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THE PIGGERIES
Waterloo Lane, Holwell, Herts.

HN1395

ARCHAEOLOGICAL INVESTIGATION

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HERITAGE NETWORK
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Managing Director: David Hillelson, BA MCIfA

‘THE PIGGERIES’
Waterloo Lane, Holwell, Hertfordshire

HN Project ref.: HN1395
Planning ref: 17/02247/1
HER ref: 240/17

Archaeological Investigation Report

Prepared on behalf of Home County Enterprises Ltd

by

Greg Jones, BA (Hons) MA ACIfA

Report no. 1114

April 2018

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The front cover shows the site, looking north-west

Acknowledgements

The fieldwork for this project was carried out by Greg Jones. The report text and illustrations were prepared by Greg Jones and the report was edited by David Hillelson.

The Heritage Network would like to express its thanks to Gary Henderson, Home County Enterprises, and James Horobin, Mead Construction, and to Alison Tinniswood of the Hertfordshire Historic Environment Team (HET), for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	'The Piggeries', Waterloo Lane, Holwell, Hertfordshire. SG5 3ST		
County:	Hertfordshire	**District:**	North Hertfordshire
Village/town:	Holwell	**Parish:**	Holwell
Planning reference:	17/02247/1	**NGR:**	NGR TL 16185 32800
Client name and address:	Gary Henderson, Home County Enterprises Ltd. 12 Oakington, Welwyn Garden City, AZ7 2PS		
Nature of work:	Residential development	**Current land use:**	Field
Site Status:	Area of Archaeological Significance No.127 (AAS127)	**Reason for investigation:**	Direction of local planning authority (NPPF)
Position in planning process:	After full determination (as a condition)	**Project brief originator:**	Local Authority
Size of affected area:	*c.* 1645m²	**Size of area investigated:**	*c.* 165m²
Site code:	HN1395	**HER consultation no.:**	240/17
Organisation:	Heritage Network	**Site Director:**	David Hillelson
Project type, methods etc.	Archaeological Monitoring via Strip, Map and Record	**Archive recipient:**	North Hertfordshire Museum Service
Start of work:	19/03/2018	**Finish of work:**	19/03/2018
Related HER nos:	HER1930	**Periods represented:**	Unknown
OASIS UID:	heritage1-301124	**Significant finds:**	None
Monument types:	Linear		
Physical archive:	None		
Previous summaries/reports:	None		

Synopsis:

In order to investigate the archaeological potential of a proposed new residential development located on land at 'The Piggeries', Waterloo Lane, Holwell, Hertfordshire, the Heritage Network was commissioned by the developer to undertake a programme of archaeological investigation focused on the footprints of the proposed new dwellings.

It is understood that the site has been subject to significant disturbance in recent years, arising from the remediation of contaminated ground beyond the footprints of the existing structures.

A small linear feature of unknown date, roughly orientated northwest-southeast was uncovered in Plot 3. It is likely that this feature represents a property sub-division of some kind and may date to the post-medieval period or earlier.

A build-up of overburden in Plot 2 may represent a bank on the outside of the adjacent moat, or may represent up-cast from seasonal dredging.

No further archaeological features, finds or artefacts were revealed during this work.

1 Introduction

1.1 This report has been prepared at the request of *InTouch Planning Ltd*, acting on behalf of *Home County Enterprises Ltd*, to cover a programme of archaeological work undertaken as part of the proposed development of land at 'The Piggeries', Waterloo Lane, Holwell, Hertfordshire.

1.2 The planning consent for the development (ref: 17/02247/1) was granted by North Hertfordshire District Council (NHDC) subject to a suite of standard archaeological conditions (Conditions 8-10) issued under the provisions set out in the Department of Communities and Local Government's *National Planning Policy Framework* (NPPF). A full specification for the evaluation is contained in the Heritage Network's approved *Project Design*, dated December 2017 (Turner 2017).

1.3 The site is located on the south side of Waterloo Lane, to the rear of 'Glendale', centred on NGR TL 16186 32802 (Figure 1). The site lies within Area of Archaeological Significance No.127, as defined in the District Local Plan, which includes the adjacent 'Moat House', a moated site with a late medieval Grade II listed building at its centre. The development area is a former pig farm, consisting of three 20th century agricultural buildings.

1.4 The development entails the erection of three dwellings on the footprints of existing farm buildings, following their demolition.

1.5 The aim of the archaeological investigation has been to consider the location, extent, date, character, condition, significance and quality of any remains that might be threatened by the development, and to provide a local and regional, archaeological and historical context for them, in accordance with the current published regional research agenda (Glazebrook 1997, Brown and Glazebrook 2000, Medlycott 2011), should they be discovered.

1.6 The present report is intended to advise the planning authority on the outcome of the investigation, and on any further works that might be required to obtain the full discharge of Conditions 8-10 of the planning consent.

2 Fieldwork

TOPOGRAPHY AND GEOLOGY

2.1 The development is located on the south side of the village of Holwell, within *Area of Archaeological Significance 127* (AAS127), as identified in the District Local Plan, which includes the adjacent 'Moat House', a moated site with a late medieval Grade II listed building at its centre. The development area is a former pig farm, consisting of three 20th century agricultural buildings. It lies on a fairly gentle north-west facing slope, at between approximately 53m and 55m AOD.

2.2 The Soil Survey of England and Wales records the local soils as belonging to the Ashley Association (572q), described as *Fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging, associated with similar but wetter soils. Some calcareous and non-calcareous slowly permeable clayey soils* (SSEW 1983).

2.3 The underlying solid geology consists of mudstone, sandstone and limestone of the Gault Formation, overlain by superficial ('drift') deposits of Glacial Till; grey chalk is recorded to the east of the site (bgs.ac.uk/opengeoscience).

METHODOLOGY

2.4 All fieldwork was carried out in accordance with the approved Project Design, current health and safety legislation, and the appropriate CIfA and ALGAO guidance documents.

2.5 The monitoring involved the supervision of the stripping of soil/overburden to the archaeological horizon, across the footprint of each of the proposed new building plots.

2.6 Within the building plots the topsoil and overburden were removed using a wheeled JCB3CX excavator, fitted with a 1.6m wide toothless ditching bucket. The plots were machined to the first significant archaeological horizon and spoil from the machining was scanned visually and with a metal detector for ferrous and non-ferrous archaeological finds.

2.7 The exposed area was cleaned by hand, and potential archaeological features and deposits were sampled to ascertain their nature, depth, date, and quality of preservation.

2.8 All identified contexts were photographed and recorded using the appropriate pro-forma. Scaled plans and sections were drawn on drafting film at scales of 1:10 and 1:20.

RESULTS

2.9 Three plot trenches were excavated across the site, one measuring 14m x 6m, one 8m x 4.5m and one measuring 9m x 4.7m. The trenches covered the footprints of the original farm buildings and also of the proposed new dwellings (Figure 1).

Plot 1

2.10 Plot 1 was located in the southern corner of the site (Figure 1, Plate 1). It was orientated N - S and measured 14m in length by 6m in width and was excavated to a maximum depth of between 0.6 and 1.3m.

Plot 1 Data:

Length (m):	14	**Width (m):**	6	**Maximum Depth (m):**	0.6 – 1.3	**Orientation**	N-S

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
Overburden	Layer	Mid/dark brownish grey, silty clay. Made ground. Mixed.	>14	>6	0.2-0.85
Subsoil	Layer	Mid greyish brown friable sandy silty clay with occasional small rounded stones. Quite dirty, has been exposed before.	>14	>6	0.35
Natural	Layer	Light-yellowish brown/yellowish white firm slightly silty chalky clay with heavy rooting.	>14	>6	>0.1

2.11 The stratigraphy in Plot 1 comprised a mixed overburden of mid/dark brownish grey, silty clay approximately 0.2-0.85m in depth (Plate 2). This overlay a dirty subsoil layer of mid greyish brown friable sandy silt clay with occasional small rounded stones, approximately 0.2m in depth, with small rounded stones. The natural substrate of firm light-yellowish brown / yellowish white slightly silty chalky clay, with heavy rooting, was exposed at a depth of between 0.5m and 1.2m below the present ground surface.

2.12 Four modern concrete post pads were revealed cutting into the natural in the centre of the trench as well as a modern ceramic drain, which ran east-west across the plot.

2.13 No archaeological features, deposits or finds were encountered in Plot 1.

Plot 2

2.14 Plot 2 was located in the southwest corner of the site (Figure 1, Plate 3). It was orientated roughly N - S and measured 8m in length by 4.5m in width and was excavated to a maximum depth of 1m.

Trench 2 Data:

Length (m):	8	**Width (m):**	4.5	**Maximum Depth (m):**	1	**Orientation**	N-S

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
Overburden	Layer	Mid greyish brown, friable, silty sandy clay with brick and tile fragments. Made ground. Mixed.	>8	>4.5	0.2
Subsoil	Layer	Mid yellowish brown friable silty, sandy clay small rounded stones. Quite dirty, has been exposed before. Built up, probably due to the excavation or dredging of the adjacent moat.	>8	>4.5	0.7
Natural	Layer	Light-yellowish brown firm silty chalky clay with occasional small rounded stones.	>8	>4.5	>0.1

2.15 The stratigraphy in the Plot 2 was similar to that seen in Plot 1 and comprised a mixed overburden layer of mid greyish brown, friable silty sandy clay with brick and tile fragments, approximately 0.2m in depth (Plate 4). This overlay a dirty subsoil layer of mid yellowish brown friable silty sandy clay, approximately 0.7m in depth, with small rounded stones. The natural substrate of light-yellowish brown firm silty chalky clay with occasional small rounded stones was exposed at a depth of 0.9m below the present ground surface.

2.16 The depth of the overburden appears to have been enhanced by material from the construction or dredging of the adjacent moat.

2.17 No other archaeological features, deposits or finds were encountered in Plot 2.

Plot 3

2.18 Trench 3 was located on the northern edge of the site (Figure 1, Plate 5). It was orientated approximately E-W and measured 9m in length by 4.7m in width and was excavated to a maximum depth of 0.1m.

Plot 3 Data:

Length (m):	9	**Width (m):**	4.7	**Maximum Depth (m):**	1	**Orientation**	E-W

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
Overburden	Layer	Mid greyish brown, silty clay with heavy rooting.	>9	>4.7	0.4
Subsoil	Layer	Mid-yellowish brown friable, silty sandy clay with rooting. Quite dirty, has been exposed before.	>9	>4.7	0.5
301	Cut	Linear feature with shallow concave sides and a flattish base. Cuts subsoil and natural.	>5	0.4m	0.1
302	Fill	Mid-yellowish brown friable, firm silty clay with rooting and occasional charcoal flecks.	>5	0.4m	0.1
Natural	Layer	Mid-yellowish brown firm silty chalky clay with occasional small flint and pebbles.	>9	>4.7	>0.1

2.19 The stratigraphy in Plot 3 comprised a mixed overburden of mid greyish brown silty clay, approximately 0.4m in depth (Plate 6). This overlay a dirty subsoil layer of mid yellowish brown friable silty sandy clay, 0.5m in depth, with small rounded stones. The natural substrate of firm mid-yellowish brown chalky clay with occasional small flint and pebbles was exposed at a depth of approximately 0.9m below the present ground surface.

2.20 Linear [301] was revealed crossing the middle of the plot and was orientated roughly northwest-southeast. It cut the subsoil and the natural and measured >5m long by 0.4m wide and extended 0.1m into the natural. The fill (302) consisted of mid yellowish brown firm silty clay with rooting and occasional charcoal flecks. No finds were recovered from within the fill (Figures 2 & 3, Plate 7).

2.21 No other archaeological features, deposits or finds were encountered in Plot 3.

3 Discussion

Archaeological Background

3.1 In order to establish the archaeological and historical context for the site, the overview set out below has been drawn from the Hertfordshire *Historic Environment Record* (HER), the Heritage Network's own records and other sources. The study area covers a 1km radius around the site.

3.2 The development is located within *Area of Archaeological Significance* 127 (AAS127), as identified in the District Local Plan, which includes the adjacent 'Moat House', a moated site with a late medieval Grade II listed building at its centre.

3.3 The earliest prehistoric evidence of activity is the discovery of a Neolithic axe (HER 552), 430m to the south west. Early Iron Age features, succeeded by a late Iron Age-early Roman farmstead (HER 6818) were identified 850m to the south east. Further Iron Age pits with a Romano-British spindle whorl (HER 185), were encountered in a sand pit 730m to the south east. The cropmark of a small single-ditched circular enclosure, now destroyed, is also known from this area (HER 2418).

3.4 The plough-damaged remains of two possible prehistoric barrows (HER 17262), lie 630m to the south.

3.5 Further evidence for Roman activity around the site include, Roman coins possibly part of a hoard (HER 1165), which were discovered 250m to the north-west. In addition, Roman glass (HER 4518) was recovered from 590m to the north east. A probable Roman field system (HER 31015), lies 765m to the south east.

3.6 The site lies adjacent to the eastern arm of a large medieval moated site (HER1930), around the later 'Moat House' (HER15600).

3.7 Earthworks to the north and west of Lordship Farm, (HER 1115), on the other side of Waterloo Lane, approximately 270m to the north, comprise ridge and furrow, hollow ways, platforms and probable quarry holes, this has been interpreted as the remains of the medieval settlement. Further traces of ridge and furrow (HER 17262), lie 630m to the south.

3.8 In total there are 10 listed buildings within the study area, all Grade II. These include:

- Moat House, a late 15th or early 16th century timber-framed house, originally an open hall, altered in the 17th and 19th centuries (Listing 1347088), 60m to the west.
- Lordship Farmhouse, a timber-framed building dating from at least 17th century (Listing 1103222), and a 17th century barn (Listing 1103223), 210m to the northeast.

3.9 The northern and eastern of the three agricultural buildings on the site, first appear on OS mapping dated 1924. The remaining building first appears on OS mapping dated 1980. A visual inspection of the buildings, quoted in the HER, states:

"Inspection in 2015 found that the separate [northern] building was a timber-framed single-storey barn built in the traditional manner, on a brick plinth and clad in timber concealed by corrugated iron sheeting. One of the row of rectangular buildings was a timber building divided into three sheds. Another was 'a traditional pig ark', a concrete floor slab with dwarf masonry walls supporting a curving superstructure of corrugated iron sheets, without windows. None of the buildings was in good condition. (HER 31421)'

No heritage value has been attributed to the buildings.

Research aims

3.10 The aim of the project has been to consider the location, extent, date, character, condition, significance and quality of any remains that might be threatened by the development, and to provide a local and regional, archaeological and historical context for them, in accordance with the current published regional research agenda (Glazebrook 1997, Brown and Glazebrook 2000, Medlycott 2011), should they be discovered, to ensure that an appropriate strategy for the mitigation of damage or destruction of such remains by the development was adopted.

3.11 It was considered that the investigation had the potential to contribute to an understanding of:

- the origins and development of settlement in Holwell from the prehistoric period onwards;
- the development and extent of the adjacent moated site;
- the extent of the settlement throughout the medieval and post-medieval periods.

Collected Data

3.12 The archaeological monitoring demonstrated modern disturbance on the site. The lack of topsoil, together with the presence of a mixed overburden directly sealing a dirty subsoil, suggests that the ground level has been reduced in the recent past, presumably for the construction of the agricultural buildings. Modern services and concrete post-pads were also encountered in the trenches.

3.13 A linear feature was encountered in the northernmost plot, but no finds were recovered from the fill.

3.14 No other features, deposits or finds of archaeological significance were encountered during the course of the project.

Conclusions

3.15 It was considered that the investigation on the present site had the potential to contribute to a greater understanding of the development of Holwell, and had the potential to preserve remains from the prehistoric period onwards, as well as provide information about the development and extent of the adjacent moated site.

3.16 The investigation has demonstrated that the site has been subject to significant disturbance in recent times, including ground reduction, infilling and the insertion of modern services and concrete post pads.

3.17 Plot 3 revealed a small linear feature, orientated roughly northwest-southeast. It cut the subsoil but no dateable finds were recovered from within the fill. It is likely that this feature represents a property sub-division of some kind and may date to the post-medieval period or earlier.

3.18 A build-up of overburden in Plot 2 may represent a bank on the outside of the adjacent moat, or may represent up-cast from seasonal dredging.

3.19 No evidence for any other features of archaeological significance was revealed during the project.

Confidence Rating

3.20 During the course of the fieldwork, the conditions were generally acceptable for the identification of potential features and deposits, and for their investigation. As such the confidence rating for the work may be considered to be *High*.

4 Schedule of site visits

Date	Staff	Hours	Comments
19/03/2018	GAJ	10	Supervised monitoring of footprint strip for house plots

5 Sources Consulted

Brown, N. & Glazebrook, J. 2000 *Research and Archaeology: a framework for the eastern counties, 2. Research agenda and strategy*. East Anglian Archaeology

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Gurney, D. et al 2003 *Standards for Field Archaeology in the East of England*. ALGAO (EER)

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Morris, J. (ed.) 1976 *Domesday Book: Hertfordshire*. Chichester: Phillimore

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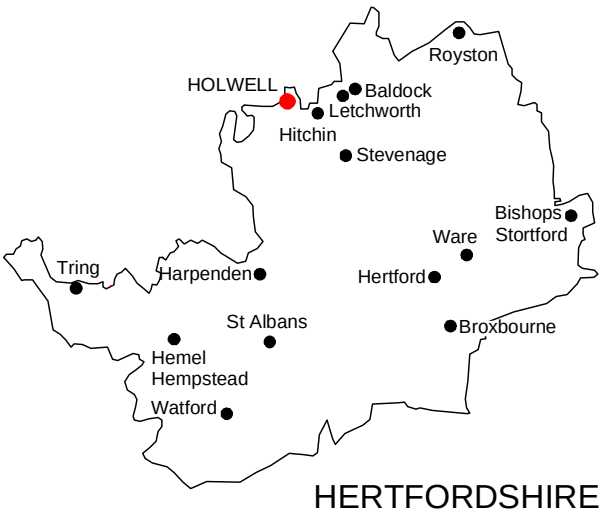
Turner, C. 2017*The Piggeries, Waterloo Lane, Holwell, Hertfordshire: archaeological project design.* The Heritage Network.

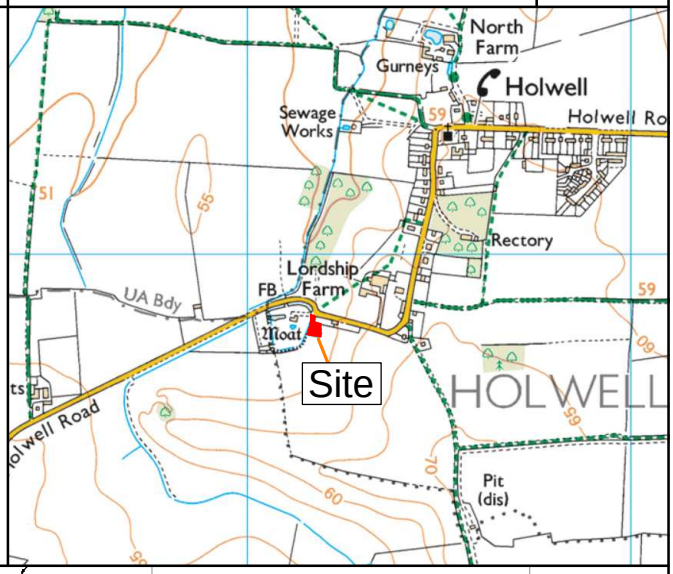
6 Illustrations

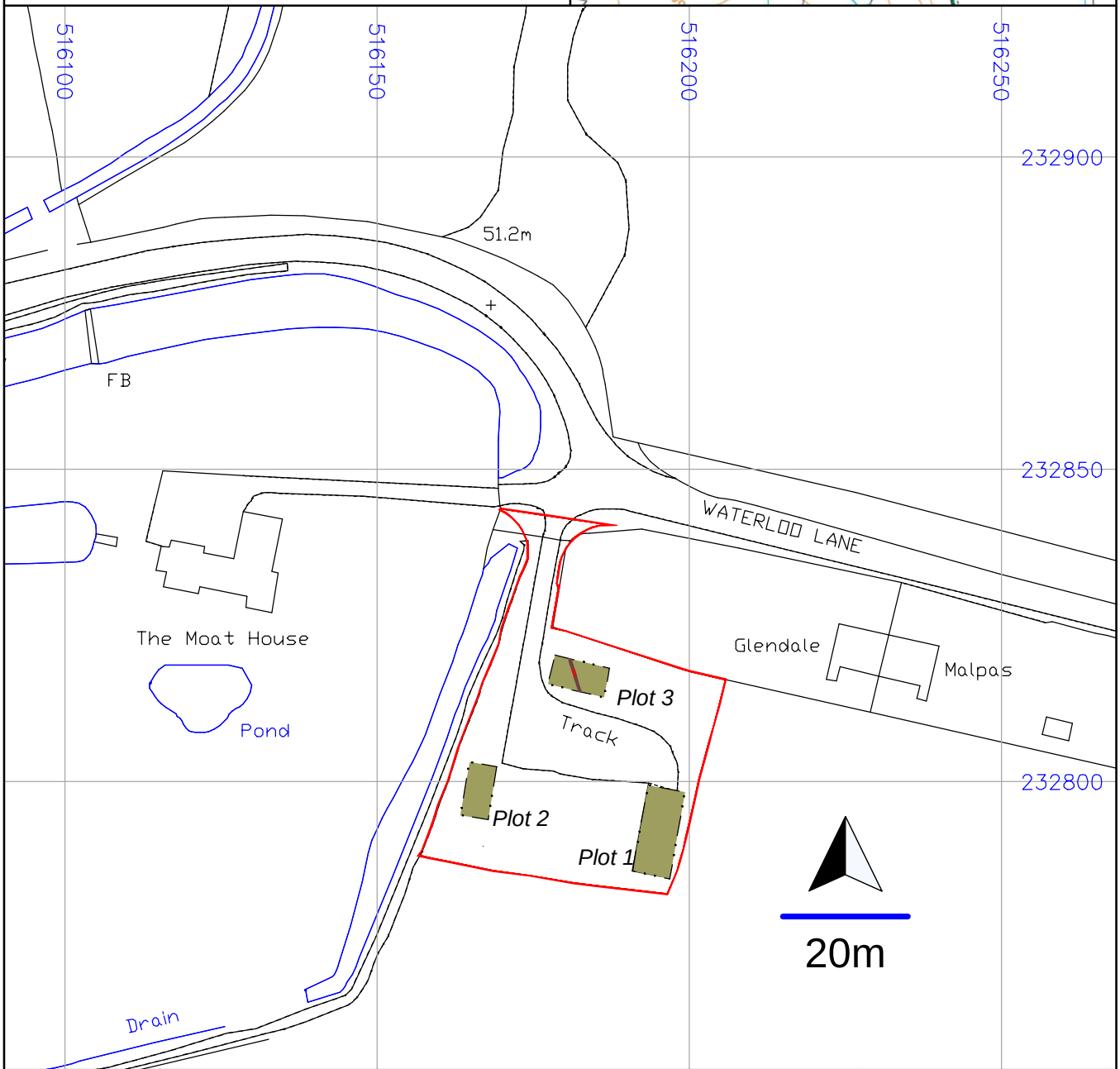
Figure 1..... Site location and site layout
Figure 2.....Plan of Plot 3 showing linear [301]
Figure 3..... Sections of linear [301] and Plot 3

Plate 1 .....Plot 1, looking N
Plate 2 .....Plot 1 indicative section, looking E
Plate 3 .....Plot 2, looking N
Plate 4 ..... ……Plot 2 indicative section, looking N
Plate 5 .....Plot 3, looking E
Plate 6 .....Plot 3 indicative section, looking N
Plate 7 ..... Linear [301], looking N

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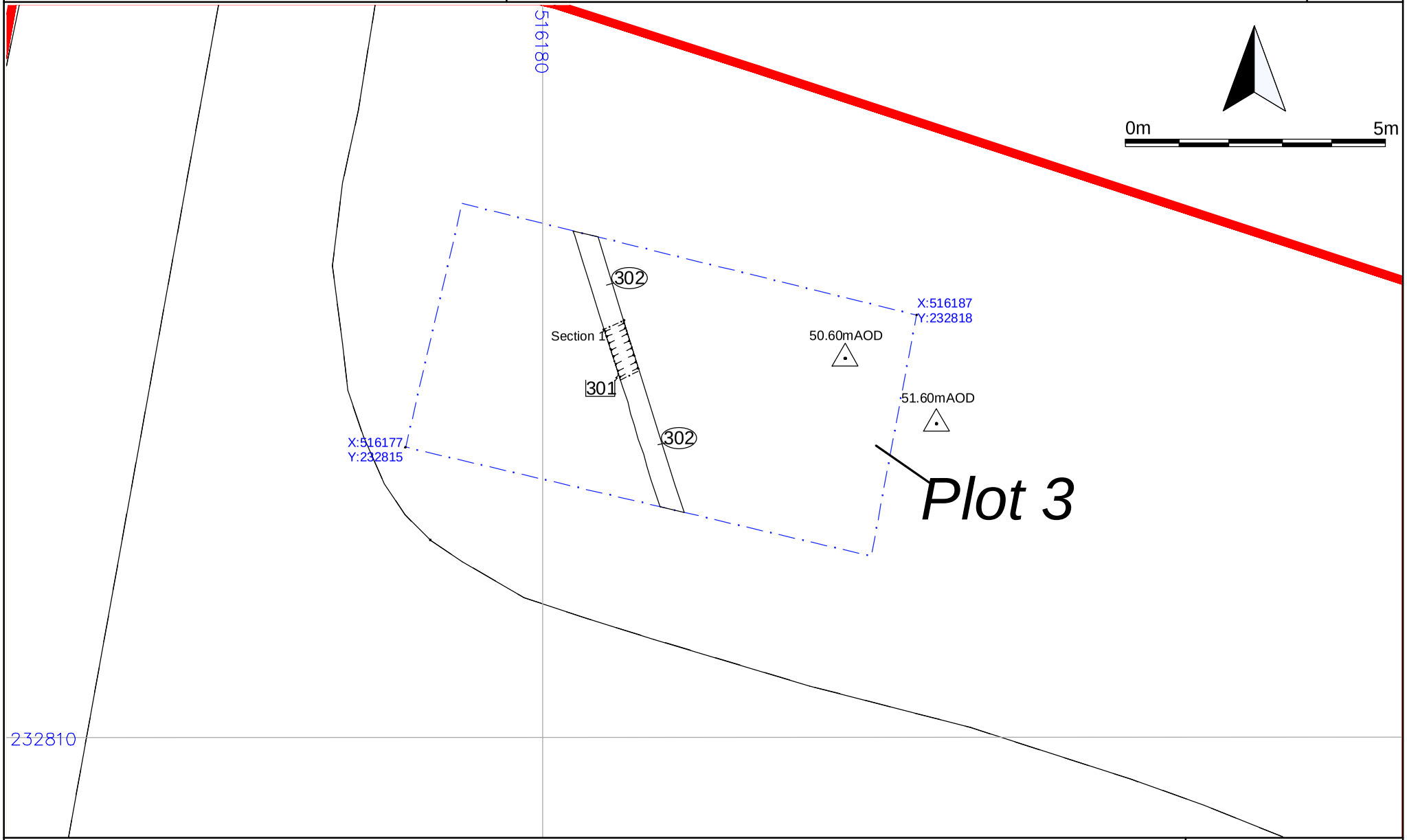






Site location and layout	Scale 1:1000
Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432	Figure 1

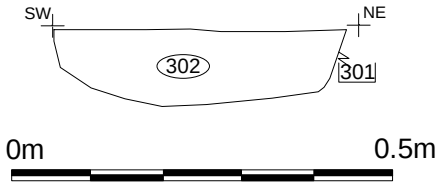
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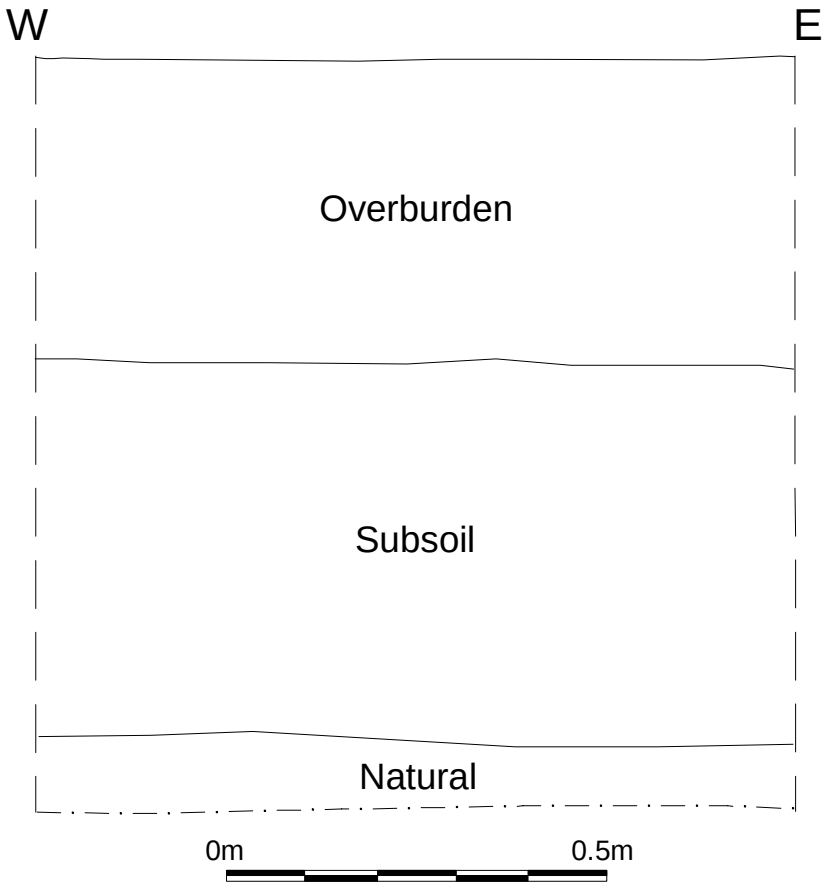
Plan of Plot 3 showing linear [301]

Scale 1:100

Figure 2



Plot 3: Section 1



Plot 1: Indicative Section

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Plate 1: Plot 1, looking N



Plate 2: Plot 1 indicative section, looking E



Plate 3: Plot 2, looking N



Plate 4: Plot 2 indicative section, looking N



Plate 5: Plot 3, looking E



Plate 6: Plot 3 indicative section, looking N



Plate 7: Linear [301], looking N

Appendix

Oasis Summary Sheet

OASIS ID: heritage1-301124	
Project details	
Project name	
Short description of the project	In order to investigate the archaeological potential of a proposed new residential development located on land at 'The Piggeries', Waterloo Lane, Holwell, Hertfordshire, the Heritage Network was commissioned by the developer to undertake a programme of archaeological investigation focused on the footprints of the proposed new dwellings. It is understood that the site has been subject to significant disturbance in recent years, arising from the remediation of contaminated ground beyond the footprints of the existing structures. A small linear feature of unknown date, roughly orientated northwest-southeast was uncovered in Plot 3. It is likely that this feature represents a property sub-division of some kind and may date to the post-medieval period or earlier. A build-up of overburden in Plot 2 may represent a bank on the outside of the adjacent moat, or may represent up-cast from seasonal dredging. No further archaeological features, finds or artefacts were revealed during this work.
Project dates	Start: 19-03-2018 End: 19-03-2018
Previous/future work	No / Not known
Any associated project reference codes	HN1395 - Contracting Unit No.
Type of project	Archaeological Monitoring via Strip, Map and Record
Site status	Local Authority Designated Archaeological Area
Current Land use	Cultivated Land 1 - Minimal cultivation
Monument type	LINEAR Uncertain
Significant Finds	NONE None
Methods and techniques used	Watching Brief
Development type	Rural residential
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	HERTFORDSHIRE NORTH HERTFORDSHIRE HOLWELL'The Piggeries', Waterloo Lane, Holwell
Postcode	SG5 3ST
Study area	1645 Square metres
Site coordinates	NGR - TL 16185 32800 LL - 51.981059383514 -0.308079504937 (decimal) LL - 51 58 51 N 000 18 29 W (degrees) Point
Height OD / Depth	Min: 63m Max: 65m

Project creators	
Name of Organisation	Heritage Network
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Chris Turner
Project director/manager	David Hillelson
Project supervisor	Greg Jones
Type of sponsor/funding body	Developer
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	North Herts. Museums Service
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	North Herts. Museums Service
Paper Media available	'Diary","Photograph","Plan","Report","Section"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	'The Piggeries', Waterloo Lane, Holwell, Hertfordshire: Archaeological Investigation
Author(s)/Editor(s)	Jones, G.
Other bibliographic details	Report no.1114
Date	2018
Issuer or publisher	Heritage Network
Place of issue or publication	Letchworth Garden City
Description	A4 booklet, green cover, comb bound, 8 pages, 3 figures, 7 plates, 1 appendix