

HERITAGE NETWORK

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LAND NORTH OF MIDDLE FARMHOUSE Hinxworth, Hertfordshire

HN1587

HERITAGE STATEMENT

[Revision A]

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HERITAGE NETWORK

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LAND NORTH OF MIDDLE FARMHOUSE Chapel Street, Hinxworth, Hertfordshire

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Heritage Statement

Prepared on behalf of Les Whitfield

by

David Hillelson BA MCIfA

Report no.1260

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Appendix: Extract from Hertfordshire Historic Environment Record

The front cover shows an extract from the Ordnance Survey Drawing for Baldock, 1804

Executive Summary

The present document has been prepared in line with the requirements of paragraph 194 of the National Planning Policy Framework (NPPF), in order to advise the planning authority on the possible impacts on the historic environment arising from a proposal to develop land to the north of Middle Farmhouse, Chapel Street, Hinxworth.

Direct impacts on the significance of Middle Farmhouse and on the Hinxworth Conservation Area have been identified, but the degree of change arising from the proposed development is considered to be *Neutral* in both cases and no mitigation is considered to be necessary.

Potential direct impacts on the below-ground archaeological resource have been identified, with an overall low risk that significant remains might be encountered. Using standard criteria, the degree of change arising from the proposed development is considered to be *Large Negative*, reducing to *Neutral* following the implementation of appropriate mitigation.

Indirect impacts on the nearby Grade II listed Cantlebury have been identified, but the degree of change arising from the proposed development is considered to be *Neutral* and no mitigation is considered to be necessary.

Given the scale of the identified impacts and the nature of the proposed mitigation, it is not considered that there would be any reason for the refusal of planning consent for the proposed development on heritage grounds.

1 Introduction

1.1 This *Heritage Statement* has been prepared at the request of Les Whitfield, in support of an application for planning consent for the proposed development of land to the north of Middle Farmhouse, Chapel Street, Hinxworth, Hertfordshire, SG7 5HW.

1.2 The site lies on the eastern side of Chapel Street, in the core of the village. It is centred at NGR 523576 240652 and is bounded to the north-west by a pond that borders Chapel Street; to the north-east by a property called Cantlebury; to the south-east by no.1 Christy's Yard; and to the south-west by Christy's Yard and Middle Farmhouse beyond (Figure 1).

1.3 In line with the provisions set out in Paragraph 194 of the revised *National Planning Policy Framework* (MHCLG 2021), this statement is intended to meet the pre-validation requirements of the planning authority in respect of the historic environment and advise the planning consent application for the proposed development.

1.4 The development proposes the construction of a single, detached, two-bedroom barn-type dwelling using the roof-space, located in the southern corner of the plot, together associated services and landscaping.

AIMS AND OBJECTIVES

1.5 The aim of the present document has been to provide:

- an overview of the history of land use on and within 1000m of the centre of the site (the study area) based on data from the Hertfordshire County *Historic Environment Record* (HER) and other relevant and readily accessible sources;
- an assessment of the risk that development of the study area would affect above or below ground heritage assets (defined as buildings, monuments, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions);
- an assessment of the significance of such assets in relation to established regional research criteria;
- an assessment of the impact of previous land use on the site on the survival of heritage assets or potential heritage assets;
- an assessment of the impact of the present development proposals on the survival of heritage assets or potential heritage assets;
- recommendations for an appropriate strategy to mitigate the identified impacts on the survival of heritage assets or potential heritage assets.

COMPETENCE

1.6 The Heritage Network is an independent practice specialising in archaeology and the historic environment. Founded in 1992, the company undertakes a wide variety of commercial archaeological projects for clients involved in housing and industrial development, pipeline and road construction, agriculture and landscaping. As a *Registered Organisation*, the company is monitored annually by the Chartered Institute for Archaeologists (CIfA) to ensure that its work meets the highest professional standards.

1.7 Projects are administered and co-ordinated by David Hillelson, the Heritage Network's Managing Director, an established archaeologist with over forty years' experience of the management of archaeological projects in both urban and rural environments. He holds an

honours degree in archaeology from the University of Durham, and is a full Member of ClfA. He has been the practice's principal officer since 1992.

1.8 Research projects are managed by Helen Ashworth. She holds a degree in English and History from Middlesex Polytechnic, a Post-graduate Diploma in Librarianship, a Post-graduate Certificate in Field Archaeology from the University of Oxford, and she is an Associate Member of ClfA. She has over forty years of practical archaeological experience in local government, with the Royal Commission for the Historical Monuments of England, and in private practice.

2 Resource Assessment

TOPOGRAPHY AND GEOLOGY

2.1 The proposed development area is located on the eastern side of Chapel Street. It lies in a very gently undulating landscape, at approximately 48mAOD, with low hills to the north and south. The village is located on the northern edge of the county, close to the border with Central Bedfordshire.

2.2 Hinxworth is located within Landscape Character Area 225, 'Hinxworth Lowlands' (Hertfordshire County Council 2011). This is noted as a low lying gently undulating landscape. It is described as an area of large arable fields, with smaller parcels of grazing land adjacent to the settlements. The historic settlement pattern is characterised by nucleated settlements and scattered farmsteads.

2.3 The local soils belong to Soilscape 9, described as lime rich loamy and clayey soils with impeded drainage (Cranfield Soil and Agrifood Institute 2021).

2.4 The underlying geology consists of Gault Formation – Mudstone, a Sedimentary bedrock formed approximately 101 – 113 million years ago in the Cretaceous Period (UKRI 2021). At that period the local environment was dominated by shallow seas. No superficial deposits are recorded (ibid.).

HISTORICAL AND ARCHAEOLOGICAL CONTEXT

Historic Environment Record and Local Sources

2.5 The Hertfordshire *Historic Environment Record* (HER) lists all documented heritage assets within the North Hertfordshire administrative district, including evidence of archaeological activity, ranging from chance finds to full-scale excavations. The HER and other relevant sources have been consulted for a 1km radius (the study area) from the site centre (NGR 523576 240652) (Figures 2 - 3).

- No evidence for earlier prehistoric activity has been identified within the study area.
- Slight evidence for later prehistoric activity has been recorded from within the study area. A Bronze Age awl was found by a metal detectorist in a field to the east of Middle Farm (Fitzpatrick-Matthews 2020). In the wider area a cropmark in the north-east of Hinxworth may represent a ploughed out burial mound (ibid). Bronze Age pottery was also found in 1911, in a disused gravel pit at Newinn in the southern corner of the parish, approximately 2km to the south (ibid). Metal detectorists found two Bronze Age spearheads in a field on the eastern side of the parish (ibid).
- No clear evidence for early – middle Iron Age activity has been recorded within the study area or from the wider region.
- Two rare Greek coins were found in Hinxworth in 1810 (HER6461). One was minted by Mithridates king of Pontus, a kingdom on the Black Sea coast of northern Turkey and western Armenia (Fitzpatrick-Matthews 2020). They probably date to the reign of Mithridates VI, c.120BC to 63 BC. The other was minted by Perseus of Macedonia, who reigned 179 – 168 BC. It is likely that the coins arrived in the country in the late Iron Age, traded as bullion (ibid).
- Significant evidence for late Iron Age and Romano-British activity has been recorded from within the parish of Hinxworth. Roman pottery and possible occupation material has

been found at Middle Farm, immediately adjacent to the proposed development area (HER2851). This may relate to the cropmark of a rectangular ditched enclosure to the east of Hinxworth, just outside the 1km study area, to the east of the present site, thought to have been a small Roman *fortlet* and scheduled as such (NHLE1015852; HER27902). However, the plan of the site and finds made in the vicinity by metal detectorists, which include a figurine of a goddess identified as a combination of Minerva and Fortuna, and artefacts that may relate to sceptres carried by priests, indicate that this is a religious site (Fitzpatrick-Matthews 2020, Figures 7 & 8). The finds date from the late Iron Age to c.200AD.

- An archaeological evaluation in 1993, at Middle Farm (HER EHT4196), approximately 30m to the south south-east, produced no evidence of finds, features or deposits of archaeological significance. Subsoil was still present in one trench and only part of the site had been truncated by former farm buildings, indicating that the lack of archaeological remains was genuine.
- A marble statue of Venus, missing its head, arms and lower legs, was apparently used as a plough weight at Middle Farm for many years (HER1413). There is no record of the find site for this artefact, but it is possible that it came from the suggested temple to the east.
- Cropmarks of two enclosures are known to the south of the suggested temple and have been identified either as a temple and associated compounds, or as a corridor villa (Fitzpatrick-Matthews 2020). Roman roof tile has been recorded from the same area, suggesting that the building was substantial. A third cropmark partly overlaps one of these sites and is on a different alignment, suggesting it is of a later date. No Roman metalwork finds have been reported from across it, though they have been recovered from the rest of the field.
- Considerable amounts of Late Iron Age and Romano-British pottery sherds were recovered during a fieldwalking survey at Marshfield Farm in 2002, approximately 880m to the south south-east (HER11919 & EHT4618) (Turner 2002). Aerial photography has revealed cropmarks of ditched enclosures and trackways of unknown date (HER11531) in this area, which may represent activity of Roman or medieval date (Fitzpatrick-Matthews 2020, Figure 6). Burials were reported beneath one of the barns at Hinxworth Place, approximately 1100m to the south south-east, in about 1880 (HER4037). These were undated, but it has been suggested that they are of Roman date and may be associated with the suggested occupation (ibid).
- Pottery sherds, fragments of roof tile (including one with a dog's paw print), and metal artefacts were also found during the investigations at Newinn in 1911 (HER129 – the given NGR for the site is inaccurate) (Westell 1932; Fitzpatrick-Matthews 2020). Human skeletons and several cremation burials were found nearby in the early 18th century, while an apparently isolated skull was found in 1911.
- Finds of early medieval artefacts have also been recovered in the parish by metal detectorists, including a sword guard of 9th century date (HER 11775), a small-long brooch of 6th century date, a number of early Anglo-Saxon coins known as sceattas and a book mount of early 11th century date (Fitzpatrick-Matthews 2020). The book mount was found close to the church and may have come from a religious book. Other evidence for early medieval activity includes the rim of a late Norman pottery jar (HER1179) found in the churchyard. A late medieval silver wedding ring (HER11774) was also found in Hinxworth by a metal detectorist.

- Hinxworth (HER2694) is recorded in the Domesday Book of 1086 under two names – *Haingesteuuarde* and *Hainsteuuarde* – meaning the farm where stallions are kept. At that period it was divided between three small manors held by William de Eu, Hardwin de Scales and Peter de Valognes (Williams & Martin 2003).
- William's holding was the largest and was tenanted by two knights. It measured 2 hides and half a virgate (approximately 255 acres). Nine households are recorded here, giving an estimated population of between 36 and 45. There was enough arable land to be worked by two plough teams, with enough meadow and pasture for the oxen and other livestock. This manor was granted by Henry I to Walter de Clare, and subsequently inherited by his nephew, Gilbert, who was created earl of Pembroke in 1128 (VCH 1912). The manor was inherited by Gilbert's granddaughter, Isabel, wife of Sir William Marshal, and then by each of their five sons in turn, none of whom had children. After the death of Anselm, the last son, in 1245, the estate was divided between his five sisters and their descendants.

The various small parts of the estate appear to have been amalgamated as the manor of Hinxworth or Wattonbury by the later 15th century, under the ownership of Richard Waferer. It remained with the Waferer family until 1521, when it was sold to John Bowles of Wallington. The manor then went through a number of short-lived ownerships. It was bought in 1881 by John Sale and his daughters inherited it after his death.

- Hardwin de Scales' manor measured 2 hides (approximately 240 acres) and was tenanted by Theobald. Another 9 households are recorded on the manor, including one with the head of the household recorded as 'a certain Frenchman'. There was sufficient arable to be worked by two ploughs, with enough meadow and pasture for all the livestock. It passed down through the Scales family until the early 13th century, but was still held by the FitzRalph family, descendants of Theobald, until 1303, after which it passed to the de Aula family and then to William Zerde, who was recorded as holding it in 1428. This estate cannot be traced after this date.
- Peter de Valognes property measured 1 hide and 1 virgate (approximately 150 acres) and was occupied by 7 households, giving an estimated population of between 28 and 35. Sufficient arable land to be worked by two teams is recorded, with enough meadow to feed half a plough team (4 oxen). This was an outlier of his main estate in Ashwell and may have lain on the eastern side of the parish. This estate descended with the manor at Ashwell until 1233, when it passed to the de Bohun family (VCH 1912). After 1345 there is no record of this estate as a separate manor, suggesting that it may have been subsumed into Ashwell manor (ibid).
- The later manor of Cantlowbury was not recorded before 1521, but seems to have taken its name from the de Cantelupe family, who had lands in Hinxworth in 1176. The family was clearly important as they had the advowson, that is the right to nominate the parish priest, until 1346 (VCH 1912). The site of the manor house was at Harvey House (HER2157) on Arnolds Lane, approximately 200m to the north north-east. The house, which was demolished in c.1863, is recorded as being built of stone around a courtyard and was possibly a 16th century rebuilding of a medieval house. The stone was reused in the Rectory and elsewhere.
- A possible moated site (HER2158) is located at Bury End, approximately 480m to the south-east. Three arms are marked on the southern side of Ashwell Road on early OS maps, but the southern arm is not marked on the 1806 enclosure map, suggesting it is a

later feature (Fitzpatrick-Matthews 2020). Bury End was known as *Henxworthbury* in 1570, indicating the presence of a former manorial site (ibid).

- Cropmarks of an ovate enclosure (HER4454) with an internal pit, lie approximately 600m to the south-east. The enclosure appears to be associated with linear features aligned north-west to south-east. Although the date is unknown, it is suggested that these cropmarks indicate features of early medieval or medieval date.
- Thirty-seven 1m square test pits were excavated across land to the east of Dewmead Farm (HER30154 & EHT4946), approximately 520m to the SSE, in 2001. Nine of the test pits produced worn sherds of medieval pottery, ranging in date from the 10th to 16th centuries. The bulk of the assemblage was recovered from the western side of the field, suggesting medieval occupation nearby, possibly associated with the possible moat and the cropmark sites.
- Eroded medieval ridge and furrow earthworks (HER17065) have been recorded at Place Farm, approximately 760m to the south. Further ridge and furrow earthworks, possibly associated with cropmarks of field boundaries and enclosures (HER11531) that may date to the Roman or medieval periods, lie approximately 800m to the SSE.
- An archaeological evaluation at Pulters Farm (HER12723 & EHT4695), just outside the study area 1070m to the south south-east, was carried out ahead of residential development in 2004 to assess whether medieval remains, relating to Hinxworth Place, survived. Two undated ditches were revealed, but one had been backfilled and covered with a layer of clunch. A brick wall, representing the remains of a demolished barn, rested on the clunch.
- The site of Rectory Farm (HER30152) lies along New Inn Road, approximately 355m to the south. A barn and other buildings are marked on the 1st edition OS map of 1877, but these had been demolished by 1898.
- Undated cropmarks of a rectangular enclosure with an internal circular ditched enclosure (HER9091) are known in the fields to the south-west of the village, approximately 700m to the south-west. Other possible features are also visible outside the main enclosure.

Scheduled Monuments (SM)

2.6 No Scheduled Monuments lie within the site or within the 1km study area.

2.7 A limited number of SMs lie within a 5km radius of the site, including the monument known as the 'Hinxworth Roman fortlet' (NHLE1015852) approximately 1.1km to the south south-east (Natural England 2021). This is a rectangular ditched enclosure, located above and to the west of a tributary of the River Rhee. Finds from the vicinity of the site suggest that it was, in fact, the site of possible temple, originating in the late Iron Age and continuing into the Roman period (Fitzpatrick-Matthews 2020). A Roman villa (NHLE1006876) lies to the north-east of Ashwell village, approximately 4km to the east.

2.8 Arbury Banks Iron Age hillfort (NHLE1008981) lies approximately 3km to the south-east. This is a slight univallate hillfort, which was partially excavated in the 1850s.

2.9 Medieval moated enclosures (NHLE1012208) lie to the east and west of Love Lane, Ashwell, approximately 1.6km to the east south-east.

Ancient Woodland

2.34 No ancient woodlands are located within a 1km radius of the present site and none are present within a 5km radius of the site (Natural England 2021).

Registered Parks and Gardens

2.35 No Registered Parks and Gardens are located within a 5km radius of the present site (Natural England 2021).

Registered Battlefields

2.36 No Registered Battlefields are located within a 5km radius of the present site (Natural England 2021).

Listed Buildings

2.37 Twenty one listed buildings are located within the defined study area (Figure 4). All are of Grade II status, apart from the church of St Nicholas which is Grade II*, and range in date between the 14th and 20th centuries.

- The earliest listed building in the study area is the Grade II* Church of St Nicholas (NHLE1347342; HER4305) on Ashwell Road, approximately 345m to the south south-east. It is built of flint rubble with clunch dressings and the tower and the nave date to the 14th century.
- Several late medieval and early post-medieval buildings survive along both sides of Chapel Street. These comprise Cammocks (NHLE 1102691) a probable former farmhouse of 15th – 16th century date located on the western side at its northern end; Cantlebury (NHLE1175620) just north of the p-rent site and to the south of Cammocks, is a hall house of similar date. Three neighbouring properties of similar date are located on the western side of the street at its southern end, comprising Chapel House (NHLE1347344), which is of 16th century and possibly earlier origins; White House (NHLE1102690) immediately to the south, is a hall house of late 15th or early 16th century date; Fir Trees (NHLE1102689; HER16364), immediately to the south of White House, dates to the 16th century or earlier. Middle Farmhouse (NHLE1347345; HER15704) was built in the later 16th century) and the present site forms part of its curtilage, being the last remnant of the farmyard that was extant at the time of listing in 1984; the outbuilding on the present site, which appears to be one of the farm buildings shown on OS mapping since 1882, is likely to benefit from curtilage listing.
- The Three Horseshoes PH (NHLE1308253) is located on the southern side of High Street, close to the junction with Chapel Street, and was built as a hall house in the 15th or 16th centuries.
- Six listed buildings in the core of the village date to the 17th century, including a thatched timber-framed barn at Cammocks (NHLE1308276). Corner Cottage (NHLE 1347343) was built as a pair of cottages at the junction between Chapel Street and High Street in the late 17th century. Hillside Cottage (NHLE1102687) on Arnolds Lane to the east north-east of the present site, dates to the late 17th century. Bury End (NHLE1102688; HER30155) on Ashwell Road was once a tenement range of mid-17th century date, extended in the 18th century. Gordon Cottage (NHLE1102692) is a thatched and timber-framed cottage built on the northern side of High Street in the later 17th century. Its eastern neighbour, The Cottage (NHLE1308243) was built in the late 17th or early 18th century. Two properties on New Inn Road, to the south south-east of the

present site, also date to the 17th century. These comprise Dewmead Farmhouse (NHLE1175686; HER18749) which has mid-17th century features but may have an earlier core, and The Knole (NHLE 1102690), a timber-framed house of late 17th or early 18th century date.

- All but one of the remaining buildings are of 18th or 19th century date, including Rose Cottage (NHLE 1175703) on New Inn Road; Hinxworth House (NHLE1308226; HER30153) the former rectory on New Inn Road, which dates to the mid-18th century and its 19th century garden wall (NHLE1102695); and the early 18th century house at Rectory Corner (NHLE1102696) at the junction between New Inn Road, High Street and Ashwell Street.
- The Clock Tower and War Memorial (NHLE 1102693) on the northern side of High Street to the west of Homefield and approximately 125m to the south, dates to c.1919 and was bequeathed to the parish by Major A. Vincent Clutterbuck, who died 31 October, 1916.

Conservation Area

2.38 The present site lies within the Hinxworth Conservation Area, which covers the core of the village and was designated in 1970. The Conservation Area Character Statement notes that Hinxworth is a post-medieval agricultural village, with medieval origins and the modern layout reflects the pattern of the medieval settlement (North Hertfordshire District Council 2020). The village is characterised by multiple farmsteads, many with medieval origins, and contains a number of late medieval and early post-medieval buildings.

2.39 It is bounded to the south-west by 20th century housing, but by open fields on all other sides. Modern infill development along the south side of High Street and at Homefield is noted as occurring within the Conservation Area.

2.40 The setting of the Conservation Area is characterised by the surrounding agricultural landscape and by the numbers of trees and hedgerows bounding properties within the village. These are considered to make a significant contribution to the rural character of the Conservation Area.

Area of Archaeological Significance

2.41 The present site lies within Archaeological Area 1 (AA1), which covers Hinxworth village. The description of the AA notes that Hinxworth is a medieval settlement recorded in the Domesday Book of 1086. Evidence of Iron Age and Roman occupation has also been recorded from the vicinity of the village

Cartographic Evidence

2.40 The earliest map consulted for the present project is the Ordnance Survey Drawing for Baldock, dated 1804 (British Library), which shows the village of Hinxworth, its road network and field pattern, as well as smaller property boundaries. The scale does not show sufficient detail to identify the present property clearly (see cover).

2.41 The 1st edition 25-inch OS map of 1882 shows the access track to Middle Farm running south-east from Chapel Street, with the farmhouse on the south-western side of the access and two farmyards on the north-eastern side (Figure 5).

2.41.1 The present site occupies the north-western yard, which is bounded by a pond to the north-west, Cantlebury to the north-east, a barn and smaller outbuilding to the south-east, and a fence or wall defining the farm track to the south-west.

2.41.2 Two barns abutting each other in an L-shape occupy the northern corner of the yard, and a small outbuilding, which appears to be still extant and in use as a garage, occupies the western corner.

2.42 The 25-inch OS maps of 1898 and 1924 show a similar layout (Figures 6 & 7).

2.43 By 1975, the southern barn of the L-shaped group has been demolished, but the layout of the present site remains otherwise unchanged (Figure 8).

2.44 The modern properties that form Christy's Yard were built on the site of the south-eastern farmyard, and land to the south-east of the farmhouse in the mid-1990s.

Hydrology

2.45 A pond lies immediately to the north-west of the site, and the historic mapping shows that it abutted the barns that formerly sat on the north-west boundary of the site. It is not impossible that the north-western farmyard encroached on the pond and that waterlogged organic deposits might survive within the site, but this cannot be demonstrated definitively.

2.46 On this basis, the potential for the survival of waterlogged archaeological or environmental deposits across the study area is considered to be low to moderate.

3 Impact Assessments

3.1 A heritage asset is defined as being a ‘building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (Historic England *Heritage Protection Guide*).

3.2 Heritage assets can be ‘designated’, or ‘non-designated’.

- A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- A non-designated heritage asset is defined as any other building, monument, place, area or landscape positively identified as having a degree of significance through inclusion on a local list maintained or recognised by the planning authority, or on the local *Historic Environment Record*.

3.3 Impacts on heritage assets, whether known or unknown, can be ‘direct’ or ‘indirect’.

- Direct impacts occur through direct interaction of an activity with a heritage asset.
- Indirect impacts occur through changes to the environment in which the heritage asset stands.

3.4 The resource assessment (Section 2) provides an overview of the history of land use within the study area from which an assessment of the likely impacts of the proposed development on known or potential heritage assets can be defined.

- Direct impacts have been identified on the Hinxworth Conservation Area and on Middle Farmhouse (NHLE 1347345), in whose curtilage the present site lies. No other direct impacts on designated heritage assets have been identified.
- An indirect impact has been identified on Cantlebury (NHLE 1175620), due to its proximity to the proposed development area. All other designated heritage assets are sufficiently distant to avoid issues of intervisibility, and no other significant connections have been established.
- No direct or indirect impacts on non-designated heritage assets have been identified.
- A potential risk of direct and indirect impacts on unknown heritage assets, in the form of buried archaeological remains on the site itself, has been identified.

3.5 The affected heritage assets have been classified according to their significance, and the impacts have been classified according to their magnitude, to provide an assessment of the degree of change to the significance of each heritage asset arising from the development. Appropriate mitigation of the impacts relative to the defined degree of change, has been proposed.

SIGNIFICANCE

3.6 The significance of a heritage asset may be considered in terms of its aesthetic, evidential, historical, or communal values (English Heritage 2008).

- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Evidential value derives from the potential of a place to yield evidence about past human activity.

- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.7 Following guidance published by the International Council on Monuments and Sites (ICOMOS 2011), the level of the significance of a heritage asset may be classified as *Very High*, *High*, *Medium*, *Low* or *Negligible*. In the case of built heritage, these are defined as:

- *Very High* signifies World Heritage Sites and other buildings of international importance.
- *High* signifies Scheduled Monuments with standing remains. Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
- *Medium* signifies Grade II Listed Buildings. Unlisted buildings that can be shown to have exceptional qualities in their historic fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character.
- *Low* signifies 'Locally Listed' buildings.
- *Negligible* signifies buildings of no architectural or historical merit. Buildings of an intrusive character.

Designated Heritage Assets

3.8 Middle Farmhouse (NHLE 1347345) lies immediately to the south of the present site, in whose curtilage the site lies. The farmhouse is a Grade II listed building and the present site forms the western farmyard that is shown on historic mapping and was extant at the time of listing in 1984. The outbuilding in the western corner of the site is the last surviving building from the farmyard, and appears to be shown on historic mapping from 1882 onwards. It is likely to benefit from the protection of curtilage listing. The listing description for the farmhouse states:

Farmhouse. Later C16, built on L plan. Altered mid C19. Timber frame. Roughcast walls. 2 storeys. 3 flush-sash windows. Central fielded panel door with plain fan. Rear wing is lower. Large c.1700 red brick chimney stack near join with front range, the upper part of stack with rectangular panels. Probably 3 bays of this range are C16, the furthest bay being a C19 painted brick addition. On the SW side are 2 1st floor sashes above tiled and canted sash bays. On NE side are 2 flush panel doors. Mid C19 dairy added to back of front range on this side. Inside the main house are crown posts at each end of roof. This range appears to have incorporated a timber stack or smoke bay. (RCHM Typescript).

The building gains its significance from its aesthetic value as an attractive and well-proportioned building in the core of an historic village, and evidential value as an historic building that retains many original features that provide important legibility.

Using the criteria defined above, as a Grade II listed building, the significance of Middle Farmhouse should be considered to be *Medium* for the purposes of calculating the effect of any identified impacts.

3.9 The Hinxworth Conservation Area was originally designated in 1970, and its boundary has not been amended since.

Hinxworth is a post-medieval agricultural village, with medieval origins, which still largely follows the layout of the medieval settlement (North Hertfordshire District Council 2020). A number of late medieval and early post-medieval farm houses still survive within the village, though many of their farm buildings have gone. It is noted that the loss of the farm buildings at Middle Farm has taken place since the designation of the Conservation Area and since the listing of the farmhouse.

Using the criteria defined above, as a Conservation Area containing buildings that contribute significantly to its aesthetic and historic character, the significance of the Hinxworth Conservation Area should be considered to be *Medium* for the purposes of calculating the effect of any identified impacts.

Non-designated Heritage Assets

3.10 No direct or indirect impacts on non-designated heritage assets have been identified.

Unknown Heritage Assets

3.11 The potential significance of any buried archaeological remains that may be present within the study area has been considered by period in the context of the published research frameworks for Eastern England (Medlycott 2011). Following ICOMOS guidance on archaeological remains, the significance has been classified as *Very High, High, Medium, Low* or *Negligible*, as defined below:

- *Very High* signifies World Heritage Sites and other sites of international importance.
- *High* signifies that any surviving archaeological remains are of national or regional significance. They may represent site types that are less frequently found in the archaeological record, or that have the potential to provide more information to the identified national and regional research agenda.
- *Medium* signifies that any surviving archaeological remains are of regional or local interest. They represent sites or features more commonly found in the archaeological record or that are unlikely to add significantly to our existing knowledge.
- *Low* indicates that any surviving archaeological remains have limited significance, at a purely local level.
- *Negligible* indicates that any features or finds encountered during development have no archaeological value in the context of the present study. Sites or periods with this designation are likely to contain common modern and well-recorded features.

3.12 Remains of earlier prehistoric date are considered to be of national and regional importance and, on this basis, the significance of such remains, if they were encountered, would be classified as *High*.

3.13 The regional research framework notes the desirability of further study of the relationship between the location of monuments and the landscape, the reconstruction of the environment and ecology of the Neolithic and early Bronze Age, the identification and investigation of settlement sites and field systems, the further investigation into burial practices and closer dating of local ceramic series (Medlycott, 2011). On this basis the potential significance of any remains of later prehistoric date within the study area should be considered to be *High*.

3.14 The regional research framework notes the desirability of further study of the transition from the Late Bronze Age to the Early Iron Age and the transition from Late Iron Age to Roman (Medlycott 2011). They also highlight further identification and investigation of the pattern and form of settlement sites, including land division, further study of burial practices, and the reconstruction of the environment and ecology of the Iron Age. Further study into finds distribution across the region is also needed. On this basis the potential significance of any remains of this period on the present site should be considered to be *High*.

3.15 The regional research framework notes the desirability of further study of the Roman period landscape, particularly rural landscape settlement patterns (Medlycott 2011). On this basis the potential significance of any remains of Roman date within the study area should be considered to be *High*.

3.16 The regional research framework notes the desirability of further study of the characterisation of early medieval settlement, the agrarian economy and land use changes, and the Roman – Saxon transition (Medlycott 2011). On this basis the potential significance of any remains of this period on the site should be considered to be *High*.

3.17 Remains of medieval date that contribute to an understanding of medieval economy and agriculture are considered to be of regional and local importance and, on this basis, the potential significance of such remains should be considered to be *Medium*.

3.18 Remains of post-medieval date are considered to be of generally local interest and importance and, on this basis, the potential significance of such remains should be considered to be *Low*.

3.19 The significance of remains of modern date should be considered to be *Negligible*.

IMPACTS

3.20 Assessment of the magnitude of the identified impacts has been made following guidance published by the International Council on Monuments and Sites (ICOMOS 2011). The magnitude of the impact may be classified as *Major*, *Moderate*, *Minor* or *Negligible*, as defined below:

Magnitude of Impact	Archaeological Remains	Other Heritage Assets
<i>Major</i>	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic elements, such that the resource is totally altered. Comprehensive changes to the setting.
<i>Moderate</i>	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic elements, such that the resource is significantly modified. Changes to the setting of a heritage asset, such that it is significantly modified.

Magnitude of Impact	Archaeological Remains	Other Heritage Assets
<i>Minor</i>	Changes to key archaeological materials, such that the asset is slightly altered.	Change to key elements, such that the asset is slightly different. Change to setting of a heritage asset, such that it is noticeably changed.
<i>Negligible</i>	Very minor changes to archaeological materials, or setting.	Slight changes to a heritage asset's elements or setting that hardly affect it.

3.21 The degree of change to the significance of a heritage asset arising from the defined impacts, has been assigned according to the following matrix, also derived from ICOMOS:

	Magnitude of Impact (degree of change)					
		No change	Negligible	Minor	Moderate	Major
Significance	Very high	Neutral	Slight	Moderate or large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

Direct Impacts

3.22 A direct impact on Middle Farmhouse, a Grade II listed building, has been identified, due to the location of the development within its curtilage.

- The proposed development proposes a new dwelling to be located on the south-eastern boundary of the site, on the same alignment as the agricultural barns that formerly occupied the farmyard, and in a style that is sympathetic, using a barn style and traditional materials.
- The development will maintain the existing open aspect from the farmhouse north towards Cantlebury.
- The existing outbuilding will be retained as garage and cycle storage.

The significance of the farmhouse has already been established as *Medium*. The proposed development would result in a small change to the curtilage of the farmhouse, which would not noticeably change its character, leading to a 'Magnitude of Impact' classification of *Negligible*. On this basis, using the criteria defined above, the degree of change arising from the development, which balances the significance of the heritage asset against the magnitude of the impact, may be classified as *Neutral*.

3.23 A direct impact on the Hinxworth Conservation Area, a heritage asset designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, has been identified, due to the location of the proposed development area within the conservation area.

- The site forms part of the original farmyard to Middle Farm and was formerly bounded by farm buildings, only one of which remains extant. The loss of the farm buildings has opened up views from the street looking south-east towards the Christy's Yard development, which dates to 1995.
- The development proposes a single 1.5 storey barn-style dwelling, constructed of traditional materials. It is considered to be sympathetic to the rural character of the conservation area.

The significance of the conservation area has already been established as *Medium*. The proposed development would result in a small change to the conservation area, which would not noticeably change its character, leading to a 'Magnitude of Impact' classification of *Negligible*. On this basis, using the criteria defined above, the degree of change arising from the development, which balances the significance of the heritage asset against the magnitude of the impact, may be classified as *Neutral*.

3.24 The risk of direct impacts from the proposed development of the present site, on unknown heritage assets, in the form of buried archaeological remains of a particular archaeological period, has been considered in the context of the documented existence of other such remains within the study area or in its immediate vicinity. The site lies at the eastern edge of the historic settlement, to the north of High Street. A review of the Hertfordshire *Historic Environment Record*, and other sources, has established the following:

- No evidence for early prehistoric activity has been found within the 1km study area.
- Slight evidence for later prehistoric activity has been found within the 1km study area, in the form of metal artefacts recovered by metal detectorists.
- No clear evidence for early – middle Iron Age activity has been recorded from within the 1km study area.
- Significant evidence for Iron Age activity has been recorded within the study area. The land around Middle Farm, including the present site, appears to have been a focus for late Iron Age and Romano-British occupation. Pottery sherds and occupation material have been recorded just to the east of the present site, while cropmarks and finds indicate a temple site located further to the east. Cropmarks indicating either a second possible temple or a corridor villa, lie to the south-southeast.
- A number of finds recovered by metal detectorists from the fields around the village indicate Saxon activity within the study area. The name Hinxworth suggests that the settlement developed from a farm used for keeping stallions.
- The present site lies within the core of Middle Farm, to the west of a possible manorial site at Bury End, and to the north-west of the parish church. Evidence for medieval activity has also been recorded at Dewmead Farm to the south-east.
- An archaeological evaluation undertaken at Middle Farm in 1994, in advance of the development of Christy's Yard, revealed no archaeological finds, features or deposits. Subsoil was still present in one of the seven trenches and only part of the site had been truncated by the demolished farm buildings. The lack of archaeology recorded in the investigation appeared to be genuine.

Historic mapping notes that the present site formed the western of two post-medieval farmyards at Middle Farm, with farm buildings following the north-west and north-east boundaries. The proposed new building would be located in the yard area, where disturbance arising from the constant traffic of farm vehicles and stock might be expected. Previous

archaeological investigation immediately to the east of the site, recorded no archaeological remains predating the demolished farm buildings.

On the basis of the known archaeology in the vicinity of the site, the potential for development groundworks to have a direct impact on features, deposits or finds of prehistoric date might be considered to be *Low*; the potential increasing to *Medium* for the Saxon and medieval periods; and to *High* for the late Iron Age, Roman, and post-medieval periods. The lack of significant archaeology recorded on the adjacent Christy's Yard development, would, however, serve to reduce the suggested potential to *Low* overall. The overall significance of any archaeological features and deposits that might prove to be present, based on the potential for Iron Age and Roman remains, should be considered to be *High*.

Were archaeological remains to be present on the site, the proposed development would result in changes to key materials such that the resource was clearly modified, leading to a 'Magnitude of Impact' classification of *Moderate*. On this basis, using the criteria defined above, the potential degree of change arising from the development, which balances the significance of the heritage asset against the magnitude of the impact, would be classified as *Large Negative*.

Indirect Impacts

3.25 English Heritage guidelines on the significance of setting in considering a planning application (English Heritage 2011), suggest that the character of the landscape, and its historic associations, contribute to the significance of a heritage asset, including conservation areas. The more recent Good Practice Advice on the setting of heritage assets (Historic England 2017), notes that buried remains retain a presence in the landscape and have a setting. The National Planning Policy Framework 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.

3.26 The present site forms a small plot lying between Middle Farmhouse and Cantebury, formerly bounded by agricultural buildings, of which only one survives. The development of the site proposes the construction of one new dwelling, with the surviving agricultural building being retained.

3.27 The impact of the development on the setting of Middle Farmhouse has already been considered as a 'direct' impact. The development would result in a small change to the setting of Cantebury that would not noticeably change its character, leading to a 'Magnitude of Impact' classification of *Negligible*. On this basis, using the criteria defined above, the degree of change arising from the development, which balances the significance of the heritage asset against the magnitude of the impact, may be classified as *Neutral*.

3.28 The potential indirect impact on the setting of any buried archaeological remains that might be disturbed by the development, can only be readily defined once their nature, date and extent have been identified, but it is likely that any such setting would already have been degraded to such an extent that the 'Magnitude of Impact' classification would be considered to be *Negligible*. The degree of change to the setting arising from the development, which balances the significance of the heritage asset against the magnitude of the impact, would consequently be classified as *Neutral*.

Cumulative impacts

3.29 No other significant developments have been identified in the vicinity of the present site and, on this basis, it is not considered that the proposed development would contribute to any cumulative impacts on the heritage assets considered in this report.

Mitigation

3.30 The present study has identified direct impacts on the significance of Middle Farmhouse and on the Hinxworth Conservation Area, but considers that the degree of change arising from the proposed development, in both cases, is *Neutral*. On this basis, no mitigation is proposed.

3.31 The present study has identified a direct impact on the significance of potential buried archaeological remains, should they be present, and considers that the degree of change arising from the proposed development would be *Large Negative*.

- Although the present site has a *Low* overall potential for the presence of archaeological remains (adjusted on the basis of nearby archaeological investigations), the potential significance of any identified features and deposits should be considered to be *High*, with any surviving remains likely to be of regional interest. Such remains would be unlikely to be of a quality or rarity sufficient to warrant statutory protection, or the refusal of planning consent on archaeological grounds.

The potential may be considered to be of sufficient significance, however, to warrant a programme of archaeological investigation of the site, should it be developed, in order to characterise the defined potential and, if realised, to mitigate the impacts of the development on the survival of any identified remains through their preservation by record, with the collected data made publicly accessible. Such a programme, if requested by the archaeological advisers to the planning authority, would normally be secured through a standard archaeological condition attached to any planning consent that might be granted; a watching brief on groundworks might be considered to provide sufficient mitigation in the present case.

The implementation of the proposed mitigation, which would ensure the *preservation by record* of any remains encountered, would reduce the significance of the effect of the development on the below-ground archaeological resource to *Neutral*.

3.32 The present study has identified an indirect impact on the setting of Cantlebury, but considers that the degree of change arising from the proposed development is *Neutral*. On this basis, no mitigation is proposed.

CONCLUSION

3.33 The present document has been prepared in line with the requirements of paragraph 194 of the *National Planning Policy Framework* (NPPF), in order to advise the planning authority on the possible impacts on the historic environment arising from a proposal to develop land to the north of Middle Farmhouse, Chapel Street, Hinxworth.

- Direct impacts on the significance of Middle Farmhouse and on the Hinxworth Conservation Area have been identified, but the degree of change arising from the proposed development is considered to be *Neutral* in both cases and no mitigation is considered to be necessary.
- Potential direct impacts on the below-ground archaeological resource have been identified, with an overall low risk that significant remains might be encountered. Using

standard criteria, the degree of change arising from the proposed development is considered to be *Large Negative*, reducing to *Neutral* following the implementation of appropriate mitigation.

- Indirect impacts on the nearby Grade II listed Cantlebury have been identified, but the degree of change arising from the proposed development is considered to be *Neutral* and no mitigation is considered to be necessary.

3.34 On the basis of the identified impacts, and the calculated significance of effect of those impacts, in the context of paragraphs 201 and 202 of the NPPF, the proposed development will not lead to any 'substantial' or 'less than substantial' harms to Middle Farmhouse, to the Hinxworth Conservation Area or to nearby listed buildings.

3.35 In the context of paragraph 203 of the NPPF, the scale of harm to the significance of the potential below-ground archaeological resource has been classified as *Large Negative*. The mitigation proposed will follow the requirements of paragraph 205 of the NPPF, through the production of appropriate records and the public dissemination of the collected data. The mitigation would reduce the scale of harm to *Neutral*.

3.36 In conclusion, given the scale of the identified impacts and the nature of the proposed mitigation, it is not considered that there would be any reasons for the refusal of planning consent for the proposed development on heritage grounds.

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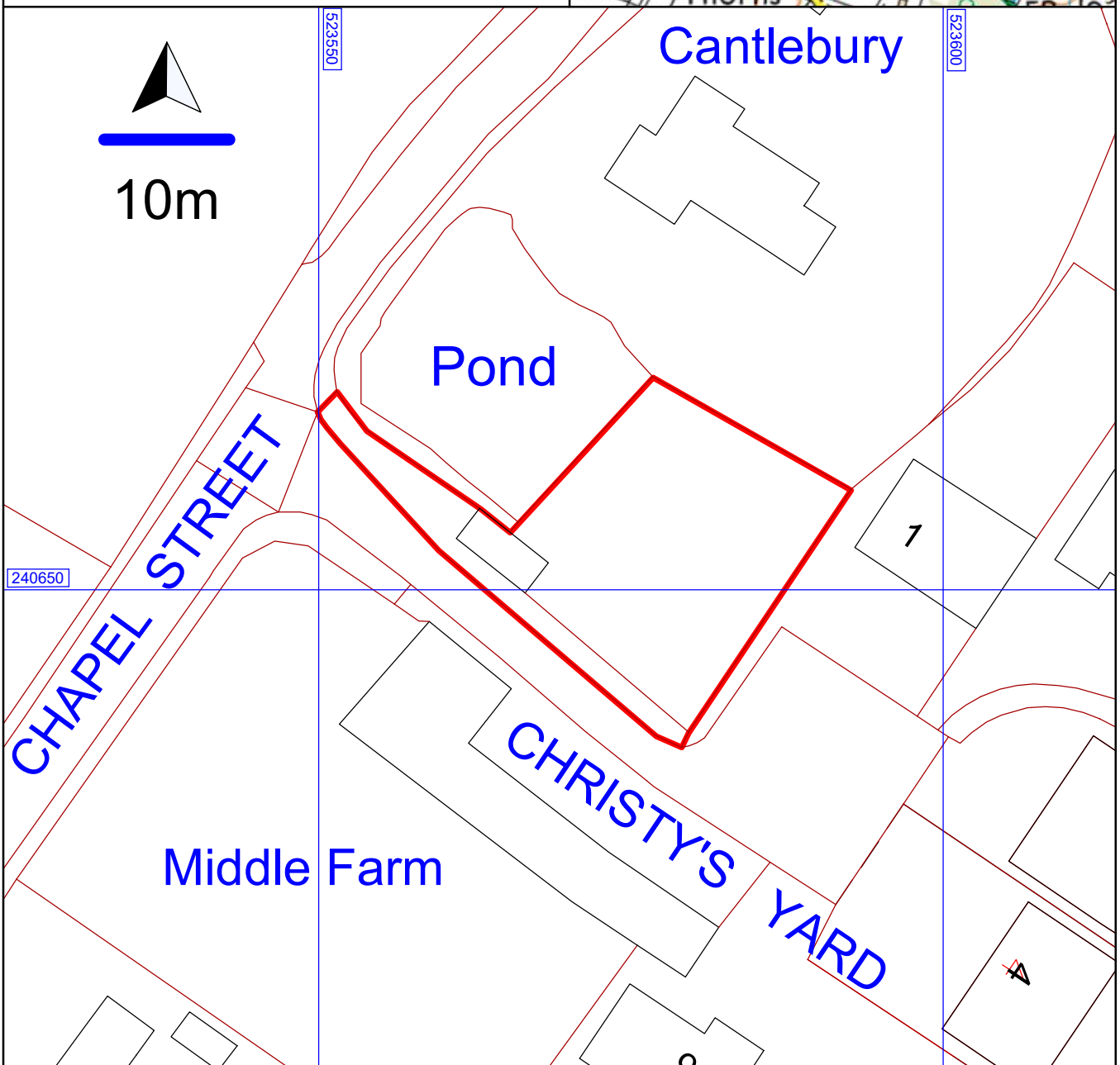
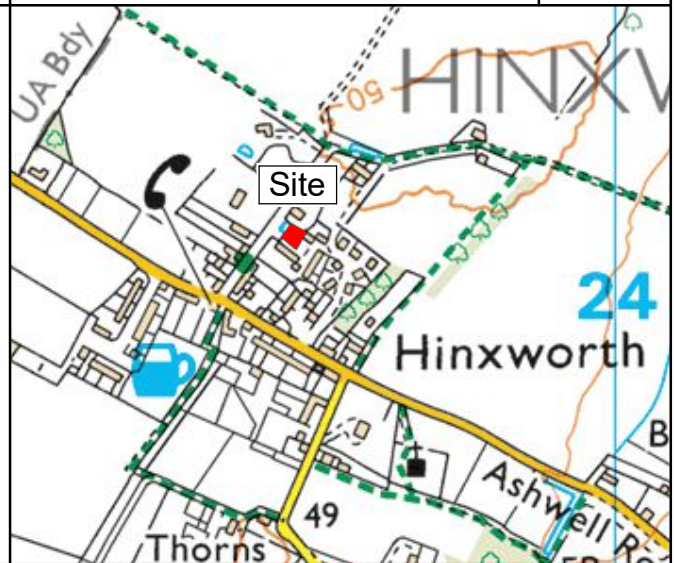
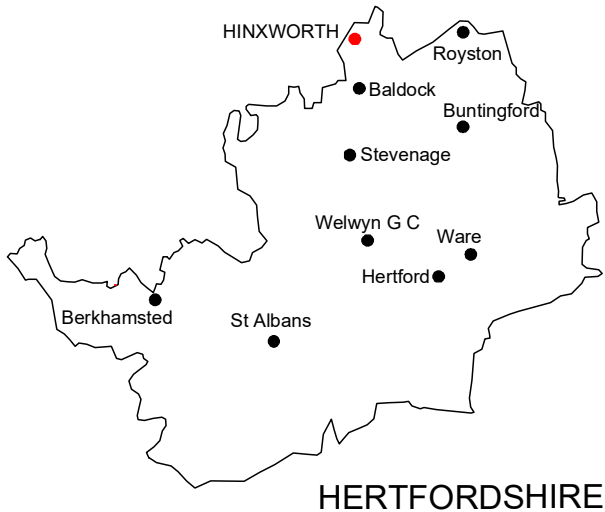
5 Illustrations

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Figure 6.....	Extract from the 1898 OS map
Figure 7.....	Extract from the 1924 OS map
Figure 8.....	Extract from the 1975 OS map

HERITAGE NETWORK

Land North of Middle Farmhouse
Chapel Street, Hinxworth, Herts.

HN1587

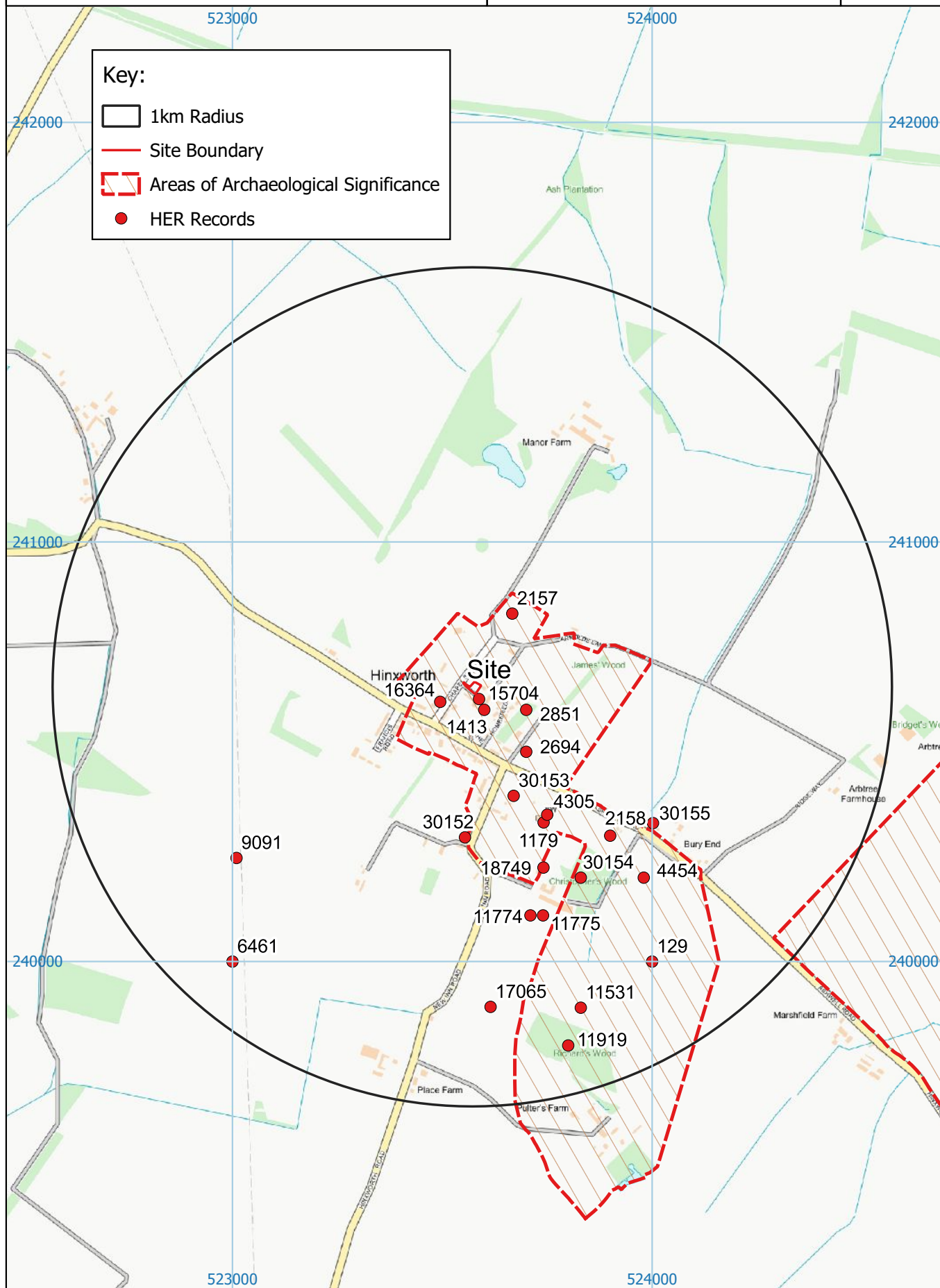


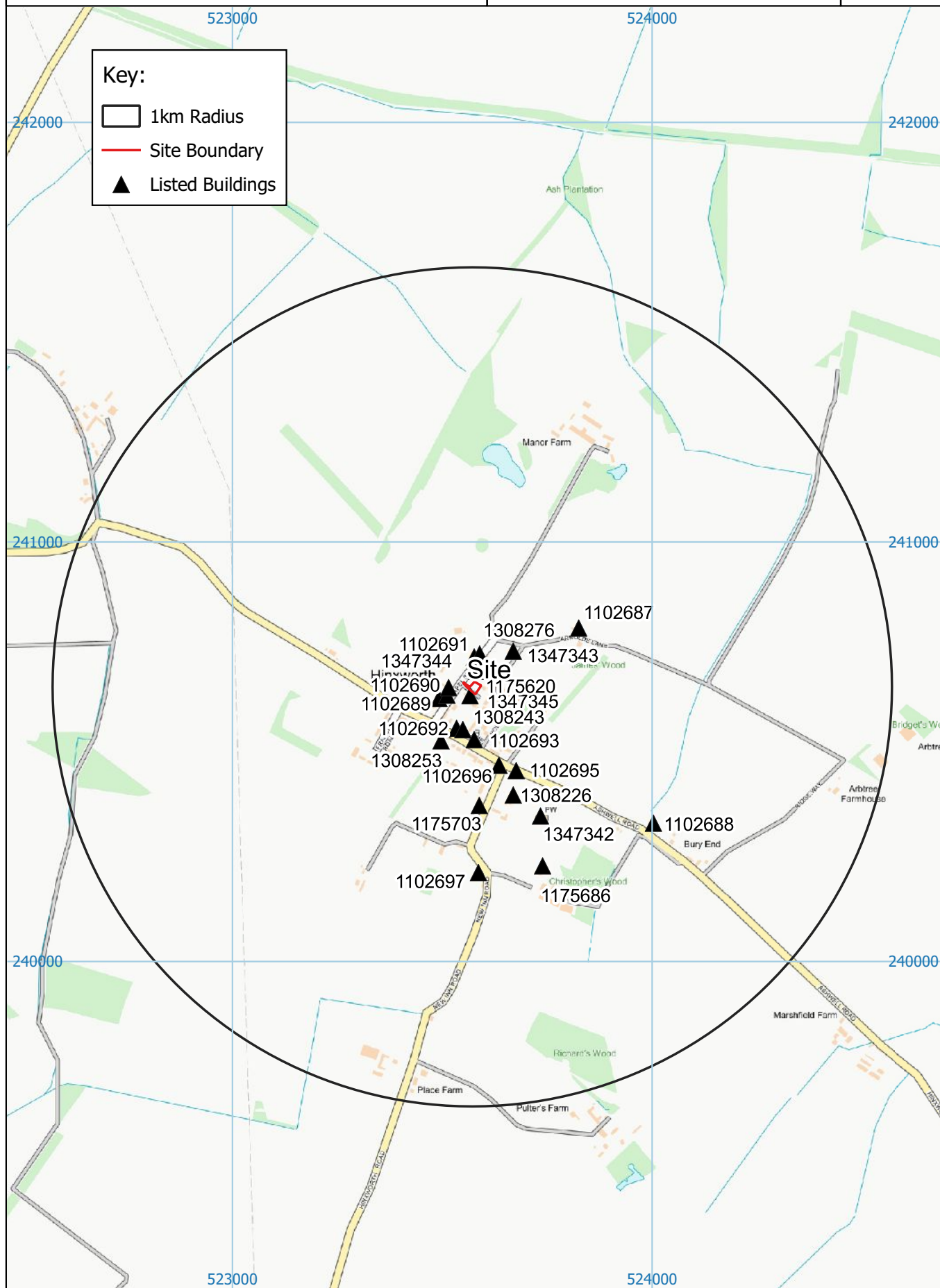
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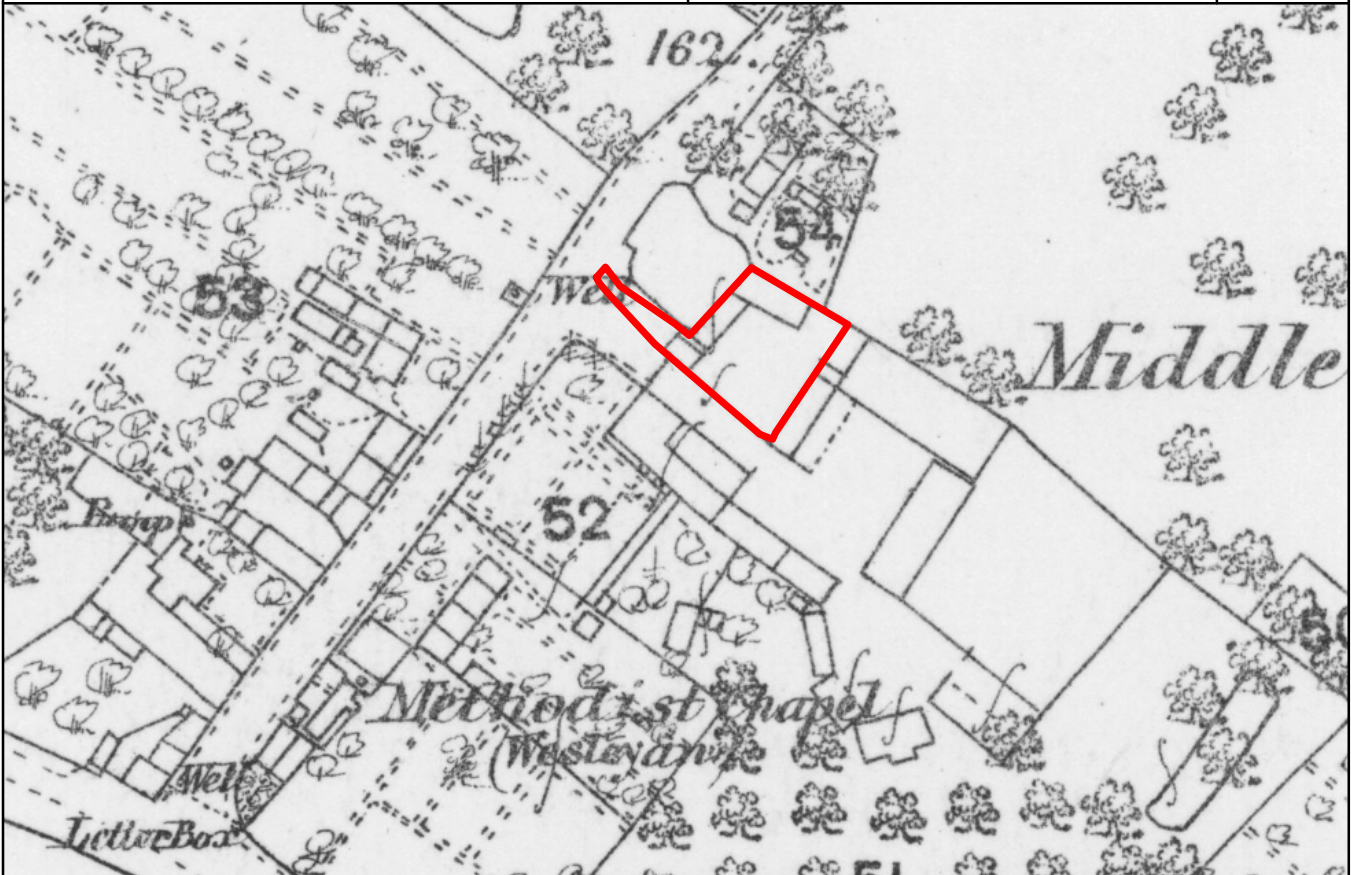
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Figure 1

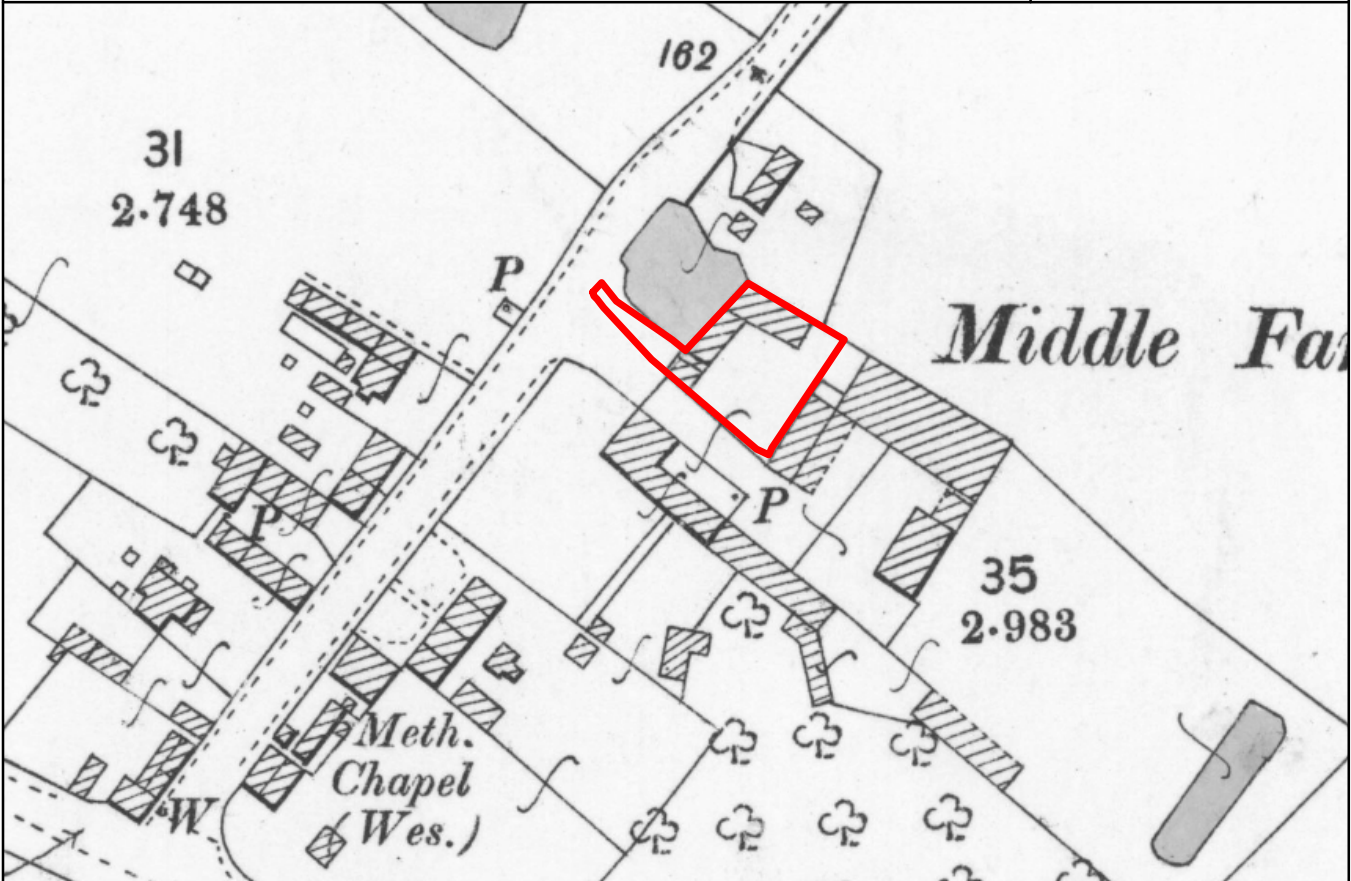






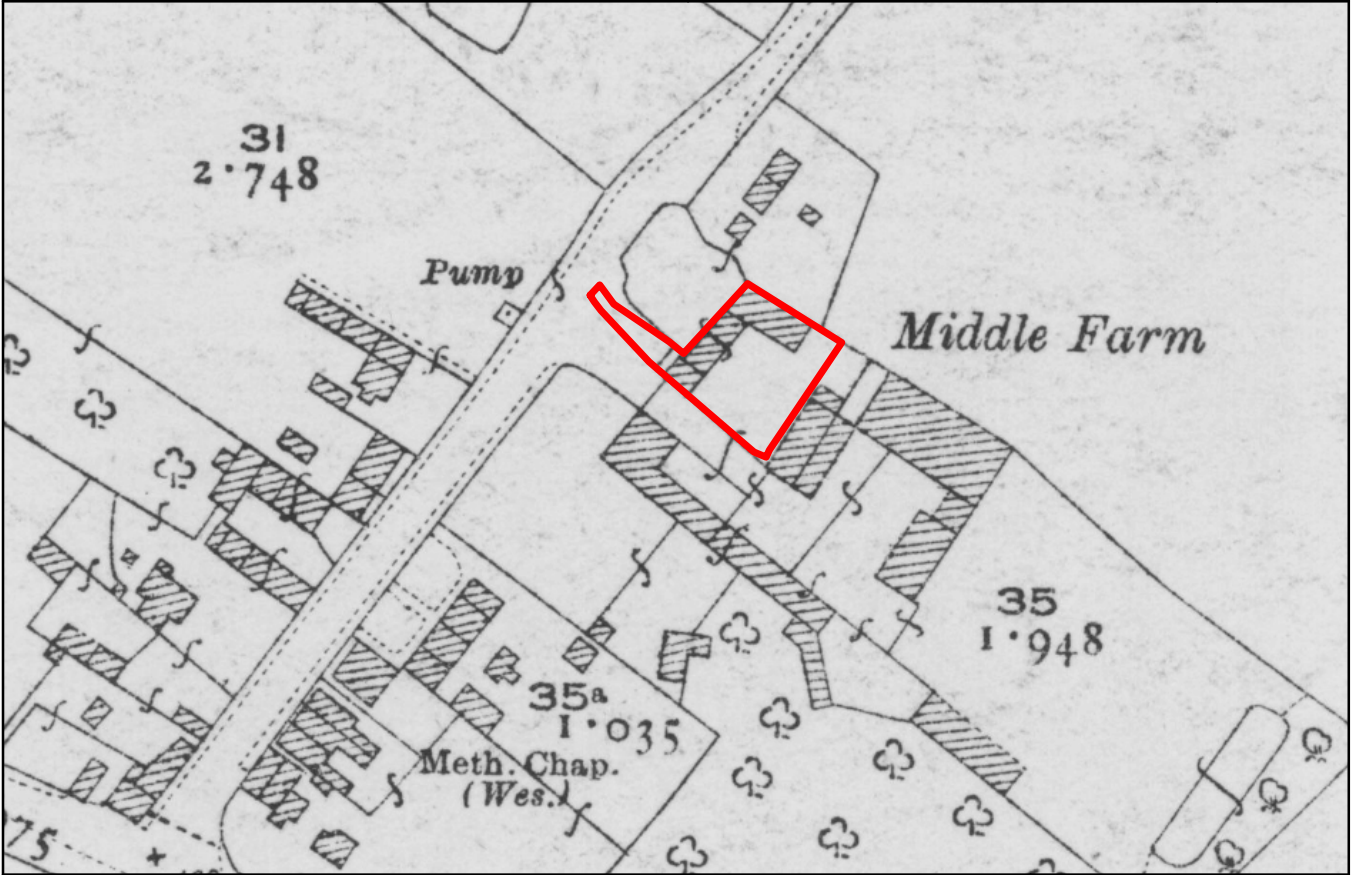
Ordnance Survey Map, 1882
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Figure 5



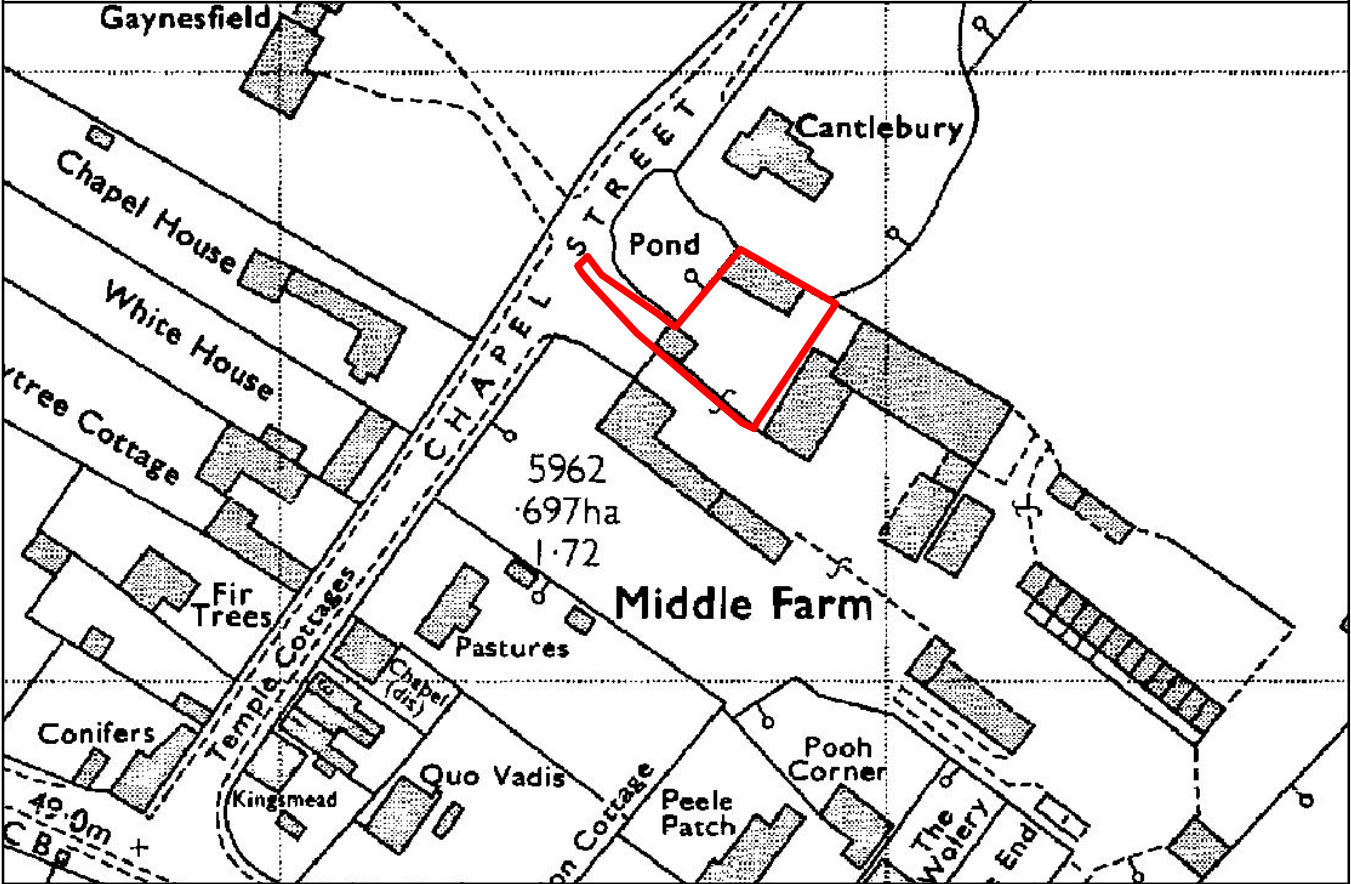
Ordnance Survey Map, 1898
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Scale 1:1250
Figure 6



Ordnance Survey Map, 1924
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Scale 1:2500
Figure 7



Ordnance Survey Map, 1975
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Scale 1:2500
Figure 8

Appendix:

Hertfordshire Historic Environment Record

Entries for 1000m radius from NGR 523576 240652

PrefRef	RecordType	Name	Summary	Period	Easting	Northing
129	MON	LATE IRON AGE OCCUPATION, HINXWORTH		Late Iron Age	524000	240000
11919	FS	LATE IRON AGE/ROMANO-BRITISH OCCUPATION, MARSHFIELD FARM, HINXWORTH		Late Iron Age to Post Medieval	523800	239800
1413	FS	ROMANO-BRITISH MARBLE FIGURINE, MIDDLE FARM,	Part of a statue of Venus	Roman	523600	240600
2851	FS	ROMAN POTTERY AND POSSIBLE OCCUPATION MATERIAL, HINXWORTH		Roman	523700	240600
11775	FS	9TH CENTURY VIKING SWORD GUARD, HINXWORTH		Early Medieval	523740	240110
1179	FS	NORMAN POTTERY, HINXWORTH CHURCHYARD	Rim of a jar found in the churchyard	Medieval	523741	240332
2158	MON	POSSIBLE MOATED SITE, BURY END, HINXWORTH		Medieval	523900	240300
4305	BLD	CHURCH OF ST NICHOLAS, HINXWORTH	Medieval parish church	Medieval	523750	240350
11774	FS	LATE MEDIEVAL SILVER RING, HINXWORTH		Medieval	523710	240110
17065	MON	CROPMARKS OF ERODED RIDGE AND FURROW, PLACE FARM, NEW INN ROAD, HINXWORTH		Medieval	523615	239892
30154	FS	MEDIEVAL POTTERY, DEWMEAD FARM, HINXWORTH	10th/12th century to late medieval sherds, in worn condition	Medieval	523830	240200
2694	PLA	VILLAGE & PARISH OF HINXWORTH		Medieval to Post Medieval	523700	240500
11531	MON	CROPMARKS OF FIELD BOUNDARIES, ENCLOSURE AND RIDGE & FURROW, HINXWORTH		Medieval to Post Medieval	523830	239890
2157	MON	SITE OF CANTLOWBURY/HARVEY HOUSE, ARNOLDS LANE, HINXWORTH	Possibly 16th century stone manor house with medieval origins, demolished c.1863 for the building materials	Post Medieval	523667	240829
15704	BLD	MIDDLE FARM, CHAPEL STREET, HINXWORTH	16th century farmhouse, most of the post-medieval farm buildings now having gone	Post Medieval	523588	240626
16364	BLD	FIR TREES, CHAPEL STREET, HINXWORTH	16th century or earlier timber-framed house	Post Medieval	523495	240619
18749	BLD	DEWMEAD, NEW INN ROAD, HINXWORTH	17th century or earlier timber-framed farmhouse, the farm buildings replaced in the 20th century	Post Medieval	523741	240224
30152	MON	SITE OF RECTORY FARM, NEW INN ROAD, HINXWORTH	Post-medieval farmstead demolished in the later 19th	Post Medieval	523554	240296
30153	BLD	HINXWORTH HOUSE, NEW INN ROAD, HINXWORTH	18th century brick rectory in its own grounds	Post Medieval	523670	240395
30155	BLD	BURY END, ASHWELL ROAD, HINXWORTH	Small 17th century timber-framed house, later divided into two and now again one property	Post Medieval	524002	240330
4454	MON	CROPMARK OF AN OVATE ENCLOSURE AT BURY END,		Unknown	523980	240200
6461	FS	TWO GREEK COINS, HINXWORTH		Unknown	523000	240000
9091	MON	CROPMARK OF RECTANGULAR ENCLOSURE, WITH INTERNAL CIRCULAR DITCHED ENCLOSURE, HINXWORTH		Unknown	523010	240247
EHT2163	EVP	AIR PHOTO OF CROPMARK OF OVATE ENCLOSURE AT BURY END HINXWORTH	Herts County Council 25" Vertical Photomaps		524000	240200
EHT4196	EVS	Evaluation at Middle Farm, Hinxworth	RPS Clouston		523620	240610
EHT4618	EVS	Fieldwalking at Marshfield Farm, Hinxworth, 2002	The Heritage Network		523800	239800
EHT4946	EVT	Evaluation at Dewmead Farm, Hinxworth, 2001	The Heritage Network		523820	240180