

Appendix E – Heritage Impact Assessment



Sperberry Hill Solar Array and BESS Project, Hitchin, Hertfordshire: Heritage Impact Assessment

AOC Project Number: 27842

October 2024



Sperberry Hill Solar Array and BESS, Hitchin, Hertfordshire

Heritage Impact Assessment

On Behalf of:	Axis Well House Barns Chester Road Bretton Chester CH4 0DH
National Grid Reference (NGR):	TL 20403 26447 (centred)
AOC Project No:	25482
Prepared by:	Kate Mawson Lisa Bird
Illustration by:	Mark Littlewood
Approved by:	Lynne Roy
Date of Report:	October 2024

This document has been prepared in accordance with AOC standard operating procedures.

Author: Kate Mawson & Lisa Bird	Date:	October 2024
Approved by: Gary Millward & Lynne Roy	Date:	October 2024
Draft/Final Report Stage: Final	Date:	October 2024

Enquiries to: AOC Archaeology Group
Edgefield Industrial Estate
Edgefield Road
Loanhead
EH20 9SY

Tel. 0131 440 3593
Fax. 0131 440 3422
e-mail. admin@aocarchaeology.com

Contents

Page

List of Figures.....	
List of Plates	
1 NON-TECHNICAL SUMMARY	1
2 INTRODUCTION	3
2.1 Site Location.....	3
2.2 Consultation Responses to the 2023 Scheme	3
2.3 Development proposal.....	5
2.4 Government and local planning policies and guidance	5
2.5 Planning considerations pertaining to the Site	10
2.6 Topographical & Geological Conditions	10
2.7 Limitations of Scope.....	11
3 OBJECTIVES	12
4 METHODOLOGY	13
4.1 Standards	13
4.2 Data sources.....	13
4.3 Report structure.....	14
5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE	14
5.1 Prehistoric (8000 BC – AD 43) and	14
5.3 Early Historic (AD 410 – AD 1066) and Medieval (AD 1066-1600)	17
5.4 Post-Medieval Evidence (AD 1540 – 1900)	19
5.5 Modern (AD 1900-)	20
5.6 Undated Evidence	21
5.8 Aerial Photography and LiDAR	21
5.9 Walkover Survey	22
6 SETTING ASSESSMENT	23
7 CONCLUSION	30
7.1 Direct impacts	30
7.2 Setting impacts.....	30
7.3 Mitigation.....	31

List of Figures

- Figure 1: Site location plan
- Figure 2: Designated Heritage Assets within the 2km Study Area
- Figure 3: Non-designated heritage assets within the 1km Study Area
- Figure 4: Extract from a map by Saxton, 1577
- Figure 5: Extract from a map by Drury, 1760 to 1790
- Figure 5: Extract from a map by Hyett, 1810
- Figure 7: Extract from Great and Little Wymondley enclosure map, 1811
- Figure 8: Extract from Map of the parish of Ippollitts, 1816
- Figure 9: Extract from Ordnance Survey map, 1884
- Figure 10: Extract from Ordnance survey map, 1924

List of Plates

- Plate 1: View south from gate towards Almshoe Bury on hill
- Plate2: View south south-east taking in top floors of The Wyck from north of Site
- Plate 3: Hedgerow along border between east and west parts of the Site
- Plate 4: View towards north corner of Redcoats Farm and residential property from the Site
- Plate 5: View north visibility with Redcoats Farm
- Plate 6: View south to Almshoe Bury and the Wyck
- Plate 7: View north from south of Site towards Redcoats Farm
- Plate 8: View north from south of site towards the residential property next to Redcoats Farm
- Plate 9: View south-southwest from the south of the Site with chalk visible in soil
- Plate 10: View north-east from Minsden Chapel towards Almshoe Bury
- Plate 11: View north-northeast from gate at the Wyck towards the Site
- Plate 12: View north from Almshoe Bury to Redcoats Farm
- Plate 13: View north-east from north part of Site towards Redcoats Farm
- Plate 14: View north-east from footpath in front of Almshoe Bury

List of appendices

- Appendix 1: Assessment Scope and Criteria
- Appendix 2: Asset Gazetteer

1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment in advance of the Resubmission of an application for a proposed Solar Farm development (the Resubmission Scheme) on land at Sperberry Hill, Little Wymondley, Hitchin, Hertfordshire (henceforth the “Site”) (see Figure 1). An application for a solar development (hereafter ‘the 2023 Scheme’), on the same site, was refused by North Hertfordshire District Council (NHDC) on 22nd November 2023. The Site lies within the local authority administrative area of North Hertfordshire County Council.
- 1.2 The Resubmission Scheme includes the same scheme components as the 2023 Scheme but will have a 9% reduction in the area of panels compared to the 2023 Scheme with the omission of numerous panel rows south of Redcoats Farm. This assessment has identified three known heritage assets as recorded within the Hertfordshire Historic Environment Record (HER) within the Site boundary (Assets 96, 105 and 138). Asset 138 was recorded by geophysical survey and appears to represent the remains of five ring ditches within a large enclosure and are likely to be of prehistoric origin. The features recorded in the south-west part of the Site (Assets 96 and 105) have been subject to partial excavation and are located within an Archaeologically Sensitive Area as recorded in the Hertfordshire Historic Environment Record. Geophysical survey undertaken in the east of the Site recorded four groups of weak curving and rectilinear anomalies have been identified which, based on their interpretation as cut and filled features, are of potential archaeological interest. Further linear and discrete anomalies are unclear in their origins, but an archaeological origin cannot be ruled out.
- 1.3 The Site is located within a broad glacial valley, cut during the last ice age, known as the Hitchin-Stevenage Gap. Remains from the palaeolithic throughout the prehistoric period have been identified within this landscape and sites of Neolithic to Iron Age date have been identified and excavated within the 1km study area. The Site does not appear to have been intensively developed and as such, whilst there may be some disturbance due to historic and modern ploughing, there is judged to be a High potential for prehistoric remains to survive within the Site.
- 1.4 Early Roman features were recorded in the south-west of the Site during an archaeological evaluation. A Roman Road (Asset 99) extends within 1km of the Site to the south-east and Roman remains have been identified along the western side of the Road, within the eastern portion of the 1km study area, although there is a paucity of remains within the western portion of the 1km study area. Given the known Early roman activity within the Site there is judged to be a High potential for Roman remains to survive within the Site.
- 1.5 Medieval, post-medieval and modern settlement appears to have been centred to the north-east of the Site at Little Wymondley and to the north-west at St Ippolyts. While dispersed farms and small settlements have been identified in the area immediately surrounding the Site, none are known within its boundaries and the settlement pattern appears similar to the present day. Three small possible agricultural outbuildings (Asset 196) are shown on the Great and Little Wymondley Enclosure map dated 1811 in the approximate location of the track which runs east of Redcoats. The buildings are not shown on the OS map of 1884 and had presumably been removed by this date. Given that the Site is likely to have been located within undeveloped agricultural land throughout the medieval and post-medieval periods, the potential for substantial post-medieval remains to be encountered within the Site is considered Low to Medium. Any potential remains dating to the medieval and post-medieval periods are likely to be agricultural in nature.
- 1.6 Overall, there is considered to be a High potential for remains of prehistoric and Roman date and a Low potential for remains of medieval or later date being present within the Site.
- 1.7 Given the archaeological potential of the Site, it is advised that North Hertfordshire District Council (NHDC) as advised by the Historic Environment Advisor, Hertfordshire LEADS at Hertfordshire County Council will require

avoidance of impact on areas of Archaeological Sensitivity as indicated by previous geophysical surveys and archaeological evaluation in the Site through the implementation of 'no-dig solutions'. In areas where no dig solutions will not be employed further archaeological investigation to determine the depth, nature and extent of any surviving archaeological remains within the Site will be required prior to development. Any such archaeological mitigation would be determined by the Historic Environment Advisor, Hertfordshire LEADS at Hertfordshire County Council.

- 1.8 Impacts on the settings of designated assets within 2km of the Resubmission Scheme have been considered. Given the relatively limited intervisibility between the Site and surrounding heritage assets due to intervening vegetation and proposed screening planting, this assessment anticipates that the Resubmission Scheme will have a neutral or no effect on the setting of most assets.
- 1.9 The Resubmission Scheme has been designed to allow for a buffer zone south of the Grade II* Listed Building Redcoats Farmhouse Hotel, its two Grade II Listed Buildings barns and granary (Assets 6, 7, 8 and 9), meaning there would be no development. The solar panels would also be set back between 50m and 67m at the eastern and western ends of the southern boundary of the Redcoats complex, respectively, allowing for the open rural aspect south of the Robins and the current experience of the ground falling away to be retained. A timber stock fence and new hedge will be planted between the solar panels and the Redcoats complex to provide screening. The solar panels (and associated fencing) have also been moved further away from the western curtilage of the Redcoats Farm complex and a new block of woodland planting is proposed in this location. The Resubmission Scheme will thus represent a change from arable farming use to solar energy generation in the wider setting of the farm complex and would reduce the overall proportion of agricultural land in the vicinity of the Redcoats farm complex. It is judged that the change would be adverse and that, therefore, harm would exist, however this harm would be limited and therefore in the context of the NPPF would be 'less than substantial harm', and towards the lower end of that scale.
- 1.10 The potential for impacts on the setting of the following assets has also been identified: Wymondley Conservation Area (Asset 170), St Ippolyts Conservation Area (Asset 169), Gosmore Conservation Area (Asset 168), the Grade II Listed Building Thatched Cottage (Asset 85) Grade II* Listed Building the Church of St Mary the Virgin, Little Wymondley (Asset 78), Grade I Listed Building Almshoe Bury and its Grade II Listed Building barn (Assets 31 and 52), the Grade II Listed Building The Wyck (Asset 42), the Grade II Lower Titmore Farmhouse and outhouse (Asset 16) and the Grade II Listed Barn at Lower Titmore Farm (Asset 67). This list of assets with potential for impacts is consistent with that previously assessed for the 2023 Scheme. In terms of the NPPF, such impacts would constitute less than substantial harm and any harm would be at the lower end of the scale. The identified 'less than substantial harm' would, therefore, need to be 'weighed against the public benefits of the proposal' as per the policy test outlined in NPPF.
- 1.11 Since the Resubmission Scheme is anticipated to cause less than substantial harm to the settings of nearby heritage assets and with the assumption that existing hedgerows and boundaries are maintained, no further mitigation measures, beyond that set out by the proposals and specifically designed to reduce impacts on the settings of the Listed Building complex at Redcoats are considered necessary.

2 INTRODUCTION

2.1 Site Location

- 2.1.1. AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment in advance of the resubmission of an application for a proposed Solar Farm development (the Resubmission Scheme) on land at Sperberry Hill, Little Wymondley, Hitchin, Hertfordshire (henceforth the “Site”) (see Figure 1). An application for a solar development (hereafter ‘the 2023 Scheme’), on the same site, was refused by North Hertfordshire District Council (NHDC) on 22nd November 2023. The Site lies within the local authority administrative area of North Hertfordshire County Council. The Site occupies three agricultural fields to the south of the hamlet of Redcoats Green, Little Wymondley, near Hitchin, Hertfordshire. The Site is centred on NGR: TL 20403 26447 (Figure 1). The Site is bound to the north by Stevenage Road and Sperberry Hill, to the west by Tittendell Lane and Little Almshoe Lane, to the south by Little Almshoe Lane and agricultural land and to the east by further agricultural land.
- 2.1.2. The Grade II* Listed Redcoats Farmhouse Hotel (Asset 6) and three Grade II Listed farm buildings (Assets 7-9) with landscaped and wooded grounds and residential properties are located to the north-east of the Site. The Grade II Listed Building known as The Wyck (Asset 42) is located to the south of the Site.

2.2 Consultation Responses to the 2023 Scheme

- 2.2.1 The Historic Environment Advisor at Hertfordshire LEADS (Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire) provided a response to the 2023 Scheme on 17th October 2023. The response noted that the Site contains part of an Area of Archaeological Significance (AAS) as identified in the Local Plan and it is adjacent to another. A review of recent archaeological investigation works within the Site was provided and included two geophysical surveys which together covered the whole Site and an archaeological trial trench evaluation focussed on the south-west of the Site. It was concluded that an iterative process of mitigation methodology would be possible, should planning consent be granted and specified that *‘This process will include the reduction or removal of development impact on specific areas through the adoption of a no-dig policy where necessary and archaeological trial trenching throughout the site with the scope for further in-depth archaeological advisory input from this office for further potential mitigation.’* It was concluded that an appropriately worded condition on any planning consent would be sufficient and the suggested wording for such a planning condition was provided.
- 2.2.2 Historic England provided a response on 5th April 2022. Historic England did not raise an objection on heritage grounds. They noted the presence of *‘...various heritage assets nearby whose settings could potentially to be [sic] affected by the proposed development. Historic England has been notified on the basis that these heritage assets include highly grade listed buildings - namely, Redcoats Farm, which is listed at grade II*, and lies approximately 600 (m) south of the site; and Almshoe Bury listed at grade I, and lies approximately 90metres to the north of the site. Both of these buildings also have group value with ancillary farm buildings which are listed in their own right at grade II, although these would fall outside of our statutory remit in this instance. We note that these have been assessed in the supporting Heritage Impact Assessment....’*
- 2.2.3 Historic England concluded that they did *‘not wish to raise an objection on heritage grounds and therefore it will fall to your authority to carry out the balancing exercise of the NPPF and be satisfied that the proposal would deliver a level of public benefit that is sufficient to outweigh any harm to significance’.*
- 2.2.4 The North Hertfordshire District Council (NHDC) Conservation Officer responded to the 2023 Scheme on 11th October 2023 and raised an objection to the proposals on the basis that the 2023 Scheme would impact the setting of designated heritage assets and that on this basis the 2023 Scheme would fail to satisfy the provisions of Section

66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031

- 2.2.5 The NHDC Conservation Officer Response draws upon information presented in a Letter of objection from Barker Parry Town Planning Ltd dated 4th May 2022 to which was appended a Heritage Impact Assessment provided by BEAMS Ltd. The Heritage Impact Assessment referred to therein was commissioned by the owner of Redcoats in response to the application for the 2023 Scheme to assess the potential impact of the 2023 Scheme on the financial viability of the hotel complex. The BEAMS Ltd report was thus focussed on impacts on the Grade II* Listed Redcoats former farmhouse, now hotel and restaurant and associated two Grade II Listed barns and the Grade II Listed Granary. The BEAMS report noted that: *'There is no direct impact on the heritage assets at Redcoats with this proposal, they will remain physically unaltered. Instead the key issue concerns the impact on the setting of Redcoats and the consequence of this on the economic viability of the business at Redcoats which has enabled the restoration of the farm buildings and underpins the long term preservation of the heritage assets. The heritage impact statement from October 2021 by AOC Archaeology Group accompanying this application is a thorough report with an assessment area of two kilometres around the site. Within the study area are multiple heritage assets, listed buildings of different grades including grade 1, non-designated heritage assets, conservation areas, scheduled monuments as well as archaeological areas. While there is no doubt that the proposal will have an impact on other heritage assets, the assessment of the full impact on Redcoats, whose site abuts the proposal site, is clearly diluted by this approach.'* (BEAMS Ltd 2022, 12-13). The report concluded that the 2023 Scheme would *'have a detrimental impact on the setting of the historic farmstead both visually and environmentally which in turn will have an impact on the economic viability of the business that has allowed for the restoration and preservation of these important buildings. The impact, although highly detrimental, is considered to be less than substantial but at the higher end* BEAMS Ltd 2022 16).
- 2.2.6 The NHDC Conservation Officer response noted that the impact of the 2023 Scheme upon the setting and significance of Heritage Assets 6 (Redcoats Farmhouse Hotel), 7 (L-Shaped Barn Range at Redcoats Farm at North East of Farmyard), 8 (Small Barn at Redcoats Farm, and East Side of Farmyard), 9 (Granary at Redcoat Farm, 20 metres to East of Farm Building Courtyard), 31 (Almshoe Bury), 42 (The Wyck) and 52 (North East Barn Almshoe Bury) as identified on Figure 2 of the HIA was of 'particular interest'. It is further noted that the Ordnance Survey map from 1884 shows a footpath through the Site which connected The Wyck and Redcoats as far back as the late 19th century and it is suggested that this connectivity is part of the central field's (of the Site) significance in relation to the setting of the Listed Buildings. With regards to the visibility of the 2023 Scheme from the Listed Building complex at Redcoats the NHDC Conservation Officer response notes that *'Due to the arrangements of buildings to the south of Redcoats, there is no clear intervisibility between what I will describe as the inner 'core' of the Redcoats site and the proposed solar farm'*.
- 2.2.7 In several places reference is made within the NHDC Conservation Officer response to views from 'The Robins' which is an undesignated modern house within the wider grounds of the Redcoats complex. The response also makes reference to the bund included as part of the 2023 Scheme design noting that *'The location of the 2.5 metre bund directly on the southern boundary will serve to partly terminate the intervisibility between Redcoats and The Wyck and the intervening open countryside. This large physical barrier with a tree and scrub belt planted along will have an intrusive and detrimental impact upon views out from Redcoats and The Robins.'* The response by the NHDC Conservation Officer concludes that *'Whilst acknowledging that visibility of the proposed development would be partially limited by intervening mature hedgerows, it is still considered that there would be less than substantial harm to the setting of heritage assets in terms of the NPPF'* adding that *'the harm identified is reversible because*

the proposed development would be decommissioned after 40 years with the ability to restore the land to full agricultural use.'

2.3 Development proposal

- 2.3.1 The Resubmission Scheme consists of the installation of a new solar array at Sperberry Hill, Hitchin, North Hertfordshire.
- 2.3.2 The Resubmission Scheme includes the same scheme components as the 2023 Scheme, including solar panels, 8 no. battery storage units; string inverters; a DNO substation; a switchroom; a control room; a grid connection / cabling to the nearby National Grid Wymondley Substation; internal stone tracks; 2 No. improved existing access points off Little Almshoe Lane, and an access point from Stevenage Road; fencing; CCTV cameras; and a combination of woodland and hedgerow planting. The 2023 Scheme also had 5 no. transformer stations, this would be reduced to 4 no. transformer stations for the Resubmission Scheme.
- 2.3.3 The Resubmission Scheme would deliver the same 25MW output to the point of connection as the 2023 Scheme, but with an overall reduction in the area of solar panels of just over 9%. The area of solar panels (and all associated infrastructure) in the south eastern corner of the 2023 Scheme, lying south east of the Hertfordshire Way have been removed and removal of several rows of panels south of Redcoats Farmhouse.
- 2.3.4 In response to the concerns and comments of the NHDC Conservation Officer outlined in Section 2.2 of this Report, the Resubmission Scheme has been altered in a number of regards around the southern and western boundaries of the Grade II* Listed Redcoats Farmhouse Hotel (Asset 6) and three Grade II Listed farm buildings (Assets 7-9). These design changes are as follows:
- The bund proposed to the south of the curtilage boundary in the 2023 Scheme has now been removed with alternative mitigation proposed.
 - The solar panels (and associated fencing) have been moved some considerable distance away from the south of the property curtilage (to between 50m and 67m at the eastern and western ends of the southern boundary respectively).
 - Alongside the northern edge of the panels in this location will be a timber stock fence and a new hedge.
 - The solar panels (and associated fencing) have also been moved further away from the western curtilage of the Redcoats Farm complex and a new block of woodland planting is proposed in this location.

2.4 Government and local planning policies and guidance

Legislative Framework

- 2.4.1 Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990 and legislation for Scheduled Monuments and other buried archaeological remains is provided by the Ancient Monuments and Archaeological Areas Act 1979.
- 2.4.2 The most recent legislation, the Levelling Up and Regeneration Act 2023, includes provision for designated heritage assets including Scheduled Monuments, Listed Buildings and Registered Parks and Gardens, as well as placing a Statutory duty on Local Planning Authorities to maintain Historic Environment Records (HERs). With regard to World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Protected Wrecks and 'other area[s] of land included in a register maintained by the Historic Buildings and Monuments Commission for

England [Historic England], Section 102 of the 2023 Act amends Section 58 of the Town and Country Planning Act 1990 to include a new section, Section 58B, which states that:

In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting (Town and Country Planning Act 1990, Section 58 as amended by LURA 2023, Section 102).

- 2.4.3 The Public Services (Social Value) Act 2012, requires contractors, and their supply chains, to consider not only cost when commissioning or procuring services but also how they can make a positive economic, social and / or environmental impact and suppliers are required to set out their proposals for delivering social value that results in positive benefits to communities through a development. In terms of heritage and archaeology, social value can also be referred to as “*public benefit*” (DLUHC & MCHLG Live Document; ClfA 2021a; Mann 2023).

National Planning Policy

- 2.4.4 The National Planning Policy Framework (NPPF) was first published by the Ministry of Housing, Communities and Local Government (MHCLG) on 27th of March 2012 and last updated by the Department for Levelling Up, Housing and Communities (DLUHC) in December 2023. The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with ‘*Conserving and enhancing the historic environment*’. It identifies heritage assets as ‘*an irreplaceable resource*’ and notes that ‘*they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*’ (DLUHC 2023, Para 195).
- 2.4.5 Where designated assets are concerned, great weight should be given to the asset’s conservation. The more important the asset the greater that weight should be. ‘*Any harm to or loss of significance should require clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed building or grade II registered parks or gardens should be exceptional;*
 - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*’ (MHCLG 2019, Para 200).
- 2.4.6 With regard to proposals that are predicted to lead to substantial harm to, or the total loss of, significance to a designated asset, Paragraph 207 states that “local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss” (ibid). Where “*a development proposal will lead to less than substantial harm to the significance of a designated asset*”, Paragraph 208 states that “*this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*” (ibid). 2.4.7 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 203 states that ‘*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*’ (MHCLG 2021).
- 2.4.8 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 209 states that “*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” (ibid).

- 2.4.9 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to “*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*” (ibid, Paragraph 211).
- 2.4.10 The NPPF sets out three objectives to achieving sustainable development: economic, social; and environmental (ibid, para 8). Proposals for social value/public benefit can contribute to developments achieving these objectives. In terms of heritage and archaeology, “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats” (ibid, para 196). Any proposal for a social value/public benefit strategy should take into account:
- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) *opportunities to draw on the contribution made by the historic environment to the character of a place* (ibid).

Planning Practice Guidance

- 2.4.11 The MHCLG published Planning Practice Guidance (PPG) in April 2014 to expand upon the NPPF; it is a live document and the section on the historic environment was last updated in July 2019 (DLUHC & MHCLG, Live Document). Section 18a of the guidance is concerned with ‘Conserving and Enhancing the Historic Environment’. The Guidance notes that ‘*conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesigned buried remains of archaeological interest*’
- 2.4.11 PPG requires assessments to consider the potential for harm of a proposed development on heritage assets in order to understand the impact on the significance of the heritage asset (DLUHC & MHCLG, Live Document: para 18). Where designated heritage assets will be impacted upon, the PPG requires the assessment to clearly state whether that harm will be substantial or less than substantial.
- 2.4.12 When considering whether a proposal would cause substantial harm to a designated asset the PPG observes that:
- “Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*
- While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”* (ibid).

- 2.4.13 PPG provides a definition and guidance for public benefit where a development can achieve sustainable objectives (DLUHC 2023, para 8) and where there is the potential for harm to heritage assets. PPG states that that *“Public benefits should flow from the proposed development”* and that benefits *“should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”* (DLUHC & MCHLG Live Document).

Setting Guidance

- 2.4.14 The NPPF defines the setting of a heritage asset 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”* (DLUHC, 2023, Glossary)

- 2.4.15 Historic England (HE) also provide guidance on setting:

“The ‘setting of a heritage asset’ is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation” (Historic England, 2017, 4).

- 2.4.16 The HE Guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach in assessing impacts upon setting which comprises:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

Step 5: Make and document the decision and monitor outcomes. (ibid, 8)

- 2.4.17 The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the value of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.
- 2.4.18 The current assessment has regard to the HE checklist but, in the interests of being proportionate to the effects that would occur, only discusses attributes of setting where these are found to contribute to the value of the asset. Similarly, in many cases effects upon setting are '*less than substantial*' and are not significant. As such, it is not always necessary or appropriate to propose mitigation or enhancement measures. Where relevant, mitigation and enhancement measures are identified as part of this assessment.

Local Planning Policy – North Hertfordshire District Council

- 2.4.19 The Site lies within the administrative area of North Hertfordshire District Council whose planning policy is contained in the District Local Plan No.2 with Alterations. The following policies are relevant to this assessment:

'Policy 16: Areas of Archaeological Significance and other Archaeological Areas

For Archaeological Areas, the Council may require a preliminary evaluation of any potential archaeological remains before deciding to permit or to refuse development proposals. For Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development which could disturb any possible archaeological remains. To assess the archaeological value of specific sites, the Council will seek expert advice.

If the site is judged to be nationally important, and the remains should be left undisturbed, the Council will normally refuse development proposals which adversely affect the site or its setting.

On other sites, the Council may permit development proposals with conditions and/or a formal or informal agreement, depending on the archaeological value, to provide:

- i. an excavation before development; and/or ii. facilities and an agreed period of time for access to the site for an investigation and/or a for 'observation' of the groundworks as development progresses by someone appointed by the Council; and/or iii. other measures as necessary; and/or iv. a contribution from the developer towards the funding of any relevant investigation.'* (NHDC, 2007)

Emerging Planning Policy

- 2.4.20 The *Proposed Submission Local Plan 2011-2031* will replace the 1996 Local Plan when formally adopted. The following proposed policy relates to heritage matters:

Policy SP13: Historic Environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. 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;*
- b. Identifying sites on the national register of Heritage at Risk or the local risk register;*
- c. Periodic reviews of Conservation Areas and other locally designated assets; and*
- d. Publication of detailed guidance. (North Hertfordshire District Council 2016, 57).*

2.5 Planning considerations pertaining to the Site

- 2.5.1. The Local Planning Authority is advised on all archaeological matters by the Historic Environment Advisor, at Hertfordshire LEADS, Hertfordshire County Council. Any requirement for archaeological work either preceding or during development will be determined by the Historic Environment Team acting as North Hertfordshire District Council's advisor on archaeological matters.
- 2.5.2. A 2km study area around the Site has been used to assess the potential impacts of the Resubmission Scheme on the settings of surrounding designated heritage assets (Figure 2).
- 2.5.3. There are no designated heritage assets within the Site boundary. There are two Scheduled Monuments within the 2km study area. To the north-east is the Scheduled area of Wymondley Priory, its barn, moat and associated earthworks (Asset 2), which includes within its extent the Grade I Listed The Priory (Asset 18), the Grade II* Tithe Barn (Asset 55) and two Grade II Listed Buildings (19 & 79); and to the south-west is Minsden Chapel (Asset 1), the ruins of a 14th century two cell church. The Grade II Listed Minsden Chapel (Asset 82) is located within the extent of the Scheduled Monument (Asset 1). Scheduled Monuments are defined as "*a monument which has been designated because of its national importance*" (BHCLG, 2014, Updated 2019- Paragraph: 023 Reference ID: 18a023-20190723). The Scheduled Minsden Chapel (Asset 1) is also on the Heritage at Risk Register (HARR).
- 2.5.4. There are three Conservation Areas which extend within the 2km study area. Gosmore (centred Asset 168) Conservation Area extends within, c. 1.05km north-west of the Site, and encompasses one Grade II* Listed Building, Avenue Farmhouse (Asset 24), and 15 Grade II Listed Buildings (Assets 22-23, 32-33, 38-41, 47, 48, 64, 72-73, 76 & 81). St Ippolyts Conservation Area (centred Asset 169) extends within c. 120m north-west of the Site and includes the Grade I Listed Church of St Ippolyts (Asset 69) and six Grade II Listed Buildings (Assets 27-29, 4950, & 71) within its extent. Great Wymondley Conservation Area (centred Asset 170) extends within 1.68km north of the Site. Within the Conservation Area and 2km study area there is one Grade II* Listed Building, Delamere House (Asset 53) and three Grade II Listed buildings (Assets 17, 54 & 77). Listed Buildings within Conservation Areas will be assessed as part of the overall Conservation Area.
- 2.5.5. Within the 2km study area, not within a Conservation Area, there are a further two Grade I Listed Buildings; Almshouses (Asset 31), and Wymondley Bury (Asset 80), eight Grade II* Listed Buildings and 58 Grade II Listed Buildings. A Listed Building is defined as: "*a building which has been designated because of its special architectural or historic interest*" (ibid).
- 2.5.6. The north-east edge of the Grade II* Registered Park and Garden of Temple Dinsley (Asset 172) extends into the south-west of the 2km study area.
- 2.5.7. There are no World Heritage Sites or Registered Battlefields within 2km of the Site.
- 2.5.8. The Hertfordshire HER has identified seven areas within the 1km study area as Archaeology Areas with the reference HE6. These areas demark land with potential for archaeology.

2.6 Topographical & Geological Conditions

- 2.6.1 According to the British Geological Survey Geo Index (BGS 2021), the Site is underlain by geological chalk deposits which are part of the Holywell Nodular Chalk Formation and New Pit Chalk Formation, a sedimentary bedrock formed approximately 90 to 101 million years ago in the Cretaceous Period which is indicative of local environments previously occupied by warm chalk seas.

- 2.6.2 Mapping of the extent of superficial geological deposits by the BGS is not always accurate due to the discontinuity in distribution of these deposits and difficulties in accessing below ground data. The BGS (2024) records three superficial deposits on the Site, although the superficial deposits in areas of the southern portion of the Site are not recorded by the BGS (2024). Deposits recorded from north to south across the east of the Site comprise Glaciofluvial deposits, of Mid Pleistocene date composed of sands and gravels which formed two million years ago in an ice age environment; Lowersoft Formation- Diamicton, another deposit formed in ice age conditions; and Head, a deposit formed of clays, sands, silts and gravels formed up to three million years ago on subaerial slopes. Superficial deposits mapped in the west of the Site are Glaciofluvial sand and gravels of Mid Pleistocene date.
- 2.6.3 The BGS (2024) does not record any historic boreholes on the Site. The closest borehole (TL22NW43 A & B) to the Site is recorded c. 470m north-east of the Site. The non-archaeological boreholes were sunk in 1963 and 1971, in what appears to have been an attempt to identify a mining shaft, recorded prior to 1939. Imperial measurements were recorded. All measurements are reported here in converted metric, with original imperial measures in brackets. TL22NW43 A was sunk to a maximum depth of 36.57m (120 feet) below ground level (bgl) and recorded 0.1m (1 foot) thick layer of topsoil, overlying a 2m (6 feet) layer described as gravel, overlying the basal deposits described as yellow clay. The deposits identified on the Site were noted by the surveyor as Glaciofluvial deposits, typical of the area. A deposit noted as “Pleistocene Drift” which equates to the Glaciofluvial deposits recorded by BGS were recorded in TL22NW43 B to a depth of 26m (85 feet) (BGS, 2024).
- 2.6.4 The Site lies within a broad glacial valley cut through the scarp of the Chilterns in the last ice age, known as the ‘Hitchin-Stevenage Gap’. Lakes formed in hollows left behind following the retreat of the Anglian ice sheet, which were gradually infilled with fine sediments; these sediments have produced Palaeolithic implements discarded by people active around the edges of the lakes (Wymer 1999, 163).
- 2.6.5 The Site is located on gently undulating land. The north of Site lies on land recorded at 100m Above Ordnance Datum (AOD), the centre at 86m AOD and the south at 89m AOD. In the east of the Site the northern field of the Site slopes gently downwards from north to south, whilst the southern field is located on gently upward sloping land, which slopes from north to south. The western field is generally flat but slopes very gradually downwards to the west and south.

2.7 Limitations of Scope

- 2.7.1 It should be noted that this report has been prepared under the express instructions and solely for the use of the client and any associated parties. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (October 2024) and relevant United Kingdom standards and codes, technology and legislation.
- 2.7.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.7.3 This assessment is based upon data obtained from publicly accessible archives as described in the Data Sources in Section 4.2. Heritage Sites within the 2km study area were identified. Data from the Hertfordshire Historic Environment Record and the National Heritage List was obtained in July 2024. The information presented in the gazetteer regarding known heritage sites is current to this date.
- 2.7.4 A search of the Historic England (HE) Archive of aerial photographs identified 105 vertical and six oblique aerial photographs of the area surrounding the Site dating from 1946 to 2003. A list of available photographs is provided

in Section 7.3.2. Modern aerial photographs available online (detailed Section 7.3) and LiDAR data have also been assessed to inform this report.

3 OBJECTIVES

- 3.1 The main objective of this assessment is to identify the potential for cultural heritage assets to be impacted by the Resubmission Scheme at Sperberry Hill, Hitchin. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and for the formulation of a further mitigation strategy, should this be required. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including designated and non-designated heritage assets. The assessment is based upon data obtained from publicly accessible archives as described in *Data Sources* (Section 4.2).

3.2 Assessment Criteria

- 3.2.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 1.
- 3.2.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 1.
- 3.2.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as National, and therefore of High, Importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 3.2.4 The likely magnitude of the impact of the Resubmission Scheme works is determined by identifying the degree of change from the Resubmission Scheme upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative) or beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, negligible or neutral.

3.3 Assessment of Harm

- 3.3.1 PPG (DLUHC & MCHLG: Live Document, Historic Environment Section para 18), where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development. It requires a judgement to be made as to whether that harm is ‘substantial’ or ‘less than substantial’ (DLUHC, 2023, Para 205) and the level of harm predicted establishes the planning test to be applied (ibid, Paras 207 and 208).
- 3.3.2 Historic England define harm in their Conservation Principles (2008) as a ‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place’ (HE 2008, 71).
- 3.3.3 The PPG (DLUHC & MHCLG, Live Document) notes that ‘substantial’ harm is a ‘high test’ and that as such it is unlikely to result in many cases. What matters in establishing whether harm is ‘substantial’ or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (DLUHC & MHCLG, Live Document, Historic Environment Section - Paragraph: 018 Reference ID: 18a-018-20190723).

- 3.3.4 There are no designated heritage assets within the Site and as such will be no direct impacts upon designated heritage assets and no harm. In the case of the Proposed Development the potential for harm upon designated heritage assets relates solely to potential impacts upon their settings.
- 3.3.5 Assessment of harm resulting from impacts upon the setting of designated heritage assets will relate to whether a change would seriously adversely affect those attributes or elements of the setting of a designated asset that contribute to, or give it, its significance resulting in change for the worse. This will be considered in line with criteria for magnitude of impact in Appendix 1 which has been formulated based on guidance and AOC's professional judgement. However, it should be noted that change will not always lead to harm and that there is potential for beneficial as well as neutral impacts. Where there are beneficial, neutral or no impacts there will be no harm.

4 METHODOLOGY

4.1 Standards

- 4.1.1 The scope of this assessment meets the requirements of current planning regulations set out in the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (2021); the Planning Practice Guidance (2014, updated July 2019); and local planning policy.
- 4.1.2 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists' (CIfA) Code of Conduct (2014- Updated 2019) and Regulations for Professional Conduct (2019), as well as with the following Standard and Guidance documents: Historic Environment Desk-Based Assessment (CIfA 2017-Updated 2020); and Commissioning Work or Providing Consultancy Advice on the Historic Environment (CIfA 2014- Updated 2020).
- 4.1.3 AOC Archaeology Group is a Registered Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.
- 4.1.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2 Data sources

- 4.2.1 The following data sources were consulted during preparation of this Heritage Impact Assessment:

Hertfordshire Historic Record: for Historic Environment Record data.

National Heritage List for England (NHLE): for data regarding designated assets, i.e Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, World Heritage Sites, Registered Battlefields, and Protected Wreck Sites;

National Library of Scotland (NLS): for cartographic evidence of the study area including old Ordnance Survey (OS) maps (1st & 2nd Editions). Copies of these maps were then obtained for reproduction from the Landmark Mapping Group, ProMap;

Hertfordshire Record Office (Hertford): for historic maps and documents relating to the Site

The Genealogist.co.uk: for copies of the tithe maps and apportionments through AOC Archaeology Group's online subscription.

The British Library Online: for pre-OS historic maps.

Historic England Archive: for vertical and oblique aerial photographs held by Historic England;

Department for Environment Food & Rural Affairs (DEFRA): for 0.25m to 2m DSM and DTM LiDAR survey data; and

Other online sources: for historic information about the Site and surrounding area including for example the Domesday Book online, placename etymology, and the British History Online; and for pre-OS mapping and in-copyright OS mapping.

4.3 Report structure

- 4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 2. Each has been assigned an 'Asset No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources. Each heritage asset referred to in the text is plotted on Figures 2 & 3 at the end of the report, using the assigned Asset Nos.
- 4.3.2 All heritage assets located within a 1km radius of the Site have been included in the assessment. The aim of this is to identify the potential for impacts upon known heritage assets and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site. Designated heritage assets within 2km of the Site have also been identified in order to assess the anticipated impact of the development on the setting and character of these designated assets in the surrounding landscape. These study areas were deemed to be sufficient to develop the heritage baseline based on the size of the Site and the density of known heritage assets in the surrounding area.
- 4.3.3 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed under *References* in Section 7.

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Prehistoric (8000 BC – AD 43) and

- 5.1.1. The Site lies within a broad glacial valley cut through the scarp of the Chilterns in the last ice age, known as the 'Hitchin-Stevenage Gap'. Lakes formed in hollows left behind following the retreat of the Anglian ice sheet, which were gradually infilled with fine sediments; these sediments have produced Palaeolithic implements discarded by people active around the edges of the lakes (Wymer 1999, 163). Little Wymondley lies at the eastern edge of a large lake under the present town of Hitchin. A further lake has been identified at Fisher's Green, to the east of the Site (Fitzpatrick-Matthews 2020a, 5). A Palaeolithic hand axe held by the North Hertfordshire Museum has also been found in the parish of Wymondley, representing part of a large group of similar artefacts recovered from the Hitchin area (Fitzpatrick-Matthews 2020b, 2). Some of the first metal objects in Britain are reportedly found around Titmore Green to the east of the Site (Fitzpatrick-Matthews 2020a, 5) (potentially these are recorded as Asset 108).
- 5.1.2. The presence of mid-Pleistocene glaciofluvial deposits of clay and silt mapped by the BGS in the Site may suggest an elevated potential for Palaeolithic remains to be encountered within the Site, although such remains are rare.
- 5.1.3. There are three known heritage assets of likely prehistoric date within the Site boundary recorded in the Hertfordshire HER (Assets 96, 105 and 138), these assets relate to three archaeological event records within the Site; aerial photograph interpretation (Events 139 and 143) and a geophysical survey and archaeological evaluation (Event 166). The geophysical survey (Event 166) (GSB 2015) undertaken within the west of the Site revealed a large D-shaped enclosure containing several possible roundhouses and a trackway within the south-west of the Site as well as five possible ring ditch features in the north-west of the Site (Asset 138). Most of the geophysical responses

within the Archaeologically Sensitive Area are relatively distinct, though some of the weaker trends were more tentatively interpreted as archaeology (GSB 2015, 3). The subsequent archaeological evaluation revealed archaeological features in nine of the 20 trenches opened, with substantial evidence of activity identified in the south-western area of the Site. The dating evidence suggests two phases of significant activity, one of which dated to the Late Iron Age/Early Roman period (AD10-100) and lay to the east of the probable trackway identified by the geophysical survey, and consisted of pits and ditches. In the south-west of the Site, cropmarks interpreted as a pair of round barrows (Assets 96 and 105) potentially dating from Late Neolithic to early Bronze Age (3,000 – 1,201 BC) have been identified through aerial photography (Asset 143). The features recorded in the south-west part of the Site (Assets 96 and 105) are located within an Archaeologically Sensitive Area as recorded in the Hertfordshire Historic Environment Record.

- 5.1.4. In St Ibbs northwest of the Site, a cluster of possible round barrows potentially dating from Late Neolithic to early Bronze Age (3,000 – 1,201 BC) (Assets 101- 104) are also noted as a series of cropmarks made visible through aerial photography (Asset 144). These features are reported as being within the south-western corner of the area targeted for geophysical survey (Asset 166), although point data from the HER does not indicate that any anomalies were identified in this area.
- 5.1.5. Until recently, relatively few Middle Iron Age sites had been excavated in Hertfordshire but recent excavation of Middle Iron Age enclosures at Bishop's Stortford, Buntingford and Hertford, are along with the geophysical survey evidence form within the west of the Site, creating a better understanding of the character and patterning of Middle Iron Age settlement in Hertfordshire (Brudenell 2021).
- 5.1.6. A small single ditched circular enclosure (Asset 97) visible as a cropmark from aerial photography interpreted as Late Neolithic to early Bronze Age (3,000 – 1201 BC) (Assets 97 and 142) and an oval enclosure also visible as a cropmark from aerial photography (Asset 142) interpreted as a ring ditch of a likely Bronze Age barrow were identified to the south-east of the Site.
- 5.1.7. An archaeological evaluation (Asset 154) in the vicinity of Assets 97 and 142, to the south-east of the Site identified Bronze Age to Roman remains. A late Bronze Age ring ditch (Asset 117) was exposed during the evaluation and part of an enclosure ditch with pottery tentatively dated to the Iron Age (Asset 118) or possibly earlier to the Bronze Age. As pits and ditches were discovered within the enclosure it is likely to have been related to settlement rather than stock control. A Bronze Age burial mound (c. 2,500 – 801 BC) was also identified. During the evaluation a Roman chalk quarry (Asset 116) with associated settlement evidence was also discovered this is discussed below. Much of the Site of the evaluation (Asset 154) had been razed by deep ploughing. The area of the evaluation and cropmarks noted above (5.1.2 & 5.1.3) are included within an Archaeology Area identified by Hertfordshire HER which extends within 185m south-east of the Site.
- 5.1.8. A late Iron Age ditch (Asset 90), measuring 4m in width and 0.55m in depth containing a uniform fill inclusive of Iron Age pottery has been identified during archaeological works to the east of the Site. To the south-west of the ditch (Asset 90) and c. 95m east of the Site two slight features, interpreted as pits or post holes containing a fill similar to that identified within Asset 92 were identified. Due to the similarity of fill (Assets 90 & 92) the excavators have theorised that the features are both Iron Age in date.
- 5.1.9. An evaluation of land north-west of the Site (Asset 195) recorded Late Iron Age/Early Roman remains, primarily ditches, extending across much of the site. These define the northern boundary of a large settlement enclosure and probable field boundaries subdividing associated agricultural land to its north. Although the northern part of the enclosure was found to extend into the south of the site, no features distinctive of occupation activity (buildings,

other structures, hearths/ovens, rubbish pits) within it were encountered. Late Iron Age/Early Roman settlement and associated land use within the site evaluated appears to have been short-lived with no further evidence of past activity apparent until the late Post-medieval period (ASE 2020).

- 5.1.10. Prehistoric findspots have also been identified within the study area; worked flints (Asset 108) to the south-east; worked flints and pottery from early Neolithic to Earlier Bronze Age (4500 BC to 1201 BC) (Asset 87) to the northeast; a Neolithic hand-axe (Asset 186) to the north-west and pottery sherds from early to mid-Iron Age (Asset 88) to the north of the Site.
- 5.1.11. To the south-west of the Site, a possible ring ditch enclosure (Assets 94 & 141) has been observed as a cropmark on aerial photography however when considering the area is known as Mill Hill it may have been the site of a former windmill.
- 5.1.12. Given the frequency and density of prehistoric remains recorded within the Site and in the surrounding landscape by the HER, there is considered a High potential for further remains of this date to be encountered within the Site. Although such remains are most likely to be later prehistoric (Bronze Age or Iron Age) in date, the presence of earlier and potential Palaeolithic remains associated with Pleistocene deposits recorded within the Site should not be discounted.

5.2 Roman (AD 43 – AD 410)

- 5.2.1. As noted above, an archaeological evaluation undertaken in the south-west of the Site in 2016 revealed what appeared to be a Late Iron Age/Early Roman enclosure and associated features, as well as an Early Roman timber built structure comprising post holes and occupation layers with associated pits and a large north-south orientated ditch or trackway dated to the Early Roman period (AD 50-120) (ASE 2016).
- 5.2.2. A Roman Road (Asset 99) aligned roughly north-east; south-west is recorded c. 1km to the east of the Site. The Road connected Baldock to the north-east with Rush Green to the south-west of the Site.
- 5.2.3. Three Roman sites have been recorded on the western side of the Road (Asset 99) within the 1km study area. A chalk quarry (Asset 116) identified c. 520m east of the Site may have utilised the route for transportation or indeed construction. Approximately c. 780m south-east of the Site evidence of late Iron Age – Roman occupation has been identified. Features including ditches, postholes and a pit (Asset 119) were found at Asset 119. A Romano British settlement (Asset 114), c. 940m south-east of the Site has been interpreted as relating to stock management. A late Iron Age – early Roman period ditch was also found (Asset 114) which may indicate the long duration of activity at Asset 114. It has been theorised by the interpreters that Assets 119 and 114 may relate to one another.
- 5.2.4. To the north-east of the Site a substantial Roman Farmstead (Asset 91), possibly extending over three hectares was identified during archaeological works in advance of the laying of a water pipeline in 1975. Within the supposed extent of the Farmstead, Roman pottery (Asset 109) was identified around a depression interpreted as a quarry. Correspondence with Letchworth Museum records that Roman pottery was found where topsoil was stripped in advance of the pipe trench. Fieldwalking to the west of the pipeline revealed further Roman pottery, together with tile, slate, bone, stone, flint and chalk rubble, and one decorated piece of stone. The HER notes that the Asset may have been partly destroyed by the construction of the A1(M).
- 5.2.5. Residual Roman tile was identified during a survey c. 1km to the east of the Site and to the south of the Farmstead (Asset 91) in an area of ridge and furrow.

- 5.2.6. Roman remains have been identified within the south-west of the Site and are also known to the east of the Site, to the west of a Roman Road. As such there is judged to be a High potential for archaeology of this period to be present within the Site.

5.3 Early Historic (AD 410 – AD 1066) and Medieval (AD 1066-1600)

- 5.3.1. The placename Wymondley is first recorded in the 11th century as 'Wilmundeslea', combining an Old English person's name Wilmund with the suffix lea/lēah meaning woodland clearing (Mills 2011). It is possible that the area in which the Site was located was located in woodland in the pre-medieval period. The Portable Antiquities Scheme (PAS) records several finds of 7th to 8th century sceattas at Jacks Hill, over 1km to the north-east of the Site; these coins have been used to suggest the possible location of a market in the Early Medieval period (Fitzpatrick-Matthews 2020b, 18).
- 5.3.2. A Hundred Moot at Sperberry (Asset 121) is thought to have met to the north-west of the Site. The name Sperberry ('Speleburwe' in 13th century records) means 'hill of speech' in Anglo-Saxon, and Sperberry (Asset 121) is recorded as the probable meeting place of the half-hundred of Hitchin. It survives as a road name above the Ippollitts Brook at St Ibbs, just off the London road south of Hitchin. The church of St Ippolyts is located to the north-west of the Site. It is traditionally believed to have been founded in 1087 and parts of the church, including the nave and chancel, contain elements of 11th-century fabric. The majority of the church dates to the 14th century, with 19th century alterations.
- 5.3.3. Evidence for middle Saxon activity is recorded north-west of the Site within the 1km study area. This evidence comprises a find of Seventh century pouch bottle urn (Asset 184) found at Vicar's Grove Gravel Pit in 1938. A late 6th/early 7th century inhumation (Asset 190) was found nearby during construction work at Pound Farm. Associated finds comprised a scramasax belt buckle and tag and a knife. Other isolated burials are said to have been found in the vicinity, but there is no real evidence to support this apart from the aforementioned contemporary vessel from Vicar's Grove (Asset 184).
- 5.3.4. Whilst an Early Historic moot has been recorded within the study area, settlements within the study area appear to date from the early medieval period and as such it is likely that the Site was located in undeveloped land or woodland in the Early Historic period. As such there is judged to be a Low potential for remains of this date to be present on the Site.
- 5.3.5. The manor of Wymondley (Asset 114) is recorded as 'Wimundeslai' by the time of the Domesday Survey in 1086. It is mentioned in four separate entries in the Domesday Book, with the largest landholding containing the village of Great Wymondley, the Conservation Area of which (Asset 170) extends within 2km of the Site to the north held by King William I and granted to Reginald de Argentein (Fitzpatrick-Matthews 2020b, 19-20). In 1285 a licence of free warren was granted to Reginald de Argentein 'in all his demesne lands in Wymondley', and from 1299 the manorial court rolls refer to a park, and a park and warren. One of these records, dated 1369, is for renewal of a fence between the park and the lord's hall. This implies that there was a deer park (Asset 137) adjacent to the manor house. The separate settlements of Great Wymondley (Conservation Area Asset 170) and Little Wymondley to the north of the Site are not referred to until the late-12th century. A Norman castle was constructed at Great Wymondley, over 2km north of the Site.
- 5.3.6. The word "Green" can indicate the location of secondary settlements and it is possible that Redcoats Green to the north-east of the Site may have originated as a secondary settlement to the closer Lower Wymondley in the medieval period. The word Redcoats seems to have originated from an individual, John *le Radecote* who is recorded as dying in 1349. The Old English of "read" or "red" refers to a gravel outcrop and the "cot" is thought to refer to a

cottage, and thence Redcoats would mean a cottage by or on a gravel outcrop (Fitzpatrick-Matthews 2020a, 18). Two metres of gravel was identified in a borehole to the north-east of the Site and the underlying geology does contain gravel deposits. However, the first documentary record of Redcoats Green is dated to 1602 (Fitzpatrick-Matthews 2020a, 18).

- 5.3.7. The settlements of Hytchin, Epaletts, Wimley Magna and Wimley Parua around the Site are annotated on Saxton's 1577 (Figure 4) and 1583 maps (not illustrated), however Redcoats is not annotated. A medieval deer park (Asset 106) is recorded to the south of the Site, although it is not depicted on Saxton's maps. The deer park known from c.1320 is documented in 1358 when it was visited by Queen Isabella. The park may be earlier in date and may be historically documented Almshoe park owned by Simon Fitz Adam around c.1240, around his grand new manor house of Almshoe Bury.
- 5.3.8. The Scheduled Wymondley Priory (Asset 2) c. 1.7km north-east of the Site was founded as an Augustinian monastic hospital dedicated to St Mary by Richard de Argentein between 1203 and 1207 (Farris 1989, 142). The medieval history of the priory is documented within its surviving 13th century Cartulary held at the British Museum (Add M.S. 43972). The priory represented one of the smaller houses at its dissolution in 1537, with the Prior and four cannons living there described as 'of slender report' by the Royal commissioner's (VCH 1971). Part of the un-aisled nave of the medieval priory church survives as the taller part of the 16th century house, the Grade I Listed The Priory (Asset 18). Surrounding Grade II Listed Garden walls (Asset 79) incorporate medieval foundations to the east of the house, together with re-used stonework from the priory buildings. The Priory and an early Grade II* Listed post-Dissolution barn (Assets 18 & 55) are located within an enclosure defined by a moat of possible medieval date, although a detailed survey for the National Monuments Record concluded that it may have instead formed an ornamental feature associated with the post-Dissolution house.
- 5.3.9. Minsden Chapel (Asset 1) is located c. 1.5km south-west of the Site. This Scheduled Monument is also a Grade II Listed Building. Minsden Chapel is a ruined 14th century two cell church dedicated to St Nicholas with bellcote, which was likely ruined by the end of the 17th century.
- 5.3.10. St Ippolyts Village (centred Asset 169) developed around the Grade I Listed, 11th century Church (Asset 69). The Church post-dates the Domesday Book and as such the settlement likely has origins in the late 11th and early 12th century (NHDC, 2021b). Gosmore village (Asset 168), to the west of the Site is first recorded in the 14th century as part of the parish of St Ippolyts and is thought to have developed as a farming settlement at a crossroads. Medieval Listed Buildings within the Conservation Area were originally farm buildings.
- 5.3.11. The two Grade I Listed Buildings within the 2km study area not within a Conservation Area; Almshouses (Asset 31), and Wymondley Bury (Asset 80) both date to the medieval period. The late 15th century Grade II* Listed Redcoats Farmhouse Hotel (Asset 6) is located within 100m north-east of the Site and was probably built for John Sturgeon (High Sherriff in 1479) (HHER, 2021). In association with the Farmhouse Hotel there are two 17th century barns (Assets 7 and 8) and an 18th century granary (Asset 9). The Wyck (Asset 42) is a 16th century, timber built, former open hall house with later post-medieval chapel (Asset 136) and stable (Asset 127). The medieval buildings within the 2km study area largely reflect a dispersed agricultural landscape.
- 5.3.12. Three medieval farms are recorded to the east of the Site (Assets 10, 16 and 66) and evidence of ridge and furrow has been recorded to the east and north-east (Assets 110, 113 and 134). A medieval findspot (Asset 122) is also recorded within the 1km study area.
- 5.3.13. The Site appears to have been located within an agricultural landscape in the medieval period. Settlements are documented within 1km of the Site in this period and the Grade II* Redcoats Farmhouse Hotel (Asset 6) likely

originated as a farmhouse in this period. It is likely due to its later associations that the Site was included within the landholding of Redcoats from at least the late 15th century if not earlier. There is judged to be a Medium potential for agricultural medieval remains and a Low potential for other medieval remains to survive on the Site.

5.4 Post-Medieval Evidence (AD 1540 – 1900)

- 5.4.1. Early pre-Ordnance Survey maps tend to be schematic and lack detail, although these maps can give some idea of the nature of settlement. Norden and Kip's 1637 map of Hertfordshire (not illustrated) annotates both of the villages of 'Wimley P[arva]' and 'Wimley M[agna]' although provides little detail of the Site itself. Blaeu's 1646 map (not illustrated) records no further information about the Site than Saxton's 1577 (Figure 4) or 1583 map, although the Priory, most likely a reference to Wymondley Priory (Asset 1) is annotated to the north-east of the Site.
- 5.4.2. A map by Drury dated 1760 – 1790 map (Figure 5) depicts the Site in land south of Titmore Green. Buildings illustrated south of a roughly aligned east-west road to the north of the Site may represent the buildings at Redcoats (Assets 6-9) to the north-east of the Site. This map does not record the land use on the Site in the late 18th century.
- 5.4.3. A map by Hyett dated to 1810 (Figure 6) annotates Redcoats Green north-east of the Site and shows a cluster of building south of the fork in the road consistent with the location of Redcoats Farm. Land to the south of Redcoats, within the Site is shown to be within enclosed agricultural fields.
- 5.4.4. The 1811 enclosure map (Hertfordshire archives reference: QS/E81) (Figure 7) records eastern portion of the Site within the parishes of Little Wymondley and the Great Wymondley parish. Land within the north-western corner, the eastern field, include a freehold allotment, south of northern boundary, and land held by Edward Kitchiner from James Lucas Esquire also reported as allotments. Plots belonging to Edward Kitchiner recorded as 355, 354 and 360 are also recorded within the north and central area of the Site. The southern portion of the Site also appears to belong to Edward Kitchiner. Edward Kitchiner is recorded as the owner of Redcoats Farm (Asset 6) to the northeast of the Site. The farm is depicted as an enclosed, courtyard farm. The map suggests that the Site was in use as agricultural land in the early 19th century. Three small square buildings (Asset 196) are shown on the 1811 enclosure map within land plot 343 which belonged to a 'James Titmus'. The buildings are located west of the farm of Redcoats Green which was owned by an 'Edward Kitchiner'. The buildings are not shown on the Ordnance Survey map of 1884 and had presumably been removed by this date. The size and form of the buildings suggests that they were likely agricultural outbuildings. No traces of these buildings was noted to survive during a site visit by AOC Archaeology Group in 2021.
- 5.4.5. A later 1816 enclosure (Hertfordshire archives reference: DP/59/29/1) (Figure 8) records the land in the west of the Site. The land is shown to be owned by Thomas Dashwood and it is split into six separate land holdings. The two land holdings in the west appear to be under the sole control of Thomas Dashwood whereas the four to the east are leased out to William Lax and Edward Kitchiner. Edward Kitchiner is also shown as the main landholder in the east of the Site, although a small allotment is recorded as being leased from T Dashwood. The southern portion of the Site is also annotated as allotments.
- 5.4.6. The 1851 census records Edward Kitchiner aged 37, living at Redcoats Green, Great Wymondley with his wife, Mary 37, children Sarah aged eight, Mary aged six, Edward William aged three and Benjamin aged one. Four servants; a house maid, nursemaid and two farm servants are also recorded as residing at the house and indicate that it was relatively substantial property at the time.
- 5.4.7. The Ordnance Survey map published in 1884 (Figure 9) shows the eastern half of the Site occupying at least four fields, whereas the western part of the Site is shown to have been amalgamated into one large field. The Site was

likely located in agricultural land. There is a parish boundary line indicating that the Site lay in the west of the parish of Great Wymondley and Little Wymondley and in the east of the parish of Ippolyts. A ditch aligned roughly east-west is depicted bisecting the eastern half of the Site. An area of woodland annotated “Dell Close” is recorded immediately east of the Site. Redcoats Green is annotated to the north-east of the Site and the buildings within the farm are depicted similar to the enclosure map, as a courtyard style farm. A small plantation of trees is depicted between the buildings and the Site, and this may be evidence of the beautification of the gardens of the Farmhouse (Asset 6) or may be evidence of a small orchard. The sale of the Estate in 1887 notes that there were highly productive pleasure gardens (Hertfordshire archive reference: DE/RV/B494). No features are shown within the single large field that comprises the western half of the Site. Joyner’s Folly (Asset 135) is shown on the western side of Tittendell Lane.

- 5.4.8. Redcoats Green Estate was to be sold at auction in 1887 (Hertfordshire archive reference: DE/RV/B494). An accompanying map records the land use within the Site in the late 19th century as being mixed; the northern portion of the Site is noted as being wholly arable, with a small meadow located in the centre of the Site and another meadow recorded in the southernmost area of the Site. Redcoats Farmhouse (Asset 6) is described as an “old fashioned” family dwelling house, with landscaped garden and a number of agricultural buildings including cattle sheds, barns and stables.
- 5.4.9. The OS map published in 1899 (not illustrated) depicts no changes to the Site when compared to the earlier OS map in the late 19th century.
- 5.4.10. The HER records numerous further post-medieval farm buildings not related to Redcoats within 1km of the Site many of which are Listed Buildings and discussed in Section 6.2 and also recorded in detail in Appendix 2. There are also numerous buildings shown on historic mapping which have subsequently been removed. For example, Titmoregreen Farm (Asset 130) is shown on the 1881 OS map with ranges of buildings around a yard. There were at least 11 buildings here but most of these disappeared from maps between 1898 and 1923. The 1881 OS maps show a building marked 'Chapel' (Asset 136) between The Wyck and Almshoebury Farm. No denomination is given, and it is not recorded in the 1847 or 1851 surveys so was presumably built between 1851 and 1881 to serve the local population. It has since been demolished. West of the Site, and adjacent to The Wyck (Asset 42), the OS map of 1881 shows a long building (Asset 127) running alongside the road north of the house near the junction. By 1924 this had been demolished and a new L-plan building erected south-east of The Wyck.
- 5.4.11. Given that the Site is likely to have been located within undeveloped agricultural land throughout the postmedieval period, the potential for substantial post-medieval remains to be encountered within the Site is considered Low. Any potential remains dating to the post-medieval period are likely to be agricultural in nature and relate to the management of land as part of Redcoats Green Farm.

5.5 Modern (AD 1900-)

- 5.5.1. Ordnance Survey mapping appears to show very little change to the Site during much of the 20th century. The OS map of 1924 shows (Figure 10) shows numerous footpaths crossing through the eastern half of the Site.
- 5.5.2. The Site underwent very little change in the modern era and as such there is judged to be a Low potential for modern archaeological remains to survive within the Site.

5.6 Undated Evidence

- 5.6.1. A cropmark of an oval enclosure (Asset 98) has been identified via aerial photograph to the south-east of the Site. The HER record for the cropmark (Asset 98) does not suggest a date for the feature, although an evaluation in that area identified remains dating from the Bronze Age to Roman period and as such it may be assumed that the enclosure is of a similar period. However, as no invasive works have been undertaken the cropmark (Asset 98) cannot be confidently dated. Similarly linear cropmarks at Asset 185 south-west of the Site and Asset 192 north of the Site likely indicate the presence of former field boundaries and ditches but their date cannot be ascertained without further investigation.
- 5.6.2. Bones were reportedly found in a mound at Asset 107 to the north-west of the Site in the 1920's. However, the mound is not recorded on historic maps and no further record of the remains was made. The date of the feature, and its associated remains is unknown.

5.7 Previous Archaeological Investigations

- 5.7.1. The Hertfordshire HER records numerous previous archaeological investigations within 1km of the Site (Figure 3). Details of previous investigations are listed in Appendix 2, these include: archaeological interventions (Assets 153 to 165); geophysical survey (Events 138, 157, 160, 166 and 188) aerial photographic interpretation (Events 138 to 146). These have been referred to above where relevant to the Site.
- 5.7.2. As previously noted, geophysical survey (Event 166) undertaken in the west of the Site, south of Sperberry Hill recorded many geological anomalies as well as some of likely archaeological origin although they did not correlate directly with previous aerial photographic cropmark evidence (GSB 2015). Subsequent archaeological evaluation (ASE 2016) revealed archaeological features in nine of the 20 trenches excavated, with substantial evidence of activity identified in the south-western area of the Site. The dating evidence suggests two phases of significant activity, one dating to the Late Iron Age/Early Roman period (AD10-100). This lay to the east of a probable trackway identified by the geophysical survey, and consisted of pits and ditches. The other, comprising post holes, occupation layers and rubbish pits, lay west of the probable trackway and dated to the Early Roman period (AD 50-120). Archaeological evaluation following geophysical survey north-west of the Site (ASE 2020) demonstrated that the anomalies identified by the geophysical survey had a generally good correlation with below-ground archaeological remains, though it is evident that some ditches and pits were not conducive to geophysical detection.
- 5.7.3. Following archaeological investigations in the study area numerous 'Areas of Archaeological Significance' have been identified and mapped in the Historic Environment Record. These areas are shown on Figure 3 and denote areas thought to have high potential for archaeology. As shown on Figure 3 an Area of Archaeological Significance extends into the south-west of the Site.

5.8 Aerial Photography and LiDAR

- 5.8.1. A standard search of the aerial photographs held by the Historic England Archive, Swindon was undertaken as part of this assessment, however access to the aerial photography is limited due to the backlog the archives are currently working through as a result of Covid-19 restrictions. As such no photographs were available to for viewing within the timescales of the project. A list of available photographs is provided in Section 7.3.2 for any future study of the Site. Modern aerial photographs available online and LiDAR data have been assessed to compensate for this limitation.
- 5.8.2. The National Collection of Aerial Photographs (NCAP) was consulted online, via AOC Archaeology's subscription. A single aerial photograph of the area including the Site (Sortie HSL/UK/72/0052 Frame 0402) was identified as being

available for online consultation. This photograph taken in 1972 shows the Site to be composed of seven agricultural fields; a single large cultivated field in the west half of the Site; four within the north-east portion of the Site, three of which appear to be cultivated, one in the south-eastern corner which appear to be fallow or grassland and one cultivated field extending into the southern portion of the Site. Redcoats Farmhouse Hotel (Asset 6) is visible to the north-east of the Site in an area which appears to have been designed and planted to create a garden around the Hotel. A line of trees aligned north-south is visible within the centred northern area of the Site and seems to act as a field boundary, whilst the other field boundaries do not appear to be associated with upstanding features. No archaeological features are visible on the aerial photograph.

- 5.8.3. No aerial photographs of the Site were identified in the online collections of Britain from Above (<https://www.britainfromabove.org.uk/>) or Cambridge Air Photographs (<https://www.cambridgeairphotos.com/>) (accessed 20th September 2021).
- 5.8.4. Event records, detailed in Appendix 2, from the HHER suggest that aerial photographs of the area in and around the Site have been studied in the past. A number of potential archaeological features also detailed within Appendix 2 are also reported to have been identified via historic aerial photography.
- 5.8.5. LiDAR data downloaded from the Environment Agency includes composite 1m and 2m resolution digital terrain models (DTM) dated 2020 and DTM and digital surface data and models (DSM) data from 2017 and was processed using Relief Visualization Toolbox (RVT- version 2.2.1, 2019) which produced imagery with simple local relief model (SLRM), slope gradient, sky-view factor (16 directions) and 16 directional hill-shade visualisations. This imagery was consulted in grey scale and colour as part of the assessment. Hill shading is the most common visualisation technique for archaeological purposes and is effective for identified earthwork features (Challis et al. 2011). Challis (et al. 2011) and Doneus (2013) note that reliance on a single technique can be detrimental and stated that whilst hill shading may be the most common form of visualisation its can be the least likely to identify, in detail, archaeological remains. Simple Local Relief Model (SLRM) (also known as Local Relief Models) greatly enhances the visibility of small scale, shallow topographic features (Hesse, 2010).
- 5.8.6. The topography of the Site is recorded on the LiDAR imagery. The land either side of a small stream, aligned roughly east-west, is visible crossing the central area of the eastern half of the Site, appears to slope steeply from north to south on the norther side and rises more gently from north to south in the southern portion of the Site.
- 5.8.7. LiDAR imagery also shows ditched field boundaries, one aligned north-south in the centre of the northern area and other aligned east-west in the north-eastern area of the Site. Faint traces of thin linears aligned north-south and east-west are also visible which likely represent historic cultivation traces on the Site. These are especially visible on 1m DSM imagery of the northern portion of the Site from 2017.
- 5.8.8. Multi-directional hill shading and slope imagery from 2020 1m DTM data appears to show two negative features within the northern portion of the eastern half of the Site and another larger negative feature extending into the south-eastern corner of the Site. The OS map published in 1881 records a chalk pit in the south of the Site and this feature is likely this historically documented chalk pit. The other features may be caused by a lack of data points in these areas in the source data or be geological in origin. Other sub-circular negative features are visible in the wider area and a possible quarry or extraction area is visible immediately east of the Site.

5.9 Walkover Survey

- 5.9.1. A walkover survey of the Site was conducted on the 24th and 25th of August 2021 to assess the current land use and potential for heritage constraints within the Site in relation to the 2023 Scheme. Conditions were predominantly

dry and bright at the time of the visit with occasional rain showers. It is understood that there have been no changes to ground conditions within the Site since the date of the visit and thus it is considered appropriate to rely upon the results of the walkover for the 2023 Scheme to inform the assessment of the Resubmission Scheme.

- 5.9.2. The Site, overall, is undulating sloping gradually downhill from north to south in the western and north-eastern parcels and slightly uphill from north to south in the south-eastern parcel with the dividing ditch being the lowest point. Trees and hedges define the northern, western and southern Site boundaries while the eastern boundaries are within the fields in which the Site is located (Plate 9).
- 5.9.3. On the date of the Site visit harvesting had recently been completed. Access to the western portion of the Site was obtained via the junction at Sperberry Hill from where broad open vistas across the Site and to lower lying land to the south is afforded. Access to the north-eastern portion of the Site across was obtained via a footpath leading from the north-eastern corner of the Site through a gate next to the Grade II* Listed Redcoats Farmhouse Hotel (Asset 6) and associated Grade II Listed Buildings (Assets 7 -9) (Plates 4 and 5). The upper floors of the Grade II Listed The Wyck (Asset 42) were visible from this location to the south-west (Plate 2) as well as from across the Site to the west. The northern field was found to be bordered by mature hawthorn hedgerows (Plate 3). There was clear visibility of the Grade I Listed Building Almshoe Bury (Asset 31) (Plate 1) and its Grade II Listed Building barn (Asset 52) which are located on an elevated topographical position to the south of the Site (Plate 6).
- 5.9.4. The western half of the Site comprises a single large field bounded by deciduous scrub hedgerows. A single large electricity pylon is located in the centre of the field. The north-east and south-east portions of the Site are divided by a ditch, which is recorded as a small stream on historic Ordnance Survey mapping. Access into the south-eastern portion of the Site was obtained via a public footpath to the east of the Site. The south-eastern part of Site was found to have been recently ploughed, although no artefacts were observed within the plough soil that may have been indicative of below-ground archaeological remains.
- 5.9.5. The field within the south-eastern portion of the Site is bound to the north by the ditch, to the west and south by hedgerow, and the east is the remainder of the field in which the Site is located. From roughly the centre of the southern field the buildings of Redcoats Farmhouse Hotel (Assets 7-9) are visible along with the neighbouring residences (Plate 7).
- 5.9.6. No archaeological finds or features were observed within the Site during the walkover survey.
- 5.9.7. Surrounding heritage assets were also visited at the time of the site visit to assess the anticipated impact of the 2023 Scheme on their settings. A full consideration of these potential impacts with reference to the Resubmission Scheme is included in Section 6 below.

6 SETTING ASSESSMENT

- 6.1.1 In cultural heritage terms, a settings impact refers to any change in the baseline condition of a heritage Site resulting from a development beyond the boundaries of the Site. Settings impacts can have a variety of forms for instance if a development affects the water table, it could potentially damage the preservation of organic remains within buried archaeological contexts beyond its boundaries. However, the majority of settings impacts result from changes to the settings of heritage Sites as a consequence of new development.
- 6.1.2 The NPPF is clear that the setting of a Site can contribute to its significance. Further, harm to that setting can adversely affect the significance of a Site. Historic England has provided guidance on the assessment of impacts

upon setting in their Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Sites (2015) which is intended to explain how to apply the policies contained within the NPPF. The Historic England guidance states:

'Setting is not a heritage Site, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage Site. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage Site's surroundings' (2015, 4).

- 6.1.3 Section 2.4 of this report further outlines the planning policy and guidance with regard to the setting of designated assets. Site visits have indicated that the Site has very limited intervisibility with heritage assets beyond 2km and thus in the context of the Resubmission Scheme the potential for settings impacts resulting from subsequent development are considered to be limited to statutory designated heritage Sites within the 2km study area. Details of all designated assets within 2km of the Site are contained within the Site Gazetteer at the end of this report (Appendix 2).
- 6.1.4 The Site is set within open rolling farmland which commands extensive views across the surrounding landscape. The A1(M) motorway is located approximately 1km from the south-east boundary of the Site and is audible throughout the Site. North of the Site is the Wymondley Sub-station which is largely hidden behind surrounding vegetation although numerous large electricity pylons connect to the station and are visible across the landscape. A single electricity pylon is located within the western half of the Site.

Scheduled Monuments

- 6.1.15 There are no Scheduled Monuments with the Site boundary however there are two within the 2km study area. To the north-east, is the Scheduled Monument of Wymondley Priory, its barn, moat and associated earthworks (Asset 2). Wymondley Priory comprises the remains of a well-preserved Augustinian monastic house, which is associated with the extensive earthwork remains of a medieval tenant agricultural complex underlying post-Dissolution parkland. Part of the un-aisled nave of the medieval priory church survives as the taller part of the 16th century house, The Priory (Asset 18), which is surrounded by garden walls (Asset 19) that incorporate medieval foundations to the east of house, together with re-used stonework from the priory buildings. The priory and an early post-Dissolution barn (Asset 55), incorporating re-used 14th century timbers, are located within an enclosure defined by a moat of possible medieval date. In addition to the early post Dissolution barn (Asset 55), several further Listed Buildings relate to later use of the priory as a manor in the postmedieval period, these comprise: a 17th century barn and attached 18th century stable (Asset 19); the 16th century dovecote (Asset 56 and 69); and garden walls (Asset 79). A detailed analysis of the historic and architectural details of the group of designated assets at Wymondley Priory (Dogget 1997) evidences the complex history of development of the assets within the priory precinct and demonstrates that they derive a substantial proportion of their significance from their combined exceptional historic and architectural interest.
- 6.1.16 The main part of the priory complex occupies a very secluded setting surrounded by well-wooded parkland. It is situated at the base of a gentle slope around 2km to the north-east of the Site. Site visits have indicated that any potential views of the Resubmission Scheme would be limited by topography as well as by the intervening village of Little Wymondley, the train line and the A602. The Site is located beyond the land that was historically documented to be part of the priory lands and no effect upon the priory's setting is predicted.
- 6.1.17 Approximately 2km south-west of the Site is Minsden Chapel, the ruins of a 14th century two cell church (Asset 1) The site visit to Minsden Chapel (Asset 1) established that despite the chapel's elevated position there is no

intervisibility with the Site. The Chapel itself is surrounded by fencing and woodland, from just outside its fence the view towards Site goes as far as the elevated Almshouse Bury (Asset 31), its barn (Asset 52) and its meadows. The view also takes in the numerous electricity pylons in the area (Plate 10). No effect on the setting of this asset is predicted.

Registered Parks and Gardens

- 6.1.18 The north-east edge of the Grade II* Registered Park and Garden (RPG) of Temple Dinsley (Asset 172) extends into the south-west of the 2km study area. There would be no intervisibility between the RPG and the Resubmission Scheme. The land within the Site has no historic relationship with the RPG at Temple Dinsley and the Resubmission Scheme would not be visible on any key approach to the RPG or in views towards it. As such no effect upon its setting is predicted.

Conservation Areas (and the Listed Buildings therein)

- 6.1.19 Wymondley Conservation Area (Asset 170) encompasses the whole of the village of Great Wymondley and extends north beyond the 2km study area where; it includes the Scheduled Monument of Great Wymondley Castle and the Grade I Listed 12th century Church of St Mary the Virgin. The present settlement is likely to have originally focused on the castle and church, with later development spreading west to the crossroads and along Arch Road (North Hertfordshire District Council 2020, 4) which extends south into the study area. The Grade II* Listed Building Delamere House and Barn (Asset 53) and the Grade II Listed Buildings (Assets 17, 54 and 77) are located in the south of the Conservation Area along Arch Road. The setting of these buildings relate primarily to the road upon which they are aligned, to the village of Great Wymondley to the north and to the immediately surrounding agricultural land. More distant views towards the Site form part of the wider agricultural setting but are seen within the context of the numerous pylons connecting to the Wymondley substation and road and rail networks in between. Given the separation distance between these assets and the Site it is predicted that the Resubmission Scheme would neither diminish nor enhance any ability to appreciate the significance of the assets and their settings. As such, the impact on their settings is judged to be Neutral and consequently, no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked. In terms of the wider Conservation Area of Wymondley (Asset 170), the Conservation Area Character Statement for Great Wymondley notes that the village is considered to retain its historical rural setting despite the contemporary proximity of Hitchin to the west, Letchworth Garden City to the north, the A1(M) to the east and the A602 to the south. The Statement of Special Interest for the Conservation Area notes that it '*preserves the whole of the character of the whole developed area of the settlement of Great Wymondley, a settlement with pre-Conquest origins*' (North Hertfordshire District Council 2020, 8) the Resubmission Scheme would not feature in any of the key views identified by the Conservation Area Character Statement (North Hertfordshire District Council 2020, 8) and would be seen beyond the intervening railway and Wymondley bypass. The Resubmission Scheme is, therefore, anticipated to result in less than substantial harm to the character of the Conservation Area, at the very low end of the scale, in terms of the NPPF.
- 6.1.20 St Ippolyts Conservation Area (Asset 169) is a close picturesque village, with eight Grade II Listed Buildings (Assets 27, 28, 29, 49, 50, 61, 70 and 71) and the Grade I Listed Building St Ippolyts Church (Asset 69). The Conservation Area is located west of the Site and is centred on the Church of St Ippolyts, St Ippolyts Primary School, and the St Ippolyts Village Green. St Ippolyts Church (Asset 69) stands on the crest of a hill within the village which is surrounded by agricultural land. The Church has 11th century origins, but the surviving fabric largely dates to the 14th and 15th centuries with considerable repair and restoration works dating to the latter half of the 19th century. Based on its Listing Description the church's significance primarily relates to its exceptional historic and architectural interest, although some significance relates to its setting, however this is not explained within the

Listing Description. The church is located at the northern end of a churchyard which is set at an elevated level in comparison to the adjacent road and village school. The churchyard is bound by mature vegetation and trees along its southern and western edges and further mature trees and vegetation. HE's guidance on churchyards (HE, 2023) suggests that medieval churchyard remains are limited and what remains of churchyards largely reflects the post-medieval plan and design of these spaces as gardens of the dead and memorials often with uniformity of monument design, choice of stone and architecture which reflects the local population, thus providing a key historical resource, which are now *"valued as places for quiet reflection, as green spaces, and for their wildlife interest"*. It is assessed that the churchyard, monuments and enclosed plot of land contribute to the aesthetic value [of the Church] by creating a space within which the architectural detailing and materials can be appreciated, as well as enhancing the experience of the church as a sanctuary from the wider environment. This is the near setting of the Church which allows for an appreciation of its main function, as an ecclesiastical and religious structure associated with burial and for an appreciation of its historic and architectural interest. The church and its grounds were visited and no visibility of the Site was afforded from the perimeter of the grounds. It is noted that views between the church and the Site were prevented by mature trees, vegetation and development both within the Conservation Area and lining the intervening roads (including Sperberry Hill and Folly Lane). Similarly, no views of any of the other Listed Buildings within the Conservation Area were noted to be possible from within the Site and no views of the Site could be obtained from within the centre of the village. Thus given the lack of predicted intervisibility between these Listed Buildings and the Resubmission Scheme it is not predicted it would either diminish or enhance any ability to appreciate the significance of these assets or their settings. As such, the impact on their settings is judged to be Neutral and consequently, no harm to the assets is predicted, and the policy tests as set out in NPPF are not invoked.

- 6.1.21 It is noted, however, that the broader setting of the Conservation Area of St Ippolyts (Asset 169) is not limited to its immediately visible surroundings. The historical role and identity of the nucleated village as the economic and social focus of the medieval/post-medieval parish is derived in part from its contrast to the surrounding open agricultural land of the wider parish. This relationship remains discernible in the present landscape, though is somewhat diluted by modern development including the Wymondley Substation and the post-war spread of the village, the presence of which has already altered the experience of approaching the nucleated settlement through open land from the east and west. The location of the Site, on the eastern periphery of the parish, in itself reduces the potential for a change of land use in this area to affect the experience of approaching the historic core of St Ippolyts, given that the relationship with the land to the east, is limited reflecting the density and uniformity of development in this area. The Resubmission Scheme would not be visible from the core of the Conservation Area and would not impact on any of the Key Views identified in the Conservation Area Character Statement (North Hertfordshire District Council 2019b, 8-9) and thus it is concluded that the Resubmission Scheme would cause less than substantial harm to its setting, at the lower end of the scale, in terms of the NPPF.
- 6.1.22 The Conservation Area of Gosmore (Asset 168) west of the Site, centres on two principal routes; High Street/Hitchin Road, which runs roughly north to south through the Conservation Area, and Maydencroft Lane which runs west towards Charlton from its junction with Waterdell Lane and Preston Road at the south end of High Street. There is no church in Gosmore, but there are a cluster of Listed Buildings including the Grade II* Listed Building Avenue Farmhouse (Asset 24), and 15 Grade II Listed Buildings (Assets 22, 23, 32, 33, 38, 39, 40, 41, 47, 48, 64, 72, 73, 76 and 81). On walking through the Conservation Area, the majority of views can be seen to be closely defined by planting and the rise of buildings adjacent to the road. Taking into account the removal of solar panels in the north-western corner of the Resubmission Scheme and new woodland planting proposed in this location, it is not predicted it would either diminish or enhance any ability to appreciate the significance of these assets or their

settings. As such, the impact on their settings is judged to be Neutral and consequently, no harm to the assets is predicted, and the policy tests as set out in NPPF are not invoked.. While the Resubmission Scheme would not impact on any of the Key Views identified in the Conservation Area Character Statement (North Hertfordshire District Council 2019a, 9) it is recognised that, as with St Ippolyts, the wider rural setting of which the Site is a part forms part of the setting of the Conservation Area. As such it is anticipated that the Resubmission Scheme would cause less than substantial harm at the lower end of the scale in terms of the NPPF.

Listed Buildings (outside of Conservation Areas)

- 6.1.23 There are four Grade I Listed Buildings, ten Grade II* Listed Buildings and 82 Grade II Listed Buildings within the 2km study area.
- 6.1.24 The closest Listed Buildings to the Site are the Grade II* Listed Building Redcoats Farmhouse Hotel, its two Grade II Listed Buildings barns and its granary (Assets 6, 7, 8 and 9). The house at Redcoats dates to the late 15th century when it was built for John Sturgeon, the high sheriff of Hertfordshire in 1479 and 1485 and owner of the Redcoats estate from approximately 1481 to 1492. The house was extended and remodelled in the 17th century when the surrounding barns (Assets 7 and 8) were constructed. The granary (Asset 9) was constructed in the 18th century and is located east of the main complex. The Listing descriptions for each of these assets indicate that much of their significance relates to their architectural value and group value. Indeed, as described in a detailed assessment of Redcoats undertaken by BEAMS Ltd in 2022 the former Redcoats Farmhouse provides evidence of the evolution of the planform of hall houses with the introduction of a second storey and it derived much of its cultural significance from its exceptional architectural significance. Although now in use as a hotel, the inter-relationships between the functional former farm buildings and the former farmhouse are key to understanding the historical function of the asset and contribute to their cultural significance. The complex of buildings at Redcoats have a relatively enclosed setting, with extensive open views only obtained from the eastern side of the complex (note that southern views include the modern dwelling known as The Robins). However the complex has historical relationship with land within Site as discussed within Section 5.4 and demonstrated on Figure 7 which shows that both Redcoats and the Site were owned by Edawrd Kitchiner in the 18th century and these buildings all historically relate to the surrounding agricultural land which forms part of their wider agricultural setting in each case. The wider agricultural setting of each of these assets forms a key element of their settings and contributes to the understanding and appreciation of their significance and placement in the landscape in relation to nearby fertile land. The surrounding land including the land within the Site is formed of large agricultural fields and there is little remaining evidence for the historic land division visible on early 19th century maps (Figures 7 and 8).
- 6.1.25 The Resubmission Scheme has been designed to allow for a buffer zone south of the Redcoats complex in which there would be no development. The solar panels would be set back between 50m and 67m at the eastern and western ends of the southern boundary respectively allowing for the open rural aspect south of the Robins and the current experience of the ground falling away to be retained. A timber stock fence and new hedge will be planted between the solar panels and the Redcoats complex to provide screening. The solar panels (and associated fencing) have also been moved further away from the western curtilage of the Redcoats Farm complex and a new block of woodland planting is proposed in this location. The Resubmission Scheme will thus represent a change from arable farming use to solar energy generation in the wider setting of the farm complex and would reduce the overall proportion of agricultural land in the vicinity of the Redcoats farm complex. It is judged that the change would be adverse; therefore harm would exist. However it is considered that the harm would be limited and therefore in the context of the NPPF would be 'less than substantial harm', and towards the lower end of that scale.

- 6.1.26 South of the Site are the Grade I Listed Building Almshoe Bury and its Grade II Listed Building barn (Assets 31 and 52) and the Grade II Listed Building The Wyck (Asset 42). As noted in Section 5.9 above and shown on Plates 1 and 6 the Grade I Listed Building Almshoe Bury (Asset 31) and its Grade II Listed Building barn (Asset 52) are located on an elevated topographical position to the south of the Site and there is clear intervisibility between these Assets and the Site which contributes to our understanding of these assets as historic agricultural buildings. The Resubmission Scheme would result in a change to their wider settings in each case. Although the use of the Site for solar panels with grazing pasture underneath would represent a degree of continuity in land use and allow the original agricultural function of the land to remain appreciable, the Resubmission Scheme would still represent a change in land use within the wider historic landscape setting of each of these assets. In each case visibility of the Resubmission Scheme would be partially limited by intervening mature hedgerows and even where clear intervisibility is possible, the Resubmission Scheme would be experienced within context of other modern landscape elements including numerous large electricity pylons and the constant background noise of the A1 (M) motorway (Plate 14). On balance it is considered that views of the Resubmission Scheme would not substantially diminish the ability to appreciate the key relationship between the Listed Buildings and their agricultural hinterland, and as such any harm to their settings would be *'less than substantial'* in terms of the NPPF.
- 6.1.27 To the west of the Site, along the London Road (B656) there are two relatively isolated Grade II Listed Buildings, the 18th century Royal Oak public house, now the Rusty Gun, and attached buildings (Asset 65) and Peascod Hall a former 17th century farmhouse and now private residence (Asset 74). As there is no intervisibility between these assets and Site and no demonstrable historical relationships between them and the land within the Site, there is predicted to be no impact upon them. To the east of the Site there would be no impact on the two Grade II Listed Buildings on Stevenage Road in Titmore Green as there is no intervisibility with either the 17th century Titmore Green Farmhouse (Asset 10) or the 19th century Beech House (Asset 21).
- 6.1.28 In the south-east of the study area on Lower Titmore Green there are a further three Grade II Listed Buildings, Lower Titmore Farmhouse and outhouse (Asset 16), the Barn at Lower Titmore Farm (Asset 67) and Courtwyck (Asset 66). Site visits established that there would be no intervisibility from Courtwyck and no impact. The extent of visibility from Lower Titmore Farmhouse and outhouse (Asset 16) and the Barn at Lower Titmore Farm (Asset 67) could not be ascertained and thus it is possible that views from these properties may feature the Resubmission Scheme. There would be less visibility of the Resubmission Scheme when compared to then 2023 Scheme owing to the removal of solar panels (and all associated infrastructure) in the south eastern corner of the Site. Visibility of the remaining panels would be seen in the wider agricultural setting and beyond intervening agricultural land. Any such visibility would cause *'less than substantial'* harm to their settings, in terms of the NPPF.
- 6.1.29 Site visits established that the Grade II Listed Buildings south of St Ibbs, north-west of Site on the Stevenage Road, (Assets 36, 37, 46, 63 and 75), those within St Ibbs (Assets 35, 43 and 45) and west of St Ibbs (Assets 26, 30, 51 and 62), have limited or no visibility with the Site and as such it is predicted that their settings would not be impacted by the Resubmission Scheme.
- 6.1.30 To the north-east of Gosmore are four Grade II Listed Buildings two of which are standalone farmhouses Mill Farm (Asset 25) and Pound Farmhouse (Asset 34) and within a more built-up area is New England House (Asset 44) and the New Found Out Public House, now The Well (Asset 5). These Listed Buildings are on the far side of St Ibbs and St Ippolyts and intervening development and vegetation will block any views of the Resubmission Scheme and thus no impacts on their settings are anticipated.
- 6.1.31 South-east of the Site and south-east of Almshoe Bury there are three Grade II Listed Buildings on the eastern side of the A1 (M) (Assets 4, 60 and 86). Due to the location and presence of the motorway and associated

embankments, fencing and vegetation between these buildings their settings would not be impacted by the Resubmission Scheme. For the same reason the Grade II* Listed Building The Dairy at Stebbing Farm (Asset 58) and Grade II Listed Building Corey's Cottage (Asset 3) would also experience no impacts upon their settings. The Grade II Listed Building Thatched Cottage (Asset 85) is located just on the western side of the A1 (M) and is set within enclosed grounds on the edge of a roundabout. Distant views of the Resubmission Scheme may be possible from this asset, but they would be seen beyond the modern roundabout, Todd's Green and Lower Titmore and numerous intervening fields. Any such visibility would cause '*less than substantial*' harm at the lower end of the scale in terms of the NPPF.

- 6.1.32 To the north-east of Site and west of the A1 (M), with the London and North Eastern railway line running through it is the village of Little Wymondley. Within the village there is one Grade I Listed Building Wymondley Bury (Asset 80), three Grade II* Listed Buildings the Church of St Mary the Virgin (Asset 78), Wymondley House (Asset 59) and Wymondley Hall (Asset 20). There are a further nine Grade II Listed Buildings (Assets 11, 12, 13, 14, 15, 57, 68, 83, and 84). The village is relatively built up and on visiting the village it is apparent that the setting of the majority of the Listed Buildings within it are closely delineated and that their settings already feature numerous modern residential properties as well as a railway line in close proximity. Given this, it is not anticipated that the Resubmission Scheme would materially alter the setting of the majority of the Listed buildings within Little Wymondley nor diminish the ability to appreciate their architectural and historical interest and, therefore, no impact upon their settings is predicted. The Grade II* Listed Church of St Mary the Virgin (Asset 78) dates from the 12th century and its significance lies primarily in its exceptional historic and architectural interest. However, some significance is also derived from the landscape setting in which it is experienced. The Church is set within its churchyard on elevated ground to the south of the village of Little Wymondley, the churchyard is bound by a combination of low hedges, fences and mature trees allowing for occasional long range views across the surrounding village and wider agricultural landscape. The Church's topographical position on a low rise combined with the relatively open nature of its churchyard also allows for the church to be viewed intermittently across the landscape. The relatively low undulating character of the surrounding agricultural landscape, featuring large open fields, provides an opportunity to gain views towards the Church between gaps in field boundaries and along roads and allows for an appreciation of the rural qualities of its wider setting. This visibility also contributes to our understanding of the Church as a religious building designed as a visible reminder to parishioners of the importance of the Church in daily life. The Resubmission Scheme would result in a change to the wider rural setting of the Church and any harm to the setting of the Church is anticipated to constitute '*less than substantial*' harm at the lower end of the scale in NPPF terms.
- 6.1.33 In terms of non-visual settings, beyond the historical landholding relationship noted above, it is considered unlikely that the Resubmission Scheme would have an impact on any of the assets within the 2km study area. Along with the existing noise from the A1 (M) there have already been increased developments and cumulative change across the landscape with Wymondley Substation, pylons and the London and North Eastern railway which have already encroached upon the wider settings of Scheduled Monuments and Listed Buildings. With the exception of Redcoats Farmhouse (Assets 6, 7, 8 and 9), The Wyck (Asset 42) and Almshoe Bury (Assets 31 and 52) intervening vegetation and buildings limit views of the Site.

7 CONCLUSION

7.1 Direct impacts

- 7.1.1. Potential impacts on known or unknown buried archaeological remains which may survive within the Site relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during ground-breaking works (including excavation, construction and other works) associated with the Resubmission Scheme.
- 7.1.2. The National planning policies and planning guidance contained within the National Planning Policy Framework (MCHLG, 2023) and its accompanying Planning Practice Guide (MCHLG, 2014 updated 2019), as well as local planning policies referred to within Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 7.1.3. This assessment has demonstrated the following potential for archaeological remains to be encountered within the Solar Farm Site:

A High potential for Prehistoric and Roman remains to survive. The Site is located within a broad glacial valley, cut during the last ice age, known as the Hitchin-Stevenage Gap. Geophysical survey and archaeological evaluation within the western half of the Site has revealed evidence for enclosures, ring ditches and a trackway all of which are likely to date from the prehistoric period with finds and features of Early Roman date also present. Aerial photographic interpretation of features within the western half of the Site also indicate the presence of prehistoric below ground features. Remains from the palaeolithic throughout the prehistoric period have been identified within this landscape and sites of Neolithic to Iron Age date have been identified and excavated within the 1km study area. The Site does not appear to have been intensively developed and as such any remains would be expected to survive relatively undisturbed.

A Low potential for non-agricultural medieval, post-medieval and modern remains. The site is documented within agricultural land to the south-west of Redcoats Farm throughout the post-medieval and modern era. Modern Ordnance Survey maps do not record any major changes to the Site in the 20th century. With the exception of evidence for ploughing there is no evidence of modern disturbance within the Site.

7.2 Setting impacts

- 7.2.1 NPPF (2023), PPG (Live Document) and Historic England guidance on setting (2017) are clear that the setting of an asset can contribute to its significance. Section 2.5 and 4.3 of this report outline the planning policy and guidance with regard to the settings of designated assets and establish the assessment methodology used herein. Details of all designated assets included in the assessment are contained in the Site Gazetteer at the end of this report (Appendix 2) and their locations are shown on Figure 3.
- 7.2.2. All designated heritage assets within the 2km Study Area were considered for potential impacts to their setting as a result of the Resubmission Scheme. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. The setting assessment was undertaken in line with the requirements of NPPF and Historic England setting guidance.

- 7.2.3. Site visits established that there would be no potential for impacts upon the settings of the majority of the designated assets, due to lack of intervisibility with the Site/ Resubmission Scheme resulting from intervening topography, buildings and/or dense vegetation/woodland.
- 7.2.4. While the potential for impacts on the setting of three Conservation Areas has been identified it is noted that this impact has been identified in relation to the wider rural setting of each Conservation Area. Given the lack of predicted intervisibility between the Listed Buildings within each Conservation Area and the Resubmission Scheme it is not predicted it would either diminish or enhance any ability to appreciate the significance of these assets or their settings. As such, the impact on the settings of Listed Buildings located within Conservation Areas is judged to be Neutral in each case and consequently, no harm to the assets is predicted, and the policy tests as set out in NPPF are not invoked.
- 7.2.5. Given the nature and dimensions of the Resubmission Scheme, its position in the landscape relative to the assets in question, and the proposed planting/gapping up of existing hedges, it was concluded that there was a potential for impacts on the setting of the following assets: Wymondley Conservation Area (Asset 170), St Ippolyts Conservation Area (Asset 169), Gosmore Conservation Area (Asset 168), the Grade II Listed Building Thatched Cottage (Asset 85), Grade II* Listed Building the Church of St Mary the Virgin, Little Wymondley (Asset 78), Grade II* Listed Building Redcoats Farmhouse Hotel, its two Grade II Listed Buildings barns and its granary (Assets 6, 7, 8 and 9), Grade I Listed Building Almshoe Bury and its Grade II Listed Building barn (Assets 31 and 52), the Grade II Listed Building The Wyck (Asset 42), the Grade II Lower Titmore Farmhouse and outhouse (Asset 16) and the Grade II Listed Barn at Lower Titmore Farm (Asset 67). This list of assets with potential for impacts is consistent with that previously assessed for the 2023 Scheme.
- 7.2.6. In terms of the NPPF, such impacts to the heritage assets set out in paragraph 7.2.4 would constitute '*less than substantial harm*' and any harm would be at the lower end of the scale. The identified '*less than substantial harm*' would, therefore, need to be '*weighed against the public benefits of the proposal*' as per the policy test outlined in NPPF.

7.3 Mitigation

- 7.3.1. Given the archaeological potential of the Site it is advised that North Hertfordshire District Council, as advised by the Historic Environment Advisor at Hertfordshire LEADS which provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire, will require an archaeological investigation by intrusive or non-intrusive means to determine the nature and extent of any surviving archaeological remains within the Site prior to development. Any such archaeological mitigation would be determined by the Historic Environment Advisor at Hertfordshire LEADS. The NPPF states that a local planning authority should require developers to '*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact*' (MCHCLG 2021, Para 205).
- 7.3.2. The finalised design of the Resubmission Scheme will be informed by the results of previous archaeological investigation within the Site which include, geophysical surveys (GSB 2015) (AOC 2021) across the whole Site area and an archaeological evaluation (ASE 2016) undertaken in the south-west of the Site. The preference will be to avoid direct impacts wherever possible. In order to achieve this, two mitigation options will be considered:

Mitigation by Avoidance/Design, which would include the protection and preservation of defined areas of substantial archaeology including the defined Archaeologically Sensitive Area in the south-west of the Site through a no-dig policy (where the foundations and cable routes will be designed so as to minimise the need for groundworks) this will include buffer zones to be agreed with Hertfordshire LEADS

Mitigation by Archaeological Investigation/Preservation by Record, which would include archaeological monitoring of all development works associated with the areas of no-dig and archaeological field evaluation of the remaining Site via targeted trial trenching informed by the results of the geophysical surveys and undertaken, prior to any development commencing.

- 7.3.3. Written Scheme of Investigation (WSI) will be submitted to the Historic Environment Advisor, Hertfordshire LEADS at Hertfordshire County Council and will set out how any predicted impacts on archaeological remains will be managed and mitigated during the development process. The WSI will include provision for intrusive archaeological investigation or excavation this should it be required by Hertfordshire LEADS and will also include provision for further phases of monitoring or investigations should this be required, as well as reporting for post-excavation analysis, reporting and dissemination.
- 7.3.4. Since the Resubmission Scheme is anticipated to cause '*less than substantial*' harm to the settings of nearby heritage assets and with the assumption that existing hedgerows and boundaries are maintained, no further mitigation measures, beyond that set out by the proposals and specifically designed to reduce impacts on the settings of the Listed Building complex at Redcoats are considered necessary.

8 REFERENCES

8.1 Bibliographic References

Ancient Monuments and Archaeological Areas Act, 1979 (c46). [Online]. London. UK Government. Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

ASE 2016, Archaeological Evaluation at Stevenage Road Solar Park, Near St Ippolyt's, Hertfordshire.

ASE 2020, Archaeological Evaluation Report. Land at Stevenage Lane, near St Ippolyts, Hertfordshire, unpubl. ASE rep. 2015465

British Geological Survey (BGS). 2021. Geology of Britain Viewer. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed 17/09/2021).

Brudenell, M 2021 Late Bronze Age to Middle Iron Age Resource Assessment Eats of England Research Framework Available at: <https://researchframeworks.org/eoe/resource-assessments/late-bronze-age-to-middleiron-age/>

Challis, K., Forlin, P. & Kincey, M. 2011 A General Toolkit for the Visualisation of Archaeological Features on Airborne LiDAR Elevation Data. Archaeological Prospection 18, pp.279-289

Chartered Institute for Archaeologists (CIfA). (2019) (Updated 2020). Code of Conduct. Available at: <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf> (Accessed 05/08/2021)

CIfA. 2019. Regulations for professional conduct. Available at: <https://www.archaeologists.net/sites/default/files/Regulations%20for%20professional%20conduct%20May%202019.pdf> (Accessed 05/08/2021)

CIfA. 2017 (Updated 2020). Standard and guidance for historic environment desk-based assessment The Chartered Institute for Archaeologists. Available at: http://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed 05/08/2021)

- ClfA. 2014 (Updated 2020). Standard and guidance for Commissioning Work or Providing Consultancy Advice on the Historic Environment. The Chartered Institute for Archaeologists. Available at: http://www.archaeologists.net/sites/default/files/ClfAS&GCommissioning_1.pdf (Accessed 05/08/2021)
- Dogget, N.A. 1997 Patterns Of Re-Use: The Transformation of Former Monastic Buildings in Post-Dissolution Hertfordshire, 1540-1600. Thesis submitted for the award of a Doctorate in Philosophy. University of Southampton (1997)
- Doneus, M. 2013. Openness as Visualization Technique for Interpretative Mapping of Airbourne Lidar Derived Digital Terrain Models. Available at: <https://www.mdpi.com/2072-4292/5/12/6427> (Accessed 05/08/2021)
- DEFRA 2021. Defra Survey Data Download. Available at <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey> (Accessed 17/09/2021)
- Department for Levelling Up, Housing and Communities (DLUHC) and Ministry of Housing, Communities & Local Government (MHCLG), Live Document. Planning Practice Guidance: Historic Environment. Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> (Accessed 29/07/2024).
- Fitzpatrick-Matthews, K. 2020a. The Archaeology of the Wymondleys. Available at: <https://northhertsmuseum.org/wp-content/uploads/2020/05/The-archaeology-of-the-Wymondleys.pdf> (Accessed 17/09/2021)
- Fitzpatrick-Matthews, K. 2020b. The Ice Age in North Hertfordshire. Available at: <https://northhertsmuseum.org/wp-content/uploads/2020/06/The-Ice-Age-in-North-Hertfordshire.pdf> (Accessed 17/09/2021)
- GSB 2015, Geophysical Survey of Stevenage Road Solar Farm, Hertfordshire. Unpublished client report G15103
- Historic England (HE). 2017. Managing Change in the Historic Environment: Setting. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=80b7c0a0-584b-4625-b1fd-a60b009c2549> (Accessed 05/08/2021)
- Historic England 2018 Using Airborne Lidar in Archaeological Survey: The Light Fantastic. Swindon. Historic England.
- Levelling-up and Regeneration Act (2023) (c55). London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/2023/55/enacted> (Accessed 29/07/2024).
- Mann, B., 2023. Delivery of Public Benefit and Social Value Guidance for Archaeology and the Planning Process. Available at <https://www.archaeologists.net/sites/default/files/ALGAO%20Delivery%20of%20Public%20Benefit%20and%20Social%20Value%20Guidance%20v1-3.pdf> (Accessed 07/05/2024)
- Mills, A.D. 2011. A Dictionary of British Place Names
- Ministry of Housing, Communities & Local Government (MHCLG) 2021, National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Ministry of Housing, Communities & Local Government 2014 (Updated 23 July 2019b), National Planning Practice Guide. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/>
- North Hertfordshire District Council (NHDC).2019a. Gosmore Conservation Area Character Statement. Available at: <https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservationareas/conservation-areas-villages> (Accessed 17/09/2021)

North Hertfordshire District Council (NHDC).2019b. St Ippolyts Village Conservation Area Character Statement. Available at: <https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservationareas/conservation-areas-villages> (Accessed 17/09/2021)

North Hertfordshire District Council (NHDC).2019c. Great Wymondley Conservation Area Character Statement. Available at: <https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservationareas/conservation-areas-villages> (Accessed 17/09/2021)

NHDC. 2017. District Local Plan No.2 with Alterations Originally Adopted April 1996; Save Policies under Planning & Compulsory Purchase Act 2004, Written Statement 2007. Available at: <https://www.northherts.gov.uk/files/written-statement-sep-2007pdf> (Accessed 17/09/2021)

NHDC. 2016. Local Plan 2011-2031 Proposed Submission, October 2016. Available at: <https://www.northherts.gov.uk/home/planning/planning-policy/local-plan/proposed-submission-local-plan-2011-2031> (Accessed 17/09/2021)

Planning (Listed Buildings and Conservation Areas) Act, 1990 (c9) [Online} London. UK Government. Available at: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Powell-Smith, A. N.d. Open Domesday. Available at: <https://opendomesday.org/> (Accessed 17/09/2021)

Town and Country Planning Act (1990) (c8). London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents> (Accessed 29/07/2024).

Victoria County History (VCH). 1971. 'Houses of Austin canons: Wymondley priory', in A History of the County of Hertford: Volume 4, ed. William Page (London, 1971), pp. 440-443. British History Online <http://www.britishhistory.ac.uk/vch/herts/vol4/pp440-443> (Accessed 17/09/2021)

Wymer, J. 1999. The Lower Palaeolithic Occupation of Britain, Volume 1 (Wessex Archaeology and English Heritage).

8.2 Cartographic References

Historic maps were consulted via Old Maps online (<https://www.oldmapsonline.org/>); Old maps (<https://www.oldmaps.co.uk/#/>); the National Library of Scotland (NLS) Map viewer (<https://maps.nls.uk/>), the British Library map library (<https://www.bl.uk/subjects/maps>) accessed 20/09/2021. Where Ordnance Survey maps are reproduced, they have been sourced from Promap (<https://www.promap.co.uk/>).

Saxton, C. 1577. HARTFORDIAE COMITATUS f.34- shelf mark Royal MS. 18. D.III f.34

Saxton, C. 1583. HARTFORDIAE COMITATUS Sheet 13 Maps.C.7.c.1 Sheet 13

Blaeu, J. 1464. Hertfordia comitatvs vernacule Hertfordshire Dury,

A. 1760-90. A topographical map of Hartford-Shire Unknown.

1810. Luton- shelf mark OSD 148

Ordnance Survey. 1881. Hertfordshire XII.10 Surveyed: 1879, Published: 1881

Ordnance Survey. 1884. Hertfordshire XII Surveyed: 1878 to 1881, Published: 1884

Ordnance Survey. 1898. Hertfordshire XII.10 Revised: 1897, Published: 1898 Ordnance

Survey. Hertfordshire XII.SW Revised: 1897, Published: 1899

Ordnance Survey. 1924. Hertfordshire XII.10 Revised: 1922, Published: 1924

8.3 Aerial Photographic References

8.3.1 The below aerial photographs have been identified via the National Collection of Aerial Photographs (NCAP) online viewer access via AOC Archaeology's subscription.

Sortie	Frame Number	Date	Link
Available Online			
HSL/UK/72/0052	0402	03 May 1972	https://ncap.org.uk/frame/11-1-4-42-196
Unavailable Online			
MMC/0217	0427	10 June 2000	https://ncap.org.uk/frame/19-1-1-64-379
HSL/UK/75/0039	3382	24 June 1975	https://ncap.org.uk/frame/11-1-4-344-97

8.3.2 The below aerial photographs have been identified via a standard search from Archive Services at Historic England, Swindon. These aerial photographs have not been consulted as part of this assessment due to health and safety restrictions associated with COVID-19. Any future study should consult these photographs.

Sortie number	Frame number	Date
Vertical		
RAF/106G/UK/1635	2207	09 JUL 1946
RAF/106G/UK/1635	5204	09 JUL 1946
RAF/106G/UK/1712	3163	30 AUG 1946
RAF/106G/UK/1712	3164	30 AUG 1946
RAF/106G/UK/1712	4163	30 AUG 1946
RAF/106G/UK/1712	4164	30 AUG 1946
RAF/CPE/UK/1897	4226	12 DEC 1946
RAF/CPE/UK/1965	3349	10 APR 1947
RAF/CPE/UK/1965	4349	10 APR 1947
RAF/CPE/UK/1965	4350	10 APR 1947
RAF/106G/UK/961	3018	30 OCT 1945
RAF/106G/UK/961	3019	30 OCT 1945
RAF/106G/UK/961	3020	30 OCT 1945

RAF/106G/UK/961	3021	30 OCT 1945
RAF/106G/UK/961	4018	30 OCT 1945
RAF/106G/UK/961	4019	30 OCT 1945
RAF/106G/UK/961	4020	30 OCT 1945
RAF/106G/UK/961	4021	30 OCT 1945
RAF/82/1006	186	31 AUG 1954
RAF/82/1006	187	31 AUG 1954
RAF/82/1122	20	21 MAR 1955
RAF/82/1122	21	21 MAR 1955
RAF/82/1122	22	21 MAR 1955
RAF/58/4627	306	16 AUG 1961
RAF/58/4627	307	16 AUG 1961
RAF/58/4627	308	16 AUG 1961
RAF/58/4627	309	16 AUG 1961
RAF/58/4646	150	28 AUG 1961
RAF/58/4646	150	28 AUG 1961
RAF/106G/UK/1653	5020	11 JUL 1946
RAF/106G/UK/1653	5021	11 JUL 1946
RAF/106G/UK/1653	5022	11 JUL 1946
RAF/106G/UK/1650	5126	10 JUL 1946
RAF/106G/UK/1650	5127	10 JUL 1946
RAF/106G/UK/1650	5144	10 JUL 1946
RAF/106G/UK/1650	5145	10 JUL 1946
RAF/106G/UK/1560	5017	07 JUN 1946

RAF/106G/UK/1560	5018	07 JUN 1946
RAF/106G/UK/1560	5019	07 JUN 1946
RAF/106G/UK/1560	5068	07 JUN 1946
RAF/106G/UK/1560	5069	07 JUN 1946
RAF/106G/UK/1560	5070	07 JUN 1946
RAF/106G/UK/1070	5006	06 DEC 1945
RAF/106G/UK/1070	5007	06 DEC 1945
RAF/106G/UK/1070	5008	06 DEC 1945
RAF/106G/UK/1070	5009	06 DEC 1945
RAF/106G/UK/1013	7015	16 NOV 1945
RAF/106G/UK/1013	7016	16 NOV 1945
RAF/106G/UK/1013	7017	16 NOV 1945
RAF/106G/UK/1013	7018	16 NOV 1945
RAF/106G/UK/1013	7019	16 NOV 1945
RAF/106G/UK/T/15	6013	30 OCT 1945
RAF/106G/UK/T/15	6014	30 OCT 1945
RAF/106G/UK/T/15	6015	30 OCT 1945
RAF/106G/UK/T/15	6016	30 OCT 1945
RAF/106G/UK/T/15	6017	30 OCT 1945
MAL/67001	27	13 JAN 1967
MAL/67001	28	13 JAN 1967
MAL/67001	29	13 JAN 1967
MAL/67001	30	13 JAN 1967
MAL/67001	31	13 JAN 1967

MAL/67001	32	13 JAN 1967
MAL/67001	36	13 JAN 1967
MAL/67001	37	13 JAN 1967
MAL/67001	38	13 JAN 1967
MAL/67001	39	13 JAN 1967
MAL/67001	40	13 JAN 1967
MAL/67001	41	13 JAN 1967
US/7PH/GP/LOC75	8025	11 NOV 1943
US/7PH/GP/LOC75	8026	11 NOV 1943
MAL/69031(Z)	97	05 APR 1969
MAL/69031(Z)	98	05 APR 1969
OS/73065	631	10 APR 1973
OS/73065	632	10 APR 1973
OS/73065	633	10 APR 1973
OS/69110	414	14 APR 1969
OS/69110	415	14 APR 1969
OS/69362	71	22 JUL 1969
OS/69362	72	22 JUL 1969
OS/69362	73	22 JUL 1969
OS/69362	74	22 JUL 1969
OS/74173	158	21 JUL 1974
OS/74173	159	21 JUL 1974
OS/89065	53	30 MAR 1989
OS/89065	54	30 MAR 1989

OS/89065	59	30 MAR 1989
OS/89065	60	30 MAR 1989
MAL/61465	89342	03 MAR 1961
MAL/61465	89343	03 MAR 1961
OS/99318	170	29 AUG 1999
OS/99318	171	29 AUG 1999
OS/99318	252	29 AUG 1999
OS/99318	253	29 AUG 1999
OS/03955	4688	15 JUL 2003
OS/03955	4689	15 JUL 2003
OS/03955	4690	15 JUL 2003
OS/03955	4764	15 JUL 2003
OS/03955	4765	15 JUL 2003
OS/03955	4766	15 JUL 2003
OS/03955	4767	15 JUL 2003
OS/03955	4847	15 JUL 2003
OS/03955	4848	15 JUL 2003
OS/03955	4849	15 JUL 2003
ADA/187	161	14 APR 1984
ADA/187	162	14 APR 1984
Oblique		
TL 1927 / 1	AFL 61764/ EAW02086	02 FEB 1949
TL 2027 / 1	AFL 61764/ EAW020867	02 FEB 1949
TL 2027 / 2	AFL 61764/ EAW020868	02 FEB 1949

TL 2126 / 1	AFL 61764/ EAW020869	02 FEB 1949
TL 2127 / 11	AFL 61764/ EAW020870	02 FEB 1949
TL 2127 / 18	AFL 61764/ EAW020883	02 FEB 1949

7.4 Archive References

7.4.1 The following documents were consulted at the Hertfordshire Archives and Local Studies Library on the 24th of August 2021:

Reference	Title	Date
QS/E81	Great and Little Wymondley enclosure map	1811
DP/59/29/1	Map of the parish of Ippollitts	1816
DE/RV/B494	Redcoats Green Estate	1887
DE/Gr/51/1/9	The Wyck	1895

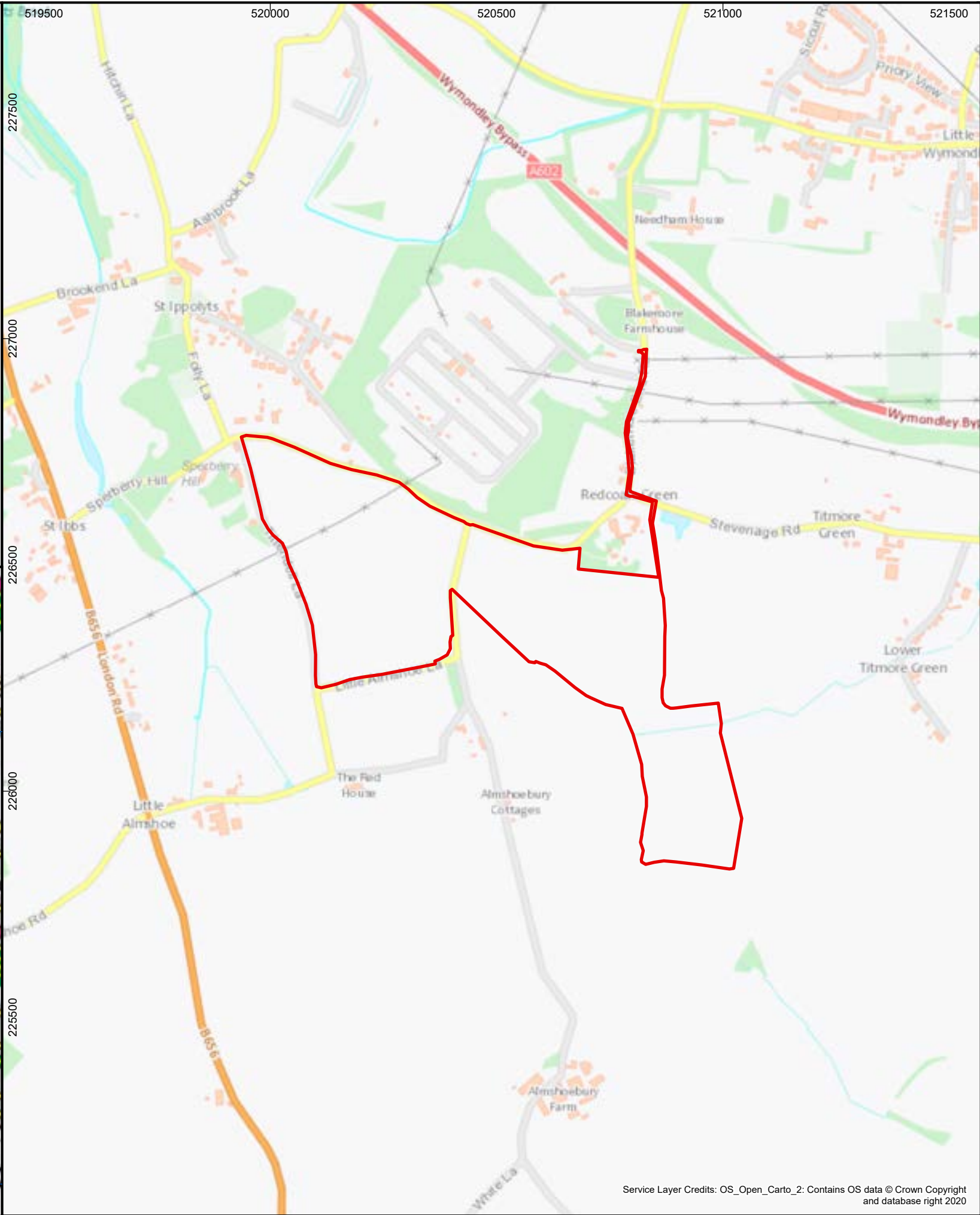
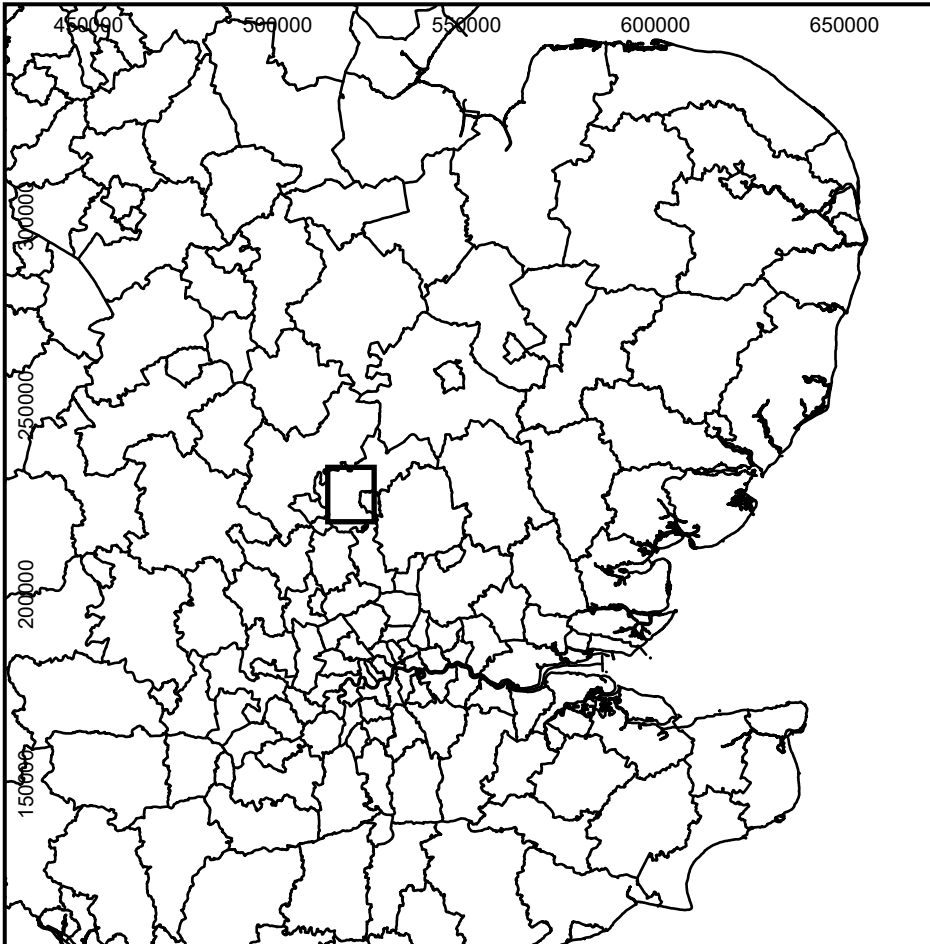
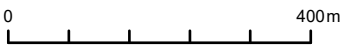


Figure		1
Site Location Plan		
Legend ■ Site Boundary		
FOR Axis Well House Barns Chester Road Bretton Chester CH4 0DH		
Drawn/checked:	CH/LR	
DWG no:	01/27842/DBA/01/02	
AOC Project No.:	27842	
 (C) AOC Archaeology Group 2024		
		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE 1:10,000 @ A3		
		

Service Layer Credits: OS_Open_Carto_2: Contains OS data © Crown Copyright and database right 2020

C:\Users\calum.hall\AOC Archaeology Group\Data Portal - 27842_Sperberry_Hill_Solar_GIS\Draft figures\AOC25482_Updated_Figs\AOC25482_Updated\Fig2.mxd

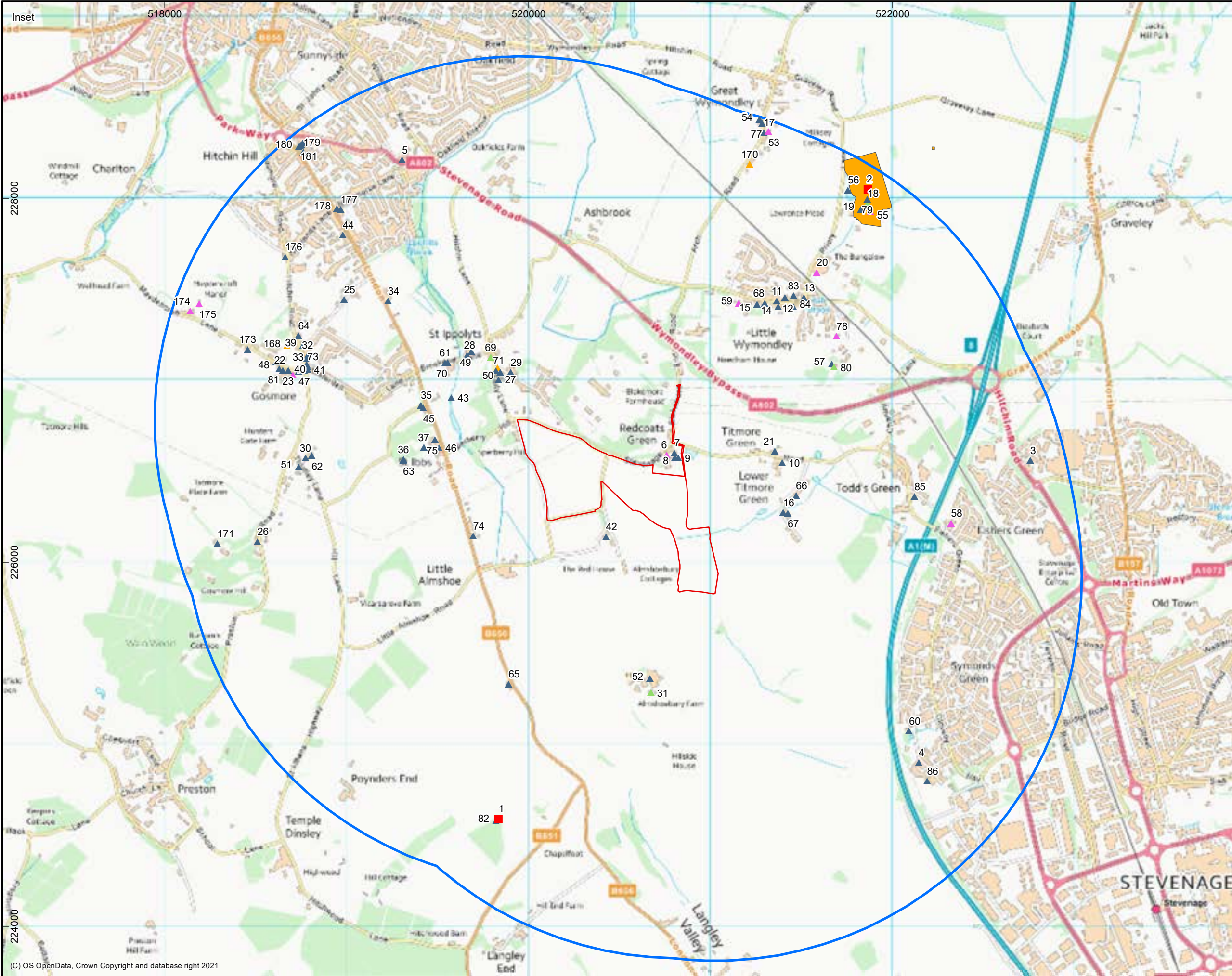
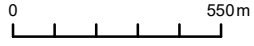
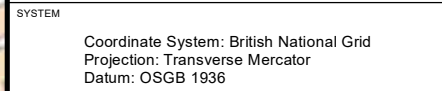
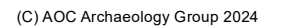


Figure		2
Designated heritage assets within the 2km Study Area		
Legend [Red Square] Site Boundary [Blue Circle] 2km Study Area [Orange Triangle] Scheduled Monument Extent [Red Square] Scheduled Monument [Orange Triangle] Conservation Area [Green Triangle] Listed Building- Grade I [Pink Triangle] Listed Building- Grade II* [Blue Triangle] Listed Building- Grade II		
FOR Axis Well House Barns Chester Road Bretton Chester CH4 0DH		
Drawn/checked:	CH/LR	
DWG no:	01/25482/HIA/02/02	
AOC Project No.:	25482	
 (C) AOC Archaeology Group 2024		
		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE	1:20,000 @ A3	
SCALE		

Legend

- Site Boundary
- 1km Study Area
- Archaeological Areas
- HER Event extent
- Roman Road
- Event
- Non-designated heritage asset

Drawn/checked:	CH/SO
DWG no:	01/25482/HIA/03/02
AOC Project No.:	25482



SCALE

0 500M





Figure

Extract from a map by Saxton, 1577

Legend
Approximate location of the Site

FOR
Axis
Well House Barns
Chester Road
Bretton
Chester
CH4 0DH

Drawn/checked:	ML/SO
DWG no:	01/25482/HIA/04/01
AOC Project No.:	25482



(C) AOC Archaeology Group 2021

NOT TO SCALE



Figure	5
Extract from a map by Drury, 1760 to 1790	
Legend Approximate location of the Site	
FOR Axis Well House Barns Chester Road Bretton Chester CH4 0DH	
Drawn/checked:	ML/SO
DWG no:	01/25482/HIA/05/01
AOC Project No.:	25482
AOC Archaeology Group (C) AOC Archaeology Group 2021	
NOT TO SCALE	

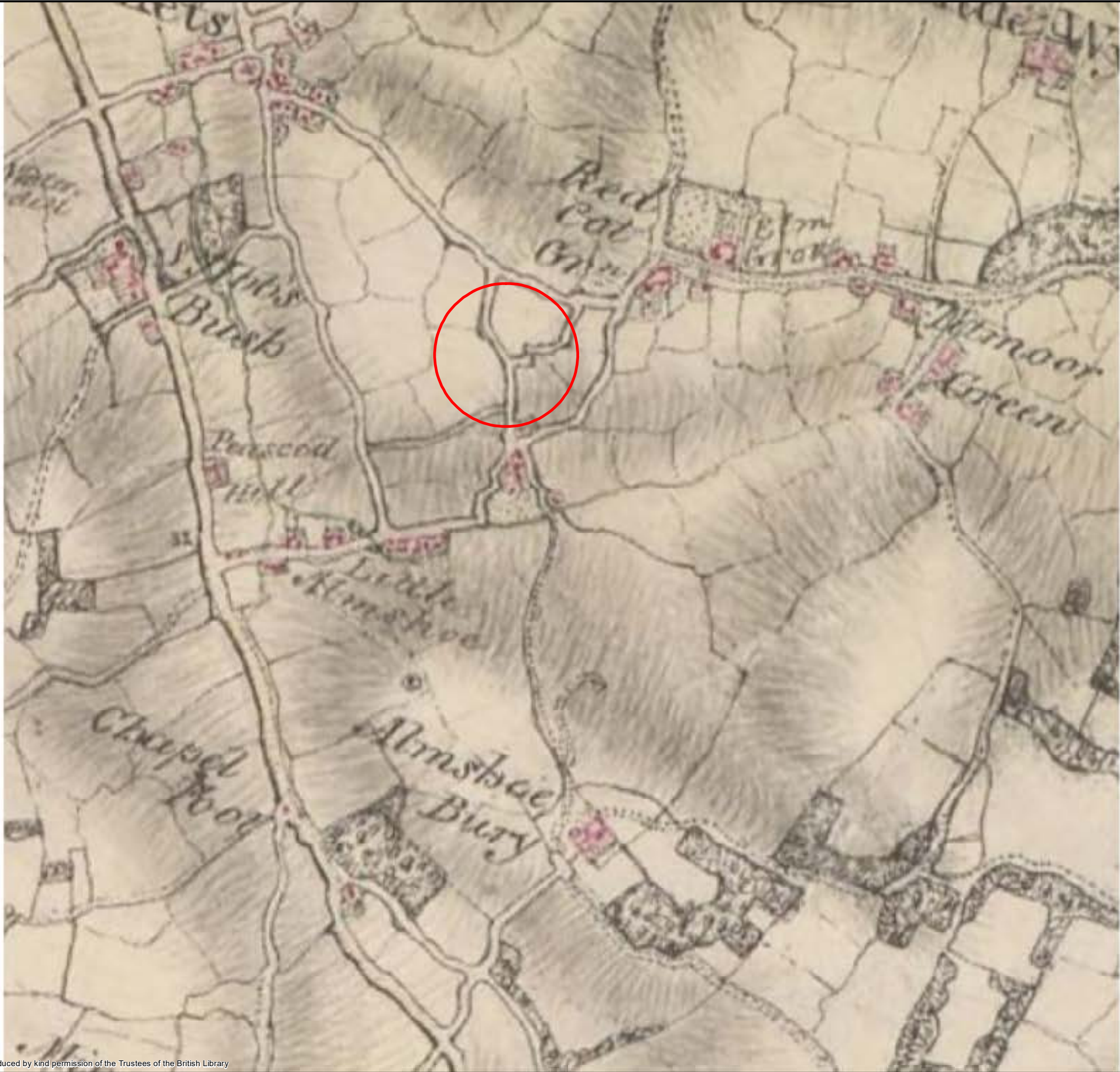


Figure	6
Extract from a map by Hyett, 1810	
Legend Approximate location of the Site	
FOR Axis Well House Barns Chester Road Bretton Chester CH4 0DH	
Drawn/checked:	ML/SO
DWG no:	01/25482/HIA/06/01
AOC Project No.:	25482
AOC Archaeology Group (C) AOC Archaeology Group 2021	
NOT TO SCALE	

C:\Users\Lynne.Roy\AOC Archaeology Group\Data Portal - 27842_Sperberry_Hill_Solar_GIS\Draft figures\AOC27842_Updated_Figs\AOC27842_Historic_maps.mxd

226800



521400

Extract from Great and Little Wymondley enclosure map, 1811

Legend
Site Boundary

FOR

Axis
Well House Barns
Chester Road
Bretton
Chester
CH4 0DH

Drawn/checked:	LR/SO
DWG no:	01/25482/HIA/07/02
AOC Project No.:	25482



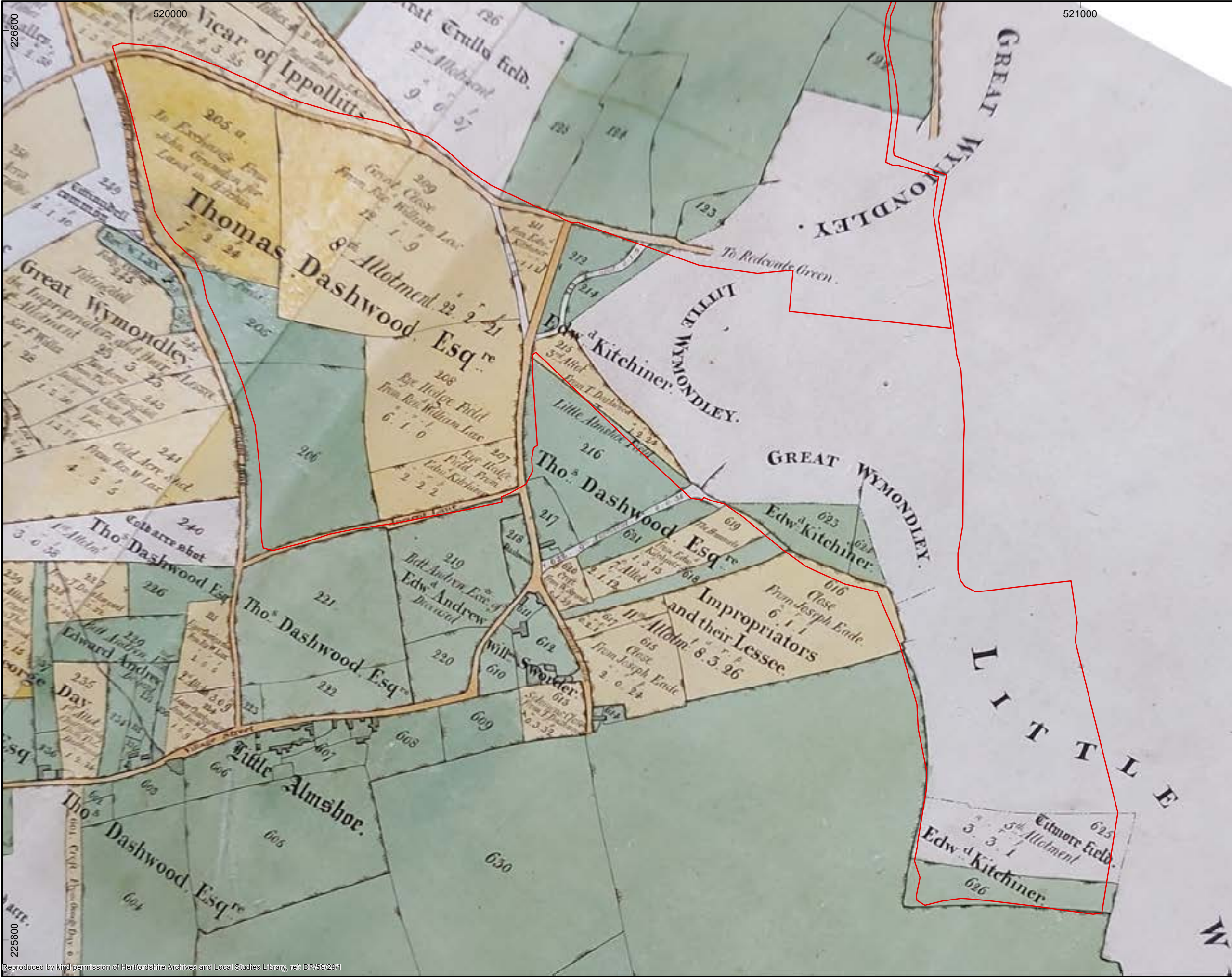
(C) AOC Archaeology Group 2024



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:3,000 @ A3

SCALE
0 50m



Figure

8

Extract from Map of the parish of Ippollitts, 1816

Legend

Site Boundary

FOR

Axis

Well House Barns

Chester Road

Bretton

Chester

CH4 0DH

Drawn/checked:

CH/SO

DWG no:

01/25482/HIA/08/02

AOC Project No.:

25482

AOC Archaeology Group

(C) AOC Archaeology Group 2024

North Arrow

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:4,000 @ A3

SCALE

0 150m

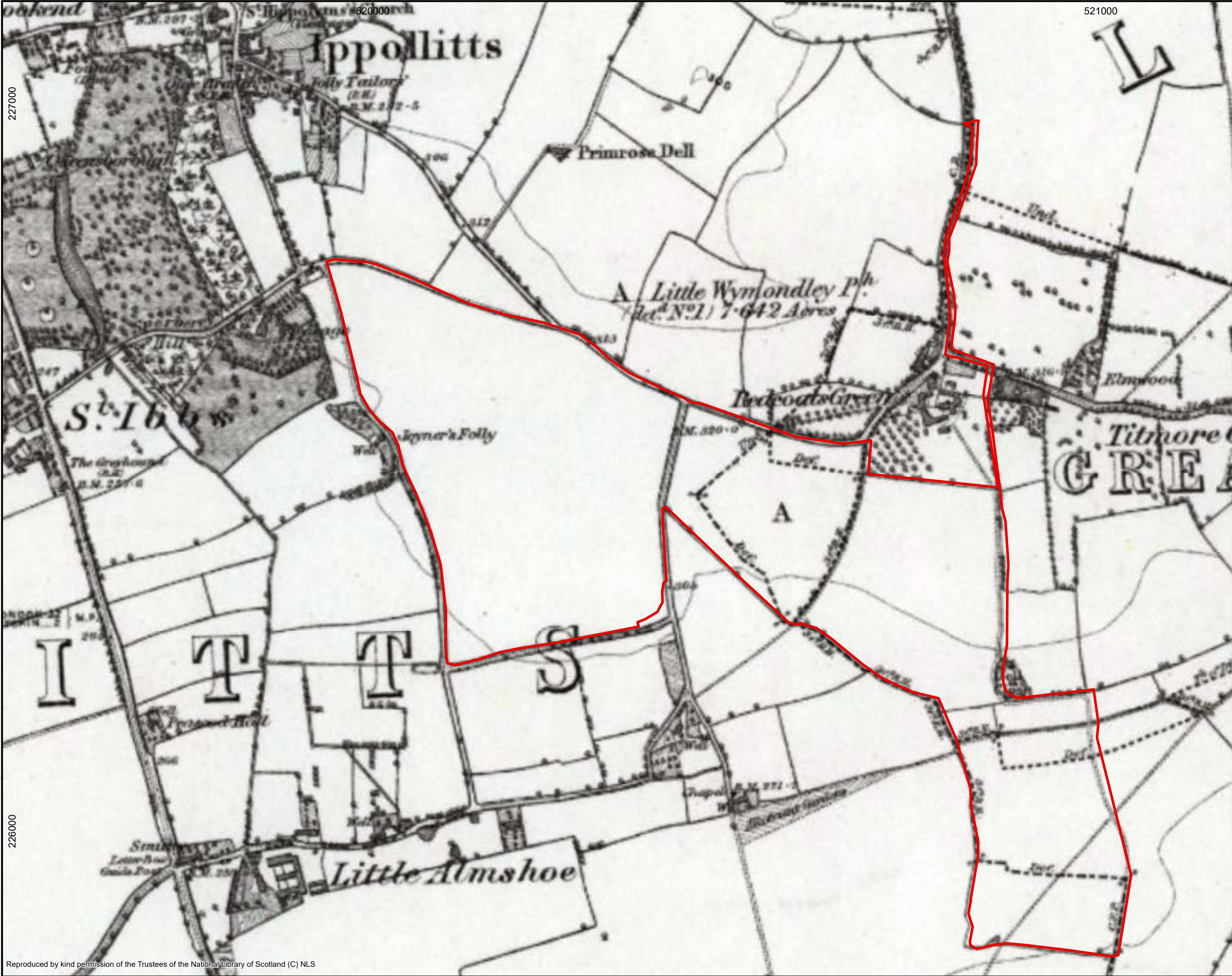
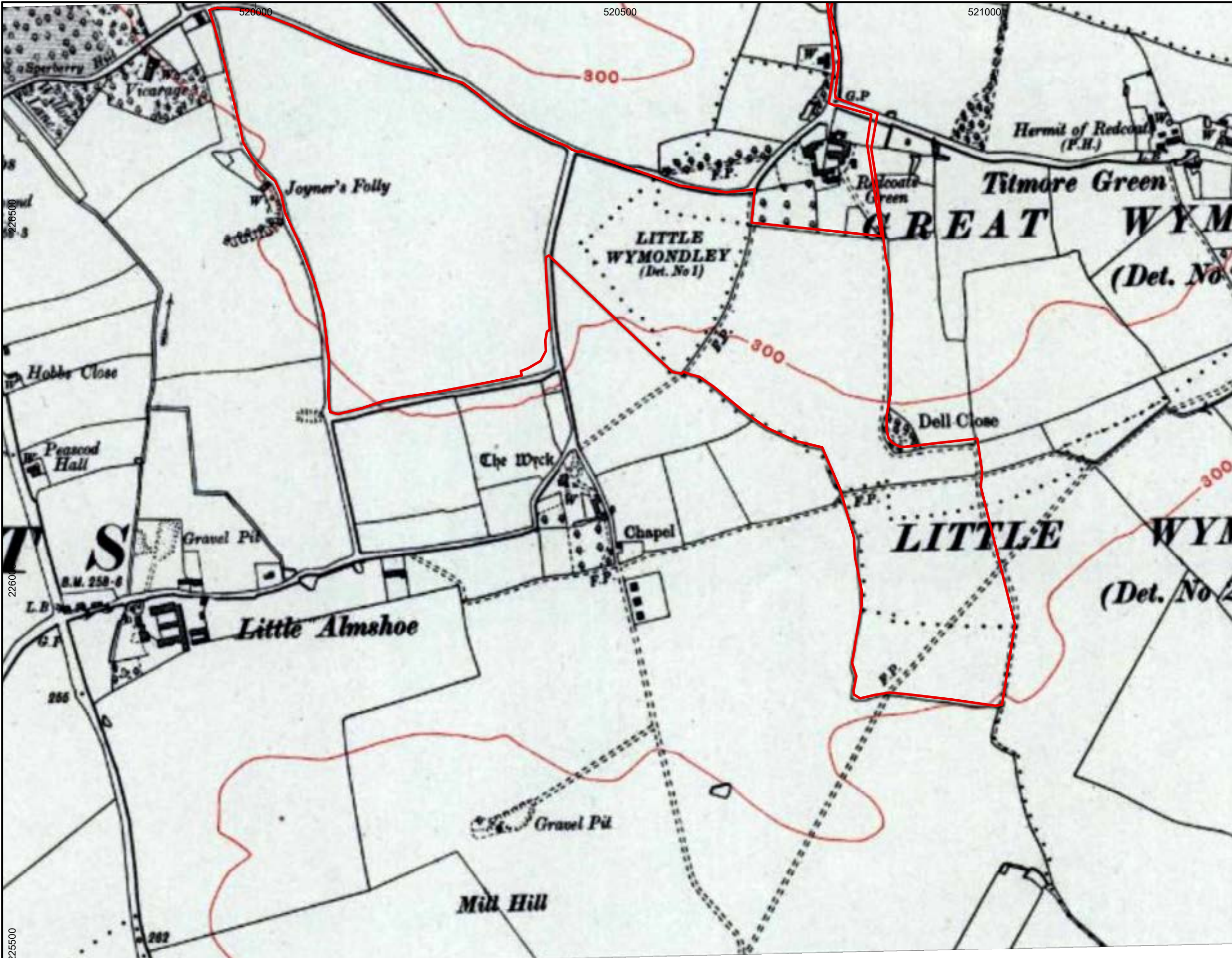


Figure		9
Extract from Ordnance Survey Map, 1884		
Legend ■ Site Boundary		
FOR Axis Well House Barns Chester Road Bretton Chester CH4 0DH		
Drawn/checked:	CH/LR	
DWG no:	01/25482/DBA/09/02	
AOC Project No.:	25482	
 (C) AOC Archaeology Group 2024		
		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE 1:5,000 @ A3		
		



Figure

10

Extract from Ordnance Survey map, 1924

Legend

■ Site Boundary

FOR

Axis

Well House Barns

Chester Road

Bretton

Chester

CH4 0DH

Drawn/checked:

CH/SO

DWG no:

01/25482/DBA/10/02

AOC Project No.:

25482

AOC

Archaeology

Group

(C) AOC Archaeology Group 2024

N

SYSTEM

Coordinate System: British National Grid

Projection: Transverse Mercator

Datum: OSGB 1936

SCALE

1:5,000 @ A3

SCALE

0 200m



Plate 1: View south from gate on western border of the Site, Almshoe Bury can be seen on the hill



Plate 2: View south southeast taking in the top floors of The Wyck, from north of Site



Plate 3: Hedgerow along western border of northern part of Site



Plate 4: View towards north corner of Redcoats Farm and residential property, from the Site



Plate 5: View north showing visibility with Redcoats Farm



Plate 6: View south to Almshoe Bury and The Wyck



Plate 7: View north from south of the Site towards Redcoats Farm



Plate 8: View north from south of the Site towards the residential property next to Redcoats Farm



Plate 9: View south-southwest from the south of the Site with chalk visible in soil



Plate 10: View north-east from Minsden Chapel towards Almshoe Bury



Plate 11: View north-northeast from gate at The Wyck towards the Site



Plate 12: View north from Almshoe Bury to Redcoats Farm



Plate 13: View north-east from north part of Site towards Redcoats Farm



Plate 14: View north-east from footpath in front of Almshoe Bury

Sperberry Hill Solar Array, Hitchin: Heritage Impact Assessment

Appendix 1: Assessment Scope and Criteria

ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an archaeological desk-based assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.

Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.

Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels

of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Assets

IMPORTANCE OF HERITAGE ASSET	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium or high importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOW	Assets of low or medium importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/asset; significant increase in noise or changes in sound quality; extensive changes to use or access. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known asset and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known assets would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Sperberry Hill Solar Array, Hitchin:
Heritage Impact Assessment

Appendix 2: Asset/Event Gazetteer

Asset Number	1
Site Name	MINSDEN CHAPEL
Type of Site	Scheduled Monument
Listing No./NRHE Number	1003543
HER Number	
Status	Scheduled Monument
Easting	519833
Northing	224590
Description	No further details are recorded on the Historic England website Ruined remains of a small C14 two-cell church with bellcote. Built of flint rubble with stone dressings, plastered externally. Probably a ruin by end of C17. Church was dedicated to St Nicholas. Inspection showed loss of voussoirs from openings and general erosion of fabric which requires consolidation. The church has now been declared redundant and is in private hands. Historic England are discussing the management of the site with the new owner. Heritage At Risk Assessment Information Assessment Type: Building or structure Condition: Poor Occupancy / Use: Not applicable Priority: D - Slow decay; solution agreed but not yet implemented Previous Priority: D Ownership: Private Designation: Scheduled Monument and Listed Building grade II List Entry Number(s): 1003543 and 1347462

Asset Number	2
Site Name	WYMONDLEY PRIORY, BARN, MOAT, ASSOCIATED EARTHWORKS, ENCLOSURES, PLATFORMS,
Type of Site	Scheduled Monument
Listing No./NRHE Number	1013338
HER Number	
Status	Scheduled Monument
Easting	521864
Northing	228049
Description	Heritage At Risk Assessment Type:

Archaeology

Condition:

Generally satisfactory but with significant localised problems

Principal Vulnerability:

Development requiring planning permission

Trend:

Stable

Ownership:

Mixed, multiple owners

Designation:

Scheduled Monument, 5 LBs

Wymondley Priory is a well-preserved example of an Augustinian monastic establishment which, significantly, is associated with an extensive and well-preserved tenant settlement. Of particular importance is the good survival of structures within the priory precinct as well as related earthworks in the outlying areas. The clear spatial relationship between the priory and the outlying earthworks, and the diversity of structural components present, offers particularly valuable insights into the religious and economic lifestyles of monastic communities during the Medieval period.

Details

The monument includes the site of a Medieval Augustinian priory, a moat, associated earthworks and enclosures, a hollow-way, a later Medieval Barn and conduit well-head. The moated precinct is a characteristic feature of monastic establishments and served to separate the ecclesiastical from secular components of monastery property. The priory and barn are located within the moated enclosure with the surrounding moat ditch visible in all but the SW quadrant where it is partially built over. Part of the nave of the original priory chapel has been incorporated in the fabric of a later manor house, which is a Grade I listed building. The garden and garden walls around the present manor are considered to be located on the foundations of the priory buildings and the walls include quantities of carved Medieval stonework. The remains of the monk's cemetery enclosure is also believed to be in this area. Outside the moated area to the south and north are a series of low earthworks marking outlying components associated with the Priory. A group of small field systems occurs to the south, while the northern area consists of house platforms and enclosures delimited on the western edge by ponds and a hollow-way to the east. Located some 500 m to the NE are the remains of a Medieval conduit well-head covered by 16th-17th century standing building. The manor, above ground remains of the priory and most of the farm buildings, except the late Medieval aisled barn (a Grade II* listed building and formerly SAM 61/b) and the conduit well-head, are excluded from the scheduling. However, all subsurface remains, including the ground below buildings, are included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Books and journals

Medieval Religious Houses, (1953), 160,321

The Victoria History of the County of Hertfordshire, (1912), 109

Midmer, R, English Medieval Monasteries 1066-1540, (1979), 339

'Journal Soc. Architectural Historians' in Journal Soc. Architectural Historians, , Vol. 1, (), 22

Other

Hert SMR no. 3558 3673-4,

RCHM Survey (1911), (1911)

RCHM typescript, Farris, Wymondley Priory,

RCHM, RCHM 1910,

Site Report 1986, 1986, Unpub HCC site report

Asset Number	3
Site Name	COREY'S COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1101139
HER Number	
Status	Listed Building- Grade II
Easting	522757
Northing	226561
Description	1. 5257 HITCHIN ROAD ----- Corey's Cottage TL 22 NW 4/126 II 2. Late C16 or early C17. Timber frame, pargetting, some brick nogging. Red brick north side elevation and massive chimney breast with offsets. Tiled roof with gabled dormers. 1 storey and attics, L plan with angle filled by modern addition. Listing NGR: TL2275726561

Asset Number	4
Site Name	THATCHED COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1101153
HER Number	
Status	Listed Building- Grade II
Easting	522143
Northing	224901
Description	1. 5257 SYMONDS GREEN ----- Thatched Cottage TL 2224 3/148 II 2. C17. Brick base, timber frame with plaster infilling, thatched roof with 1 gabled dormer. 1 storey and attics, 3 lattice casement windows. Single storey modern 1 window wing on right with pantiled roof. Listing NGR: TL2214324901

Asset Number	5
Site Name	THE NEW FOUND OUT PUBLIC HOUSE
Type of Site	Listed Building

Listing No./NRHE Number 1102138

HER Number

Status Listed Building- Grade II

Easting 519304

Northing 228212

Description 1. 5255 STEVENAGE ROAD No 181 (The New Found Out Public House) TL 1928 6/112

II

2. Said to have been formerly the Pest House. C17- C18 origin, red brick gabled north wing, modern south wing. The north wing is of 2 storeys and attics with diagonal brick gables, band below and carried over the upper storey window of the side elevations; tiled roofs with gabled dormer on south east side. South gabled front has partly blocked original window in gable, large upper storey window opening with cambered head, partly filled in, band, window opening on ground floor. The north west side has 2 very large blocked upper storey windows.

Listing NGR: TL1930428212

Asset Number 6

Site Name REDCOATS FARMHOUSE HOTEL

Type of Site Listed Building

Listing No./NRHE Number 1102462

HER Number 15973 - MHT15973; 15093 - MHT15093

Status Listed Building- Grade II*

Easting 520759

Northing 226591

Description WYMONDLEY REDCOATS GREEN TL 22 NW (South side) Little Wymondley

4/160 Redcoats Farmhouse Hotel 27.5.68 (formerly listed as Redcoats Green Farmhouse)

GV II*

House. Late C15, probably for John Sturgeon (High Sheriff in 1479), altered in later C17 and lower W wing added, W part elaborated as new front and old parts tilehung in late C19. Timber frame roughcast on E but completely red tilehung on S and W, red brick ground floor to W wing and red tilehung 1st floor. Steep old red tile roofs. An unusual C15 2-storeys and attics house lying N-S with continuous jetties on 2 sides and N end. 3-cells plan with parlour at N end, hall in middle, and smaller service room at S end. Lower L-shaped 2-storeys later W wing adjoins for much of W wall. W front has projecting LH gabled part with 2-storeys canted bay window and bargeboards. 2 windows to upper floor and gabled open timber porch in angle with projection. 3-lights window to RH, with sashes between mullions. Half-glazed door. E side of old part has mullion-and-transom windows, 3 gabled dormers, projecting chimney near N end with 2 diagonal shafts and a bell attached, and a lower kitchen extension at right-angles. External chimneys on W side of old house, with bases now obscured by W wing, rising between the roofs with a group of 5 diagonal shafts in-line above the hall fireplace, and 3 shafts on the W side of the parlour. Interior unusual for the large number of original heated rooms and the high quality of craftsmanship and ornamentation for a house of modest size and never a manor house. The hall, 31ft x 18ft, retains at S end one of the 2 doors of the former screens passage,

with hollow-chamfered 4-centred head and sunk spandrels. At N end of E wall a 2-lights window with ogee arris mouldings to rectangular mullions reset above opening formerly leading to an external stair turret serving hall and parlour with an internal lobby. An C18/C19 window in E wall in position of original window. Hall fireplace, with enriched mouldings of hollows and rolls, supports date c.1470-80. Parlour fireplace on E wall offset to S as if for dresser, has stone jambs and brick relieving arch. Cross-beams and axial beams in both rooms. Unheated undivided service room at S end has indications of a former stair against the S wall with window to light its foot. Original 2-lights window on E wall with arched heads to lights and ogee-moulded frame. 1st floor originally open to the roof. Partitions not over those below. Larger N room's importance emphasised by carved enrichment of hollow-chamfered jambs of stone fireplace with square fleurons. N wall has range of 4 2-lights windows set high in wall with hollow chamfered frames. Open truss to N of fireplace of 2 chamfered orders returning onto 2 solid brackets. Chamber over hall smaller with stone carved fireplace with dragons in the spandrels. Blocked mullioned 3-lights window. Late C17 changes involved a new staircase, partitions and attics. Former parlour reduced in size with painted bolelection- moulded panelling, and space provided for internal stair (replaced in late C19). Transverse moulded beam in hall a C17 replacement. E chimney stack enlarged for new W wing, and single-storey timber framed E kitchen added. (RCHM Typescript).

Listing NGR: TL2075926591

Asset Number	7
Site Name	L-SHAPED BARN RANGE AT REDCOATS FARM AT NORTH EAST OF FARMYARD
Type of Site	Listed Building
Listing No./NRHE Number	1102463
HER Number	
Status	Listed Building- Grade II
Easting	520801
Northing	226602
Description	WYMONDLEY REDCOATS GREEN TL 22 NW (South side) Little Wymondley
	4/161 L-shaped barn range at - Redcoats Farm at NE of farmyard
	GV II
	2 adjoining barns. C17. Timber frame on brick sills, dark weatherboarded with steep-pitched roofs now slated. An L-shaped range of barns in NE corner of yard to E of Redcoats Farmhouse Hotel. Longer N barn probably of 5 bays has several boarded doors. 4-bays E barn has double doors on W in 2nd bay from S and E outshut projection in same bay under catslide continuation of roof. Jowled posts and mid-height rail.
	Listing NGR: TL2080126602

Asset Number	8
Site Name	SMALL BARN AT REDCOATS FARM, ON EAST SIDE OF FARMYARD

Type of Site	Listed Building
Listing No./NRHE Number	1102464
HER Number	
Status	Listed Building- Grade II
Easting	520804
Northing	226578
Description	WYMONDLEY REDCOATS GREEN TL 22 NW (South side) Little Wymondley 4/162 Small barn at Redcoats Farm, - on E side of farmyard GV II Barn. C17. Timber frame on red brick sill, frame exposed at rear with sandy red brick infill, dark weatherboarding elsewhere. Steep-pitched roof now of corrugated iron. A 3-bays barn facing W with double doors in middle-bay and rear outshut in same bay. Lean-to extension at N end. Jowled posts, straight tension braces, single purlin to each roofslope clasped by inclined straight queen-posts. Included for group value. Listing NGR: TL2080426578

Asset Number	9
Site Name	GRANARY AT REDCOAT FARM, 20 METRES TO EAST OF FARM BUILDING COURTYARD
Type of Site	Listed Building
Listing No./NRHE Number	1102465
HER Number	
Status	Listed Building- Grade II
Easting	520822
Northing	226574
Description	TL 22 NW 4/163 WYMONDLEY Little Wymondley REDCOATS GREEN(South side)Granary at Redcoats Farm,20 metres to east of farm building courtyard GII Granary.Early C18,C19 alterations and lean-to extensions at north and south.Timber frame with dark elm weatherboarding raised on high eighteen inch thick C18 red brick sidewalls.Pyramidal old red tile roof.C19 red brick front infill with doorway to space below granary and timber-framed weatherboarded lean-to extensions with old red tile roof to one side,corrugated iron to other.A small square elevated granary with entrance on west by central boarded door with cathole and signs of former outside stair. Listing NGR: TL2082226574

Asset Number	10
Site Name	TITMORE GREEN FARMHOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102466
HER Number	15289 - MHT15289
Status	Listed Building- Grade II
Easting	521393
Northing	226548
Description	WYMONDLEY REDCOATS GREEN TL 22 NW (South side) Little Wymondley 4/164 Titmore Green Farmhouse - - II Farmhouse. Late medieval hall house, S wing c.1600, heightened and floored late C17, renovated C19. Timber frame on plastered brick sill, roughcast. Ground floor front cased in chequered red and blue brick. Steep old red tile roofs. A 2-storeys H-plan house, set back from road, facing E. 3 windows to each floor and entrance in angle with N wing. Front carried up parapet between wings. C18 flush box sash windows with 6/6 panes to S wing, 6/3 above 6/6 to hall, and 3/3 to N wing. 8-panels fielded door in wooden surround with fluted pilasters, full entablature and triangular pediment. Rear lateral late C17 chimney to hall, 2 projecting chimney stacks on N side of N wing, large lateral chimney to S wing. Projecting gabled stair turret at rear in line with entrance door. Small 2-lights window over front door. Original house had service bay at S end of open hall in a range with low eaves, and a 2-storeys N crosswing jettied as a projection to the E. Projecting S cross-wing formed by additions to the old S bay, c.1600. Alterations in late C17 involved heightening the old range, inserting a floor and rear sidewall chimney and staircase, converting the service room to a kitchen and providing new storage space in a narrower W extension of S wing. The stair turret is sufficiently big to have also accommodated a dairy. Parlour chimney built or rebuilt in C17 or C18, rear passage to W of hall C19. (RCHM Typescript). Listing NGR: TL2139326548
Asset Number	11
Site Name	BARN RANGE AT ELMS YARD (STUTLEY BROTHERS LIMITED)
Type of Site	Listed Building
Listing No./NRHE Number	1102467
HER Number	
Status	Listed Building- Grade II
Easting	521363
Northing	227437
Description	WYMONDLEY STEVENAGE ROAD TL 2127 (North side) Little Wymondley 11/165 Barn range at Elms Yard 27.5.68 (Stutley Bros Ltd) (formerly listed as Barn range at the Elms W of the house) GV II Barn range. Early C17. Timber frame on sill walls of brick or flint, dark weatherboarded. Frame

exposed with red brick infill where middle barn runs beside road. Steep old red tile roofs. An irregular L-shaped range composed of a tall single-aisled W barn with its S gable facing the road, a lower 4-bays barn adjoining on E flush with the S gable and backing onto the road, and an E barn extending ENE from the E end of the middle barn. W barn has its aisle on the W side and a gabled porch on W not projecting beyond the aisle.

Listing NGR: TL2136327437

Asset Number	12
Site Name	THE ELMS INCLUDING FORMER BARN RANGE LINKED TO EAST END
Type of Site	Listed Building
Listing No./NRHE Number	1102468
HER Number	
Status	Listed Building- Grade II
Easting	521408
Northing	227455
Description	WYMONDLEY STEVENAGE ROAD TL 2127 (North side) Little Wymondley

11/166 The Elms including 27.5.68 former barn range linked to E end

GV II

Farmhouse and barn, now all one house. C16, used by maltsters from 1695, C18 W wing, altered and linked to barn on E during C19 or early C20. Timber frame house and barn, red and black brick W wing and casing to ground floor of timber frame. Roughcast upper part. Steep old red tile roofs. A 2-storeys, internal-chimney plan house, set back, with its S gable towards the road, lower barn range almost parallel to E linked by single-storey part at its N end, and 2-storeys and attics W wing with present entrance facing S. Large internal stack of old house has shafts set in diagonal cruciform pattern above massive base. External large W gable chimney to W wing. S front has a gabled dormer on the roofslope, moulded eaves cornice, plat band, roof of W wing extended to engage the S end of the old house. This end has a treble sash window to 1st floor above a canted sashed bay window. 3 windows to each floor of W wing. Flush-box sash windows with flat gauged arches and 6/6 panes. Recessed 6-panels door with flush beaded panels. Cambered head in wooden doorcase with pilasters, full entablature, and moulded dripboard. E side of old house has flush casement windows with leaded glazing. Barn on E may have had floor inserted c.1695 for use as malting or malt store. Its long E wall has exposed timbers, with close-studding over a plastered brick base. Red brick infill panels, painted below the eaves. Internal lateral chimney to rear part. (inf Mr. Farris).

Listing NGR: TL2140827455

Asset Number	13
Site Name	PLUME OF FEATHERS PUBLIC HOUSE
Type of Site	Listed Building

Listing No./NRHE Number 1102469

HER Number

Status Listed Building- Grade II

Easting 521511

Northing 227455

Description WYMONDLEY STEVENAGE ROAD TL 2127 (North side) Little Wymondlwy

11/168 Plume of Feathers P.H. - - II

Blacksmith's house and forge. 1719 for Daniel Maple, blacksmith. A public house since before 1800, altered later C20. Red brick and steep red tile roofs. A 2-storeys and attics, 2-cells, end-chimney plan house, set back from road, facing S, with lower former range set back on E end, and later slated W lean-to. Rear extension with twin-gables to N. S front has plat-band, projecting box eaves, 2 small gabled dormers on roofslope with small-pane casements. Plum-red and blue bricks with lighter red dressings. 2 flush-box sash windows to 1st floor with 8/8 panes and flat gauged arches. 6/6 sash window in W lean-to and rectangular bay windows with entrance between with old porch all fronted by a symmetrical Doric screen. (inf Mr. Farris).

Listing NGR: TL2151127455

Asset Number 14

Site Name BLACKSMITHS COTTAGES IN BLACKSMITH'S YARD

Type of Site Listed Building

Listing No./NRHE Number 1102470

HER Number

Status Listed Building- Grade II

Easting 521372

Northing 227405

Description WYMONDLEY STEVENAGE ROAD TL 2127 (South side) Little Wymondley

11/170 Blacksmiths Cottages 18.3.80 Nos. 1, and 2 in Blacksmith's Yard

GV II

House, now 2 houses. Early C17, earliest ref 1643, divided later, one house in C19, 2 in C20, renovated with additions as 2 houses c.1985. Timber frame roughcast on ground floor, dark weatherboarding on 1st floor. Steep pitched roof once thatched now slated with rear slope extending down over outshut. Hipped lean-to roofed low extensions at each end. A 2-storeys, internal chimney, lobby entry plan house in yard off high road facing E. N house No. 1 has a 2-lights flush casement window above a 3-lights window with plank door next RH corner. No. 2 has 2-lights window over plank door to lobby entry in line with internal chimney. Ground floor 3-lights window to LH and projecting stair turret at LH end of front next later external S gable chimney. Interior has exposed timbers with axial chamfered beam and exposed joists. Straight tension braces to corner of frame. Jowled posts. Collar- and queen- strut trusses to clasped-purlin roof. Face-halved bladed scarf joint in wallplate. Roof of 2 bays separated by a narrow chimney and stair bays (inf Mr. Farris).

Listing NGR: TL2137227405

Asset Number	15
Site Name	THE CROFT
Type of Site	Listed Building
Listing No./NRHE Number	1102471
HER Number	
Status	Listed Building- Grade II
Easting	521254
Northing	227418
Description	WYMONDLEY STEVENAGE ROAD TL 2127 (South side) Little Wymondley 11/172 The Croft - - II House. Early C19. Red brick with hipped slate roof. 2-storeys, 3 windows wide, double-pile plan villa, set back from road, facing N, with lean-to set back on W end. Symmetrical N front into central entrance, chamfered offset to plastered plinth, and painted eaves soffit. Recessed sash windows with flat gauged arches, 6/6 panes, and flush-bead panelled external shutters to ground floor. 6-panel moulded door up 2 steps in round headed doorway with gauged arch and radial fanlight. Flat hood cuts across at springing level of arch. 2 internal gable chimneys on each end wall. Listing NGR: TL2125427418

Asset Number	16
Site Name	LOWER TITMORE FARMHOUSE AND OUTHOUSE ATTACHED ON SOUTH
Type of Site	Listed Building
Listing No./NRHE Number	1102472
HER Number	15092 - MHT15092
Status	Listed Building- Grade II
Easting	521399
Northing	226274
Description	WYMONDLEY TITMORE GREEN TL 22 NW Little Wymondley 4/176 Lower Titmore Farmhouse - and outhouse attached on S GV II House. C16, early C18 N part, mid C19 alterations. Timber frame red scallop tile-hung at S end and rear, brick cased in stages at front, dark weatherboarded outhouse. C18 plum brick with light red dressings to N end and casing part of front. Steep old red tile roof corrugated iron to outhouse formerly thatched. A 2-storeys and attic 3-cells house facing W, set back a little from road. Lean-to single-storey outshut at rear. Large internal chimney at junction with N parlour

bay, and entrance by plank door into lobby by this stack. 3 windows W front with gable over middle window. Casement windows with 3-lights on 1st floor but 3:5:4 on ground floor. Attic over N part lit by 2-lights casement in N gable. Plat band continues onto W front. Similar band across gable at eaves level. Timber frame with surviving wattle-and-daub infill exposed on S end wall of house inside outhouse. S bay of house may have been heightened. Clapsed-purlin roofs. (inf Mr. Farris).

Listing NGR: TL2139926274

Asset Number	17
Site Name	GRANARY AT DELAMERE HOUSE ON ROADSIDE TO WEST OF HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102496
HER Number	
Status	Listed Building- Grade II
Easting	521292
Northing	228363
Description	WYMONDLEY ARCH ROAD TL 2128 (East side) Great Wymondley

10/141 Granary at Delamere House - on roadside to W of house

GV II

Granary, early C17, sleeping quarters for labourers in C19. Timber frame on flint and brick high sill, dark weatherboarded, some stucco to sill, steep old red tile roof. A 2-bays, single-storey building on roadside to W of house facing E into yard. Heavy wall timbers, boarding to walls and raised floor, flat oak rafters, jowled posts, collar-rafter roof, inserted central open truss on cambered tie-beam with queen-struts and collar. Slightly curved braces to tie-beam. Inserted clapsed purlins. Small window in S end and E wall of N bay. Louvred opening in N gable. Door into S-bay. (RCHM Typescript).

Listing NGR: TL2129228363

Asset Number	18
Site Name	THE PRIORY
Type of Site	Listed Building
Listing No./NRHE Number	1102499
HER Number	
Status	Listed Building- Grade I
Easting	521863
Northing	227974

Description

WYMONDLEY PRIORY LANE TL 2127 (East side) Little Wymondley

11/150 The Priory 27.5.68 (formerly listed as Wymondley Priory)

GV I

Priory church, now a dwelling house. Founded 1205-7 by Richard de Argentien first as a hospital and soon after as a priory of Augustinian Canons, dedicated to St. Mary. Dissolved and granted to James Nedham c.1536 (see brass in church) who adapted the priory buildings to a mansion. Inherited and much improved by George Nedham 1688. Part of the cloister may have remained c.1700, E parts said to have been destroyed by fire in C18, fragmentary stone walls recorded by Oldfield c.1800. Building stripped to shell and renovated 1973-4. The surviving building consists of the W part of the unaisled nave of the priory church with C16 and later extensions and alterations. Flint rubble C13 walls with uncoursed knapped flint facing, limestone ashlar facing to E end of S wall, the W gable top and buttress at the W end. Limestone dressings. C16 narrow red brick in English-bond walling to SW block and similar brickwork in N block. All now roughcast externally. Steep old red tile roofs. A large 2-storeys and attics house, on a moated site, facing N. Higher central part running E-W is the former priory church's nave. Small 2-storeys C16 parallel block at SW lines with W end of nave. 2-storeys N-block is roofed by 3 parallel pitched roofs producing 3 gables on the N. Its W end is set back a little from the W end of the nave. N-front designed to look symmetrical with 3 4-light transomed windows to 1st floor and central entrance door with narrow single-light window to each side of it. Similar 4-light windows to ground floor on each side of centre. Studded old door. 2 internal chimneys in middle part with one and two diagonal red brick shafts. The plan (VCH (1912)189) indicates a possible arrangement of domestic accommodation from N to S of pantry, entrance passage, hall (in the nave), and parlour (in the SW block). Hall and parlour have chimneys on the E, and there is a passage behind the hall fireplace separating it from the chimney serving the kitchen in the E part of the nave. Work in 1973 exposed N and S walls of nave. In S wall at 1st floor level 2 C13 tall lancet windows with rebated outer opening and wide internal splays with corner shafts, moulded caps and bases and 2-centred moulded arch with three moulded elements. These were protected by the SW block. The cloister was evidently to N and a fine processional door is exposed in the W part of the N wall with superb moulded arch of multiple rolls and hollows and dog-tooth decoration. Where S wall of cloister should have been was found part of a late medieval traceried recess and part of a C16 wallpainting of running warriors in classical armour. The roof structure of the nave is the most complete surviving feature. It is single framed consisting of individual rafter couples each with a collar, straight braces below collar, ashlar pieces near feet of rafter descending vertically to sole-pieces over twin wallplates, the whole describing a 7-sided figure. Heavy floor structures inserted in nave to form 1st floor and attics. 4-centred 1st floor stone moulded fireplace under depressed 3-centred relieving arch. Clock mechanism on platform at W end of roofspace of SW block. Clapsed-purlin roofs with curved wind braces in C16 parts. For 2 centuries the house was the seat of the Nedham family, lords of the manor. In the later C18 it was the home of Thomas Browne, Garter King of Arms and an eminent land surveyor. (RCHM (1911)149: VCH (1912)188-9: Kelly (1914)296: Medieval Archaeology 18 (1974)191: Pevsner (1977)243: Roy Midmer English Medieval Monasteries (1066-1540) London (1979)339: RCHM Typescript: inf Mr. Farris).

Listing NGR: TL2186327974

Asset Number

19

Site Name

BARN AND ATTACHED STABLE AT PRIORY FARM, 50 METRES TO SOUTH WEST OF THE PRIORY

Type of Site

Listed Building

Listing No./NRHE Number

1102500

HER Number

Status

Listed Building- Grade II

Easting

521825

Northing

227941

Description

WYMONDLEY PRIORY LANE TL 2128 (East side) Little Wymondley

11/154 Barn and attached stable - at Priory Farm, 50M to SW of The Priory

GV II

Barn and stable. C17 barn, C18 stable. Timber framed on tarred brick sills, dark weatherboarded. Barn thatch covered by corrugated iron. Stable, steep old red tile roof hipped at N end. A 3-bays barn with one long side now open to the yard on the N, and a tall stable attached at E end projecting to N and facing into the yard on the W. Gabled lucarne with board door, into loft over stable, on E side. Barn has jowled posts, long straight tension braces, straight braces to tie-beams, and inclined straight queen-posts carrying the single clasped-purlin in each roofslope. The W end of the barn stands over an infilled part of the moat surrounding the former priory.

Listing NGR: TL2182527941

Asset Number

20

Site Name

WYMONDLEY HALL

Type of Site

Listed Building

Listing No./NRHE Number

1102501

HER Number

Status

Listed Building- Grade II*

Easting

521582

Northing

227594

Description

WYMONDLEY PRIORY LANE TL 2128 (East side) Little Wymondley

11/156 Wymondley Hall 27.5.68 GV II*

Farmhouse. Late C16 for Nedham family, Lords of the Manor, as home farm to Wymondley Priory, their seat. Bay windows, porch, and oriels on W front, internal alterations and possibly the all-over rendering shown in old photographs mid C17. Interior alterations, large brick N wing, and casing of rear and S side in brick c.1850 for Mrs. Frost. Timbers of W front exposed after c.1912. Timber frame on roughcast brick sill, close-timbering exposed with plastered panels on W front, N wing and casing of older building of red brick in a bond with 2 stretchers and a header repeatedly. Steep old red tile roofs. Slate roof to lean-to addition at rear. A 2-storeys near symmetrical house facing W, set back from road, with a range of 6 front gables and gabled single-storey porch in middle. Originally a T plan house with S parlour crosswing jettied to W, cross-passage at N end of hall with parallel service rooms to N of it, in continuation of same range. C17 improvements involved combining the service rooms as a kitchen with a new 3-flues rear lateral chimney and elaboration of the front with full height canted bay windows and canted oriels at both floor levels, the upper ones topped by separate tiled gables and carried on heavy shaped brackets. Transomed ovolo-moulded mullioned windows. 2 C19 gables at N of front have similar projecting canted bays. Square shafts with triangular fillets give a multangular appearance to the moulded brick C17 kitchen chimney. The

old rear lateral chimney to the hall has 2 diagonal shafts, and there is a similar projecting brick stack on the S side of the S wing against which the C19 casing brickwork ends. Gabled stair tower projects between the large chimney stacks at the rear. Brackets and bull-nosed joists to the jetty of the crosswing. Moulded square-headed front doorway with jamb-stops and old plank door. Interior has open fireplace off-centre in the panelled parlour due to the smaller E room having been taken into the room. Chambers over hall and parlour had fireplaces. Curved wall inserted at N end of old hall and mid C17 stack pierced for access to rear stair. Probably the house called 'The Lower House' in early C17 documents. More recently 'Old Hall Farm'. (RCHM (1911)149: VCH (1912)188: Pevsner (1977)243: RCHM Typescript: inf Mr Farris)

Listing NGR: TL2158227594

Asset Number	21
Site Name	BEECH HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102502
HER Number	
Status	Listed Building- Grade II
Easting	521353
Northing	226612
Description	WYMONDLEY REDCOATS GREEN TL 22 NW (North side) Little Wymondley

4/159 Beech House - - II

House. Circa 1818, matching E extension 1938. Stucco on brick, lined as ashlar. Hipped steep slate roof. Formerly symmetrical 2-storeys, 3 windows wide house facing S with central entrance, and uniform one-window 2-storeys E extension. Recessed sash windows with 6/6 panes and margin lights. Rusticated vermiculated keystones over front openings. Round headed doorway in 2 orders with radial fanlight; and 6-panels moulded door with fielded panels. Chamfered plinth painted black and wide painted soffit to eaves overhang. Square buff terracotta chimney pots to end-wall chimneys. Window over door narrow to suit width of doorway. (inf Mr. Farris).

Listing NGR: TL2135326612

Asset Number	22
Site Name	VIEW COTTAGE, AND AVENUE COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1102503
HER Number	
Status	Listed Building- Grade II
Easting	518648

Northings	227057
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (South side) Gosmore 8/60 View Cottage, and - Avenue Cottage GV II House, now 2 houses. C17, partial brick casing C18, altered and divided in C19. Timber frame roughcast, panelled pargetting to 1st floor at front and red brick in Flemish-bond to ground floor of W half (Avenue Cottage) and to E gable end (returned a little along the front). Red tile steep roof. A 2-storeys, 3-cells plan building set back from road, facing N. Very large rearwall projecting chimney with crow-step decoration to middle bay, later projecting E gable chimney. N front has 3 windows to 1st floor and 2 to ground floor. Flush box sash windows with 3/3 panes. 2 doors in middle: LH 4-panels, half-glazed with flat hood on shaped brackets: RH a plank door. Listing NGR: TL1864827057

Asset Number	23
Site Name	2 ADJOINING BARNs NEXT THE ROAD AT AVENUE FARM
Type of Site	Listed Building
Listing No./NRHE Number	1102504
HER Number	
Status	Listed Building- Grade II
Easting	518678
Northings	227056
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (South side) Gosmore 8/61 2 adjoining barns next - the road at Avenue Farm GV II 2 barns. C17, N barn built first. Timber frame on tall sill of narrow red bricks. Dark weatherboarding but red brick infill between externally exposed frame in W half of N wall of N barn and in lower part of E side of W barn. Red brick casing to S gable of W barn. Steep pitched roofs formerly thatched now of corrugated iron with old red tile to projecting E porch of W barn and slate rear slope of roof of same barn. 2 tall barns at right angles enclosing a yard to SE. 5-bays N barn backs onto road, has marks of gabled S porch recently demolished in 2nd bay from E. 4 bays W barn extends to S from W part of S wall of N barn, faces E, and has a gabled projecting porch with dovecote in jettied gable triangle to the 2nd bay from S flanked by lean-to extensions. Step- jowled posts, mid-height rails in-line, long straight tension braces to rail, long straight braces to tie-beams, 2 purlins to each roofslope, the upper clasped by a high collar, short inclined angle struts to position of lower butt-purlins. Face-halved bladed scarf joints in wallplate. Listing NGR: TL1867827056

Asset Number	24
Site Name	AVENUE FARM HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102505
HER Number	
Status	Listed Building- Grade II*
Easting	518704
Northing	227029
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (South side) Gosmore

8/62 Avenue Farm House 27.5.68 GV II*

Farmhouse. Late medieval N wing, E wing c.1700 (possibly an older wing remodelled) with new entrance in E front. Timber frame brick cased, E wing largely brick built in dark red brick with black headers and light red brick dressings and arches. Steep old red tile roofs, E wing half-hipped. Old 2-storeys N Wing, facing S, has large internal chimney at junction of wings with gabled stair projection to N of it. Larger stair tower added in angle with new or remodelled E-wing rather later. E wing of 2 storeys and attics has central passage and 2 rooms to each floor with rearwall chimneys projecting externally. Fine symmetrical E front 5 windows wide with central entrance. 3 flat topped dormer windows on steep roofslope. Widely projecting wooden modillioned eaves cornice. Flush box sash windows with gauged flat arches with 6/6 panes on 1st floor but 6/9 panes in taller ground floor windows. 3 moulded stone steps with splayed iron hand rails to 6-panels divided door, upper panels fielded, bottom panels flush beaded. Semi-circular fanlight with radial fan in pilastered Doric doorcase with dentilled entablature and triangular open pediment. Early C18 stair has awkward access to attic. Panelled N room with original fireplace on ground floor off stone floored entrance. Name refers to broad mature beech avenue extending to E of house on axis of its E front. (Pevsner (1977)148: RCHM Typescript).

Listing NGR: TL1870427029

Asset Number	25
Site Name	THE MILL FARM
Type of Site	Listed Building
Listing No./NRHE Number	1102506
HER Number	
Status	Listed Building- Grade II
Easting	518986
Northing	227444
Description	ST IPPOLLITTS MILL LANE TL 1827 (West side) Gosmore

8/63 No. 7 - (The Mill Farm)

- II

House. Built between 1828 and 1832 for Mr. Brown Collison as miller's house for a windmill then recently built and demolished c.1870 (inf Mrs. Rance). Buff brick, E wing a red brick extension, slate roofs mostly hipped. A small stripped-down Neo-classical single-storey house facing S, with small pitched-roof E block fronting the road, and single-storey E wing extending to rear in similar style. Symmetrical S front with gabled central projection with verge overhang suggesting a pediment. Paired pilasters at all corners. One window to each side and central entrance. Gauged arches in fine buff brick. E block set back on RH with central projection on S with window all below overhanging eaves. Internal chimneys of 2 separate square shafts with caps linked above echoing the paired pilasters. E end has wide projecting verge on 3 shaped brackets, paired pilasters linked at base and head support a semi-circular arch with key-block above a recess with flat gauged arch over a 2-light window with apron below, 2-light flush cast iron lattice casement. Square projection in NE angle to rear with margin-light casement window in each side, a parapet to roof. Entrance now into single-storey extension with matching paired pilasters on overhanging eaves with brackets to hipped roof.

Listing NGR: TL1898627444

Asset Number	26
Site Name	THE CLOCK HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102508
HER Number	
Status	Listed Building- Grade II
Easting	518510
Northing	226116
Description	ST IPPOLLITTS PRESTON ROAD TL 12 NE (West side)

3/66 The Clock House - GV II

Stable block to Tatmore Place (q.v.), now a house. 1908 by John Belcher for Sir Joseph Child Priestley. Uncoursed knapped flint with red brick bands and dressings. Steep pitched roofs of slated slates half-hipped on wings. Some painted stone mullioned windows. Lead covered central square clock turret with swept roof, ball finial and wrought iron vane. A U-shaped building with open side to W. Tall single-storey rectangular main range and 2 2-storeys wings projecting to W. N wing designed as stable cottage facing S into court with 3-lights window over round headed arched opening now with inserted 6-panels door. W gable end has a 4-lights mullioned window to each floor. N side has tall round-arched brick opening with key-block, and large projecting chimney with 2 2-lights small windows built into it. South wing has an upper floor door to its W gable with beam-sockets of platform of former external stair. Hipped roofed canopy over on heavy brackets. Plank door with glazed light in upper part. Roof of S side of wing extends down as outshut. N side has large double doors to courtyard for carriages.

Listing NGR: TL1851026116

Asset Number	27
Site Name	PARK VIEW 60 METRES ALONG LANE BESIDE THE COTTAGE LOAF
Type of Site	Listed Building
Listing No./NRHE Number	1102509
HER Number	31112 - MHT31112
Status	Listed Building- Grade II
Easting	519834
Northing	227005
Description	ST IPPOLLITTS ST. IPPOLLITTS VILLAGE TL 12 NE & TL 1927 8/68 & 9/68 Park View - 60M along lane beside The Cottage Loaf - II House. C17, C18 brick front, mid C19 parallel rear wing, C20 lower extension to each end. Timber frame roughcast; front in plum brick chequered with black headers, with lighter red brick dressings and flat gauged arches. Steep old red tile roof. Red brick rear wing. A 2-storeys, 2-cells house, set back from lane, facing W. Main part has internal gable S chimney, brick eaves band, and 2 windows to each floor. Flush box sash windows with 4/4 panes. Recorded as formerly having central 6-panel door. Entrance now into extension to N. 2-storeys narrow parallel rear wing. Listing NGR: TL1983427005

Asset Number	28
Site Name	BROOK END FARMHOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102510
HER Number	15096 - MHT15096
Status	Listed Building- Grade II
Easting	519661
Northing	227139
Description	ST IPPOLLITTS ST IPPOLLITTS VILLAGE TL 1927 9/69 Brook End Farmhouse 27.5.68 (formerly listed as Brookend Farmhouse) GV II House. C17 or earlier W wing brick cased in 1712, main range renovated 1729 and largely rebuilt after fire c.1775. Timber frame exposed on W side of W wing, wing cased in narrow red brick in irregular bond. Main range in red and blue brick. Steep old red tile roofs hipped generally but parapeted front gable to W wing. A large 2-storeys irregular house, set back a little from road facing S. Main range parallel with road has projecting W wing, large rearwall chimney, and an C18 full height rear service block linked to W wing by a formerly open arcaded brick passage recessed into back of house. On S front slightly projecting W wing has 2 plat-bands, moulded coping bricks to raking gable parapet, 2 low, wide flush box sash windows with 4/4 panes and segmental arches, rendered square sundial panel, Britannia fire insurance mark, and iron letters M N S as anchorage for internal longitudinal timbers. Main range has 4 windows to 1st floor, plat-band, parapet, 3 windows to ground floor, and entrance at LH. Flush

box sash windows with segmental arches. Sashes altered in early C19 to 3/3 panes with margin lights. 6-panels, half-glazed front door in wooden doorcase with tapered fluted pilasters, full entablature, and dentilled triangular pediment. 3-lights casement window to 1st floor rear of W wing which has a crow-stepped E side to gable fossilised in later addition but moulded raking gable parapet to other slope. Round-arched arcade with fat impost blocks. Inscription inside said to be 'MNS 1729'. (RCHM (1911)130 no.3: inf Mrs. Rance: inf the owners).

Listing NGR: TL1966127139

Asset Number	29
Site Name	JOLLY TAILERS
Type of Site	Listed Building
Listing No./NRHE Number	1102511
HER Number	
Status	Listed Building- Grade II
Easting	519902
Northing	227045
Description	ST IPPOLLITTS STEVENAGE ROAD TL 1927 (North side) St. Ippollitts

9/73 Jolly Tailors No. 1 - GV II

House. C17 or earlier former open hall house, C17 S bay and inserted chimney and floor, house divided in 1840, became beerhouse 1852 named 'Jolly Tailors' from James Croft 'Victualler and Tailor', gutted and renovated 1977. Timber frame cased in brick now roughcast, with steep old red tile roof. A 1 1/2-storeys, internal-chimney, 3-cells plan house facing W with S gable to road. W front has 3 small flush casement windows, entrance by internal chimney a third from N end, and 4 dormers on roofslope. N end has front extended down at N part and extended southward as open porch. Large external S gable chimney in thin red brick, Flemish-bond and with crow-step decoration. (Inf Mrs. Rance).

Listing NGR: TL1990227045

Asset Number	30
Site Name	BYRE AT THISTLEY FARM
Type of Site	Listed Building
Listing No./NRHE Number	1102512
HER Number	
Status	Listed Building- Grade II
Easting	518773
Northing	226574
Description	ST IPPOLLITTS THISTLEY LANE TL 12 NE (North side)

3/77 Byre at Thistley Farm - GV II

Byre. Late C17. Timber frame on tarred brick plinth, dark weatherboarded, with steep pitched roof now covered in corrugated iron. A tall 2-bays building in farmyard facing E with door in middle. Jowled posts, long straight tension braces, clasped-purlins carried on collars. Long straight windbraces from gable ends. Heavy oak doorframe. Interior plastered to half-height. Included for group value.

Listing NGR: TL1877326574

Asset Number	31
Site Name	ALMSHOE BURY
Type of Site	Listed Building
Listing No./NRHE Number	1102513
HER Number	1960 - MHT1960
Status	Listed Building- Grade I
Easting	520671
Northing	225286
Description	ST IPPOLLITTS WHITE LANE TL 22 NW (South side) St. Ippollitts

4/79 Almshoe Bury 27.5.68 (formerly listed as Almshoebury)

GV I

Manor house, now a farmhouse. Mid C13 aisled hall house for Simon Fitz Adam (after 1241) relegated to farmhouse status since c.1374, E crosswing mid C15, W parlour wing early C16, chimney and first floor inserted in hall in C17 (before 1663 Hearth Tax), small rear wing C18, alterations and minor rear additions in C19. Timber frame roughcast with plastered sill, some painted brick casing to ground floor. Steep old red tile roofs with aisle catslide roofs extending down to single-storey level at front and rear of main range. A large aisled house facing N with gabled and jettied 2-storeys wings at each end of front, cruciform chimney set diagonally on square base at centre of roof ridge, 2 canted bay windows to centre with 2 dormer windows. Entrance next to W wing by a half glazed door. Flush box sash window with 4/4 panes on 1st floor of E wing gable, the ground floor without windows. 2-lights casement window to 1st floor of W wing. Gabled brick porch on E side and separate high level door reached by short external ladder on front half of E side of E wing. Jettied gabled rear projection next E wing. Framework exposed internally of 2-bays aisled hall divided by spere truss from half-bay screens passage at E. Capital of post of N arcade visible as part of open truss. Corresponding post of quatrefoil section on S, and above this a fragment of an arch-brace from post capital to tie-beam survives with plain mouldings on one side but carved dog-tooth ornament on side facing the upper end of the hall. Spere truss at E has arch-braces to tie-beam and filled spandrels. 22 scissor braced soot blackened C13 rafter couples survive in roofspace. Open truss and W end truss incorporated passing braces but not the spere truss, and E end truss removed. Crown-post roofs with 4-ways bracing to E wing and to jettied 1st floor chamber projecting to rear of cross-passage bay. (VCH (1912) 26-7: Pevsner (1977)215: RCHM Typescript).

Listing NGR: TL2067125286

Asset Number	32
Site Name	OUTBUILDINGS TO VICTORIA HOUSE ADJOINING NUMBER 9 (THE OLD COTTAGE)
Type of Site	Listed Building
Listing No./NRHE Number	1102536
HER Number	
Status	Listed Building- Grade II
Easting	518785
Northing	227138
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore 8/32 Outbuildings to - Victoria House adjoining No. 9 (The Old Cottage) GV II Barn, now a garage. C17. Timber frame on red brick sill, dark weatherboarded. Steep-pitched roof now of corrugated asbestos. A long low building adjoining the E gable of No. 9 and extending E. Faces S with double doors. Included for group value. Listing NGR: TL1878527138

Asset Number	33
Site Name	HOLLY TREE COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1102537
HER Number	
Status	Listed Building- Grade II
Easting	518765
Northing	227072
Description	ST IPPOLLITTS HIGH STREET TL 1827 (West side) Gosmore 8/35 Holly Tree Cottage - GV II House. C17, C18 brick front on N, altered early C19. Timber frame plastered and lined as ashlar. Ground floor cased in plum brick with lighter red dressings and slate weathering to top. Timber framed dark weatherboarded outhouse on W. Steep pitched slate roofs. A 2-storeys and attics house facing N with E gable on roadside and single-storey outhouse on W end. 2-cells plan with rearwall chimney to E part and projecting W gable chimney. Chamfered plinth and 3-lights C19 casement window cut into C18 brickwork of ground floor at E end. N front has 2 windows to each floor, above one another. Flush box sash windows with moulded surround and 10/10 panes. Older 6-panels fielded door at LH end of front in heavy frame. Light red dressings and flat gauged arch. Similar dressings and arches to ground floor windows. Doorway c.1800 inserted between windows. Reeded surround and corner blocks, consoles, and flat moulded hood.

Listing NGR: TL1876527072

Asset Number	34
Site Name	POUND FARMHOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1102539
HER Number	
Status	Listed Building- Grade II
Easting	519228
Northing	227436
Description	ST IPPOLLITTS LONDON ROAD TL 1927 (East side) 9/41 Pound Farmhouse - - II Farmhouse. Early/mid C19 front to possibly older building. Red brick with steep red tile roof. A 2-storeys, 2 windows wide, house, set back a little from the road, facing W, with 2 rear wings one gabled at SE and one hipped at NE. A 2-cells, central entrance, internal gable chimneys plan. Symmetrical W front in fine brick craftsmanship with pilasters to corners and flanking central gabled porch, plinth with same projection, and fancy brick eaves band. Wide 3-lights casement windows 1st floor, triple sash windows on ground floor. Decorative brick panelling on 1st floor above porch. Panelled door. Listing NGR: TL1922827436

Asset Number	35
Site Name	DOUBLE ICE HOUSE IN CORNER OF FIELD 15 METRES TO NORTH WEST OF ST IBBS LODGE
Type of Site	Listed Building
Listing No./NRHE Number	1102540
HER Number	
Status	Listed Building- Grade II
Easting	519407
Northing	226864
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/45 Double icehouse in - corner of field 15M to NW of St. Ibbs Lodge - II 2 icehouses with a single entrance. After 1816, to store ice for St. Ibbs (q.v.). Red brick, in Flemish bond in passages. 2 underground chambers for storing ice presumably from lake in the park to the E. Each about 5M diameter conical brick lined well covered by a brick dome and

entered at springing level of dome, by a segmental arched vaulted passage about 1M wide and about 3M long with checks for 2 or more doors in each passage. Outer doors adjoin where passages meet at right angles with one passage extending further to N as entrance (now collapsed). The other passage branches off to W. Chambers partly filled by rubbish and earth.

Listing NGR: TL1940726864

Asset Number	36
Site Name	OBSERVATION STONE 4 METRES TO NORTH EAST OF OBSERVATORY AT SOUTH WING, ST IBBS
Type of Site	Listed Building
Listing No./NRHE Number	1102541
HER Number	
Status	Listed Building- Grade II
Easting	519312
Northing	226566
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/49 Observation stone 4M to - NE of observatory at South Wing, St. Ibbs GV II Stone for taking astronomical observations. Erected in conjunction with nearby observatory (q.v.) of 1801 for Rev. William Lax. Portland stone. A freestone monolith accurately shaped to an upright drum about 1M in diameter and 1M high with N marked by a small engaged circular shaft projecting on that side. Centre of drum marked by an iron stud set in lead. Rounded edges to stone. Listing NGR: TL1931226566

Asset Number	37
Site Name	COACH HOUSE AND WALLS OF ATTACHED WALLED GARDEN AT WEST WING, ST IBBS
Type of Site	Listed Building
Listing No./NRHE Number	1102542
HER Number	
Status	Listed Building- Grade II
Easting	519424
Northing	226632
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/50 Coach house and walls - of attached walled garden at West Wing, St. Ibbs

GV II

Coach house and walls of walled garden to St. Ibbs. Walls C18, coach house probably dated by inscription 'BL 1826'. Red brick with some black bricks. Large rectangular coach house facing S with 2 large segmental arched doorways and loft over LH part. Walled garden extending to W has walls 2, 3, and 4M high. E wall partly demolished.

Listing NGR: TL1942426632

Asset Number	38
Site Name	HINDSMOUNT
Type of Site	Listed Building
Listing No./NRHE Number	1102543
HER Number	
Status	Listed Building- Grade II
Easting	518630
Northing	227111
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (North side) Gosmore

8/54 Hindsmount - GV II

House. C17, early C18 brick front, altered and extended in early C19 when it was occupied by Sir Samuel Venables Hinde, hero of the Battle of Salamanca (1812). Timber frame on brick and flint plinth, roughcast, red brick front, and steep red tile roofs. 2-storeys, internal-chimney, 2-cells, lobby-entry plan house, set back from road, facing S. Rear extensions and lean-to W end outshut. S front has plinth, plat-band, 2 windows to each floor, door in middle with small oval recess over containing the figure of a hind. 3-lights flush casement windows (4-lights to ground floor LH). Sash window with 3/3 panes to single storey parapeted outshut on LH end. 6-panels fielded door (lower 2 panels flush beaded) in heavy frame under trellis porch. Brick chimney on ridge in line with door has 2 conjoined square shafts and C19 added shaft on E side. E gable end has roughcast gable triangle, side purlins, and canted single-storey bay window. Hinde was the son of Capt. Robert Hinde of Preston Castle who was Sterne's model for his character 'Uncle Toby'. House occupied c.1880-85 by Mary Forbes Curling who wrote on Sterne and Bunyan in Macmillan's Magazine in 1877. (Inf Mrs. Rance).

Listing NGR: TL1863027111

Asset Number	39
Site Name	ROSE COTTAGES
Type of Site	Listed Building
Listing No./NRHE Number	1175085
HER Number	
Status	Listed Building- Grade II

Easting	518760
Northing	227192
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore

8/29 Rose Cottages 1, and 2 - GV II

House, now 2 houses. Early C18, altered and divided in C19. Chequered red brick with black headers and steep pitched roof now of slate. A 2-storeys and attics, 2-cells, end chimneys plan house, set back a little from road, facing W on corner with Mill Lane, with former rear stair tower flanked by C19 2-storey outshuts under extended rear roofslope at lower pitch. Internal gable chimneys at N and S. W front has plat band and flat painted soffit to projecting front eaves with brick corbels at each end. Symmetrical front with 2 windows to each floor and now 2 doors in middle. 2 box dormers on roofslope with casements. Wide recessed sash windows with 8/8 panes, lintel heads on 1st floor, flat gauged arched heads on ground floor. Plank doors. Plat band on original rear stair tower with 2 casement windows.

Listing NGR: TL1876027192

Asset Number	40
Site Name	VICTORIA HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175099
HER Number	
Status	Listed Building- Grade II
Easting	518775
Northing	227120
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore

8/31 Victoria House 27.5.68 GV II

House. Early C18 incorporating C16 or C17 narrower structure at S end, windows altered early C19. Timber frame with main house faced in plum and blue brick with light red brick dressings, roughcast S part. Steep old red tile roofs. A 2-storeys and attics, 2-cells, central entrance plan house, set back a little from road, facing W, with a gabled rear staircase turret and older 1 1/2-storeys, S part. Formerly the central entrance entered directly into the hall which has a large rearwall chimney narrowing the room to rear, the parlour to the N also has an axial beam and now has a corner fireplace in the NE angle. S wing probably incorporated as a service wing but changed to a study with SE corner fireplace when C19 kitchen added at rear. Symmetrical W front of main part has a plat band, a deep painted wood modillioned eaves cornice of considerable projection, and 2 small 2-lights casement box dormers on roofslope. The remaining light red brick jambs and flat gauged arches show that there were originally 5 narrow sash windows on the 1st floor and 2 each side of the central door. Altered in early C19 to 3 flush box sash windows with 8/8 panes on 1st floor, and a triple sash window on each side of door. 6-panel fielded door (top 2 glazed) in wooden doorcase with panelled pilasters, consoles, full entablature and triangular pediment. Roughcast older part on right has a 2-lights C18 leaded casement window to the 1st floor. Attic of main house also lit by 2-lights casement in S gable. Interior has staircase rising to attic level, altered in C19. Hall has plastered beam, moulded cornice, 6-panels moulded doors, dentilled wooden fire surround with stone slips and half-round back. Old door and doorway into chamber over, another cut away to make late C18 doorway into chamber over parlour. Attics plastered and have C19 fireplaces. Older S part has

stepped jowls, long straight tension braces, curved wind-braces to roof purlins, 2-light late C17/early C18 leaded casement on S gable. (RCHM Typescript: Pevsner (1977)148).

Listing NGR: TL1877527120

Asset Number	41
Site Name	THE BULL PUBLIC HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175112
HER Number	
Status	Listed Building- Grade II
Easting	518786
Northing	227060
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore

8/34 The Bull P.H. - GV II

House, now a public house. C17 or earlier, brick cased in early C18. Timber frame cased in plum brick with red dressings now painted on front and S part. Steep old red tile roofs. Low-pitched slate roof to E part of rear wing. A 2-storeys corner building facing W with single-storey rear service wing at SE. A 3-cells plan formerly roofed with cross-gable to parlour at S end, and a large projecting external chimney on E. Very large N gable chimney as open fireplace the full width of the house. Stair turret to rear of central part with front and rear doors. W front has plat-band, black painted plinth. 4 windows to 1st floor and 2 blocked openings. Segmental arches to the 3 windows on ground floor. Flush 2-lights casement windows with small-panes and external louvred shutters on ground floor. 8-panel door (renewed) in heavy frame up 2 steps. Wrought iron sign to RH end of front.

Listing NGR: TL1878627060

Asset Number	42
Site Name	THE WYCK
Type of Site	Listed Building
Listing No./NRHE Number	1175127
HER Number	1959 - MHT1959
Status	Listed Building- Grade II
Easting	520425
Northing	226141
Description	ST IPPOLLITTS LITTLE ALMSHOE TL 22 NW St. Ippollitts

4/38 The Wyck 9.6.52 - II

House. C16 former open hall house, altered and extended in later C19, S block with loggia early C20. Timber frame on flint and brick sills, exposed framing infilled with red brick. Decorative crossbracing etc. in C19 parts infilled with coursed red tiles. Steep old red tile roofs. A large irregular 1 1/2-storeys house with hall range in middle facing E with 3-centred blocked doorway to former cross-passage at its N end. Parlour cross-wing of 2-storeys does not project to front or rear. Larger service wing to N projects to rear and was extended further and with 2-storeys infill porch in the angle to rear, and later lean-to N porch with gabled dormer on roof. Original single-storey wing runs ESE from E end of service wing. 3-lights oak oriel windows generally to ground floor and 1st floor. Original parts have convex curved tension braces showing notched across outside of studs. (RCHM (1911)130 no. 5: VCH (1912)25).

Listing NGR: TL2042526141

Asset Number	43
Site Name	BRIDGE OVER IPPOLLITTS BROOK IN PARK 160 METRES TO EAST NORTH EAST OF ST IBBS LODG
Type of Site	Listed Building
Listing No./NRHE Number	1175140
HER Number	30713 - MHT30713
Status	Listed Building- Grade II
Easting	519575
Northing	226906
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (East side) St. Ibbs

3/42 Bridge over Ippollitts - Brook in park 160M to ENE of St. Ibbs Lodge

GV II

Bridge. Circa 1801 for Rev William Lax. Stuccoed brick but N side of red brick where invisible from park. A picturesque 3-arched bridge over brook at N end of the parkland between St. Ibbs, the Rev Lax's house, and the church across the valley. Buttress/cutwaters flank central arch, swept up parapet walls from circular piers of outswept ends. Humped trackway over central arch, side arches for effect only. N side of bridge acts as a weir to maintain the level of the lake. (Inf Mrs. Rance).

Listing NGR: TL1957526906

Asset Number	44
Site Name	NEW ENGLAND HOUSE, AND NEW ENGLAND COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1175154
HER Number	
Status	Listed Building- Grade II

Easting	518979
Northing	227798
Description	ST IPPOLLITTS LONDON ROAD TL 1827 (West side) New England 8/44 New England House, and - New England Cottage - II House, now 2 houses. C17 central block with lower projecting crosswing at N, late C19 parallel front block on E and small N block, early C20 parallel rear block. Central block and crosswing timber framed, roughcast, red brick later additions. Steep old red tile roofs. A 2-storeys and attics house, set back from road facing E with 1 1/2-storeys N crosswing projecting to E, 2-storeys parallel blocks to W and E of central block and small 2-storeys block with slate roof attached to N side of lower N crosswing. Box dormer windows on roofslope of central block and very large external S gable red brick chimney with 3 conjoined square shafts. 2-storeys canted bay windows to S gables of 2 parallel blocks. The Black Horse P.H. from at least 1799 until 1889, in sale catalogue of 1805 it has 'a parlor, 2 kitchens, and a small room in front'. The enclosure of common lands was probably administered from here 1811-1818. (Inf Mrs. Rance). Listing NGR: TL1897927798

Asset Number	45
Site Name	ST IBBS LODGE
Type of Site	Listed Building
Listing No./NRHE Number	1175157
HER Number	
Status	Listed Building- Grade II
Easting	519421
Northing	226848
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/46 St. Ibbs Lodge - GV II Gate lodge, now a private house. Early/mid C19 (probably after 1840), W wing 1975. Original N wing has thick cob walls roughcast externally and protected by very wide overhang of hipped steep thatched roof with fancy ridge and aprons to eyebrow dormers. W wing has roughcast exterior and matching extension of roof finished with half-hip at S end. A small 1 1/2-storeys rectangular lodge set back from main road beside former gates to St. Ibbs, with entrance in E end facing main road and longer C20 matching extension running S from W end of S side with new diagonal entrance in the angle. One chimney at junction of wings and one to S part of W wing in front roofslope. Outer angle of wall and roof a parabolic curve. Old entrance has plank door with round head flanked by 2 round arched windows. Flush wooden casement windows with Y-tracery and small panes. External boarded shutters to 2 similar windows on N side. Semi-circular recessed dormer windows, one on E end and 2 on N roofslope. Matching dormer to W wing. Semi-circular bay window to S end. (Inf Mrs. Rance). Listing NGR: TL1942126848

Asset Number	46
Site Name	ST IBBS BUSH
Type of Site	Listed Building
Listing No./NRHE Number	1175184
HER Number	15999 - MHT15999
Status	Listed Building- Grade II
Easting	519507
Northing	226631
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/51 St. Ibbs Bush 27.5.68 GV II House. C18, altered and extended 1818 for Sir Francis Willis. Grounds extended 1820 over disused Quaker graveyard to S. House traditionally said to have served formerly as meeting house. Red brick in Flemish-bond and red rubbed flat arches. Hipped roofs of red tile. Slate roofs to link on S and to stable block. A large 2-storeys and attics house set back from road on a rise facing E with a double-pile plan and projecting wings. Tall rectangular coach house block linked by lower stable to SE corner. Lower rectangular service block attached to N with twin hipped roofs. Symmetrical E front with 2 box dormers behind parapet to recessed centre. Shaped brackets to plastered soffit of wide eaves all round. 3 windows wide front with sash windows, small panes. Triple sashes of 2/2: 6/6:2/2 panes. Central entrance with wide segmental arched head over fanlight, narrow side-light and moulded 6-panels door up 2 moulded stone steps. Reeded frame with corner blocks. Narrow single-light window in angle on each floor. (Inf Mrs. Rance). Listing NGR: TL1950726631
Asset Number	47
Site Name	ROSEDALE
Type of Site	Listed Building
Listing No./NRHE Number	1175196
HER Number	
Status	Listed Building- Grade II
Easting	518737
Northing	227052
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (North side) Gosmore 8/53 Rosedale - - II House. Circa 1700, was Red Cow beer house by 1816, became house in early C20. Front in brick, all roughcast with impressed pattern of circles, plastered wide soffit to projecting front eaves of steep old red tile roof. A 2-cells, internal-chimney, former lobby-entry plan, 2-storeys

and attics house facing S with 2 gabled rear wings of 2-storeys. W front has plat-band, 3 windows to 1st floor (of 3:2:3 lights, casements). Ground floor has 3-lights window to LH, canted bay to RH, and twin small circular windows on site of former doorway. Entrance now on W side. Narrow red brick in chimney rising in centre of ridge. Interior has exposed beams.

Listing NGR: TL1873727052

Asset Number	48
Site Name	HINDSMOUNT COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1175224
HER Number	
Status	Listed Building- Grade II
Easting	518613
Northing	227104
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (North side) Gosmore 8/55 Hindsmount Cottage - GV II House. Late C17 or early C18, C19 extensions. Roughcast on painted chamfered brick plinth. Painted brick extensions. Steep old red tile roofs. A small, 2-storeys, 2-cells, end-chimney, former central entrance plan house, on roadside facing S. Internal gable chimney at W end but added external chimney on E end to formerly unheated room. S front has 2 windows to each floor and recess of blocked central doorway. 2-lights casement windows with external shutters. Segmental arches to ground floor. Included for group value. Listing NGR: TL1861327104

Asset Number	49
Site Name	BARN AT BROOK END FARM 35 METRES TO NORTH EAST OF HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175336
HER Number	
Status	Listed Building- Grade II
Easting	519684
Northing	227160
Description	ST IPPOLLITTS ST. IPPOLLITTS VILLAGE TL 1927 9/70 Barn at Brook End Farm - 35M to NE of house GV II

Barn. C17. Timber frame on red brick sill, dark weatherboarded, brick casing to lower part of S gable. Steep pitched roof formerly thatched now slated. A tall 4-bays barn at E side of yard facing W with S gable towards road. Double door in 2nd bay from S. Jowled posts, unjowled mid-bay posts, staggered mid-height rail, straight tension braces, long straight braces to tie-beams, convex curved queen-struts to collar. One purlin to each roofslope. The barn appears to have been a symmetrical 5-bays structure until a bay was removed from S end.

Listing NGR: TL1968427160

Asset Number	50
Site Name	THE OLIVE BRANCH
Type of Site	Listed Building
Listing No./NRHE Number	1175345
HER Number	
Status	Listed Building- Grade II
Easting	519844
Northing	227047
Description	ST IPPOLLITTS STEVENAGE ROAD TL 1927 (South side) St. Ippollitts

9/74 The Olive Branch 27.5.68 (formerly listed as The Olive Branch Public House)

GV II

House. C16, a beer house 1840-1971, enlarged to rear in 2 stages since 1971. Timber frame on black stuccoed sill, roughcast, exposed timbers on 1st floor front with plastered infill panels. Steep old red tile roofs. A prominent 2-storeys, 2-cells plan building on roadside facing N with jettied, close-studded, upper front floor carried on heavy bull-nosed joists and 4 curved knee-braces, 2 flanking doorway in middle. 2 small flush 2-lights casement windows to ground floor with external boarded shutters. On 1st floor 2 small C19 2-lights casement windows with small panes in the positions of original windows as shown by the framing. Very large external W gable chimney in narrow red brick with offsets and 2 diagonally set square shafts with corbelled caps. The house is trapezoidal on plan being set out at an acute angle to the roadfront. Interior has 2 rooms on each floor. 2-storeys parallel rear wing, gabled rear extension, and porch on E end of extension. (RCHM (1911)130 no.4: Pevsner (1977)214: RCHM Typescript: inf Mrs. Rance).

Listing NGR: TL1984427047

Asset Number	51
Site Name	THISTLEY COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1175364
HER Number	

Status	Listed Building- Grade II
Easting	518736
Northing	226526
Description	ST IPPOLLITTS THISTLEY LANE TL 12 NE (South side) 3/78 Thistley Cottage - - II House. C17 or earlier, renovated in C19, S bay late C20. Timber frame on flint sill, roughcast with steep old red tile roof. A 1½-storeys building facing W with N gable to road. 2-cells, internal-chimney plan house with lean-to outshut to N, E, and W. W front has 3 gabled dormers, narrow red bricks in chimney a third from N end, and entrance in recessed corner porch at NW. Bay post of main building exposed in porch, and N lean-to has exposed timber frame. 2-lights flush casement windows. Listing NGR: TL1873626526

Asset Number	52
Site Name	NORTH EAST BARN ALMSHOE BURY (75 METRES TO NORTH OF HOUSE)
Type of Site	Listed Building
Listing No./NRHE Number	1175371
HER Number	15101 - MHT15101
Status	Listed Building- Grade II
Easting	520667
Northing	225361
Description	ST IPPOLLITTS WHITE LANE TL 22 NW (South side) St. Ippollitts 4/80 North-east barn at - Almshoe Bury (75M to N of house) GV II Barn. Early C17. Timber frame on tarred brick sill, dark weatherboarded with steep pitched roof now covered in slates. Iron vane at W end of ridge. A tall 5 bays barn with single aisle on N. Central entrance through aisle with opposed doorway into covered yard. Chamfered jowled posts, long straight braces to arcade plates and cambered tie-beams. 2 purlins to each slope, the upper clasped by a high collar, the lower on straight inclined queen-posts widening to the head. Face-halved bladed scarf joints in wallplates over post heads. Jowled aisle-posts with curved braces to aisle. Thin rafters as if for thatch. Listing NGR: TL2066725361

Asset Number	53
Site Name	DELAMERE HOUSE AND BARN ATTACHED ON WEST
Type of Site	Listed Building

Listing No./NRHE Number 1175691

HER Number

Status Listed Building- Grade II*

Easting 521317

Northing 228368

Description WYMONDLEY ARCH ROAD TL 2128 (East side) Great Wymondley

10/140 Delamere House and 9.5.52 barn attached on W

GV II*

Manor house and attached barn. W wing mid C15, rest of house rebuilt mid C17 probably by the Pulter family. C17 barn adjoining on W. House of narrow red brick incorporating timber frame of older W wing. Steep old red tile roofs. Timber framed barn with dark weatherboarding and steep pitched roof now slated. A wide 2-storeys, cellar, and attics house facing S, set back from the road. 2-rooms wide plan with gable chimneys, entrance in middle to passage leading to rear staircase flanked by service rooms. The main rooms were the hall on the W, the parlour on the E, each with a closet flanking the internal gable chimney lit by a front window next the corner, symmetrical S front, but entrance slightly off-centre. 4 windows to each floor and 2 dormers in shaped gables linked to the parapet, above a moulded brick cornice with dentils. Hollow chamfered mullions and surrounds to windows of plastered brick, with transoms to ground floor windows. 4-lights casement windows to middle, 2-lights to outer corners, 3-lights to attic dormers. North front has present entrance, 2 pointed steep gables of unequal size, mullioned windows irregularly disposed and with cornices over those on 1st floor. Old oak door, nail-studded, oak staircase with turned balusters, jowled posts of timber frame of former W wing now incorporated, doorway with 4-centred head under staircase giving access to cellars extending formerly under W wing now demolished (Oldfield c.1700 notes foundations indicating a house of three times the present size). Chamfered arched fireplaces with 4-centred arches generally but from 3-centred. 2 rooms have early C17 panelling and chimneypieces. Elaborate overmantle to main W room on ground floor with Ionic columns framing arcaded panels and carrying an entablature with strapwork frieze, continued around the room. Attached Barn on W of three bays facing S into yard. Jowled posts, long straight tension braces, straight braces to tie-beams, one purlin to each slope of clasped-purlin roof, trusses with inclined queen-struts to collars. Face-halved bladed scarf joint in wallplate. The house is said to have been associated with Cardinal Wolsey. (RCHM (1911)106: VCH (1912)182, 185: Kelly (1914)295: Pevsner (1977)154: RCHM Typescript: inf Mr. Farris).

Listing NGR: TL2131728368

Asset Number 54

Site Name LAVENDER COTTAGE

Type of Site Listed Building

Listing No./NRHE Number 1175700

HER Number

Status Listed Building- Grade II

Easting 521268

Northing 228433

Description TL 2128 10/142

WYMONDLEY ARCH ROAD (West side) Great Wymondley Lavender Cottage

GV II

House. C17, renovated in 1970s. Timber frame roughcast, ground floor cased in red brick in Flemish bond. Steep red tile roofs with bellcast to eaves of main range, and N slope of N crosswing carried down over side outshut. A 1 1/2-storeys house set well back from road facing E. Entrance into 1 1/2-storeys N crosswing. Higher main range with internal S gable chimney and flat-topped bow window. E front has gabled porch to 6-panel fielded door with top 2 panels glazed. Flush box sash window to upper floor with 5/10 panes. One window to right of door and another to the outshut.

Listing NGR: TL2126828433

Asset Number 55

Site Name Tithe barn at The Priory and attached outbuildings

Type of Site Listed Building

Listing No./NRHE Number 1175825

HER Number

Status Listed Building- Grade II*

Easting 521880

Northing 227928

Description TL 2127 11/151

WYMONDLEY Little Wymondley PRIORY LANE (East side) Tithe barn at The Priory and attached outbuildings

(Formerly listed as Barn at Wymondley Priory)

27.5.68

GV II* Rectorial tithe barn and attached outbuildings. C15 or earlier for the prior and community of Wymondley Priory. Timber frame on stone sill walls (replaced on the exterior by old red brickwork). Dark weatherboarded. Vast, steep-pitched old red tile roof, hipped with gablets.

A very large, symmetrical, nine-bays, aisled barn, 102 x 39ft externally, lying east-west in the southern part of the same moated enclosure as the former priory a little to the north of the barn. Later hip-roofed lean-to at each end, that at west open-fronted and linked to other low outhouses around a small court. An old wall runs northwards from the barn to the wall of the former monks' cemetery. Gabled central porch within the line of the aisle on the north and south sides of the barn. Later porch on north near west end, and part of aisle there enclosed and made open to the outside. Heavy square section arcade posts supported on peninsular oak plates on stone sill walls dividing the aisles into compartments. Arched braces to the arcade, long curved braces to heavy cambered tie-beams, two clasped-purlins to each roofslope of the nave each with heavy arched wind-bracing, the upper purlins carried on collars, the lower on heavy inclined straight queen-posts. Aisle-ties each with inclined straight queen-post supporting the clasped purlin. Straight tension-braces above mid-height rail in end walls. Aisle walls infilled by heavy studs and quartered poles alternately, not designed for wattle infill, so barn may have been weatherboarded from the beginning.

Heavy flat rafters each with a mortice on the face just above the wallplate. Main longitudinal timbers jointed with unusual scarf joint of the edge-halved variety with bridled butt joint for the lower third, but the upper third extending down as a tenon into the middle third where it is secured by edge-pegs in-line.

(RCHM (1911)149: VCH (1912) 189:Pevsner 243: inf Mr. Farris).

Listing NGR: TL2188027928

Asset Number	56
Site Name	DOVE COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1175848
HER Number	
Status	Listed Building- Grade II
Easting	521754
Northing	228046
Description	WYMONDLEY PRIORY LANE TL 2128 (East side) Little Wymondley

10/153 Dove Cottage - GV II

Dovecote, now a house. C16, altered to a house in late C19. Late C20 extensions to N and E. Narrow red brick in English-bond with diapering in blue headers. Steep red tile hipped roof with large gablets on E and W, now clad in pargetting but formerly with entrances for doves. 2-storeys square building with projecting plinth and tall roof equal in height to the building less the plinth. Drawing by Buckler in 1830 shows the entrance in the middle of the N side and a continuous eaves cove all round, now gone. Front now on W with 3-lights casement window central on 1st floor, and similar window to left of door. Cambered arches with projecting brick labels to both ground floor openings. Half-glazed plank door. Chamfered plinth offset. Internal chimney central. Stands beside priory stew-pond. (RCHM (1911)149: VCH (1912)189).

Listing NGR: TL2175428046

Asset Number	57
Site Name	DOVECOTE AT WYMONDLEY BURY 15 METRES TO NORTH WEST OF HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175903
HER Number	
Status	Listed Building- Grade II
Easting	521666
Northing	227091

Description	WYMONDLEY RAILWAY SIDINGS TL 2127 Little Wymondley 11/158 Dovecote at Wymondley Bury 27.5.68 15M. to NW of house GV II Dovecote. C17. Timber frame, red brick lower part replacing lower part of frame, red brick infill to frame over. Nestboxes around interior moulded from plaster on lath framework. Steep hipped old red tile roof with gablets formerly giving access for birds, now blocked. A tall square building beside the Bury, on the edge of the moat, with doorway central on E side and roof gablets on E and W sides. Frame with corner posts, posts central to each side, mid-height rail now just above the brickwork, ties at wall-plate level across the corners, long straight tension braces in the walls, roof of 2 structural bays. Plank door with old iron fittings, heavy frame, and opening over. Said to have 365 nestboxes. (RCHM(1911)149: VCH (1912)189). Listing NGR: TL2166627091
--------------------	--

Asset Number	58
Site Name	THE DAIRY AT STEBBING FARM
Type of Site	Listed Building
Listing No./NRHE Number	1175952
HER Number	
Status	Listed Building- Grade II*
Easting	522321
Northing	226215
Description	1. 5257 FISHER'S GREEN ----- The Old Farmhouse at Stebbing Farm. The Dairy at Stebbing Farm. The Tudor House at Stebbing Farm. TL 22 NW 4/67 II* 2. Formerly known as Stebbing Dairy Farmhouse. Late C15, considerably altered. Documents confirm date of original building. Timber frame hidden externally by colourwashed plaster. Tiled roofs. 1 storey and attics, sash windows. 2 storey C19 wings in pale yellow brick. Interior: late medieval 2 bay hall with lofty crown post roof, 1 bay 2 storey service end. There may have been a solar end which the C19 parlour addition destroyed. Early C17 1st floor and chimney. 1 bay may have been floored earlier. Listing NGR: TL2232126215

Asset Number	59
Site Name	WYMONDLEY HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175971

HER Number

Status

Listed Building- Grade II*

Easting

521155

Northing

227424

Description

WYMONDLEY STEVENAGE ROAD TL 2127 (South side) Little Wymondley

11/173 Wymondley House 27.5.68 - II*

Country house, now business premises. 1724 for John Pym, a barrister. 1799-1832, the principal academy for training young men for the Nonconformist (Presbyterian) Ministry (Kelly adds it was enlarged for 2 tutors and 24 students), boarding school for boys until c.1880, a private house until c.1930 with ballroom and conservatory on W 1904, then an approved school. Red brick, front stucco, and hipped slate roofs with parapets. A tall 3-storeys and cellar L-shaped villa, front 5 windows wide, set in its own grounds, facing W. Irregular 2-storeys N extension with polygonal ended conservatory projecting to W. Symmetrical W front to main block, moulded cornice and coping, recessed sash windows with square heads. 3/3 panes on 2nd floor, 6/6 on 1st floor and formerly on ground floor now replaced by casements. Central Ionic porch, square, raised one step, with full entablature, columns and pilasters, and angular Ionic caps. N extension in 2 parts: (1). 2 storeys, stone cornice, parapet, large conservatory with central clearstorey and cap and half octagonal end, (2) one storey of red brick with upper floor all stonework with mullioned and transom windows with curved ends and curved glass. Rear wing continues plane of N end of house. Interior has original staircase around a well, dados and cornices, 6-panel doors, panelled shutters. Newer N wing has square ballroom or saloon with 3/4 panelling topped by a band of painted scenes signed A. H. Marsh 1905. Coffered oak ceiling. Arts and Crafts decorative glazing, elaborate fireplace. Linked by glazed double doors to conservatory with arched colonnade of Doric columns of black granite on pedestals with canted end and aisle carried round end. Marble floor. 3-centred moulded arch with black marble balustrade to balcony over entrance from house. Segmental carved pediment to double doors. 1st floor has red marble fireplace and shallow plaster vault to ceiling. (VCH (1912)189: Kelly (1914)296: Pevsner (1977)243: inf Mr. Farris).

Listing NGR: TL2115527424

Asset Number

60

Site Name

WILLOW COTTAGE

Type of Site

Listed Building

Listing No./NRHE Number

1176933

HER Number

Status

Listed Building- Grade II

Easting

522090

Northing

225075

Description

1. 5257 SYMONDS GREEN ----- Willow Cottage TL 2225 2/147

II

2. C17. Timber frame, weatherboarded ground floor, plaster faced 1st floor, old tiled roof with gabled dormer. 2 storeys, 2 casement windows with glazing bars. Doorhood.

Listing NGR: TL2209025075

Asset Number	61
Site Name	FOUNDRY COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1295346
HER Number	
Status	Listed Building- Grade II
Easting	519541
Northing	227096
Description	ST IPPOLLITTS ST. IPPOLLITTS VILLAGE TL 1927 9/72 Foundry Cottage - GV II House. Early C18. Timber frame, roughcast. Painted brick W lean-to. Old red tile gambrel roof, half hipped at E end, slated W lean-to. A 1 1/2-storeys, 2-cells, end-chimneys plan house, backing onto road, facing S. S front has 2 box dormers, 2 3-lights casement windows and door in middle. Projection of lower part of E gable probably an oven. Single large box dormer on N. Listing NGR: TL1954127096

Asset Number	62
Site Name	THISTLEY FARMHOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1295353
HER Number	
Status	Listed Building- Grade II
Easting	518807
Northing	226587
Description	ST IPPOLLITTS THISTLEY LANE TL 12 NE (North side) 3/76 Thistley Farmhouse - GV II House. Circa 1700. Dark red and blue brick in Flemish-bond with lighter red dressings. Steep pitched old red tile roof. A 2-storeys and attics house with 2-cells and internal chimney plan facing W. Front has 2 3-lights flush casement windows to 1st floor with lattice leaded glazing and iron central opening with 2/2 panes. 2 flush box sash window with 3/3 panes correspond on ground floor to 3-light windows above and between them a 4-panel flush-beaded door with a heavy buttress to its LH rising to the plat-band across the front. Projecting front eaves with plastered soffit. 2 gable dormer windows on robslope with 2-light leaded casements. Large square chimney rises central to rear of ridge. Tiled brick lean-to at N end extended to rear by single-storey building with a chimney on its N side. Rear roofslope carried down as catslide over rear outshut. S end roughcast. Listing NGR: TL1880726587

Asset Number	63
Site Name	OBSERVATORY AT SOUTH WING, ST IBBS, 90 METRES TO WEST SOUTH WEST OF HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1295431
HER Number	
Status	Listed Building- Grade II
Easting	519310
Northing	226562
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side) St. Ibbs 3/48 Observatory at South Wing, - St. Ibbs, 90M to WSW of house GV II Observatory. 1801 for Rev. William Lax, bill extant from Isaac Newton glazier and plumber of Hitchin for work on it, probably re-using materials from observatory dismantled from over great gate at Trinity College, Cambridge, in 1797 (Lax's college). Red and black brick in header bond; vertical boarding to top band. Roof collapsed. A small circular building in middle of garden now rather overshadowed by trees. About 3M of brickwork topped by about 1M timber cowl with small windows at the cardinal points, part of the rotating cap. Wide segments of wall thickened externally by 9 inches for full height (one containing fireplace and flue) with recesses occupied by 3 windows and entrance on E. Wooden window frames, segmental arches, and 4-panels flush-beaded door with stone threshold. Remains of slate cap on floor. Interior lined with matchboarding. Listing NGR: TL1931026562

Asset Number	64
Site Name	GOSMORE HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1295446
HER Number	
Status	Listed Building- Grade II
Easting	518735
Northing	227247
Description	ST IPPOLLITTS HITCHIN ROAD TL 1827 (East side) Gosmore 8/36 Gosmore House - - II House. N wing early C16, main range mid C17, S end C19 or C20. Timber frame, largely cased or

replaced by brick, stuccoed exterior, steep old red tile roofs. A large 2-storeys asymmetrical house set back in grounds, facing W. At N a 2-storeys crosswing adjoining site of former small open hall replaced by an internal-chimney, lobby-entry plan range with hall to N of stack, parlour to S of stack and stair probably to rear of stack. W front has gabled crosswing at LH and 3 small gables above the main upper floor windows each with bargeboards and pendants. Label mouldings over main windows and arched over upper window in LH gable. Small-panes casement windows of 3-lights generally. Projecting flat roofed central porch with half-glazed door with flat moulded hood on shaped brackets. Moulded cornice to 2-storeys semi-octagonal bay window on N end. Large internal central chimney with 3 conjoined diagonal shafts. Interior has wallplates of C16 crosswing lower than tie-beams of hall range. Chamfered and hollow stopped axial beams in hall range. Original timber lintel to fireplace raised. Partition on 1st floor over crossbeam in large room to S of chimney. Clapsed-purlin roof with long straight wind-braces. (RCHM Typescript).

Listing NGR: TL1873527247

Asset Number	65
Site Name	THE ROYAL OAK PUBLIC HOUSE AND ATTACHED OUTBUILDING
Type of Site	Listed Building
Listing No./NRHE Number	1307833
HER Number	
Status	Listed Building- Grade II
Easting	519890
Northing	225332
Description	TL 12 NE LANGLEY LONDON ROAD (West side) Chapelfoot

2/71 The Royal Oak P.H. and attached outbuilding

II

Public house and attached outbuilding. Early C18, domestic part brick fronted in late C18/early C19. Timber frame dark weatherboarded, red brick front to S half. Steep old red tile roof continuous over both parts. A long 2-storeys height block facing E, set back from road. 3-cells, 2-storeys S part has entrance into heated S room. Later chimney and fireplace to formerly unheated N rooms of this part. E front has 3 3-light flush casement windows under eaves of brick fronted part, firemark between RH pair, entrance a third from S by boarded door in heavy frame with pitched wooden hood on shaped brackets. A flat-topped canted bay window with divided casements on each side of door. Segmental headed sunk panel to RH. Dark weatherboarded N part with door and upper window next S end. Weatherboarded rear to domestic part with 3 windows. N part has 2 stable doors at front and pitching door to hay-loft in upper part. Small tiled weatherboarded lean-to at N end.

Listing NGR: TL1989025332

Asset Number	66
---------------------	----

Site Name	COURTWYCK
Type of Site	Listed Building
Listing No./NRHE Number	1308097
HER Number	15665 - MHT15665
Status	Listed Building- Grade II
Easting	521469
Northing	226368
Description	WYMONDLEY TITMORE GREEN TL 22 NW (East side) Little Wymondley 4/175 No. 10 15.3.83 (Courtwyck) - II House. Late C16 or early C17 replacing earlier house 'Kotewyke' referred to in C15. Early C18 red brick infill and casing to N end. Renovated and S wing added 1984-5. Timber frame with red brick infill, dark weatherboarded rear wall, red brick S wing. Steep reed thatched roofs, that of older part extending down in one place at rear over projecting oven. 1 1/2-storeys house facing W with N gable to road and modern S wing of matching height. 3 ground floor sash windows on W front with flush boxes and 3/6 panes. Plank door between RH pair. Internal N gable chimney. 2 hipped dormers on roofslope. 2 2-lights casement window and one dormer to N side of S wing, N gable end has early red brickwork with plat band, chamfered plinth, small upper window on RH and segmental arch to similar window below, with small-paned casements. Interior has cross-beams and inglenook. Inventory and will of 1630 (116 HW 19 in HRO) mentions a hall and chamber. (inf Mr. Farris).

Listing NGR: TL2146926368

Asset Number	67
Site Name	BARN AT LOWER TITMORE FARM 25 METRES TO EAST OF HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1308100
HER Number	
Status	Listed Building- Grade II
Easting	521424
Northing	226272
Description	WYMONDLEY TITMORE GREEN TL 22 NW Little Wymondley 4/177 Barn at Lower Titmore Farm - 25M to E of house GV II Barn. Circa 1700. Timber frame on red brick sill, dark elm boarding, steep pitched roof formerly thatched now red tiled. 3-bays barn on E side of yard facing W. Double doors in middle bay. Long straight braces, long straight inclined queen-posts support one clasped purlin in each slope. Included for group value.

Listing NGR: TL2142426272

Asset Number	68
Site Name	BORO COTTAGES
Type of Site	Listed Building
Listing No./NRHE Number	1308120
HER Number	
Status	Listed Building- Grade II
Easting	521296
Northing	227425
Description	WYMONDLEY STEVENAGE ROAD TL 2127 Little Wymondley 11/171 No. 1 Boro Cottages, and - No. 2 Boro Cottages - II House, now 2 houses. Early C16 (coin hoard deposited 1547 found during renovation 1973), brick front and divided early C19, renovated C20. Timber frame on brick sill, frame exposed at rear with red brick infill, N end roughcast, front red brick. Steep red tile roof. Lower dark weatherboarded and slate roofed outhouses extend along roadside to W. A 2-storeys building with N gable on roadside, facing E. No. 3 not of special interest adjoins on S. Nos. 1, and 2, each have 2 windows to each floor and central entrance. 2-lights casement windows. (inf Mr. Farris). Listing NGR: TL2129627425

Asset Number	69
Site Name	CHURCH OF ST IPPOLYTS (CHURCH OF ENGLAND)
Type of Site	Listed Building
Listing No./NRHE Number	1347411
HER Number	4307 - MHT4307
Status	Listed Building- Grade I
Easting	519792
Northing	227127
Description	ST IPPOLLITTS ST IPPOLLITTS VILLAGE TL 1927 9/67 Church of St. Ippolyts 27.5.68 (C of E) GV I Parish church. Of (traditional date of foundation 1087) fabric of nave and chancel; N and S aisles added, and chancel remodelled in early C14; C14 W tower; C15 N and S porches and widened chancel arch; base of cross-like spire dated '1636'; considerable repairs 1839; new E window inserted in chancel 1874-5. Restoration of nave 1877-8 by Joseph Clarke, Diocesan Architect (builder Mr. Gregory of Clapham Junction) involved carefully rebuilding 3 walls from

foundations re-incorporating older features, with new roof over nave and aisles, and building an organ chamber and N vestry. Old tower releaded 1880. Organ rebuilt 1891. Choir vestry at N of earlier vestry 1913-14. New altar rails 1939. Spire releaded 1940. Flint rubble faced in coursed pebbles with stone dressings, tufa C11 dressings at junction of nave and narrower chancel on S side and to blocked S window and SE angle of nave, clunch or limestone for later work. Timber framed S porch with C17 red brick later infill to sides. Steep old red tile roofs. Lead to N aisle. Small church on brow of hill on site sloping steeply away to N. Consists of square-ended chancel, nave, aisles, N and S porches, W tower and 2 vestries on N of chancel. The Chancel has an old scissor-rafter roof divided into 2 bays by a moulded tie beam. Boarded waggon roof over E part. 3-lights E window, pointed, with fan arrangement of mouchettes in the head. Said to be a copy of window formerly in Minsden chapel in Preston parish (q.v.), drawn by Buckler. One N and 2 S windows C14 of 2-lights with tracery in pointed segmental arched head, lower sill to the W window on S with stained glass of 1851. Double aumbry in N wall by altar and C13 twin-arched combined piscina and credence with shaft between on S wall. Brass to Alice, wife of Ryce Hughes, d.1594, kneeling man, wife, children and inscription all on one plate. The Nave has a C19 3-bays open timber roof with 2 purlins, arched-braced collar to truss which has a second cross-beam above the tie beam to which it is joined by vertical balusters. N and S walls pierced by wide early C14 arches 2 well separated on each side. Chamfered outer order under moulded hoodmould with small headstops: half octagonal inner order carried on large broad-faced corbel-heads with inscribed abaci (one C19 replacement on S side). High up in angle of NE corner of nave the narrow 4-centred head to upper doorway for the former roodloft. Tufa dressings of original round headed late C11 window in wall above S arcade. Wider N aisle has had its windows largely renewed, the eastern one has stained glass by Shrigley & Hunt c.1929. C14 piscina on S side in back of pier beside pulpit, with ogee cusped head and trefoil sinking. Brass to Robert Poydres and Alice his wife, d.1401, incomplete inscription. Early C14 N doorway. The S aisle has a narrow 2-lights C14 E window with tracery in pointed head, remains of canopied niche on inner jamb, and a square-headed 2-light S window of some age to E of porch. Moulded clunch S door of early C14. C19 2-lights W window. C14 trefoil-headed piscina near E end of aisle and nearby a recess with the C14 recumbent effigy of a priest. C14 octagonal stone font on stem with engaged shafts. Set in N wall of S aisle a C13 arch stone with moulding, label, and dog-tooth ornament. Below it a stone inscribed with several crosses with enlarged terminals, some in lozenge shaped surrounds. Wooden arcaded screen with C15 central bay set up in chancel in C19 restoration and moved to tower arch c.1939. Tall square W tower with angle buttresses at W angles, string course below crenelated parapet, low pyramidal red tile roof topped by a lead covered preaching cross in place of a spire. This has a classical panelled pedestal supporting a tapering octagonal cross shaft with moulded cap and base topped by a cross and vane. Date on E face of pedestal '1636'. Stair turret buried in SW corner of tower. A 2-lights pointed bell opening on each face, 2nd level lit by small slit windows. Clock installed 1887, repaired 1924. 3-lights C14 W window with tracery in the head and mullions renewed. Plain chamfered tower arch. Elaborate C15 N porch of clunch, renewed externally, with pointed entrance arch with square head and traceried spandrels, flanking buttresses, trefoil headed niches flanking entrance, and canopied niche over entrance. Timber framed C15 S porch has frame infilled by C17 red brick on each side but original elaborate S front with moulded bargeboards to roof verge. Cambered moulded tie-beam over central, arched 4-centred entrance with cusped spandrels and flanked by narrow 2-lights trefoil headed side-lights. Later wooded gates. King-post and crosspieces to the principal rafters from a cross-shaped gable infill above tie-beam. Pierced circular stone chimney to vestry. (RCHM (1911)129-30: VCH (1912)27-8: Kelly (1914)168: Pevsner (1977)214: inf Mrs. Rance).

Listing NGR: TL1979227127

Books and journals

Doubleday, A, The Victoria History of the County of Hertford, (1912), 168

Pevsner, N, Cherry, B, The Buildings of England: Hertfordshire, (1977), 214

Other

Inventory of the Historical Monuments of Hertfordshire, (1910)

Asset Number	70
Site Name	THE FOUNDRY HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1347412
HER Number	
Status	Listed Building- Grade II
Easting	519555
Northing	227097
Description	ST IPPOLLITTS ST. IPPOLLITTS VILLAGE TL 1927 9/71 The Foundry House - GV II House. Mid C19. Grey brick with plastered soffit to wide overhang of steep hipped slate roof. A 2-storeys, 2-cells, central passage, double-pile, end-chimneys plan house, on roadside, facing N. N front symmetrical with 2 windows to each floor, central recess of same size over former central doorway now a window. Recessed sash window with 6/6 panes and flat gauged buff brick arches on both floors. C20 small rear and W side extensions. Foundry established a century ago. Included for group value. Listing NGR: TL1955527097

Asset Number	71
Site Name	THE COTTAGE LOAF
Type of Site	Listed Building
Listing No./NRHE Number	1347413
HER Number	
Status	Listed Building- Grade II
Easting	519820
Northing	227053
Description	ST IPPOLLITTS STEVENAGE ROAD TL 1927 (South side) St. Ippollitts 9/75 The Cottage Loaf 21.5.77 (formerly listed as The Shop) GV II House. Late C18 or early C19, altered to village bakehouse c.1840 and continued as shop until 1976, altered to house and oven removed 1977. Cob walls on brick foundations and chimney stacks, roughcast with dark painted plinth. Steep slate roof, half-hipped, with very wide overhang at eaves and verges protecting the walls. A 2-storeys, 3 windows wide building on roadside facing N with gable chimneys in red brick set flush with the outer gable walls. Roof extends down and catslide over rear outshut. N front has 3 flush 2-lights small-pane casement windows on each floor and battened door between 1st and 2nd windows from E end. (Inf Mrs. Rance). Listing NGR: TL1982027053

Asset Number	72
Site Name	THE OLD COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1347423
HER Number	
Status	Listed Building- Grade II
Easting	518780
Northing	227088
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore 8/30 No. 9 - (The Old Cottage) GV II House. C17 or earlier. Timber frame on knapped flint sill, frame exposed with plastered infill panels. Steep old red tile roof. A 1 1/2-storeys, 3-cells, internal-chimney plan house, facing S, with W gable against road. Chimney with 2 diagonally set square conjoined shafts a third from W end with added shaft on E. Internal E gable chimney next brick gable parapet. Short single-storey extension on roadside at S side. Battened door under lean-to open timber porch on S. 2 gabled dormers on S and 3 on N side. 2- and 3-lights casement windows. Small roughcast porch on N side with hipped tile roof. W gable at an angle to axis of house following line of road. Jowled posts and full-height studs. (Pevsner (1977)148). Listing NGR: TL1878027088

Asset Number	73
Site Name	2,3 AND 4, HIGH STREET
Type of Site	Listed Building
Listing No./NRHE Number	1347424
HER Number	
Status	Listed Building- Grade II
Easting	518783
Northing	227077
Description	ST IPPOLLITTS HIGH STREET TL 1827 (East side) Gosmore 8/33 Nos. 2, 3, 4 - GV II 3 adjoining houses. Mid C19. Grey/yellow brick with slate roofs. A block of 3 narrow fronted houses (originally 5 but 2 at N now much altered), 2-storeys, with handed plans B:A:B. Large internal chimney shared by 2 houses, and in each house door remote from fireplace and one front window to each floor above one another. Blind recess central between chimneys (i.e. over pair of doors). Flush 2-lights casement windows with flat gauged arches to both floors. Projecting eaves with painted soffit. Round-headed arched doorways with plastered recess

over door with heavy frame. Included for group value.

Listing NGR: TL1878327077

Asset Number	74
Site Name	PEASCOD HALL
Type of Site	Listed Building
Listing No./NRHE Number	1347426
HER Number	15098 - MHT15098
Status	Listed Building- Grade II
Easting	519694
Northing	226146
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (East side) Little Almshoe

3/43 Peascod Hall - - II

Farmhouse, now a private house. C17 or earlier, early C18 brick front, C19 N wing. Timber frame roughcast, cased in red chequered brick on W and S, timber frame white weatherboarded N wing. Old red tile roofs, N wing of lower pitch. A small L-shaped house, set back from road, facing W. Older, 1 1/2-storeys, 2-cells, central entrance plan range with former external N gable chimney and very large open fireplace to rearwall chimney in S room. 2-storeys later N crosswing projects to W. W front has 2 gabled dormers at the eaves, central entrance, and 4 casement windows with cambered arches. Plank door. Rearwall heightened by 1M with 2 windows. Projecting gable of N wing has a flush 2-lights casement window to each floor. 2 similar windows on each floor on each side. Louvred shutters to front gable. Interior has axial chamfered beams, exposed joints in S room. Shouldered head to 2 recesses in back of large open fireplace.

Listing NGR: TL1969426146

Legacy

Asset Number	75
Site Name	1 NORTH WING, 2 NORTH WING, SOUTH WING AND WEST WING, AT ST IBBS
Type of Site	Listed Building
Listing No./NRHE Number	1347427
HER Number	
Status	Listed Building- Grade II
Easting	519485
Northing	226675
Description	ST IPPOLLITTS LONDON ROAD TL 12 NE (West side)

3/47 North Wing, 2 North Wing, - South Wing, and West Wing, at St. Ibbs

GV II

House, now 4 residences. C18, enlarged and converted to clergy house c.1786 by Rev. Thomas Pinnock, alterations c.1801 for his successor Rev. William Lax, C19 parallel rear range, S wing dated by plaque on E end 'HAK 1914' converted and house sub-divided 1965-70. Stucco lined as ashlar. Rear range and S wing in red brick. Steep pitched hipped slate roofs. Tiled roof to S wing. A large 2-storeys and attics house, set back in its grounds, facing E, with 2 parallel ranges and S wing extending to W from SW corner. Symmetrical E front has 3-windows wide centre, projecting central porch and slightly higher projecting wings. Plat-band arched-up over ground floor windows, plinth, moulded cornice at eaves level below parapet. Plat-band carried round single-storey central porch. Pillared Doric entrance in stucco with echinus moulded capitals, reeded architrave and triglyphs to entablature slightly recessed sash windows with square heads to centre now with 2/2 panes. Venetian windows to wings with semi-circular central lights on ground floor but segmental arched on 1st floor. 6-panels fielded door up 3 steps. Large semi-circular projecting 2-storeys bay with garden entrance on N side of N wing. Parallel rear wing has dentilled cornice and sash windows with 6/6 panes and blind boxes to 1st floor. Canted bay window to ground floor on W and similar 2-storeys bay on N end. Entrance in S end of this range by half-glazed door with segmental radial fanlight and moulded flat hood on scrolled brackets. Possibly a coaching inn called The Magpie or The White Swan before conversion to clergy house in 1786. (Inf Mrs. Rance) .

Listing NGR: TL1948526675

Asset Number	76
Site Name	1, MAYDENCROFT LANE
Type of Site	Listed Building
Listing No./NRHE Number	1347428
HER Number	
Status	Listed Building- Grade II
Easting	518766
Northing	227054
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (North side) Gosmore

8/52 No. 1 - GV II

House. Early C17, altered in C19. Timber frame exposed on 1st floor with plaster panels, ground floor cased in red brick in Flemish-bond with darker red dressings and dentilled course below mid-height rail of timber frame. Steep old red tile roof. A 2-storeys, 2-cells house at the corner with High Street, facing S. 2 structural bays and a narrow W bay overlapping the large formerly external gable chimney. Added external E gable chimney with tumbled offsets and 2 flues. S front has 2 windows on 1st floor plus a small window under the eaves in the chimney bay. 2 main windows on ground floor correspond to 2 on 1st floor and there is also a window and 4-panel door between. Framing of 1st floor shows main posts with long straight tension braces to these, and 2:6:6 panels. 2-lights flush casement windows with small panes. Heavy jowled posts, clasped- purlin roof. Gable end has long straight tension braces and collar. Moulded mullioned 3-lights 1st floor window in W bay at rear.

Listing NGR: TL1876627054

Asset Number	77
Site Name	1, 2, 3, 4 AND 5 HORNBEAM COURT, (HOWARD COTTAGE, SEYMOUR COTTAGE, BOLEYN COTTA
Type of Site	Listed Building
Listing No./NRHE Number	1347443
HER Number	
Status	Listed Building- Grade II
Easting	521283
Northing	228413
Description	TL 2128 10/143 29.5.69 WYMONDLEY ARCH ROAD (West side) Great Wymondley Hornbeam Court, Nos. 1 (Howard Cottage), 2 (Seymour Cottage), 3 (Boleyn Cottage), 4 (Aragon Cottage), 5 (Cleeves Cottage) (formerly listed as Hornbeam Cottages Nos 1-6) GV II Block of 5 small houses. 1818 for William Wilshire, Lord of the Manor, built by Wellers of Hitchin for £200 (HRO). Renovated, re-thatched and rear extensions built 1974 for Herts Buildings Preservation Trust. Roughcast presumably on timber frame, stuccoed plinth, and steep thatched half-hipped roof with fancy ridge. Slate roof to rear lean-to. A row of 16-storeys cottages ornee on roadside facing E. 3 red brick chimneys to ridge and one to N gable. E front has 7 eyebrow 2-lights dormer windows at the eaves, 5 boarded doors in narrow frames with foresteps, and 10 flush 2-lights small casement windows each with an external boarded shutter folding down from the sill. 2 dormers at rear. (Pevsner (1977)154: inf Mr. Farris). Listing NGR: TL2128328413

Asset Number	78
Site Name	CHURCH OF ST MARY THE VIRGIN
Type of Site	Listed Building
Listing No./NRHE Number	1347444
HER Number	
Status	Listed Building- Grade II*
Easting	521692
Northing	227244
Description	WYMONDLEY CHURCH PATH TL 2127 Little Wymondley 11/148 Church of St. Mary 27.5.68 the Virgin - II*

Parish church. Early C12 origin for the Argentein family, given to Wymondley Priory c.1218, renovated c.1400 with chancel apse changed to square end and W tower added. Restored 1874-6 except tower, rebuilding S porch, extending N vestry and E end of chancel, and adding N aisle. The work involved replacing the chancel arch, fittings, and font, raising the nave floor level, and forming the N arcade of the nave. Restoration in 1948 revealed the rood stair and openings in S wall of nave, and ancient roof structure of nave. Tower restored 1966. Flint rubble, W end of nave, and the tower faced in coursed flint pebbles with stone dressings. Tower parapet of flint and red brick. Walls elsewhere roughcast with deep plaster cove to eaves of S side of nave. Steep red tile roofs, that of nave taller than chancel and extending down as a catslide roof over the added N aisle. Pyramidal low tile roof to tower with vane and weathercock. Small church isolated from village with square-ended chancel, nave, N aisle, gabled NE vestry, S porch, and embattled W tower rising only a little higher than the nave roof. The chancel is one step up from nave and there are 3 steps to the altar. Red and black chequered tile floor. Patterns and borders of coloured and encaustic tiles on higher steps. Facetted boarded waggon roof with cornice and battens. 2 original early C15 windows in S wall, the eastern one has a single cinquefoil light with tracery in the head and 3-centred rear arch. Western one a low-side window with cinquefoil head, pointed chamfered rear arch, jambs rebated for shutters and pivots, now glazed with an engraved glass window by Francis Skeat 1974. C15 piscina reset in S wall has a cinquefoil head within a rectangular frame. C19 3-lights E window in C15 style with stained glass. Single light N windows of similar date. Stone C14 fine carved female corbel head reset in N wall may formerly have supported the rood beam. Brass on N wall with inscription recording the erection of a monument in 1605 by George Nedham to his father John and grandfather James Nedham who came into the county in 1536 (when as Surveyor of the King's Works he was granted the lands and buildings of Wymondley Priory at the Dissolution and became patron of this church). The altar has riddel posts. The nave has an exposed timber roof from which boarding was removed in 1948. It is single-framed with each couple having a collar with straight braces under, and ashlar pieces at the foot. The 2 rough tie-beams may have been added to hold in the wallstops. The roof structure is similar to that surviving at Wymondley Priory (q.v.) possibly dating from the C13. There is a considerable external projection of the S eaves, covered by a plastered cove. The S wall is thickened where it contains the winding rood stair with pointed rebated lower doorway and upper door facing W with round-cornered square head and slot for rood-beam at threshold, 2 C15 windows in S wall, eastern one of 2 cinquefoil lights with traceried pointed head, and encircled consecration-cross cut in the E reveal. Western one a high single-light window with cinquefoil head and hollow moulded 3-centred rear arch. C15 S doorway continuously wave-moulded externally in 2 orders, and with a pointed wave-moulded rear arch. C19 door flush beaded to inside. Tall 2-bays C19 N arcade in C14 style with wide arches of 2 chamfered orders and octagonal pier and imposts with moulded caps and bases. Image niche in NE corner, C15 reset, with cinquefoil opening, square head, and semi-octagonal front bracket shelf. C19 octagonal oak pulpit and lectern. Swept-back mission style pews with openwork scissor-shaped ends. Black stone armorial grave slabs in floor next the chancel step are to George Nedham 1669, George Nedham 1726, and Rev Stephen Woodfield 1757 (under the pulpit). Caen stone octagonal font of 1875 with C17 moulded oak cover topped by symmetrical arrangement of oak flying buttresses of serpentine shape supporting a centre with pendant and pierced obelisk finial. Brass plates at rear of nave record the erection of a clock in 1903 for the Coronation of Edward VII, restoration of belfry windows and masonry of tower 1966, and restoration of W window 1974. 2-centred C15 tower arch of 2 chamfered orders, with jamb shafts and caps. Oak screen with embattled headbeam across tower arch. W tower of 2 receding stages with tiled offset below the crenelated parapet, a chamfered string course at sill level of the 2-lights belfry openings on N and W with trefoil heads in rectangular opening. Chamfered stone base to tower. 2-lights W window with 4-centred head. Hatchment-shaped clock-face with raised circular metal fret. 2-bays N aisle is a wide lean-to structure with a buttress between its 2 N windows. Open timber roof on central arched braced principal with collar and brace to the purlin. 2 2-lights cinquefoil N windows with square heads and 3-centred rear arches. Single-light pointed W window. Open to vestry on E. NE vestry gabled with prominent bargeboard, pointed 2-lights window with Y-tracery and cinquefoil lights. Red brick chimney. Chamfered stone E doorway with boarded door. Stuccoed S Porch lined as ashlar with stucco label mouldings, battened doors, and cross on gable parapet. Church said to have formerly been dedicated to St. Peter. (RCHM (1911)148-9: VCH (1912)191: Kelly (1914)296: Pevsner (1977)243: St. Mary's Church Little Wymondley n.d. (church guide): inf Mr. Farris).

Listing NGR: TL2169227244

Asset Number	79
Site Name	Garden walls at The Priory
Type of Site	Listed Building
Listing No./NRHE Number	1347445
HER Number	
Status	Listed Building- Grade II
Easting	521860
Northing	227995
Description	TL 2128 and TL 2127 10/152 and 11/152 WYMONDLEY Little Wymondley PRIORY LANE (East side) Garden walls at The Priory GV II Garden walls. Medieval foundations in parts south east of house, upstanding parts C17 and later. Red brick of various shades and size, south east part uncoursed flint incorporating much dressed medieval clunch and stonework from the priory buildings. Walls generally about 2 metres height. Wall southeast of house probably on line of monk's cemetery enclosure. Beebole with segmental head and stone cheeks in north face. Wall to north and north west of house probably built when this sector of surrounding moat filled in. Listing NGR: TL2186027995

Asset Number	80
Site Name	WYMONDLEY BURY
Type of Site	Listed Building
Listing No./NRHE Number	1347446
HER Number	
Status	Listed Building- Grade I
Easting	521678
Northing	227074
Description	WYMONDLEY RAILWAY SIDINGS TL 2127 Little Wymondley 11/157 Wymondley Bury 27.5.68 GV I Manor house, now a farmhouse. Early C14 aisled hall house, floor and chimney inserted in hall in C16, brick cased and W wing after 1908. Timber frame, cased in red brick, steep old red tile roofs. A 2-storeys U-shaped building facing N on a secluded moated site. Wings extend to rear. Aisled construction of 3 bays, the W bay only floored from the beginning, and a 2-storey unaisled E crosswing. 'Raised aisle' construction with truncated arcade posts in open truss carried on transverse beam as at Warden's Hall at Merton College, Oxford. Crown post roofs

above. Hall of 2 bays with large stack built in E bay leaving a cross-passage behind it. Parlour is storeyed W bay, ground floor of E wing has C16 service doorways but fine solar on 1st floor. N front has low eaves to central part, 2 storeys E gabled wing, and 2 storeys and attics W wing. Large internal chimney rises through roofslope. Entrance beside E wing by old studded plank door in round arched entrance. Rectangular bay window to RH, shallow canted bay to E wing, 2 small gabled dormers on roofslope and large one over bay window, 3-lights leaded casements to 1st floor. Large projecting chimney on E side of E wing, and internal chimney to S extension of that wing. Bell under timber hood on W wall of W wing. Interior has exposed framework of the aisled hall with herringbone pattern timber infill to close-spaced studs at upper and lower ends of hall. Cellar below W bay with alcoves in walls. Heavy C16 fireplace beam in hall has chamfered and roll mouldings. Recessed with shouldered lintels at 2 levels in back of fireplace. Hall floor carried on 2 chamfered longitudinal parallel beams with hollow stops. Massive arcade posts with hollow moulded chin to jowls and square-section straight braces. Moulded caps and bases to the truncated posts of the open truss. Transverse beam is a C16 replacement. Hall central crown-post octagonal with moulded cap and base. Plain crown-posts in end walls. Decorated crown-post in 2-bays E wing. W bay of hall range hipped with gablet. The W wall of the W bay closed by passing braces from aisle wall to tie-beam. Mercer comments that the ambiguous function of the ends in conjunction with the structural details suggests an early date for the building. Mr. Farris says that the documents suggest this is the house called Somerhalle erected after 1373 and before 1400. (RCHM (1911)149: VCH (1912)189: Eric Mercer English Vernacular Houses London (1975)171-1: Pevsner (1977)243: RCHM Typescript: inf Mr. Farris).

Listing NGR: TL2167827074

Asset Number	81
Site Name	WHITBANK AND JENNY COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1347447
HER Number	
Status	Listed Building- Grade II
Easting	518629
Northing	227063
Description	ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (South side) Gosmore

8/59 Whitbank and - Jenny Cottage

GV II

House, now 2 houses. C16 former open hall house with storeyed E crosswing, inserted floor and chimney in hall and W part rebuilt C17. Timber frame on stuccoed brick sill, frame exposed with plastered infill panels, W part roughcast. Steep old red tile roofs. A 2-storeys, T-plan building set back from road facing N with projecting E wing extended to E by a catslide roofed E outshut. Narrower, lower W part. Projecting gabled porch in angle with E wing and opposed door at rear mark cross-entry. Chimney shaft of large internal chimney rises to rear of roof ridge, with elongated cruciform shaft. Flush casement windows. Wide-panel framing to hall range. Prominent curved tension braces exposed in gables of cross-wing. Interior has jowled posts, cranked tension braces to hall partition, long straight tension braces to hall walls and curved wind-braces to clasped-purlin roof. Floor over hall carried on axial beam. (Pevsner (1977)148: RCHM Typescript).

Listing NGR: TL1862927063

Asset Number	82
Site Name	MINSDEN CHAPEL AT NORTH EAST CORNER OF MINSDEN PLANTATION GRID REFERENCE TL 198
Type of Site	Listed Building
Listing No./NRHE Number	1347462
HER Number	
Status	Listed Building- Grade II
Easting	519820
Northing	224580
Description	TL 12 SE LANGLEY WHITWELL ROAD (West side) 4/74 Minsden Chapel at 27.5.68 NE corner of Minsden Plantation Grid Ref TL 1982 2458 II Ruined chapel. Probably C14, mentioned in 1450, a ruin by end of C17. Flint rubble, plastered externally, with stone dressings. Remains of red brick bellcote at W gable. A small 2-cells church with nave and narrow square ended chancel. Diagonal buttresses at E end of chancel and W end of nave, but set-back corner buttress to E end of nave suggest that the church is of one build. 2 other buttresses to each side of nave. Line of creasing of lower chancel roof on E end of nave. Central doorway and 2 holes for windows on S side of nave. N doorway in same bay but further to W. Much of S wall of nave stands to full height and W wall with put log holes at 3 levels. N wall more fragmentary. Rough opening for chancel arch in E wall. Half-metre high walls of chancel with tall SE angle pier. Line of beam sockets across E face of W wall of nave at eaves height. Inscribed stone floor slab in chancel 'IN MEMORIAM/ REGINALD L HINE/HISTORIAN/OF HITCHIN/1883-1949/REQUIESCAT IN PACE'. Hine's ashes were scattered here. The church was dedicated to St. Nicholas and served the hamlets of Preston, Langley and Minsden until church rates were levied in this area for St. Mary's Hitchin and the church here fell into ruin. Scheduled Ancient Monument (Herts No.14). (RCHM (1911)137-8: VCH (1912)18: Pevsner (1977)247-8). Listing NGR: TL1982024580

Asset Number	83
Site Name	THE LAURELS
Type of Site	Listed Building
Listing No./NRHE Number	1347464
HER Number	
Status	Listed Building- Grade II
Easting	521456
Northing	227465

Description	WYMONDLEY STEVENAGE ROAD TL 2127 (North side) Little Wymondley 11/167 The Laurels - - II House. Early C18 brick casing of possibly older house. Roughcast E and W ends with surface recessed from brickwork of front. Chequered red and blue brick. Slated roof. A 2-storeys, 2 windows wide, double-pile plan house with central entrance and gable chimneys, set well back from the road facing S. Symmetrical S front has central recess over gabled porch to 6-panels door (2 glazed: 2 fielded: 2 flush). Flush box sash windows with 8/8 panes and flat gauged arches to both floors. Painted soffit to projecting eaves. Listing NGR: TL2145627465
--------------------	---

Asset Number	84
Site Name	THE BUCKS HEAD PUBLIC HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1347465
HER Number	
Status	Listed Building- Grade II
Easting	521454
Northing	227405
Description	WYMONDLEY STEVENAGE ROAD TL 2127 (South side) Little Wymondley 11/169 The Bucks Head P.H. 27.5.68 GV II Inn, now a public house. Late C16 or early C17 built for Nedham family, post-Reformation Lords of the Manor, as Black Buck's Head Inn named after their crest. Altered in C17. Sold by family in 1712. Timber frame on brick sill, panelled roughcast with plain margins. Exposed timber framing on E side. Steep old red tile roofs. A 2-storeys and cellar, H-plan, 3-cells, lobby-entry, internal chimney plan inn facing N with only the gabled and jettied 1st floor of the 2 wings projecting to the front, and the staircase to the rear of the stack. Middle part of N front has entrance up steps with boarded door in heavy frame next the W wing, deep coved eaves cornice, and shallow rectangular 2-storeys bay window. Cantled bay window below jetty of E wing, with 3-lights casement window with small panes to 1st floor of each wing and ground floor of W wing. Interior has exposed framework with jowled posts, axial chamfered and hollow-stopped beams to 2-bays hall part, old joists remaining in part of floor in E wing, and plain squared joists over the W wing. Large internal chimney serving hall and W wing built in stages. Clapsed-purlin roofs. Pegged bracket supporting E end of axial floor beam in hall and eaves-cove suggest the hall range was heightened in the C17 to make 2 full floors. The fireplaces serving the W wing and the 1st floor are probably later additions. (RCHM (1911)149: VCH (1912)186-7: inf Mr. Farris). Listing NGR: TL2145427405

Asset Number	85
---------------------	----

Site Name	THATCHED COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1347466
HER Number	
Status	Listed Building- Grade II
Easting	522119
Northing	226362
Description	WYMONDLEY STEVENAGE ROAD TL 22 NW (East side) Todd's Green 4/174 Thatched Cottage 14.1.77 (formerly listed under Todd's Green) - II House. C16 (date 1579 formerly on front), formerly the Warrener's House, ('1680' cut on chimney), owned by manor up to 1803, altered and extended to W 1939-40, single-storey E extension 1960. Timber frame with exposed frame and roughcast plaster panels. Sill renewed in red brick. Steep thatch roof with fancy ridge. A 2-storeys house with continuous front jetty facing N with large projecting end chimney at W, and extensions and lean-to to W and E. 2 bays jettied old part with convex curved tension braces to 1st floor and 3 panels to each bay. 2 3-lights windows on ground floor flank central porch now blocked with 2 2-lights casements. LH part has horizontal rail and bull-nosed joists possibly heightened. Entrance now central between single-light windows in E extension. Roof has short square crown-post with heavy short braces. Jowled posts with heavy curved braces to tie-beams. (RCHM typescript: inf Mr. Farris). Listing NGR: TL2211926362

Asset Number	86
Site Name	OAKFIELD FARM BARN
Type of Site	Listed Building
Listing No./NRHE Number	1387280
HER Number	
Status	Listed Building- Grade II
Easting	522189
Northing	224799
Description	TL22SW SYMONDS GREEN LANE 733/6/10013 Oakfield Farm Barn II Farm building, formerly barn, and latterly in mixed usage. Empty and disused at time of inspection (29-4-1999). Late C16/early C17, with near contemporary additions and C19 and C20 alterations. Oak timber framing set upon a low red brick plinth with softwood external horizontal boarding and a corrugated iron sheet covering to half-hipped roof. PLAN: 5-bay range, aligned north-west to south-east, with added 5th bay and advanced porch at north-west end giving L-plan. EXTERIOR: North-east side with double doorway to bay 2 from left, a later

single doorway inserted at bay 4, and an advanced gabled porch with double doors to bay 5. North-west side with single doorway inserted at bay 1. Plain gables with half hips. INTERIOR: Near complete timber frame formed of principal vertical posts with jowled heads. These carry wall-plates jointed with face-halved and bladed scarfs. Tie beams spanning the building are fixed with full-lap dovetails and morticed into tenons to the jowl heads. The tie beams, which are braced to the wall posts, support raking struts which carry collar beams. The collar beams carry single side purlins, which are clasped between the collars and the principal rafters, which are reduced in thickness above the level of the collars. Bays 1 and 2 have double wind bracing, bays 3 and 4 each have a single brace. Rafters are half-lapped and pegged. Sole plate, mid-rails and wall plates are drilled on lower faces and grooved on upper faces to receive staves for wattle and daub panels, none of which now survive. Vertical studs, to walls, with straight braces notched over them in end walling. Bays 1 and 2 have wide oak boarding internally, with bay 1 having a timber trough fitted along the end wall, subdivided by a stall partition. Closed partition between bays 2 and 3, and collar and tie beams between bays 4 and 5 with mortice sockets and drilled holes for studs and wattle poles of former end wall. HISTORY: The farm of which the barn formed a part is shown on a 1766 County map, and the Richardson map of Stevenage of 1834. It is identified on Ordnance Survey maps of 1884 and 1889 as Fairview Farm. These maps show the barn forming the south-western boundary of a farm yard, with an L-shaped range to the north-east, and a house sited further to the east. The barn is a near-complete example of late C16 or early C17 timber-framing, displaying carpentry detailing characteristic of Hertfordshire practice, and retaining evidence of later extension and adaptation for animal husbandry.

Listing NGR: TL2218924799

Asset Number	87
Site Name	NEOLITHIC/EARLY BRONZE AGE POTTERY AND
Type of Site	FINDSPOT (Early Neolithic to Earlier Bronze Age - 4500 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	99 - MHT99
Status	Non-designated heritage asset
Easting	521750
Northing	226850
Description	Worked flints and one sherd of Peterborough-type pottery recovered during field-walking and trial trenching in 1990 in advance of the Little Wymondley bypass <1>. See also [2607, 2608].

Asset Number	88
Site Name	IRON AGE SHERDS, STUTLEY'S GRAVEL PIT,
Type of Site	FINDSPOT (Earlier Iron Age to Middle Iron Age - 800 BC to 101 BC)
Listing No./NRHE Number	
HER Number	464 - MHT464

Status	Non-designated heritage asset
Easting	520700
Northing	227200
Description	Early Iron Age sherds found in the edge of Stutley's gravel pit, Little Wymondley; little to be seen on the site <1>. An extensive area of former gravel workings now used as a rubbish tip. The sherds are in Letchworth Museum <2>.

Asset Number	89
Site Name	SITE OF POST-MEDIEVAL HOUSE, CALEB'S
Type of Site	ARTEFACT SCATTER (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	698 - MHT698
Status	Non-designated heritage asset
Easting	519880
Northing	227020
Description	Excavation of a possible medieval house plot by Letchworth Museum and North Herts Archaeological Society revealed unstratified finds of post-1700 date. There was no evidence of structural remains or earlier occupation. The area excavated (at the given NGR) was presumed to have always been a garden or vegetable plot <1>. The later 19th century OS maps <2, 3> show a cottage here in this plot on the south side of the road; the present house stands to the NE.

Asset Number	90
Site Name	LATE IRON AGE DITCH, TITMORE GREEN,
Type of Site	DITCH (Late Iron Age - 100 BC to 49 AD)
Listing No./NRHE Number	
HER Number	2606 - MHT2606
Status	Non-designated heritage asset
Easting	521200
Northing	226400
Description	A late Iron Age ditch revealed during observation of Lea Valley Water pipeline; ditch approx.4.00m wide and 0.55m max.depth. I had a uniform fill of charcoal, burnt organic material, burnt clay, burnt stones and late Iron Age sherds and was sealed by 0.35m of brown soil and 0.30m of ploughsoil. There were no other features nearby <1>.

Asset Number	91
Site Name	ROMANO-BRITISH FARMSTEAD, LITTLE
Type of Site	FARMSTEAD (Late Iron Age to Late Roman - 100 BC to 409 AD)
Listing No./NRHE Number	
HER Number	2607 - MHT2607
Status	Non-designated heritage asset
Easting	521720
Northing	226830
Description	A scatter of Roman and medieval sherds [2608], pits and an occupation surface were observed during construction of the Lea Valley water pipeline in 1975 <1>. Fieldwalking and trial trenches along the proposed by-pass route in 1990 located a substantial Roman farmstead, possibly extending over 3 hectares. Buildings were represented by foundations, worked stone, tile, tesserae, etc; also three cobbled surfaces and radiating ditches. Pottery indicates late 1st to early 3rd century AD occupation; a few late Iron Age sherds (which are not necessarily pre-conquest) were also present. For slight evidence of a Neolithic/Bronze Age presence see [99] <2>. Work in November 2001 immediately north of pylon 70 <4> shows that the settlement extended to the west. A 3rd century AD circular building was found, and a rectangular building (14.3m x 6.5m) with pottery of late 1st to early 2nd centuries AD recovered from a wall section. Two possible sunken kilns or ovens predated the rectangular building <4>.

Asset Number	92
Site Name	UNDATED POSSIBLE PITS OR POST HOLES,
Type of Site	POST HOLE? (Unknown date)
Listing No./NRHE Number	
HER Number	2609 - MHT2609
Status	Non-designated heritage asset
Easting	521100
Northing	226100
Description	Two slight features were revealed during observation of the Lea Valley Water pipeline trench. The first was 0.60m at its widest point and 0.30m max. depth. The second lay 0.80m north of the first. Both were sealed by 0.20m -0.40m brown soil and 0.30m (stripped) plough soil. They had similar fills of organic soil, charcoal, burnt fragments of clay and burnt stone, but with no pottery or other dateable finds. These two features lay about 160m SW of a late Iron Age ditch [2606] <1>. The pipe trench appears to show up well as a cropmark <2>, giving a slightly better indication of the position of these features than the original NGR

Asset Number	93
Site Name	CROPMARK OF TWO DITCHES, IPPOLLITTS
Type of Site	DITCH (Unknown date)
Listing No./NRHE Number	
HER Number	2665 - MHT2665
Status	Non-designated heritage asset
Easting	520000
Northing	226900
Description	Cropmarks of two linear ditches; one aligned NW-SE, the other N-S. The NGR is very imprecise

Asset Number	94
Site Name	CROPMARK OF A WINDMILL OR ROUND
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC); WINDMILL? (Pos
Listing No./NRHE Number	
HER Number	2892 - MHT2892
Status	Non-designated heritage asset
Easting	520220
Northing	225670
Description	Cropmark of a circular single-ditched enclosure; diameter approx. 22m. No entrance. Possible circular internal feature. Initially interpreted as a possible ring ditch but the area is named Mill Hill on the 1st ed. OS 6" map and it may be the site of a windmill. The circular cropmark appears to be located in the SE corner of a square or rectangular enclosure, possibly a field, since at least two straight, right-angled cropmarks are visible on its north side. <3> points out that a tumulus was shown on the earlier 19th century 1st edition 1 inch OS map, but 'was no longer portrayed on the 1st edition 25" 1886'; the name Mill Hill may only indicate a secondary use of the mound.

Asset Number	95
Site Name	SITE OF POSSIBLE MEDIEVAL CHAPEL,
Type of Site	CHAPEL (Historic: period uncertain - 410 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	4210 - MHT4210
Status	Non-designated heritage asset
Easting	520696
Northing	225305
Description	'Ippollitts is not mentioned in the Domesday Survey, the earlier settlement having been at

Almshoe, where is still the site of a church' <1>.
The remains of a chapel, presumably a manorial chapel, are said to have stood in the garden of Almshoe Bury [1960]; it is supposed to have been pulled down c.1850 <3>.
According to <2> 'there are no remains at the published site. The farmer thinks the siting was rather at TL 2070 2527, but has no good reason; this site is now occupied by a swimming pool and nothing relative to a chapel was found during its construction'.
But 'Chapel (Site of)' is marked on the 1881 OS map <4> at the given NGR, in lettering indicating an antiquity. The position marked is in the corner of a grassed field east of the house; there is nothing to show that the site has been disturbed since the demolition, and a proprietorial chapel would have stood close to the manor house. Whether this was a predecessor of the parish church is another matter.

Asset Number	96
Site Name	CROPMARKS OF A RING DITCH AND OTHER
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	4404 - MHT4404
Status	Non-designated heritage asset
Easting	520170
Northing	226280
Description	Cropmark of a circular single ditched enclosure; diameter approx. 25m. No entrance. Two internal maculae. A second circular single ditched enclosure [6123] is in the immediate vicinity. Interpreted as the ring ditch of a plough-raised barrow; probably of Bronze Age date. Geophysics in 2015 identified several anomalies in this area, implying a rectilinear enclosure and trackway, and a sub-oval enclosure <3>.

Asset Number	97
Site Name	CROPMARK OF A RING DITCH, LOWER
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	4405 - MHT4405
Status	Non-designated heritage asset
Easting	521330
Northing	225780
Description	Cropmark of a small single ditched circular enclosure; diameter approx. 30m. Nearby is an oval enclosure [4406]. Interpreted as a ring ditch of a plough-raised barrow; probably of Bronze Age date. See also [3552, 11533, 11971].

Asset Number	98
Site Name	CROPMARK OF AN OVAL ENCLOSURE, LOWER
Type of Site	ENCLOSURE (Unknown date)
Listing No./NRHE Number	
HER Number	4406 - MHT4406
Status	Non-designated heritage asset
Easting	521500
Northing	225800
Description	Cropmark of an oval enclosure, one end cut by a modern field boundary. A gap in the opposing end may be an entrance facing south-east. Broad ditches. No apparent internal features. To the south-west is a ring ditch [4405].

Asset Number	99
Site Name	LINE OF ROMAN ROAD FROM BALDOCK TO
Type of Site	ROAD (Roman - 50 AD to 409 AD)
Listing No./NRHE Number	
HER Number	4635 - MHT4635
Status	Non-designated heritage asset
Easting	521925
Northing	225418
Description	The road which leads SW from the south end of the town centre at Baldock is notably straight, and is of Roman origin. Its exact course is uncertain at the north end where it approached the Roman town, and it may have diverged due north to the temple complex [770] in the football ground. This is part of the Viatores' route 221 'Coleman Green to Baldock', and it is well documented for 10km (see [12587]) but at Rush Green, Langley, it disappears, and its subsequent course has not been found. In part at least it followed a late Iron Age road <2>. From Rush Green, the winding route suggested by the Viatores [4632] is unlikely and has no supporting evidence. It is likely that the road went on towards Verulamium by a more direct course (changing its line to approach the river Mimram in the Whitwell area) but was cut by a medieval park; it may link with a length of road [4602] south of Kimpton.

Asset Number	100
Site Name	LETTER BOX, OPPOSITE ST IPPOLLITTS
Type of Site	POST BOX (Post Medieval - 1501 AD to 1900 AD)

Listing No./NRHE Number

HER Number	5302 - MHT5302
Status	Non-designated heritage asset
Easting	519797
Northing	227162
Description	Brick pillar wall box opposite the church

Asset Number 101

Site Name CROPMARK OF A RING DITCH, ST IBBS,

Type of Site ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)

Listing No./NRHE Number

HER Number 6118 - MHT6118

Status Non-designated heritage asset

Easting 519880

Northing 226550

Description Cropmark of a circular single-ditched enclosure; diameter approx. 25m. The enclosure is cut through by a modern field boundary. Three other circular enclosures are in the immediate vicinity [6119, 6120, 6121]. Interpreted as the ring ditch of a plough-raised barrow; probably of Bronze Age date.

Asset Number 102

Site Name CROPMARK OF A RING DITCH, ST IBBS,

Type of Site ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)

Listing No./NRHE Number

HER Number 6119 - MHT6119

Status Non-designated heritage asset

Easting 519910

Northing 226540

Description Cropmark of a circular single ditched enclosure; diameter approx. 22m. No entrance. No internal features. Also in the immediate vicinity are three other circular enclosures [6118, 6120, 6121]. Interpreted as the ring ditch of a plough-raised barrow; probably of Bronze Age date.

Asset Number	103
Site Name	CROPMARK OF A RING DITCH, ST IBBS,
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	6120 - MHT6120
Status	Non-designated heritage asset
Easting	519930
Northing	226570
Description	Cropmark of a single ditched circular enclosure; diameter approx. 26m. Part of the ditch is masked by geological features. No apparent entrance. No internal features. Also in the immediate vicinity are three other circular enclosures [6118, 6119, 6121]. Interpreted as the ring ditch of a plough-raised barrow; probably of Bronze Age date.

Asset Number	104
Site Name	CROPMARK OF A RING DITCH, ST IBBS,
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	6121 - MHT6121
Status	Non-designated heritage asset
Easting	519940
Northing	226550
Description	Cropmark of a single ditched circular enclosure; diameter approx. 26m. The ditch is partly masked by geological features. No apparent entrance. No internal features. Also in the immediate vicinity are three other circular enclosures [6118, 6119, 6120]. Interpreted as the ring ditch of a plough-raised barrow; probably of Bronze Age date.

Asset Number	105
Site Name	CROPMARK OF A RING DITCH, LITTLE
Type of Site	ROUND BARROW? (Late Neolithic to Earlier Bronze Age - 3000 BC to 1201 BC)
Listing No./NRHE Number	
HER Number	6123 - MHT6123
Status	Non-designated heritage asset
Easting	520130
Northing	226270
Description	Cropmark of a small circular single ditched enclosure; diameter approx. 21m. No entrance. Two internal maculae. Another ring ditch [4404] is in the immediate vicinity. Interpreted as a ring

ditch of a plough-raised barrow; probably of Bronze Age date.
Geophysics in this area in 2015 suggested the presence of enclosures and other possible features; <3> see [4404].

Asset Number	106
Site Name	SITE OF MEDIEVAL DEER PARK, ALMSHOE
Type of Site	DEER PARK (Medieval - 1066 AD to 1500 AD)
Listing No./NRHE Number	
HER Number	6294 - MHT6294
Status	Non-designated heritage asset
Easting	520750
Northing	225160
Description	Site of a deer park, known from c.1320 <1>. In fact the only medieval reference to the park dates to July 1358, when it was visited by Queen Isabella <2>. 'It is not known when Almshoe park was established, or by whom', although it could well have been by Simon fitz Adam c.1240, around his grand new manor house of Almshoe Bury [1960]. The only other documentary clue is in the field names Little Park and Great Park, recorded in 1816 around the house. <2> provides details and a map of the park's likely extent. 'The sinuous, ancientlooking, boundary still largely survives', possibly owing to the geology. A substantial bank and ditch near Little Almshoe Cottage lies on what appears to be the park's northern boundary, and other portions also survive in good condition. The estate as recorded in the early 19th century was 'a typical situation for a medieval park' and as the date of disparkment is unknown it may have become the 'great farm called Almshoebury' documented in 1672.

Asset Number	107
Site Name	ROUND HILL, IPPOLLITTS
Type of Site	MOUND? (Unknown date)
Listing No./NRHE Number	
HER Number	6555 - MHT6555
Status	Non-designated heritage asset
Easting	519850
Northing	227220
Description	A round mound known as 'Round Hill'. A house was built on the site in the 1920s, and 'bones' found there. It is unclear now whether it was a barrow, and there has been much modern landscaping <1>. In 1881 this was a field NW of Lodge's Farm, without any distinguishing feature <2>.

Asset Number	108
Site Name	PREHISTORIC FLINTS, SW OF FISHER'S
Type of Site	FINDSPOT (Prehistoric - 8500 BC to 101 BC)
Listing No./NRHE Number	
HER Number	6648 - MHT6648
Status	Non-designated heritage asset
Easting	521950
Northing	225590
Description	Prehistoric flintwork indicating possible occupation recovered during fieldwalking of (adjacent) Plots 14/059 and 14/025, on the west side of the A1(M) (<1>, Figs 4 & 9). Plot 14/059 was formerly part of Lucas's Wood. A total of 60 worked flints was recovered. Of these, 20 came from an initial walkover of the plots - 7 (including one re-touched flake) from 14/059 and 13 from 14/025. The remaining 40 flints came from detailed fieldwalking within the landtake for the motorway widening scheme - 19 (including one core fragment, one notched flake, one piercer and one ?hollow flake) from 14/059 and 21 from 14/025. All 7 occurrences of burnt flint were from 14/059.

Asset Number	109
Site Name	ROMANO-BRITISH MATERIAL, WYMONDLEY
Type of Site	FINDSPOT (Roman - 50 AD to 409 AD)
Listing No./NRHE Number	
HER Number	10720 - MHT10720
Status	Non-designated heritage asset
Easting	521630
Northing	226890
Description	Monitoring along the route of a proposed underground cable route between Wymondley and the main rail line near Corey's Mill identified possible features in one test pit, which contained a heavy concentration of flints and rounded sandstones on its western side (no. 11, about 100m from [2607], a Romano-British farmstead/villa). A man-made depression to the north may suggest the area was quarried at some time. However, Roman pottery was noted in the vicinity of Test pit 10, and metal detector users had been active to the north of Test pit 12. This suggests that Romano-British activity associated with the farmstead may exist throughout the c.200m distance between Pits 10-12 <1>.

Asset Number	110
Site Name	RIDGE AND FURROW, SOUTH OF TODDS END,
Type of Site	RIDGE AND FURROW (Medieval - 1066 AD to 1500 AD)

Listing No./NRHE Number

HER Number 10937 - MHT10937

Status Non-designated heritage asset

Easting 521940

Northing 226400

Description Field survey of 16.75 hectares of land next to Todd's Green to the north west of Stevenage recorded two areas of ridge and furrow, one to the south and one west of Todd's End. The only find was a single piece of abraded Roman tile <1>.

Asset Number 111

Site Name LITTLE ALMSHOE FARM, ST IPPOLLITTS

Type of Site FARMSTEAD (Post Medieval - 1501 AD to 1900 AD)

Listing No./NRHE Number

HER Number 11050 - MHT11050

Status Non-designated heritage asset

Easting 519910

Northing 225930

Description Little Almshoe is shown on the later 19th century OS maps <1, 2> as a planned farmstead, with large rectangular barns and glasshouses in regular formation east of the farmhouse.
2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION:
Large barn - timber-framed and weatherboarded on a substantial brick sill. Gable ended, slate roof. Large opening to east face (central) and to the north face. Several windows to east face. Abutting cartshed / barn, also timber-framed and weatherboarded, probably on a brick sill. Timber posts exposed. Hay hipped, slate roof. Situated to the south of the road, off London Road to the east. Farmhouse to the west. Barn abuts cartshed / store at its NW corner. Further farmbuildings to the S, W and SE <3>.
Also a brick barn, painted white. Gable, slate roof. Large door to west face and a window. There are also modern buildings <3>.

Asset Number 112

Site Name LODGE'S FARM, IPPOLLITTS

Type of Site BARN (Post Medieval - 1501 AD to 1900 AD)

Listing No./NRHE Number

HER Number 11051 - MHT11051

Status Non-designated heritage asset

Easting 519900

Northing 227270

Description	The present Lodge's Farm was built between 1881 and 1898, on a new site 60m north of the previous Lodge's Farm [15392]. In 1898 <1> it was a compact group of buildings with a barn and sheds on the north side and two wings with the appearance of open-fronted sheds, the space between divided into a two-part yard. It did not have the full arrangement of a planned or 'model' farmstead, but was built for 19th century agricultural practice. Little change is shown on the 1924 map <2>, and is still largely unaltered. For the 20th century stable building, see [15097]. 2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Model farm. A brick barn and outbuilding wings form a U plan. Gable, slate roof. OS mapping shows that the farm was built between 1881 and 1898.
--------------------	--

Asset Number	113
Site Name	RIDGE AND FURROW, WEST OF TODDS END,
Type of Site	RIDGE AND FURROW (Medieval - 1066 AD to 1500 AD)
Listing No./NRHE Number	
HER Number	11449 - MHT11449
Status	Non-designated heritage asset
Easting	521860
Northing	226570
Description	Survey of 16.75 hectares of land next to Todd's Green to the north west of Stevenage identified two areas of ridge and furrow, south and to the west of Todd's End. The only find was a single piece of abraded Roman tile <1>.

Asset Number	114
Site Name	ROMAN DITCHES AND PITS, SE OF
Type of Site	DITCH (Roman - 50 AD to 409 AD)
Listing No./NRHE Number	
HER Number	11532 - MHT11532
Status	Non-designated heritage asset
Easting	521370
Northing	224940
Description	Evaluation identified a probable low grade Romano-British settlement which may have only been seasonally occupied (possibly for stock management). Finds include much pottery <1>. Ditches, gullies and postholes were uncovered in an earlier evaluation trench. One ditch contained late Iron Age/Roman pottery. Another ditch contained large amounts of pottery dating to the late 1st century AD but was not fully excavated due to waterlogging <2>. This may be part of or relate to a site 200m to the north [11973]. The course of a Roman road [4632, 4635] runs approximately 400m to the east and the site of a Roman chalk quarry [11534] lies approximately 1km to the north.

Asset Number	115
Site Name	BRONZE AGE BURIAL MOUND AND POSSIBLE
Type of Site	OCCUPATION SITE (Bronze Age - 2500 BC to 801 BC)
Listing No./NRHE Number	
HER Number	11533 - MHT11533
Status	Non-designated heritage asset
Easting	521420
Northing	225560
Description	Evaluation identified a complex of Bronze Age date (c.2000 - 1000 BC) which includes a burial mound and a possible ritual or ceremonial site. The site is heavily damaged by ploughing <1>. A Bronze Age ring ditch [11971] and Iron Age (?) enclosure [11972] were found nearby during an earlier evaluation <2>. See also cropmarks of enclosures [3552, 4406] and of a ring ditch [4405] approximately 200m to the north.

Asset Number	116
Site Name	ROMAN CHALK QUARRY AND ASSOCIATED
Type of Site	OCCUPATION SITE (Late Iron Age to Early Roman - 100 BC to 200 AD)
Listing No./NRHE Number	
HER Number	11534 - MHT11534
Status	Non-designated heritage asset
Easting	521540
Northing	225800
Description	Evaluation identified a Roman chalk quarry and associated settlement evidence. Among the features was a massive flintlined pit, measuring c.5m in diameter, and c.4-5m deep. This may be part of the quarry workings, but is more likely to be natural <1, 3>. Pottery dating from the late Iron Age to the late 1st century AD was recovered from features seen in an earlier evaluation. These included no structural remains but did show undamaged working faces and ditched and linear features <2>. A Roman road [4635] runs c.500m to the south east and Roman pottery [11535] has been found in the same area.

Asset Number	117
Site Name	BRONZE AGE RING DITCH, LOWER TITMORE
Type of Site	RING DITCH (? , Later Bronze Age - 1200 BC to 801 BC)

Listing No./NRHE Number**HER Number** 11971 - MHT11971**Status** Non-designated heritage asset**Easting** 521450**Northing** 225690**Description** A ring ditch was exposed by an evaluation trench. Pottery recovered from its fill is tentatively dated to the Bronze Age. No features were observed within the ditch <1>. See also [4405, 3552, 4406, 11533, 11972].

Asset Number 118**Site Name** IRON AGE ENCLOSURE, LOWER TITMORE**Type of Site** DITCH (Prehistoric - 8500 BC to 101 BC)**Listing No./NRHE Number****HER Number** 11972 - MHT11972**Status** Non-designated heritage asset**Easting** 521380**Northing** 225660**Description** Part of an enclosure ditch. Pottery from its fill was tentatively dated to the Iron Age (which presumably means it was flintgritted, which could be Bronze Age). Pits and ditches were found within the enclosure and may relate to a settlement rather than stock control <1>. See also [3552, 4405, 4406, 11533, 11972].

Asset Number 119**Site Name** LATE IRON AGE-ROMAN OCCUPATION, ST**Type of Site** FIELD SYSTEM (Late Iron Age to Late Roman - 100 BC to 409 AD)**Listing No./NRHE Number****HER Number** 11973 - MHT11973**Status** Non-designated heritage asset**Easting** 521340**Northing** 225100**Description** An evaluation trench revealed occupation comprising four linear ditches, a curvilinear ditch, two postholes and a pit containing late Iron Age/Romano-British pottery <1>. This may be part of or relate to a site 200m to the south [11532]. The course of a Roman road [4632, 4635] runs approximately 500m to the east and the site of a Roman chalk quarry [11534] lies 850m to the north.

Asset Number	120
Site Name	ISAACS FORGE, FOUNDRY HOUSE & FOUNDRY
Type of Site	TIMBER FRAMED HOUSE (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	12156 - MHT12156
Status	Non-designated heritage asset
Easting	519590
Northing	227080
Description	Isaacs Forge is a working foundry in operation since the mid to late 1800s. An old signboard, re-affixed onto a recent works building, advertises 'Henry Isaac / Engineers and Ironfounders / St. Ippollytts. Tel Hitchin 453155'. OS mapping names adjacent buildings as Foundry Cottage and The Foundry House. Photographs <1> show a courtyard layout and long ranges typical of a foundry. The furnace location is obvious, but that of the areas of the patent and fettling shops is less certain. All the buildings shown have either been rebuilt or extensively reworked <2>. The associated cottage and house to the west may be late 19th or early 20th century in date. Foundry Cottage is Listed as early 18th century, a timber-framed one and a half storey house with a two cell end-chimneys plan. It backs onto the road, facing the foundry. At the west end is a brick and slate lean-to. A projection in the lower part of the east gable is probably an oven <3>. The Foundry House is mid 19th century, a two-storey house in grey brick and slate roof. The plan is similar to that of the much older cottage adjacent, two cells with central passage and end-chimneys plan, but double pile and facing north to the road. This north front is symmetrical with the central door now turned into a window, and with a central recess above <3>. The 1881 OS map <4> shows these buildings and the garden, with outbuildings to the south marked 'Foundry (Iron)', at 'Brookend'. The 1898 map <5> applies the name Brookend to the property, on the west bank of the Ippollitts Brook.

Asset Number	121
Site Name	PROBABLE SITE OF HUNDRED MOOT,
Type of Site	MOOT (Early Medieval - 410 AD to 1065 AD)
Listing No./NRHE Number	
HER Number	12596 - MHT12596
Status	Non-designated heritage asset
Easting	519780
Northing	226700
Description	The name Sperberry ('Speleburwe' in 13th century records) means 'hill of speech' in Anglo-Saxon, and was 'probably the meeting place of the half-hundred of Hitchin' <1>. It survives as a road name above the Ippollitts Brook at St Ibbs, just off the London road south of Hitchin itself. The road goes up a steep natural hill north of a group of probable Bronze Age barrows <2>.

Asset Number	122
Site Name	MEDIEVAL AND LATER POTTERY AND OTHER
Type of Site	FINDSPOT (Medieval to Twentieth Century - 1066 AD to 2000 AD)
Listing No./NRHE Number	
HER Number	12756 - MHT12756
Status	Non-designated heritage asset
Easting	519810
Northing	227160
Description	A single undated pit or gully as well as unstratified finds were revealed beneath modern make-up by groundworks at the school. The pottery included a sherd of early sandy ware (10th-12th century) and two sherds of Herts Grey Ware, all of which were worn (and may have been imported into the site with the modern make-up); and a group of relatively large and unabraded sherds which are late medieval or early post-medieval. Other finds included building material, oyster shell, iron objects, animal bone, and items such as a glass ink jar and one-third pint milk bottle which relate to the school itself <1>.

Asset Number	123
Site Name	BUNGALOW FARM, STEVENAGE ROAD, LITTLE
Type of Site	FARM BUILDING (Twentieth Century - 1901 AD to 2000 AD)
Listing No./NRHE Number	
HER Number	15089 - MHT15089
Status	Non-designated heritage asset
Easting	521200
Northing	227260
Description	In 1881 and 1898 <2, 3> the site of Bungalow Farm was an empty field, although there was a small group of apparently agricultural buildings 65m to the NW (south of Wymondley House [15667]), which have now gone. 2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Single storey buildings, rendered and painted white. Building to the NE of site is T-shaped with a hipped, pantile roof (possible house). The L-shaped group of buildings to the SE of the site have pantile roofs (possible farm buildings - now may be residential) <1>.

Asset Number	124
Site Name	BLAKEMORE FARM
Type of Site	FARMSTEAD (Twentieth Century - 1901 AD to 2000 AD)

Listing No./NRHE Number

HER Number 15090 - MHT15090

Status Non-designated heritage asset

Easting 520833

Northing 227094

Description

2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION:

Timber-framed and partly weatherboarded barn with a thatched, hipped roof. Large doors to south face. Abutting stable block, also contains some brick walling, has a thatched hipped roof. Smaller stable block abuts the building to create an Lshape.

Doors to south and west faces respectively. Smaller building has a thatched roof. Situated to the east of Blakemore End Road, and is NW of the house <1>.

This is a mid 20th century farmstead; it is not shown on the 1924 OS map <2>, when the site was still a field south of Blakemore House (built between 1898 and 1924). It is present on the 1972 map <3>, with the farmhouse south of the farm

buildings. Construction of the new road between Stevenage and Hitchin later in the 20th century cut the farmstead off from Blakemore House itself, which became a hotel.

Either the barn and stable were consciously built in post-medieval style and materials, or they were brought from elsewhere and re-erected here.

Asset Number 125

Site Name STABLE AT LODGE'S FARM, ASHBROOK LANE,

Type of Site STABLE (Twentieth Century - 1901 AD? to 2000 AD?)

Listing No./NRHE Number

HER Number 15097 - MHT15097

Status Non-designated heritage asset

Easting 519960

Northing 227351

Description

Two conjoined buildings in an L plan where a track heads east from Ashbrook Lane are a stable apparently belonging to Lodge's Farm [11051], 75m to the SW. They post-date 1981 <2>.

2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION:

Two timber-framed and weatherboarded sheds in an L plan, one with a slate gable end roof. The other has a gable corrugated iron roof. Situated to the south of the lane to the NE of the farm, in a field next to the roadside <1>.

Asset Number 126

Site Name TIMBER FARM BUILDINGS AT LITTLE ALMSHOE

Type of Site TIMBER FRAMED BUILDING (Post Medieval - 1501 AD to 1900 AD)

Listing No./NRHE Number

HER Number 15099 - MHT15099

Status Non-designated heritage asset

Easting	519890
Northing	225963
Description	Large barn - timber-framed and weatherboarded on a substantial brick sill. Gable ended, slate roof. Large opening to east face (central) and to the north face. Several windows to east face. Abutting cartshed / barn, also timber-framed and weatherboarded, probably on a brick sill. Timber posts exposed. Hay hipped, slate roof. Situated to the south of the road, off London Road to the east. Farmhouse to the west. Barn abuts cartshed / store at its NW corner. Further farmbuildings to the S, W and SE <1>.

Asset Number	127
Site Name	STABLE BUILDINGS AT THE WYCK, LITTLE
Type of Site	STABLE? (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	15100 - MHT15100
Status	Non-designated heritage asset
Easting	520469
Northing	226113
Description	The Wyck [1959] is a 16th century house, once divided into five cottages with gardens. The later 19th century OS maps <1, 2> also show a long building running alongside the road north of the house near the junction. By 1924 <3> this had been demolished and a new L-plan building put up SE of the house, with glasshouses on its south side and a new carriage sweep laid out. This layout survives, the SE building in domestic use. 2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Two stables, both timber-framed. One of the stables is located SE of the house. This building is timber-framed with clay tile infills. Half hipped clay tile roof. Two doors to the north face. Sits on a brick sill. 1 window to north face. Large door and loft door above on north face of projecting wing. L plan. The other stable block is located to the east of the house and NE of the other stable block. This building is timber-framed and weatherboarded on a brick sill. Gable ended, clay tile roof. Doors to N and E faces, window in gable <4>.

Asset Number	128
Site Name	8-9 KINGSHOLME, LOWER TITMORE GREEN,
Type of Site	HOUSE (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	15288 - MHT15288
Status	Non-designated heritage asset
Easting	521439
Northing	226345
Description	2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION:

Brick house with weatherboarded north face and extension (now garage) is also weatherboarded, on a brick sill. Gable end roof, slate. Door into garage on north face (no.8). Porch on northwest face for no.9 <1>.

Asset Number	129
Site Name	SITE OF LODGE'S FARM, IPPOLLITTS
Type of Site	FARMSTEAD (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	15392 - MHT15392
Status	Non-designated heritage asset
Easting	519902
Northing	227187
Description	Lodge's Farm appears on the 1881 OS map <1> as a farmstead of trapezoidal shape, with buildings tightly ranged around an irregular yard open at the SE corner, and with an avenue of trees leading NE. Access to the farmstead was by the lane leading directly north to Ashbrook Lane. The 1898 map <2> shows that in the intervening period the old farmstead had been demolished, leaving only one building from the south range; presumably this was the farmhouse. This building survives, at TL 19902 27270. The farm itself [11051] appears on the 1898 map <2> on a new site on Ashbrook Lane, the buildings arranged in an E plan.

Asset Number	130
Site Name	SITE OF TITMORE GREEN FARM, WYMONDLEY
Type of Site	FARMSTEAD (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	15666 - MHT15666
Status	Non-designated heritage asset
Easting	521500
Northing	226392
Description	'Titmoregreen Farm' is shown on the 1881 OS map <1>, with ranges of buildings around a yard. There were at least 11 buildings in a compact group by the road. Most of the buildings disappeared from maps between 1898 and 1923, and the others later, although one at the road frontage may survive. A later 20th century track runs across the site.

Asset Number	131
Site Name	ST IBBS, LONDON ROAD, IPPOLLITTS
Type of Site	COACHING INN? (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	15998 - MHT15998
Status	Non-designated heritage asset
Easting	519480
Northing	226678
Description	The house, divided into four properties in the late 1960s, dates to the 18th century. It may have been a coaching inn called the Magpie or the White Swan before its conversion into a clergy house for the Rev Thomas Pinnock in 1786. Alterations were made c.1801 for his successor, the Rev William Lax. It is a large two-storey and attics house facing east to the road, with two parallel ranges and a south wing which runs to the west. The front range is stuccoed and lined to represent ashlar; the 19th century rear range and south wing (which has a plaque reading HAK 1914) are in red brick. The east front, the original house, has a single-storey projecting central porch with pillared Doric entrance, flanked by slightly taller projecting wings with Venetian windows <1>. The coach house, a large rectangular building in red brick with some black bricks, may be dated by the inscription BL 1826. (Similar use of red and black brick, however, is visible in the Observatory [5976], which was built in the garden in 1801 for the Rev William Lax, and survives.) The coach house has two large doorways with segmental arches, and a loft. West of the house is a walled garden, with 18th century walls <1>. The house has a small park [18304].

Asset Number	132
Site Name	SITE OF QUAKER BURIAL GROUND, LONDON
Type of Site	FRIENDS BURIAL GROUND (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	16000 - MHT16000
Status	Non-designated heritage asset
Easting	519510
Northing	226605
Description	The grounds of the house called St Ibbs Bush [15999] were extended in 1820 to the the south, over a disused Quaker burial ground <1>. The house, which may have been used as the meeting house, was altered and extended in 1818 for Sir Francis Willis, and the burial ground was presumably where the coach house and stable block were built. The plot may be shown by boundaries surviving in 1881 <2>.

Asset Number	133
Site Name	REMNANT PARKLAND, ST IBBS HOUSE,

Type of Site	PARK (Historic: period uncertain - 410 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	18304 - MHT18304
Status	Non-designated heritage asset
Easting	519545
Northing	226833
Description	A remnant of a small park <1, 3>, shown covering approximately 21 hectares on the 1881 OS map <2>. This was the park attached to St Ibbs House [15998], and appears to have developed during the occupancy of the Rev William Lax from 1801. Within the park is an unusual early 19th century icehouse [215], a bridge [30713] at the head of the lake, and an observatory [5976], built in 1801.

Asset Number	134
Site Name	POSSIBLE RIDGE & FURROW, BUNGALOW
Type of Site	RIDGE AND FURROW? (Medieval to Post Medieval - 1066 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	18642 - MHT18642
Status	Non-designated heritage asset
Easting	521255
Northing	227303
Description	In the field NE of Bungalow Farm [15089] are marks of possible ridge and furrow running NNE-SSW <1, 2>. The farmstead is 20th century.

Asset Number	135
Site Name	SITE OF JOYNER'S FOLLY, TITTENDELL LANE,
Type of Site	HOUSE (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	30561 - MHT30561
Status	Non-designated heritage asset
Easting	520017
Northing	226543
Description	Joyner's Folly is shown on the later 19th century OS maps <1, 2> as a house within a small plot beside the road, between a small wood to the north and a steep tree-covered slope to the south, curving round to the west. This was possibly an overgrown extraction pit, the house at one end with its garden stretching into the floor of the pit. In the garden was a well. The 1898 map shows that the building was possibly divided into two cottages. No change is shown on the 1924 map <3>, but by 1972 <4> the buildings had gone and the ground at the

foot of the slope to their west was in use as a 'refuse pit'.

Asset Number	136
Site Name	SITE OF POST-MEDIEVAL CHAPEL, THE WYCK,
Type of Site	CHAPEL (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	30563 - MHT30563
Status	Non-designated heritage asset
Easting	520502
Northing	226050
Description	The later 19th century OS maps <1, 2> show a building marked 'Chapel' here beside the track between The Wyck [1959] and Almshoebury Farm [1960]. No denomination is given and it is not recorded in the 1847 or 1851 surveys <4>, so was presumably built between 1851 and 1881 to serve the local population. The chapel itself, a small square building, stood in the NW corner of the plot, alongside another building end-on to the road and divided into two possible cottages. By 1924 <3> these had been demolished, but the chapel was still there. It is shown on the 1972 map <5> but no longer as a chapel, and by 2000 had been demolished.

Asset Number	137
Site Name	MEDIEVAL DEER PARK, LITTLE WYMONDLEY
Type of Site	DEER PARK (Medieval - 1066 AD to 1500 AD)
Listing No./NRHE Number	
HER Number	30814 - MHT30814
Status	Non-designated heritage asset
Easting	521720
Northing	226820
Description	In 1285 a licence of free warren was granted to Reginald de Argentein 'in all his demesne lands in Wymondley', and from 1299 the manorial court rolls refer to a park, and a park and warren. One of these records, dated 1369, is for renewal of a fence between the park and the lord's hall. This implies that the park was adjacent to the manor house; Wymondley Bury [2755] was apparently the medieval manor house of Great and Little Wymondley <1>. 19th century field names confirm the location of the medieval park, and the boundaries are largely still visible on the 1881 OS map <2>. Boundary banks apparently survived until the 1930s <1>. Being so close to the manor house the park is in an unusual position, as well as of a small size. There are references to both a great park and a little park, so how it was divided is unclear. But its topography is typical of a medieval park, on high ground with extensive views <1>.

Asset Number	138
Site Name	RING DITCHES AND ENCLOSURE, SPERBERRY
Type of Site	CURVILINEAR ENCLOSURE (Unknown date)
Listing No./NRHE Number	
HER Number	31052 - MHT31052
Status	Non-designated heritage asset
Easting	520050
Northing	226690
Description	Five ring ditches within a large enclosure, apparently with a trackway entering at the south end, were identified by geophysics in the field south of Sperberry Hill in 2015 <1>. 'Although varying in strength, all these anomalies are sufficiently distinct to enable a confident archaeological interpretation' <1>.

Asset Number	139
Site Name	AIR PHOTO SHOWING CROPMARKS OF DITCHES,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT1869
Status	Event
Easting	520100
Northing	226700
Description	HCC Vertical AP showing cropmarks of two linear ditches [2665].

Asset Number	140
Site Name	AIR PHOTO OF A CROPMARK OF A WINDMILL OR A
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2094
Status	Event
Easting	520200
Northing	225600
Description	Vertical AP showing a cropmark of a ring ditch, or more probably, a windmill [2892]. See also AP 3420.

Asset Number	141
Site Name	AIR PHOTO OF A CROPMARK OF A WINDMILL OR A
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2095
Status	Event
Easting	520200
Northing	225600
Description	Vertical AP showing a cropmark of a ring ditch, or more probably, a windmill [2892]. See also AP 3419

Asset Number	142
Site Name	AIR PHOTO OF CROPMARKS OF ENCLOSURES,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2227
Status	Event
Easting	521400
Northing	225800
Description	Vertical AP showing cropmarks of a circular enclosure [4405] and an oval enclosure [4406].

Asset Number	143
Site Name	AIR PHOTO SHOWING RING DITCHES, IPPOLLITTS
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2231
Status	Event
Easting	520100
Northing	226300
Description	Vertical AP showing ring ditches, probably plough razed barrows [2892 4404 6123].

Asset Number	144
Site Name	AIR PHOTO OF RING DITCHES, IPPOLLITTS
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2516
Status	Event
Easting	519900
Northing	226500
Description	Oblique AP showing cropmarks of ring ditches [6118-21].

Asset Number	145
Site Name	AIR PHOTO, IPPOLYTTS
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT2790
Status	Event
Easting	520100
Northing	225200
Description	Air photo of linear features [7428] taken by Air Photo services in 1995.

Asset Number	146
Site Name	AIR PHOTO OF PITS, PROBABLE TREE ROOT PITS,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3278
Status	Event
Easting	521600
Northing	225200
Description	The area including the northern end of ridge and furrow [6647] is visible; otherwise no archaeological features are apparent. Cox 1999 - large pits are visible which are probable tree root holes

Asset Number	147
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3775
Status	Event
Easting	519910
Northing	225930
Description	Weatherboarded barn on brick sill that has been painted over.

Asset Number	148
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3776
Status	Event
Easting	519910
Northing	225930
Description	Animal shed, that is in poor condition

Asset Number	149
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3777
Status	Event
Easting	519910
Northing	225930
Description	Photograph: HCC (General/Archaeology). Planned farm, Little Almshoe, Ippollitts.

Asset Number	150
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3778
Status	Event
Easting	519910
Northing	225930
Description	Barn with a pigeon loft. Probably dates from Mid - late C19th.

Asset Number	151
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	PHOTOGRAPHIC RECORDING
Listing No./NRHE Number	
HER Number	EHT3779
Status	Event
Easting	519910
Northing	225930
Description	Rear barns are in better condition and constructed of weatherboard on a brick sill.

Asset Number	152
Site Name	PHOTO OF PLANNED FARM, LITTLE ALMSHOE,
Type of Site	
Listing No./NRHE Number	PHOTOGRAPHIC RECORDING
HER Number	EHT3780
Status	Event
Easting	519910
Northing	225930
Description	Rear barns are in better condition and constructed of weatherboard on a brick sill.

Asset Number	153
Site Name	Excavation on the line of the Little Wymondley bypass,
Type of Site	EXCAVATION
Listing No./NRHE Number	
HER Number	EHT4211
Status	Event
Easting	521700
Northing	226800
Description	Report: Went, D A, & Burleigh, G R. 1992. The Little Wymondley bypass, Hertfordshire. Archaeological excavations 1991: assessment report. Post-Excavation Assessment. RNO 118

Asset Number	154
Site Name	Evaluation of land west of Stevenage, 2001
Type of Site	TRIAL TRENCH
Listing No./NRHE Number	
HER Number	EHT4645
Status	Event
Easting	521500
Northing	225000
Description	Report: Foundations Archaeology. 2002. Land at west Stevenage, Herts. Archaeological evaluation phase 2, Sept-Oct 2002. mitigation report. RNO 1560 Report: Foundations Archaeology. 2002. Land at west Stevenage, Hertfordshire: archaeological evaluation Dec 2001-Jan 2002. field evaluation. RNO 1196

Asset Number	155
Site Name	Evaluation of land west of Stevenage, 2002
Type of Site	TRIAL TRENCH
Listing No./NRHE Number	
HER Number	EHT4717
Status	Event
Easting	521450
Northing	225750
Description	Report: Foundations Archaeology. 2002. Land at west Stevenage, Herts. Archaeological evaluation phase 2, Sept-Oct 2002. mitigation report. RNO 1560 Report: Foundations Archaeology. 2002. Land at west Stevenage, Hertfordshire: archaeological

evaluation Dec 2001-Jan 2002. field evaluation. RNO 1196

Asset Number	156
Site Name	Watching brief at St Ippolyt's Church, Ippollitts, 2005
Type of Site	WATCHING BRIEF
Listing No./NRHE Number	
HER Number	EHT6886
Status	Event
Easting	519774
Northing	227135
Description	Drainage works in the churchyard NW of the church involved two drainage trenches 40 cm deep, and a soakaway just over 1m deep. No archaeological finds, features or deposits were observed, not even any human bone. The soil sequence was topsoil above 'graveyard soil' (silty sand with some brick and tile fragments) which was on top of a layer of building debris, sandy mortar with brick fragments. Beaneath this was silty sand with some gravel, thought to be subsoil

Asset Number	157
Site Name	Geophysical Survey at Todds Green, Stevenage
Type of Site	Geophysical Survey
Listing No./NRHE Number	
HER Number	EHT8672
Status	Event
Easting	522020
Northing	225980
Description	No further details recorded

Asset Number	158
Site Name	Geophysical survey at Land West Of Ryefield, Stevenage
Type of Site	Geophysical survey
Listing No./NRHE Number	
HER Number	EHT8752
Status	Event

Easting	520090
Northing	226800
Description	No further details recorded

Asset Number	159
Site Name	Geophysics at Land south of Stevenage Road and east
Type of Site	Geophysics
Listing No./NRHE Number	
HER Number	EHT8785
Status	Event
Easting	521210
Northing	227110
Description	No further details recorded

Asset Number	160
Site Name	Evaluation at Land West Of Ryefield, Stevenage Road, St
Type of Site	Evaluation
Listing No./NRHE Number	
HER Number	EHT8813
Status	Event
Easting	520080
Northing	226790
Description	No further details recorded

Asset Number	161
Site Name	Watching brief at St Ippolyts Junior School, Ippollitts, 2003
Type of Site	WATCHING BRIEF
Listing No./NRHE Number	
HER Number	EHT4725
Status	Event
Easting	519815

Northing	227162
Description	Report: Ashworth, Helen, & Semmelmann, Karin. 2004. St Ippolyts Junior School, Ashbrook Lane, St Ippolyts, Herts. Archaeological monitoring report. watching brief. RNO 1569

Asset Number	162
Site Name	Watching brief on Wymondley to Corey's Mill cable route,
Type of Site	WATCHING BRIEF
Listing No./NRHE Number	
HER Number	EHT4750
Status	Event
Easting	521630
Northing	226890
Description	Report: Hunn, Jonathan R. 2000. Wymondley to Corey's Mill 'cable route', Hertfordshire: archaeological monitoring and recording programme. watching brief. RNO 599

Asset Number	163
Site Name	Evaluation of Wymondley to Corey's Mill cable route, 2001
Type of Site	TRIAL TRENCH
Listing No./NRHE Number	
HER Number	EHT4933
Status	Event
Easting	521720
Northing	226830
Description	Report: Hunn, Jonathan. 2001. Archaeological monitoring and recording along the Wymondley to Corey's Mill cable route, Herts. watching brief. RNO 832

Asset Number	164
Site Name	Survey of land south and west of Todd's End, Todd's
Type of Site	MEASURED SURVEY
Listing No./NRHE Number	
HER Number	EHT4591
Status	Event

Easting	521860
Northing	226570
Description	Report: Prosser, Lee. 1999. Land to the west of Stevenage, Herts: an archaeological baseline survey. desk-based assessment. RNO 736

Asset Number	165
Site Name	Watching brief on land r/o Waterlow Mews, Little
Type of Site	WATCHING BRIEF
Listing No./NRHE Number	
HER Number	EHT4836
Status	Event
Easting	521200
Northing	227370
Description	Monitoring of groundworks for a new house noted no archaeological finds, features or deposits apart from a recent pit. Overburden sealed undisturbed clay natural

Asset Number	166
Site Name	Geophysics opposite Wymondley Grid Station
Type of Site	GEOPHYSICAL SURVEY
Listing No./NRHE Number	
HER Number	EHT8015
Status	Event
Easting	520184
Northing	226508
Description	Geophysical survey of a single arable field south of Sperberry Hill and the Wymondley transforming station, a site proposed for a solar farm. Of the anomalies recorded many may be geological, but at least some are archaeological. The subsequent evaluation covered only the south-western portion of the site (west of Little Almshoe Lane, south of the HV cables) as the northern area had then been removed from development. This revealed archaeological features in 9 of the 20 trenches opened, with substantial evidence of activity identified in the south-western area of the site, in particular. The dating evidence suggests two phases of significant activity, one dating to the Late Iron Age/Early Roman period (AD10-100). This lay to the east of a probable trackway identified by the geophysical survey, and consisted of pits and ditches. The other, comprising post holes, occupation layers and rubbish pits, lay west of the probable trackway and dated to the Early Roman period (AD 50-120).

Asset Number	167
Site Name	Assessment of the farm buildings at Redcoats Farm,
Type of Site	BUILDING SURVEY
Listing No./NRHE Number	
HER Number	EHT8430
Status	Event
Easting	520807
Northing	226593
Description	Survey of the farm buildings to inform proposals for conversion found them in derelict condition and some about to collapse, so not all could be entered for photographic recording.

Asset Number	168
Site Name	Gosmore Conservation Area
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	518672
Northing	227190
Description	Gosmore has its origins as a hamelt, the name of which was first recorded in the 14th century. It is part of the parish of St Ippolyts, whose centre lies to the east. It appears to have grown up around the crossroads where HighStreet/Itchin Road, Maydencroft Lane, Prseton Lane and Waterell Lane meet. The buildings in Gosmore suggest a small central hamlet surrounded by larger farm buildings which have gradually become part of the village as residential development expanded although Gosmore does not contain much modern housing. North Hertfordshire District Council (NHDC).2019. Gosmore Conservation Area Character Statement. Available at: https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservation-areas/conservation-areas-villages (Accessed 17/09/2021)

Asset Number	169
Site Name	St Ippolyts Village Conservation Area
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	

Status	Conservation Area
Easting	519828
Northing	227068
Description	The Conservation Area centres on the Church of St Ippolyts that was built in the later 11th century and is not mentioned in the Domesday Book suggesting that the settlement may also be late 11th century in origin. It lies some way north of the former parish centre at Almshoe and it is assumed that the village centre developed after the church was built. The small settlement spread along Stevenage Road which runs east from the church. By the post-medieval period, there was a large house, possibly a manor house, in the centre of the village on what is now the village green. This appears to have been demolished and the village green created in its place sometime in the mid-20th century. The school in the village is 19th century. In the second half of the 20th century, further expansion of the village has taken place along Stevenage Road, with a residential estate of semi-detached houses and maisonettes being built around East View. North Hertfordshire District Council (NHDC).2019b. St Ippolyts Village Conservation Area Character Statement. Available at: https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservation-areas/conservation-areas-villages (Accessed 17/09/2021)

Asset Number	170
Site Name	Great Wymondley Conservation Area
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	521214
Northing	228188
Description	Great Wymondley is a dispersed parish (with other, smaller parts south of the Conservation Area) that has its origins pre-Conquest. The Scheduled Monument to the east of the village contains the remains of a Norman motte-and-bailey castle and manorial complex. The Church of St Mary the Virgin to the west of this has 12th century origins and it is assumed that the village originally has its focus around the castle and church. Later development spread west, with building extending to the crossroads north-west of the church and along Arch Road running south from it. There are some medieval buildings in the village, centred on the crossroads, while early post-medieval development is spread up and down Arch road. Later 19th century buildings have filled some gaps between these older structures and there is a 20th century development along Arch Road and Graveley Road. North Hertfordshire District Council (NHDC).2019c. Great Wymondley Conservation Area Character Statement. Available at: https://www.north-herts.gov.uk/home/planning/conservation-and-heritage/conservation-areas/conservation-areas-villages (Accessed 17/09/2021)

Asset Number	171
Site Name	Tatmore Place
Type of Site	Listed Building
Listing No./NRHE Number	1347410
HER Number	
Status	Listed Building- Grade II
Easting	518289
Northing	226103
Description	Country house, now a laboratory and offices. 1908 by John Belcher (1841-1913) for Sir Joseph Child Priestley (1862-1941), non-domestic uses since 1939. Red brick with blue headers in English-bond, stone dressings and windows, steep slate roofs in graduated courses. A compact, large 2-storeys and attics, L-shaped house in Early English Renaissance revival style set in its own grounds facing E and N. Tall stone mullioned and transomed windows. Brick chimneys with 2 pilaster strips to each face. Single-storey hipped rear service wing. Moulded stone doorways with 4-centred arched heads. E entrance front symmetrical with projecting 2-storeys and attics central porch flanked by 2-storeys semi-octagonal bay windows. Round arched entrance with splayed reveals, double keystone and steps continuing up to half glazed double doors. Doric stone order to ground floor, Ionic order to 1st floor with triangular pediment. Gable parapet to porch has corbelled kneelers, finial and balls. Round headed upper lights in windows, transoms to ground floor windows. Stone string courses. Armorial crest over entrance. Badge and '1908' on rainwater heads. N front terraced with 2-storeys rectangular bay windows at each end, gabled centre with semi-octagonal bay, and one window to each side. Interior planned round central staircase. Oak stair round small square well with moulded and splat balusters, arcaded at ground floor, and lit by large 5-lights stained glass window. Segmental arched panelled, stone floored, entrance hall with prominent cornice. 3-panels heavy oak doors in deep moulded doorcases. Drawing room 2 steps down with ceiling of heavy moulded beams and joists giving coffered effect. Panelled to 3/4 height. Arcaded openwork upper part to elaborate chimneypiece in Jacobean style. Elaborate panelling of doors. (Attribution established by Mr. Fleck of Hitchin Museum from local authority building records: for client see Priestley's monument at N end of Preston churchyard nearby).

Asset Number	172
Site Name	TEMPLE DINSLEY
Type of Site	Registered Park and Garden
Listing No./NRHE Number	1000919
HER Number	
Status	RPG - Grade II*
Easting	518420
Northing	224903
Description	A country house of early C18 origin, substantially enlarged by Edwin Lutyens 1908-11, at which time he and Gertrude Jekyll collaborated on the creation of the formal garden around the house. The house and garden are surrounded by C18 parkland.

The manor house of Temple Dinsley was rebuilt by Benedict Ithell in 1714, following his purchase of the manor in 1712. Before this there appears to have been little garden surrounding the C17 house, which had a walled entrance forecourt largely surrounded by a paling fence enclosed by a line of trees (Chauncy 1700, reproduced in CL 1911). The manor passed through several hands during the remainder of the C18 and C19, being in the possession of H G Fenwick by the early C20. In 1908 Fenwick employed Edwin Lutyens (1869-1944) to enlarge the house substantially and remodel it. At this time Lutyens collaborated with Gertrude Jekyll (1843-1932) in creating formal gardens to the west and north of the house, providing a further extension to the house in 1911. The house became a school in 1935, in which use it remains (1999).

Asset Number	173
Site Name	MAYDENCROFT COTTAGE
Type of Site	Listed Building
Listing No./NRHE Number	1102544
HER Number	
Status	Listed Building- Grade II
Easting	518455
Northing	227171
Description	House. C17 or earlier, C18 brick casing, late C20 E extension. Timber frame, roughcast front and painted brick casing. Steep old red tile roof. A 2-storeys house, set back a little from road, facing N. 3-cells plan with massive chimney stack on S side of middle bay. Later projecting W gable chimney. Eastern third a 2-windows wide matching extension. The older part has 3-windows to each floor and entrance between left hand two. 2-lights cast iron lattice casements to 1st floor and 3-lights to ground floor. Plank door under LH half of hipped tile twin porch with double-curved brackets

Asset Number	174
Site Name	BARN AT MAYDENCROFT MANOR
Type of Site	Listed Building
Listing No./NRHE Number	1295380
HER Number	
Status	Listed Building- Grade II*
Easting	518140
Northing	227381
Description	Barn. Late C16, brick infill c.1700. Timber frame on flint sill repaired in red brick with tile pinnings. Exposed frame infilled with narrow red brick incorporating staggered soldier courses with gaps for ventilation. Steep old red tile roof. A 5-bays barn on W side of farmyard at entrance to property, facing E, with a projecting gabled E porch central, and original rear aisle. Step-jowled posts, unjowled mid-bay posts, straight tension braces above rail, long curved

braces to tie-beams. Trusses with collar at mid-height with 2 inclined queen-struts to collar, which supports heavy convex curved inclined queen posts, the enlarger heads of which clasp the upper purlin. Long straight wind-braces in middle and end bays. Rafters jointed into lower butt-purlin. Edge-halved scarf joint with bridled butts and large face peg in rear arcade plate. Long cross curved braces to arcade plate. Aisle-ties and aisle-purlin carried on aisle-collars. Passing braces from aisle wall-posts trenched through side of arcade post and face-notched onto tie-beam. Pidgeon loft in roof of porch. Large double doors to porch. Small door in end bays. Curved braces to mid-height rails in side walls of porch. Rear wall faced in red brick. John Bunyan is said to have preached in the barn

Asset Number	175
Site Name	MAYDENCROFT MANOR
Type of Site	Listed Building
Listing No./NRHE Number	1347391
HER Number	
Status	Listed Building- Grade II*
Easting	518189
Northing	227421
Description	House. Late medieval former open hall house in E part of N wing, C16 E wing possibly built as a separate house, united and hall floored over early C17 ('EC/1615' on oak pillar supporting inserted floor), later in C17 originally unheated block to W of hall, subsequently kitchen added to N wing, gabled stair turret on E side of E wing, and L-shaped lean-to service room in NE angle of kitchen and hall. Interior features of early C18 and some brick casing. Renovated 1980-81. Timber frame on red brick sill, frame exposed with plaster infill panels in E wing and W gable of N wing, roughcast 1st floor of N wing, red brick casing to ground floor of N wing and lower buildings to N of N wing. Steep old red tile roofs. A large 2-storeys house on a moated site with 2 long wings joined at right-angles and 1 1/2-storeys service wing extending to N of N wing. N wing faces S, and E wing faces W with entrance near junction with N wing and jettied S gable end. Irregular fenestration with 3-lights C16 leaded casement windows (one of 4 lights to hall and C19 casements each of 6-lights to jettied S end of E wing. N wing has 3 windows to each floor on S front. E wing has 4 windows to 1st floor and 3 to ground floor, that to left of door an early C17 4-lights ovolo moulded mullioned window moved here from kitchen wing on N. Battened oak door in old hollow chamfered doorway with 4-centred head. Similar blocked door at S end of this W front noted in works in 1965. Front shows 4 structural bays. Entrance into N bay with stair projection to rear. Late C17 cut-string stair with barley-sugar twist balusters, panelled newells all lit by large 9-lights mullioned and transomed window. Large 3-bays room to S has chamfered cross-beams supported by brackets on the bay-posts, early C18 panelling with dado and cornice, large open fireplace in middle of rear (E) wall but indications that the S end bay may originally have been partitioned off. Large projecting rear wall chimney of flint and clunch with 2 diagonal brick shafts. Bolection moulded marble fire surround added in C20. Similar large rear wall chimney on N side of hall in E part of N wing has 3 diagonal shafts and 4-centred fireplace now blocked on 1st floor. The medieval hall was of one bay with a narrow screens passage bay to W the whole forming a square plan with smoke blackened clasped-purlin roof. E wall of hall removed and room extended to E with stone floor and Doric column dated 1615 on line of former hall wall. Convex curved tension braces, heavy jowled posts, and long curved braces to tie-beam in hall bay. Later W block has edge-halved scarf joint with bridled butts in rear wallplate. Added rearwall chimney to heat W room. Kitchen to N originally open to roof has large internal chimney with oven to rear (N) and lobby entrance from W. 2 gabled dormers at eaves and 4-lights casement window to ground floor. (RCHM (1911)130 no. 2: VCH (1912)25: Pevsner (1977)148:

Asset Number	176
Site Name	ROSE VIEW OPPOSITE NEWLANDS LANE
Type of Site	Listed Building
Listing No./NRHE Number	1102538
HER Number	
Status	Listed Building- Grade II
Easting	518662
Northing	227679
Description	Block of 2 houses, now one house. 1818, for Thomas Poynder owner of former kilns in field to rear. Chequered red and black brick with front of fine buff brick. Hipped slate roofs. Central red brick chimney. A small 2-storeys block, set back a little from road, facing E. Hipped 2-storeys rear extension. Front corners deeply recessed with lean-to single-storey porches projecting to front (S entrance altered to a window). Handed plans with shared chimney and entrance remote from fireplace. Symmetrical E front flanked by pilaster strips and shaded by overhanging eaves. 2 windows to each floor. Each window has a 3-centred arch, 2-lights leaded casement windows to 1st floor with semi-circular head to each light. Stepped 3-lights casement windows to ground floor with similar semi-circular heads. Low plinth. (Inf Mrs. Rance).

Asset Number	177
Site Name	THE GRANGE HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1347425
HER Number	
Status	Listed Building- Grade II
Easting	518966
Northing	227939
Description	Farmhouse, now a private house. Circa 1700 with possibly C17 part incorporated at N. Altered c.1815 and c.1921. Renovated c.1980. Red and blue brick, stucco decoration, slate roofs. A large 2-storeys, attics and cellar house, set back from road, facing W. Plan of main part has stair- and entrance-hall between 2 rooms. N end set back a little. C19 rear additions. W front of main part symmetrical, with plinth, plat band, projecting mutular cornice, gable parapets on corbelled kneelers, 3 box dormers, 2 very wide sash windows to each floor, sash window with 3/3 panes central over entrance. Doric porch with full entablature and half-columns. Half-glazed panelled door. N wing has a sash window with 4/8 panes with flat gauged arch on each floor. Each window of main front comprises 3 conjoined sash windows of same size with 3/3 panes and stucco surround. Round arched heads to central sash of each. Interior has wide open-fireplace to internal N gable chimney. Rear-wall projecting chimney to S room which has tunnel vaulted brick cellar below projecting to S under garden. Cut string early C19 stair with stick balusters. Rises to attic. Ground floor stage has been turned round. S parlour has dentilled cornice carried round axial beam, C18 fire surround and high dado. Internal shutters to front windows slide into jambs like doors. 2-panel door with HL hinges. House just outside municipal boundary of Hitchin. Named as The Old Bell House on map of 1750 in Hitchin Museum. Later

called The Elms Farm. Later used as a dower house to New England House (q.v.)

Asset Number	178
Site Name	BARN AT THE GRANGE HOUSE
Type of Site	Listed Building
Listing No./NRHE Number	1175136
HER Number	
Status	Listed Building- Grade II
Easting	518947
Northing	227946
Description	Barn. Circa 1700, partly brick cased in C18 or early C19. Timber frame on brick sill, dark weatherboarded on S, roughcast gable triangle on S, red brick casing between bay posts. Steep pitched old red tile roof (half-hipped) at W. A tall 5-bays structure on street corner facing S with back and W gable on roadsides. Double doors in central bay. W bay rebuilt in brick as stable with loft over. Stable door and window on S. Upper floor plastered internally. Upper door in gable altered. Interior of barn has jowled posts only at corners, unjowled posts elsewhere, long straight braces to tie-beams. Inclined queen-struts to collars of clasped-purlin roof.

Asset Number	179
Site Name	SAINT ELMO
Type of Site	Listed Building
Listing No./NRHE Number	1347591
HER Number	
Status	Listed Building- Grade II
Easting	518762
Northing	228255
Description	Mid C19 illa of red brick with hipned Welsh slated roof. 2 storeys, 1st floor stucco band, wide eaves cornice. Stucco Doric pilaster at either end of front. 3 sash windows under flat arches, wooden cases for blinds. Central doorway has 3 panelled door, 2 panels glazed and oblong fanlight in panelled reeal, surround of Doric columns and entablature.

Montserrat and Saint Elmo and Nos 5 to 8 (consec) Hitchin Hill Path form a group.

Asset Number	180
---------------------	-----

Site Name	MONTSERRAT
Type of Site	Listed Building
Listing No./NRHE Number	1173474
HER Number	
Status	Listed Building- Grade II
Easting	518736
Northing	228284
Description	Early C19 stucco faced house with hipped Welsh slated roof behind parapet and cornice. 2 storeys, 1st floor band. 3 windows, sashes with glazing bars; 2 dummy windows. 6 panelled door, 2 panels flush, in reeded surround. Cast iron porch with slightly concave hipped roof. Monterrat and Saint Elmo and Nos 5 to 8 (consec) Hitchen Hill Path form a group.

Asset Number	181
Site Name	5 AND 6, HITCHIN HILL PATH
Type of Site	Listed Building
Listing No./NRHE Number	1296212
HER Number	
Status	Listed Building- Grade II
Easting	518744
Northing	228290
Description	5255 TL 1828 6/250 HITCHIN HILL PATH Nos 5 & 6 II GV 2. Flush panel at attic level inscribed "1834, T. Field, Hitchen Hill" Red stretchers, headers mainly grey, Welsh slated roof with 3 box dormers. 2 storeys end attics, 3 sash windows with glazing bars in reveals under flat arches. 6 panel doors and dummy fanlights in round arched reveals; later gabled trellis porch to No 6. Included for group value.

Asset Number	182
Site Name	7, HITCHIN HILL PATH
Type of Site	Listed Building
Listing No./NRHE Number	1347590
HER Number	
Status	Listed Building- Grade II
Easting	518750
Northing	228296
Description	Earlier C19. Yellow brick, hipped Welsh slated roof with paired brackets to eaves cornice. 3 storeys, 3 sash windows with glazing bars in reveals under flat arches. 5 Panel door and oblong

fanlight in surround of Doric pilasters under entablature. Included for group value.

Nos 5 to 8 (consec) form a group with Montserrat and Saint Elmo, London Road.

Asset Number	183
Site Name	8, HITCHIN HILL PATH
Type of Site	Listed Building
Listing No./NRHE Number	1102171
HER Number	
Status	Listed Building- Grade II
Easting	518759
Northing	228305
Description	Earlier C19. Red brick, Welsh slated roof. 2 storeys, 2 sash windows with glazing bars under flat arches, 1st floor central dummy window. Modern door and doorhood. Included for group value.

Asset Number	184
Site Name	MIDDLE SAXON POTTERY, VICAR'S GROVE
Type of Site	FINDSPOT (Middle Saxon - 550 AD to 869 AD)
Listing No./NRHE Number	
HER Number	MHT398
Status	Non-designated heritage asset
Easting	51925
Northing	22582
Description	Seventh century pouch bottle urn, redware, decorated with dot incised bands and chevron. Found at Vicar's Grove Gravel Pit in 1938; Hitchin Museum (Acc 8) <1>. Davis describes a 'late 6th century Gourd-shaped pot with decoration faintly akin to stamped pendent triangle panel style found at Vicar's Grove Sandpit, Gosmore, TL187270' <2>. It is evident that <2> is referring to the same pot. The pit is not shown on the 1925 OS map <6>, but is on current mapping and is now disused. <4> dates the vessel to the very end of the 6th century. (1) Unpublished document: Morris Gazetteer. (2) Bibliographic reference: Rutherford Davis, K. 1982. Britons & Saxons: the Chiltern region 400-700. - p143 Unpublished document: Information from Keith Fitzpatrick-Matthews, North Hertfordshire Museum. Email, 12.10.2009 (3) Bibliographic reference: Fitzpatrick-Matthews, Keith J, & Fitzpatrick-Matthews, Tony. 2008. The archaeology of Hitchin from prehistory to the present. Photo, p14 (4) Monograph: Myres, J N L. 1977. A corpus of Anglo-Saxon pottery of the pagan period. Vol.1 p353, No.2374; vol.2 fig.362 (6) Cartographic material: OS 25 inch map, 3rd edition (1913-1925). 1925

Asset Number	185
Site Name	CROPMARK OF DOUBLE DITCHES, IPPOLYTTS
Type of Site	DITCH (Unknown date)
Listing No./NRHE Number	
HER Number	MHT7428
Status	Non-designated heritage asset
Easting	519926
Northing	225294
Description	Cropmarks of parallel linear ditches running east-west for approx. 900m, the ditches about 15m apart <1, 2, 3, 4>. These are possibly the remains of a Roman road. The NGR is at the point where the ditches meet the modern B656. But this is more likely to be the Lea Valley Water pipeline trench <5>; see [2606, 2609]. (1) Aerial Photograph: Air Photo Services. 1995. Cropmarks of double ditches, Ippolytts. PNO 8192 (2) Aerial Photograph: Air Photo Services. 1995. Cropmarks of double linear ditches, Ippolytts. PNO 8191 (3) Aerial Photograph: Air Photo Services. 1995. Cropmark of double linear ditches, Ippolytts. PNO 8190 (4) Aerial Photograph: Air Photo Services. 1995. Cropmarks of double ditches, Ippolytts. PNO 8164 (5) Aerial Photograph: Hertfordshire County Council. HCC vertical photomapping, 2010.

Asset Number	186
Site Name	NEOLITHIC FLINT AXE, CHAPEL FOOT,
Type of Site	FINDSPOT (Neolithic - 4500 BC to 2501 BC)
Listing No./NRHE Number	
HER Number	MHT316
Status	Non-designated heritage asset
Easting	519900
Northing	225300
Description	A Neolithic axe found at Chapelfoot is in the Hazzledine Warren Collection <1>. Article in serial: Oakley, K P. 1947. Early man in Hertfordshire; Trans Herts Nat Hist Soc 22/5, 247-56. - p245

Asset Number	187
Site Name	OBSERVATORY, ST IBBS HOUSE, LONDON
Type of Site	OBSERVATORY (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	MHT5976
Status	Non-designated heritage asset
Easting	519300
Northing	226570
Description	Observatory built 1801 for Rev William Lax, in the middle of the garden at St Ibbs [15998]. Constructed of red and black brick; circular, interior lined with matchboarding; collapsed roof with remains of slate cap on floor. Isaac Newton, a glazier and plumber from Hitchin, worked on the building, probably reusing materials from the observatory dismantled at Trinity College, Cambridge in 1797 <1>. There is no association with the scientist Sir Isaac Newton. Four metres NE of the building is a stone for taking astronomical observations, put up at the same time. It is a monolith in Portland stone, accurately shaped into an upright drum with rounded edges, and is about 1m in diameter and 1m high. North is marked by a small projecting circular shaft, and the centre of the drum is marked by an iron stud set in lead <1>.

Asset Number	188
Site Name	Geophysical survey at land Between 53 And 81 And Land Rear Of 7-53
Type of Site	Event
Listing No./NRHE Number	
HER Number	EHT8595
Status	Event
Easting	519260
Northing	226820
Description	Survey by TigerGeo Ltd. No associated monuments recorded.

Asset Number	189
Site Name	DOUBLE CHAMBERED ICEHOUSE, ST IBBS,
Type of Site	ICEHOUSE (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	MHT215
Status	Non-designated heritage asset
Easting	519400
Northing	226869

Description	The icehouse dates from after 1816 and consists of two underground chambers, each about 5m diameter, brick lined, covered by a brick dome and entered by a segmental arched vaulted passage about 1m wide and about 3m long. The outer doors adjoin where the passages meet at right angles with one passage extending further to the N and forming the entrance <1>. The chambers have been cleared of rubbish by the Bat Group and the icehouse is to be griled <2>. It was built to serve St Ibbs House [15998], presumably during the tenure of the Rev William Lax. The presence of two well chambers is unusual <3>. (1)Digital archive: L (1) isted Buildings description. (2) Serial: Herts & Middlesex Trust for Nature Conservation Newsletter. (Sept 1987, p4) (3) Bibliographic reference: Walker, Simon. 2000. Underground Hitchin: a look at what's under our feet. - p29-30, photo
--------------------	---

Asset Number	190
Site Name	MIDDLE SAXON BURIAL, POUND FARM, IPPOLLITTS
Type of Site	INHUMATION (Middle Saxon - 550 AD to 869 AD)
Listing No./NRHE Number	
HER Number	MHT1617
Status	Non-designated heritage asset
Easting	519240
Northing	227450
Description	Late 6th/early 7th century inhumation found during construction work at Pound Farm. Associated finds comprised a scramasax (13" long), belt buckle and tag and a knife. Hitchin Museum (Acc 3093, 3343) <1>. Other isolated burials are said to have been found in the vicinity, but there is no real evidence to support this <2> apart from a contemporary vessel apparently from Vicar's Grove [398]. The finds with the burial include an iron shield boss <4>. (1) Unpublished document: Stevenage Museum Gazetteer. (2) Bibliographic reference: Meaney, Audrey L. 1964. Gazetteer of early Anglo-Saxon burial sites. - p104 Bib (3)Bibliographic reference: Fitzpatrick-Matthews, Keith J, & Fitzpatrick-Matthews, Tony. 2008. The archaeology of Hitchin from prehistory to the present. Photo, p14 (4) Digital archive: https://ehive.com/account/4308/. Website. objects/600726

Asset Number	191
Site Name	POUND FARM, LONDON ROAD, ST IPPOLLITTS
Type of Site	FARMHOUSE (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	MHT15095
Status	Non-designated heritage asset

Easting	519234
Northing	227465
Description	The farmhouse at Pound Farm, on the east side of London Road, has an early to mid 19th century red brick frontage which may hide an older building beneath the steep tile roof. It is a two-storey house with two-cell plan, central entrance, and internal gable chimneys, and is set somewhat back from the road. This symmetrical west front is in 'fine brick craftsmanship', with pilasters at the corners and flanking the gabled porch, and with decorative brick panels above. At the back are two rear wings, one gabled <1>. The farmstead is certainly older than the 19th century, as it appears on the 1766 map <2> as 'Nipples Pound' (presumably meaning the Ippollitts parish animal pound, somewhere here). The later 19th century OS maps <3, 4> show it as Pound Farm, with two L-plan ranges of farm buildings north of the house compartmented in accordance with 19th century agricultural practice. Some of the buildings were open-fronted, and in 1881 there was a further range 45m to the north. This had largely gone by 1898. Despite some 20th century additions and alterations part of the 19th century layout survives. 2002 TIMBER FARM BUILDINGS SURVEY DESCRIPTION: Timber-framed and weatherboarded barn on a brick sill. Gable ended, slate roof <5>. (1) Digital archive: Listed Buildings description. (2) Cartographic material: Dury & Andrews. 1766. A topographical map of Hartford-shire, from an actual survey.... (3) Cartographic material: OS 25 inch map, 1st edition. 1881 (4) Cartographic material: OS 25 inch map, 2nd edition (1897-1901). 1898 (5) Unpublished document: Wilcox, Sallianne. 2002. Hertfordshire timber farm buildings survey: North Herts District: Clothall, Baldock, Sandon, Therfield, Reed, Wymondley, St Ippollitts. Farm 207, site visit 30/7/02

Asset Number	192
Site Name	SOILMARKS OF CHALK PITS AND BOUNDARIES,
Type of Site	CHALK PIT (Unknown date)
Listing No./NRHE Number	
HER Number	MHT17257
Status	Non-designated heritage asset
Easting	519844
Northing	227691
Description	The marks of boundary ditches and infilled chalk pits, seen as soilmarks <1>. At least some of the ditches are extant field boundaries on the 1881 OS map <2>. (1) Aerial Photograph: Hertfordshire County Council. HCC vertical photomapping, 2010. (2) Cartographic material: OS 25 inch map, 1st edition. 1881

Asset Number	193
---------------------	-----

Site Name	AVENUE FARM, GOSMORE, ST IPPOLLITTS
Type of Site	PARK (Post Medieval - 1501 AD to 1900 AD)
Listing No./NRHE Number	
HER Number	MHT15103
Status	Non-designated heritage asset
Easting	518765
Northing	226870
Description	The name Avenue Farm comes from a broad avenue of mature beeches approaching the house from the east, on the axis of its east front. The oldest part of the house is the north wing, which is 'late medieval', two storeys high and timber-framed but cased later in brick. At the junction with the east wing is a large internal chimney, with a gabled stair projection to the north. A larger stair tower was added when the east wing was built c.1700, although it is possible that this was a remodelling of an older wing. The east wing, with two storeys and attics, is largely in dark red brick with black headers, and light red brick dressings and arches. The 'fine symmetrical east front' is five windows wide, with central entrance, and three dormers on the steep roofslope. Three moulded stone steps with splayed iron handrails lead up to the door, with a semicircular fanlight within a pilastered Doric doorcase with entablature and open pediment. Inside are a central passage and two rooms on each floor. An early 18th century stair gives awkward access to the attic. In a north ground floor room off the stone-floored entrance is panelling and the original fireplace <1>. Next to the road NW of the house are two tall timber-framed and weatherboarded barns, at right angles enclosing the yard to the SE. Both were built in the 17th century and were originally thatched (now largely corrugated iron, with some red tile and slate). The north barn is the older, five bays long and standing on a tall sill of narrow red bricks. Part of the north wall, backing onto the road, is infilled with red brick. A gabled south porch has been removed. The adjoining west barn is four bays long, with red brick casing on the south gable. It has a gabled projecting porch with a dove-cote in the jettied gable of the second bay <1>. The 1881 OS map <2> shows the beech avenue extending east to Waterdale Lane, a distance of just under 300m; much of it survives. The fields south and east of the farmstead, through which the avenue runs, are shown as a small park lined with trees. Details of the farmstead are also shown, as large barns and other buildings behind the house. (1) Digital archive: Listed Buildings description. (2) Cartographic material: OS 25 inch map, 1st edition. 1881 (3) Unpublished document: Wilcox, Sallianne. 2002. Hertfordshire timber farm buildings survey: North Herts District: Clothall, Baldock, Sandon, Therfield, Reed, Wymondley, St Ippollitts. Farm 218, site visit 30/7/02

Asset Number	195
Site Name	IRON AGE-EARLY ROMAN AND MEDIEVAL FEATURES, SPERBERRY HILL, ST IPPOLYTS
Type of Site	DITCH (Middle Iron Age to Post Medieval - 400 BC to 1900 AD)
Listing No./NRHE Number	
HER Number	MHT39735
Status	Non-designated heritage asset
Easting	520073
Northing	226814

Description

Geophysics revealed several ditch-like responses of probable archaeological interest as well as a tentative ring feature of possible archaeological interest. The former were interpreted as a possible continuation of a large enclosure identified by geophysical survey to the south of Sperberry Hill [31052]. Subsequent evaluation identified multiple ditches and pits, of middle Iron Age and late Iron Age/early Roman date. A number of these, but not all, related to features identified by the geophysical survey.<1> Middle Iron Age features and finds were restricted to the southwest of the site, and included seven ditches and seven pits, in trenches 6, 7 and 8.

Ditch (7/017) contained a large quantity of middle Iron Age pottery. It had three fills, the middle of which (context 7/019) produced 43 unabraded sherds, including large conjoining fragments of jars in dark sandy wares.

They had upright rims, rounded shoulders, and burnished surfaces. A soil sample was collected which contained further pottery, 21g of burnt bone, some larger charcoal fragments, and one charred seed.

Ditch (7/003) contained seven sherds of middle Iron Age pottery and five animal bone fragments.

Ditch (7/017) truncated an earlier pit (7/007) which contained two fills with no finds.

Ditch (8/008) contained a small quantity of middle Iron Age pottery and animal bone fragments. Three further pits (7/005, 7/015, 7/021) are likely to be of this date as they are similar in shape and profile.

Thesemiddle Iron Age finds and features are likely to constitute the start of the site's occupation. It is probable that ditches [7/003] and [7/017] were contemporary and formed the corner of an enclosure. Three late Iron Age/early Roman ditches were located in the east, south and west of the site. They do

not appear to relate to any of the middle Iron Age features and finds present, though those to the north of ditch [7/017] lie parallel with it, and may have replaced this boundary. An east/west ditch (7/009) was seen in three trenches (7, 8, and 10), and interpreted as a continuous boundary or enclosure ditch, that is possibly a continuation of the enclosure to the south of Sperberry Hill [31052].

It had a fairly complex fill sequence, with the number of finds varying along its length. A notable concentration of finds suggestive of domestic occupation was found at the eastern end of Trench 10. This comprised an abundance of pottery, ceramic building material, burnt stone and animal bone. The pottery included many grog tempered wares, all likely to be locally manufactured, shell tempered

fabrics and a small amount of unsourced sandy ware. Alongside these were a small quantity of imported wares including Gallo-Belgic white wares and a single example of South Gaulish Samian, typically imports of the mid-1st century AD. All of this is thought to have been deposited in the immediate post-conquest period. A second ditch (6/009) aligned north/south was recorded in three trenches (1, 2, 6). Its dimensions, and the complexity of the fill sequence both decreased from south

to north, although the quantity of finds was consistent along its length. A similar quantity and mix of pottery types were recovered as from the enclosure ditch (7/009). At the southern end of this ditch there were finds including ceramic building material, slag, fired clay and animal bone. This ditch probably constitutes a field boundary. A third ditch seen in two trenches (5 and 9) was also recorded

extending away from the enclosure, aligned north-north-east/south-south-west and contained ten pottery sherds, possibly of early Roman date, and two CBM fragments. This may be a similar boundary ditch to ditch (6/009). Apart from the two boundary ditches the only other dated feature is a minor small ditch terminus in trench 6 (6/015) which contained a sherd of late Iron Age pottery. An undated

ditch (2/007) was recorded containing no finds but due to its form it might be part of a circular sub enclosure contemporary with this late Iron Age/early Roman land use. When compared to similar anomalies revealed to the south of Sperberry Hill it is similar in size. Its width and depth would seem to preclude it being a roundhouse. The scarcity of features suggests it is likely that this area of land was in agricultural use during this period. One small ditch was revealed containing a single fragment of

post medieval pottery, and ceramic building material; it broadly corresponds with a field boundary depicted on the 1816 enclosure map and 1881 Ordnance Survey map.<2>

(1) Report: 2019. Geophysical Survey Report; Land off Stevenage Road, St Ippolyts, Hertfordshire. geophysical survey.

(2) Report: Forshaw, Andrew. Archaeological Evaluation Report; Land off Stevenage Road, St Ippolyts, Hertfordshire. field evaluation. RNO 4188

Asset Number	196
Site Name	REDCOATS GREEN
Type of Site	Buildings
Listing No./NRHE Number	
HER Number	N/A
Status	Non-designated heritage asset
Easting	520842
Northing	226562
Description	Three small square buildings are shown on the Great and Little Wymondley Enclosure map dated 1811. The buildings are shown within land plot 343 which belonged to a 'James Titmus' and are located west of the farm of Redcoats Green which was owned by an 'Edward Kitchiner'. The Paris map of Ippolitts dated 1816 does not cover this area. The buildings are not shown on the OS map of 1884 and had presumably been removed by this date. The size and form of the buildings suggests that they were likely agricultural outbuildings. No traces of these buildings was noted to survive during a site visit by AOC Archaeology Group in 2021.

