



Ross Tomlinson

The White Horse, Kimpton, Hertfordshire

Archaeology and Heritage Assessment

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HEADLAND ARCHAEOLOGY GENERAL NOTES

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1 INTRODUCTION

Background to the project

- 1.1 This report is an archaeology and heritage assessment relating to The White Horse public house in Kimpton, Hertfordshire. It has been prepared by Headland Archaeology (UK) Ltd on behalf of Ross Tomlinson (the Client) and is submitted as supporting documentation for planning and listed building consent applications to redevelop the site.
- 1.2 The development proposals include the conversion of the existing public house (currently not in use) to a combination of the following:
- Single residential dwelling within part of the ground and first floor of the existing building;
 - Extension to existing office space at first floor level and creation of ground floor 'reception';
 - Retention of an aspect of the existing A4 use to create a new Micropub at ground floor level;
 - Flexible office space at ground floor to the rear; and
 - Internal and external repairs and alterations are proposed together with extensions at the rear of the existing building.
- 1.3 Pre-application advice was sought from North Hertfordshire District Council (Ref 19/01206/PRE), in response to which the Local Planning Authority's Conservation Officer made comments regarding the potential for impacts on the historic fabric of the building and secondly the appearance of buildings due to the design of the proposed extensions.
- 1.4 In order to address these comments, this report describes the site and provides an overview of its historical context and setting, describes the archaeological potential of the site and includes a description of the phases and modifications of the current buildings based on site observations and available documentary records. This information has informed the preparation of a detailed assessment of the significance of heritage assets at the site (see [Report XXX](#)), and as such accords with the requirements of national and local planning policy in respect of the historic environment.

Commented [LH1]: Ref Fraser's report

Acknowledgements

The RSK staff involved in the preparation of this report were Dr Rowena Henderson ACIfA (data gathering and archaeological report text), and Laurence Hayes MCIfA IHBC (site inspection and buildings report text).

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Professional Standards

Headland Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that work is carried out in accordance with the highest standards of the profession.

This report has been prepared with reference to the CIfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020) and *Code of Conduct* (2019).

As part of the RSK Group, Headland Archaeology is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that work is undertaken to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.

Headland Archaeology operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The White Horse public house is a Grade II listed building (List entry number 1347310) and comprises a range of three adjoined buildings of differing dates located at 20-24 High Street in the village of Kimpton, Hertfordshire, SG4 8RJ (NGR 517763, 218390) (Figure 1).
- 2.2 The buildings front onto the northern side of High Street (the B452) at the eastern end of the village. The White Horse is located close to the historic core of Kimpton, which is focussed on the Church of St Peter & St Paul (located c. 100m north of the site) and Church Lane/Kimpton Green (40m to the west).

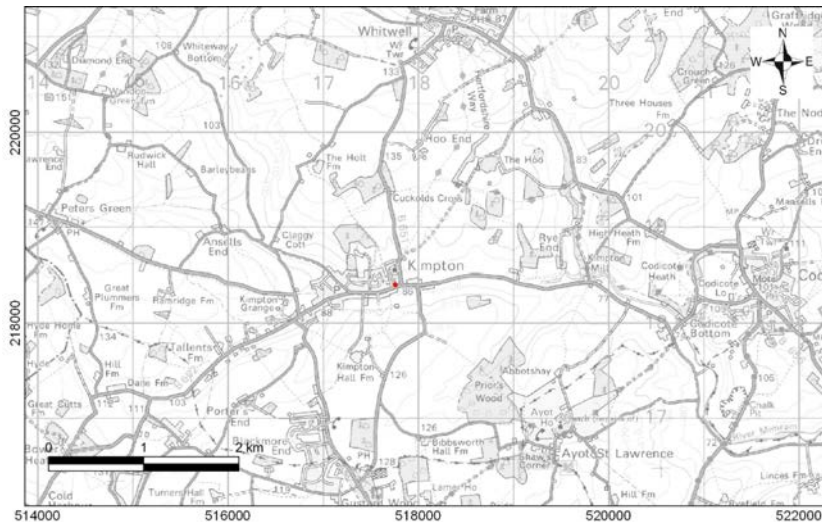


Figure 1: Site Location (red)

- 2.3 The White Horse is enclosed within a rectilinear plot measuring c. 600m², with outbuildings extending along the western boundary of the site. Residential properties are located to the east and west, and gardens extend to the north. The site boundaries include flint and brick walls to the west and north, and timber fences to the east. The yard to the rear of the buildings is tarmac surfaced, with areas of timber decking and a patio along the northern side of the site.
- 2.4 The local topography is undulating; High Street runs east-west along the bottom of a shallow valley at c. 90m AOD, the landform then rising to the north and south. This is reflected within the immediate surroundings of the site, with land to the rear of the White Horse terraced at a higher level than the land within the site.
- 2.5 Underlying bedrock geology is recorded as Holywell Nodular Chalk formation, which is present within the lower-lying valley along which Kimpton High Street runs. Lewes Nodular Chalk Formation is ubiquitous on the higher ground. Superficial geology extends



along the base of the valley, comprising Head deposits (undifferentiated clay, silt, sand and gravel) which have eroded from the surrounding slopes. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3 LEGISLATION, PLANNING POLICY AND GUIDANCE

- 8.1.1 This section identifies the primary legislation, national and local planning policy, and industry guidance relevant to the White Horse public house and its associated assets.

Legislation

Listed Buildings and Conservation Areas

- 8.1.2 Section 1 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of heritage assets, including their setting.
- 8.1.3 *The Act* is amended by the *Enterprise and Regulatory Reform Act 2013* to introduce additional controls for works to listed buildings.
- 8.1.4 In order to be listed a building must have “special interest”. Buildings are assessed against the criteria of *architectural* and *historic* interest. This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. ‘group value’. The principles used in determining the special interest in a building are: age and rarity, aesthetic merits, selectivity, national interest and state of repair.¹
- 8.1.5 Buildings listed at Grade I are defined as those of ‘exceptional interest’, while buildings listed at Grade II* are defined as ‘particularly important buildings of more than special interest’. Buildings listed at Grade II are described as having ‘special interest which warrant every effort being made to preserve them’.²
- 8.1.6 Conservation Areas are normally designated by local planning authorities under Section 69 of the Act, which requires LPAs to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

National Planning Policy

- 8.1.7 The National Planning Policy Framework (‘NPPF’, MHCLG 2019) defines the historic environment as “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.³
- 8.1.8 Policies on the historic environment which are relevant to this assessment include (paragraph numbers in bold text)*:

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any*

¹ Historic England 2018, *Principles of Selection for Listing Buildings*, 6-7

² <http://www.legislation.gov.uk/ukpga/1990/9/section/1>

³ NPPF 2019 Glossary

⁴ Government guidance on the application of the policies contained within the NPPF is available at <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

192. *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.*

200. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Local Planning Policy

North Hertfordshire District Local Plan No. 2 with Alteration. April 1996.

Policy 16 - Areas of Archaeological Significance and other Archaeological Areas

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

possible archaeological remains. To assess the archaeological value of specific sites, the Council will seek expert advice. If the site is judged to be nationally important, and the remains should be left undisturbed, the Council will normally refuse development proposals which adversely affect the site or its setting. On other sites, the Council may permit development proposals with conditions and/or a formal or informal agreement, depending on the archaeological value, to provide:

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

Policy 18 - Listed Buildings (not saved)

For Listed Buildings, the Council will apply a strong presumption in favour of preservation. Therefore, consent* will be refused for the demolition of any listed building or structure unless a strong case can be made and justified. Any conversion, alteration or extension should preserve the character, historic fabric and setting of the building and ensure its continued use and maintenance. Also, the use of traditional materials and craft skills will be expected in order to retain the character of a Listed Building. New shop fronts and advertisements will be resisted unless the building's character or setting is maintained or improved and the aims of Policies 45 and 46 are met.

Policy 20 - Conservation Areas (not saved)

In Conservation Areas, the Council will only permit proposals which will maintain or enhance their character and will refuse:

- (i) the demolition of buildings, walls and structures which are important to the visual quality and historic integrity of the Conservation Area, the loss of which would adversely affect its character;
- (ii) any development proposal which does not respect and reflect the visual quality of the area because of its design, materials, colour, form, and scale;
- (iii) the felling or removal of, or unsympathetic work on, trees which contribute to the visual quality of the area;
- (iv) the display of advertisements which are unsympathetic and would not meet the aims of Policy 46; and
- (v) the erection of overhead lines where they would be obtrusive.

North Hertfordshire District Council Local Plan 2011-2031 (proposed submission)

Policy SP13 Historic Environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through: a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting; b. Identifying sites on the national register of Heritage at Risk or the local risk

register; c. Periodic reviews of Conservation Areas and other locally designated assets; and d. Publication of detailed guidance.

Policy HE1(Proposed modification, November 2018) states the following:

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.

Guidance

- 3.1 Assessment of the significance of heritage assets is central to the application of national and local policy, and national guidance in England seeks to ensure a consistent approach in planning contexts. The relevant guidance documents used in this report comprise:
 - Historic England 2015: GPA2 (Managing Significance in Decision-Taking in the Historic Environment)
 - Historic England 2017: GPA3 (The Setting of Heritage Assets)
 - Historic England 2019: HEAN12 (Statements of Heritage Significance: Analysing Significance in Heritage Assets)
 - ClfA 2014 (Updated 2020): Standard and Guidance for Historic Environment Desk Based Assessment
- 3.2 The procedure for the assessment of heritage significance set out in HEAN12 (Statements of Heritage Significance) updates previous guidance contained in Historic England's *Conservation Principles* (2008), drawing terminology in line with the definitions of 'Heritage Interest' contained in the National Planning Policy Framework.

4 METHODOLOGY

Terminology

Heritage Asset: A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the wider historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Archaeological Site: Archaeological remains may consist of surface and / or sub-surface remains, features, deposits and / or material relating to past human activity.

Study Area

- 4.1 During the preparation of this assessment a study area, comprising a 500m zone buffered from the application site boundary, has been used in the collection of data pertaining to the archaeology and historic of the site and its surroundings.

Data Sources

- 4.2 Data has been collected from the following sources:
- Historic England's National Heritage List for England (NHLE) for details of designated heritage assets;
 - Hertfordshire Historic Environment Record (HER);
 - Historic mapping (Ordnance Survey (OS) and pre-OS);
 - Geological mapping;
 - Results of previous ground investigation and structural assessments;
 - Relevant published and unpublished documentary sources, held by regional and National Archives; and
 - A site inspection

Gazetteer

- 4.3 A gazetteer of all known heritage assets within the Study Area has been compiled, using information from the data sources listed above. The gazetteer is included as Appendix 1 and the location of each gazetteer site is presented in a combined heritage constraints map (Drawing 1 at the end of this report).
- 4.4 All heritage assets have been assigned a unique ID Code for ease of reference in the report.

Historic Map Regression

- 4.1 The historic OS map sequence corresponding with the application site boundary and study areas was georeferenced and consulted to collect information on former land use and development throughout the later historic periods.
- 4.2 Parish tithe mapping and associated apportionment documents were consulted to identify any annotated structures and record any evidence indicative of archaeological potential.

Site Inspection

- 4.3 A site inspection was undertaken on 22nd September 2020, during which the buildings of the White Horse and the surrounding plot was examined in detail. Photographic and written records were maintained. The inspection included observation of trial holes excavated adjacent to the site's northern boundary, and a detailed review of the fabric of the buildings with an emphasis on establishing the relative dates and phasing of construction. This was facilitated in some areas by the presence of open investigations to walls and ceilings. Areas of uncertainty are noted in the baseline description at the appropriate point.

Baseline Description

- 4.4 Drawing on the data gathered above, a summary description of the baseline has been prepared as an illustrated, chronological account of the site's development. This has been subdivided to consider the historic environment background, and more specifically the development of the buildings within the site with a detailed overview of their phasing.

Potential and Significance - Archaeology & Heritage

- 4.5 The potential for the site to contain archaeological remains and built heritage fabric, and their relative significance, is considered with reference to the likely impact of the scheme.

Limitations of the Assessment

Data Sources

- 4.6 Information held by the public data sources is considered to be reliable; however, the following general points are noted:
- HER records can be limited because opportunities for research, fieldwork and discovery depend on the incidence of commercial development and occasional research projects, rather than the result of a more structured research or data enhancement strategy. A lack of data within the HER records does not necessarily equal an absence of archaeological remains at a location.
 - The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source.
 - There can often be a lack of dating evidence for archaeological sites.

- 4.7 With regard to the White Horse itself, it is notable that the listing description has been based on external observations and does not consider the interior of the buildings which constitute this heritage asset.

Site Inspection

- 4.8 Any archaeological site visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators. It is noted that the land to the rear of the white horse is currently tarmac surfaced. Two trial holes were inspected, giving an indication of the depth of deposits within the site at the northern boundary.
- 4.9 In respect of the buildings, while some areas of fabric were exposed and visible following structural investigations, elsewhere modern render, tiling and wall coverings concealed the structural fabric behind.

5 HISTORIC ENVIRONMENT BASELINE

Summary

- 5.1 The full list of known heritage assets is presented in the gazetteer (Appendix 1), and the location of each is shown on Drawing 1. The significance of these assets is discussed by period in the Archaeological and Historical Narrative Section below.

Designated Heritage Assets

- 5.2 The White Horse is a Grade II listed building (List entry number 1347310). The listing including numbers 20, 22, 24A and 24 High Street, and is described as follows:

'Terrace of houses, public house and shop. 2 storeys. The end houses are early-mid C19 in chequered red brick and with slate roofs. The centre (Nos 22 and 24A) is lower and late C18. Plain red brick. Plain tile roof. Dentilled brick eaves. Glazing bar casements except for No 24, which has recessed 8/8-pane sashes with rubbed brick lintels. The centre has 3 square window bays with flat hoods. Circa 1980 porch to No 20. No 24 has rear extensions in flint with brick dressings. 4 ridge chimney stacks'.

- 5.3 There are 24 further designated heritage assets within the study area. These are all Grade II listed buildings with the exception of the Grade I listed parish Church of St Peter and St Paul. Those most proximate to the site include Nos 1-3 High Street directly opposite the White Horse, and the Little Priory and Brewers Cottage directly to the west.
- 5.4 The site is located towards the centre of Kimpton Conservation Area, first designated by North Hertfordshire District Council in 1969.
- 5.5 There are no scheduled monuments, registered battlefields, registered parks and gardens or world heritage sites in the vicinity of Kimpton.

Non-Designated Heritage Assets

- 5.6 There are no non-designated heritage assets recorded within the application site.
- 5.7 Twelve non-designated heritage assets are recorded in the study area, including four undated sites and the remainder representing activity in the Roman, medieval and post-medieval periods.
- 5.8 The site is located within an "area of archaeological significance" (ID 40), a local status identified by North Hertfordshire District Council, indicating there is a moderate or high potential for archaeological remains to be encountered based on evidence from known heritage assets.

Previous Archaeological Events

- 5.9 There are no previous archaeological events recorded within the application site. Four events are recorded in the study area, as follows:
- Evaluation and monitoring at Black Horse Cottage, 106m to the north west of the White Horse;
 - Building recording of farm buildings at Bury Farm, 160m east of the White Horse;

- Watching brief at 37a High Street in 2004, 180m south west of the White Horse; and
- Aerial photographic evidence showing a circular feature ('macula') and parallel ditches 530m north west of the White Horse.

5.10 None of these investigations have yielded information directly pertinent to the application site itself.

Historic Landscape Characterisation

5.11 The Hertfordshire Historic Landscape Characterisation data places the site within an area of urban development HHT2770.

Archaeological and Historical Narrative

Early Prehistoric- Palaeolithic- Bronze Age (500,000BC-700BC)

5.12 There are no heritage assets of Palaeolithic, Mesolithic, Neolithic or Bronze Age date recorded within the application site boundary or wider study area.

5.13 Throughout the majority of this broad timeframe, humans were mobile communities moving across the landscape, both seasonally and in response to climatic variation, shifting towards settled communities and agricultural subsistence regimes towards the end of the Neolithic period. At a regional scale the primary evidence for Palaeolithic activity comprises redeposited tools and evidence of tool making concentrated in areas of river terrace gravels and, in some instances, glacial till. While Mesolithic activity is better-represented than the earlier periods, evidence is still dominated by surface finds of artefacts as opposed to in-situ settlement sites, though again the focus for activity trends towards river valleys, as well as high-yield natural environments around coastal margins which favoured subsistence.

5.14 Within the wider Kimpton Parish there are three recorded ring ditches associated with funerary activity likely to date from the later Neolithic-Bronze Age period. This serves to indicate the presence of a population in the area at this time.

Iron Age (800BC-43 AD)

5.15 There are no heritage assets dated to the Iron Age within the application site.

5.16 Two undated assets are located within the study area (**ID 26 and 27**), comprising a series of cropmarks recorded in two locations which may indicate the presence of enclosures and ditches. They have been tentatively included in this period, though may relate to later activity, however at a distance of c. 300m to the south of the application site and located on higher ground overlooking the valley within which Kimpton lies, there is a low potential for associated remains to extend towards the application site. The presence of cropmarks in the study area fits within a pattern of further marks visible on aerial imagery elsewhere in the parish, including zones to the west of Park Wood north west of Kimpton, and Gorse Field to the south, which likely represent the presence of farmsteads spanning the late Iron Age and Roman periods.

- 5.17 Further information on Iron Age activity in the parish is presented by finds reported to the Portable Antiquities Scheme: an Iron Age coin (Whaddon Chase Stater) and a bronze decorative object- possibly an earring or other personal ornament.

Roman Period (43 - 410 AD).

- 5.18 There are no recorded Roman period heritage assets within the application site.
- 5.19 One Roman asset is recorded in the study area, comprising the conjectural route of Roman Road from Verulamium to Ickleford which passes on a north-south alignment 300m to the west of the application site ('Viatores 210', **ID 30**). However, there is no evidence to support its trajectory through Kimpton, aerial photographs indicating that the route leaving Verulamium (St Albans) veered away and formed a link to the Insula XVI temple within Verulamium itself.
- 5.20 Elsewhere, Roman period rural settlement and possible industrial activity in the form of chalk extraction is represented. Two undated maculae (circular cropmarks) are present in the study area c. 400m south west of the application site (**ID 28** and **29**) interpreted as chalk pits. A possible Roman settlement and associated lanes are present to the west of Park Farm (500m to the north west of the site, not included in the study area), and the general pattern based on this evidence supports the notion that settlement was favoured on south-facing slopes away from the river valleys (Fitzpatrick-Matthews 2020).

Early Medieval and Medieval Periods (410-1086 and 1086-1540AD).

- 5.21 There is no recorded evidence of early medieval activity within the application site or study area, the period being typically poorly represented in the archaeological record. Place name evidence points to an origin in the pre-Conquest era, the name Kimpton being translated from the Old English as a farmstead associated with a man called Cyma (Mills, 2003), though an alternative hypothesis suggests 'Kym' or 'Kyme' may relate to a river name, rather than a personal attribution (Fitzpatrick-Matthews 2020). Physical evidence of this early settlement is unknown at present, however it is suggested that the embanked trapezoidal enclosure of St Peter's & St Pauls Church 75m north of the application site may have parallels at Pirton (near Letchworth Garden City) which is associated with early medieval high-status occupation (*Ibid*).
- 5.22 The Domesday survey indicates that by 1086 the settlement at Kimpton ('Kimintone') comprised a population of c. 120 people (the recorded head of households comprised 12 villagers, 2 smallholders, 3 cottagers, 5 slaves and 2 Frenchmen, with expected population to be approximately five times this total⁵). Local resources included ploughlands (arable), meadow, woodland for 800 pigs and a mill. During the reign of King Edward, a Saxon called Ælveva held Kimpton. After passing through a series of owners, including Odo Bishop of Bayeux, it eventually passed to the barony of Say. Under their ownership, Kimpton was held by three tenants as the manors of Hockinghanger, Parkbury and Leggatts⁶.
- 5.23 The Grade I listed Church of St Peter & St Paul (**ID 10**), situated on higher ground 115m north of the application site, originated in the 12th century (with later medieval alterations). The medieval village was orientated east-west along the main road (High Street), as it is

⁵ <https://opendomesday.org/place/TL1718/kimpton/>

⁶ <https://www.british-history.ac.uk/vch/herts/vol3/pp29-33>

today (**ID 32** records the village and parish of Kimpton from the Medieval period onwards in the HER).

- 5.24 With the exception of the church and settlement form, there is little surviving physical evidence of the medieval settlement. Only one asset suggests the presence of later medieval (or potentially early post medieval) domestic occupation. **ID 33** records the site of early Tudor buildings: *"A row of six cottages in Kimpton High Street were demolished in 1967, and 'their modest 18th-century fronts' concealed 'some finely moulded timbers embedded in the structure, close to a chimneystack'. These, an early Tudor arch-braced collarbeam truss and moulded tie-beam, were salvaged and given to St Albans City Museum. No other such timbers were spotted. It is likely that the building was a 16th century timber-framed structure, later extended, and updated with a new front in the 18th century. Its exact position is unclear"* (HER reference MHT6170).
- 5.25 Beyond the settlement boundary, a medieval park licenced to Nigel Loring was created in 1366 (**ID 31**). Although its exact location is unknown, there is enough documentary and placename evidence (e.g. Park Farm) to indicate it may have been near Kimpton. An earthwork exists along Dovehouse Wood 370m north west of the application site which provides further evidence for its location. By 1570 the park no longer existed.

Post Medieval and Industrial Period (1540-1900)

- 5.26 The village of Kimpton remained a settlement of small-scale throughout the post-medieval period. Again with the exception of the church, the earliest buildings that are listed in the village date from the 16th and 17th centuries (predominantly those on Church Lane) or 18th century, some with later 18th and 19th century alteration (**ID 1-9** and **11-25**). The earliest buildings cluster around the church, along Church Lane and Kimpton Green, with linear settlement extending along High Street and dispersed properties present beyond the core of the settlement on Kimpton Road.
- 5.27 The Kimpton Conservation Area character assessment⁷ notes that the historic development seen today dates from the early post-medieval period to the present. The predominant building material is red brick and there are a number of timber framed buildings in the village. The village has a 'coherent character' but has distinct spaces. High Street can be divided into two parts, with an extensively developed area to the west of Hitchin Road and a more rural dispersed settlement to the east to Hitchin Road (North Hertfordshire District Council, 2020).
- 5.28 Within the study area four non-designated assets are recorded, including the post-medieval farmsteads of Park Farm (**ID 34**) and Bury Farm (**ID 35**), and within Kimpton itself the site of the Lion Brewery (**ID 37**) and a possible well recorded during a watching brief at 37a High Street (**ID 36**).
- 5.29 Historic mapping provides an overview of the 19th century form of Kimpton. The 1837 Kimpton tithe map (Figure 2) indicates that the settlement was essentially 'T' shaped in plan comprising the present axes of High Street and Church Lane, the church located to the east of Church Lane and north of High Street. Buildings front onto the roads, surrounded by fields.

⁷ https://www.north-herts.gov.uk/sites/northherts-cms/files/Kimpton%20Village%20CA%20Character%20Statement_0.pdf



Figure 2: Kimpton Tithe Map, 1837 (extract, application boundary in red)

- 5.30 This arrangement remained largely unchanged in both 1881 and 1898 (publication of the 1st and 2nd edition OS maps at 1:2,500 scale, Figures 3 and 4). The linear development along High Street extended east-west over a distance of 680m and 230m north from High Street to the northern limit of Church Lane. East of what is now Hitchin Road, the settlement comprised two farms- Bury Farm ("Kimpton Farm" on the tithe map) and Ballslough Farm, while the settlement to the west included an infants' school, brewery, Methodist chapel and a workmen's institute amongst otherwise largely residential properties. The map includes labels for the Two Brewers public house (now Little Priory, 26 High Street located immediately to the west of the White Horse) and a smithy to the south.
- 5.31 The census records indicate that the majority of the inhabitants were employed in agricultural jobs, alongside domestic service, the former indicating the dominant rural character of the settlement.

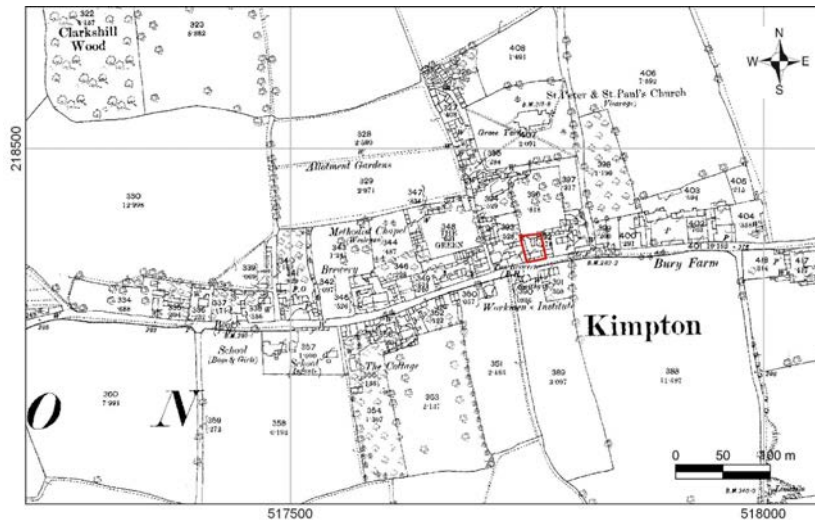


Figure 3: 1881 Ordnance Survey Map (1:2,500)

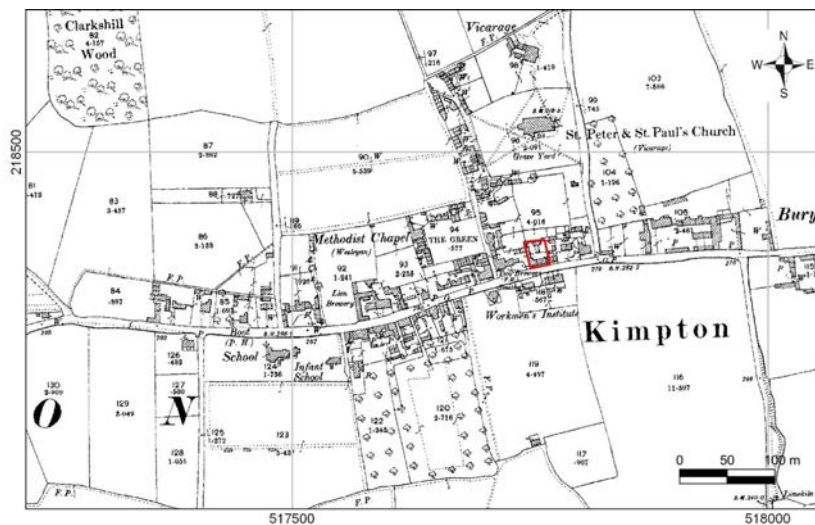


Figure 4: 1898 Ordnance Survey Map (1:2,500)

Modern Period (1901-Present)

- 5.32 No heritage assets are recorded in the study area relating to 20th century or later activity.
- 5.33 The pattern of development in Kimpton visible in the historic OS map sequence is one of gradual continued expansion along High Street. By 1924, short terraces of housing and

semi-detached properties had been built to the west of Claggy Road, and by 1975 the western portion of the settlement had expanded considerably around the junction of High Street and Claggy Road, with post-war housing along Dacre Crescent. Late 20th century development included the further northward expansion of housing onto former allotment gardens to the north of Kimpton Green, and to the west of Claggy Road.

- 5.34 By contrast, the eastern end of the High Street has remained largely unchanged, with small scale development predominantly along the southern boundary of the churchyard.

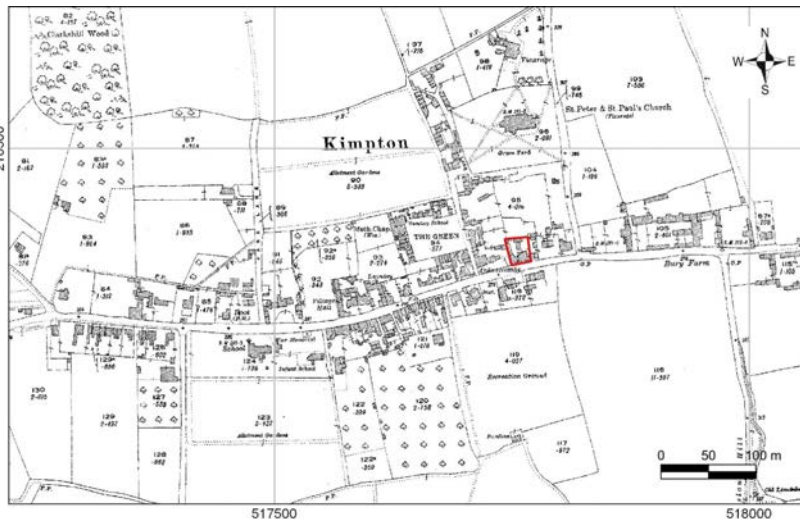


Figure 5: 1924 Ordnance Survey Map (1:2,500)

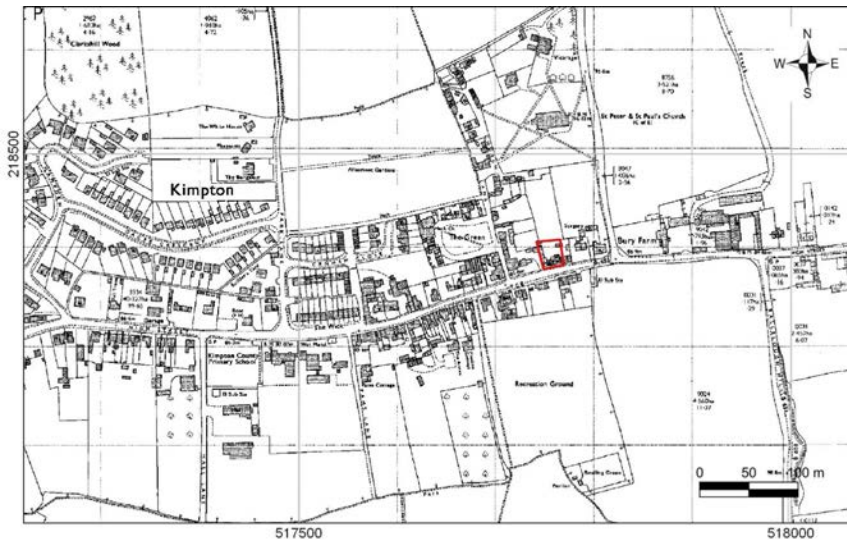


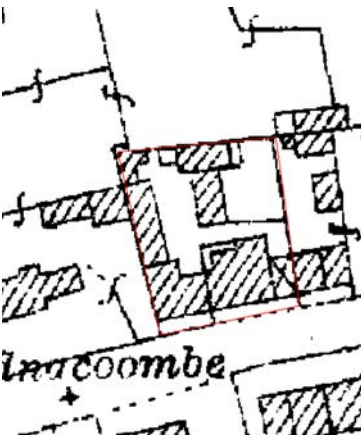
Figure 6: 1975 Ordnance Survey Map (1:2500)

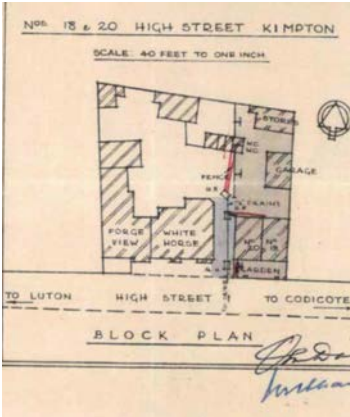
6 HISTORIC DEVELOPMENT OF THE WHITE HORSE

- 6.1 The listing description for the White Horse describes the central portion of the pub (No. 22 and No. 24a High Street) as an 18th century red brick building, with taller early-mid 19th century buildings adjoining to the west (No. 24) and east (No. 20).
- 6.2 A detailed description of the current buildings within the application site is given below. However, a review of the available historic mapping provides a basic framework for understanding its development and the evolution of outbuildings within its backplot. This sequence is summarised in Table 1.

Table 1: Historic development of the White Horse

Date	Description	Map Extract
1837	The Kimpton tithe map depicts the a standalone rectilinear building adjacent to High Street in the southern half of the site, with a small outbuilding to its west and a range of outbuildings along the western side of the site. The plot is labelled 123c, which does not have a corresponding entry in the apportionment.	 A black and white photograph of a section of a 1837 tithe map. A rectangular plot is outlined in red and labeled '123c'. To its west is a smaller plot labeled '123a', and to its east is another plot labeled '123d'. The map shows various building footprints and street layouts.
1881	By 1881 the earlier central building had been extended to the west (now No. 24 High Street), a brace indicating the extension was part of the original structure, and a small outhouse between the rear of the extension and the range of outbuildings against the western boundary. The building was also adjoined to the east by No. 20, incorporating a cart entrance with accommodation above. The eastern boundary kinks into the site, suggesting a temporary alteration of the plot, while additional outbuildings were constructed, including a T	 A black and white photograph of a section of an 1881 Ordnance Survey map. The map shows a complex of buildings with various labels including '393', '528', '392', and '578'. A red line traces a path through the buildings. Below the buildings, the text 'Two Brewers (P.H.)' is visible. The map shows the evolution of the site's layout compared to the 1837 tithe map.

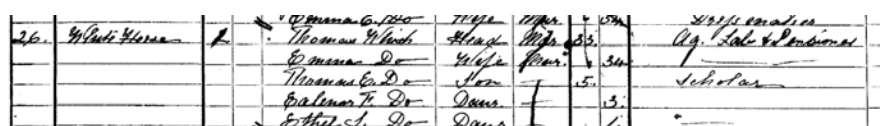
	shaped range extending into the site from the northern boundary and two small structures in the north west corner of the plot	
1898	The situation remained largely unchanged in 1898 with the exception that there is an internal division shown between the central range of No. 22 and No. 25 to its west. The eastern boundary is also shown connecting to the south east corner of the central outbuilding.	
1924	By 1924 the eastern side of the central section of No. 22 had been extended to the north. The T-shaped arrangement of outbuildings joining the northern boundary are shown with small enclosures to the east and west.	

1954	A deed plan for 18-20 High Street dated 1954 illustrates the position of the internal split between the White Horse and its western extension, labelled 'Forge View'. On this plan the western range of outbuildings to the rear had been shortened and a shed constructed on an east-west alignment- the current arrangement. The small group of structures in the north west corner of the plot remained, though the central outbuilding had been removed leaving a single structure against the northern boundary. The eastern boundary had also been altered and a short row of structures built, adjoining outside WCs within the plot of Nos 18 and 20.	
1975	By 1975 the White Horse remained the same. Forge view had been internally divided creating No. 24 and No 24a. The outbuilding against the northern boundary had been removed, leaving a short range against the eastern boundary. Curiously this map reverts to showing a continuous range of outbuildings along the western boundary, and does not illustrate the shed depicted in the 1954 deed plan. This is perhaps a mapping error.	

- 6.3 Frustratingly, the lack of a transcription in the tithe apportionment for plot 123c limits the ability to assess the function of the buildings at this date and any information on ownership and tenancy. It is notable that the building is not depicted as a named (or unnamed) public house on mapping in the 19th century, and while it is clear that the building was known as the White Horse from as early as 1871, none of the occupants are identified as having connections with the pub trade.
- 6.4 Census records indicate that Samuel Ward, a baker, and his family were resident at "The White Horse Bake House" in 1911. His family members included a butcher and dressmaker. Attempting to trace ownership back through previous census records is confused by the fact that in 1901 Samuel Ward and family were resident at "The White House Beer House", conflating it with The Old White House at No. 28 High Street. Further

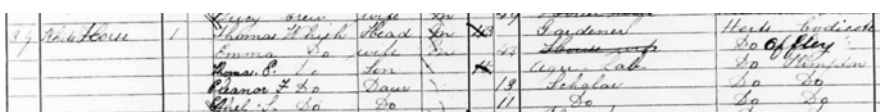
back, it appears that Thomas Whish was the head of household at "White Horse" in 1891, listed as a gardener, and his son a blacksmith. The family were also resident at the White Horse in 1881 and 1871.

- 6.5 Nevertheless, it is known that the pub was purchased in 1896 together with a cottage and 18 and 20 High Street. At this time the buildings were described as a grocers shop, brewhouse at the rear, beer house and cottages. The cottages were sold in 1954 and the adjoining shop at No.24A was let for various uses including Estate Agents, Clothing, Hairdressers etc. The Building was Listed in 1984 and in 1989 McMullen and Sons Ltd carried out a major refurbishment of the property taking in the adjacent shop and cottage, providing internal toilet facilities.



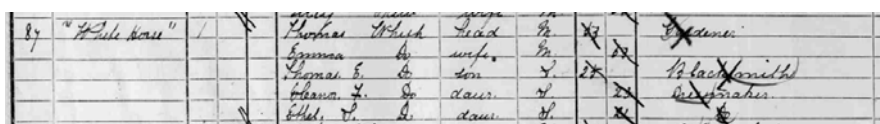
Household	Name	Age	Sex	Occupation
26. White Horse	Thomas Whish	45	M	Head
	Emma Do	34	F	Wife
	Thomas E. Do	15	M	Son
	Palmer F. Do	13	M	Son
	Ethel L. Do	1	F	Daughter

Figure 7: 1871 Census



Household	Name	Age	Sex	Occupation
27 White Horse	Thomas Whish	54	M	Head
	Emma Do	43	F	Wife
	Thomas E. Do	24	M	Son
	Palmer F. Do	18	M	Son
	Ethel L. Do	11	F	Daughter

Figure 8: 1881 Census



Household	Name	Age	Sex	Occupation
27 White Horse	Thomas Whish	63	M	Head
	Emma Do	52	F	Wife
	Thomas E. Do	33	M	Son
	Palmer F. Do	28	M	Son
	Ethel L. Do	21	F	Daughter

Figure 9: 1891 Census

Building Development

- 6.6 The White Horse is a composite, multiphase building which has undergone stages of extension, alteration, internal subdivision and change in use over its c. 300 year history. While this report does not constitute a detailed historic building record, an overview of the phasing is described below, with eight broad structural phases identified. This analysis has been based on the results of a site inspection, including observation of open structural interventions and visible building materials, structural relationships between adjoining fabric, and information visible in the historic map sequence. This phasing is depicted in Drawings 2-4 at the end of this report, with a basic overview presented in Figure 10 below. Photographs accompanying the descriptions are included in Appendix 2.

6.7 In its current state the site incorporates three separate buildings now joined to form a single property:

- 1) The White Horse- the central, earliest section dating from the late 17th – early 18th century, recorded as 22 High Street. This comprises three structural bays; in the 19th century the western bay formed part of 24 high street (Forge View) and was also a separate property in the later 20th century (24a). The building was extended to the north in the 18th century and again in the early 20th century (including the addition of a basement);
- 2) A two-storey 19th extension to the west of the White Horse (24 High Street) with basement and 19th and 20th century outbuildings to the rear; and
- 3) A 19th century carriage entrance with single storey accommodation above to the east of the White Horse, forming an integral part of 20 High Street which is located beyond the site boundary to the east.

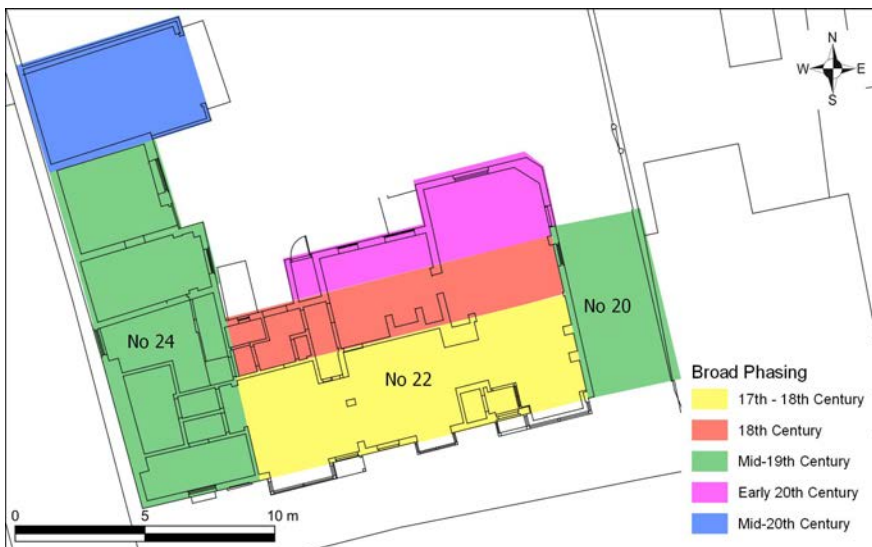


Figure 10: Broad Phasing

Phase 1: Late 17th-early 18th century

6.8 In its earliest incarnation the building was a standalone two-storey cottage (or row of cottages) fronting High Street, which appears to have been timber framed and was one room (4.07m) in depth. The timber framing may date to the late 17th or early 18th century and is most clearly evident in the upper storey, notably the beams and floor joists exposed in the ceiling above ground floor in the western half of the building, the loft space to the rear of the first floor rooms, and partitioning between the western upstairs living rooms.

6.9 The exposed timber framing in the loft space incorporates a lower rail, braces and studs which formed a rear elevation. The wall plate at the top of this frame is a later insertion and includes redundant mortise joints which have no corresponding timbers or joins elsewhere in the frame. The lower rail also has redundant pegged joints along its northern

edge, likely to mark the position of removed struts relating to a later 18th century catslide roof (see Phase 2). The frame has no infill, exposing the rear of the plaster and lath wall on its southern face.

- 6.10 It is possible that elements of this framing extend to ground floor level, a vertical timber in the wall behind the present bar is visible in a void containing modern electrical services.
- 6.11 Between the western two living rooms at first floor level are two timber-framed partitions, likely to have formed the original stair enclosure but now used as a cupboard, with a modern inserted staircase to the rear.
- 6.12 The eastern and western walls of the earlier building have been lost following extensions to either side in the 19th century.

Phase 2: 18th century

- 6.13 In the later 18th century the building was widened with a single-storey outshot 2.1m to the north, and the southern elevation was re-fronted in red brick in a Flemish bond. It is probable that a catslide roof was added above the northern extension at this point.
- 6.14 On the southern elevation the bricks used include variously vitrified examples which are also present in the dentil brickwork at eaves level, indicating this feature is contemporary with the re-fronting. It is possible that elements of earlier timber framing are present within this wall.
- 6.15 On the northern elevation the only remaining evidence for the widening of the building is a short section of wall on the western side, constructed using the same brick as the southern elevation. This wall has been lost to the east due to further northward extension in the 20th century. Internally the southern wall of the kitchen includes a brick-built fireplace and chimney above, which relates to this phase. While the roof above the extension on the western side still retains the catslide form, the roof timbers visible in the loft space indicate that this has been replaced, potentially in the later 19th or early 20th century. The eastern side of the roof was reprofiled in the early 20th century as part of later extension.
- 6.16 There is evidence that an inglenook fireplace was present between the central and eastern bays. At ground floor level this has been removed, however an RSJ spanning the ceiling at ground floor level supports a brick-built chimney above, which continues through the loft and emerges at the roof ridge. It is possible that this fireplace was originally positioned at the eastern end of the building and that the eastern bay is a later addition. This potential relationship is not currently obvious, however there is a slight misalignment between the eastern bay and the western and central bays, and it is notable that end-stacks are prevalent elsewhere in Kimpton with close parallels in the pre-extended form of 1-3 High Street, and 17th-18th century buildings along Church Lane. Should this be the case it is possible that the parts of this fabric relates to Phase 1.

Phase 3: Early 19th Century/pre-1837

- 6.17 At the time of the production of the Kimpton Tithe Map in 1837 the form of the building is shown to comprise the central range of the White Horse, with a small outbuilding to the west and a range of outbuildings to the north west. It is not apparent from the tithe apportionment whether the building functioned as an inn at this date.

- 6.18 While no fabric within the White Horse can be obviously ascribed to this period, elements of the boundary enclosing the site date to this period or earlier. This includes the flint walls along the western and northern boundary (though notably there are later alterations within this) and a portion of flint wall incorporated into a later 19th century outbuilding to the rear of No 24 which may be part of the range of outbuildings shown on the tithe map.

Phase 4: 1837 – 1881

- 6.19 Extensions with locally characteristic red and black Flemish bond brickwork were constructed to the east and west of the original property in the mid-late 19th century, with mapping evidence indicating this occurred between 1837 and 1881. It is not apparent whether both were constructed at the same time or in stages. There are some obvious differences in height and window detailing, however the similarity in design and materials suggest they are broadly contemporary.
- 6.20 In the east this included reconstruction of the former eastern wall of the White Horse, with a new gable chimney added, and the addition of a cart entrance to the east with single storey rooms above which is integral to a further cottage (No 20 High Street) on its eastern side. The floor structure of the accommodation above the cart entrance and the roof structure, including slate tiles, date to this phase.
- 6.21 To the west a two-storey cottage (No 24 High Street) plus basement was constructed, slightly deeper in plan to the north than the White Horse. The 1881 OS map depicts this extension with a brace, indicating that it was connected internally to the older portion of the building on its eastern side. During this period No 24 was also extended further to the north in two separate stages (Phases 4b and 4c), with the addition of a single storey scullery abutting the northern elevation, and a second outbuilding abutting the scullery, at each stage the brickwork clearly a later addition. As noted above, the second outhouse may incorporate part of an earlier flint wall, otherwise the external walls of each of these buildings are mid-late 19th century.
- 6.22 The scullery incorporates a single chimney in the north east corner, with the base of a brick-built washing 'copper' beneath. The roof is slate tiled and has a single shallow pitch, assumed to be contemporary with the scullery's construction. The outbuilding to its north has been recently modernised inside, with plasterboard walls and a suspended ceiling. The roof above is also a later addition, being an integral part of the roof structure of a mid-20th century timber-walled shed immediately to its north.
- 6.23 The basement beneath No 24 is brick construction with an 'L' shaped plan extending beneath the rear of the White Horse. It has brick floors and two stairwells, one extending north to the external yard at rear of the building and the other extending south into the interior of the White Horse. There have been recent alterations to provide structural support to the substructure of the building, with the insertion of a horizontal RSJ across the northern side of the basement, and a concrete stanchion and vertical RSJ providing support to the timber floor above in the centre of the main basement area.
- 6.24 No 24 includes a loft bedroom at second floor level accessed via a staircase from the rear first floor bedroom. At the top of the staircase the northern purlin and a diagonal brace are exposed, painted white. A plank door leads into the upper bedroom, with a small loft space adjacent to the staircase within which the rafters and northern purlin are visible. Substantial upright studs form the rear of the northern wall to the adjacent bedroom. It is

likely this bedroom forms a later alteration to the loft space; the window inserted at the top of the eastern gable has a concrete lintel and projecting timber sill which is incongruous with the rest of the building. It is also noted that the eastern gable has been recently repointed.

- 6.25 The roof to the rear of the White Horse was modified as a result of the construction of No 24. A short raised section was created to allow the installation of a small landing leading from the western upstairs lounge into the rear of No 24. This is visible on the outside of the building as a small rendered addition with slate-tiled roof adjoining the eastern elevation of No 24.

Phase 5: 1881 – 1898

- 6.26 The historic mapping indicates that between 1881 and 1898 an internal division was created between the western and central bays of the White Horse. There is no apparent trace of this subdivision in the current fabric of the building.

Phase 6: 1898 - 1924

- 6.27 In the early part of the 20th century the north east corner of the White Horse was extended at ground floor level in red brick to create a larger ground floor plan, a beer cellar beneath with barrel chute, a flat-roofed extension which now forms the northern half of the kitchen, and a reprofiled catslide roof with an additional room beneath at first floor level.
- 6.28 The extension included modifications to the eastern wall of the White Horse within the cart entrance to create a window and door in the north east corner.
- 6.29 The beer cellar is whitewashed brick with painted brick floor, and painted brick barrel chute which opens to the rear yard to the west. A timber staircase rises from cellar to the south and opens out through a hatch behind the bar. The underside of the suspended timber floor of the Phase 6 extension is visible from within the cellar.
- 6.30 The flat-roofed kitchen extension has been tiled, largely obscuring the fabric beneath, and has a felt roof with modern ventilation equipment mounted above.
- 6.31 Photographs of the White Horse in the late 19th and early 20th century (Figure 11) indicate that from at least this date the front of the pub included the existing three flat-roofed window bays at ground floor level. These are all of timber construction. The more substantial eastern and western bays are set on dark brown glazed brick plinth walls, and incorporate door openings. The smaller central window is set on a rendered plinth wall.

Phase 7: 1924 - 1954

- 6.32 A deeds plan dated 1954 indicates that the timber shed located on the western side of the site, abutting the Phase 4 outbuildings, was constructed between 1924 and 1954. The shed replaced the northern limit of a former range of outbuildings visible on maps from 1837 onwards. The shed has red brick plinth walls, with a timber frame, weatherboarded exterior and concrete ramp at the double-door entrance. The construction of the shed included re-roofing of the northern outhouse immediately to its south.



Figure 11: The White Horse (left) in the late 19th century

Phase 8: Late 20th – early 21st Century

- 6.33 Modern alterations were undertaken in 1989 during the final phase of use of the whole building as a pub. These are most prevalent at ground floor level, including:
- the subdivision of the western side of the building (No 24) to create toilets;
 - the installation of a stud wall and boxing surrounding the stairwell to the western cellar from the lounge in the western bay of the central section of the building;
 - stud walls and partitioning around the main entrance to the pub;
 - the installation of a staircase to first floor level in the centre of the building;
 - the installation of steel structural supports, both in the western basement and at ground floor level around the bar and entrance doorway; and
 - The installation of ventilation/extraction equipment above the kitchen which is mounted on the roof above.
- 6.34 The current décor of the pub at ground floor level, including floor coverings and wainscoting, is associated with this phase.
- 6.35 At first floor level there is minor partitioning within the accommodation in No 20, comprising stud walls at the entrance to the kitchen and bathroom.

Roof

- 6.36 The main roof above the front rooms of the White Horse is an amalgam of timbers of differing dates and does not easily fit within the phasing of the buildings below. The primary trusses are king-post form with pegged joints and are most likely 18th century in date. The lower tie beams have been removed with the result that the ceilings below are

sagging, and there are no principal rafters as such. The roof is further supported with intermediate pairs of curving braces. On the southern flank the single purlin is a substantial sawn timber and the rafters are robust square-section timbers. By contrast single purlin on the northern flank of the roof is a roughly shaped roundwood timber with less substantial rafters, the lower ends of which are supported by additional upright struts. Modifications are present towards the western end of the roof at the junction with the brick gable of No. 24, with the addition of a number of struts and diagonal braces likely to date to the construction of No 24 itself (Phase 4a). Even more extensive modifications are present on the northern flank of the roof at the eastern end, where a shallow pitch catslide roof has been added during the extension of the pub in the early 20th century (Phase 6). This latter change comprises a row of raised rafters supported with struts connected to the original rafters.

- 6.37 The catslide roof to the north which leans against the northern side of the White Horse had an earlier precursor, but the existing fabric is most likely 19th century and has been altered in the 20th century. At the point of attachment to the timber framing at the rear of the Phase 1 structure, the rafters of this roof rest on the wall plate.

Areas of Uncertainty

- 6.38 At ground floor level there are a number of areas where the resolution of the phasing is uncertain:
- The staircase at ground floor level in the rear of no. 24 has clearly been inserted after construction of the extension between 1837 and 1881, as the staircase passes in front of a sealed former window. The date of this alteration is unknown. It has provisionally been dated to the early 20th century.
 - In the southern half of the bar area there is a composite structure which comprises a modern and earlier brick wall, steel RSJ and timber upright- it is likely this structure incorporates part of the earlier timber frame, however there is a considerable degree of alteration.
 - The outbuilding to the north the scullery of No 24 (Phase 4c) incorporates a flint wall which may have been part of an earlier outbuilding visible on the 1837 tithe map.

External Spaces

- 6.39 The yard to the north of the pub is tarmac surfaced and contains areas of decking and a patio/planters along the northern boundary which are all modern.
- 6.40 The western and northern boundaries are formed by flint walls which are likely to be 18th or early 19th century in date. The walls are constructed using uncoursed field flints which have been repaired and repointed in localised areas. Piers and coping are brick.
- 6.41 Within the western boundary is a zone of infill brickwork which marks the position of a removed 19th century outbuilding. The northern wall also contains features at the western end indicating the position of removed outbuildings which are visible in the historic map sequence. These include horizontal timbers set into the wall and horizontal bands of repair in brick which may indicate the position of further removed timbers.



- 6.42 Trial pits against the northern boundary wall indicate that it is constructed on a brick foundation which extends to c. 0.8m below the existing ground surface.
- 6.43 The eastern boundary adjoining No 20 is primarily formed by timber fencing with low brick plinth walls.

7 ARCHAEOLOGICAL POTENTIAL AND HERITAGE SIGNIFICANCE

Archaeology

- 7.1 On the basis of the known and inferred distribution of early settlement and possible industrial activity in the Prehistoric and Roman periods, it is assessed that there is a low probability that remains of these periods would be present within the application site. However it is noted that the archaeological potential of the area surrounding Kimpton is little understood, both in terms of historical attempts to characterise its heritage in the 19th and 20th centuries, and current opportunities for research (Fitzpatrick-Matthews, 2020⁸).
- 7.2 The early medieval period is also a relative unknown. It is clear that a settlement began to emerge at Kimpton in the period prior to the Domesday survey in 1086, however the location and form has not been confirmed through archaeological study. It is suggested that the enclosure of the church may have origins in this period, and it is possible that associated early medieval activity may have occurred in its immediate surroundings. The later medieval settlement is also likely to have clustered close to the site of the church and extended along the axes of Church Lane and High Street.
- 7.3 The application site is located 75m to the south of the church boundary, therefore while the archaeological potential remains unknown, should deposits of early medieval or medieval date be present they would be considered to be of local - regional significance.
- 7.4 The evolution of buildings within the application site itself date from the 18th century, with the first phase possibly being earlier. It is likely that some activity occurred in the backplot area during the early post-medieval period, potentially including the excavation and infilling of ad-hoc refuse pits, and construction of outbuilding structures or internal plot divisions. Any features, however, are likely to have suffered a degree of truncation following reorganisation of the site in the 19th and 20th centuries. Where present, features and associated artefacts may provide more information on the status of occupancy and the nature of activities which took place.
- 7.5 Historic mapping provides a clear indication of the sequence of development in the backplot of the White Horse in the 19th and 20th centuries. Several outbuildings have been constructed, reorganised and demolished during this period, and it is likely that footings survive where these extend below the formation depth of later structures and surfaces.
- 7.6 Recent excavation of trial pits against the northern boundary of the site indicates that there is a deep deposit of made ground (up to 0.8m) overlying natural clay geology. This material accounts for the rising gradient of the ground surface to the north. The material included ashy waste, brick and earth, and is likely to have derived from the alteration of the White Horse itself (including the excavation of the basement and cellar) and the demolition of outbuildings.

⁸ https://northhertsmuseum.org/wp-content/uploads/2020/04/Early_Kimpton.pdf

Built Heritage

- 7.7 A detailed appraisal of the heritage significance of the White Horse, including its aesthetic significance and contribution to the setting of the surrounding conservation areas is contained in report XX submitted with the present application, and this report should be read in conjunction with it.
- 7.8 Historic England notes with regard to vernacular domestic buildings⁹ that roof structures, methods of smoke extraction and evidence of adaptation and change to floor layouts and use are important for understanding traditional technologies and social status.
- 7.9 This is borne out at the White Horse, the greatest historic interest of the present buildings lying in those elements which relate to its earliest framing and layout, and its adaptation in the 18th and 19th century (architectural, historic and archaeological interest in NPPF terms). Key areas include any surviving timbers within the front and intermediate walls, floor timbers at first floor level, the possible inglenook structure concealed at first floor level and any evidence for the addition of an eastern bay to the east of the inglenook subsequent to its original construction.
- 7.10 The cladding of the building in the 18th century in brick sits within a local (as well as wider national) tradition, having both a functional architectural value as well as contributing fortuitously to the aesthetic appearance of High Street. In this phase it is clear that alterations to the internal layout of the White Horse occurred, including addition of a fireplace and chimney in the kitchen area, which again are of value to understanding its use and development.
- 7.11 While the peripheral brick-built extensions to the central range in the 19th century are of architectural interest in terms of their appearance and their relationship to the earlier building, the fabric itself is of lower evidential value. This has been further diminished by late 20th century internal alteration to No. 24, resulting in a loss of the original ground floor plan and stair arrangement. It is noted however that the scullery and outbuilding to its north survive, illustrating part of the use of the backplot area in the 19th century which has otherwise been lost.
- 7.12 During the 19th century the catslide roof at the rear of the building was altered and largely replaced. The surviving form is illustrative of the evolution of the building, but the timbers themselves are not of historic interest.
- 7.13 The existing window bays on the southern elevation date to the later 19th century and, while the materials are not of historic interest, their architectural interest, centred on the contribution they make to the local street scene as well as signifying the function of the building, is high.
- 7.14 The components of the building which have been altered in the 20th century are of lesser interest. The extension of the pub at the turn of the 20th century included removal of much of the earlier structural fabric in the north east corner of the building. One feature of this phase which is of some historic interest is the cellar, illustrating later use of the building, however the materials and form of the extension are of intrinsically lower historic interest.

Commented [LH2]: Ref Fraser's report

⁹ Historic England 2017: Domestic 1: Vernacular Houses, Listing Selection Guide

- 7.15 Finally it is worth noting that later 20th century refurbishment, including partitioning and structural alteration, has diminished legibility of the layout of the earlier phases and resulted in the loss of some historic features and original fabric, with the result that, where present, these have reduced the ability to interpret the historic interest in the building.

8 IMPACTS OF THE PROPOSAL

Archaeological Impacts

- 8.1 To the rear of the White horse the development proposals include reprofiling of the ground surface, with the level reduced towards the northern limit of the site by c. 1m, the construction of a range of buildings along the western boundary, and the reconstruction of the rear (northern) elevation of the central range.
- 8.2 The bulk excavation of overburden and any excavations for footings and utilities have the potential to expose and/or directly impact any archaeological remains which might be present.
- 8.3 In light of the archaeological potential of the site discussed in Section 7, and later activities which may have resulted in localised areas of truncation, it is assessed that any archaeological constraints should not be of sufficient significance to warrant refusal of consent, however it is likely that the Local Planning Authority may require a programme of archaeological work to be implemented during construction in order to investigate and record any features affected.
- 8.4 It is recommended that such a programme could be secured by an appropriately worded condition, and include controlled removal of material from within the site under archaeological watching brief conditions enabling the investigation and recording of any deposits exposed.

Heritage Impacts

- 8.5 In respect of the setting of heritage assets in the area surrounding the White Horse, the proposals will retain the existing appearance of the southern elevation fronting High Street, therefore no harm is anticipated with regard to the character or appearance of Kimpton Conservation Area or the setting of surrounding listed buildings.
- 8.6 To the rear of the White Horse, the proposals for alteration to the northern elevation and construction of outbuildings along the western boundary will confirm to historic patterns of development within the backplot. The removal of an existing mid-20th century shed on the western boundary would not result in harm to the significance of the remaining buildings
- 8.7 The flint and brick boundary walls are to be retained, resulting in no impact upon these.
- 8.8 Details of the proposed internal alterations and the condition and significance of fabric which will be affected are summarised in <Ref>. Overall, the intention within the proposed scheme is to preserve those elements of the building which are of the highest value, exposing and sensitively restoring the timber structure and roof, reinstating fireplaces and features at ground floor level, as well as removing harmful additions. The proposed development would serve to better reveal the significance of the White Horse, while retaining a use as mixed commercial and residential which is in keeping with the building's heritage. Overall therefore this is assessed as a net benefit.
- 8.9 The interventions to the building would expose currently concealed aspects of the historic fabric, and it is therefore likely that mitigation will be required by the Local Planning

Commented [LH3]: Report ref

Commented [LH4]: Certain aspects will result in areas of localised harm to fabric assessed as being of lesser significance, including the northern roof, rear wall etc. Need ref to these elements.



Authority, potentially comprising a programme of historic building recording and monitoring during strip out.

9 CONCLUSIONS

10 REFERENCES

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11 APPENDICES

APPENDIX 1: GAZETTEER

ID	Name	Type	NHLE/ HER Ref	Summary	Type	Period	Easting	N
1	Number 20, The White Horse Public House, Country Properties And Forge View	Listed Building GII	1347310	Terrace of houses, public house and shop. 2 storeys. The end houses are early-mid C19 in chequered red brick and with slate roofs. The centre (Nos 22 and 24A) is lower and late C18. Plain red brick. Plain tile roof. Dentilled brick eaves. Glazing bar casements except for No 24, which has recessed 8/8-pane sashes with rubbed brick lintels. The centre has 3 square window bays with flat hoods. Circa 1980 porch to No 20. No 24 has rear extensions in flint with brick dressings. 4 ridge chimney stacks.	Building	Post Medieval	517760	21
2	Barn At Kimpton Bury Farm	Listed Building GII	1295937	The timber-framed barn at Bury Farm [15474] is Listed as 18th century, standing on a high tarred red brick base. Detailed inspection of this barn (Building 1, dividing the east and west farmyards) concluded that it dates to the late 18th century. Barn. Late C18. Weatherboarded. Tall tarred red brick base. 8 timber framed bays of thin scantling with clasped purlin roof. 2 gabled cart entrances on E side. Plain tile roof, half hipped at gable ends	Building	Post Medieval	517943	21
3	5, 7, 9, Church Lane	Listed Building GII	1102784	Nos 5, 7 and 9 Church Lane stand in a row at a dogleg bend, facing down the road. They are a two-storey terrace of at least 17th century date and 'probably' earlier, nos.5 and 7 with a slightly lower-pitched roof and a large square chimney stack on the ridge where the two roofs join. This stack is 16th-17th century. In the late 18th century the cottages were cased in red brick.	Building	Post Medieval	517679	21
4	Flying Fox	Listed Building GII	1102785	House, formerly an inn. C17 timber frame at rear. Front is later C18 over a deep cellar. C19 slate hipped roof and sash windows. Some chequered red brick. Square plan. 2 storeys. 2 windows, segmental headed to ground floor. Central door in C18 oak frame. Interior has large C18 inglenook fireplace. Some exposed C17 framing	Building	Post Medieval	517669	21
5	Old Well Cottage, 14, 15,16	Listed Building GII	1102786	House. C16 building, altered C17. Timber frame. Painted brick casing. Slate roof. 1 storey and attics. C18 2-storey extension on S. Single storey block in painted brick and flint at S end. N part has continuous C16 wall plate, but N gable end shows later C17 construction. Internally a C16 smoke bay remains, but the C16/17 chimney stack was removed in C20. Segmental-headed casements with C18 wooden frames. 2 slate roof dormers	Building	Post Medieval	517658	21
6	Stable Block At Kimpton Bury Farm	Listed Building GII	1102788	Stable block. Late C18. Red brick. Hipped Plain tile roof. 2 storeys. 7 bays, the centre one slightly projecting and with Pediment. Ground floor with arched openings retaining wood surrounds. Three doors.	Building	Post Medieval	517887	21
7	Ballslough Farmhouse	Listed Building GII	1102754	Farmhouse. C16, extended to form L plan in C17. C18 and early C19 red brick casing. Plain tile roof. 2 storeys.	Building	Post Medieval	518024	21

ID	Name	Type	NHLE/ HER Ref	Summary	Type	Period	Easting	Northing
8	Bakehouse Immediately North Of Number 2	Listed Building GII	1102781	Small bakehouse. 1741 (inscribed brick). Chequered red brick. Steep plain tile roof. Larae internal gable end stack on E.	Building	Post Medieval	517711	218423
9	4, Church Lane	Listed Building GII	1102782	House. Built in late C18 as semi-detached pair. Chequered red brick front to timber frame. Plain tile roof.	Building	Post Medieval	517698	218428
10	Parish Church Of St Peter And St Paul	Listed Building GII*	1102783	Parish Church. Circa 1200 nave. C13 chancel. C15 S aisle and chapel, nave clerestory and W tower. Restored 1861 and N aisle rebuilt.	Building	Post Medieval	517758	218526
11	Slaughterhouse At Rear Of No 2	Listed Building GII	1173945	Slaughterhouse. Early C19. Timber framed. Weatherboarding; some latticework ventilation. Red brick base. Steep plain tile roof.	Building	Post Medieval	517716	218414
12	Well Cottage	Listed Building GII	1173986	House. C16 building, altered C17. Timber frame. Painted brick casing. Slate roof. 1 storey and attics. C18 2-storey extension on S. Single storey block in painted brick and flint at S end. N part has continuous C16 wall plate, but N gable end shows later C17 construction.	Building	Post Medieval	517677	218552
13	Kimpton Bury Farmhouse	Listed Building GII	1174038	Farmhouse. Late C18 and early C19. Red brick. Slate roof. 3 storeys. 1 window facing road is Probably early C19 and has on ground floor an arched sash window in relieving arch with stuccoed impost and architrave.	Building	Post Medieval	517872	218411
14	The Little Priory And Brewers Cottage	Listed Building GII	1174053	Hall house with cross wings, now 2 properties. Early C16. Cross wing on E, now modified, is C16. Larger W cross wing is mid C17. Late C19 red brick casing. W cross wing has exposed timber frame and pargetting and large red brick chimney stack with 2 diagonal shafts. Plain tile roofs.	Building	Post Medieval	517719	218384
15	Stone House	Listed Building GII	1102789	House. Mid C18. C17 rear wing on W. Late C19 details to W end. Red brick. Plain tile roof with coped gable ends, W end with Plastered front and chequered brick side	Building	Post Medieval	517802	218397
16	The Old White House	Listed Building GII	1102790	The Old White House, Kimpton, has an open hall of two bays with a cross-wing at the east end. Its small size suggests it was built not earlier than the 16th century. In the early 17th century an upper floor was inserted into the hall. A two-bay structure was added to the west end at some time in the 17th century. In the early 19th century bay windows and sash windows were put in and the stairs rebuilt. Subsequent additions to the back doubled the size of the house	Building	Post Medieval	517706	218374
17	Maltings Workshop North Of Number 46 (Baskerville Engineering)	Listed Building GII	1102791	Workshop in former maltings range. C17 timber framed construction. L shape. Single storey. C18 and later brick walling, now painted. Plain tile roof.	Building	Post Medieval	517572	218327
18	The Old Inn And Number 43	Listed Building GII	1102792	Terrace of 2 houses. C18 or earlier timber frame. Ground floor in brick; upper floor plastered. Modern render. Plain tile and machine tile roof, that of No 41 with slight mansard shape. Early ridge chimney stack between the two houses.	Building	Post Medieval	517592	218314

ID	Name	Type	NHLE/ HER Ref	Summary	Type	Period	Easting	Northing
19	Beam Ends Cottage And 16	Listed Building GII	1295975	Cottage pair. C16 timber frame core. Early C18 red brick casing. Plain tile roof with 2 internal gable end stacks, the E one with an early brick base and a C16 moulded bressumer to the inglenook inside. 2 large c1975 gable additions to the rear. Front elevation has plinth and floor band. 4 C20 casements in original openings. 2 segmental headed doors. Formerly called Church Cottages.	Building	Post Medieval	517712	218466
20	2, Church Lane	Listed Building GII	1296008	A house on the east side of Church Lane, certainly 17th century and possibly with an earlier core; there is evidence for a rear cross wing. The two-bay front range dates to the late 17th century, one storey and attics, timber-framed with roughcast infill and with a large late 17th century red brick chimney stack at the north gable end. The smaller south end is an extension added possibly also in the late 17th century, and with a red brick portion added in the 19th century.	Building	Post Medieval	517707	218410
21	Kimpton House	Listed Building GII	1347272	House. Early C19. Possibly a remodelling of an earlier house. Colour washed red brick. Hipped slate roof.	Building	Post Medieval	517589	218343
22	Barn To North West Of Park Farm	Listed Building GII	1347297	Barn. Late C16 or early C17. Timber frame. Red brick with coped plinth. Weatherboarding. Plain tile roof. 5 bays. Walls with heavy close studding; end walls with long diagonal braces. Clasp ped purlin roof with slightly curved wind braces. C20 partitions	Building	Post Medieval	517346	218729
23	46, High Street	Listed Building GII	1174088	House. C16 core. Cross wing on W with C17 features. Painted brick ground floor. Chequered parqueting to upper floor. E side is a late C19 rebuild. Cross wing has upper floor jettied on shaped brackets. Machine tile roof with terracotta cresting.	Building	Post Medieval	517643	218356
24	1 And 3, High Street	Listed Building GII	1174099	Pair of houses, formerly semi-detached. Late C18 on E, mid C18 on W. Red brick. Plain tile roofs. 2 storeys. Dentilled brick eaves.	Building	Post Medieval	517771	218366
25	30, 32 And 34, High Street	Listed Building GII	1295917	Cottage range. C17 or earlier timber framed core. Late C18 or early C19 chequered red brick front. Machine tile roof.	Building	Post Medieval	517683	218370
26	Soilmarks, Anomalies And Possible Cut Features, Ballslough Hill, Kimpton	Non-Designated	MHT16913	Cropmarks recorded from aerial photographs, part of a larger complex of probably archaeological features- Recorded in two locations	Ditch?; Pit	Unknown	517835	218070
27	Soilmarks, Anomalies And Possible Cut Features, Ballslough Hill, Kimpton	Non-Designated	MHT16913	Cropmarks recorded from aerial photographs, part of a larger complex of probably archaeological features- Recorded in two locations	Ditch?; Pit	Unknown	518127	218103
28	Large Macula Or Circular Enclosure, Porter's End, Kimpton	Non-Designated	MHT16162	A series of large chalk pits recorded in two locations- large roughly circular marks visible from the air in fields between Porter's End and Blackmore End, c. 60m across. There are further very similar features in the fields immediately to the east.	Macula	Unknown	517694	217972

ID	Name	Type	NHLE/ HER Ref	Summary	Type	Period	Easting	Northing
29	Large Macula Or Circular Enclosure, Porter's End, Kimpton	Non-Designated	MHT16162	A series of large chalk pits recorded in two locations- large roughly circular marks visible from the air in fields between Porter's End and Blackmore End, c. 60m across. There are further very similar features in the fields immediately to the east.	Macula	Unknown	517471	218052
30	Supposed Roman Road, 'Verulamium To Ickleford'	Non-Designated	MHT4600	Supposed course of Viatores' route 210; but found to be a link between two temples at Verulamium, not a long-distance highway.	Road?	Roman	517406	218029
31	Grassmarks Of Medieval Deer Park Boundary, Park Farm, Kimpton	Non-Designated	MHT10224	Grassmarks of double ditched linear features near Park Farm, one of which seems to continue the boundary of Dovehouse Wood. These are probably boundaries of the medieval deer park	Wood Bank	Medieval	517529	218698
32	Village & Parish Of Kimpton	Non-Designated	MHT2695	The manor of Kimpton is recorded in Domesday as 'Kamintone'; it means the farmstead of a Saxon named Cyma. The medieval and later village runs along the main east-west road, with the parish church on slightly higher ground 100m north of the road. The 1838 tithe map shows a compact layout, with houses largely along the north side of the east-west road and cottages lining Church Lane and The Green	Village	Medieval to Post Medieval	517800	218400
33	Site Of Early Tudor Building(S), High Street, Kimpton	Non-Designated	MHT6170	A row of six cottages in Kimpton High Street were demolished in 1967, and 'their modest 18th-century fronts' concealed 'some finely moulded timbers embedded in the structure, close to a chimneystack'. These, an early Tudor arch-braced collar beam truss and moulded tie-beam, were salvaged and given to St Albans City Museum. No other such timbers were spotted. It is likely that the building was a 16th century timber-framed structure, later extended, and updated with a new front in the 18th century. Its exact position is unclear	Timber Framed House	Medieval to Post Medieval	517400	218320
34	Park Farm, Kimpton	Non-Designated	MHT17672	Post-medieval farmstead associated with medieval deer park	Farmstead; Timber Framed Barn	Post Medieval	517365	218730
35	Bury Farm, Kimpton	Non-Designated	MHT15474	Late 18th & 19th century farmstead with farmhouse and stable block of some pretension	Farmstead; Farmhouse; Stable; Barn; Cow House	Post Medieval	517899	218415
36	Possible Post-Medieval Well, 37a High Street, Kimpton	Non-Designated	MHT12725	A watching brief on land behind 37 High Street found that the area was built up, with most soil horizons of comparatively recent origin. One feature might have been the upper fill of a well, no earlier than the mid 19th century	Well?	Post Medieval	517593	218293

ID	Name	Type	NHLE/ HER Ref	Summary	Type	Period	Easting	Northing
37	Site Of Lion Brewery, High Street, Kimpton	Non- Designated	MHT5386	Three surviving buildings, Kimpton House, the former Greyhound brewery tap, and an older malthouse	Maltings; Brewery; Public House	Post Medieval	517577	218342

APPENDIX 2: PHOTOGRAPHS

DRAWINGS
