

Cultural Heritage Desk – Based Assessment

Prepared by: Arthian Ltd.

For: Howarth Homes

Site: Former Big Cat Sanctuary Site, Codicote Road, Welwyn, AL6 9TU

Date: 05/06/2026

Document Ref: 321775

Issue-02

www.arthian.com

Quality Assurance

Issue Record

Revision	Date	Author	Reviewer	Approver
Draft	05/06/2026	Jade Franklin Kennedy Principal Consultant (Heritage and Archaeology)	Peter Klemen Principal Consultant (Heritage and Archaeology)	David J. Leigh Technical Director (Heritage and Archaeology)
Final	05/06/2026	Jade Franklin Kennedy Principal Consultant (Heritage and Archaeology)	Peter Klemen Principal Consultant (Heritage and Archaeology)	David J. Leigh Technical Director (Heritage and Archaeology)
Final (client revisions)	24/07/2026	Jade Franklin Kennedy Principal Consultant (Heritage and Archaeology)	David J. Leigh Technical Director (Heritage and Archaeology)	David J. Leigh Technical Director (Heritage and Archaeology)

This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or known available at the time of its preparation and within the scope of work agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named client and is confidential to them and their professional advisors. No responsibility is accepted to others.



Contents

1. Introduction	6
1.1 Instruction	6
1.2 Site Location, Topography and Geology	6
1.3 Purpose and Scope	6
1.4 Legislative Framework	7
1.5 National Planning Policy Framework	7
1.6 Local Policy	8
1.7 Heritage Asset Designation	10
1.8 Detail of the Application	10
1.9 General Limitation	11
2. Methodology	12
2.1 Site Walkover	12
2.2 Sources Consulted	11
3. Heritage Asset Assessment	13
3.1 Historical Baseline	13
3.2 Designated Heritage Assets	13
3.3 Previous Archaeological Investigations	13
3.4 Summary and Significance of Heritage Assets	13
3.5 Cartographic Evidence	19
4. Impact Assessment	21
4.1 Significance	21
4.2 Archaeological Potential	21
5. Conclusion	22
References	23

Appendices

Appendix A Glossary- General Terms	25
Appendix B Archaeological Periods	27
Appendix C Historic Environment Record Data	29



Plates

Plate 1 View of the northeast corner of the Site	33
Plate 2 View looking towards the northern boundary of the site	36
Plate 3 View of the central area of the Site looking south	36
Plate 4 Looking north	36
Plate 5 Derelict caravan and Austin Mini car in the central part of the Site, looking east	37
Plate 6 Derelict caravan central area of the Site, looking northeast	37
Plate 7 View from the centre of the Site , looking east	38
Plate 8 Former animal pens in the northwest area of the Site	38
Plate 9 OS One Inch Old Series Surveyed 1800-1815	39

Figures

Figure H1 Site location	40
Figure H2a Monument Polygons	41
Figure H2b Monument Points	42
Figure H3 Events and Listed Buildings	43
Figure H4 Detail from the 1898 Edition OS Map, with site boundary overlain.....	44
Figure H5 Detail from the 1958 Edition OS Map, with site boundary overlain.....	45
Figure H6 Detail from the 1969 Edition OS Map, with site boundary overlain.....	46
Figure H7 Aerial Photograph 1949	46



Executive Summary

A Cultural Heritage Desk-Based Assessment was instructed by Howarth Homes in support of an application for a residential development at the former Big Cat Sanctuary site on Codicote Road, Welwyn, AL6 9TU.

This Cultural Heritage Desk-Based Assessment has been produced to describe those heritage assets that may be impacted by the Proposed Development and the potential effects on these as required in the National Planning Policy Framework (MHCLG (2024)). The assessment has been carried out adhering to the relevant guidelines and standards as set out by the Chartered Institute for Archaeologists (CIfA 2020 & 2021). It deals only with potential below ground assets, as the client has commissioned a separate report dealing with above ground heritage assets.

This assessment deals only with below ground heritage assets. A separate report has been commissioned by Howarth Homes to assess the potential impact of the Proposed Development on built heritage.

Examinations were made of the data held by the Hertfordshire Historic Environment Record database and the local Record Office located in Hertford and supplemented with other relevant sources in order to identify designated and non-designated heritage assets and determine the potential for the presence of as yet unknown below ground archaeological remains within the Site which may be impacted upon by the Proposed Development.

A Site visit was made on 1st May 2026 to examine the Site and its immediate surroundings in order to provide an assessment of the potential for the presence of any below ground archaeological remains within the Site

There are no Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments, or World Heritage Sites, within 1km of the Site. The Codicote Conservation Area lies around 1.075km to the north of the Site boundary. There are numerous heritage assets of archaeological interest within the search area.

Cartographic evidence suggests that the Site has been in agricultural usage since at least the mid-19th century.

An examination of the data held by HHER confirms there is a moderate amount of Prehistoric and Roman/Romano British archaeological remains surrounding the site, and that sufficient archaeological mitigation should be agreed upon through discussion with the Archaeological advisor to Hertfordshire Borough Council, before any development commences.

Overall, it is considered that the Proposed Development is appropriate and complies with the relevant national and local policies and in this respect the application should be granted accordingly.



1. Introduction

1.1 Instruction

Arthian Ltd. ('Arthian'), has been appointed by Howarth Homes ('the Client') to produce a Cultural Heritage Desk-Based Assessment in support of an application for a residential development at the former Big Cat Sanctuary site on Codicote Road, Welwyn, AL6 9TU ('the Proposed Development') centred at National Grid Reference (NGR TL 22482 17103).

1.2 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

The Site lies between the villages of Welwyn and Codicote and comprises an formerly occupied by a Big Cat sanctuary on the western side of Codicote Road.

The red line boundary shown on Figure H1 indicates the extent of the application area ('the Site').

The site is bounded to the south by Fulling Mill Lane and residential properties, to the northeast by the B656 (Codicote Road), to the west by fields and green spaces and the north by woodland. The Proposed Development is located within the administrative boundaries of Welwyn Hatfield Borough Council (WHBC) and North Hertfordshire District Council (NHDC). The land lies at around 72m aOD.

The underlying geology has been mapped by the British Geological Survey as comprising Lews Nodule Formation Chalk, formed between 93.9 and 85.7 million years ago, a hard, Late Cretaceous geological unit, composed of nodules, iron-stained chalk, and regular bands of flint (BGS; Geoindex 2026). The superficial geology is a mixture of sedimentary deposits of glacial Lowestoft Formation Gravelly sandy clay in the north-west of the Site, and clay silt and gravel in the south-east of the Site, the band in the middle remaining unrecorded. These deposits were formed in the Mid Pleistocene and Quaternary Period.

1.3 PURPOSE AND SCOPE

The purpose of this desk-based study is to examine the level of effects of the Proposed Development on any designated and non-designated heritage assets within a 1km radius of the Site (the Study Area), to the extent that is proportionate to the potential magnitude of impacts and level of effects of the Proposed Development.

A record of all entries designated and non-designated, held by the Hertfordshire Historic Environment Record (HHER) is included in Appendix C and referred to where it may serve to illustrate the history and general setting of the site.



The Study Area of 1km radius extending from the Site boundary was determined as proportionate based on professional opinion and following a consideration of the local topography of the Site and the nature of the Proposed Development.

A visit was made to the Site on 1st May 2026 in order to better understand the Site within its setting and to identify any heritage assets that may be impacted upon by the Proposed Development.

1.4 LEGISLATIVE FRAMEWORK

The Ancient Monuments and Archaeological Areas Act of 1979 provide for the investigation, preservation and recording of matters of archaeological or historical interest, both designated Heritage Assets and those of sufficient significance. The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property. The Listed Buildings and Conservation Areas Act 1990 provides for the protection of designated buildings and structures. ‘Section 69 of the Act defines a conservation area as:

‘an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance’.

1.5 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF), updated in 2024, replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010. It sets out the governments planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16. It provides national guidance on the preservation, management and investigation of those parts of the historic environment that are of historical, archaeological, architectural or artistic significance and are collectively referred to as Heritage Assets.

Paragraph 207 states:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

It further states in Paragraph 208:



‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise’.

1.6 LOCAL POLICY

The Site is located within the administrative boundaries of Welwyn Hatfield Borough Council (WHBC) and North Hertfordshire District Council (NHDC). The Welwyn Hatfield Local Plan (2016-2036), adopted on October 12, 2023, is the statutory planning document guiding development for this area, replacing the 2005 District Plan. This is accompanied by the North Hertfordshire Council (NHC) Local Plan 2011-2031, adopted on 8 November 2022, and due for review later this year.

Policy SADM 15 - Heritage, within the Welwyn Hatfield Local Plan (2016-2036) states the following:

Proposals which affect designated heritage assets and the wider historic environment should consider the following:

- The potential to sustain and enhance the heritage asset and historic environment in a manner appropriate to its function and significance.
- Successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided.
- Proposals should respect the character, appearance and setting of the asset and historic environment in terms of design, scale, materials and impact on key views.
- Architectural or historic features which are important to the character and appearance of the asset (including internal features) should be retained unaltered.
- The historic form and structural integrity of the asset are retained; and
- Recording appropriately the fabric or features that are to be lost or compromised and making provision for archive deposition of the analysis and records of the site investigation.

A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and/or nature of the proposal are likely to have an impact on the significance of all or part of the asset. An assessment may be required in locations which are not designated but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.

Permission for proposals that result in substantial harm to the significance of a designated heritage asset including a Conservation Area, and to its setting, will be exceptional or wholly exceptional in accordance with national policy and guidance.

Proposals that result in less than substantial harm to the significance of a designated heritage asset will be weighed against the possible public benefits of the development in that location and whether or not these significantly outweigh that harm and the desirability of preserving the



asset, and all feasible solutions to avoid and mitigate that harm have been fully implemented. Proposals that result in harm to the significance of other heritage assets will be resisted unless the need for, and benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented.

A number of heritage and archaeology related policies are within the North Hertfordshire Local Plan (2011-2031). These are as follows:

Policy HE1: Designated Heritage Assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

Policy HE2: Heritage At Risk

Planning permission will be granted for proposals that seek to conserve or provide new uses for designated heritage assets identified on the national register, or the Council's 'At Risk' register maintained by the Council, which are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use.

Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully assessed.



Policy HE3: Non-designated Heritage Assets

Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:

- a) The replacement building contributes to preserving the local character and distinctiveness of the area; and
- b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.

Policy HE4: Archaeology

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

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

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.

1.7 HERITAGE ASSET DESIGNATION

An examination of the data held by the Hertfordshire County HER (HHER) confirms there are a number of archaeological heritage assets surrounding the Site. These comprise mainly of evidence of Iron Age and Roman/Romano British findspots and evidence of occupation.

1.8 DETAIL OF THE APPLICATION

The Proposed Development involves the construction of 109 new residential properties, encompassing 99 houses and 10 apartment units. There is an undeveloped area to the north of



the site which includes woodland and open space. The site boundary does not include 54 Codicote Road, which now comprises residential apartments on the eastern side of the Site facing Codicote Road, or the Grade II listed no.44 Codicote Road.

1.9 GENERAL LIMITATIONS

The Site's boundary relates to plans submitted as part of this application. Any subsequent amendments to the boundary may alter recommendations made in this report if amended plans are provided following completion of the survey.



2. Methodology

2.1 Site Walkover

A Site visit was undertaken on 01st May 2026. The purpose of the visit being to better understand the present form and layout of the Site. The Site was accessed through the entrance off Codicote Road.

2.2 SOURCES CONSULTED

In order to accurately assess the impact on known heritage assets an area of 1km radius around the boundary of the Site was determined and a detailed assessment of designated and non-designated heritage assets along with archaeological investigations within the area was undertaken ('the Study Area').

The Hertfordshire Historic Environment Record (HHER) was consulted to identify documented sites and monuments. The Hertfordshire Record Office in Hertford was also consulted along with the National Library of Scotland to examine historic mapping held within its archives.

The Historic England online resource National Heritage List (www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england) was also consulted so that designated Heritage Assets within the Study Area were identified.

In addition, a number of online sources were consulted in order to check for further information, including Old Maps Online (<http://www.oldmapsonline.org>) and Old Maps (<http://www.old-maps.co.uk>). British history online (<https://www.british-history.ac.uk>), along with the Domesday Book online (<http://www.domesdaybook.co.uk>) and the Heritage Gateway online database (www.heritagegateway.org.uk).



3. Heritage Asset Assessment

3.1 Historical Baseline

Codicote derives from the Old English and means ‘Cottages connected with Cuthere’, or the "cote" (small cottage) of a Saxon named Cudda.

The settlement of Codicote was within the Hundred of Broadwater, however, was attached to the Hundred of Cashio. The Domesday Book records the population as having been 12 households in 1086. The land was under the control of St Albans Abbey, and remained so after the Conquest.

The VCH for the county states that in 1002, Ethelred the Unready granted to his 'fathful minister' Elphelmus 5 'mansae' in Cuthingcoton, to enjoy for his life and dispose of as he would at his death. Elphelmus gifted this land to the Abbot and convent of St. Albans who retained it until the dissolution of the monastery. The Abbot received permission to hold a market in the area in 1267 and a fair in 1271, which led to the development of the village. Place names within the parish speak of the commercial history of the area, with Fulling Mill Lane referencing the cloth mill that was operational nearby. Later, the settlement was situated on the turnpike road between Hatfield and Hitchin.

3.2 Designated Heritage Assets

An examination of the data provided by the Hertfordshire Historic Environment Record (Search No 012.26) (Figs: H2-7), and Historic England confirms that there are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields, or Scheduled Monuments within the area of the Proposed Development or the wider study Area.

There are, however, a number of archaeological heritage assets the wider study area. These include a large number of Prehistoric and Romano-British finds spots within the vicinity of the Site, indicating occupation and settlement activity within the area.

3.3 Previous Archaeological Investigations

23 previous investigations are recorded by the HHER as having been undertaken within the Study Area. Only those that are pertinent or provided positive archaeological results have been discussed below. The closest event is an archaeological monitoring (**EHT8762**) around 260m to the north-east. Trial trenching at Hollard's Farm (**EHT4343**), around 760m to the west of the Site revealed a Late Iron Age/Romano-British enclosure, and air photos from nearby show cropmarks around 700m to the west of the Site (**EHT1695/2257**). These appear to comprise a rectangular enclosure and associated ditches.

3.4 SUMMARY AND SIGNIFICANCE OF HERITAGE ASSETS



There are a number of archaeological heritage assets within the wider study area. These include a large number of Prehistoric and Romano-British finds spots within the vicinity of the Site, indicating occupation and settlement activity within the area.

PREHISTORIC

Around 170m to the south of the Site boundary, Palaeolithic implements (**MHT2734**) were found near the Fulling Mill, in alluvial deposits adjacent to the river Mimram. Reports of a spread of Mesolithic flints at to the west indicate either a wider-ranging occurrence of the Palaeolithic 'implements' or the presence of both Palaeolithic and Mesolithic material at this site.

Around 260 to the south-west of the Site boundary, Palaeolithic flakes (**MHT2915**) were found in the valley of the Maran or Mimram between Ayot St Peter and Welwyn in the 1800s. They were found in 'pits', presumably extraction pits along the river. The location is approximate.

Around 400m to the east of the Site boundary is the site of a late Iron Age pit (**MHT156**), which contained coarse late Iron Age pottery as well as an iron knife, in a residential garden.

Around 620m to the east of the Site boundary was found a Bronze Age Metal Hoard (**MHT639**), in 1853 within the grounds of Danesbury House, during works on the site. The former owner of the house, Banker William Blake wrote

'Bronze celts and lumps of fused metal, recently found at Danesbury..... The celts are of the socketed type; and they appeared for the most part to be imperfect castings, or damaged celts destined for the melting-pot'.

It had been noted that the hoard comprised six bronze celts and several lumps of 'remarkably pure copper', was found by labourers in the grounds, in the roots of a large tree. The exact position is not known, as the grounds were extensive. At least one of the celts was given by Mr Blake to the British Museum.

Around 680m to the east of the Site boundary, Neolithic flint arrowheads (**MHT6184**) have reputedly been found on the Danesbury estate, however no further record has been found of these.

Around 720m to the north-west of the Site, Bronze Age copper-alloy casting waste (**MHT20758**) was found, which dates to the Bronze Age.

Around 820m from the south-western corner of the Site was found late Iron Age and Romano British finds including a silvered brooch with yellow paste cabochon, and early Roman pottery including Samian Ware (**MHT7301**).

Based on the available evidence the potential for remains or finds related to this period is considered to be medium. Any such finds would most likely be of local importance.



ROMANO-BRITISH

Around 285m to the north-east of the Site boundary, a findspot of Roman building material (**MHT4229**) was recorded in Rolls Wood. This comprised Roman tile fragments.

Around 450m from the south-east boundary of the Site is the rough location where a 'red polished ware vessel, two urns, burnt bones, pottery, and a fibula' (**MHT4445**) were found by Sir John Evans in 1887 on the Danesbury Estate. The 'urns' indicate a Roman cremation, or more than one, with a samian vessel. The findspot is not known, but at this date the Danesbury Estate bordered the grounds of Welwyn Grange, where burials from the large Roman cemetery (**MHT1554**- discussed further below) were discovered from the 1890s onwards. It seems likely that this discovery was part of the cemetery.

656m to the north-east of the Site boundary, a quantity of Roman material including tile, pottery, metalwork and coins were found within the garden of 21 Rollswood Road (**MHT10822**).

Around 700m to the west of the Site boundary, a 1st century incomplete copper alloy Hod Hill type brooch was uncovered (**MHT20734**). This type of brooch is characterised by a hinged pin, a flat sub-rectangular head, side lugs or knops, and vertical ridges.

Around 760m to the west of the Site was found a Late Iron Age/Romano-British enclosure (**MHT2388**) at Hollard's Farm (**MHT31028**). This is believed to be a 1st century farmstead that was abandoned by c.AD 70. This revives as a crop mark.

Around 780m to the south-east of the Site boundary was found a traces of a Roman tomb on the hilltop overlooking the Roman road through Welwyn (**MHT6522**). This comprised a square mausoleum, around 10m in diameter, discovered during excavation in advance of road and car park construction. A possible enclosure ditch was found 5m from the structure. Fragments of a marble sarcophagus, dated to the 3rd century AD and possibly of Greek origin, were found in a robber trench. Three 4th century inhumation burials were found in the boundary ditch. Further excavation revealed two entrances, and a flint cobbled/pebbled floor. A 1.8m wide inset to the south has been interpreted as a shrine and was aligned with the mausoleum. Ditches and pits are present across the site. The graves were found to be part of a later cemetery (**MHT9615**), and not contemporary with the mausoleum.

The cemetery contained 23 inhumations, 15 of which were furnished with grave goods which included bronze bracelets and rings, and hobnailed boots. Pottery vessels that accompanied the burials were locally manufactured; some were deliberately broken. Seven of the skeletons were buried in wooden coffins, and a high status burial was identified in a horseshoe-shaped ditch. Interestingly, four inhumations had been decapitated. The site conjoins the Welwyn Grange cremation cemetery (**MHT1554**). Detailed examination of the burials found that the pottery in the graves dated to the 3rd to 4th century but all of it was old and worn; it was evident that new vessels were unavailable. Their date of deposition in the graves could have been



decades or generations after their manufacture. Parallels with similar cemeteries elsewhere, such as Butt Road at Colchester, suggest a late 4th to 5th century or even later date range for the graves.

Around 849m to the south of the Site boundary, trial trenching in 1973-4 revealed a series of shallow Roman rubbish pits (**MHT6501**) in the clay subsoil, containing 1st and 2nd century pottery, tile or brick, glass, metalwork and metalworking debris. Pottery included a mortarium stamped with the word ALBINUS, no doubt representing the name of its creator.

Around 940m to the south-east of the Site boundary was found the remains of a Roman building (**MHT1556**) during the laying of a croquet lawn in 1906, including a large quantity of Roman brick and roofing tile and many small finds (**MHT6087**) including one hypocaust tile, pottery and coins, glass fragments, bronze and iron objects including a barbed iron arrowhead, quern fragments, animal bones.

Amongst the remains was found the foundations of the corner of a building, as well as the purported foundations of a tower or gateway. There were also traces of burning nearby. It is unclear how many buildings are represented, most likely more than one, all between the existing house and the croquet lawn.

Many coins (**MHT6087**) were found in the vicinity of these buildings. They date to the reigns of Emperors Vespasian (reigned 69–79 CE), Trajan (98–117), Antoninus Pius (138–161), Faustina the Younger (2nd century), Marcus Aurelius (161–180), Carausius (286–293), Tetricus (271–274), Constantine the Great (306–337), Constantine II (337–340), Decentius (351–353), and Valentinian I (364–375).

Around 21 further Roman coins have been found within the search area, including **MHT20585**, a copper-alloy Dupondius or As, dating from the 1st or 2nd centuries AD, **MHT21517**, an early Roman silver denarius dating to the reign of Antonius Pius, minted in around AD 157-158, and **MHT20735**, a copper alloy radiate or nummus of AD c.260-402. Early Roman coins make up the majority of the assemblage, however there are some later coins.

Around 84m to the west of the above site another Roman coin hoard (**MHT1787**) was found in 1961. This originally comprised 177 coins; a further 33 were found later after a search. Apart from three silver denarii and a coin dating to Julia Domna, they were silver or silver-washed antoniniani mostly dating to the reigns of Postumus and Victorinus of the breakaway Gallic Empire, dating to the 3rd century, within a broken pot of grey unburnished ware.

Based on the available evidence the potential for remains or finds related to this period is considered to be medium-high. Any such finds would most likely be of regional importance.

SAXON

Around 740 to the north-west of the Site, an incomplete silver continental sceat was found (**MHT20401**), minted around c.700-765. Another was found close by, minted in the Netherlands between c.700-715 (**MHT20402**).



Based on the available evidence the potential for remains or finds related to this period is considered to be low. Any such finds would most likely be of local importance.

MEDIEVAL

The site of a Post-Medieval watermill with Medieval origins (**MHT5781**) is located around 153m to the south of the Site boundary. A corn mill is recorded in Domesday; it was converted to a fulling mill by the Abbot of St Albans (as lord of Codicote) in the second half of the 13th century and is last documented as such in 1601. By 1740 it was again a corn mill. The mill was rebuilt in the early 19th century with red brick ground floor and the upper floor of white painted weatherboarding. It had a steep plain tile roof with large, gabled and jettied sack hoist. No wheel is remaining now, and the buildings are used as offices. At the end of the 19th century it was a combined steam and watermill owned by Benjamin Cole; however it gradually fell into disuse due to the waters of the River Mimram becoming too low to power the millstones. The monument lives on in the name of Fulling Mill Lane.

160m to the west of the Site boundary, a silver half groat dating to the reign of Edward II (1351-61) was recovered (**MHT21218**).

Around 183m to the south-east of the Site boundary is an old Hollow Way (**MHT18318**) which survives in parkland (**MHT15798**), which is followed by a kink in the parish and district boundary. This is presumably a remnant of a pre-emparkment route, probably Medieval in origin. It appears to survive as an earthwork within woodland.

Around 350m of the south-east of the Site boundary, a copper alloy seal matrix (**MHT20729**) was found, depicting a horned figure, possibly St John, of Medieval date. 600m to the south-east of the Site boundary, two Medieval-Post-Medieval cast lead tokens were found (**MHT20490/1**).

Around 700m to the north of the Site boundary, a glazed water jug was found, comprising coursed orange buff ware with a simple rim (**MHT1383**), on the site of Sisserves Farm. The farm itself (**MHT1597**) dates to the 16th century and is timber framed, with a 19th century brick infill.

Based on the available evidence the potential for remains or finds related to this period is considered to be medium. Any such finds would most likely be of local importance.

POST-MEDIEVAL

The Historic Landscape Assessment for the area summarises that the historic field patterns within the area are predominantly pre-18th century irregular enclosure, subsequently rationalized by 19th century parliamentary enclosure and then by late 20th century enlargements. The valley is dominated by the medium to large arable fields in a largely regular formation. There is evidence of historic field boundaries such as the bare raised banks where a hedgerow once grew and the occasional hedgerow tree now standing in isolation in the carpet of cropland.



Headlands are non-existent, creating a strong scene of intensively farmed fields with over managed hedgerows.

The HLC categorises the Site location as being within Rolls Wood, an area of ancient woodland now protected by Green Belt status.

Grade II listed no.44 Codicote Road (**NHLE13848164**) is to the immediate east of the Site boundary. This heritage asset and any potential impact the proposed development will have on it will be discussed in a separate Heritage Impact Assessment commissioned by the client; however a brief overview of the building has been provided below:

“House formerly C17 cottage pair. C19 and modern red brick casing. Plain tile gable ended roof with good C17 chimney stack near road end: 2 square shafts and ovolo cornice. 1 storey and attics. SE elevation has 2 segmental-headed 3-light casements with glazing bars and 3 small-pane gabled attic casements. Partly rebuilt internal timber frame. Inglenook fireplace with chamfered bressumer.”

Around 300m from the southern boundary of the Site is the purported location of a ropewalk (**MHT10882**). A rhyme describing the bounds of the parish of Welwyn, dated from c.1812-24, includes a reference to rope spinners working here in a narrow strip field on the boundary with Codicote parish, at the north end of a field called Stars Acre. The strip is visible on the 1823 Sawyer map (not reproduced here, with a building on the Fulling Mill Lane frontage, and continues to appear on later maps. It is still partly extant behind the properties in Oakhill Drive. The dimensions of the field were ideal for a rope walk.

Around 700m to the east of the Site boundary lies Danesbury House (**MHT10854**), which dates to the late 18th century. The house was surrounded by Parkland (**MHT15798**), which was enlarged in the 19th century, and contains amongst other things, an icehouse (**MHT4711**) a water tower and stable block (**MHT16481**), a notable fernery (**MHT15798**), all of which are still extant, as well as a former Victorian tennis lawn (**MHT18319**). During World War II the outbuildings and part of the estate were occupied by the Royal Army Service Corps. These heritage assets will no doubt be discussed further in the accompanying Heritage Impact Assessment.

700m to the north-west of the boundary, an archaeological evaluation uncovered a medieval linear ditch and the results of post-medieval or modern quarrying on Cowards Lane (**MHT39800**).

Around 760m to the east of the Site boundary was the site of a Post-Medieval windmill (**MHT11090**), which featured on J Seller's 1676 map, (not reproduced here). It does not appear on any later map, so it is thought unlikely that it was standing any later than 1720. The Codicote manor rolls refer to Windmill Field in 1794 on the death of Francis St John, owner of what later became the Danesbury estate; this was 'on the lane leading from Gill Hill to Potters Heath on the north-west. Gill Hill Lane has been partly stopped up, but the position of the mill may be estimated, on the high ground south of Danesbury House.



The landscaped park at Lockleys (Sherrard's Wood School), is an SSSI and skirts the southern limit of the 1km search area (**MHT31149**).

Based on the available evidence the potential for remains or finds related to this period is considered to be medium. Any such finds would most likely be of local importance.

UNKNOWN DATE

Air photos show cropmarks around 700m to the west of the Site (**EHT1695/2257**). These appear to comprise a rectangular enclosure and associated ditches. These may well be linked to a Late Iron Age/Romano-British enclosure (**EHT4343**) found at Hollard's Farm.

3.5 CARTOGRAPHIC EVIDENCE

The Hertfordshire Archive and Record office was consulted in order to obtain copies of relevant mapping for the area.

OS One-Inch Old Series Surveyed 1800-15, revised 1831-32

The Old Series Map (Plate 9), clearly shows the Codicote Road, as well as Catchpole Wood to the north of the Site. The River Mimram flows to the south of the Site, where the corn mill is located. This lives on in the naming of Fulling Mill Lane. The access route into the former cat sanctuary is roughly located in the same area as a route that leads onto Fulling Mill Lane, and there are some buildings immediately to the north of this.

1898 EDITION ORDNANCE SURVEY MAPS

The 1898 edition of the Ordnance Survey Map (Fig H4) shows the external site boundaries much as they are today. There are seven fields within. 44 Codicote Road can be seen in the south-eastern corner, just outside the Site boundary. There are a three further buildings, no longer extant, that can be seen adjacent to No.44. To the south, near the Fulling Corn Mill, where a sluice, a footbridge, and a ford can be seen.

1956 EDITION ORDNANCE SURVEY MAP

The 1956 Ordnance Survey map (Fig H5) denotes 45 Codicote Road as a Cottage Hospital. There is a large building to the south within the Site boundary, and some smaller ancillary buildings within its vicinity, and the now demolished buildings in the south-eastern corner are still extant.

1969 EDITION ORDNANCE SURVEY MAP

The 1969 Edition of the Ordnance Survey map (Fig H6) shows the site has been redeveloped, housing a poultry farm, some of the buildings of which are still extant today. The buildings in the south-east have yet to be demolished. Further residential development has happened along



Fulling Mill Lane, and a plant nursery has sprung up on the southern side of this road. The Site remained a poultry farm until it was repurposed as a cat sanctuary in 1976.

1949 AERIAL PHOTOGRAPH

The 1949 aerial photograph (Fig H7) shows the Site as it is featured within the 1956 OS map, with a large building in the southern area.



4. Impact Assessment

4.1 Significance

The National Planning Policy Framework in paragraph 194, recognises that heritage assets with the highest level of significance may be characterised as Scheduled Monuments, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II Registered Parks and Gardens and World Heritage Sites, it further states in paragraph 195 that:

‘Non-designated heritage assets of archaeological remains that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets’.

4.2 Archaeological Potential

An examination of data held by the HHER suggest that there is a moderate potential for below ground multi period archaeological deposits of to be present within the Site, particularly those relating to the Romano-British Period. This is evidenced by the number of finds spots relating to this period within the study zone, as well as the grave sites to the south of the Proposed Development, which evidence occupational activity.

The central area of the Site was clearly developed by the mid-20th century according to the historic mapping, active as a poultry farm. The land was agricultural before this period. Some of these building appear to be extant, utilised during the phase when the Site was a Cat Sanctuary. Therefore, it may be that archaeological levels may be preserved below the 20th century buildings.



5. Conclusion

Through an examination of the relevant archaeological, historical and topographical sources along with a Site walkover, this Cultural Heritage Desk-Based Assessment has examined information relating to the archaeological and historical resource within the Site and Study Area in order to determine the impact of the Proposed Development on the known and potential heritage assets within the Site and Study Area

The assessment has been carried out adhering to the relevant guidelines and standards as set out by the Chartered Institute for Archaeologists (CIfA, 2020 & 2021) and addresses the requirements set out in the document National Planning Policy Framework (NPPF).

A visit to the Site was made on 1st May 2026 where an examination of the Site and local environs was made. An examination of data held by the HHER suggests that there is a medium potential for below ground multi period archaeological deposits of potential regional importance to be present within the Site, particularly those relating to the Romano-British Period. This is evidenced by a number of finds spots in the vicinity.

Many of the extant buildings on Site date to the mid-20th century, with the land being used for agricultural purposes prior to this. Subsequently, there is the potential for preserved buried archaeological horizons.

Therefore, it is recommended that further investigation of the site, following discussion with the archaeological advisor to the local planning authority, would be necessary in order to determine the potential for archaeological remains within the site, and any mitigation necessary. This intervention could be in the form of a Monitoring and Observation exercise (formally known as a Watching Brief), whilst foundational and services trenches for the new development are excavated. This could be undertaken post-determination and secured via an appropriate Planning Condition.

Overall, it is considered that the Proposed Development is appropriate and complies with the relevant national and local policies and in this respect the application should be granted accordingly.



References

- BGS (2023) British Geological Survey Geoindex, <http://bgs.ac.uk/geoindex>
- British History Online
- ClfA (2022) Code of Conduct, Chartered Institute for Archaeologists
- ClfA (2020) Standard and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists
- Domesday Book Online Website, <http://www.domesdaybook.co.uk>
- Hertfordshire County Council (n.d.) *Area 132 Landscape Character Assessment*. Available at: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/landscape/landscape-character-assessments/area132.pdf> (Accessed: May 2026).
- HE (2020) Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets, Historic England
- HE (2024) Listed Buildings Online database <http://www.historicengland.org.uk/listing/the-list>
- HE (2023) The Heritage Gateway online search engine, <http://www.heritagegateway.org.uk>
- MHCLG (2024) National Planning Policy Framework, Ministry of Housing, Communities & Local Government
- NHC (2022) North Hertfordshire Council (NHC) Local Plan 2011-2031, North Herts Council
- 'Parishes: Codicote', in *A History of the County of Hertford: Volume 2*, ed. William Page (London, 1908), *British History Online* <https://www.british-history.ac.uk/vch/herts/vol2/pp345-348> (accessed 20 May 2026).
- University of Nottingham (n.d.) KEY TO ENGLISH PLACE-NAMES. Available at: <https://kepn.nottingham.ac.uk/> (Accessed: 20 May 2026).
- WHBC (2023) Welwyn Hatfield Local Plan (2016-2036), Welwyn Hatfield Borough Council



Appendices

Appendix A:
Glossary – General Terms

For the avoidance of confusion, abbreviations that are commonly used within this form of report have the meanings detailed below:

Archaeological Potential	Negligible Archaeological Potential means there is evidence that archaeological remains do not exist or survive within the site; Low Archaeological Potential means that it is unlikely that archaeological remains are present within the site; Moderate Archaeological Potential means that there is the potential for archaeological remains to be present within the site based on the extent and preservation of known archaeological data in the immediate area of the site; High Archaeological Potential refers to those instances where there is potential for well-preserved archaeological remains of good quality based on the archaeological data in the immediate area of the site.
Context	‘The context of a Heritage Asset is a non-statutory term used to describe the relationship between it and other Heritage Assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an asset’s Setting and can include the relationship of one Heritage Asset to another of the same period or function, or with the same designer or architect.’ (English Heritage 2015).
Contextual inter-relationship	Is a term used to describe the designed relationship between two or more Heritage Assets.
Designed Settings	In English Heritage Guidance (2015), Designed Settings are those Settings where there is deliberate intention to enhance the presence of the Heritage Asset or to incorporate other Heritage Assets. These designed Settings may be regarded as Heritage Assets in their own right.
Designated Heritage Assets	Designated Heritage Assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation.
Domesday Survey	A survey of property ownership in England, compiled in 1086 AD, on the instruction of William I for taxation purposes.
Enclosure	Enclosure was a movement in England and Wales that had legal definition that is the removal of communal rights or ownership over any piece of land. It was converted into ‘severalty’, with the owner had sole control over its use, and of access to it.
Feature	Any non-portable physical structure or element that was made or altered by humans including a wall, post hole, pit or floor.
Grade I, II* and II Listed Buildings	Grade I is a designation of buildings that are of exceptional interest Grade II* designations are for buildings that are of more than special interest Grade II Listed Buildings are of special interest, warranting every effort to preserve them.
Importance	The importance assigned to a Heritage Asset equates to the degree of policy protection taken into consideration when making a planning decision.
In-situ	Anything in its natural or original position or place, also referred to as ‘primary context’.
Level of effect	The Level of effect is the measure of change caused to a Heritage Asset.
Natural	Undisturbed natural geology accumulated without the influence of human activity.
Non-designated heritage asset	Non-designated Heritage Assets are historic landscapes, important hedgerows, buildings of local historic interest, artwork and non-scheduled archaeological remains.
NGR	National Grid Reference from the Ordnance Survey Grid.
AOD	Above Ordnance Datum (aOD) – elevation in relation to mean sea level.
Romano-British	Refers primarily to the period of Roman occupation of Britain, dating between AD 43 and <i>circa</i> AD 410.
Significance	Significance is defined in Annex 2 of the NPPF as the heritage asset’s interest and “ <i>that interest may be archaeological, architectural, artistic or historic</i> ”.
Trial trenching	A number of evaluative methods like geophysical surveys, field walking and <i>trial trenching</i> are used to determine the possible presence and absence of buried heritage. This involves the excavation of a series of trenches within the area of investigation, to determine if archaeological remains are present.
Views	The following aspects of views will be appraised when relevant to the contribution made to the various elements of Setting of each designated Heritage Assets - views from the Site towards these designated Heritage Assets; views from the designated Heritage Assets towards the Site; and views between designated Heritage Assets where the Proposed Development would be present within those views.

Appendix B: **Archaeological Periods**

For the avoidance of confusion, the terms used in this report follow the definitions given below:

Prehistoric	The periods from the Ice Ages to Roman occupation of Britain in AD 43
Early prehistory	Prehistory is the period of human occupation in England prior to the introduction of writing. Early prehistory dates from the earliest occupation, Palaeolithic to the Mesolithic – up to 4001 BC
Palaeolithic	The earliest of the Prehistoric periods, meaning ‘Old Stone Age’, associated with periodic occupation in Britain due to the expansion and contraction of the glaciers during the Ice Ages – 800,000 years ago - 10,000 BC
Mesolithic	The second of the Prehistoric periods, meaning ‘Middle Stone Age’, associated with more permanent occupation in Britain – 10,000 BC – 4,000 BC
Neolithic	The third period of the Prehistoric, meaning ‘New Stone Age’. It is characterised by the practice of farming and the construction of large stone monumental structures and earthworks – 4,000 BC – 2,600 BC
Late Neolithic to Early Bronze Age	The continued use of stone implements and of ritual and burial monuments results in a considerable overlap - 3000 BC to 1501 BC
Bronze Age	The penultimate period of the Prehistoric periods. It is characterised by an increase in copper and bronze working – 2,200 BC - 801 BC
Early Bronze Age	2200 BC to 1501 BC characterised by the use of copper, and to a limited extent, bronze
Late Bronze Age	1000 BC to 801 BC characterised by the more frequent use of bronze and less frequent use of copper
Iron Age	The most recent of the Prehistoric. It is characterised by the development of iron technology and the construction of large-scale settlements such as hillforts – 800 BC – AD 43
Romano-British	This period begins in Britain with the Roman invasion in AD 43 and ends with the withdrawal of the legions around AD 410
Saxon	The period between <i>circa</i> AD 410 and the Norman Conquest (AD 1066), is a period associated with an influx of Jutes and Frisians and a multi-culturalism and self-sufficiency in settlement and innovation in farming practices.
Medieval	The period between the Norman Conquest (AD 1066), associated with Norman occupation including mottes and baileys and castles, the start of the historic period when writing became the norm, the growth of towns, the Black Death, climate change and rebellion up to a point in history <i>circa</i> AD 1550. Many consider the medieval period to extend to 1700.
Post-medieval	The period from <i>circa</i> AD 1823 AD to 1900 AD and includes the Industrial Revolution and evolving house styles. Many consider the post-medieval period to begin around 1700.
Modern	1901 AD to 2050 AD

Appendix C:
Historic Environment Record Data

HER No.	Designated Heritage Assets	Record type
MHT156	Late Iron Age Pit, Ridge View, Reynards Road, Welwyn	Monument
MHT639	Bronze Age Metal Hoard, Danesbury, Welwyn	Monument
MHT1383	Medieval Pottery, Sisserversnes Farm, Pottersheath, Codicote	Monument
MHT1554	Romano-British Cemetery, The Grange, Welwyn	Monument
MHT1555	Roman Building Materials, The Grange, Welwyn	Monument
MHT1556	Roman Building(s), Manor House, Welwyn	Monument
MHT1567	Roman Coins, Guessens, Welwyn	Monument
MHT1787	Roman Coin Hoard, 22 Glebe Road, Welwyn	Monument
MHT2388	Late Iron Age/Romano-British Enclosure, Hollard's Farm, Codicote	Monument
MHT2734	Palaeolithic and Possibly Later Implements, Near the Fulling Mill, Codicote/Welwyn	Monument
MHT2915	Palaeolithic Flakes, Mimram Valley, Ayot St Peter/Welwyn	Monument
MHT4229	Roman Building Materials, Rolls Wood, Welwyn	Monument
MHT4445	Roman Cremation(s) from Danesbury, Welwyn	Monument
MHT4711	Icehouse, Danesbury, Welwyn	Monument
MHT5073	Milestone, Outside Guessens, Welwyn	Monument
MHT5074	Milestone, Codicote Road, Welwyn	Monument
MHT5075	Milestone, High Street, Codicote	Monument
MHT5781	The Fulling Mill, Fulling Mill Lane, Codicote	Monument
MHT6087	Roman Coins, Manor House Grounds, Welwyn	Monument
MHT6184	Flint Arrowheads, Danesbury, Welwyn	Monument
MHT6185	Roman Cremations, The Hall, Welwyn	Monument
MHT6501	Romano-British Pits, Manor House Orchard, Welwyn	Monument
MHT6522	Roman Mausoleum with Sarcophagus, Welwyn Hall, Welwyn	Monument
MHT6902	Spigot Mortar Base, Fulling Mill Lane, Welwyn	Monument
MHT7037	Site of Tanyard, Codicote Road, Welwyn	Monument
MHT7041	Site of Post-Medieval Chalk Pit, N of Linces Farm, Kimpton Road, Welwyn	Monument
MHT7042	Post-Medieval Gravel Pit & Cottages, Kimpton Road, Welwyn	Monument
MHT7301	Late Iron Age and Romano-British Finds, Linces Farm, Near Welwyn	Monument
MHT9615	Late & Sub-Roman Cemetery at Welwyn Hall, Welwyn	Monument
MHT10822	Roman Material, 21 Rollswood Road, Welwyn	Monument
MHT10826	Guessens, 6 Codicote Road, Welwyn	Monument
MHT10854	Danesbury, Welwyn	Monument
MHT10882	Site of Ropewalk, Fulling Mill Lane, Welwyn	Monument
MHT11090	Approximate Site of Windmill, Danesbury, Welwyn	Monument
MHT11407	Roman Features & Building Materials, West Manor, Ellesfield, Welwyn	Monument
MHT13406	The Grange, Codicote Road, Welwyn	Monument
MHT13536	Linces Farm, Kimpton Road, Ayot St Peter	Monument
MHT15798	Park & Gardens at Danesbury, Welwyn	Monument
MHT15972	Sisserversnes Farm, Rabley Heath Road, Codicote	Monument
MHT16099	Manor House & West Manor, Ellesfield, Welwyn	Monument
MHT16481	Water Tower and Stable Block, Danesbury Park Road, Codicote	Monument
MHT18318	'Old Hollow Way', Danesbury, Welwyn	Monument

MHT18319	Site of Victorian Tennis Lawn, Danesbury, Welwyn	Monument
MHT18320	Fernery, Danesbury Park, Welwyn	Monument
MHT31028	Hollard's Farm, Codicote Road, Codicote	Monument
MHT18318	'Old Hollow Way', Danesbury, Welwyn	Monument
MHT18319	Site of Victorian Tennis Lawn, Danesbury, Welwyn	Monument
MHT18320	Fernery, Danesbury Park, Welwyn	Monument

Event No.	Designated Heritage Assets	Record type
EHT1567	Building recording of the Old Water Tower and stable block, Danesbury Park Road, Codicote, undertaken prior to conversion of the water tower and stable block into a single dwelling.	Event - Survey
EHT1695	Air photograph interpretation showing a cropmark of a rectangular enclosure at Codicote. Oblique aerial photography recorded the enclosure cropmark associated with Monument 2388.	Event - Interpretation
EHT2257	HCC vertical photomap showing cropmarks of a rectangular enclosure and associated ditches at Codicote, corresponding with Monument 2388.	Event - Interpretation
EHT4157	Trial trench evaluation at Welwyn Hall, Welwyn, associated with the Roman mausoleum and late/sub-Roman cemetery site.	Event - Intervention
EHT4159	Trial Trenching at Welwyn Hall, Church Street, Welwyn, 1995	Event- Intervention
EHT4160	Excavation at Welwyn Hall, Church Street, Welwyn, 1995	Event- Intervention
EHT4162	Archaeological evaluation at Danesbury Hospital, Welwyn, comprising two trenches. Modern foundations and an insubstantial wall footing, interpreted as a garden feature, were recorded. No finds recovered.	Event - Intervention
EHT4343	Trial trenching at Hollard's Farm, Codicote, which produced positive archaeological results associated with the Late Iron Age/Romano-British enclosure (Monument 2388).	Event - Intervention
EHT4454	Archaeological watching brief at Welwyn Hall, Welwyn, associated with the late and sub-Roman cemetery site.	Event - Intervention
EHT4908	Watching Brief at West Manor, Ellesfield Road, Welwyn, 2002	
	Event-Intervention	
EHT4931	Evaluation at West Manor, Ellesfield, Welwyn, 2001	Event- Intervention
EHT7001	Watching Brief on Land to the Rear of the Grange, 3 Codicote Road, Welwyn, 2011	Event- Intervention
EHT7156	Evaluation of the Stable Yard, Guessens, Codicote Road, Welwyn, 2011-12	Event- Intervention
EHT7230	Monitoring at the Outer Walled Garden, Danesbury Park, Welwyn, 2011	Event- Intervention
EHT7495	Monitoring at 3 Forge Lane, Welwyn, 2013	Event- Intervention
EHT8413	Geophysical survey at land adjacent to Oaklea and south of Cowards Lane, Codicote. Survey identified former field boundaries, ridge and furrow cultivation, a former chalk quarry and natural anomalies.	Event - Survey
EHT8505	Archaeological evaluation at land south of Cowards Lane, Codicote. Eleven trenches identified four archaeological features, including possible pre-late post-medieval activity and modern ceramic field drains.	Event - Intervention
EHT8751	Archaeological evaluation at 20 Kindersley Close, Welwyn.	Event - Intervention
Event No.	Designated Heritage Assets	Record type
EHT1567	Building recording of the Old Water Tower and stable block, Danesbury Park Road,	Event -

	Codicote, undertaken prior to conversion of the water tower and stable block into a single dwelling.	Survey
EHT1695	Air photograph interpretation showing a cropmark of a rectangular enclosure at Codicote. Oblique aerial photography recorded the enclosure cropmark associated with Monument 2388.	Event - Interpretation
EHT2257	HCC vertical photomap showing cropmarks of a rectangular enclosure and associated ditches at Codicote, corresponding with Monument 2388.	Event - Interpretation
EHT4157	Trial trench evaluation at Welwyn Hall, Welwyn, associated with the Roman mausoleum and late/sub-Roman cemetery site.	Event - Intervention
EHT4159	Trial Trenching at Welwyn Hall, Church Street, Welwyn, 1995	Event- Intervention
EHT4160	Excavation at Welwyn Hall, Church Street, Welwyn, 1995	Event- Intervention
EHT4162	Archaeological evaluation at Danesbury Hospital, Welwyn, comprising two trenches. Modern foundations and an insubstantial wall footing, interpreted as a garden feature, were recorded. No finds recovered.	Event - Intervention
EHT4343	Trial trenching at Hollard's Farm, Codicote, which produced positive archaeological results associated with the Late Iron Age/Romano-British enclosure (Monument 2388).	Event - Intervention
EHT4454	Archaeological watching brief at Welwyn Hall, Welwyn, associated with the late and sub-Roman cemetery site.	Event - Intervention
EHT4908	Watching Brief at West Manor, Ellesfield Road, Welwyn, 2002	
	Event-Intervention	
EHT4931	Evaluation at West Manor, Ellesfield, Welwyn, 2001	Event- Intervention
EHT7001	Watching Brief on Land to the Rear of the Grange, 3 Codicote Road, Welwyn, 2011	Event- Intervention
EHT7156	Evaluation of the Stable Yard, Guessens, Codicote Road, Welwyn, 2011–12	Event- Intervention
EHT7230	Monitoring at the Outer Walled Garden, Danesbury Park, Welwyn, 2011	Event- Intervention
EHT7495	Monitoring at 3 Forge Lane, Welwyn, 2013	Event- Intervention
EHT8413	Geophysical survey at land adjacent to Oaklea and south of Cowards Lane, Codicote. Survey identified former field boundaries, ridge and furrow cultivation, a former chalk quarry and natural anomalies.	Event - Survey
EHT8505	Archaeological evaluation at land south of Cowards Lane, Codicote. Eleven trenches identified four archaeological features, including possible pre-late post-medieval activity and modern ceramic field drains.	Event - Intervention

PLATE 1: View of the northeast corner of the Site



PLATE 2: View looking towards the northern boundary of the Site



PLATE 3: View of the collection of buildings in the central part of the Site, looking south



PLATE 4: Looking north



PLATE 5: Derelict caravan and Austin Mini car in the central part of the Site, looking east



PLATE 6: Derelict caravan central area of the Site, looking northwest



PLATE 7: View from the centre of the Site, looking east



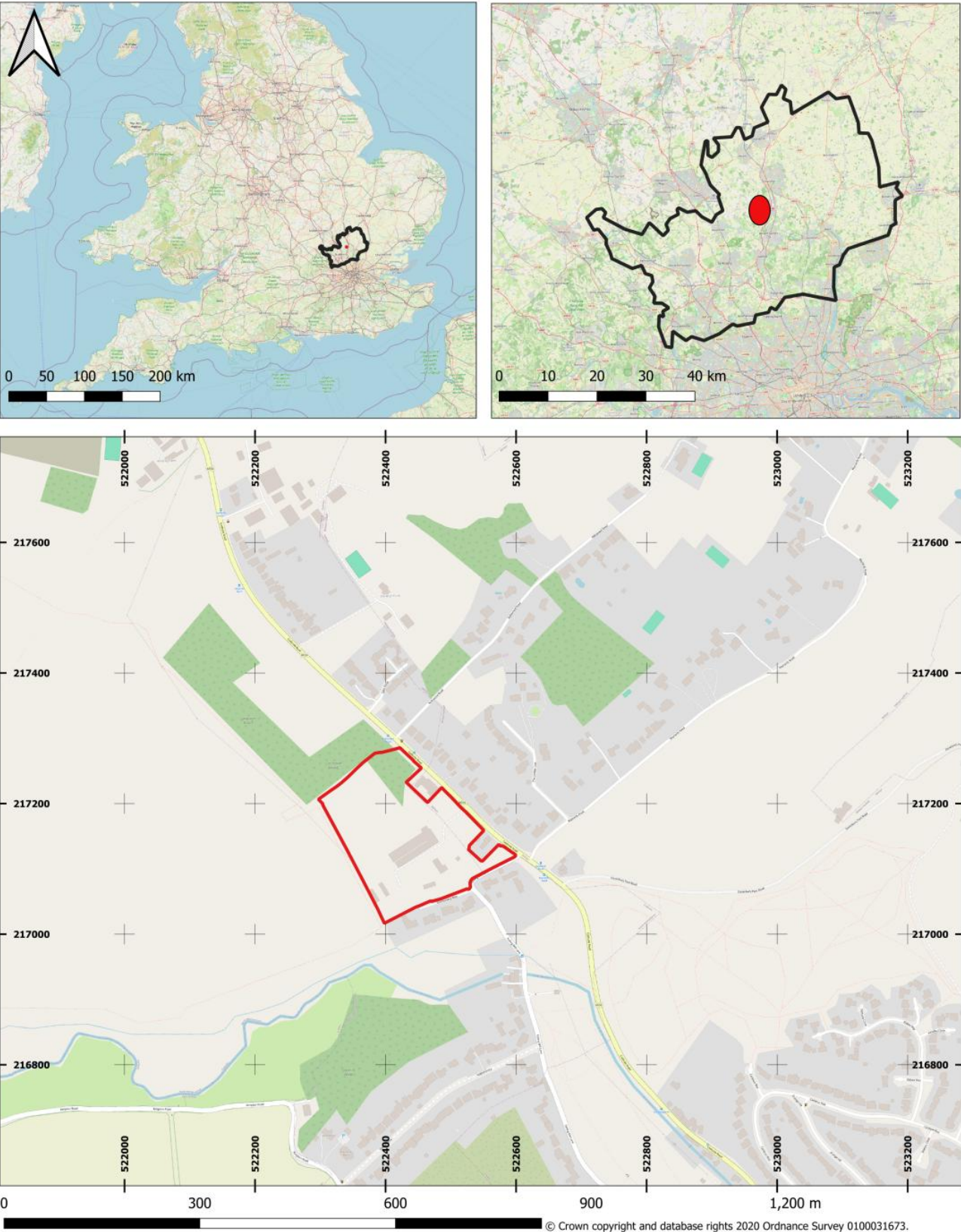
PLATE 8: Former animal pens in the northwest corner of the Site



PLATE 9: OS One-Inch Old Series Surveyed 1800-15, revised 1831-32



Figure H1: Site Location Plan



Client:

Howarth
Homes Ltd

Site:
Former Big Cat Sanctuary, Codicote

Drawing Title:
Site Location

Date: 7 / 5 / 2026	Scale: 1:5,179.60423	Paper Size A3 (420x297mm)	
Drawn: JFK	Checked: DL	Status: Final	Final Revision:
CAD Reference: Arthian -321775- 01			Drawing No: H1

Legend:

- Site Boundary
- 1km Search Area
- Monument Polygon
- Monument Line

© Crown copyright and database rights 2020 Ordnance Survey 0100031673

0 250 500 m

218350 217800 217250 216700 216150

521400 521950 522500 523050 523600 524150

MHT4615

MHT15798

Arthian

Howarth Homes Ltd

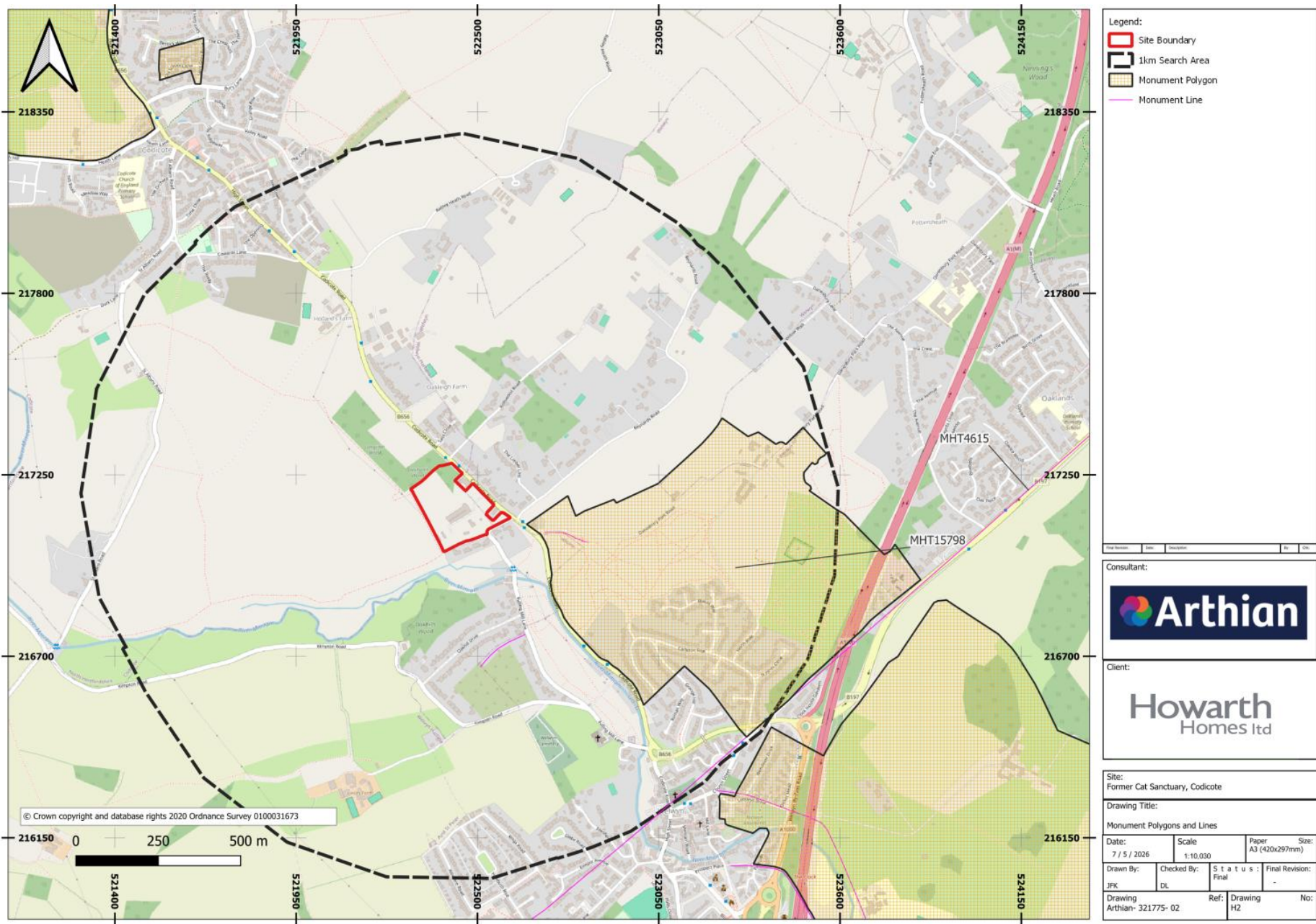
Site:
Former Cat Sanctuary, Codicote

Drawing Title:
Monument Polygons and Lines

Date: 7 / 5 / 2026 Scale: 1:10,030 Paper: A3 (420x297mm) Size:

Drawn By: JFK Checked By: DL Status: Final Final Revision: -

Drawing: Arthian- 321775- 02 Ref: Drawing H2 No:



Legend:

- Site Boundary
- Monument Points

© Crown copyright and database rights 2020 Ordnance Survey 0100031673

Scale: 0 1 2 km

North Arrow

Client: Howarth Homes Ltd

Consultant: Arthian

Site: Former Cat Sanctuary, Codicote

Drawing Title: 1949 Aerial Photograph with Site Boundary Overlain

Date: 8 / 5 / 2026 Scale: 1:33,630 Paper: A3 (420x297mm) Size: 8 / 5 / 2026

Drawn By: JFC Checked By: DL Status: Final Final Revision: -

Drawing: Arthian- 321775- 08 Ref: Drawing HB No: -

Legend:

- Site Boundary
- 1km Search Area
- Event Points
- Event Polygons
- Listed Building Points

Scale: 0 250 500 m

Consultant: Arthian

Client: Howarth Homes Ltd

Site: Former Cat Sanctuary, Codicote

Drawing Title: Events and Listed Buildings

Date: 7 / 5 / 2026	Scale: 1:14,030	Paper: A3 (420x297mm)	Size: -
Drawn By: JFK	Checked By: DL	Status: Final	Final Revision: -
Drawing: Arthian- 321775- 03		Ref: H3	No: -



Figure H4: Detail from the 1898 Edition OS Map, with site boundary overlain

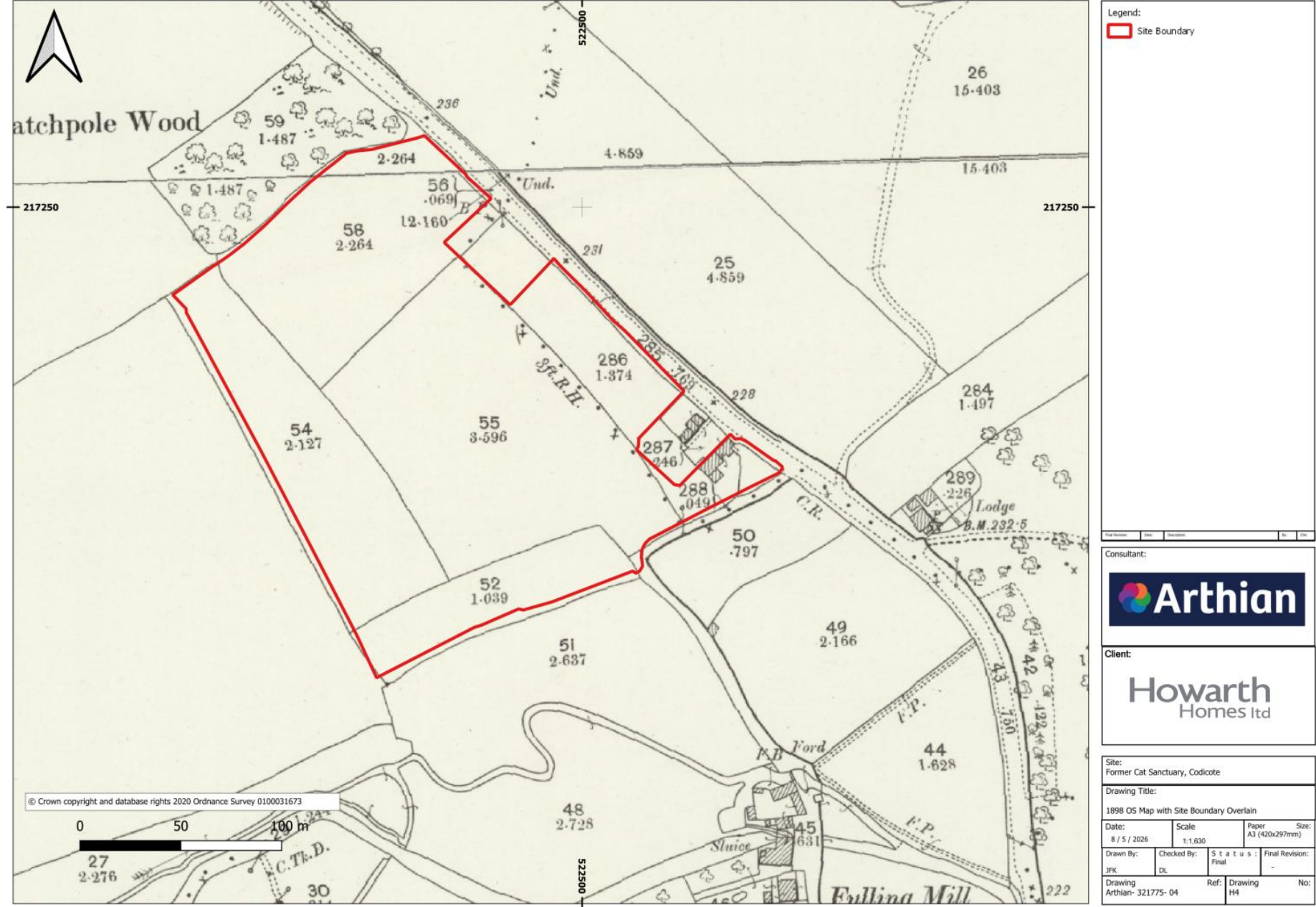


Figure H5: Detail from the 1958 Edition OS Map, with site boundary overlain

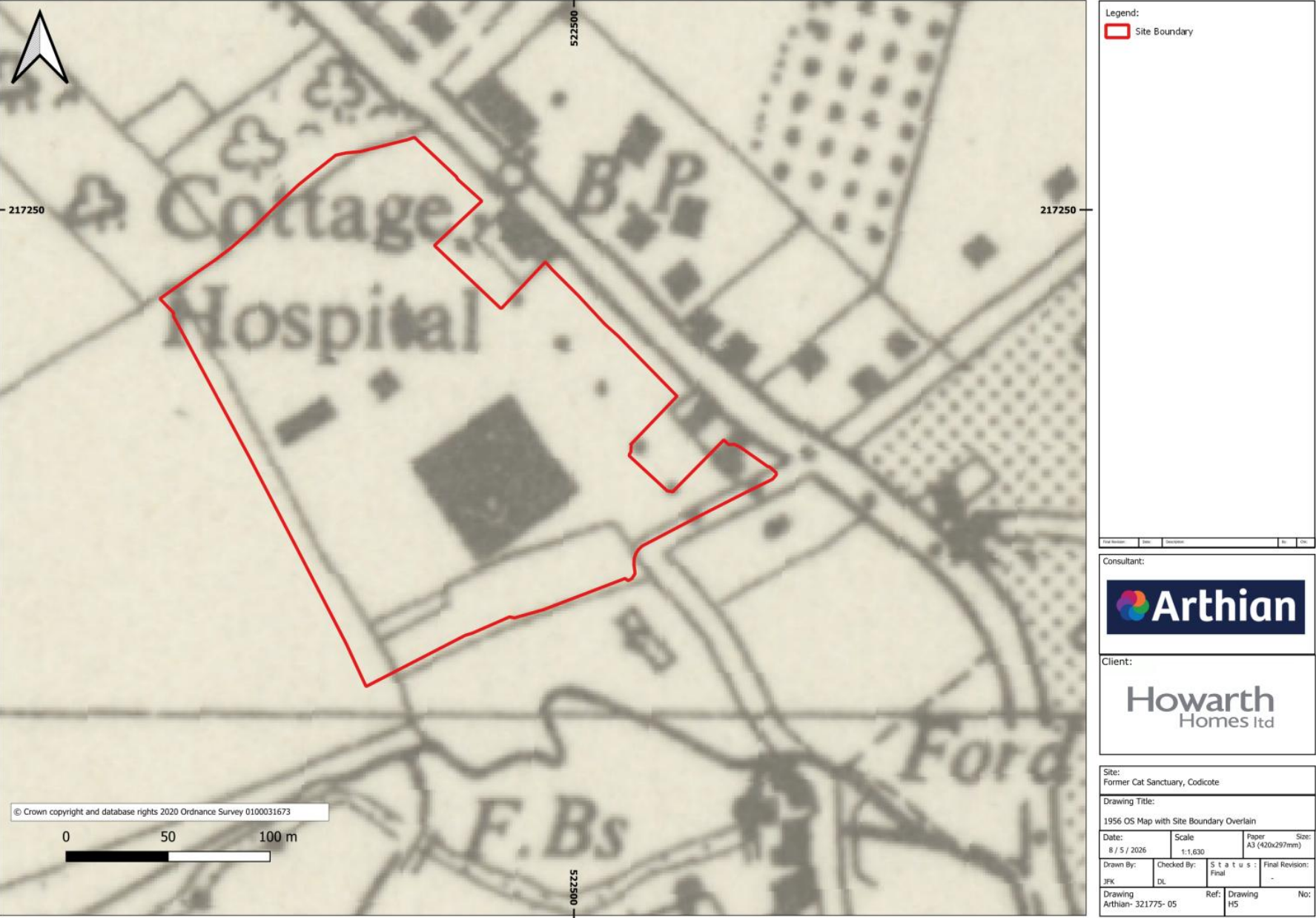


Figure H6: Detail from the 1969 Edition OS Map, with site boundary overlain

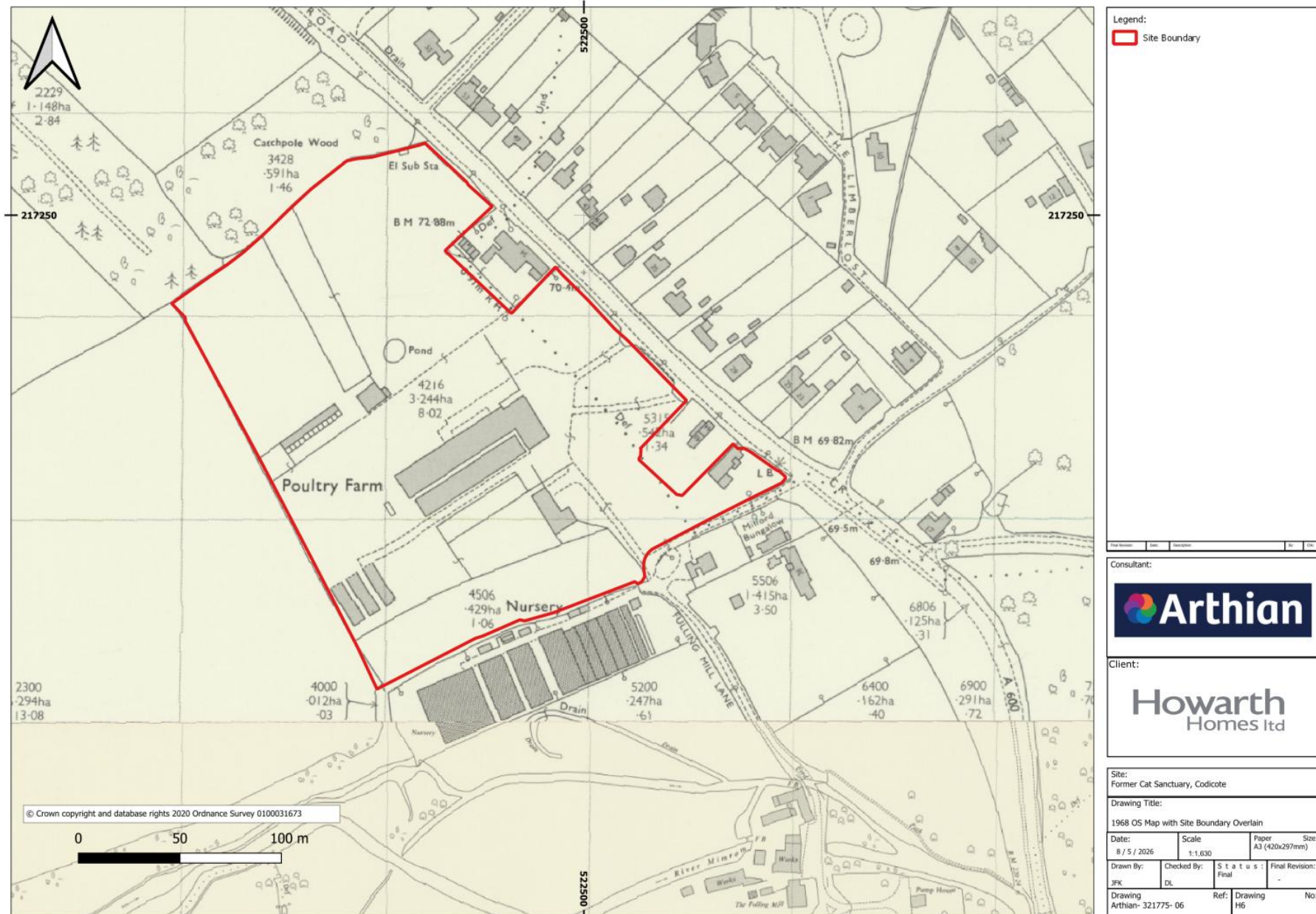


Figure H7: Aerial Photograph 1949

