissolution of their house in 1539. Thomas Parrys, acting as bailiff for the Crown, sold the plate and ornaments while the bells, lead, glass, tile and stone were stripped and the steeple knocked down – the desecrated site becoming a quarry for the local townspeople. In 1546, a survey was made of the priory and its whole estate. At that time the buildings of the priory consisted of a mansion house with a frater (refectory) and dorter (dormitory) over the cloister, a church, the 'old hall,' the Prior's lodging, and two little chambers for the brothers in addition to a kitchen, barn and other premises. There were also other tenements belonging to it in Bridge Street and Bull Street in Hitchin, which were leased out with the convent garden. With the exception of the mansion house, which had been kept in a good state of repair following the Dissolution, the remaining buildings were in a poor condition: '*all the buildings were sore decayed and very ruinous both in timber and tile for lack of reparations*' with the former priory gardens '*like yards or waste places of ground*'. The

- priory church was similarly in a poor state *'with the steeple broken down and decayed by the weather and all the lead, freestone, glass and bells gone.'*
- 4.99 A survey of Hitchin Priory was made in 1546 before the estate was sold that year for £1,541 to two property speculators, Sir Edward Watson of Northampton and Henry Herdson, a London skinner; also in 1546, they purchased Shrewsbury Abbey. From Watson and Herdson Hitchin Priory subsequently passed to Edward Pulter, who in turn sold it in 1553 to Ralph Radcliffe (died 1559). He on his death bequeathed his estates to his oldest son, also named Ralph. Over the next three centuries the Priory passed to various members of the Radcliffe family until it came into the possession of Hubert Delmé-Radcliffe (JP), on whose death in 1878 it passed to his brother Francis Augustus Delmé-Radcliffe. The various branches of the Delmé-Radcliffe Family owned Hitchin Priory from 1553 to 1964. Hitchin Priory as it now stands incorporates a small part of the original priory of the Carmelites. This original structure would appear to have been constructed of flint rubble and clunch with the now lost priory church located to the south. However, nothing earlier than the 15th century is visible and the medieval remains are located in sections of the north, or frater, range of the west range. The present structure was almost entirely built in 1770–1 by the politician and MP John Radcliffe who inherited Hitchin Priory from his uncle Arthur Radcliffe in 1769. He rebuilt the house in 1770–71. The north elevation is of the late 18th century and is in an elaborate Palladian design; the south wing was completely rebuilt at around this time and contains the main rooms. The east wing has some early 17th-century panelling while in a small north room is a plaster ceiling dating to the same period with cable and foliate decoration. The current building is a large hotel set within nineteen acres of parkland (Source: Wikipedia and assorted on-line research links).
- 4.100 These documentary sources do appear to provide a clear evidence-base that the influence of the monastic house was of a small-scale and did not extent a significant distance beyond the central church. A small sketch plan of the monastic complex is shown on Herts History webpage and shows a small cluster of buildings occupying a small footprint north of the monastic church.
- https://www.hertsmemories.org.uk/content/herts-history/people/radcliffe_family_and_hitchin_priory/hitchin-priory-before-the-radcliffes
- 4.101 A medieval deer park is known at Maydencroft (Figure 2a 9969)
- 4.102 There is no clear evidence but it is possible that elements of the hinterland of the Priory would have extended west towards the study Site, utilising both banks of the River Hiz. There is clear evidence of riverside activity of medieval and post-medieval date from nearby archaeological investigations just to the south of the Site and adjacent to the river. The focus of medieval settlement was, however, clearly located in the historic core of the town and on the small Priory site (Figure 2a-c).
- 4.103 It appears that the parcel of land occupied by the Site remained as a small parcel of undeveloped agricultural land until the late 19th century, with localised areas of medieval and post-medieval development and activity in close proximity and adjacent to the River Hiz (Figures 3 to 8).
- 4.104 The overall archaeological potential of the Site to contain settlement evidence of Saxon date is considered to be low to moderate. The Site has a high potential to contain evidence of settlement and agricultural cultivation dating from the medieval period onwards, relating to the nearby priory and developing medieval town.

Post Medieval and Modern (including map regression exercise)

- 4.105 Records on the GLHER relate to medieval and post-medieval buildings and structures or sites and findspots within the study area that have no archaeological relation to the Site and are not discussed further, a full list of all these entries is shown in Appendix 1 (see Section 4.10).
- 4.106 The post-medieval potential of the study Site has been discussed in the earlier chapters of this assessment. Further evidence of the post-medieval development of the Site is shown in the map regression study below.
- 4.107 The Site has high potential to retain archaeology dating from the post-medieval periods but this would most likely be unremarkable and of only local interest.

Map Regression Exercise

- 4.108 In the post-medieval period, cartographic sources are useful in understanding the historic land use of the Site and any past phases of built development.
- 4.109 Andrew and Dury's Map of Hertfordshire of 1766 shows the site as open land to the southwest of the developing town of Hitchin. The Hemp Mill and Windmill and other mills are shown and the routeway to Charlton indicated. The Priory, Priory Park Gardens and River Hiz containing lake-like features can be clearly seen, and *John Radcliffe Esq.* is shown as owning land in this area (Figure 7).
- 4.110 The earliest map to depict the study area in greater detail is the earliest Ordnance Survey Drawing map, dated 1804-10, which shows the Site set in fields with the road system developing and town expanding (Figure 8)
- 4.111 The 1822 Bryant Map of Hertfordshire shows the general area at this time and the River Hiz can be seen to the east of the Site (Figure 9).
- 4.112 The 1844 Hitchin - Hertfordshire Tithe Map shows the Site in the area of pasture and arable fields denoted **1357**, **1359** and **1360**. The apportionment shows these open lands to be in the ownership of the Lucas family (Figure 10).

1844 Tithe Apportionments, Hitchin – Hertfordshire

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1357	William Lucas Senior	Messers Lucas	Wratten Close	Pasture
1359	William Lucas Senior	Messers Lucas	Croft	Pasture
1360	William Lucas Senior	Messers Lucas	Coburg Gardens	Arable

- 4.113 The 1881 Ordnance Survey shows the Site to be occupied by ornamental gardens or allotment gardens (Figure 2a 31334). Similar gardens are indicated to the north and allotment gardens extend to the south of the Site. Charlton Road (now Old Charlton Road) bordered the eastern part of the Site. A field was present to the west. Approximately 100m from the site, malhouses were present to the north and a burial ground was located to the northwest. The River Hiz is shown 140m to the southeast of the Site and to be flowing in a northeasterly direction. Approximately 250m from the site, a timber yard was located to the northwest and an iron foundry was located to the north (Figure 11).

- 4.114 The Site remains largely unchanged on the subsequent map series. A burial ground is shown to the north of the Site beyond the open recreation ground associated with the Salem Baptist Chapel, the edges of the burial ground are clearly defined and are a significant distance away from the Site to the north (Figure 11).
- 4.115 The Site remains generally unchanged on the OS 1923 (Figure 12) and 1932 map editions (Figure 13), although a small building/outbuilding is indicated in the northeastern corner of the Site on the 1923 map. The 1923 County Series map shows the presence of a pump approximately 60m to the southeast of the Site (Figures 12 and 13).
- 4.116 By the publication of the 1959-1960 map, the two bungalows within the northern part of the Site had been constructed (not illustrated) and by the 1964-1965 OS series map, the additional two properties had been constructed within the southern part of the Site and several outbuildings are shown across the Site. Some residential development had occurred to the north and west of the Site. The Hitchin Riding School was present immediately southwest of the Site and a horticultural nursery Pioneer Nurseries was present to the east beyond Charlton Road (Figure 14).
- 4.117 The 1982-1983 map shows that a by-pass, Park Way, had been constructed to the southwest of the Site and shows an embankment feature with a slope between the Site and the road. The route of Park Way blocked the former Charlton Road and the newly named Old Charlton Road ends adjacent to the southeastern part of the Site. A pathway leading to a subway beneath Park Way had been constructed along the southern part of the Site (Figure 15, Plates 1 to 4).
- 4.118 By the time of the 1999 aerial photograph the Site remains unchanged but further development had occurred to the northwest of the Site. The large office building for National Mutual had been constructed in 1987 to the southeast of the Site beyond Old Charlton Road along with an electricity substation (Figure 16).
- 4.119 The subsequent 1992-1994 map shows the Site unchanged although the office building had undergone some changes and was named Radcliffe House (not illustrated).
- 4.120 The Ordnance Survey map series do not change for the Site location or the surrounding area until the present day (Figure 1, Plates 1 to 4).
- 4.121 The Site is considered to have a high potential for evidence of post-medieval evidence settlement activity, but of low significance.

Assessment of Significance (designated assets)

- 4.122 Existing national policy guidance for archaeology (the NPPF as referenced in section 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.
- 4.123 In terms of relevant designated archaeological heritage assets, as defined above and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or Historic Wreck sites lie within the Site or its immediate vicinity.
- 4.124 No designated archaeological assets have been identified as having the potential to be affected by the proposed development.

Assessment of Significance (non-designated assets)

4.125 Existing national policy guidance for archaeology (the NPPF as referenced in section 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.

4.126 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:

Period:	Identified Potential	Archaeological Significance (if present)
Prehistoric	Low (uncertain)	Low/Local
Roman	Low	Low/Local
Saxon	Low to Moderate	Moderate/Local
Medieval	Low for settlement evidence, high for agricultural features, high for evidence of edge of settlement activity	Low/Local
Post Medieval and Modern	High	Low/Local

4.127 The Site is considered to have high potential to contain low-grade archaeological evidence dating from the medieval period onwards. The Site has a low to moderate potential for evidence of Saxon date. A low archaeological potential is identified for archaeological evidence relating to all other past periods of human activity.

4.128 Any archaeological evidence present within the Study Site would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance only.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL HERITAGE ASSETS

Site Conditions

- 5.1 The Site is currently occupied by four properties with four buildings within the eastern part of the Site. The Three Trees (the most southerly) property is a bungalow with a paved front driveway and includes a detached garage. The adjacent property to the north, Silverdale, is a dormer bungalow with an asphalt surfaced driveway. The remaining two properties, Willow Close and Birchwood, within the northern part of the Site, are semi-detached bungalows both with roof conversions and gravel driveways. Willow Close also includes a detached garage (Figures 1 and 5).
- 5.2 The remainder of the Site comprises the large back gardens of these properties. All properties have mostly lawn areas with some areas of hardstanding mostly focused on the properties. Small outbuildings are present within some of the gardens. All the gardens include bushes and many mature trees, particularly within the western part of the Site. Within all the properties, the buildings are situated at a slightly lower level than the gardens with all the gardens having a terraced feature leading up towards the western part of the Site (Figure 5, Plates 1 to 4).
- 5.3 The Site is an irregularly shaped plot of land with an area of approximately 0.3ha. The Site topography slopes gently up towards the west with a change in elevation of approximately 1m across the site. The general surrounding topography slopes gently down towards the southeast. Park Way (A602) is at a raised level above the Site (Figure 4, Plates 1 to 4).
- 5.4 The Site is located off Old Charlton Road and lies to the east of Park Way (A602), to the southwest of Hitchin town centre (Figure 1). Old Charlton Road borders the eastern part of the Site and Park Way (A602) borders the western part of the Site. A public pathway and a small, landscaped area lie immediately to the south of the Site, beyond which is a car park associated with an office building.
- 5.5 The construction of the four residential properties is considered to have had a low and localised below ground impact on the Site. It is likely that all potential archaeology of significance has been removed within the footprint of the built structures on the Site.
- 5.6 It is considered that past post depositional impacts on the Study Site are likely to have been mainly a result of agricultural activity such as ploughing and harrowing, such activities would have caused a widespread but moderate archaeological impact on any as yet undiscovered archaeological deposits.
- 5.7 The Study Site is considered to retain its archaeological potential.

Proposed Development

- 5.8 A planning application will be submitted for the development of the Site.
- 5.9 The proposed development comprises an apartment building up to four-storeys in height together with car parking and areas of managed soft landscaping for residents. The residents will be of retirement age (Figure 18).

Review of Potential Development Impacts on Archaeological Assets

- 5.10 The Site has been assessed as having potential for the survival of archaeological evidence from The proposed development will not impact on any designated archaeological assets directly through below ground impacts or as a result of the alteration of their setting.
- 5.11 The Site is considered to have a low archaeological potential for evidence relating to the prehistoric, and Roman periods and a moderate potential for the Saxon period. The overall archaeological potential of the Site to contain marginal edge of settlement or associated evidence of medieval and post-medieval date relating to the historic town, nearby tithe barn, and results of nearby archaeological investigations is considered to be high. Evidence of agricultural practices may also be present.
- 5.12 It must be noted that some investigations close to the site have been negative for archaeological finds or features.
- 5.13 Any remains, should they occur on the Study Site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance only.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Land at Three Trees, Silverdale, Willow Close & Birchwood, Old Charlton Road, Hitchin, Hertfordshire SG5 2AJ, has been assessed for its below ground archaeological potential (Figures 1 and 5).
- 6.2 The Site is located off Old Charlton Road and lies to the east of Park Way (A602), to the southwest of Hitchin historic town centre. The Site occupies an area of approximately 0.3ha and is centred at National Grid Reference: NGR 518160, 228830 (TL 18160 28830). The Site is currently occupied by four residential properties with driveways and private gardens (Figure 5).
- 6.3 The Site is proposed for residential development with associated car parking and managed soft landscaping (Figure 18).
- 6.4 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Site. This report relates to archaeological matters only and does not address built heritage issues.
- 6.5 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, or Historic Wreck sites lie within the Site or its immediate vicinity (Figure 2a-b).
- 6.6 The Site lies c 300m southwest of the historic core of Hitchin where numerous designated and non-designated heritage assets of archaeological interest are recorded. Additionally, the Grade I Listed site of Hitchin Priory lies c 240m to the east of the Site, a post-medieval barn lies just 120m to the northeast (Building 30487), the site of a Maltings c 120m north along Old Charlton Road, and the River Hiz lies just c 140m to the south. A locally designated monument is shown on the Site but this refers solely to some mid-19th century cottages and allotments, known as Russell's Slip (Figure 2a, HER MHT31334). Historic post-medieval red brick walling and local architecture is a characteristic of the setting of the Site (Figure 2a-c, Plates 1 to 4).
- 6.7 In order to understand the archaeological significance of the study Site it is necessary to screen out the loud 'background noise' from the historic town centre to the northeast. This density of records confuses the assessment and does not allow sufficient clarity on archaeological interest of the study Site and its particular archaeological significance, sensitivity and character.
- 6.8 The Site is considered to have a low archaeological potential for evidence relating to the prehistoric, and Roman periods and a moderate potential for the Saxon period. The overall archaeological potential of the Site to contain marginal edge of settlement or associated evidence of medieval and post-medieval date relating to the historic town, nearby tithe barn, and results of nearby archaeological investigations is considered to be high. Evidence of agricultural practices may also be present. It must be noted that some investigations close to the site have been negative for archaeological finds or features.
- 6.9 Any archaeological evidence that is present within the Site, would in the context of the Secretary of State's non-statutory criteria for scheduled monuments, most likely be of local significance only.
- 6.10 Further information will be required to clarify the presence or absence of archaeological evidence within the Site. It is considered that an archaeological evaluation represents an appropriate and proportionate response to the archaeological potential identified. It is considered that any such further archaeological works could reasonably follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

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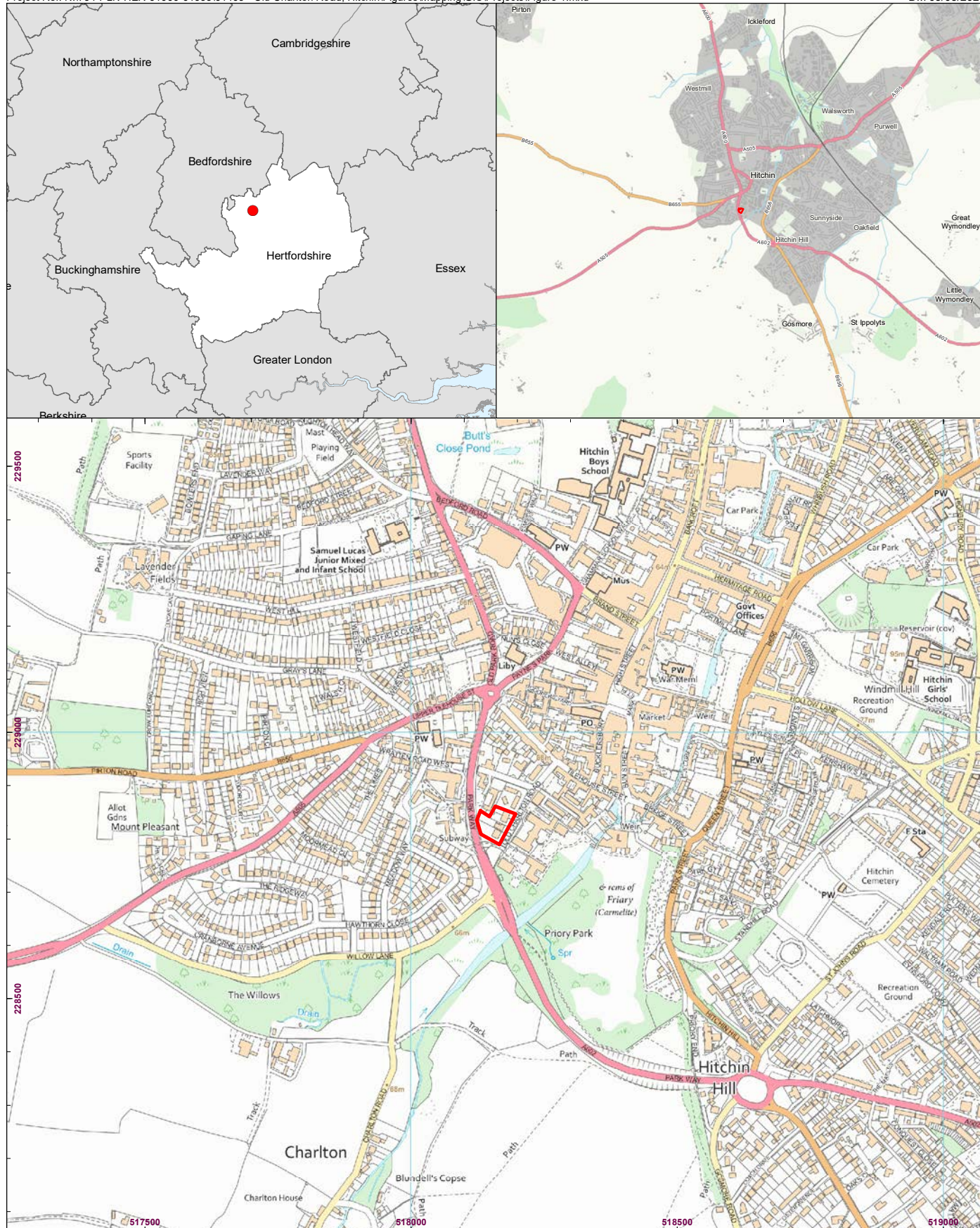
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 Site Boundary

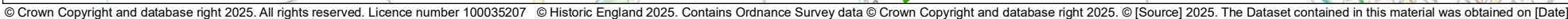


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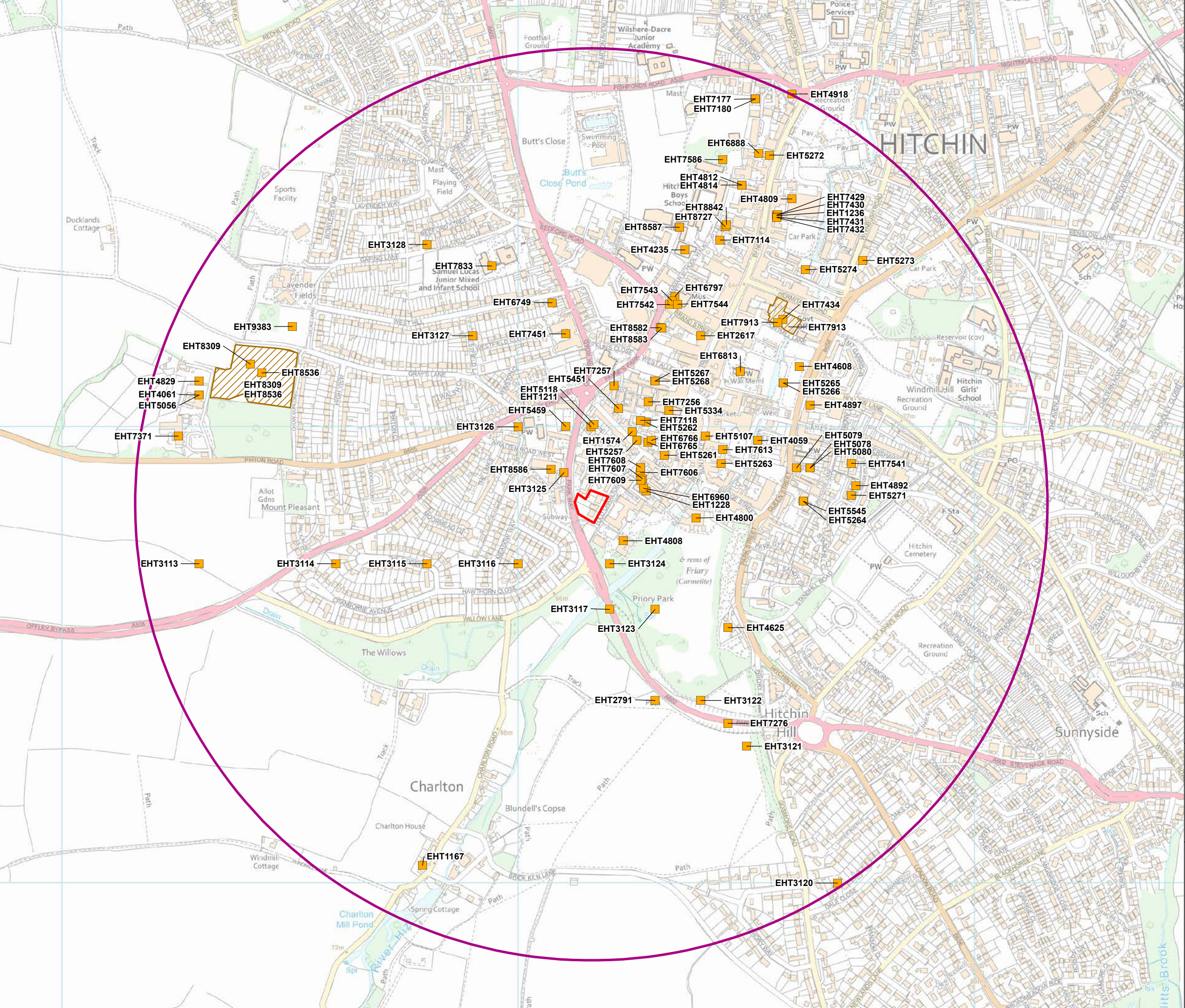
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Figure 1

Site Location



Project Ref: N1794-PLN-HER-01000-0199901409 - Old Charlton Road, Hitchin\Figures\Mapping\GIS\Projects\Figure 2b Events.mxd



Legend

- Site Boundary
- 1km Search Radius

Previous Archaeological Work:

- HER Event Points
- HER Event Polygons

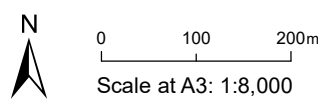
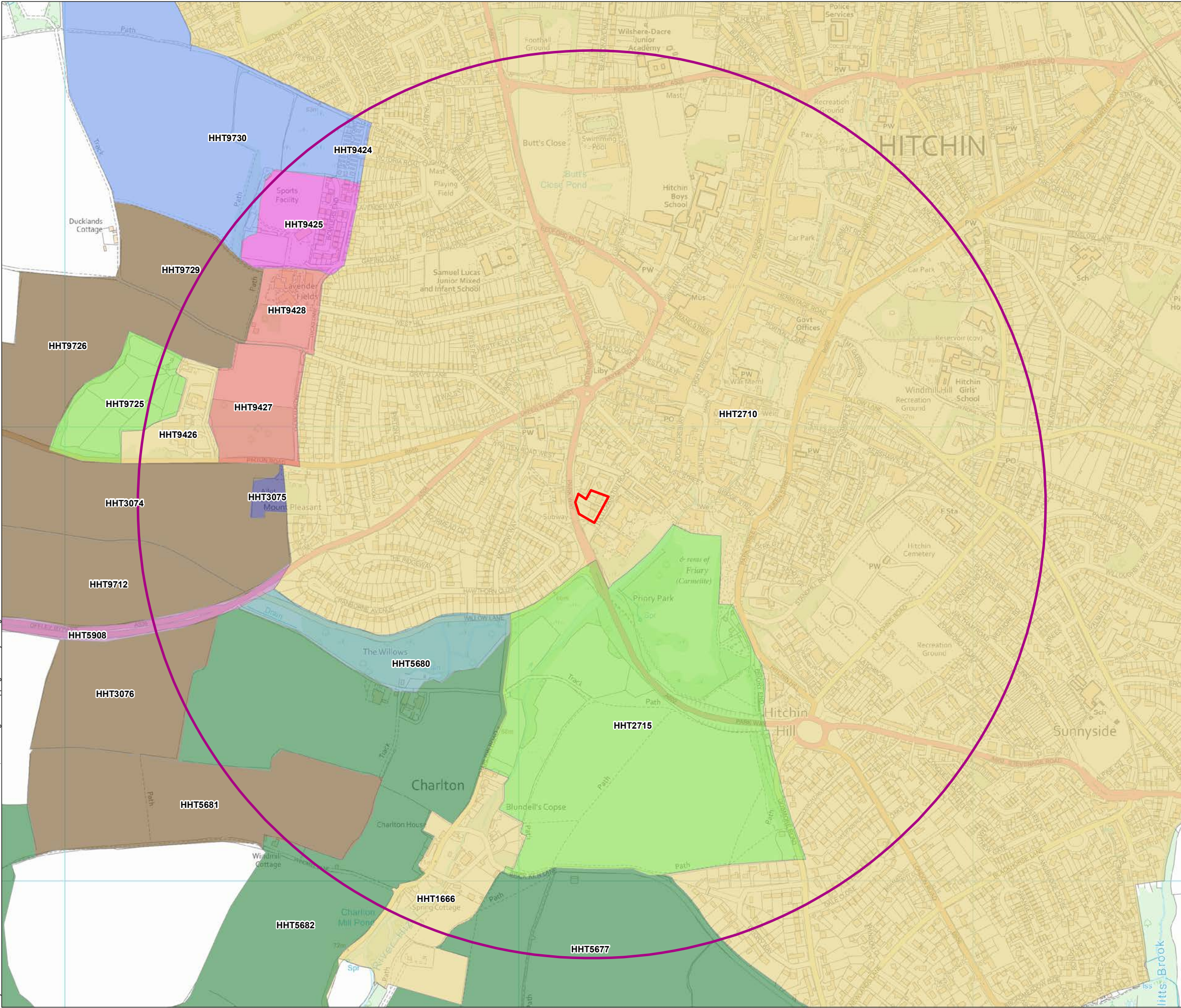


Figure 2b
Historic Environment Record
Events Data Plot (Data from Herts
HER)



Legend

- Site Boundary
- 1km Search Radius
- Historic Landscape Characterisation:**
 - "20thC" ENCLOSURE
 - 18TH-20TH CENTURY WOODLAND PLANTATION
 - ALLOTMENTS
 - BOUNDARY LOSS
 - BUILT-UP AREAS - URBAN DEVELOPMENT
 - INFORMAL PARKLAND
 - IRREGULAR ENCLOSURE
 - LEISURE / RECREATION
 - MOTORWAY, RAILWAY
 - PIECEMEAL ENCLOSURE BY AGREEMENT

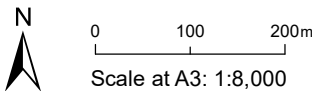
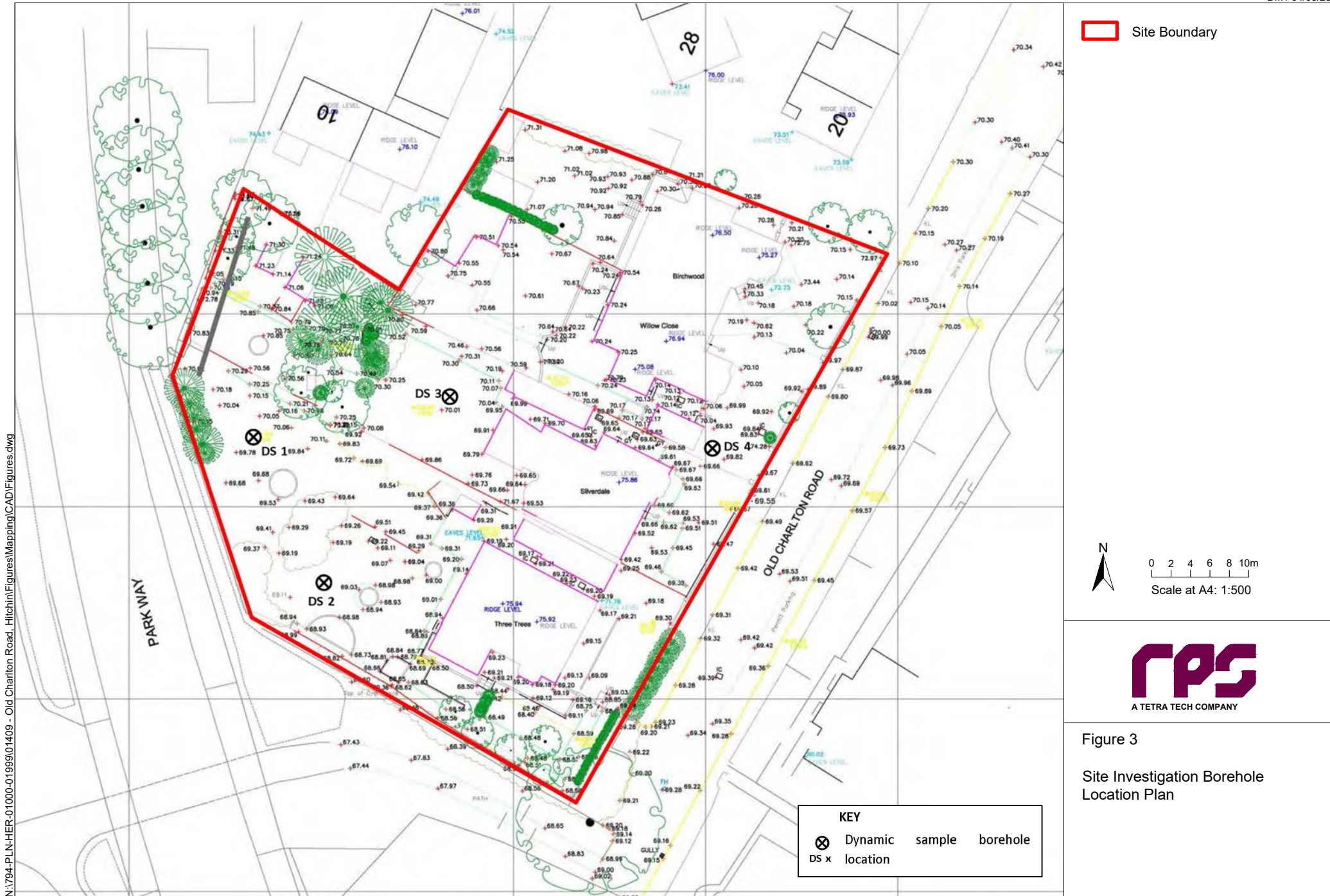
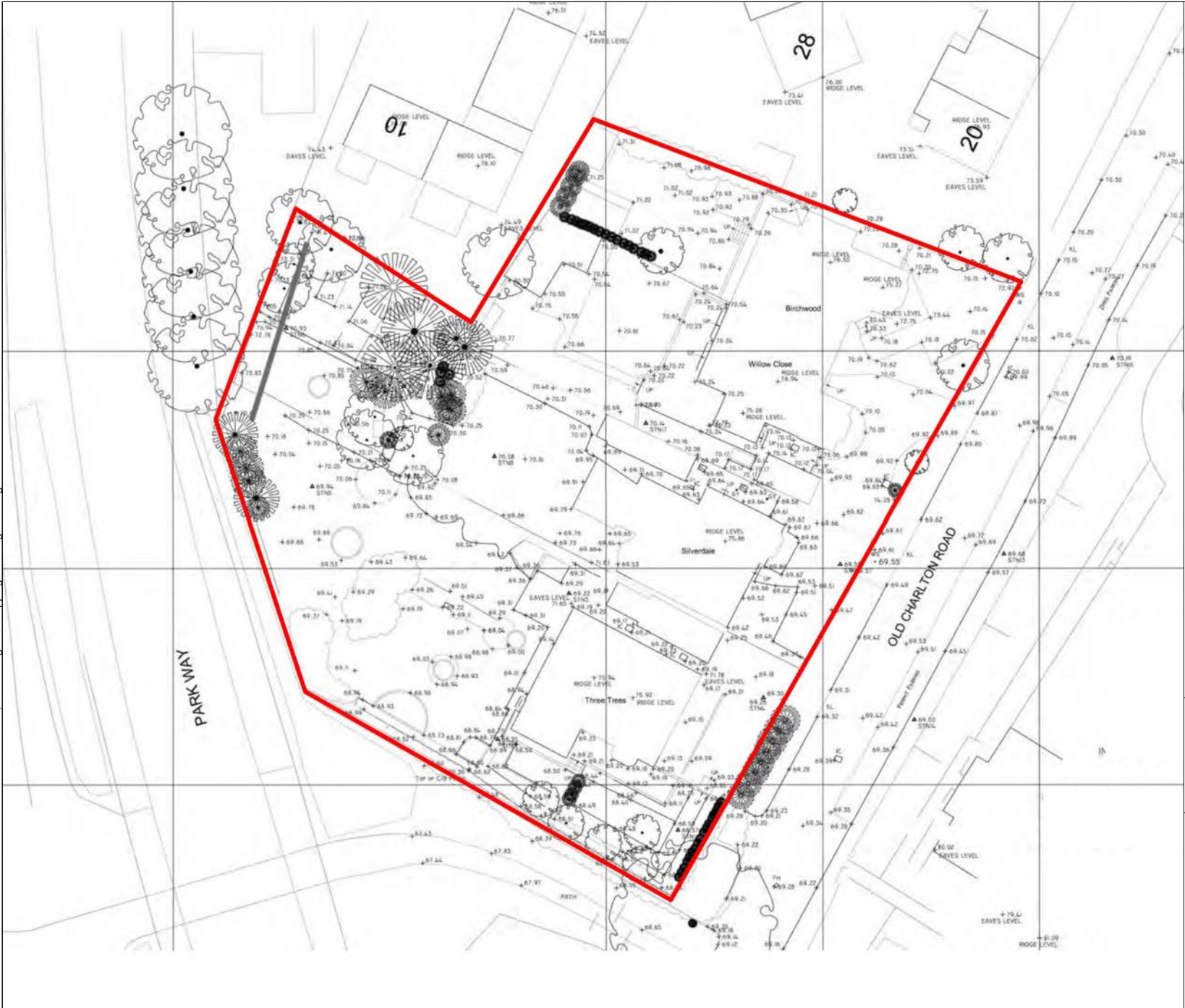


Figure 2c
Historic Landscape
Characterisation Plot (from Herts
HER)



N:\1794-PLN-HER-01000-01999\01409 - Old Charlton Road_Hitchin\Figures\Mapping\CAD\Figures.dwg

N:\1794-PLN-HER-01000-01999\01409 - Old Charlton Road_Hitchin\Figures\Mapping\CAD\Figures.dwg



 Site Boundary



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Scale at A4: 1:500



Figure 4
Site Topographical Survey



 Site Boundary

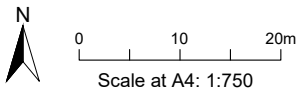
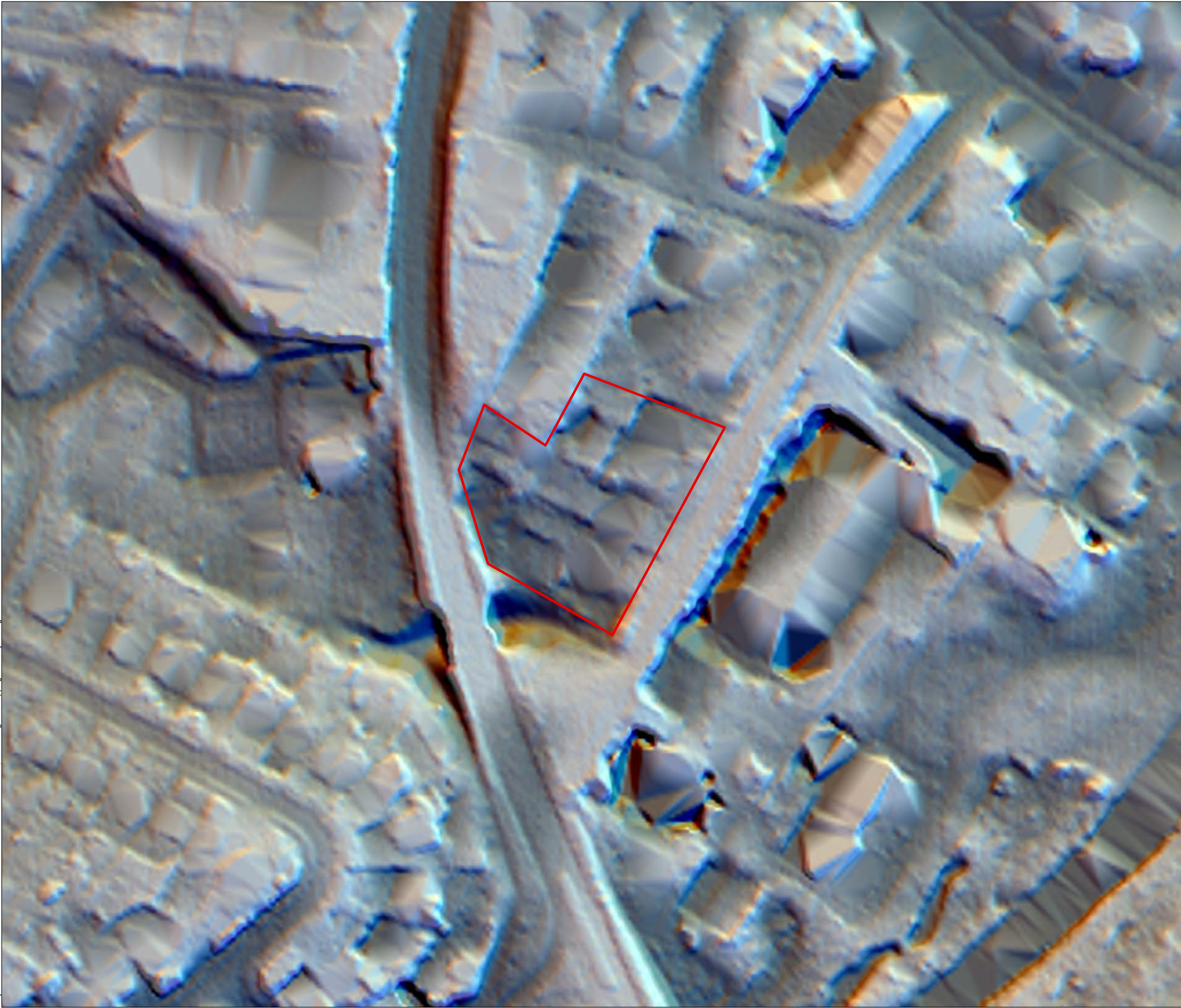


Figure 5
Site Location on Aerial photograph showing the division of the Site into four properties showing Site layout © Promap



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
06/03/2020

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



0 20 40m
Scale at A3: 1:1,000



Figure 6

LiDAR Data (Environment Agency
2022)



○ Site Location



Not to Scale
Illustrative Only



Figure 7

1766 Andrew and Dury's Map of
Hertfordshire

N:\794-PLN-HER-01000-01999\01409 - Old Charlton Road, Hitchin\Figures\Mapping\CAD\Figures.dwg



○ Site Location



Not to Scale
Illustrative Only



Figure 8
1804-1810 Ordnance Survey
Drawing



 Site Location

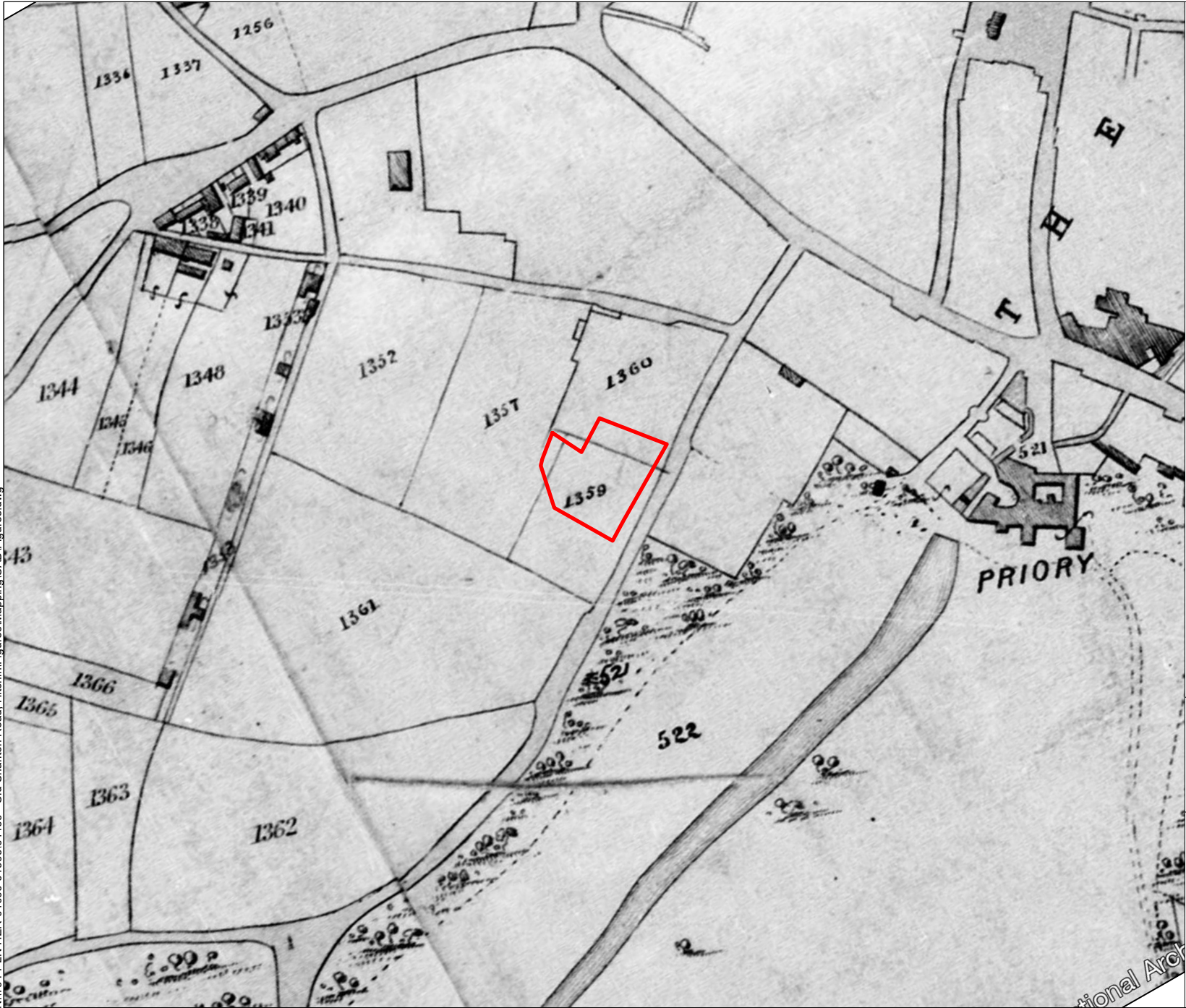


Not to Scale
Illustrative Only



Figure 9

1822 Bryant's Map of
Hertfordshire



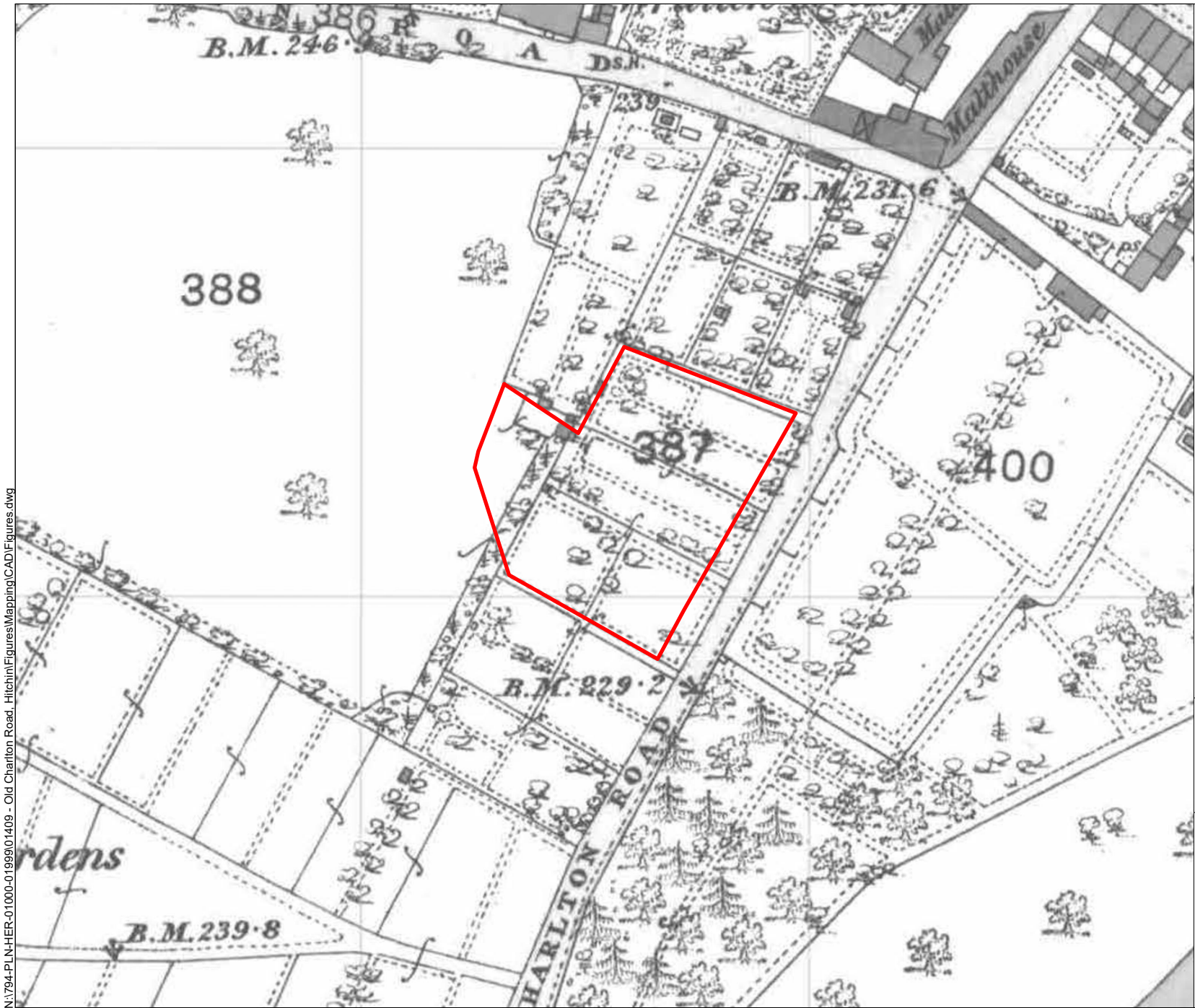
Site Boundary



Not to Scale
Illustrative Only



Figure 10
1844 Hitchin - Hertfordshire Tithe
Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 11

1881 Ordnance Survey



 Site Boundary

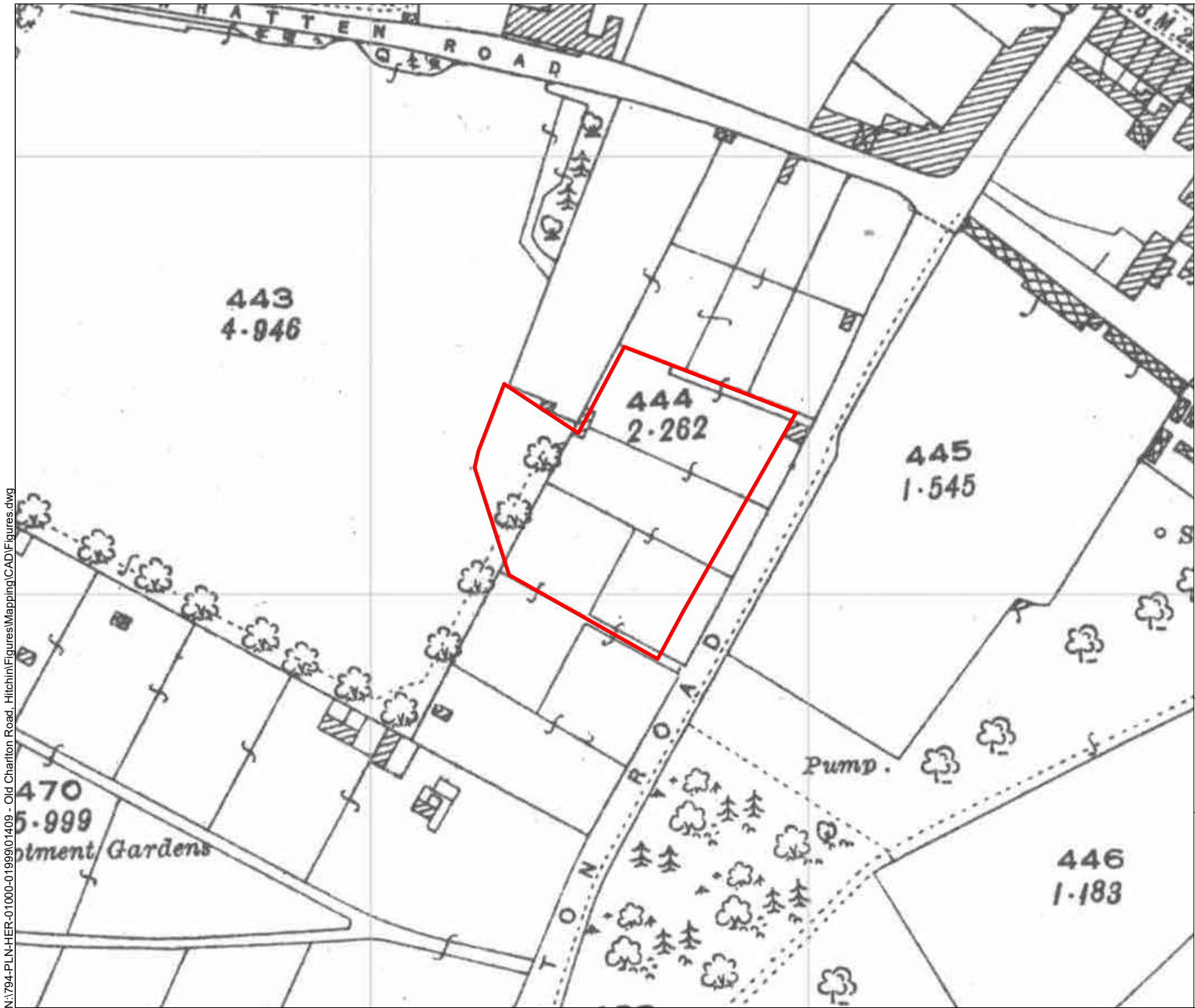


0 10 20m
Scale at A4: 1:1,250



Figure 12

1923 Ordnance Survey



 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 13
1932 Ordnance Survey



 Site Boundary

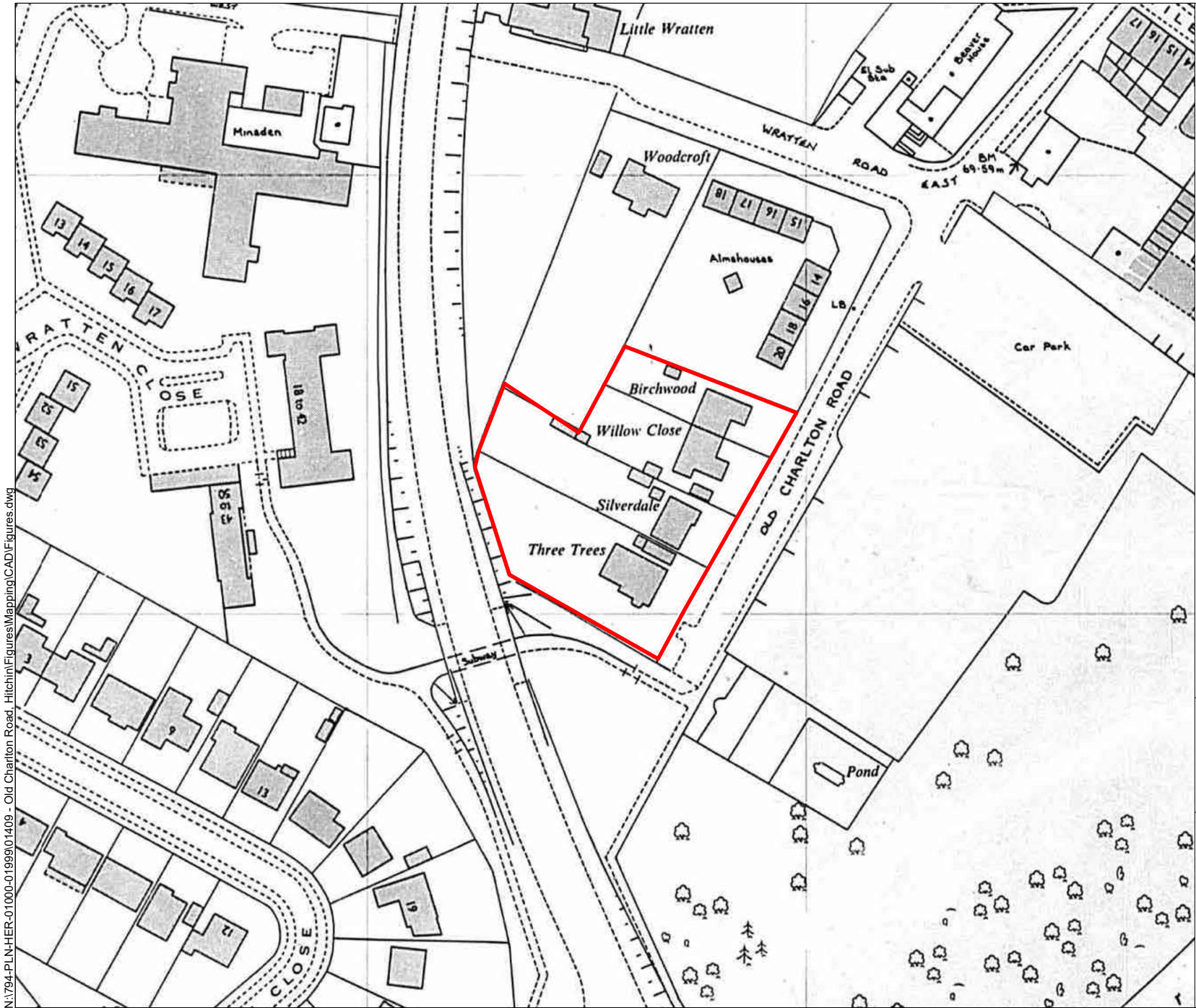


0 10 20m
Scale at A4: 1:1,250



Figure 14
1964-65 Ordnance Survey

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Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 15
1982-83 Ordnance Survey



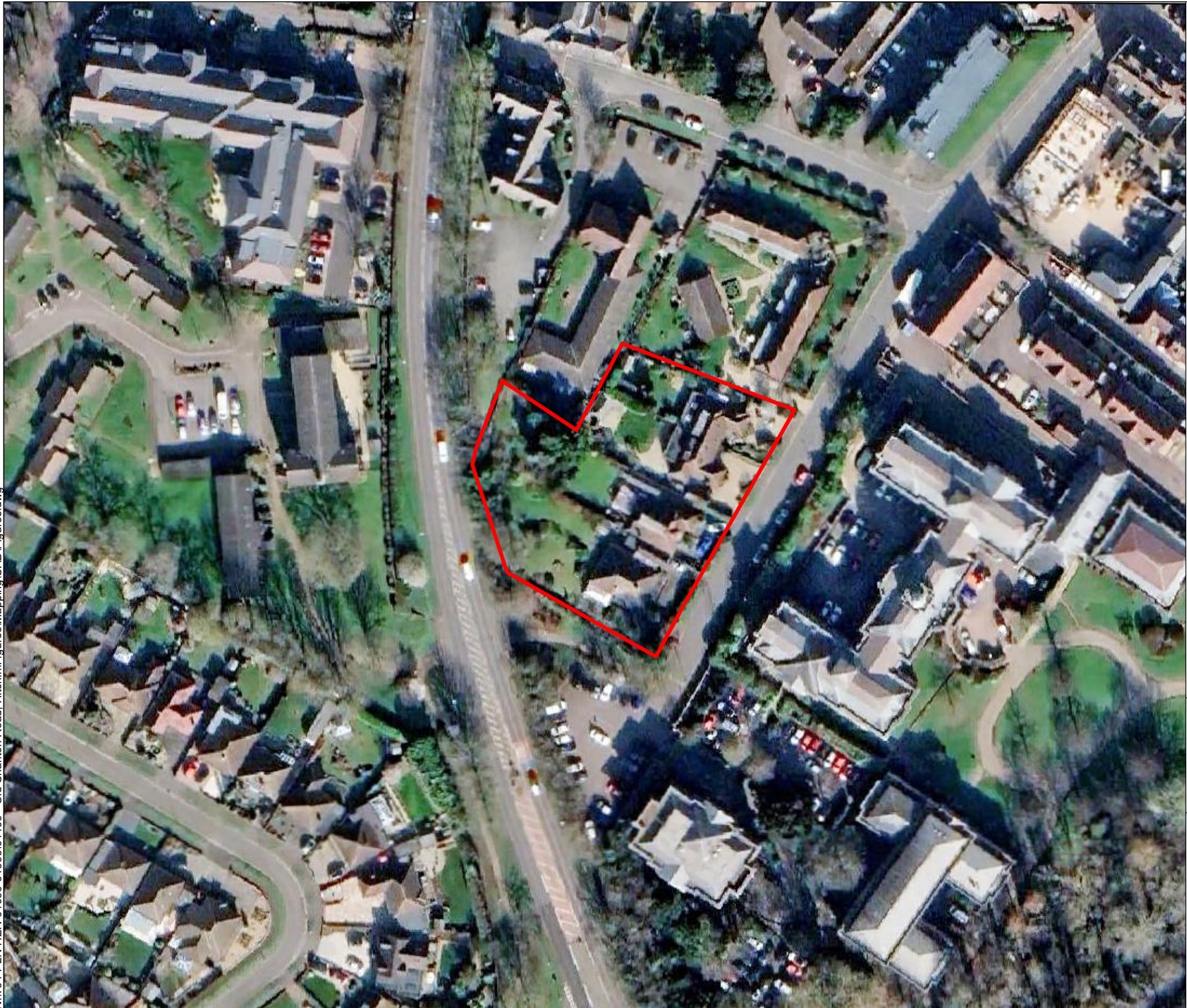
 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 16
1999 Aerial Photograph



 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 17
2022 Aerial Photograph

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Site Boundary

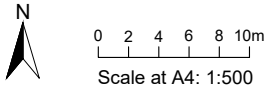


Figure 18
Proposed Development Plan

Appendix 1 Gazetteer of Hertfordshire HER entries

MonUID	PrefRef	Name	Period
MHT10185	10185	SITE OF WATERWORKS, QUEEN STREET, HITCHIN	Post Medieval
MHT10203	10203	19TH CENTURY GARDEN & GROUNDS AT FOXHOLES, HITCHIN	Post Medieval
MHT10413	10413	18TH CENTURY BRIDGE, BRIDGE STREET, HITCHIN	Post Medieval
MHT10781	10781	THE WESTERN HOUSE, 35 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT10876	10876	POST-MEDIEVAL FEATURES, RADCLIFFE HOUSE, THE PRIORY, HITCHIN	Post Medieval
MHT10881	10881	BRIDEWELL OR PRISON, 67 BANCROFT, HITCHIN	Post Medieval
MHT10883	10883	MEDIEVAL DITCHES & ENVIRONMENTAL DATA, BEHIND 67-104 BANCROFT, HITCHIN	Medieval
MHT10891	10891	MEDIEVAL AND POST-MEDIEVAL PITS, 36-40 BANCROFT, HITCHIN	Medieval to Post Medieval
MHT10912	10912	ROMAN PIT, FOXHOLES, PIRTON ROAD, HITCHIN	Late Iron Age to Early Roman
MHT11002	11002	DOG KENNEL FARM, CHARLTON ROAD, HITCHIN	Post Medieval
MHT11190	11190	POSSIBLE SITE OF ANGLO-SAXON MANOR, HITCHIN	Early Medieval
MHT11194	11194	BRITISH SCHOOLS, QUEEN STREET, HITCHIN	Post Medieval to Twentieth Century
MHT11350	11350	ROMAN OCCUPATION, 33 QUEEN STREET, HITCHIN	Roman
MHT11351	11351	POST-ROMAN INHUMATION BURIALS & MEDIEVAL CULTIVATION, 40 QUEEN STREET, HITCHIN	Late Roman to Medieval
MHT11447	11447	MEDIEVAL POTTERY WASTE PIT, TILEHOUSE STREET, HITCHIN	Medieval
MHT11465	11465	ANGLO-SAXON SETTLEMENT, HITCHIN	Early Medieval
MHT11565	11565	19TH CENTURY HOUSE, OFFICE AND WORKSHOPS, 40 QUEEN STREET, HITCHIN	Post Medieval
MHT11730	11730	POST-MEDIEVAL ROAD SURFACE, SUN STREET, HITCHIN	Post Medieval
MHT1175	1175	ROMAN COINS AND METALWORK, PRIORY PARK, HITCHIN	Roman
MHT11789	11789	MEDIEVAL FEATURES AND SITE OF TILE KILN, BEHIND 35 TILEHOUSE STREET, HITCHIN	Medieval to Post Medieval
MHT11792	11792	SAXO-NORMAN POTTERY, 35 TILEHOUSE STREET, HITCHIN	Late Saxon to Medieval
MHT11793	11793	ROMAN POTTERY AND BUILDING MATERIALS, 35 TILEHOUSE STREET, HITCHIN	Roman

MHT1179 4	11794	NEOLITHIC/BRONZE AGE FLINTS, 35 TILEHOUSE STREET, HITCHIN	Late Neolithic to Earlier Bronze Age
MHT1179 5	11795	MESOLITHIC BLADE, 35 TILEHOUSE STREET, HITCHIN	Mesolithic
MHT1184	1184	ROMANO-BRITISH CEMETERY, FOXHOLES, PIRTON ROAD, HITCHIN	Roman
MHT1193 7	11937	POST-MEDIEVAL FEATURES, PRIORY PARK, HITCHIN	Post Medieval
MHT1200	1200	ROMAN GLASS VESSELS, BANCROFT, HITCHIN	Roman
MHT1201	1201	TWO ROMANO-BRITISH CINERARY URNS, TAYLOR'S HILL, HITCHIN	Roman
MHT1203	1203	ROMANO-BRITISH QUERN FRAGMENT, BANCROFT, HITCHIN	Roman
MHT1204	1204	'LATE IRON AGE URNS', BANCROFT, HITCHIN	Late Iron Age
MHT1205 9	12059	CROPMARKS OF LINEAR FEATURES AND DRIVEWAY, PRIORY PARK, HITCHIN	Post Medieval
MHT1206 0	12060	CROPMARK OF RING DITCH, PRIORY PARK, HITCHIN	Late Neolithic to Post Medieval
MHT1206 1	12061	CROPMARK OF RING DITCH, PRIORY PARK, HITCHIN	Late Neolithic to Post Medieval
MHT1206 3	12063	CROPMARK OF RING DITCH, PRIORY PARK, HITCHIN	Late Neolithic to Post Medieval
MHT1206 4	12064	CROPMARK OF A POSSIBLE ENCLOSURE, PRIORY PARK, HITCHIN	Unknown
MHT1214	1214	SITE OF WELL, 22 CHURCHYARD, HITCHIN	Medieval
MHT1233 2	12332	UNDATED HORSE BURIAL, BRAND STREET, HITCHIN	Late Iron Age to Late Roman
MHT1234 1	12341	THE BIGGIN ALMSHOUSES, HITCHIN	Post Medieval
MHT1235 0	12350	LATE SAXON & MEDIEVAL OCCUPATION, 33 QUEEN STREET, HITCHIN	Late Saxon to Medieval
MHT1235 1	12351	POST-MEDIEVAL OCCUPATION, 33 QUEEN STREET, HITCHIN	Post Medieval
MHT1235 2	12352	ROMAN MARBLE SARCOPHAGUS FRAGMENT, MARKET PLACE, HITCHIN	Late Roman
MHT1235 7	12357	THE PRIORY, HITCHIN	Post Medieval
MHT1242 1	12421	BUTTS CLOSE, COMMON AND SITE OF ARCHERY BUTTS, HITCHIN	Historic: period uncertain
MHT1256 9	12569	MEDIEVAL COFFIN LID, THE PRIORY, HITCHIN	Medieval
MHT1257 1	12571	SITE OF IRON FOUNDRY, OFF PAYNES PARK, HITCHIN	Post Medieval
MHT1257 2	12572	18TH CENTURY OUTBUILDING BEHIND 78 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1257 5	12575	POST-MEDIEVAL OUTBUILDING, 89 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1257 6	12576	POST-MEDIEVAL FEATURES BEHIND 84 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1258 0	12580	SITE OF CONGREGATIONAL CHAPEL, 43 QUEEN STREET, HITCHIN	Post Medieval

MHT1258 1	12581	ROMAN FEATURES AND WATER CHANNEL, PORTMILL LANE/QUEEN STREET, HITCHIN	Early Roman to Post Medieval
MHT1258 2	12582	POSSIBLE IRON AGE ROUND HOUSE, OFF PAYNES PARK, HITCHIN	Earlier Iron Age
MHT1258 3	12583	ROMAN FIELD DITCHES, LAND OFF PAYNES PARK, HITCHIN	Roman
MHT1258 4	12584	LATE SAXON DITCH, OFF PAYNES PARK, HITCHIN	Historic: period uncertain
MHT1258 5	12585	MEDIEVAL AND LATER FEATURES OFF PAYNES PARK, HITCHIN	Medieval to Post Medieval
MHT1258 8	12588	BANCROFT DAIRIES, 48 BANCROFT, HITCHIN	Twentieth Century
MHT1258 9	12589	SITE OF LUCAS BREWERY, BRIDGE STREET, HITCHIN	Post Medieval
MHT1259 4	12594	SITE OF THE PORTMILL, PORTMILL LANE, HITCHIN	Medieval to Post Medieval
MHT1263 3	12633	SITE OF RANSOM'S BRICKFIELDS, HITCHIN	Post Medieval
MHT1264 6	12646	19TH CENTURY PRINTING WORKS, BROOKER'S YARD, BUCKLERSBURY, HITCHIN	Post Medieval to Twentieth Century
MHT1267 9	12679	'PUNFOLD PARK', AND POSSIBLE REMNANT OF MEDIEVAL PARK BOUNDARY, LUCAS LANE, HITCHIN	Medieval
MHT1268 0	12680	POSSIBLE REMNANT OF MEDIEVAL PARK BOUNDARY, LUCAS LANE, HITCHIN	Medieval
MHT1268 1	12681	SITE OF HEMP MILL, PRIORY PARK, HITCHIN	Post Medieval
MHT1268 2	12682	REMAINS OF FISH PONDS AND CHALK PITS, PRIORY PARK, HITCHIN	Post Medieval
MHT1268 3	12683	SITE OF COLD BATH HOUSE, PRIORY PARK, HITCHIN	Post Medieval
MHT1268 4	12684	PARK BRIDGE, PRIORY PARK, HITCHIN	Post Medieval
MHT1268 5	12685	SPRING IN PRIORY PARK, HITCHIN	Post Medieval
MHT1268 6	12686	PRIORY PARK, HITCHIN	Post Medieval
MHT1280 5	12805	SITE OF MEDIEVAL POTTERY KILN AND POST-MEDIEVAL OCCUPATION, 96 BANCROFT, HITCHIN	Medieval to Post Medieval
MHT1285 0	12850	19TH CENTURY SLAUGHTERHOUSE AT 78 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1285 7	12857	POST-MEDIEVAL PIT WITH TILE WASTERS, UPPER TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1285 8	12858	POSSIBLE LATE BRONZE AGE-EARLY IRON AGE DITCH, UPPER TILEHOUSE STREET, HITCHIN	Later Bronze Age to Earlier Iron Age
MHT13 8	13058	MEDIEVAL POTTERY AND UNDATED FEATURES, OLD CHARLTON ROAD, HITCHIN	Unknown
MHT131 131	131	LATE IRON AGE COINS, HITCHIN	Late Iron Age

MHT1321 8	13218	FOXHOLES, PIRTON ROAD, HITCHIN	Post Medieval to Twentieth Century
MHT1327 8	13278	RIDGE & FURROW, WALSWORTH ROAD, HITCHIN	Medieval
MHT1335 3	13353	PROBABLE LATE/SUB-ROMAN OR SAXON CEMETERY, HIGH STREET, HITCHIN	Late Roman to Late Saxon
MHT1361 1	13611	ROMAN FEATURES SOUTH OF PORTMILL LANE, HITCHIN	Roman
MHT1361 2	13612	ROMAN DUMPED DEPOSIT, QUEEN STREET, HITCHIN	Roman
MHT1361 3	13613	ROMAN PIT, OFF BIGGIN LANE, HITCHIN	Roman
MHT1361 4	13614	EARLY MESOLITHIC DEPOSIT, BIGGIN LANE, HITCHIN	Lower Mesolithic
MHT1361 5	13615	ROMAN OR LATER DITCH PARALLEL TO RIVER HIZ, BIGGIN LANE, HITCHIN	Roman
MHT1365 2	13652	WILSHERE-DACRE SCHOOL, FISHPONDS ROAD, HITCHIN	Twentieth Century
MHT1365 8	13658	THE SUN INN, 4 SUN STREET, HITCHIN	Post Medieval
MHT1371 7	13717	POSSIBLE PREHISTORIC OCCUPATION, 33 QUEEN STREET, HITCHIN	Prehistoric
MHT1373 5	13735	MILL FARM, CHARLTON ROAD, HITCHIN	Post Medieval
MHT1415	1415	ROMANO-BRITISH POT, ST ANDREW'S HILL, HITCHIN	Roman
MHT1417	1417	ROMAN COIN, STEVENAGE ROAD, HITCHIN	Roman
MHT1418	1418	ROMAN POTTERY, HIGHBURY ROAD, HITCHIN	Roman
MHT1419	1419	ROMAN POTTERY AND OTHER EVIDENCE, PAYNE'S PARK, HITCHIN	Roman
MHT1420	1420	ROMAN POTTERY, SE OF GRAMMAR SCHOOL, HITCHIN	Roman
MHT1426	1426	POSSIBLE ROMANO-BRITISH KILN, HITCHIN HILL, HITCHIN	Early Roman to Medieval
MHT1512 1	15121	TIMBER FARM BUILDINGS AT CHARLTON HOUSE, CHARLTON, HITCHIN	Post Medieval
MHT1522 2	15222	93 BANCROFT, HITCHIN	Post Medieval
MHT1522 5	15225	LONDON TRANSPORT BUS GARAGE, 22 BRIDGE STREET, HITCHIN	Twentieth Century
MHT1563 9	15639	NEOLITHIC AND BRONZE AGE WORKED FLINTS, PORTMILL LANE, HITCHIN	Early Neolithic to Later Bronze Age
MHT1584 2	15842	THE BROTHERHOOD, 2-5 BANCROFT, HITCHIN	Medieval to Post Medieval
MHT1584 3	15843	23-24 BANCROFT, HITCHIN	Post Medieval
MHT1584 5	15845	32-33 BANCROFT, HITCHIN	Post Medieval
MHT1585 0	15850	BANCROFT HOUSE, 34 BANCROFT, HITCHIN	Post Medieval

MHT1585 1	15851	87 BANCROFT, HITCHIN	Post Medieval
MHT1585 3	15853	105 BANCROFT, HITCHIN	Post Medieval
MHT1585 4	15854	31-32 BRIDGE STREET, HITCHIN	Medieval to Post Medieval
MHT1585 5	15855	THE GEORGE INN, 33 BUCKLERSBURY, HITCHIN	Medieval to Post Medieval
MHT1585 6	15856	15 BUCKLERSBURY, HITCHIN	Medieval to Post Medieval
MHT1585 7	15857	9 CHURCHYARD, HITCHIN	Post Medieval
MHT1585 8	15858	10-11 CHURCHYARD, HITCHIN	Post Medieval
MHT1585 9	15859	4 HIGH STREET, HITCHIN	Post Medieval
MHT1586 0	15860	2/2A MARKET PLACE, HITCHIN	Post Medieval
MHT1586 1	15861	4 MARKET PLACE, HITCHIN	Post Medieval
MHT1586 2	15862	8-12 MARKET PLACE, HITCHIN	Medieval to Post Medieval
MHT1586 3	15863	20 MARKET PLACE, HITCHIN	Medieval to Post Medieval
MHT1586 5	15865	23 MARKET PLACE, HITCHIN	Post Medieval
MHT1586 6	15866	7 SUN STREET, HITCHIN	Post Medieval
MHT1586 7	15867	13 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1586 8	15868	19 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1586 9	15869	LEWESFORD HOUSE, 42 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1587 1	15871	77-78 TILEHOUSE STREET, HITCHIN	Medieval to Post Medieval
MHT1587 2	15872	THE COOPERS ARMS PUBLIC HOUSE, 81-82 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1587 3	15873	95 TILEHOUSE STREET, HITCHIN	Medieval
MHT1597 7	15977	85 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1609	1609	EARLY MEDIEVAL POT, GAPING LANE, HITCHIN	Sub Roman to Middle Saxon
MHT1612	1612	EARLY MEDIEVAL DECORATED BRONZE PIN, ST ANDREWS HALL, HITCHIN	Early Medieval
MHT1613	1613	EARLY MEDIEVAL SILVERED IRON IMPLEMENT, HOLLOW LANE, HITCHIN	Early Medieval
MHT1636 5	16365	120 BANCROFT, HITCHIN	Post Medieval

MHT1640 2	16402	29-30 SUN STREET, HITCHIN	Post Medieval
MHT1641 5	16415	POST-MEDIEVAL HOUSES, PORTMILL LANE, HITCHIN	Post Medieval
MHT1641 6	16416	38-40 TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1657 0	16570	HITCHIN TOWN HALL, BRAND STREET, HITCHIN	Twentieth Century
MHT1665 0	16650	WELLS GARAGE, WEST HILL, HITCHIN	Twentieth Century
MHT1665 1	16651	SITE OF WESLEYAN METHODIST CHAPEL, BRAND STREET, HITCHIN	Post Medieval to Twentieth Century
MHT1665 2	16652	NORTH HERTS & BEDS INFIRMARY, BEDFORD ROAD, HITCHIN	Post Medieval
MHT1665 3	16653	FRIENDS' MEETING HOUSE, GRAMMAR SCHOOL WALK, HITCHIN	Post Medieval to Twentieth Century
MHT1665 4	16654	FRIENDS' BURIAL GROUND, BEDFORD ROAD, HITCHIN	Post Medieval
MHT1675 5	16755	SITE OF COTTAGES, HALL'S YARD, TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1717 8	17178	WORKMEN'S HALL, BRAND STREET, HITCHIN	Post Medieval
MHT1725 4	17254	CROPMARKS OF ERODED MEDIEVAL FIELDS, SOUTH OF PRIORY PARK, HITCHIN	Medieval
MHT1725 6	17256	EARTHWORK OF POSSIBLE PATH OR HOLLOW WAY, THE PRIORY, HITCHIN	Unknown
MHT1742 0	17420	MEDIEVAL FEATURES, 48 BANCROFT, HITCHIN	Medieval
MHT1811 2	18112	SKYNNER'S ALMSHOUSES, 68-88 BANCROFT, HITCHIN	Post Medieval
MHT1823 2	18232	SITE OF 19TH CENTURY IRON FOUNDRY, BEDFORD STREET, HITCHIN	Post Medieval
MHT1823 3	18233	SITE OF THE HITCHIN UNION WORKHOUSE, TALBOT STREET, HITCHIN	Post Medieval
MHT1823 4	18234	PARK PIECE DETACHED GARDENS, GAPING LANE, HITCHIN	Post Medieval to Modern
MHT1823 5	18235	BAPTIST CHAPEL, TILEHOUSE STREET, HITCHIN	Post Medieval
MHT1826 3	18263	HITCHIN BUS DEPOT, FISHPONDS ROAD, HITCHIN	Twentieth Century
MHT1827 3	18273	LATE BRONZE AGE/EARLIER IRON AGE POST HOLES, BROOKER'S YARD, HITCHIN	Later Bronze Age to Middle Iron Age
MHT1827 4	18274	MEDIEVAL FEATURES AT BROOKER'S YARD, HITCHIN	Medieval to Post Medieval
MHT1827 5	18275	MEDIEVAL PITS AND POSSIBLE TILE KILN STRUCTURES, BROOKER'S YARD, HITCHIN	Medieval to Post Medieval
MHT1827 6	18276	NEOLITHIC LEAF-SHAPED ARROWHEAD, BROOKER'S YARD, HITCHIN	Neolithic
MHT1829 3	18293	MOUNT ZION, STANDHILL ROAD, HITCHIN	Post Medieval

MHT1829 4	18294	BETHEL CHAPEL, QUEEN STREET, HITCHIN	Post Medieval
MHT1829 5	18295	SITE OF ST JOHN'S MISSION (BETHEL) CHAPEL, ST JOHN'S ROAD, HITCHIN	Post Medieval
MHT1829 6	18296	SITE OF SMITHY, PARK STREET, HITCHIN	Post Medieval
MHT1879 8	18798	LATE MEDIEVAL TIMBER BARN, 7 TILEHOUSE STREET, HITCHIN	Medieval to Post Medieval
MHT1882 8	18828	POST-MEDIEVAL FIELD BANKS, SOUTH OF KERSHAW'S HILL, HITCHIN	Post Medieval
MHT1999 8	19998	LATE SAXON SILVER PENNY, HITCHIN	Late Saxon
MHT2080 9	20809	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2081 2	20812	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2081 3	20813	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2081 4	20814	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2081 8	20818	MEDIEVAL COPPER-ALLOY MOUNT, HITCHIN	Medieval
MHT2081 9	20819	MEDIEVAL COPPER-ALLOY FRAME, HITCHIN	Medieval
MHT2082 1	20821	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY BELL, HITCHIN	Medieval to Post Medieval
MHT2082 2	20822	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY BELL, HITCHIN	Medieval to Post Medieval
MHT2142 5	21425	MEDIEVAL COPPER-ALLOY MOUNT, HITCHIN	Medieval
MHT2144 3	21443	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY TOKEN, HITCHIN	Medieval to Post Medieval
MHT2146 1	21461	MEDIEVAL LEAD TOKEN, HITCHIN	Medieval to Post Medieval
MHT2146 2	21462	POST-MEDIEVAL LEAD TOKEN, HITCHIN	Post Medieval
MHT2146 3	21463	MEDIEVAL SILVER LONG-CROSS HALFPENNY, HITCHIN	Medieval
MHT2146 4	21464	LATE ROMAN COIN, CHARLTON, HITCHIN	Late Roman
MHT2207 8	22078	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2209 1	22091	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2233 4	22334	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2236 3	22363	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2237 7	22377	LATE IRON AGE COIN, HITCHIN	Late Iron Age

MHT2239 2	22392	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2249 3	22493	LATE IRON AGE COIN, HITCHIN	Late Iron Age
MHT2280	2280	ICEHOUSE, PRIORY PARK, HITCHIN	Post Medieval
MHT2298	2298	EARLY MEDIEVAL BRONZE BROOCH FRAGMENT, PRIORY PARK, HITCHIN	Early Medieval
MHT2301	2301	EARLY MEDIEVAL SPEAR, HOLLOW LANE, HITCHIN	Early Medieval
MHT2360 0	23600	POST-MEDIEVAL SILVER PENNY, HITCHIN	Post Medieval
MHT2461 3	24613	POST-MEDIEVAL SILVER PENNY, HITCHIN	Post Medieval
MHT2461 4	24614	POST-MEDIEVAL LEAD TOKEN, HITCHIN	Post Medieval
MHT2461 5	24615	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2461 6	24616	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2461 7	24617	POST-MEDIEVAL COPPER-ALLOY BUCKLE PLATE, HITCHIN	Post Medieval
MHT2461 8	24618	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY BUCKLE, HITCHIN	Medieval to Post Medieval
MHT2461 9	24619	POST-MEDIEVAL COPPER-ALLOY MOUNT, HITCHIN	Post Medieval
MHT2462 0	24620	MEDIEVAL COPPER-ALLOY HORSE HARNESS MOUNT, HITCHIN	Medieval
MHT2462 1	24621	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY VESSEL, HITCHIN	Medieval to Post Medieval
MHT2462 2	24622	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY VESSEL, HITCHIN	Medieval to Post Medieval
MHT2462 3	24623	MEDIEVAL SILVER HALFPENNY, HITCHIN	Medieval
MHT2462 4	24624	EARLY ROMAN BROOCH, PRIORY PARK, HITCHIN	Early Roman
MHT2488 9	24889	MEDIEVAL COPPER-ALLOY BROOCH, HITCHIN	Medieval
MHT2489 0	24890	MEDIEVAL - EARLY POST-MEDIEVAL COPPER- ALLOY PILGRIM BADGE, HITCHIN	Medieval to Post Medieval
MHT2536 5	25365	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT2536 6	25366	POST-MEDIEVAL COPPER-ALLOY BELT MOUNT, HITCHIN	Post Medieval
MHT2536 7	25367	MEDIEVAL - POST-MEDIEVAL LEAD WEIGHT (2), HITCHIN	Medieval to Post Medieval
MHT2536 8	25368	LATE MEDIEVAL LEAD WEIGHT, HITCHIN	Medieval
MHT2579 1	25791	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2579 2	25792	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval

MHT2579 3	25793	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN	Post Medieval
MHT2579 4	25794	MEDIEVAL SILVER LONG-CROSS PENNY, HITCHIN	Medieval
MHT2579 5	25795	MEDIEVAL COPPER-ALLOY STRAP-END, HITCHIN	Medieval
MHT2579 6	25796	MEDIEVAL COPPER-ALLOY BUCKLE, HITCHIN	Medieval
MHT2619	2619	LATE MEDIEVAL ACTIVITY, BEHIND 122 BANCROFT, HITCHIN	Medieval
MHT2808 1	28081	POST-MEDIEVAL COPPER-ALLOY MOUNT, HITCHIN	Post Medieval
MHT281	281	PALAEOLITHIC FLINT IMPLEMENT, HIGH VIEW, HITCHIN	Palaeolithic
MHT282	282	PALAEOLITHIC FLINT IMPLEMENT(S), 'BRAND STREET', HITCHIN	Palaeolithic
MHT284	284	PALAEOLITHIC IMPLEMENTS, ?RANSOM'S PIT, HITCHIN	Palaeolithic
MHT290	290	NEOLITHIC FLINT IMPLEMENTS, WRATTEN ROAD, HITCHIN	Neolithic
MHT292	292	NEOLITHIC FLINT IMPLEMENTS, CROW FURLONG, HITCHIN	Neolithic
MHT294	294	NEOLITHIC FLINT AXE, CROFTON, THE AVENUE, HITCHIN	Neolithic
MHT2980 1	29801	POST-MEDIEVAL COPPER-ALLOY COIN WEIGHT, HITCHIN	Post Medieval
MHT2980 2	29802	MEDIEVAL SILVER LONG-CROSS HALFPENNY, HITCHIN	Medieval
MHT2980 3	29803	MEDIEVAL SILVER STERLING IMITATION, HTICHIN	Medieval
MHT2980 7	29807	MEDIEVAL COPPER-ALLOY BARRED MOUNT, HITCHIN	Medieval
MHT2980 8	29808	MEDIEVAL LEAD TOKEN, HITCHIN	Medieval
MHT2980 9	29809	MEDIEVAL LEAD TOKEN, HITCHIN	Medieval
MHT2981 1	29811	MEDIEVAL SILVER LONG-CROSS PENNY, HITCHIN	Medieval
MHT2981 2	29812	POST-MEDIEVAL SILVER PENNY, HITCHIN	Post Medieval
MHT2981 3	29813	POST-MEDIEVAL SILVER PENNY, HITCHIN	Post Medieval
MHT2981 4	29814	POST-MEDIEVAL COPPER-ALLOY ROYAL FARTHING, HITCHIN	Post Medieval
MHT2981 5	29815	POST-MEDIEVAL COPPER-ALLOY ROYAL FARTHING, HITCHIN	Post Medieval
MHT2981 6	29816	POST-MEDIEVAL COPPER-ALLOY ROYAL FARTHING, HITCHIN	Post Medieval
MHT2981 7	29817	POST-MEDIEVAL COPPER-ALLOY FARTHING, HITCHIN	Post Medieval

MHT29818	29818	POST-MEDIEVAL COPPER-ALLOY FARTHING, HITCHIN	Post Medieval
MHT29819	29819	POST-MEDIEVAL COPPER-ALLOY FARTHING, HITCHIN	Post Medieval
MHT29820	29820	POST-MEDIEVAL COPPER-ALLOY FARTHING, HITCHIN	Post Medieval
MHT29821	29821	POST-MEDIEVAL COPPER-ALLOY HOOKED TAG, HITCHIN	Medieval to Post Medieval
MHT29822	29822	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT29823	29823	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT29824	29824	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT29825	29825	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT29826	29826	MEDIEVAL/POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Medieval to Post Medieval
MHT29827	29827	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN	Post Medieval
MHT29828	29828	POST-MEDIEVAL COPPER-ALLOY BUCKLE, HITCHIN	Post Medieval
MHT300	300	EARLY BRONZE AGE BEAKER, FROM 'NEAR HITCHIN'	Earlier Bronze Age
MHT30161	30161	SITE OF 19TH CENTURY DAIRY, FISHPONDS ROAD, HITCHIN	Post Medieval
MHT30219	30219	SITE OF POST-MEDIEVAL GARDENS AND ORNAMENTAL CANAL, HITCHIN BOYS' SCHOOL, HITCHIN	Post Medieval
MHT30225	30225	22 BANCROFT, HITCHIN	Post Medieval
MHT30313	30313	HITCHIN MUSEUM, PAYNE'S PARK, HITCHIN	Post Medieval to Modern
MHT30326	30326	SITE OF THE GRANGE, PORTMILL LANE, HITCHIN	Post Medieval
MHT30462	30462	NEOLITHIC WORKED FLINT WASTE, PRIORY PARK, HITCHIN	Neolithic
MHT30463	30463	NEOLITHIC WORKED FLINT, PRIORY PARK, HITCHIN	Neolithic
MHT30464	30464	NEOLITHIC WORKED FLINT, PRIORY PARK, HITCHIN	Neolithic
MHT30487	30487	POST-MEDIEVAL BARN, WRATTEN ROAD EAST, HITCHIN	Post Medieval to Twentieth Century
MHT30654	30654	WARNER'S ALMSHOUSES, CHURCHYARD WALK, HITCHIN	Post Medieval
MHT30655	30655	SITE OF MALTHOUSE, CHURCHGATE, HITCHIN	Post Medieval
MHT30656	30656	SITE OF ST ANDREW'S SCHOOL, HOLLOW LANE, HITCHIN	Post Medieval to Twentieth Century
MHT30657	30657	SITE OF SCHOOL, BIGGIN LANE, HITCHIN	Post Medieval

MHT30658	30658	SITE OF VICTORIAN SWIMMING POOL, QUEEN STREET, HITCHIN	Post Medieval
MHT31334	31334	RUSSELL'S SLIP AND SITE OF 19TH CENTURY ALLOTMENTS, HITCHIN	Post Medieval to Twentieth Century
MHT31355	31355	HITCHIN WAR MEMORIAL, ST MARY'S CHURCHYARD, HITCHIN	Twentieth Century
MHT31410	31410	THE RED HART, 28-29 BUCKLEBURY, HITCHIN	Post Medieval
MHT31555	31555	LATE IRON AGE-EARLY ROMAN ENCLOSURE, CROW FURLONG, HITCHIN	Late Iron Age to Late Roman
MHT4389	4389	SITE OF GILBERTINE PRIORY, THE BIGGIN, HITCHIN	Medieval
MHT4390	4390	PARISH CHURCH OF ST MARY, HITCHIN	Late Saxon to Medieval
MHT4392	4392	SITE OF CARMELITE FRIARY, HITCHIN	Medieval
MHT4605	4605	PART OF SUPPOSED ROMAN ROAD, 'VERULAMIUM TO ICKLEFORD', THROUGH HITCHIN	Roman
MHT4863	4863	ROMAN POTTERY AND/OR OTHER FINDS, WINDMILL HILL, HITCHIN	Roman
MHT4864	4864	ROMAN POTTERY, BANCROFT, HITCHIN	Roman
MHT4867	4867	BRONZE AGE STONE AXE FRAGMENT, HITCHIN	Bronze Age
MHT4869	4869	SAXON SPEAR OR MEDIEVAL TROWEL, SOUTH OF HOLLOW LANE, HITCHIN	Sub Roman to Medieval
MHT4873	4873	LATE IRON AGE GOLD COIN, HITCHIN	Late Iron Age
MHT4876	4876	ROMAN POTTERY VESSEL, 'NEAR HITCHIN'	Roman
MHT4901	4901	SAXON/MEDIEVAL RING WITH ROMAN GEMSTONE, HAWTHORNE CLOSE, HITCHIN	Early Medieval
MHT5290	5290	POST BOX, BEDFORD ROAD, HITCHIN	Post Medieval
MHT5333	5333	SITE OF GAS ENGINE, NEWTON AND SONS, TILEHOUSE STREET, HITCHIN	Post Medieval
MHT5384	5384	SITE OF MALTINGS, CHARLTON ROAD/WRATTEN ROAD, HITCHIN	Post Medieval
MHT5706	5706	SITE OF RUSSELLS TANNERY, BANCROFT, HITCHIN	Post Medieval
MHT5713	5713	HERB DISTILLERY, MESSRS WILLIAM RANSOM AND SONS LTD, BANCROFT, HITCHIN	Post Medieval
MHT5792	5792	REMAINS OF CHARLTON WATERMILL, CHARLTON ROAD, HITCHIN	Post Medieval
MHT5989	5989	SITE OF WINDMILL, WINDMILL HILL, HITCHIN	Post Medieval
MHT5990	5990	SITE OF LUCAS WINDMILL, LUCAS LANE, GAPING HILLS, HITCHIN	Post Medieval
MHT64	64	TOWN HOUSE, 5 SUN STREET, HITCHIN	Post Medieval
MHT6452	6452	EARLY BRONZE AGE ARROWHEAD, VERULAM ROAD, HITCHIN	Earlier Bronze Age
MHT6453	6453	MESOLITHIC PERFORATED MACEHEAD, HITCHIN	Mesolithic
MHT6456	6456	POST-MEDIEVAL INDUSTRY, PORTMILL LANE, HITCHIN	Post Medieval
MHT6474	6474	ROMAN POTTERY & COINS, PORTMILL LANE, HITCHIN	Roman

MHT6483	6483	POST-MEDIEVAL FEATURES, COOPERS' ARMS, TILEHOUSE STREET, HITCHIN	Post Medieval
MHT65	65	TOWN HOUSE, 21 BANCROFT, HITCHIN	Post Medieval
MHT6535	6535	EARLY SAXON BRONZE BUTTON BROOCH, PRIORY PARK, HITCHIN	Early Medieval
MHT66	66	26 & 27 BANCROFT (MANOR HOUSE GALLERIES), HITCHIN	Post Medieval
MHT6914	6914	SPIGOT MORTAR BASE, PRIORY PARK, HITCHIN	World War II
MHT7417	7417	CROPMARK OF A RING DITCH, PRIORY PARK, HITCHIN	Late Neolithic to Post Medieval
MHT7418	7418	CROPMARK OF RING DITCH, PRIORY PARK, HITCHIN	Late Neolithic to Post Medieval
MHT9969	9969	MEDIEVAL DEER PARK, MAYDENCROFT, HITCHIN	Medieval
MHT31956	MHT31956		Medieval to Post Medieval
MHT31957	MHT31957		Post Medieval
MHT31958	MHT31958		Post Medieval
MHT31959	MHT31959		Post Medieval
MHT31960	MHT31960		Post Medieval
MHT31961	MHT31961		Post Medieval
MHT32041	MHT32041		Medieval to Post Medieval
MHT32042	MHT32042		Medieval to Post Medieval
MHT32043	MHT32043		Medieval to Post Medieval
MHT32044	MHT32044		Post Medieval
MHT32045	MHT32045		Post Medieval
MHT32046	MHT32046		Post Medieval
MHT32059	MHT32059		Post Medieval
MHT32060	MHT32060		Post Medieval
MHT32061	MHT32061		Medieval to Post Medieval
MHT32062	MHT32062		Post Medieval
MHT32063	MHT32063		Post Medieval
MHT32064	MHT32064		Post Medieval

MHT3206 5	MHT3206 5		Post Medieval
MHT3206 6	MHT3206 6		Post Medieval
MHT3282 3	MHT3282 3		Middle Saxon to Medieval
MHT3282 4	MHT3282 4		Medieval
MHT3282 5	MHT3282 5		Post Medieval
MHT3691 1	MHT3691 1	Hitchin (known as)	Post Medieval
MHT3691 2	MHT3691 2	Hitchin (known as)	Medieval
MHT3691 3	MHT3691 3	Hitchin (known as)	Post Medieval
MHT3691 4	MHT3691 4	Hitchin (known as)	Post Medieval
MHT3691 5	MHT3691 5	Hitchin (known as)	Medieval to Post Medieval
MHT3795 5	MHT3795 5	Hitchin (known as)	Post Medieval
MHT3795 6	MHT3795 6	Hitchin (known as)	Post Medieval
MHT3795 7	MHT3795 7	Hitchin (known as)	Post Medieval
MHT3795 8	MHT3795 8	Hitchin (known as)	Post Medieval
MHT3795 9	MHT3795 9	Hitchin (known as)	Post Medieval
MHT3796 0	MHT3796 0	Hitchin (known as)	Medieval
MHT3796 1	MHT3796 1	Hitchin (known as)	Late Roman
MHT3884 5	MHT3884 5	Hitchin (known as)	Post Medieval
MHT3884 6	MHT3884 6	Hitchin (known as)	Medieval to Post Medieval
MHT3884 7	MHT3884 7	Hitchin (known as)	Post Medieval
MHT3929 7	MHT3929 7	Hitchin (known as)	Medieval
MHT1020 3	10203	19TH CENTURY GARDEN & GROUNDS AT FOXHOLES, HITCHIN	Post Medieval
MHT1267 9	12679	'PUNFOLD PARK', AND POSSIBLE REMNANT OF MEDIEVAL PARK BOUNDARY, LUCAS LANE, HITCHIN	Medieval
MHT1268 6	12686	PRIORY PARK, HITCHIN	Post Medieval
MHT1665 4	16654	FRIENDS' BURIAL GROUND, BEDFORD ROAD, HITCHIN	Post Medieval

MHT18235	18235	BAPTIST CHAPEL, TILEHOUSE STREET, HITCHIN	Post Medieval
MHT30219	30219	SITE OF POST-MEDIEVAL GARDENS AND ORNAMENTAL CANAL, HITCHIN BOYS' SCHOOL, HITCHIN	Post Medieval
MHT31334	31334	RUSSELL'S SLIP AND SITE OF 19TH CENTURY ALLOTMENTS, HITCHIN	Post Medieval to Twentieth Century
MHT30981	30981	CROPMARK OF HISTORIC PARISH BOUNDARY, EAST OF TATMOREHILLS LANE, HITCHIN	Medieval to Modern
HER Events			
	EvUID	Name	Organisati
	EHT1167	Historic building recording at Mill Farm, Charlton Road, Hitchin	Archaeological Services & Consultancy Ltd
	EHT1211	Watching brief behind 35 Tilehouse Street, Hitchin, 1997	St Albans Museums Service
	EHT1228	Evaluation at Old Charlton Road, Hitchin, 2004	Cambs County Council Archaeological Field Unit
	EHT1236	Building assessment and evaluation at 93 Bancroft, Hitchin, 2008	Heritage Network
	EHT1574	Watching brief behind 84 Tilehouse Street, Hitchin, 2009	Archaeological Solutions Ltd
	EHT2617	AIR PHOTO OF HITCHIN TOWN CENTRE	Air Photos from CUCAP
	EHT2791	AIR PHOTOGRAPH OF CROPMARKS OF RING DITCHES AND AN ENCLOSURE, PRIORY PARK, HITCHIN	Air Photo Services Air Photos
	EHT3113	AIR PHOTO	
	EHT3114	AIR PHOTOGRAPH SHOWING FIELDS SOUTH OF PIRTON ROAD, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3115	AIR PHOTOGRAPH SHOWING WOODLAND AND HOUSING NORTH OF KENNEL FARM, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3116	AIR PHOTOGRAPH SHOWING WOODLAND, HOUSING N OF KENNEL FARM AND NW CORNER OF PRIORY PARK, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3117	AIR PHOTOGRAPH SHOWING NORTHERN END OF PRIORY PARK AND THE PRIORY, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3120	AIR PHOTO OF CROPMARKS OF LINEAR FEATURES, POSSIBLE ENCLOSURE AND FORMER DRIVEWAY, PRIORY PARK	Hunting Survey Air Photos (non-HCC sources)
	EHT3121	AIR PHOTO OF CROPMARKS OF LINEAR FEATURES, POSSIBLE ENCLOSURE AND FORMER DRIVEWAY, PRIORY PARK	Hunting Survey Air Photos (non-HCC sources)
	EHT3122	AIR PHOTO OF CROPMARKS OF LINEAR FEATURES, POSSIBLE ENCLOSURE AND FORMER DRIVEWAY, PRIORY PARK	Hunting Survey Air Photos (non-HCC sources)

	EHT3123	AIR PHOTOGRAPH SHOWING NORTHERN END OF PRIORY PARK AND THE PRIORY, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3124	AIR PHOTOGRAPH SHOWING NORTHERN END OF PRIORY PARK AND THE PRIORY, HITCHIN	Hunting Survey Air Photos (non-HCC sources)
	EHT3125	AIR PHOTOGRAPH SHOWING THE PRIORY, AND HITCHIN TOWN CENTRE	Hunting Survey Air Photos (non-HCC sources)
	EHT3126	AIR PHOTOGRAPH OF HITCHIN TOWN CENTRE AND HOUSING TO WEST	Hunting Survey Air Photos (non-HCC sources)
	EHT3127	AIR PHOTOGRAPH OF HITCHIN, PREDOMINANTLY WEST OF OLD PARK ROAD AND A602	Hunting Survey Air Photos (non-HCC sources)
	EHT3128	AIR PHOTOGRAPH OF HITCHIN, PREDOMINANTLY WEST OF OLD PARK ROAD AND BEDFORD ROAD	Hunting Survey Air Photos (non-HCC sources)
	EHT4059	Evaluation of land behind and including 69 Queen Street, Hitchin, 1998	Hertfordshire Archaeological Trust
	EHT4061	Monitoring of geotechnical test pitting at Foxholes Nursing Home, Hitchin, 1998	Hertfordshire Archaeological Trust
	EHT4235	Watching brief at Hitchin Boys' School Sports & Arts Centre, 1998	Hertfordshire Archaeological Trust
	EHT4608	Geophysical survey in St Mary's Square, Portmill Lane East and West car parks and Seeborn Garden, Open Air Market, Hitchin, 2002	Stratascan
	EHT4625	Watching brief at south east car park, Hitchin Priory, 2002	The Heritage Network
	EHT4800	Evaluation at Building 5, Hitchin Priory, Hitchin, 1997	The Heritage Network
	EHT4808	Evaluation at Building 2, Hitchin Priory, Hitchin, 1997	The Heritage Network
	EHT4809	Evaluation of land to the rear of 67-104 Bancroft, Hitchin, 1997-98	The Heritage Network
	EHT4812	Evaluation of land at the rear of 36-40 Bancroft, Hitchin, 1998	The Heritage Network
	EHT4814	Watching brief on land at the rear of 36-40 Bancroft, Hitchin, 1998	The Heritage Network
	EHT4829	Watching brief at Foxholes nursing home, Hitchin, 1998	Hertfordshire Archaeological Trust
	EHT4892	Evaluation of land off Kershaw's Hill, Hitchin, 2000	Archaeological Services & Consultancy Ltd
	EHT4897	Excavation at 33 Queen Street, Hitchin, 2001	Pre-Construct Archaeology Ltd
	EHT4918	Evaluation at 64 Bancroft, Hitchin, 2002	Essex County Council Field Archaeology Unit
	EHT5056	Evaluation at Foxholes Nursing Home, Pirton Road, Hitchin, 1996	Oxford Archaeological Unit
	EHT5078	Evaluation at 40 Queen Street, Hitchin, 2001	Museum of London Archaeology Service
	EHT5079	Building recording at 40 Queen Street, Hitchin, 2001	Museum of London Archaeology Service
	EHT5080	Excavation at 40 Queen Street, Hitchin, 2001	Museum of London Archaeology Service

	EHT5107	Observation in Sun Street, Hitchin, 2003	Neil Rushton, North Hertfordshire District Council
	EHT5118	Evaluation at 35 Tilehouse Street, Hitchin, 1996	St Albans Museums Service
	EHT5257	Evaluation at Thompson's Yard, 85 Tilehouse Street, Hitchin, 2004	Heritage Network
	EHT5261	Building recording at 89 Tilehouse Street, Hitchin, 2004	Heritage Network
	EHT5262	Evaluation at 84 Tilehouse Street, Hitchin, 2004	Heritage Network
	EHT5263	Evaluation at Buchanan House, 7A Sun Street, Hitchin, 2005	Heritage Network
	EHT5264	Evaluation at 43 Queen Street, Hitchin, 2004	Heritage Network
	EHT5265	Augering survey of Hitchin town centre car parks, 2003	MoLAS
	EHT5266	Evaluation in Hitchin town centre car parks, 2002-3	MoLAS
	EHT5267	Evaluation of land off Paynes Park, Hitchin, 2004	Pre-Construct Archaeology Ltd
	EHT5268	Excavation on land off Paynes Park, Hitchin, 2004	Pre-Construct Archaeology Ltd
	EHT5271	Watching brief at St Andrew's Place, Hitchin, 2004	Archaeological Solutions Ltd
	EHT5272	Building recording at 48 Bancroft, Hitchin, 2004	Archaeological Solutions Ltd
	EHT5273	Building recording at 105 Bancroft, Hitchin (Ransom Lavender Distillery), 2005	Thames Valley Archaeological Services
	EHT5274	Evaluation at 104/105 Bancroft, Hitchin (William Ransom Lavender Distillery), 2005	Thames Valley Archaeological Services
	EHT5334	Building recording at Brooker's Yard, Hitchin, 2005	The Heritage Network
	EHT5451	Recording of Buildings 12 & 13, Brooker's Yard, Hitchin, 2005	The Heritage Network
	EHT5459	Evaluation at Lewesford House, Upper Tilehouse Street, Hitchin, 2004-5	The Heritage Network
	EHT5545	Recording of Congregational Chapel graveyard clearance, 43 Queen Street, Hitchin, 2005	Heritage Network
	EHT6749	Historic building assessment of Wells Garage, West Hill Works, Hitchin, 2009	English Heritage
	EHT6765	Historic building assessment of 85 Tilehouse Street, Hitchin, 2010	Heritage Network
	EHT6766	Evaluation behind 85 Tilehouse Street, Hitchin, 2010	Heritage Network
	EHT6797	Building assessment of the New Town Hall & 14 Brand Street, Hitchin, 2010	North Hertfordshire District Council Museums Service
	EHT6813	Geophysical survey in St Mary's Church, Hitchin, 2008	Stratascan
	EHT6888	Watching brief at 48 Bancroft, Hitchin, 2005	Archaeological Solutions Ltd
	EHT6960	Watching brief on the car park site, Old Charlton Road, Hitchin, 2006	Thames Valley Archaeological Services
	EHT7114	Evaluation on land r/o 22 Bancroft, Hitchin, 2012	Heritage Network

	EHT7118	Evaluation at the rear of 83-84 Tilehouse Street, Hitchin, 2012	Archaeological Solutions Ltd
	EHT7177	Building recording of the former bus depot, Fishponds Road, Hitchin, 2012	Oxford Archaeology East
	EHT7180	Evaluation at the former bus depot, Fishponds Road, Hitchin, 2012	Oxford Archaeology East
	EHT7256	Excavation at Brooker's Yard, Hitchin, 2007-8	The Heritage Network
	EHT7257	Monitoring at Brooker's Yard (Paynes Park), Hitchin, 2008	The Heritage Network
	EHT7276	Geophysical survey of part of Priory Park, Hitchin, 1979	Ancient Monuments Laboratory
	EHT7371	Building recording of Foxholes, Pirton Road, Hitchin, 2009-11	Heritage Network
	EHT7429	93A Bancroft, Hitchin [91-93A Bancroft]	Heritage Network
	EHT7430	93A Bancroft, Hitchin [91-93A Bancroft]	Heritage Network
	EHT7431	93A Bancroft, Hitchin [91-93A Bancroft]	Heritage Network
	EHT7432	93A Bancroft, Hitchin [91-93A Bancroft]	Heritage Network
	EHT7434	Evaluation at Hitchin Delivery Office, Hermitage Road, Hitchin, 2013	Heritage Network
	EHT7451	22-27 Old Park Road, Hitchin	CGMS Consulting Ltd
	EHT7541	Observation at St Andrews House, St Andrews Place, Hitchin, 2013	North Hertfordshire District Council Museums Service
	EHT7542	Town Hall, 14 & 15 Brand Street, Hitchin	North Hertfordshire District Council Museums Service
	EHT7543	Town Hall, 14 & 15 Brand Street, Hitchin	North Hertfordshire District Council Museums Service
	EHT7544	Town Hall, 14 & 15 Brand Street, Hitchin	North Hertfordshire District Council Museums Service
	EHT7586	Hitchin Boys School, Grammar School Walk, Hitchin	Heritage Network
	EHT7606	Evaluation at the Burgess Building, Wratten Road East, Hitchin, 2013	Heritage Network
	EHT7607	Building Recording at John Burgess and Co Ltd Offices, Wratten Road East, Hitchin, 2015	Heritage Network
	EHT7608	Monitoring John Burgess and Co Ltd Offices, Wratten Road East, Hitchin, 2015	Heritage Network
	EHT7609	Monitoring John Burgess and Co Ltd Offices, Wratten Road East, Hitchin, 2014	Heritage Network
	EHT7613	5 Sun Street, Hitchin	MoLAS
	EHT7833	Evaluation at Samuel Lucas Primary School, Gaping Lane, Hitchin, 2013	Foundations Archaeology
	EHT7913	Monitoring at Hitchin Delivery Office, 90 Hermitage Road, Hitchin, 2014-15	Archaeological Solutions Limited
	EHT8309	Geophysical survey on land east of Foxholes and Gainsford House (Crow Furlong), Hitchin, 2017-18	MOLA North (Northampton)
	EHT8536	Evaluation on land east of Foxholes and Gainsford House (Crow Furlong), Hitchin, 2017	MOLA North (Northampton)
	EHT8582	Evaluation and watching brief at Legion House, Paynes Park, Hitchin, 2018	Archaeological Project Services

	EHT8583	Excavation at Legion House, Paynes Park, Hitchin, 2018	Archaeological Project Services
	EHT8586	Evaluation at Minsden Old Peoples Home, Hitchin, 2018	Rubicon Heritage
	EHT8587	Monitoring at Hitchin Boys School, Grammar School Walk, Hitchin, 2017	Heritage Network
	EHT8727	Evaluation at Land Rear of 26 & 26b Bancroft, Hitchin 2019	Archaeological Solutions Limited
	EHT8842	Monitoring at Courtyard Rear Of 26 Bancroft, Hitchin 2020	Archaeological Solutions Limited
	EHT9383	Evaluation at Land To The West Of Lucas Lane Hitchin, 2025	Pre-Construct Archaeology Ltd
	EHT7913	Monitoring at Hitchin Delivery Office, 90 Hermitage Road, Hitchin, 2014-15	Archaeological Solutions Limited
	EHT8309	Geophysical survey on land east of Foxholes and Gainsford House (Crow Furlong), Hitchin, 2017-18	MOLA North (Northampton)
	EHT8536	Evaluation on land east of Foxholes and Gainsford House (Crow Furlong), Hitchin, 2017	MOLA North (Northampton)



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