

9-10 High Street, Hitchin, Hertfordshire
Archaeological Desk-Based Assessment
June 2024

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Report

Archaeological Desk-Based Assessment

Site

9-10 High Street, Hitchin, Hertfordshire

Client

Bellborough Ltd

Date

June 2024

Planning Authority

North Herts Council

Site Centred At

518360, 229170

Prepared By

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Report Status

FINAL

Orion Ref

PN3699/DBA/V.2

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post Medieval	1486 – 1901 AD
Modern	1901 - Present Day

This archaeological desk-based assessment considers land at 9-10 High Street, Hitchin, Hertfordshire. It has been researched and prepared by Orion Heritage on behalf of Bellborough Ltd.

Based on an assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for below ground archaeological remains is considered as follows:

- There is high potential for buried remains associated with the boundary ditch associated with the Saxon burh and/or minster (HHER 12584). The ditch recorded to the north of the site has been georeferenced in relation to the site (see Plate 1). This suggests the ditch continues into the study site. Current topographic data has been reviewed which confirms current ground level in the projected location of the ditch to be at 69.47m OD. The level of the top of the ditch was recorded at c. 68.7m AOD (APS 2019). The below ground conditions within the site are not currently known, however, this suggests that the ditch is c. 0.77m below ground level and a good chance for evidence of the same ditch to survive within the study site. The significance of the ditch is Local to National depending on condition and whether or not it can be confirmed at Saxon in date. It is noted that the ditch has been evaluated and preserved by record where impacted by recently permitted development to the north and south of the site.
- Fragmentary remains of other periods cannot be ruled out at this stage, however such remains are likely to be of local significance only.

Construction activities associated with the proposed development, including potential demolition and grubbing out of foundations has the potential to disturb the identified potential archaeological remains.

A programme of further investigation is recommended. Further discussion with the Archaeological Advisor is required to determine the scope and timing of this investigation and possible mitigation measures. Given the space, current ground conditions, and depth of the anticipated archaeology, a practical approach would be the securing of a programme of work as a condition of planning.

There are no designated archaeological assets within the study site or within the 500m study area. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at 9-10 High Street, Hitchin, Hertfordshire. It has been researched and prepared by Orion Heritage on behalf of Bellborough Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference 518360, 229170.
- 1.2 The assessment has been prepared to support a full planning application (FPA) for the demolition of the existing buildings and construction of a mixed commercial and residential development.
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. As there are no designated archaeological assets within the vicinity of the study site, the setting of heritage assets is not a consideration within this report. Built Heritage is not part of the scope of this assessment.
- 1.4 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.

Consultation

- 1.5 Pre-application advice from the LPA Archaeological Advisor in 2022 requested pre-determination evaluation to support the planning application due to the potential for buried associated with the Late Saxon ‘burh’ ditch (*pers. comm.* Greer Dewdney 14.7.22).

Location, Topography and Geology

- 1.6 The study site measures 2725 sq m in size and is located within the centre of Hitchin, on the western side of the High Street, c. 75m west of the Grade I listed Church of St Mary. The study site extends from the High Street to the A505 to the west. The study site is occupied by a now redundant M&Co store and Poundstore with car parking / service area to the rear.
- 1.7 A topographic survey of the study site has been undertaken, which records ground level at the High Street as c. 65.28m AOD rising to 70.36m AOD at the western limit of the study site on the A505 (Kempston Surveys, 2021). The rear external car park has a reinforced car ramp to the roof level which is used as a car park. The external ground floor level which is also reinforced.
- 1.8 No significant watercourses or other topographic anomalies occur in the immediate vicinity of the study site, although the River Hiz flows in a south-north direction c. 220m east of the study site.

- 1.9 The solid geology of the study site comprises Zig Zag Chalk Formation (chalk) overlain by Glaciofluvial Deposits (Mid Pleistocene - Sand and Gravel) (BGS GeoIndex 2024).
- 1.10 The study site has been subject geotechnical investigation, however the reports are not available at the time of writing.

2.0 Aims, Objectives & Methodology

- 2.1 The principal aim of this desk-based assessment is to identify potential significant environmental effects to the historic environment, which might result from the proposed development. The assessment will identify and evaluate the nature and likelihood of the impacts of the proposed development on archaeological against clearly defined criteria.
- 2.2 The objectives of the desk-based assessment are to:
- Gain an understanding of the archaeological potential of the study site;
 - Identify any archaeological constraints to the development of the study site;
 - Assess the likely impact of the proposed development;
 - Make recommendations for further work, if necessary.
- 2.3 The results of the desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.
- 2.4 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2023) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:
- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2015);
 - Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2022); and
 - Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).
- 2.5 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:
- “a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”*
- 2.6 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:
- “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”*

Study Areas

- 2.7 The following study areas have been chosen for the archaeological impact assessment. There are no strict parameters for the setting of study areas. This has been defined based on professional judgement, experience of potential significant direct and indirect effects likely to arise from the Proposed Development:
- Archaeological study area: a 500m radius has been used to identify designated or non-designated archaeological assets which might be directly or indirectly impacted by the Proposed Development and inform the potential for previously unrecorded archaeological remains.

Baseline Data Collection

- 2.8 The following data sources will be used in the compilation of the baseline data:
- Hertfordshire Historic Environment Record (HHER);
 - National Heritage List for England (NHLE);
 - Hertfordshire Archives and Local Studies (HALS);
 - The National Archives (TNA);
 - The British Library (BL);
 - Site inspection; and
 - Published/unpublished sources;
- 2.9 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. As the site is brownfield (see map regression section) detailed examination of Lidar Data is not considered necessary.

Limitations

- 2.10 This assessment is based upon data obtained from publicly accessible archives as described in paragraph 2.8. Data was received from Hertfordshire Historic Environment Record and downloaded from the HistE website in May 2024.

3.0 Planning Background and Development Plan Framework

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.1 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment' (DLUHC, December 2023). This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.2 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.3 Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.4 Paragraph 209 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.5 *Heritage Assets* are defined in Annex 2 as 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.6 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.7 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.8 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.9 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 3.10 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”

- 3.11 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.12 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.13 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.14 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.15 The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- 3.16 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.

- 3.17 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.18 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 3.19 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."
- 3.20 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:
- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*
- Examples of heritage benefits may include:*
- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
 - *reducing or removing risks to a heritage asset; and*
 - *securing the optimum viable use of a heritage asset in support of its long-term conservation."*
- 3.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 3.22 Planning policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2021), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;

- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.23 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.24 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.25 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.26 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.27 *Heritage Assets* are defined in Annex 2 as: 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.28 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.29 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.30 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.31 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.32 The NPPF is supported by the National Planning Practice Guidance (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their

significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”

- 3.33 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.34 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.35 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- 3.36 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.
- 3.37 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.38 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 3.39 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

- 3.40 The North Hertfordshire Local Plan 2011-2031 was adopted in November 2022 and contains the following policies relevant to this assessment:

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.

12.1 Designated heritage assets include Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens. National guidance states that great weight should be given to the conservation of those assets (Paragraph 132 of the 2012 NPPF), including (where appropriate) securing an asset's optimum viable use.

12.2 The Council recognises the significance of designated heritage assets within the District and the contribution they make to defining local character, providing a sense of place and achieving sustainable development. Their conservation and preservation is an important consideration within the planning process and is recognised within specific legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) and national planning policy. The Council will require applicants to assess the significance of the designated heritage asset, including its setting, and justify and detail the impact of the proposal upon the significance of the asset to ensure proposals preserve the significance of assets.

12.3 The NPPF sets out that substantial harm to designated heritage assets should generally be avoided, unless specific exception criteria are met (Paragraphs 132 and 133 of the 2012 NPPF). In some cases where proposals will lead to less than substantial harm to a designated heritage asset, it is necessary to weigh any harm against the public benefits of the proposal including (where appropriate) securing an asset's optimum viable use¹⁴⁶ and ensure that necessary mitigation measures are identified to minimise any identified harm. Sites allocated in this Plan that have the potential to lead to less than substantial harm to a designated heritage asset and or its setting have been weighed against the public interest test and mitigation or guidance measures are set out in this Plan where necessary (See Policies SP14 to SP19 and the Communities section for guidance and mitigation).

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.

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

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

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

12.18 Where development proposals will affect any of these areas, prospective developers will be required to undertake an archaeological assessment (if necessary with a field evaluation) of the site in line with Government guidance and in consultation with the County Council's Historic Environment Unit. A full report of this recording work and any findings should be submitted to the local planning authority for approval before an application can be determined.

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

- 3.41** Policy HE3: Non-designated heritage assets, may be considered applicable but is described paragraph 12.8 in the Local Plan as 'concerned with those non-designated heritage assets that are locally listed, such as buildings of local interest'. This gives it a focus on built heritage rather than archaeology and therefore Policy HE4 is considered the most applicable at the desk-based assessment stage. This can be reviewed following data collection and at each planning stage.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.42** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing

historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- *Understand the significance of the affected assets;*
- *Understand the impact of the proposal on that significance;*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- *Look for opportunities to better reveal or enhance significance;*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.43 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.44 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.45 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.46 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1 The location of heritage assets mentioned in the text are shown on Figures 2 and 3.
- 4.2 The study site falls within the Hitchin Archaeological Area (HHER DHT1084).
- 4.3 The study site falls within the Hitchin built up urban area HLC polygon, which covers the whole of modern Hitchin (HHER HHT2710).
- 4.4 The HHER records the no finds or features within the study site, however the following are located in close proximity:
 - Although not recorded within the study site the line of the substantial boundary ditch, interpreted as delimiting the Saxon burh and/or minster run north-south through the western part of the study site (HHER 12584);
 - Roman Pottery and other evidence, recovered immediately south of the study site (HHER 1419);
 - Palaeolithic flint implements from 'Brand Street', recorded c. 20m north of the study site. The exact location of all of the flint artefacts is not known, however a stone tool is recorded from 'Brand Street'.

Previous archaeological investigations

- 4.5 The HHER records no archaeological investigations within the study site. A total of 77 investigations have occurred within the 500m study area, of which 54 relate to intrusive archaeological investigations (i.e. evaluations, watching briefs and excavations). The following investigations are particularly relevant to the archaeological potential of the study site:
 - Evaluation, watching brief and excavation at Legion House, Paynes Park, Hitchin (HHER EHT8582, EHT8583; APS 2018). These investigations immediately north of the study site revealed evidence of a 4m wide and 0.98m deep ditch interpreted as the Late Saxon / early medieval burh ditch of Hitchin.
 - 2007 – 2008 archaeological investigations at Bookers Yard Brooker's Yard, c. 100m south of the application site (HHER EHT7256; The Heritage Network 2008), also recorded a possible section of the Late Saxon / early medieval Burh ditch of Hitchin (HHER 12584).
 - Evaluation and excavation works on land off Paynes Park in 2004, c. 80m south of the study site, also recorded a section of the Late Saxon / early medieval Burh ditch of Hitchin (EHT5268, PCA 2004; EHT5268, PCA 2005).
- 4.6 These investigations and others will be discussed as appropriate in the sections below.

Undated/Negative

- 4.7 There are no undated features within the study site. The HHER records undated features, identified during archaeological investigations (along with medieval pottery) at Old Charlton Road, c. 300m south of the study site (HHER 13058). There are likely to be undated features in other archaeological investigations closer to the study site that are not specifically recorded.

- 4.8 The study site is underlain by quaternary sand and gravel deposits dated to the Mid Pleistocene. The earliest recorded human activity within the study area is Palaeolithic flint implement(s), one of which is from Brand Street, only c. 20m north of the study site (although the exact location is not known) (BHER 282). The assemblage are recorded as having come to the museum in the 1920's and 30's as loans or purchases, without provenance.
- 4.9 Mesolithic and Neolithic flint artefacts are recorded throughout the study area attending to the continued attraction of the area to early hunter gathers. In addition to worked flints (HHER 11794, 15639), this assemblage includes Mesolithic blades and perforated maceheads (HHER 11795 and 6453), a Neolithic leaf-shaped arrowhead (HHER 18276) and six polished Neolithic flint axeheads (HHER 290). These are generally located to the south and east of the study site, however not contained within a specific concentration.
- 4.10 Approximately 230m south-east of the study site, at Biggin Lane (HHER 13614), within the floodplain of the Hiz, organic deposits have been identified associated with the early prehistoric floodplain of the Hiz. Analysis of the sediments yielded environmental evidence that elucidated the early prehistoric landscape of Hitchin.

Iron Age – Romano-British

- 4.11 Whilst there is no archaeological evidence of a formal concentration of population in Hitchin in the Iron Age or Romano-British periods, archaeological investigations in the area regularly identify evidence of dispersed settlement. Of note within the 500m study area are the 2004 investigations by PCA off Paynes Park which identified an Iron Age ring ditch interpreted as an Iron Age round house, c. 80m south of the study site (BHER 12582). A 'number' of late Iron Age cremation urns are also recorded c. 200m north of the study site (HHER 1204). An undated horse burial recovered from Brand Street is suggested to be Late Iron Age or Roman, however, this is conjecture based on it being complete rather than scientific dating or associated dating evidence (HHER 12332).
- 4.12 In addition to the above *in situ* archaeological evidence, nine individual or group finds of Iron Age coins or tokens have been identified within the 500m study area (BHER 131, 22078, 22091, 22334, 22363, 22377, 22392, 22493, 4873). These are recorded from the Portable Antiquity Scheme and the exact location in relation to the study site is not known.
- 4.13 As previously discussed, there is no evidence of a formal Roman settlement at Hitchin. There is archaeological evidence to suggest a managed agricultural landscape with dispersed settlement of varying status across the landscape. Evidence of the managed landscape is indicated by banks and ditches recorded c. 130m north-east, c. 200m south-east and c. 80m south of the study site (HHER 13615, 12583 and 13611). Pits and a possible Roman building have been identified at 33 Queen Street, c. 300m south-east of the study site (HHER 11350).
- 4.14 Roman burials are recorded at 40 Queens Street, c. 340m south-east of the study site (HHER 11351) and a probably Roman or Saxon cemetery is recorded on the High Street c. 45m north of the study site (HHER 13353).
- 4.15 A total of twelve individual or group findspots are recorded within the 500m which include ceramics, glass, coin, buildings material and a fragment of a sarcophagus which further indicated the presence of Romano-British occupation within the wider study area.

- 4.16 The name Hitchin is said to have early medieval origins; *Hicce* being an Anglo-Saxon tribe that settlement in the areas of north Hertfordshire and south Bedfordshire in the 6th century. Variation of the name include *Hitche*, *Hicce* and *Hicche*.
- 4.17 By the 8th century Hitchin fell within the kingdom of Mercia. Offa the King of Mercia is said to have built a place in the locality in 758 AD, and alter a religious house. By the 10th century Hitchin is established as an important Saxon minster (NHDC 2011). The interpretation of the ditch to the immediate north of the site, and further to the south, as being of Saxon date is very significant as it suggests the settled is a defended Saxon Burh.
- 4.18 Recent investigations immediately north of the study site, at Legion House, Paynes Park, Hitchin (HHER EHT8582, EHT8583; APS 2018), recorded evidence of a probable Late Saxon / early medieval Burh ditch. The feature measured c. 4m wide and 0.98m; whilst only later dating evidence was recovered, the orientation and profile of the feature suggest it is the Late Saxon / early medieval Burh ditch of Hitchin. The orientation of the ditch is roughly north-north-east to south-south-west, which would suggest that the feature originally extended into the rear car park of 9-10 High Street. The top of the ditch was recorded at c. 68.7m AOD, however, it is suggested that the upper level of the ditch have been truncated by later construction activity.

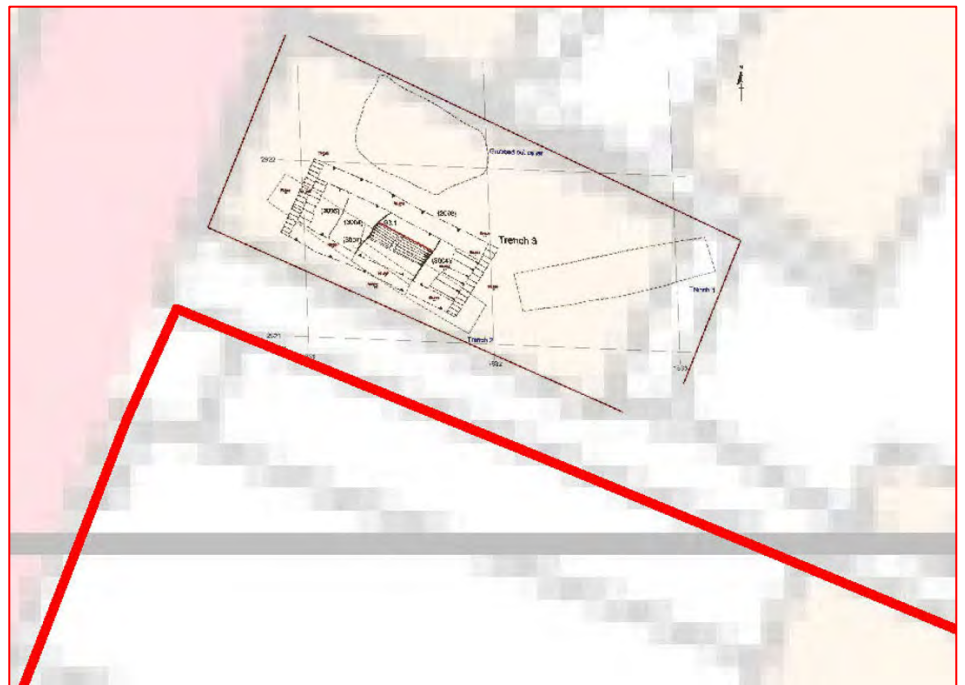


Plate 1: Ditch [3007] from the 2018 Investigations at Legions House immediately north of the study site (site outline in red); see Figure 15.

- 4.19 The burh ditch has also been identified during 2007 – 2008 investigations at Brooker's Yard, c. 100m south of the application site (HHER 12584 & EHT7256; The Heritage Network 2008. At this location the ditch is recorded at its widest, measuring 7m wide and 2.58m deep. The investigations suggest it was backfilled in the period AD 900-1150. The fills contained a comparatively small amount of pottery, but this included Saxo-Norman wares as well as two worn sherds of Roman pottery. A total of 15 sherds of Saxon pottery were found across the Brooker's Yard site but they all came from features which also contained medieval wares.
- 4.20 Evaluation and excavation works on land off Paynes Park in 2004, c. 80m south of the study site, also recorded a section of the Late Saxon / early medieval Burh ditch of Hitchin

(EHT5268, PCA 2004; EHT5268, PCA 2005). The feature [196] extended across the site on a NNE-SSW alignment, was up to 4.25m in width and 2.41m deep. The sides slopes gently, before narrowing sharply giving an almost symmetrical 'V' shaped profile. PCA recorded two small gullies on either side of the ditch. The top of the ditch was recorded at c. 69.40m OD. It is suggested that the origins of the ditch may be Roman given the profile.

- 4.21 In addition to the above evidence late Saxon occupation evidence has been recovered at 33 Queen Street c. 300m south-east of the study site (HHER 12350) and 35 Tilehouse Street c. 200m south-west of the study site (HHER 11792). Additionally a penny of Harold Harefoot (AD 1036-37) has been recovered c. 315m south of the study site.
- 4.22 The possible site of the Anglo-Saxon Manor is recorded c. 100m east of the study site, based on proximity to St Mary's Church which is known to have early medieval origins (HER 11190). Early medieval settlement evidence has been recorded during archaeological investigations at 40 Queen Street c. 250m east of the study site (HHER 11465). An early medieval decorated bronze pin has been recovered from St Andrews Hall, c. 360m east of the study site (HHER 1612).

Medieval

- 4.23 Hitchin is recorded as a pre-conquest manor in 1086, within the hundred of Hitchin. In 1086 it had a recorded population of 103 households, making it in the largest 20% of settlements recorded (Open Domesday, 1086).
- 4.24 The manor of Hitchin was held by Earl Harold and after the Norman Conquest, was succeeded by William I. In the 13th century, it was granted to Bernard de Baliol and descended through sons till 1296 when John, King of Scotland, lost the kingdom. Afterwards, the manor passed to Roger l'Estrange then in 1306, to John of Britanny and in 1308, to Robert Kendale. It remained in the Kendale family until 1375, when most of the manor reverted to the Crown. In 1380, the manor was granted to Hugh de Segrave then in 1387, to Edmund Duke of York. It descended through his sons till 1461 when Richard, King of England, granted it to his mother Cicely, Duchess of York.
- 4.25 As outlined in the Hitchin Conservation Area Appraisal (NHDC 2011), indicators of the continued growth of Hitchin during the medieval period are the construction of St Andrew's (later St Mary's) Church and the establishment of a monastery for Carmelite monks (HHER 4392) and Gilbertine order of canons (HHER 4389) in the 12th century. The town was an established market town by the 12th century and the town's prosperity relied on wool, and the growing and selling of grain crops. Malting and brewing became the natural by-product of the latter.
- 4.26 The HHER records no medieval finds or features within or immediately adjacent to the study site, however, unsurprisingly given the location of the study area within the historic core of Hitchin, archaeological investigations have recorded evidence of medieval domestic buildings, industrial activity, burgage plots and agricultural activity. These are not individually discussed due to lack of proximity to the site.

Post Medieval and Modern

- 4.27 The study site falls within the historic core of Hitchin as illustrated in early mapping. One of the early detailed maps of Hitchin dates to c. 1700 by Sir Henry Chauncy (Plate 2). The image is orientated west rather than north and the study site can be located in relation to the Church of St Mary and the Market Place. The study site is located between Pound Lane to the north and Odd Piece Alley to the south. It illustrates an unbroken line of buildings

fronting the High Street. Whilst development is indicated to the rear of the High Street frontage the rear appears agricultural in character.

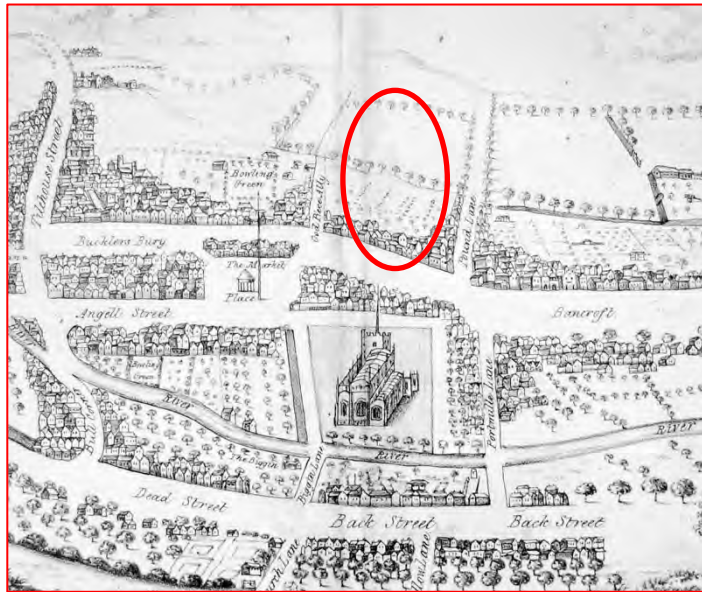


Plate 2: Plan of Hitchin c1700 by Sir Henry Chauncy (© Herts Memories)

- 4.28 The 1804 Ordnance Survey drawing (Figure 4) records the distribution of development throughout Hitchin, but is not of sufficient scale to accurately characterise the study site. The 1827 plan of Hitchin from Clutterbuck's History of Hertfordshire (Figure 5) records the linear plots to the west of the High Street. The plots are likely to represent earlier medieval burgrave plot systems. Development extends from the High Street, with external yard areas to the north. The rear of the plot is undeveloped at this stage. Two small ancillary buildings are shown at the western end of the plot.
- 4.29 The layout is similarly recorded in the 1841 Tithe Map (Figure 6). The plot (225) is recorded as 'three houses & yard & garden', under the ownership of James Smith and occupied by John Marks.
- 4.30 The 1881 Ordnance Survey (Figure 7) records the same layout, however provides slightly more detail as to the character of the site. The buildings are recorded as a granary. Fronting the High Street are two separate buildings separated by an arched entrance to the yard. The rear area, remains undeveloped, illustrated as two separate plots separated by a pathway, with occupational tree (Figure 7).
- 4.31 The aforementioned layout remains largely unchanged in subsequent mapping (Figure 8 and 9). Between 1932 (Figure 9) and 1965 (Figure 10) all of the buildings within the study site are demolished. The current buildings and associated rear car parking are constructed between 1965 (Figure 10) and 1971 (Figure 11). No significant changes are noted on subsequent mapping (Figure 12 and 13).
- 4.32 The HHER records no post-medieval or modern finds within the study site. A total of 76 entries are recorded within the 500m study area. As the majority of these relate to specific buildings or sites they have no bearing on the below ground potential of the study site and as such are not discussed in detail.

Site Walkover

- 4.33 A site visit was undertaken on 17th May 2024 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The

conditions were bright and clear. It was possible to inspect the site from the perimeter only.

- 4.34 The site walkover was useful to appreciate the natural slope from west to east within the site. The car park area is reinforced concrete. Several changes in hard landscaping and ancillary walls were noted. It was not possible to inspect the area under the car ramp. The level of the car park was in keeping with the ground level to the north and south, suggesting no substantial truncation in this area. The site walkover identified no finds or features of archaeological origin.



Plate 3: Principal elevation of 9-10 High Street (vacant M&Co and Poundland stores) (Dir. south-west)



Plate 4: View towards southern boundary of study site from southern car park. St Mary's Church spire visible to east (Dir. east)



Plate 5: View towards study site from western edge of A505 (Dir. east)



Plate 6: General view of ground floor car park and ramp to upper car park area (Dir. east)

Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.35 The available evidence has been assessed to determine the nature and extent of any previous impacts upon potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 4.36 There are at least two known phases of construction with the study site: construction of the current buildings and associated rear car parking between 1965 (Figure 10) and 1971 (Figure 11); and demolition and construction of the earlier buildings recorded on 19th century mapping. The date of the construction of these buildings is not known, however given the location of the site within the historic core, there is likely to have been buildings on the High Street frontage since the medieval period. Earlier phases of construction and

development and / or piecemeal development of the plot is likely. Of note, however, is that the western limit of the site remained opened until the current development in the 1960's/70's.

- 4.37 In summary, it is considered very likely that 19th and 20th century construction activities would have truncated earlier remains in the eastern part of the study site. However, the degree of truncation in the western part of the study site is currently unknown.
- 4.38 Based on an assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for below ground archaeological remains is considered as follows:
- Fragmentary early prehistoric evidence cannot be ruled out entirely at this stage. Residual early prehistoric flints are fairly frequently recovered from the vicinity of the site. Such remains would be considered of local significance.
 - The study site does not lie in the immediate vicinity of established Iron Age to Romano-British occupation. However, in reasonable proximity to a potential Romano-British (or later Saxon) cemetery. C.50 north of the study site (HHER 13353). Fragmentary remains cannot be ruled out entirely at this stage. Based on available evidence such remains would be considered of local significance.
 - There is high potential for buried remains associated with the boundary ditch associated with the Saxon burh and/or minster (HHER 12584). The ditch recorded to the north of the site has been georeferenced in relation to the site (see Plate 1). This suggests the ditch continues into the study site. Current topographic data has been reviewed which confirms current ground level in the projected location of the ditch to be at 69.47m OD. The level of the top of the ditch was recorded at c. 68.7m AOD (APS 2019). The below ground conditions within the site are not currently known, however, this suggests that the ditch is c. 0.77m below ground level and a good chance for evidence of the same ditch to survive within the study site. The significance of the ditch is Local to National depending on condition and whether or not it can be confirmed at Saxon in date. It is noted that the ditch has been evaluated and preserved by record where impacted by recently permitted development to the north and south of the site.
 - Fragmentary remains of medieval to post-medieval date cannot be ruled out at this stage.

5.0 Proposed Development and Predicted Impact on Designated and Non-Designated Archaeological Assets

The Proposed Development

- 5.1 The assessment has been prepared to support a full planning application (FPA) for the demolition of the existing buildings and construction of a mixed commercial and residential development.
- 5.2 Taking into account the natural slop of the site, the ground floor of the High Street end will be commercial no deeper than existing ground level. A lower ground car park is proposed in the central part of the site which will be a continuation of approximately the same levels are currently utilised. At the western end of the development, below ground impacts will occur from the construction of the proposed residential unit and ramp into the proposed car park.
- 5.3 Demolition and grubbing out of the existing structures also has potential to disturb archaeological deposits, if present.

Potential Archaeological Impacts and Mitigation Measures

- 5.4 The above construction activities have the potential to disturb buried archaeological remains relating to:
 - There is high potential for buried remains associated with the boundary ditch associated with the Saxon burh and/or minster (HHER 12584). The ditch recorded to the north of the site has been georeferenced in relation to the site (see Plate 1). This suggests the ditch continues into the study site. Current topographic data has been reviewed which confirms current ground level in the projected location of the ditch to be at 69.47m OD. The level of the top of the ditch was recorded at c. 68.7m AOD (APS 2019). The below ground conditions within the site are not currently known, however, this suggests that the ditch is c. 0.77m below ground level and a good chance for evidence of the same ditch to survive within the study site. The significance of the ditch is Local to National depending on condition and whether or not it can be confirmed at Saxon in date. It is noted that the ditch has been evaluated and preserved by record where impacted by recently permitted development to the north and south of the site.
 - Fragmentary remains of other periods cannot be ruled out at this stage, however such remains are likely to be of local significance only.
 - 5.5 A programme of further investigation is recommended. Further discussion with the Archaeological Advisor is required to determine the scope and timing of this investigation and possible mitigation measures. Given the space, current ground conditions, and depth of the anticipated archaeology, a practical approach would be the securing of a programme of work as a condition of planning.
- ### Potential Impacts on Designated Archaeological Assets
- 5.6 There are no designated archaeological assets within the study site or within the 500m study area. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at 9-10 High Street, Hitchin, Hertfordshire. It has been researched and prepared by Orion Heritage on behalf of Bellborough Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference 518360, 229170.
- 6.2 The assessment has been prepared to support a full planning application (FPA) for the demolition of the existing buildings and construction of a mixed commercial and residential development.
- 6.3 Based on an assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for below ground archaeological remains is considered as follows:
- There is high potential for buried remains associated with the boundary ditch associated with the Saxon burh and/or minster (HHER 12584). The ditch recorded to the north of the site has been georeferenced in relation to the site (see Plate 1). This suggests the ditch continues into the study site. Current topographic data has been reviewed which confirms current ground level in the projected location of the ditch to be at 69.47m OD. The level of the top of the ditch was recorded at c. 68.7m AOD (APS 2019). The below ground conditions within the site are not currently known, however, this suggests that the ditch is c. 0.77m below ground level and a good chance for evidence of the same ditch to survive within the study site. The significance of the ditch is Local to National depending on condition and whether or not it can be confirmed at Saxon in date. It is noted that the ditch has been evaluated and preserved by record where impacted by recently permitted development to the north and south of the site.
 - Fragmentary remains of other periods cannot be ruled out at this stage, however such remains are likely to be of local significance only.
- 6.4 Construction activities associated with the proposed development, including potential demolition and grubbing out of foundations has the potential to disturb the identified potential archaeological remains.
- 6.5 A programme of further investigation is recommended. Further discussion with the Archaeological Advisor is required to determine the scope and timing of this investigation and possible mitigation measures. Given the space, current ground conditions, and depth of the anticipated archaeology, a practical approach would be the securing of a programme of work as a condition of planning.
- 6.6 There are no designated archaeological assets within the study site or within the 500m study area. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

Sources

General

British Library (BL)
The National Archives (NA)
Hertfordshire Archives and Local Studies (HALS)
Hertfordshire Historic Environment Record

Cartographic

1804 Ordnance Survey Drawing
Plan of Hitchin from Clutterbuck's History of Hertfordshire, 1827 (copy of earlier 1816 plan)
1841 Hitchin Tithe Map
1881 1:2,500 Ordnance Survey
1898 1:2,500 Ordnance Survey
1932 1:2,500 Ordnance Survey
1965 1:2,500 Ordnance Survey
1971-85 1:2,500 Ordnance Survey
2006 1:10,000 Ordnance Survey
2024 1:10,000 Ordnance Survey
Plan of Hitchin c1700 by Sir Henry Chauncy

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
Historic England National Heritage List for England –
<https://www.historicengland.org.uk/listing/the-list/>
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MAGIC – www.magic.gov.uk
Pastscape – www.pastscape.org.uk
The Genealogist – www.thegenealogist.co.uk
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GAZATTEER OF ARCHAEOLOGICAL ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius was adopted. The following gazetteer represents all of the entries from the Hertfordshire Historic Environment Record (May 2024). Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the Hertfordshire Historic Environment Record or English Heritage reference number.

Abbreviations:**HHER:** Hertfordshire Historic Environments Record**Prefref:** Hertfordshire Historic Environments Record Reference Number

HHER Prefref / ORION REF.	NAME	MONUMENT TYPE	DESCRIPTION	PERIOD
13058	MEDIEVAL POTTERY AND UNDATED FEATURES, OLD CHARLTON ROAD, HITCHIN		PITS AND DITCHES, AND A FEATURE CONTAINING MEDIEVAL POTTERY	UNKNOWN
282	PALAEOLITHIC FLINT IMPLEMENT(S), 'BRAND STREET', HITCHIN		PALAEOLITHIC STONE TOOLS, ONLY ONE OF WHICH IS DEFINITELY FROM BRAND STREET	PALAEOLITHIC
13614	EARLY MESOLITHIC DEPOSIT, BIGGIN LANE, HITCHIN		MESOLITHIC WATERMEADOW, WITH MOLLUSCS AND POLLEN	LOWER MESOLITHIC
11795	MESOLITHIC BLADE, 35 TILEHOUSE STREET, HITCHIN			MESOLITHIC
6453	MESOLITHIC PERFORATED MACEHEAD, HITCHIN			MESOLITHIC
15639	NEOLITHIC AND BRONZE AGE WORKED FLINTS, PORTMILL LANE, HITCHIN			EARLY NEOLITHIC TO LATER BRONZE AGE
18276	NEOLITHIC LEAF-SHAPED ARROWHEAD, BROOKER'S YARD, HITCHIN		NEOLITHIC ARROWHEAD FOUND IN A MEDIEVAL PIT	NEOLITHIC
290	NEOLITHIC FLINT IMPLEMENTS, WRATTEN ROAD, HITCHIN		SIX POLISHED FLINT AXEHEADS AND A GOUGE	NEOLITHIC
11794	NEOLITHIC/BRONZE AGE FLINTS, 35 TILEHOUSE STREET, HITCHIN			LATE NEOLITHIC TO EARLIER BRONZE AGE
300	EARLY BRONZE AGE BEAKER, FROM 'NEAR HITCHIN'		CLARKE'S NO.358	EARLIER BRONZE AGE
4867	BRONZE AGE STONE AXE FRAGMENT, HITCHIN			BRONZE AGE
12858	POSSIBLE LATE BRONZE AGE-EARLY IRON AGE DITCH, UPPER TILEHOUSE STREET, HITCHIN		BOUNDARY DITCH BEHIND LEWESFORD HOUSE	LATER BRONZE AGE TO EARLIER IRON AGE
18273	LATE BRONZE AGE/EARLIER IRON AGE POST HOLES, BROOKER'S YARD, HITCHIN		POST HOLES AND LATE BRONZE AGE TO MIDDLE IRON AGE POTTERY, SOME RESIDUAL IN LATER FEATURES	LATER BRONZE AGE TO MIDDLE IRON AGE
12582	POSSIBLE IRON AGE ROUND HOUSE, OFF PAYNES PARK, HITCHIN		CIRCULAR FEATURE, WITH POSSIBLE NE ENTRANCE	EARLIER IRON AGE

HHER Prefref / ORION REF.	NAME	MONUMENT TYPE	DESCRIPTION	PERIOD
1204	'LATE IRON AGE URNS', BANCROFT, HITCHIN			LATE IRON AGE
131	LATE IRON AGE COINS, HITCHIN			LATE IRON AGE
22078	LATE IRON AGE COIN, HITCHIN		COPPER ALLOY UNIT OF TASCIOVANUS	LATE IRON AGE
22091	LATE IRON AGE COIN, HITCHIN		COPPER ALLOY UNIT OF RVES	LATE IRON AGE
22334	LATE IRON AGE COIN, HITCHIN		UNINSCRIBED SILVER HALF UNIT	LATE IRON AGE
22363	LATE IRON AGE COIN, HITCHIN	DITCH; PIT	UNINSCRIBED SILVER UNIT	LATE IRON AGE
22377	LATE IRON AGE COIN, HITCHIN	FINDSPOT	STATEROF CUNOBELIN	LATE IRON AGE
22392	LATE IRON AGE COIN, HITCHIN	BURIED LAND SURFACE	UNINSCRIBED SILVER HALF UNIT	LATE IRON AGE
22493	LATE IRON AGE COIN, HITCHIN	FINDSPOT	UNINSCRIBED COPPER ALLOY UNIT	LATE IRON AGE
4873	LATE IRON AGE GOLD COIN, HITCHIN	FINDSPOT		LATE IRON AGE
12332	UNDATED HORSE BURIAL, BRAND STREET, HITCHIN	FINDSPOT		LATE IRON AGE TO LATE ROMAN
13717	POSSIBLE PREHISTORIC OCCUPATION, 33 QUEEN STREET, HITCHIN	FINDSPOT	RESIDUAL FLINT CORE AND FLINT-GRITTED POTTERY, AND A POSSIBLY PREHISTORIC PIT	PREHISTORIC
12581	ROMAN FEATURES AND WATER CHANNEL, PORTMILL LANE/QUEEN STREET, HITCHIN	FINDSPOT	FORMER COURSE OF THE RIVER, OR A WATER- FILLED DITCH	EARLY ROMAN TO POST MEDIEVAL
11350	ROMAN OCCUPATION, 33 QUEEN STREET, HITCHIN	FINDSPOT		ROMAN
11793	ROMAN POTTERY AND BUILDING MATERIALS, 35 TILEHOUSE STREET, HITCHIN	FINDSPOT		ROMAN
1200	ROMAN GLASS VESSELS, BANCROFT, HITCHIN	FINDSPOT		ROMAN
1203	ROMANO-BRITISH QUERN FRAGMENT, BANCROFT, HITCHIN	FIELD BOUNDARY; DITCH		ROMAN
12583	ROMAN FIELD DITCHES, LAND OFF PAYNES PARK, HITCHIN	POST HOLE; FINDSPOT	PROBABLE ROMAN FIELD BOUNDARIES	ROMAN
13611	ROMAN FEATURES SOUTH OF PORTMILL LANE, HITCHIN	ROUND HOUSE (DOMESTIC)?	OCCUPATION ON THE WEST BANK OF THE RIVER HIZ FLOODPLAIN	ROMAN
13612	ROMAN DUMPED DEPOSIT, QUEEN STREET, HITCHIN	CREMATION? ; FINDSPOT	DUMP CONTAINING ROMAN POTTERY EAST OF THE RIVER HIZ	ROMAN
13613	ROMAN PIT, OFF BIGGIN LANE, HITCHIN	FINDSPOT	LARGE PIT WITH ROMAN POTTERY	ROMAN
13615	ROMAN OR LATER DITCH PARALLEL TO RIVER HIZ, BIGGIN LANE, HITCHIN	FINDSPOT	LARGE DITCH RUNNING SOUTH OF THE CHURCH	ROMAN
1415	ROMANO-BRITISH POT, ST ANDREW'S HILL, HITCHIN	FINDSPOT		ROMAN
1419	ROMAN POTTERY AND OTHER EVIDENCE, PAYNE'S PARK, HITCHIN	FINDSPOT		ROMAN

HHER Prefref / ORION REF.	NAME	MONUMENT TYPE	DESCRIPTION	PERIOD
1420	ROMAN POTTERY, SE OF GRAMMAR SCHOOL, HITCHIN	FINDSPOT		ROMAN
4863	ROMAN POTTERY AND/OR OTHER FINDS, WINDMILL HILL, HITCHIN	FINDSPOT		ROMAN
4864	ROMAN POTTERY, BANCROFT, HITCHIN	FINDSPOT		ROMAN
4876	ROMAN POTTERY VESSEL, 'NEAR HITCHIN'	FINDSPOT	MINIATURE ROMAN POT WITH VAGUE PROVENANCE	ROMAN
6474	ROMAN POTTERY & COINS, PORTMILL LANE, HITCHIN	FINDSPOT	ROMAN POTTERY AND COINS RESIDUAL IN LATER CONTEXTS, WITH SOME POSSIBLE LATE IRON AGE	ROMAN
12352	ROMAN MARBLE SARCOPHAGUS FRAGMENT, MARKET PLACE, HITCHIN	BURIAL	PART OF A CARVED MARBLE FRIEZE FROM A 3RD CENTURY TOMB	LATE ROMAN
13353	PROBABLE LATE/SUB- ROMAN OR SAXON CEMETERY, HIGH STREET, HITCHIN	PIT	FINDS OF GRAVES IN THE CENTRE OF HITCHIN, RECORDED PIECEMEAL SINCE THE MID 19TH CENTURY	LATE ROMAN TO LATE SAXON
11351	POST-ROMAN INHUMATION BURIALS & MEDIEVAL CULTIVATION, 40 QUEEN STREET, HITCHIN	WATER CHANNEL	LATE/POST-ROMAN CHRISTIAN CEMETERY	LATE ROMAN TO MEDIEVAL
19998	LATE SAXON SILVER PENNY, HITCHIN	PIT; RUBBISH PIT; BUILDING	PENNY OF HAROLD HAREFOOT, AD 1036-37	LATE SAXON
11792	SAXO-NORMAN POTTERY, 35 TILEHOUSE STREET, HITCHIN	FINDSPOT		LATE SAXON TO MEDIEVAL
12350	LATE SAXON & MEDIEVAL OCCUPATION, 33 QUEEN STREET, HITCHIN	FINDSPOT		LATE SAXON TO MEDIEVAL
4390	PARISH CHURCH OF ST MARY, HITCHIN	FINDSPOT	MEDIEVAL PARISH CHURCH, SUCCESSOR TO A SAXON MINSTER	LATE SAXON TO MEDIEVAL
12584	LATE SAXON DITCH, OFF PAYNES PARK, HITCHIN	DITCH; FIELD BOUNDARY	VERY SUBSTANTIAL BOUNDARY DITCH, APPARENTLY DELIMITING THE SAXON BURH AND/OR MINSTER	HISTORIC: PERIOD UNCERTAIN
11190	POSSIBLE SITE OF ANGLO- SAXON MANOR, HITCHIN	DITCH; POST HOLE; PIT		EARLY MEDIEVAL
11465	ANGLO-SAXON SETTLEMENT, HITCHIN	FINDSPOT		EARLY MEDIEVAL
1612	EARLY MEDIEVAL DECORATED BRONZE PIN, ST ANDREWS HALL, HITCHIN	PIT		EARLY MEDIEVAL
10883	MEDIEVAL DITCHES & ENVIRONMENTAL DATA, BEHIND 67-104 BANCROFT, HITCHIN	DITCH		MEDIEVAL
11447	MEDIEVAL POTTERY WASTE PIT, TILEHOUSE STREET, HITCHIN	FINDSPOT		MEDIEVAL
1214	SITE OF WELL, 22 CHURCHYARD, HITCHIN	FINDSPOT	POSSIBLY MEDIEVAL CHALK-LINED WELL, CONTAINING WATER	MEDIEVAL

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12569	MEDIEVAL COFFIN LID, THE PRIORY, HITCHIN	FINDSPOT	CARVED STONE COFFIN LID PRESUMABLY FROM THE FRIARY GRAVEYARD, FOUND IN THE RIVER HIZ	MEDIEVAL
13278	RIDGE & FURROW, WALSWORTH ROAD, HITCHIN	FINDSPOT	TRACES OF MEDIEVAL STRIP FIELDS	MEDIEVAL
15873	95 TILEHOUSE STREET, HITCHIN	FINDSPOT	TWO LATE MEDIEVAL JETTIED BUILDINGS	MEDIEVAL
17420	MEDIEVAL FEATURES, 48 BANCROFT, HITCHIN	FINDSPOT	DITCH AND PIT CONTAINING MEDIEVAL POTTERY	MEDIEVAL
2619	LATE MEDIEVAL ACTIVITY, BEHIND 122 BANCROFT, HITCHIN	FINDSPOT		MEDIEVAL
4389	SITE OF GILBERTINE PRIORY, THE BIGGIN, HITCHIN	SARCOPHAG US	GILBERTINE HOUSE FOUNDED IN 1361-2	MEDIEVAL
4392	SITE OF CARMELITE FRIARY, HITCHIN	INHUMATION CEMETERY	1317 FRIARY, THE CHURCH CONVERTED FROM AN EXISTING HOUSE	MEDIEVAL
10891	MEDIEVAL AND POST- MEDIEVAL PITS, 36-40 BANCROFT, HITCHIN	INHUMATION CEMETERY; OCCUPATION SITE		MEDIEVAL TO POST MEDIEVAL
11789	MEDIEVAL FEATURES AND SITE OF TILE KILN, BEHIND 35 TILEHOUSE STREET, HITCHIN	FINDSPOT		MEDIEVAL TO POST MEDIEVAL
12585	MEDIEVAL AND LATER FEATURES OFF PAYNES PARK, HITCHIN	FINDSPOT		MEDIEVAL TO POST MEDIEVAL
12594	SITE OF THE PORTMILL, PORTMILL LANE, HITCHIN	OCCUPATION SITE; HEARTH	HITCHIN'S TOWN MILL, WITH MEDIEVAL ORIGINS; DEMOLISHED IN 1852	MEDIEVAL TO POST MEDIEVAL
12805	SITE OF MEDIEVAL POTTERY KILN AND POST- MEDIEVAL OCCUPATION, 96 BANCROFT, HITCHIN	CHURCH; MINSTER		MEDIEVAL TO POST MEDIEVAL
13	MEDIEVAL & LATER BOROUGH OF HITCHIN	BURH?; DITCH		MEDIEVAL TO POST MEDIEVAL
15842	THE BROTHERHOOD, 2-5 BANCROFT, HITCHIN	MANOR HOUSE?	REPUTED HALL OF THE GUILD OF OUR LADY, FOUNDED IN 1475	MEDIEVAL TO POST MEDIEVAL
15854	31-32 BRIDGE STREET, HITCHIN	SETTLEMENT; OCCUPATION SITE; ENCLOSED SETTLEMENT	15TH/16TH CENTURY JETTIED HOUSE	MEDIEVAL TO POST MEDIEVAL
15855	THE GEORGE INN, 33 BUCKLERSBURY, HITCHIN	FINDSPOT	LATE MEDIEVAL TIMBER- FRAMED HOUSE, NOW AN INN	MEDIEVAL TO POST MEDIEVAL
15856	15 BUCKLERSBURY, HITCHIN	DITCH	15TH CENTURY JETTIED BUILDING, APPARENTLY A SHOP, WITH LATER ADDITIONS	MEDIEVAL TO POST MEDIEVAL
15862	8-12 MARKET PLACE, HITCHIN	PIT	LATER MEDIEVAL TIMBER- FRAMED HOUSE, ONCE THE ARTICHOKE INN	MEDIEVAL TO POST MEDIEVAL
15863	20 MARKET PLACE, HITCHIN	WELL	A TIMBER HOUSE WITH POSSIBLE MEDIEVAL ORIGINS	MEDIEVAL TO POST MEDIEVAL
15871	77-78 TILEHOUSE STREET, HITCHIN	SARCOPHAG US	LATE MEDIEVAL TIMBER- FRAMED HALL HOUSE, NOW DIVIDED	MEDIEVAL TO POST MEDIEVAL

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18274	MEDIEVAL FEATURES AT BROOKER'S YARD, HITCHIN	RIDGE AND FURROW	MEDIEVAL BURGAGE PLOT BOUNDARY DITCHES AND PITS BETWEEN THE MARKET PLACE AND PAYNES PARK	MEDIEVAL TO POST MEDIEVAL
18275	MEDIEVAL PITS AND POSSIBLE TILE KILN STRUCTURES, BROOKER'S YARD, HITCHIN	JETTIED HOUSE; TIMBER FRAMED HOUSE	PITS AND STRUCTURES ASSOCIATED WITH THE TILE INDUSTRY IN TILEHOUSE STREET, WITH TILE AND POTTERY WASTERS	MEDIEVAL TO POST MEDIEVAL
18798	LATE MEDIEVAL TIMBER BARN, 7 TILEHOUSE STREET, HITCHIN	DITCH; PIT	LATE MEDIEVAL BARN WHICH MAY HAVE BELONGED TO THE CARMELITE FRIARY	MEDIEVAL TO POST MEDIEVAL
10185	SITE OF WATERWORKS, QUEEN STREET, HITCHIN	BUILDING	VICTORIAN WATERWORKS, IN USE UNTIL THE LATE 20TH CENTURY	POST MEDIEVAL
10413	18TH CENTURY BRIDGE, BRIDGE STREET, HITCHIN	GILBERTINE MONASTERY; MONASTERY	1784 BRICK BRIDGE OVER THE RIVER HIZ	POST MEDIEVAL
10781	THE WESTERN HOUSE, 35 TILEHOUSE STREET, HITCHIN	CARMELITE FRIARY; MONASTERY	POST-MEDIEVAL HOUSE UPDATED IN THE 18TH CENTURY; THE HOME OF GEORGE CHAPMAN	POST MEDIEVAL
10876	POST-MEDIEVAL FEATURES, RADCLIFFE HOUSE, THE PRIORY, HITCHIN	PIT		POST MEDIEVAL
11565	19TH CENTURY HOUSE, OFFICE AND WORKSHOPS, 40 QUEEN STREET, HITCHIN	BURIED SOIL HORIZON?; FINDSPOT; TILE KILN	JEEVES' FAMILY HOUSE AND PREMISES	POST MEDIEVAL
11730	POST-MEDIEVAL ROAD SURFACE, SUN STREET, HITCHIN	BURGAGE PLOT; TIMBER FRAMED BUILDING; BOUNDARY; WELL; KILN		POST MEDIEVAL
12341	THE BIGGIN ALMSHOUSES, HITCHIN	CORN MILL; WATERMILL	TIMBER-FRAMED HOUSE APPARENTLY INCORPORATING PART OF THE MEDIEVAL GILBERTINE PRIORY; USED AS ALMSHOUSES SINCE 1723	POST MEDIEVAL
12351	POST-MEDIEVAL OCCUPATION, 33 QUEEN STREET, HITCHIN	POTTERY KILN; WELL; PIT		POST MEDIEVAL
12357	THE PRIORY, HITCHIN	TOWN	POST-MEDIEVAL HOUSE INCORPORATING ELEMENTS OF A MEDIEVAL FRIARY	POST MEDIEVAL
12571	SITE OF IRON FOUNDRY, OFF PAYNES PARK, HITCHIN	TIMBER FRAMED HOUSE; OPEN HALL HOUSE	19TH CENTURY IRON WORKS	POST MEDIEVAL
12572	18TH CENTURY OUTBUILDING BEHIND 78 TILEHOUSE STREET, HITCHIN	TIMBER FRAMED HOUSE; JETTIED HOUSE	EARLIER 18TH CENTURY BRICK OUTBUILDING	POST MEDIEVAL
12575	POST-MEDIEVAL OUTBUILDING, 89	TIMBER FRAMED HOUSE; INN	18TH CENTURY BRICK AND TIMBER BARN OR STOREHOUSE, ORIGINALLY	POST MEDIEVAL

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	TILEHOUSE STREET, HITCHIN		PART OF A LARGER STRUCTURE BEHIND BUCKLERSBURY	
12576	POST-MEDIEVAL FEATURES BEHIND 84 TILEHOUSE STREET, HITCHIN	TIMBER FRAMED BUILDING; SHOP; JETTIED BUILDING	TWO POST-HOLES CONTAINING TILE, EAST OF A BOUNDARY WALL AND PIT	POST MEDIEVAL
12580	SITE OF CONGREGATIONAL CHAPEL, 43 QUEEN STREET, HITCHIN	TIMBER FRAMED HOUSE; JETTIED HOUSE; INN	SITE OF INDEPENDENT CHAPEL BUILT IN 1690 AND ITS 19TH CENTURY SUCCESSOR, WITH BURIAL GROUND	POST MEDIEVAL
12589	SITE OF LUCAS BREWERY, BRIDGE STREET, HITCHIN	JETTIED HOUSE; TIMBER FRAMED HOUSE	FAMILY BREWERY FOUNDED IN THE EARLY 18TH CENTURY	POST MEDIEVAL
12684	PARK BRIDGE, PRIORY PARK, HITCHIN	OPEN HALL HOUSE; TIMBER FRAMED HOUSE	1773 BRIDGE WITHIN THE LANDSCAPED PARK	POST MEDIEVAL
12850	19TH CENTURY SLAUGHTERHOUSE AT 78 TILEHOUSE STREET, HITCHIN	DITCH; BURGAGE PLOT; RUBBISH PIT; PIT		POST MEDIEVAL
12857	POST-MEDIEVAL PIT WITH TILE WASTERS, UPPER TILEHOUSE STREET, HITCHIN	PIT; RUBBISH PIT; TILE KILN?; HEARTH; STRUCTURE		POST MEDIEVAL
13658	THE SUN INN, 4 SUN STREET, HITCHIN	TIMBER FRAMED BARN	COACHING INN, HITCHIN'S PREMIER INN FROM THE MID 17TH CENTURY	POST MEDIEVAL
15222	93 BANCROFT, HITCHIN	WATERWORK S	18TH CENTURY OR EARLIER TOWN HOUSE WITH LONG HISTORY OF CHANGES IN ITS REAR YARD	POST MEDIEVAL
15843	23-24 BANCROFT, HITCHIN	BRIDGE	16TH CENTURY TIMBER- FRAMED RANGE	POST MEDIEVAL
15845	32-33 BANCROFT, HITCHIN	HOUSE; PIT		POST MEDIEVAL
15850	BANCROFT HOUSE, 34 BANCROFT, HITCHIN	BUILDING; WELL	HOUSE OF 18TH CENTURY APPEARANCE, INCORPORATING AN EARLIER BUILDING; THE PARISH WORKHOUSE FROM 1817 TO 1837	POST MEDIEVAL
15851	87 BANCROFT, HITCHIN	HOUSE	16TH CENTURY JETTIED HOUSE	POST MEDIEVAL
15853	105 BANCROFT, HITCHIN	ROAD	TIMBER-FRAMED HOUSE BUILT C.1500	POST MEDIEVAL
15857	9 CHURCHYARD, HITCHIN	ALMSHOUSE; WORKHOUSE ; TIMBER FRAMED BUILDING	TIMBER-FRAMED BUILDING, POSSIBLY ORIGINALLY BUILT IN THE LATE 16TH CENTURY	POST MEDIEVAL
15858	10-11 CHURCHYARD, HITCHIN	BUILDING	TWO LATE 16TH CENTURY BUILDINGS	POST MEDIEVAL
15859	4 HIGH STREET, HITCHIN	COUNTRY HOUSE	LATE 16TH CENTURY HOUSE	POST MEDIEVAL

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15860	2/2A MARKET PLACE, HITCHIN	IRON WORKS; SAND PIT; CHIMNEY; COAL BUNKER	PROBABLY LATE 16TH CENTURY TIMBER- FRAMED HOUSE AND COURTYARD	POST MEDIEVAL
15861	4 MARKET PLACE, HITCHIN	BARN; OUTBUILDIN G	17TH CENTURY HOUSE, ONCE THE RED COW PUBLIC HOUSE	POST MEDIEVAL
15865	23 MARKET PLACE, HITCHIN	BARN; TIMBER FRAMED BUILDING; STOREHOUSE	JETTIED HOUSE, C.1500	POST MEDIEVAL
15866	7 SUN STREET, HITCHIN	POST HOLE; BOUNDARY WALL; PIT		POST MEDIEVAL
15867	13 TILEHOUSE STREET, HITCHIN	CHAPEL; INHUMATION CEMETERY; CONGREGATI ONAL CHAPEL; BURIAL VAULT; INHUMATION	18TH CENTURY BRICK HOUSE	POST MEDIEVAL
15868	19 TILEHOUSE STREET, HITCHIN	BREWERY	16TH-17TH CENTURY TIMBER-FRAMED HOUSE	POST MEDIEVAL
15869	LEWESFORD HOUSE, 42 TILEHOUSE STREET, HITCHIN	BRIDGE; DAM	LATE 18TH CENTURY TOWN HOUSE WITH SIDE PAVILIONS	POST MEDIEVAL
15872	THE COOPERS ARMS PUBLIC HOUSE, 81-82 TILEHOUSE STREET, HITCHIN	OUTBUILDIN G; ABATTOIR	EARLY 16TH CENTURY BURGESS HOUSE, PARTLY OF STONE; DIVIDED INTO COTTAGES C.1700 AND CONVERTED TO A BEER HOUSE C.1800	POST MEDIEVAL
15977	85 TILEHOUSE STREET, HITCHIN	PIT; BRICK KILN	TIMBER-FRAMED BUILDING WITH LATE MEDIEVAL ORIGINS, AT THE REAR OF A MID 19TH CENTURY SHOP WITH ACCOMMODATION ABOVE	POST MEDIEVAL
16365	120 BANCROFT, HITCHIN	COACHING INN; BREWHOUSE; ASSEMBLY ROOMS	PROBABLY POST- MEDIEVAL TIMBER- FRAMED HOUSE DEMOLISHED IN 1965	POST MEDIEVAL
16402	29-30 SUN STREET, HITCHIN	TIMBER FRAMED HOUSE; OUTBUILDIN G; WELL?	EARLY 18TH CENTURY TOWN HOUSE	POST MEDIEVAL
16415	POST-MEDIEVAL HOUSES, PORTMILL LANE, HITCHIN	TIMBER FRAMED HOUSE; JETTIED HOUSE	AN EARLY 18TH CENTURY COTTAGE PAIR, DEMOLISHED IN 1973	POST MEDIEVAL
16416	38-40 TILEHOUSE STREET, HITCHIN	WEALDEN HOUSE; TIMBER FRAMED HOUSE	A 17TH CENTURY TIMBER- FRAMED HOUSE, ADJOINING CHEAP 18TH CENTURY COTTAGES; DEMOLISHED C.1980	POST MEDIEVAL
16652	NORTH HERTS & BEDS INFIRMARY, BEDFORD ROAD, HITCHIN	TIMBER FRAMED HOUSE; WORKHOUSE	YELLOW BRICK HOSPITAL ENTRANCE BLOCK, BUILT IN 1840 AS THE HITCHIN INFIRMARY	POST MEDIEVAL

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16654	FRIENDS' BURIAL GROUND, BEDFORD ROAD, HITCHIN	JETTIED HOUSE; MALTINGS	1718 BURIAL GROUND, WITH 1958 MEETING HOUSE	POST MEDIEVAL
16755	SITE OF COTTAGES, HALL'S YARD, TILEHOUSE STREET, HITCHIN	JETTIED HOUSE; OPEN HALL HOUSE; CROSS WING HOUSE; TIMBER FRAMED HOUSE	EARLY 19TH CENTURY ROW OF EIGHT SMALL COTTAGES BEHIND THE STREET FRONTAGE	POST MEDIEVAL
17178	WORKMEN'S HALL, BRAND STREET, HITCHIN	TIMBER FRAMED HOUSE	MID 19TH CENTURY CIVIC AMENITY, LATER A TEMPERANCE HOTEL AND FROM THE LATER 20TH CENTURY PART OF THE TOWN HALL	POST MEDIEVAL
18112	SKYNNER'S ALMSHOUSES, 68-88 BANCROFT, HITCHIN	TIMBER FRAMED HOUSE	17TH CENTURY ALMSHOUSES IN TWO BLOCKS, ENDOWED BY JOHN AND RALPH SKYNNER	POST MEDIEVAL
18235	BAPTIST CHAPEL, TILEHOUSE STREET, HITCHIN	TIMBER FRAMED HOUSE; JETTIED HOUSE	IMPOSING 1844 NEOCLASSICAL CHAPEL, WHICH REPLACED A 1692 CHAPEL	POST MEDIEVAL
18294	BETHEL CHAPEL, QUEEN STREET, HITCHIN	TIMBER FRAMED HOUSE	1869 PARTICULAR BAPTIST CHAPEL	POST MEDIEVAL
30219	SITE OF POST-MEDIEVAL GARDENS AND ORNAMENTAL CANAL, HITCHIN BOYS' SCHOOL, HITCHIN	TOWN HOUSE; PUBLIC HOUSE	EXTENSIVE 19TH CENTURY PRIVATE PLEASURE GROUNDS BELONGING TO 21 BANCROFT	POST MEDIEVAL
30225	22 BANCROFT, HITCHIN	JETTIED HOUSE; TIMBER FRAMED HOUSE	EARLY 19TH CENTURY TOWN HOUSE IN GREY BRICK	POST MEDIEVAL
30326	SITE OF THE GRANGE, PORTMILL LANE, HITCHIN	JETTIED HOUSE; TIMBER FRAMED HOUSE	POST-MEDIEVAL HOUSE AND GROUNDS, DEMOLISHED IN THE MID 20TH CENTURY	POST MEDIEVAL
30654	WARNER'S ALMSHOUSES, CHURCHYARD WALK, HITCHIN	RAINWATER HEAD; HOUSE	18TH CENTURY ALMSHOUSES REBUILT IN 1893	POST MEDIEVAL
30655	SITE OF MALTHOUSE, CHURCHGATE, HITCHIN	CROSS WING HOUSE; TIMBER FRAMED HOUSE	EARLY 19TH CENTURY OR OLDER MALTINGS, DEMOLISHED IN THE LATE 20TH CENTURY	POST MEDIEVAL
30657	SITE OF SCHOOL, BIGGIN LANE, HITCHIN	TOWN HOUSE	MID 19TH CENTURY SCHOOL WHICH BECAME ST ANDREW'S SCHOOL FOR A TIME IN THE MID 20TH CENTURY	POST MEDIEVAL
30658	SITE OF VICTORIAN SWIMMING POOL, QUEEN STREET, HITCHIN	OPEN HALL HOUSE; JETTIED HOUSE; PUBLIC HOUSE; TIMBER FRAMED HOUSE	1860 PUBLIC POOL BESIDE THE RIVER HIZ, ONE OF THE FIRST IN THE COUNTRY	POST MEDIEVAL

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31410	THE RED HART, 28-29 BUCKLESBURY, HITCHIN	OPEN HALL HOUSE; JETTIED HOUSE; TIMBER FRAMED HOUSE	TIMBER-FRAMED INN POSSIBLY OF LATE MEDIEVAL ORIGIN, INCORPORATING AN 18TH CENTURY BRICK HOUSE	POST MEDIEVAL
5290	POST BOX, BEDFORD ROAD, HITCHIN	TIMBER FRAMED HOUSE	LETTER BOX IN THE WALL OF A SHOP	POST MEDIEVAL
5333	SITE OF GAS ENGINE, NEWTON AND SONS, TILEHOUSE STREET, HITCHIN	TOWN HOUSE	1980 CROSSLEY SINGLE CYLINDER GAS ENGINE, IN USE UNTIL THE LATER 20TH CENTURY	POST MEDIEVAL
5384	SITE OF MALTINGS, CHARLTON ROAD/WRATTEN ROAD, HITCHIN	SEMI DETACHED HOUSE		POST MEDIEVAL
5706	SITE OF RUSSELLS TANNERY, BANCROFT, HITCHIN	TIMBER FRAMED HOUSE; HOUSE	MAJOR POST-MEDIEVAL INDUSTRY ON THE WEST BANK OF THE RIVER HIZ	POST MEDIEVAL
5713	HERB DISTILLERY, MESSRS WILLIAM RANSOM AND SONS LTD, BANCROFT, HITCHIN	HOSPITAL	RANSOM'S LAVENDER WORKS	POST MEDIEVAL
64	TOWN HOUSE, 5 SUN STREET, HITCHIN	FRIENDS BURIAL GROUND	BREWERY HOUSE, BUILT IN 1766; CRABB, MARSHALL & PIERSON BREWERY UNTIL 1841	POST MEDIEVAL
6456	POST-MEDIEVAL INDUSTRY, PORTMILL LANE, HITCHIN	TERRACE	TIMBER BUILDINGS AND COBBLED YARDS, WITH TRACES OF WORKSHOPS	POST MEDIEVAL
6483	POST-MEDIEVAL FEATURES, COOPERS' ARMS, TILEHOUSE STREET, HITCHIN	WORKING MENS CLUB; TEMPERANCE HOTEL	PAVED YARD AND WALL BEHIND THE PUB	POST MEDIEVAL
65	TOWN HOUSE, 21 BANCROFT, HITCHIN	ALMSHOUSE	LATE 18TH CENTURY RED BRICK TOWN HOUSE	POST MEDIEVAL
66	26 & 27 BANCROFT (MANOR HOUSE GALLERIES), HITCHIN	GENERAL BAPTIST CHAPEL; BAPTIST BURIAL GROUND	SMART RED BRICK TOWN HOUSE, BUILT C.1700, WITH SPLENDID DOORCASE AND PANELLING BROUGHT FROM ELSEWHERE AT A LATER DATE	POST MEDIEVAL
30313	HITCHIN MUSEUM, PAYNE'S PARK, HITCHIN	PARTICULAR BAPTIST CHAPEL	EARLY 19TH CENTURY VILLA, WHICH BECAME HITCHIN MUSEUM IN 1941	POST MEDIEVAL TO MODERN
11194	BRITISH SCHOOLS, QUEEN STREET, HITCHIN	ORNAMENTA L CANAL; GARDEN		POST MEDIEVAL TO TWENTIETH CENTURY
12646	19TH CENTURY PRINTING WORKS, BROOKER'S YARD, BUCKLESBURY, HITCHIN	TOWN HOUSE; WELL; OUTBUILDIN G		POST MEDIEVAL TO TWENTIETH CENTURY
16651	SITE OF WESLEYAN METHODIST CHAPEL, BRAND STREET, HITCHIN	TIMBER FRAMED HOUSE?; DETACHED HOUSE; BOUNDARY DITCH; POND	1834 CHAPEL, DEMOLISHED IN 1971	POST MEDIEVAL TO TWENTIETH CENTURY

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16653	FRIENDS' MEETING HOUSE, GRAMMAR SCHOOL WALK, HITCHIN	ALMSHOUSE	1840 MEETING HOUSE, CONVERTED INTO COUNCIL OFFICES IN 1960	POST MEDIEVAL TO TWENTIETH CENTURY
30487	POST-MEDIEVAL BARN, WRATTEN ROAD EAST, HITCHIN	MALTINGS	18TH CENTURY BRICK BARN, PERHAPS ONCE THATCHED, AND RELATED FEATURES	POST MEDIEVAL TO TWENTIETH CENTURY
30656	SITE OF ST ANDREW'S SCHOOL, HOLLOW LANE, HITCHIN	SCHOOL	NATIONAL SCHOOL, OPENED IN 1854	POST MEDIEVAL TO TWENTIETH CENTURY
12588	BANCROFT DAIRIES, 48 BANCROFT, HITCHIN	SWIMMING POOL	MID 20TH CENTURY BUILDING	TWENTIETH CENTURY
15225	LONDON TRANSPORT BUS GARAGE, 22 BRIDGE STREET, HITCHIN	COACHING INN; TIMBER FRAMED BUILDING; JETTIED BUILDING	1930 BUS DEPOT WITH ART DECO FRONTAGE	TWENTIETH CENTURY
16570	HITCHIN TOWN HALL, BRAND STREET, HITCHIN	POST BOX	NEO-GEORGIAN TOWN HALL BUILT IN 1900-1, WITH REAR HALL IN ARTS & CRAFTS STYLE	TWENTIETH CENTURY
16650	WELLS GARAGE, WEST HILL, HITCHIN	ENGINE HOUSE; INDUSTRIAL SITE	1920S GARAGE WORKSHOP WITH PETROL PUMPS	TWENTIETH CENTURY
31355	HITCHIN WAR MEMORIAL, ST MARY'S CHURCHYARD, HITCHIN	MALTINGS; FIRE ENGINE HOUSE	1922 PORTLAND STONE MEMORIAL BY WALTER MILLARD, AT THE SW CORNER OF THE CHURCHYARD	TWENTIETH CENTURY

The following gazetteer represents all events recorded by the Hertfordshire Historic Environment Record (HHER) within the 500m study area.

Abbreviations:

HHER: Hertfordshire Historic Environments Record

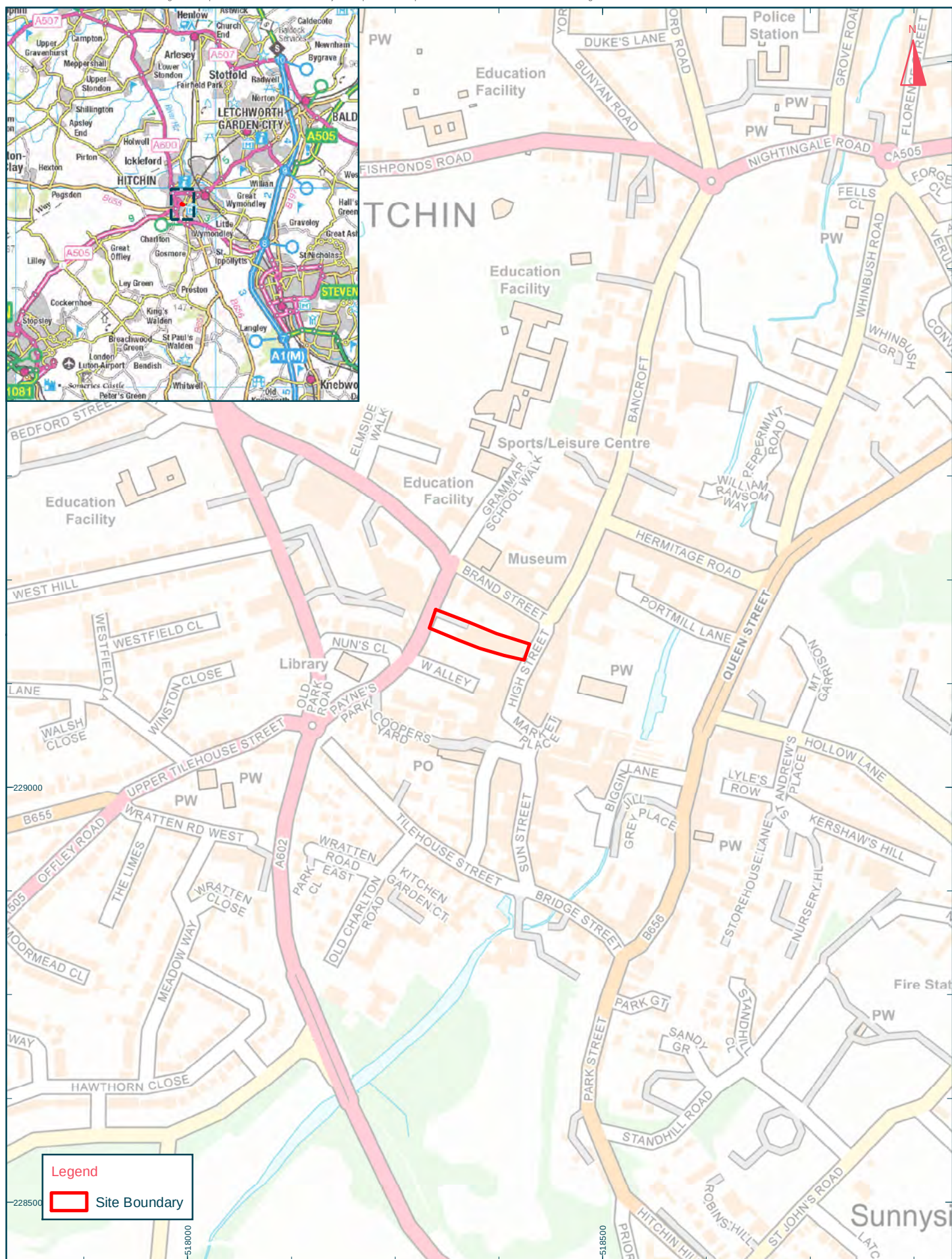
Event ID: Hertfordshire Historic Environments Record Event Reference Number

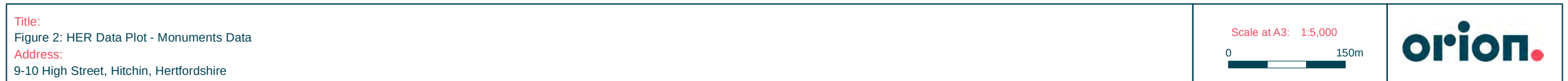
HHER Event ID	NAME	EVENT TYPE	ORGANISATION
EHT2617	AIR PHOTO OF HITCHIN TOWN CENTRE	EVP	AIR PHOTOS FROM CUCAP
EHT3124	AIR PHOTOGRAPH SHOWING NORTHERN END OF PRIORY PARK AND THE PRIORY, HITCHIN	EVP	HUNTING SURVEY AIR PHOTOS (NON-HCC SOURCES)
EHT3125	AIR PHOTOGRAPH SHOWING THE PRIORY, AND HITCHIN TOWN CENTRE	EVP	HUNTING SURVEY AIR PHOTOS (NON-HCC SOURCES)
EHT3126	AIR PHOTOGRAPH OF HITCHIN TOWN CENTRE AND HOUSING TO WEST	EVP	HUNTING SURVEY AIR PHOTOS (NON-HCC SOURCES)
EHT3127	AIR PHOTOGRAPH OF HITCHIN, PREDOMINANTLY WEST OF OLD PARK ROAD AND A602	EVP	HUNTING SURVEY AIR PHOTOS (NON-HCC SOURCES)
EHT1236	BUILDING ASSESSMENT AND EVALUATION AT 93 BANCROFT, HITCHIN, 2008	EVS	HERITAGE NETWORK
EHT4608	GEOPHYSICAL SURVEY IN ST MARY'S SQUARE, PORTMILL LANE EAST AND WEST CAR PARKS AND SEEBOHM GARDEN, OPEN AIR MARKET, HITCHIN, 2002	EVS	STRATASCAN
EHT5079	BUILDING RECORDING AT 40 QUEEN STREET, HITCHIN, 2001	EVS	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
EHT5261	BUILDING RECORDING AT 89 TILEHOUSE STREET, HITCHIN, 2004	EVS	HERITAGE NETWORK
EHT5272	BUILDING RECORDING AT 48 BANCROFT, HITCHIN, 2004	EVS	ARCHAEOLOGICAL SOLUTIONS LTD
EHT5273	BUILDING RECORDING AT 105 BANCROFT, HITCHIN (RANSOM LAVENDER DISTILLERY), 2005	EVS	THAMES VALLEY ARCHAEOLOGICAL SERVICES
EHT5334	BUILDING RECORDING AT BROOKER'S YARD, HITCHIN, 2005	EVS	THE HERITAGE NETWORK
EHT5451	RECORDING OF BUILDINGS 12 & 13, BROOKER'S YARD, HITCHIN, 2005	EVS	THE HERITAGE NETWORK
EHT6749	HISTORIC BUILDING ASSESSMENT OF WELLS GARAGE, WEST HILL WORKS, HITCHIN, 2009	EVS	ENGLISH HERITAGE
EHT6765	HISTORIC BUILDING ASSESSMENT OF 85 TILEHOUSE STREET, HITCHIN, 2010	EVS	HERITAGE NETWORK
EHT6797	BUILDING ASSESSMENT OF THE NEW TOWN HALL & 14 BRAND STREET, HITCHIN, 2010	EVS	NORTH HERTFORDSHIRE DISTRICT COUNCIL MUSEUMS SERVICE
EHT6813	GEOPHYSICAL SURVEY IN ST MARY'S CHURCH, HITCHIN, 2008	EVS	STRATASCAN
EHT7429	93A BANCROFT, HITCHIN [91-93A BANCROFT]	EVS	HERITAGE NETWORK
EHT7430	93A BANCROFT, HITCHIN [91-93A BANCROFT]	EVS	HERITAGE NETWORK
EHT7542	TOWN HALL, 14 & 15 BRAND STREET, HITCHIN	EVS	NORTH HERTFORDSHIRE DISTRICT COUNCIL MUSEUMS SERVICE
EHT7543	TOWN HALL, 14 & 15 BRAND STREET, HITCHIN	EVS	NORTH HERTFORDSHIRE DISTRICT COUNCIL MUSEUMS SERVICE

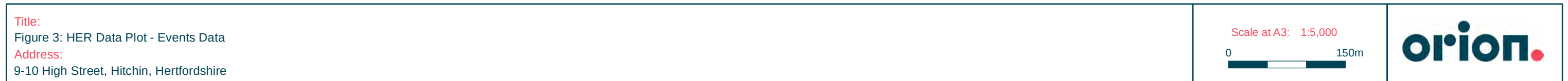
HHER Event ID	NAME	EVENT TYPE	ORGANISATION
EHT7607	JOHN BURGESS AND CO LTD OFFICES, WRATTEN ROAD EAST, HITCHIN	EVS	HERITAGE NETWORK
EHT7609	JOHN BURGESS AND CO LTD OFFICES, WRATTEN ROAD EAST, HITCHIN	EVS	HERITAGE NETWORK
EHT1211	WATCHING BRIEF BEHIND 35 TILEHOUSE STREET, HITCHIN, 1997	EVT	ST ALBANS MUSEUMS SERVICE
EHT1228	EVALUATION AT OLD CHARLTON ROAD, HITCHIN, 2004	EVT	CAMBS COUNTY COUNCIL ARCHAEOLOGICAL FIELD UNIT
EHT1574	WATCHING BRIEF BEHIND 84 TILEHOUSE STREET, HITCHIN, 2009	EVT	ARCHAEOLOGICAL SOLUTIONS LTD
EHT4059	EVALUATION OF LAND BEHIND AND INCLUDING 69 QUEEN STREET, HITCHIN, 1998	EVT	HERTFORDSHIRE ARCHAEOLOGICAL TRUST
EHT4235	WATCHING BRIEF AT HITCHIN BOYS' SCHOOL SPORTS & ARTS CENTRE, 1998	EVT	HERTFORDSHIRE ARCHAEOLOGICAL TRUST
EHT4800	EVALUATION AT BUILDING 5, HITCHIN PRIORY, HITCHIN, 1997	EVT	THE HERITAGE NETWORK
EHT4808	EVALUATION AT BUILDING 2, HITCHIN PRIORY, HITCHIN, 1997	EVT	THE HERITAGE NETWORK
EHT4809	EVALUATION OF LAND TO THE REAR OF 67-104 BANCROFT, HITCHIN, 1997-98	EVT	THE HERITAGE NETWORK
EHT4812	EVALUATION OF LAND AT THE REAR OF 36-40 BANCROFT, HITCHIN, 1998	EVT	THE HERITAGE NETWORK
EHT4814	WATCHING BRIEF ON LAND AT THE REAR OF 36-40 BANCROFT, HITCHIN, 1998	EVT	THE HERITAGE NETWORK
EHT4892	EVALUATION OF LAND OFF KERSHAW'S HILL, HITCHIN, 2000	EVT	ARCHAEOLOGICAL SERVICES & CONSULTANCY LTD
EHT4897	EXCAVATION AT 33 QUEEN STREET, HITCHIN, 2001	EVT	PRE-CONSTRUCT ARCHAEOLOGY LTD
EHT5078	EVALUATION AT 40 QUEEN STREET, HITCHIN, 2001	EVT	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
EHT5080	EXCAVATION AT 40 QUEEN STREET, HITCHIN, 2001	EVT	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
EHT5107	OBSERVATION IN SUN STREET, HITCHIN, 2003	EVT	NEIL RUSHTON, NORTH HERTFORDSHIRE DISTRICT COUNCIL
EHT5118	EVALUATION AT 35 TILEHOUSE STREET, HITCHIN, 1996	EVT	ST ALBANS MUSEUMS SERVICE
EHT5257	EVALUATION AT THOMPSON'S YARD, 85 TILEHOUSE STREET, HITCHIN, 2004	EVT	HERITAGE NETWORK
EHT5262	EVALUATION AT 84 TILEHOUSE STREET, HITCHIN, 2004	EVT	HERITAGE NETWORK
EHT5263	EVALUATION AT BUCHANAN HOUSE, 7A SUN STREET, HITCHIN, 2005	EVT	HERITAGE NETWORK
EHT5264	EVALUATION AT 43 QUEEN STREET, HITCHIN, 2004	EVT	HERITAGE NETWORK
EHT5265	AUGERING SURVEY OF HITCHIN TOWN CENTRE CAR PARKS, 2003	EVT	MOLAS
EHT5266	EVALUATION IN HITCHIN TOWN CENTRE CAR PARKS, 2002-3	EVT	MOLAS
EHT5267	EVALUATION OF LAND OFF PAYNES PARK, HITCHIN, 2004	EVT	PRE-CONSTRUCT ARCHAEOLOGY LTD
EHT5268	EXCAVATION ON LAND OFF PAYNES PARK, HITCHIN, 2004	EVT	PRE-CONSTRUCT ARCHAEOLOGY LTD
EHT5271	WATCHING BRIEF AT ST ANDREW'S PLACE, HITCHIN, 2004	EVT	ARCHAEOLOGICAL SOLUTIONS LTD

HHER Event ID	NAME	EVENT TYPE	ORGANISATION
EHT5274	EVALUATION AT 104/105 BANCROFT, HITCHIN (WILLIAM RANSOM LAVENDER DISTILLERY), 2005	EVT	THAMES VALLEY ARCHAEOLOGICAL SERVICES
EHT5459	EVALUATION AT LEWESFORD HOUSE, UPPER TILEHOUSE STREET, HITCHIN, 2004-5	EVT	THE HERITAGE NETWORK
EHT5545	RECORDING OF CONGREGATIONAL CHAPEL GRAVEYARD CLEARANCE, 43 QUEEN STREET, HITCHIN, 2005	EVT	HERITAGE NETWORK
EHT6766	EVALUATION BEHIND 85 TILEHOUSE STREET, HITCHIN, 2010	EVT	HERITAGE NETWORK
EHT6888	WATCHING BRIEF AT 48 BANCROFT, HITCHIN, 2005	EVT	ARCHAEOLOGICAL SOLUTIONS LTD
EHT6960	WATCHING BRIEF ON THE CAR PARK SITE, OLD CHARLTON ROAD, HITCHIN, 2006	EVT	THAMES VALLEY ARCHAEOLOGICAL SERVICES
EHT7114	EVALUATION ON LAND R/O 22 BANCROFT, HITCHIN, 2011	EVT	HERITAGE NETWORK
EHT7118	EVALUATION AT THE REAR OF 83-84 TILEHOUSE STREET, HITCHIN, 2012	EVT	ARCHAEOLOGICAL SOLUTIONS LTD
EHT7256	EXCAVATION AT BROOKER'S YARD, HITCHIN, 2007-8	EVT	THE HERITAGE NETWORK
EHT7257	MONITORING AT BROOKER'S YARD (PAYNES PARK), HITCHIN, 2008	EVT	THE HERITAGE NETWORK
EHT7431	93A BANCROFT, HITCHIN [91-93A BANCROFT]	EVT	HERITAGE NETWORK
EHT7432	93A BANCROFT, HITCHIN [91-93A BANCROFT]	EVT	HERITAGE NETWORK
EHT7434	EVALUATION AT HITCHIN DELIVERY OFFICE, HERMITAGE ROAD, HITCHIN, 2013	EVT	HERITAGE NETWORK
EHT7451	22-27 OLD PARK ROAD, HITCHIN	EVT	CGMS CONSULTING LTD
EHT7541	OBSERVATION AT ST ANDREWS HOUSE, ST ANDREWS PLACE, HITCHIN, 2013	EVT	NORTH HERTFORDSHIRE DISTRICT COUNCIL MUSEUMS SERVICE
EHT7544	TOWN HALL, 14 & 15 BRAND STREET, HITCHIN	EVT	NORTH HERTFORDSHIRE DISTRICT COUNCIL MUSEUMS SERVICE
EHT7586	HITCHIN BOYS SCHOOL, GRAMMAR SCHOOL WALK, HITCHIN	EVT	HERITAGE NETWORK
EHT7606	EVALUATION AT THE BURGESS BUILDING, WRATTEN ROAD EAST, HITCHIN, 2013	EVT	HERITAGE NETWORK
EHT7608	JOHN BURGESS AND CO LTD OFFICES, WRATTEN ROAD EAST, HITCHIN	EVT	HERITAGE NETWORK
EHT7613	5 SUN STREET, HITCHIN	EVT	MOLAS
EHT7833	EVALUATION AT SAMUEL LUCAS PRIMARY SCHOOL, GAPING LANE, HITCHIN, 2013	EVT	FOUNDATIONS ARCHAEOLOGY
EHT7913	MONITORING AT HITCHIN DELIVERY OFFICE, 90 HERMITAGE ROAD, HITCHIN, 2014-15	EVT	ARCHAEOLOGICAL SOLUTIONS LIMITED
EHT8582	EVALUATION AND WATCHING BRIEF AT LEGION HOUSE, PAYNES PARK, HITCHIN	EVT	ARCHAEOLOGICAL PROJECT SERVICES
EHT8583	EXCAVATION AT LEGION HOUSE, PAYNES PARK, HITCHIN	EVT	ARCHAEOLOGICAL PROJECT SERVICES
EHT8586	EVALUATION AT MINSDEN OLD PEOPLES HOME, HITCHIN	EVT	RUBICON HERITAGE
EHT8587	MONITORING AT HITCHIN BOYS SCHOOL, GRAMMAR SCHOOL WALK, HITCHIN	EVT	HERITAGE NETWORK
EHT8727	EVALUATION AT LAND REAR OF 26 & 26B BANCROFT, HITCHIN 2019	EVT	ARCHAEOLOGICAL SOLUTIONS LIMITED
EHT8842	MONITORING AT COURTYARD REAR OF 26 BANCROFT, HITCHIN 2020	EVT	ARCHAEOLOGICAL SOLUTIONS LIMITED

HHER Event ID	NAME	EVENT TYPE	ORGANISATION
EHT7913	MONITORING AT HITCHIN DELIVERY OFFICE, 90 HERMITAGE ROAD, HITCHIN, 2014-15	EVT	ARCHAEOLOGICAL SOLUTIONS LIMITED









Title:
Figure 4: 1804 Ordnance Survey Drawing
Address:
9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:6,000
0 200m

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**Title:**

Figure 5: Plan of Hitchin from Clutterbuck's History of Hertfordshire, 1827

Address:

9-10 High Street, Hitchin, Hertfordshire

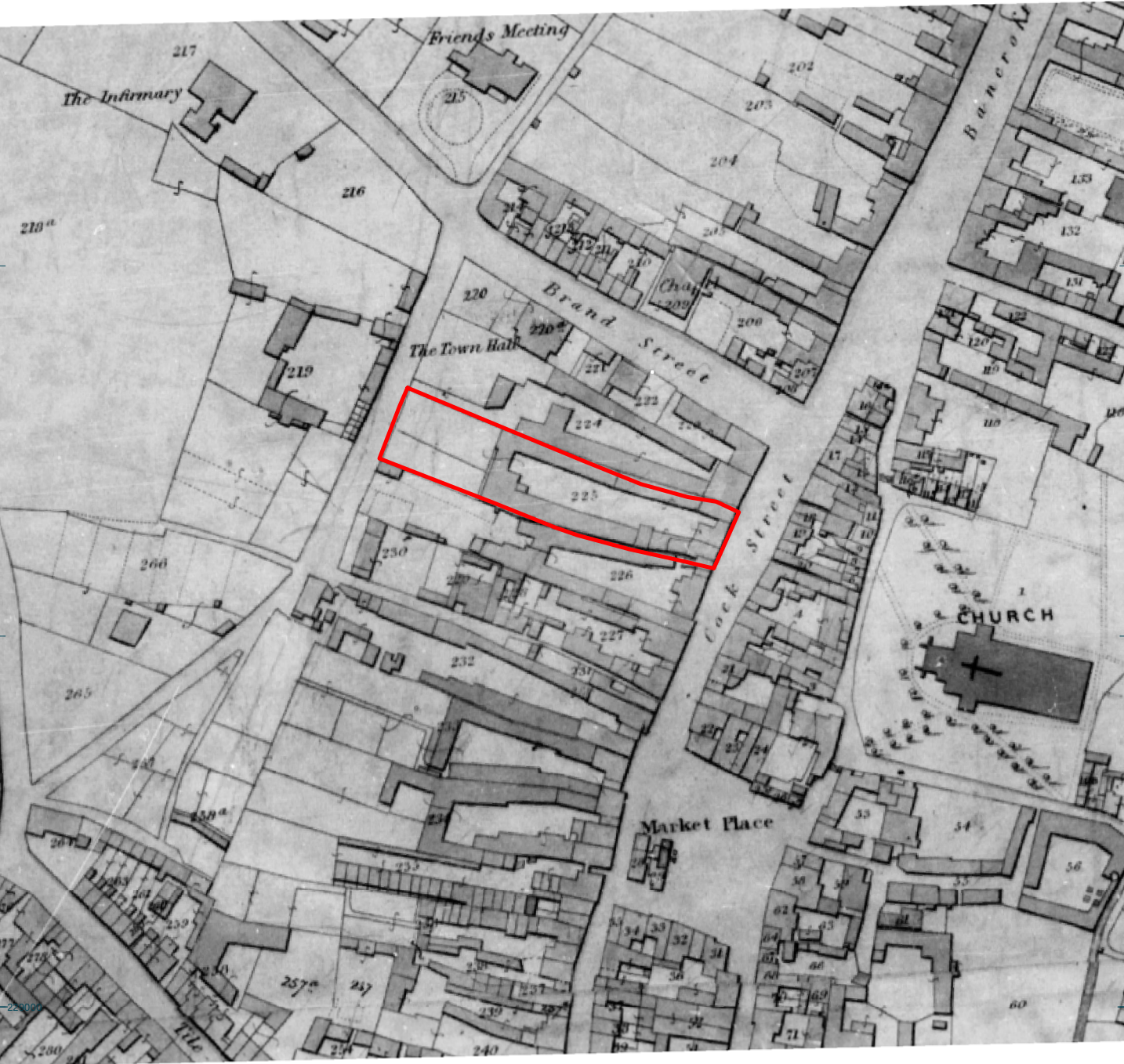
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Legend

Site Boundary



0018501

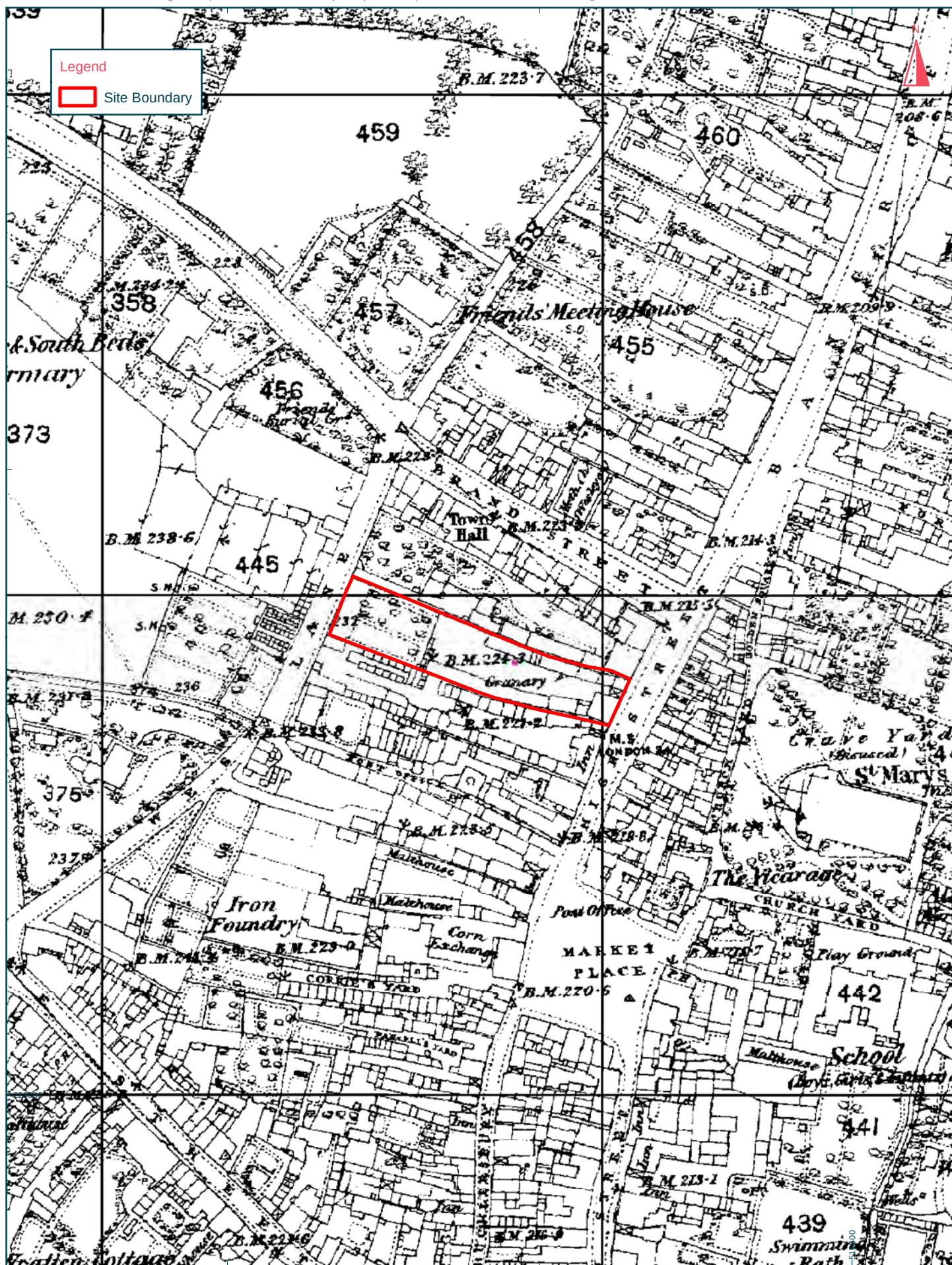
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Figure 6: 1841 Hitchin Tithe Map
Address:
9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000

0

50m



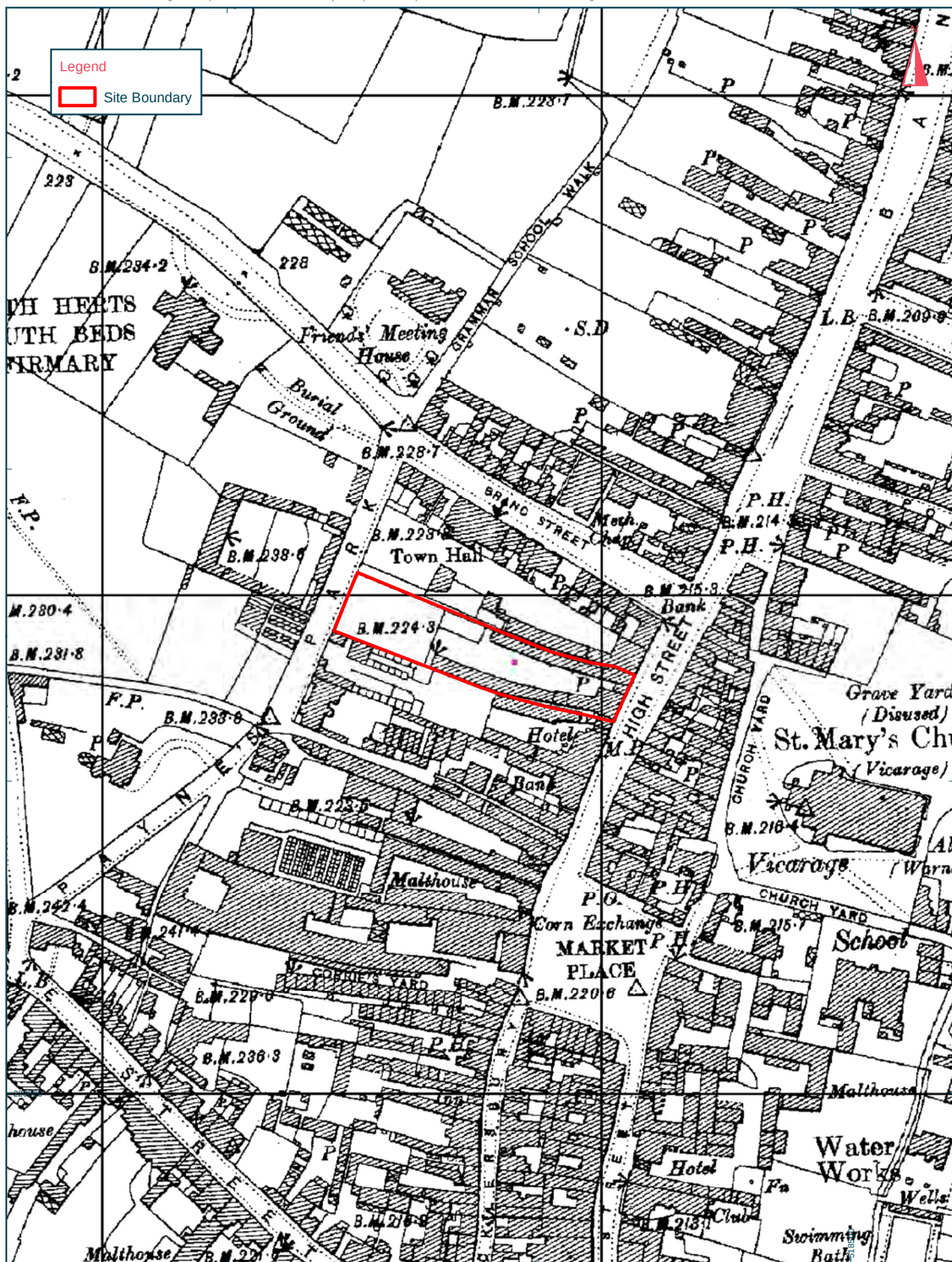


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Figure 7: 1881 1:2,500 Ordnance Survey
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9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000



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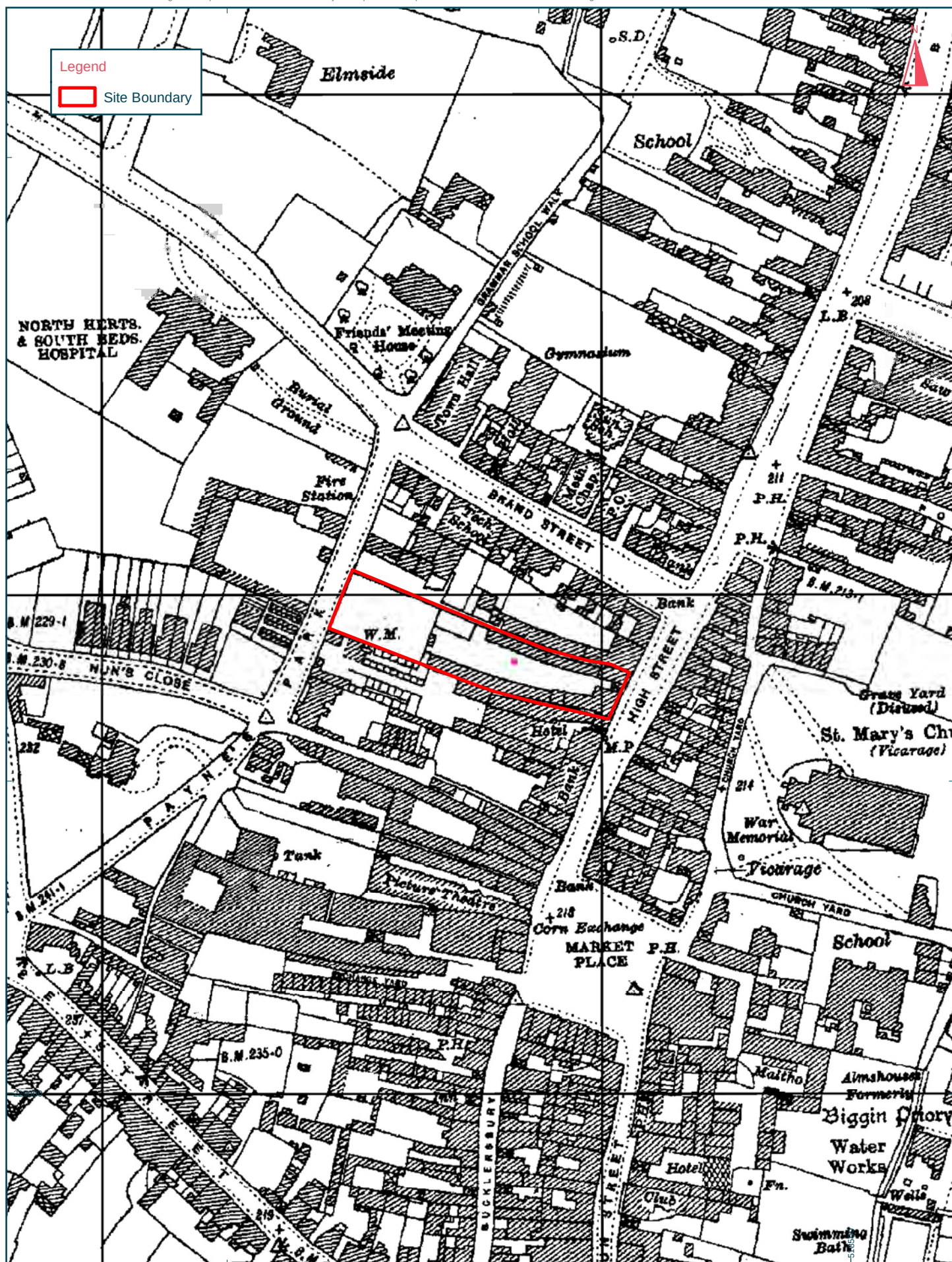


Title:
Figure 8: 1898 1:2,500 Ordnance Survey
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9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000



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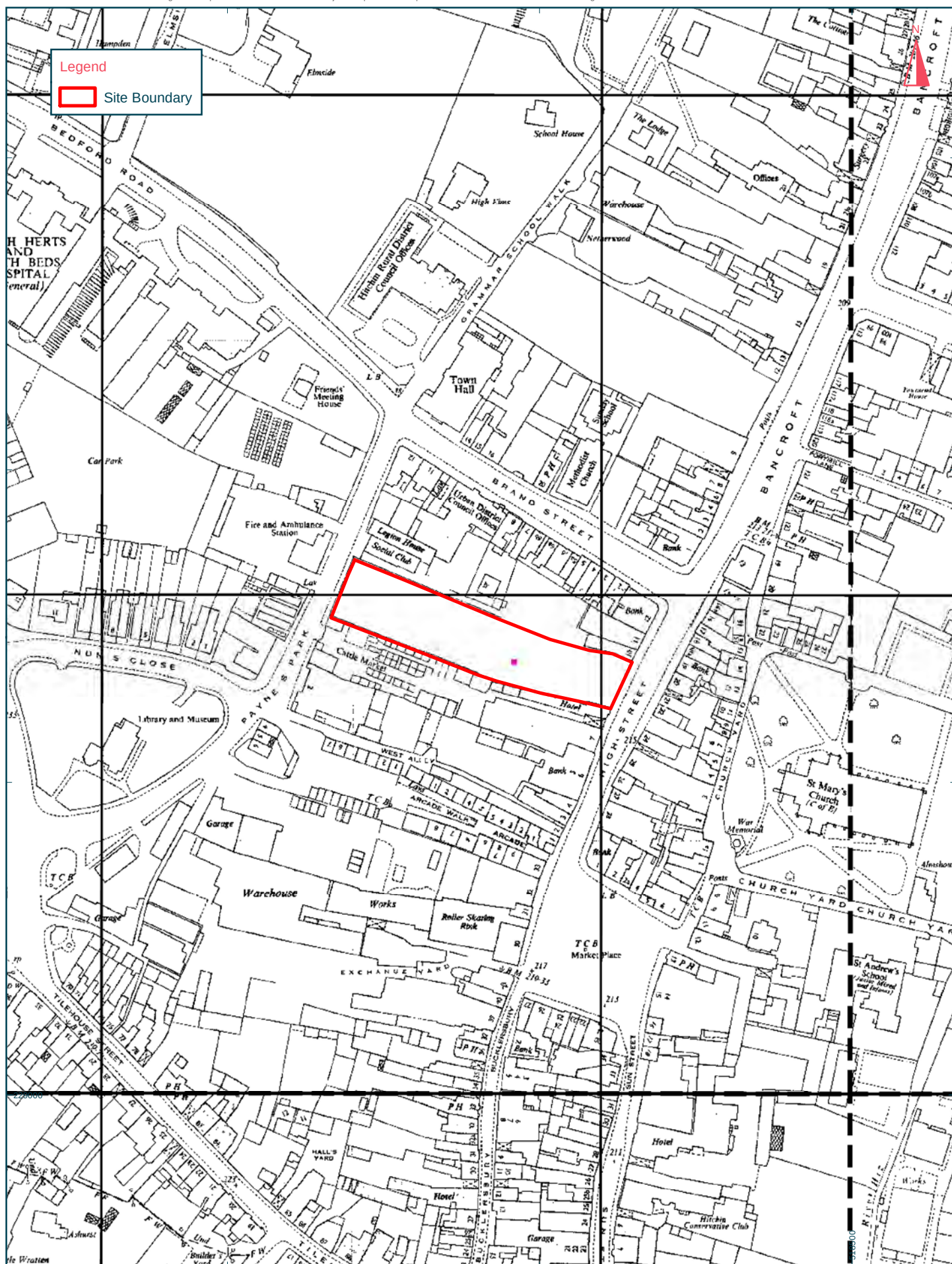


Title:
Figure 9: 1932 1:2,500 Ordnance Survey
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9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000



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Title:
Figure 10: 1965 1:2,500 Ordnance Survey
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9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000

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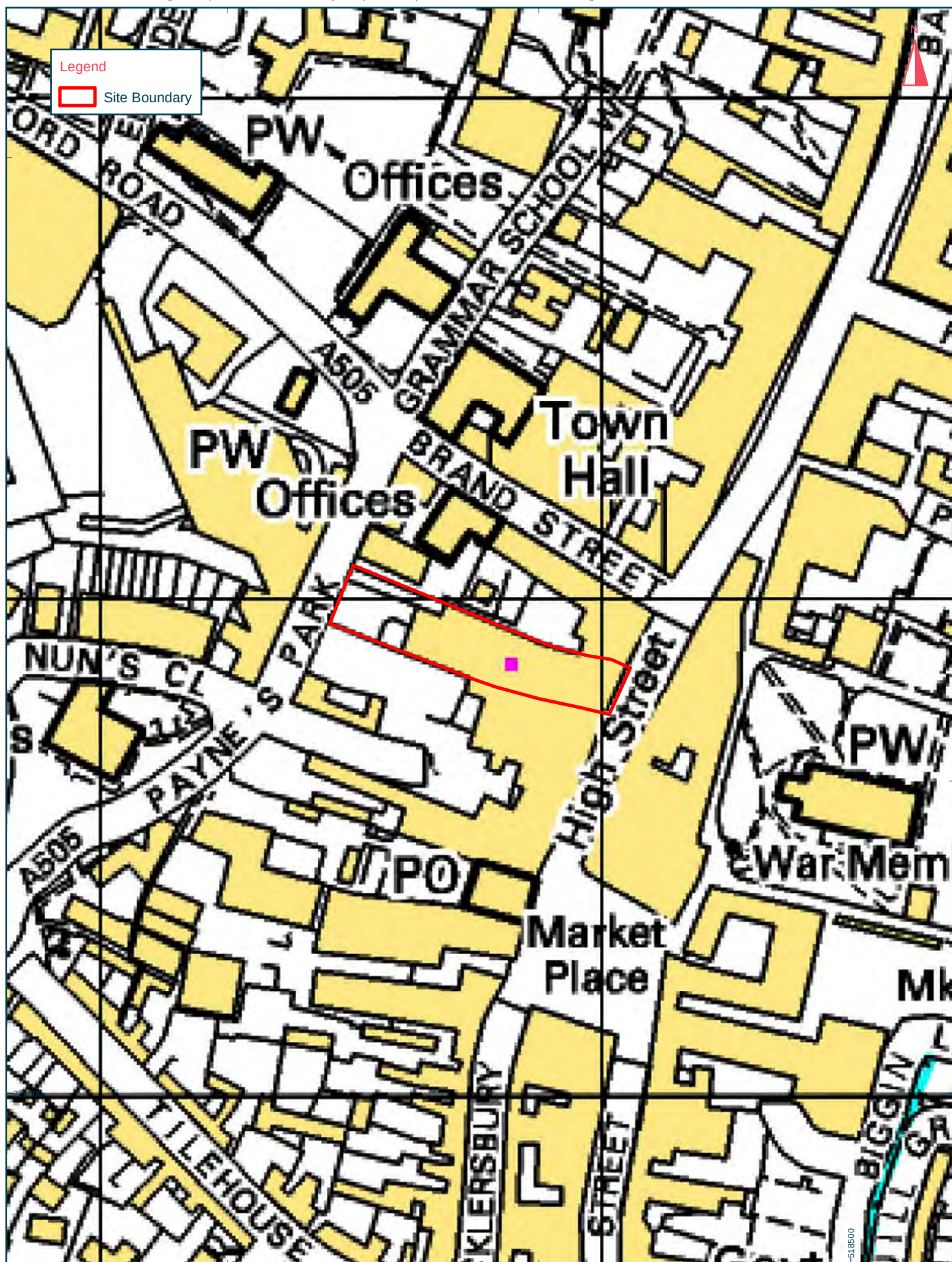


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Figure 11: 1871-85 1:2,500 Ordnance Survey
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9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000



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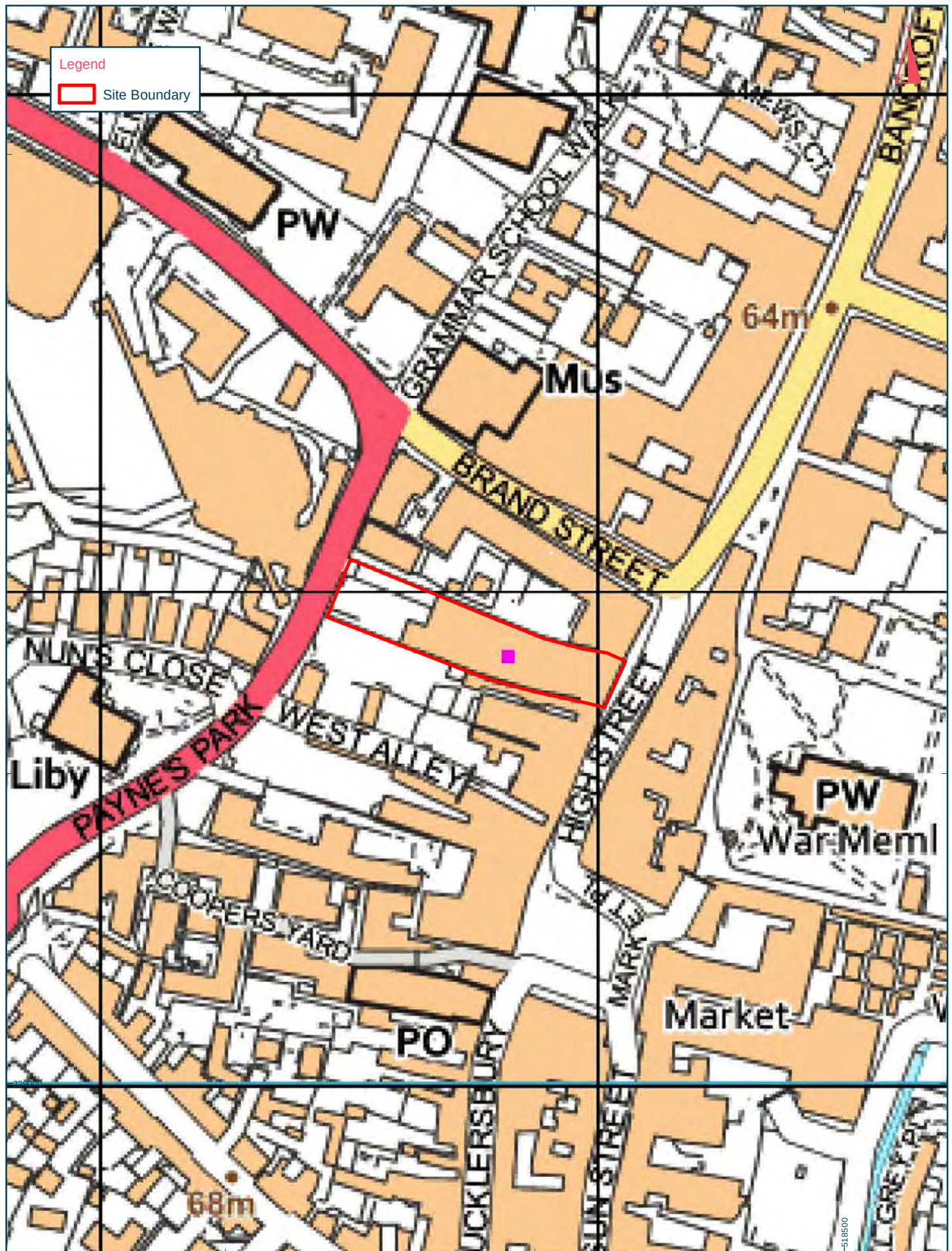


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Figure 12: 2006 1:10,000 Ordnance Survey
Address:
9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000

0 50m

orion.



Title:
Figure 13: 2024 1:10,000 Ordnance Survey
Address:
9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:2,000

0 50m

orion.



Title:
Figure 14: 2021 Google Earth Image
Address:
9-10 High Street, Hitchin, Hertfordshire

Scale at A4: 1:3,000
0 100m

orion.