

# HATFIELD BROADOAK TOWN ASSESSMENT REPORT

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# **HATFIELD BROAD OAK TOWN ASSESSMENT REPORT**

## **INTRODUCTION**

This report is an archaeological and historical assessment of Hatfield Broad Oak and forms part of the Essex Historic Towns Survey. This is an extensive urban survey as defined by English Heritage (1992a) of 32 historic settlements in Essex. This project, funded by English Heritage, forms part of a nationwide reassessment of the management of the urban archaeological resource. The project is being carried out by Essex County Council's Planning Department and takes as its basis a survey carried out by the County Council in the early 1980's. This was published as Historic Towns in Essex (Eddy and Petchey 1983) and adopted as Supplementary Planning Guidance by the County and District Councils.

This report has been compiled using a number of sources, including the Essex Sites and Monuments Record (ESMR), the List of Buildings of Architectural and Historical Interest, records held by the County Planning Department's Historic Buildings Section, and various cartographic and documentary records (following an assessment of such records by Dr Chris Thornton of the Victoria County History, Essex). The preparation of this report has involved the addition of information to the ESMR database and the digitising of spatial data onto a Geographic Information System (GIS).

For the purposes of this study the Roman period is the time-span between 43-410, the Saxon period is 410-1066, the medieval period is 1066-1536, the post-medieval period is 1536-1900 and the modern period is 1900 to the present day. This corresponds to the period divisions used by the ESMR.

## **LOCATION AND TOPOGRAPHY**

Hatfield Broad Oak is located in Uttlesford District, within what was formerly the Harlow Half-Hundred. The local geology is boulder-clay with patches of glacial loam, gravel and brickearth. The town is sited on the confluence of the Pincey and Mus Brooks, in the centre of Hatfield Broad Oak parish, one of the largest in Essex, measuring 8,810 acres. To the north of the town is the royal forest of Hatfield Forest.

## **BRIEF HISTORY OF THE TOWN**

Hatfield Broad Oak manor was the largest of the Essex manors belonging to King Harold and by 1066 it was already an important settlement with a church. In the medieval period Hatfield Broad Oak became a considerable market town with a Benedictine priory. By 1086 Hatfield Broad Oak manor was one of the largest settlements in Essex, ranking ninth in terms of population and sixth in assessed value. In 1327 86 men were assessed in the lay subsidy for Hatfield Broad Oak, making it the sixth highest area in Essex in terms of population and the seventh in value. The taxation returns (Thornton, 1997) from the late medieval and early post-medieval period

chronicle a slow decline in population and wealth from the fourteenth to the sixteenth centuries and a sharp drop in the sixteenth to seventeenth century. This decline appears to have been due to a number of factors; Hatfield Broad Oak was not sited on a main road and it lost custom due to the growth of other towns, the dissolution of the priory meant the loss of a major source of revenue and the growth of the Barrington estate in the sixteenth century, which incorporated many of the smaller farms, led to unemployment and population loss.

## **EVIDENCE**

### **DOCUMENTARY**

#### ***Summary assessment of the documentary and cartographic evidence***

by Chris Thornton (Victoria County History)

Hatfield Broad Oak has a very large amount of late medieval and post-medieval manorial documentation, much of it relating to the lands of Hatfield Priory and the crown. There are large collections of medieval deeds and grants in the Essex Record Office (ERO) and British Library (BL), the latter also has a very large collection of miscellaneous material from Hatfield Broad Oak and the priory, mainly Charters in various collections. Although there are only a few scattered manorial records from the thirteenth century, there is a fine series of court rolls, surveys and rentals from the fourteenth century onwards. The Priory lands are particularly well documented between the fourteenth century and the suppression in the sixteenth century. Much post-medieval material derives from the estates of the Barrington family. There is a fair series of maps starting in the early seventeenth century, with important early representations of the town on those of 1624 and 1766. The main secondary source is *VCH Essex*, 1983, VII, pp. 158-85.

#### ***Assessment of the place-name and documentary evidence***

The place-name Hatfield is first recorded in the Domesday Book in 1086. The appellation Broad Oak was in use by 1121-36, it refers to an exceptionally large tree in the area (Reaney, 1935). It was also called Hatfield Regis, because it was owned by the king, and Hatfield Chipping, because of the market. The Domesday Book records Hatfield Broad Oak in 1066 and 1086 (Rumble, 1983, 1.3):-

*Lands of the King,*

*Half-hundred of Harlow,*

*Harold held Hatfield before 1066 as 1 manor, for 20 hides.*

*Then 51 villagers, now 60; then 19 smallholders, now 30; then 20 slaves, now 22.*

*Then 9 ploughs in lordship, now 8.*

*3 cobs, 40 cattle, 195 pigs and 200 sheep less 7.*

*Then 40 men's ploughs, now 31½; this loss was in the time of all the sheriffs and through the cattle plague.*

*Woodland, 800 pigs; meadow, 120 acres; pasture which pays 9 wethers in the manor; 41 acres of ploughland.*

*To the church of this manor belonged 1 hide and 30 acres, which Swein took away after he lost the Sherrifdom; this land paid the customary due to this manor.....*

In addition to the main area listed above, the Domesday Book catalogued a series of minor holdings held or seized by Norman lords in the years following 1066. In 1086 Hatfield Broad Oak manor was one of the largest in Essex, however it is not possible to distinguish from the Domesday records between those living in the town and those on rural settlements.

## ARCHAEOLOGICAL

### ***Above ground remains***

The above ground remains comprise the Parish Church, the surviving built environment and street-pattern and Barrington Hall and park. The above ground remains of the priory and the early post-medieval Barrington Hall have been demolished, but a number of earthworks and other landscape features are visible.

### ***Excavations***

The only major excavation undertaken in Hatfield Broad Oak is the 1897 excavation of the main Priory building, which has been published (Galpin, 1898) although not to a modern standard. The same excavation also uncovered the foundations of New Barrington Hall, but these have not been published.

ESMR	SITE	DATE	ARCHIVE LOCATION	PUBLICATION
4323-4	Hatfield Broad Oak Priory	1897	Finds & archive: Not known	Rev. F.W. Galpin "The History of the church of Hatfield Regis or Broad Oak, with some account of the Priory Buildings" <i>Trans. Essex Archaeol. Soc.</i> VI (NS) 1898
16179	Post Office Cottage	1994	Finds: None; Archive: ESMR	Havis, R. 1994 "Watching-brief at Post Office Cottage, Hatfield Broad Oak"
16183-4	The Cock Public House	1994	Finds & Archive: Saffron Walden Museum	Brooks, H., 1995, "Archaeology in Essex" <i>Essex Archaeol. Hist.</i> , 25
16185	The Cock Public House	1995	Finds: None; Archive: ESMR	Bedwin, O. 1995 'The Cock Public House, watching-brief' ESMR
16978-9	Buryfields, Cage End	1996	Finds and archive: Saffron Walden Museum	Brooks, H. 1996, 'Buryfield, Cage End, Hatfield Broad Oak, Essex' Howard Brooks Archaeological Services Report, ESMR

## **Finds**

### **Medieval and post-medieval pottery** by Helen Walker (Essex County Council Field Archaeology Group)

Further excavation is needed before the pottery evidence can reveal anything about dating, trade, and socio-economic factors. At present all that can be said is that a number of sherds of medieval and post-medieval wares have been recovered, and at

present the ceramic evidence suggests that Hatfield Broad Oak was firmly within the trading area of the Harlow potters.

#### Medieval pottery

A sherd of mid-13th to mid-14th century Mill Green ware showing combed decoration was recovered during the rebuilding of the north-east quarter of the chancel of Hatfield Broad Oak Church in 1984. The excavation at Buryfields, Cage End, recovered a quantity of Harlow Ware sherds, dating to the end of the medieval period.

#### Post-medieval

The following pottery was recovered during the rebuilding of the north-east quarter of the chancel of Hatfield Broad Oak Church in 1984: one sherd from a Metropolitan slipware dish, one sherd of 16th to 17th century Cologne/Frechen stoneware showing a heraldic medallion, and seven sherds of glazed post-medieval red earthenware.

### **LISTED BUILDINGS**

in consultation with Hilary Brightman and Dave Stenning (Historic Buildings and Design)

The schedule of listed buildings provided in this report is derived from the List of Buildings of Special Architectural and Historical Interest. This List has been compiled over many years through the work of many inspectors and, as a result, the reliability of the List varies from District to District. Time was extremely limited and very few interiors were looked at, or even the rear wings of buildings. Where further research has been carried out on individual buildings, this has often shown the limitations of the List descriptions. The List for Hatfield Broad Oak was originally compiled in 1983, and can be considered to be of fair reliability. It has been possible to supplement the information provided in the List through the knowledge and records of the County Historic Buildings and Design Section.

There are 54 Listed Buildings in Hatfield Broad Oak, of which one, the Parish Church of St Mary the Virgin is Grade I, four are listed as Grade II\* and the remainder are Grade II. The date range is as follows:-

CENTURY	NUMBER
12	1
14	7
15	6
16	11
17	21
18	4
19	3

It is of interest that the sixteenth and seventeenth centuries, which the taxation records identify as the period of the greatest decline in wealth and population, have the largest number of surviving buildings, suggesting that a degree of re-building took place during those centuries.

There are a number of buildings worthy of specific mention:-

- The Court Hall is early fourteenth century with very fine mouldings.

- The 'Bakery', now an antique shop, on the northern side of the High Street has a very early crown post roof over the front range, with collars shaped and pegged to a collar purlin.
- Town Farmhouse, Cage End is fourteenth or fifteenth century in date, of very good quality, and was originally the Manor-house.
- The large barn on Town Farm, now used for refrigerated storage, has fourteenth century remnants. It may have been originally the monastic granary and was moved to its present site after the Dissolution.
- The other Town Farm barn, which has been converted to domestic use is later fourteenth century in date and of very high quality.
- The Cock Public House has surviving late sixteenth century wall-paintings.
- The Sack House, Broad Street is an aisled building, possibly a house.

## **SYNTHESIS**

### PRE-URBAN SYNTHESIS

#### ***Prehistoric***

There is some evidence for prehistoric activity within the parish of Hatfield Broad Oak. A Bronze Age hoard was found in the bank of the Pincey Brook at Matching Barns (ESMR 4355) in the nineteenth century. A second hoard from the slopes overlooking the Pincey Brook has been recently found by metal-detector. This is unusual for Essex in that it is of the Wilburton phase and contains a quantity of scrap plate (Nigel Brown pers. comm.). The tip of a Late Bronze Age spear-head was also found by a metal-detectorist in the Hatfield Broad Oak area. The Portingbury Hills enclosure within Hatfield Forest is a hill-fort of unknown prehistoric date.

#### ***Roman***

No Roman sites or finds are recorded from the immediate vicinity of Hatfield Broad Oak. However, the excavations at Stansted Airport and Hallingbury villa have established that there was a strong Roman presence in this area of north-west Essex.

#### ***Saxon***

The Saxon manor and settlement of Hatfield Broad Oak belonged to the powerful Godwin family, before becoming crown property as part of King Harold's estates. The Domesday Book (Rumble, 1983) records a large and thriving community, however the manor of Hatfield Broad Oak was large and it is not possible to determine how many of the people recorded in the Domesday Book were clustered together on the site of the town and how many were scattered around the manor on rural settlements. It is probable, however, that there was a large village on the site of the later town at the end of the Saxon period with a church and maybe a market. Excavation in 1897 (Galpin, 1898) is thought to have discovered the foundations of the Saxon church beneath the floor of the present church. The foundations were those of a large rectangular structure measuring approximately 24m by 12m.

## URBAN SYNTHESIS

### ***Medieval synthesis and components***

In 1066 Hatfield Broad Oak was a royal manor, held by the king. The area of the town was divided in the following centuries into three main holdings, Hatfield Regis manor, which was crown property; Hatfield Priory manor, which was granted to the priory following its foundation in about 1135; and Hatfield Bury manor, of which the manor house is now Town Farm. The town thrived in the early medieval period, due to its important market and the presence of the priory.

#### ***Built-up area*** (TL 5474 1656)

There was already a substantial settlement at Hatfield Broad Oak at the time of the Domesday Survey (see Sections 3 and 4.1.2), which continued to flourish until the fourteenth century, when a process of slow decline began. The medieval built-up area appears to have covered a similar extent to that of the modern village, but was more densely settled, with blocks of tenements on either side of the High Street and Cage End. The rentals of the early 14th century show that the market area was crowded with shops and stalls, with further workshops and shops lining the adjoining streets. The street pattern of the medieval period was the same as the modern street pattern. The High Street and Cage End (Chipping Street) were the principal streets, to the west was Feathers Hill (Langbridge Street) which crossed the Lang Bridge to become Hol Street, and to the east was Broad Street and the Dunmow Road (Bickmere Street).

Excavation at Buryfields, Cage End (Brooks, 1996) revealed a number of late medieval and early post-medieval rubbish-pits located to the rear of the properties which originally fronted on to Cage End.

#### ***The Parish Church of St Mary the Virgin*** (TL 5466 1661)

The Domesday book records the presence of a church (ESMR 4333) at Hatfield Broad Oak in 1066 and notes that Swein of Essex had appropriated a hide and 30 acres belonging to it (Rumble, 1983). The foundations of the original church were discovered during the nineteenth century excavations (Galpin, 1898). The Priory, founded in about 1135, was granted the tithes and land of the parish church. It appears that the earlier church was demolished and a new larger church erected on the site. This new church was of flint rubble, cruciform in plan with an aisleless nave. The former presbytery, central tower and the north wall of the current north aisle may also have formed part of the original plan, dating to c.1140-50. Many alterations were made between 1317-1330, including the extension of the presbytery. A dispute between the parishioners and the priory in 1378 led to the sub-division of the church into a parochial church at the western end and a priory church at the eastern end. This entailed the blocking of the west arch in the crossing, the demolition of the nave (except for the north wall) and the construction of a new parish nave, chancel and south aisle. North and south chapels were also added. In the fifteenth century the west tower and south porch were built and the top of the tower was added at the end of that century.

#### ***Vicarage***

A vicarage for the Parish Church was ordained in about 1225, and it is thought to have stood on Broad Street.

***The Priory*** (TL 5468 1668)

The Benedictine Priory of Hatfield Broad Oak was founded c.1135 by Aubrey de Vere II, who was the Master Chamberlain and the Sheriff of Essex. It was established as a cell of the Abbey of St Melaine at Rennes in Brittany. Excavations in 1897, undertaken with the assistance of the Society of Antiquaries, recovered the whole plan of the church and priory. The Priory had been granted the tithes and land of the parish church. The new priory church was appended to the eastern wall of the original parish church, effectively forming a new choir and chancel and doubling the size of the original structure. To the north of the church were sited the cloister, refectory, chapter-house and other buildings. However, following a dispute between the parishioners and the priory in 1378, the parish and priory churches were divided by a wall across the nave and functioned as two separate churches.

The Priory grounds were enclosed by a ditch and contained a barn or barns, a dovecote, a hall, brew-house, stables, gatehouse and a number of fishponds. Traces of these are still visible as earthworks. At the time of its Dissolution in 1536 it had a total population of thirty, substantial buildings and a financial interest in the market in the town.

***Manor-house*** (TL 5452 1640)

The original Hatfield Bury manor-house is now known as Town Farm, the farmhouse and barn are both 14th century in date.

***Market-place*** (TL 5456 1652)

Hatfield Broad Oak market was established c. 1200 (VCH, 1983), although it is probable that the settlement had a market function since the late Saxon period. In 1223 the King closed the market in Sawbridgeworth as it was in competition with the Hatfield market. The market-place was sited at the junction of the High Street with Cage End, and the property boundaries at this point, particularly that of the churchyard, suggest that the original market-place was square. It was subsequently infilled, probably in the fourteenth century, which is the date of the earliest surviving buildings in the infilled area, the guild-hall and the courthouse. A watching-brief on foundation trenches to the rear of The Cock Public House (ESMR 16185) observed substantial masonry footings underneath the modern brick walls of the churchyard, demonstrating that the modern churchyard plan is that of the medieval churchyard, and therefore that the layout of the churchyard in relation to the proposed original market-place is at least medieval in date.

According to a rental of 1328 (ERO D/DBa M10, M27) there were 37 stalls, 14 shops and 14 houses in and around the market-place. A number of the shops were owned by the Priory. The trades included smiths, tailors, cooks, a carpenter, hatter, draper, wine shop, and a tannery on Langbridge Street, as well as a bakery which belonged to the Priory and a street named Butcher's Alley in Cage End. In the fourteenth century the manor-court appointed 6 ale-conners as well as fish-tasters and leathersealers to ensure the quality of the goods for sale.

***The Court House*** (TL 5456 1656)

The Court House is a two-storied long jettied building of late fourteenth century date with an open upper storey. Wall-paintings discovered in the eighteenth century (Morant, 1768) suggested that the building had originally been used as a court-house, presumably the manor or leet court (which is known to have met in the parish church in the late twelfth century). The paintings are unfortunately no longer visible.



***Guild-hall*** (TL 5460 1654)

A Guild of St Mary was founded in 1362-3, but the guildhall is recorded as having been in private hands by 1621 (Morant, 1768), and was demolished in 1935. It is said to have stood next to the Cock Inn.

***Chipping-field*** (TL 5445 1649)

A fair was granted in 1328 (VCH, 1983) and held in the field to the west of the market-place. In the fifteenth century the fair was moved first to Thremhall Green on the present A120 and subsequently to Hatfield Heath.

***Mills*** (TL 5399 1659)

Hatfield Regis manor had a post-built windmill located to the west of the town, but this (or more likely its successor) blew down in 1881. Hatfield Priory also had a mill in the early thirteenth century.

***Lang Bridge*** (TL 5435 1655)

Lang Bridge over the Pincey Brook at the western end of the town was first recorded in the thirteenth century (VCH, 1983). Its upkeep was originally the responsibility of Hatfield Priory and after the Reformation, of Hatfield Hall.

***Post-medieval and modern synthesis and components***

The taxation returns for Hatfield Broad Oak show that the sixteenth and seventeenth centuries were a period of decline for the town, with a reduction in both population numbers and taxable wealth. The decline in the market and the loss of the fair is marked by the removal of the buildings and stalls that stood in the market-place and the demolition of some of the dwellings that stood on the south side of the High Street. The population of Hatfield Broad Oak has started to grow in the modern period as it developed as a commuter village due to its proximity to the M11.

***Built-up area*** (TL 5474 1656)

The built-up area in the early post-medieval period was essentially that of the late medieval period, with the only major change being the conversion of the priory into a private dwelling and the destruction of some of the priory buildings. An estate map of 1624 (E.R.O. D/DQ 14/191) records the appearance of the town at that period. There were buildings along the High Street, Cage End and the lane immediately to the west of the church; these were mainly terraced and urban in nature. There was a market-house within the market-place and a row of shops in Cage End, separated from the western side of the street by Butcher's Alley. Within the High Street a block of houses projected forward into the street at the eastern end of the market-place, almost enclosing the market. Although there was some terraced housing on Broad Street and the Dunmow Road, the majority of the dwellings there appear to have been individual houses of an essentially rural nature. In 1580 there were at least eleven houses along Langbridge Street (Feathers Hill).

In the eighteenth century the vicarage, and possibly other buildings, located on the south side of the High Street were demolished and the sites reverted to open space. And in the years before 1768 'the remains of buildings and foundations could be seen for half a mile by the road to Sheering' (Morant, 1768). By the early nineteenth century

the market-place had been cleared of all buildings but the market-house, which was itself demolished in 1862.

***Church of St Mary the Virgin*** (TL 5466 1661)

The priory church which had formed part of the same structure as the parish church was demolished following the Reformation. Some rebuilding took place in the parish church, the north vestry is late seventeenth century in date and there is some seventeenth and eighteenth century brickwork apparent in the church walls. The early eighteenth century reredos is also noteworthy. The church library holds some 300 fifteenth to seventeenth century volumes.

***Congregational Church*** (TL 5486 1664)

The Congregational Church was built in 1868, but is now the Roman Catholic Church.

***School*** (TL 5460 1656)

In the seventeenth century a school was held in the building located behind the guild-hall, but this closed by 1835.

***The Priory/New Barrington Hall and park***

The Priory was dissolved in 1536 by Henry VIII. The priory buildings and much of the land were purchased in 1564 by the Barringtons, who owned Barrington Hall approximately two kilometres to the north of the town. A new Barrington residence (TL 5467 1668) was created from part of the Priory buildings during the years 1613-1700. The 1624 map (ERO D/DQ 14/191) depicts it as a brick-built building with at least 12 chimneys and an elaborately gabled southern-face. The other unwanted priory buildings were allowed to fall into disrepair, although it has been suggested that the smaller of the Town Farm barns was a reconstruction of a two-storied domestic dwelling from the Priory (see Section 4.3). The Barringtons added to the estate by purchasing Hatfield Regis manor in 1612 and subsequently acquiring many of the smaller farms in the area, effectively squeezing out the smallholders. In about 1700 a workman engaged on working on the Priory buildings demolished the remnants of the Priory, without the Barrington's permission (VCH, 1983). In 1734 a new hall was built approximately a kilometre to the north of the old hall (which was still standing in 1766) and the formal landscape park enclosed. The building of the new hall, which was in the classical style, was a protracted affair, in that it was neither finished or permanently occupied until 1863, when the facade was altered to 'Jacobean' style.

***Market-place*** (TL 5456 1652)

By the early nineteenth century the market-place had been cleared of all buildings but the market-house, which was eventually demolished in 1862.

***Market-house*** (TL 5456 1652)

In 1624 there was a market-house standing on its own at the northern end of the market-place. In 1816 the building became a school-house, it was demolished in 1862.

***Guild-hall*** (TL 5460 1654)

The guild-hall was in private ownership in 1621 (Morant, 1768), the guild having presumably been disbanded during the Reformation.

**Manor-house** (TL 5477 1655)

Hatfieldbury manor-house was moved from Town Farm to the south side of the High Street. The new building was demolished in 1855.

**The Cage**

The parish Cage was located at the southern end of Cage End, surviving until 1873. There are also records of a pillory, ducking-stool and stocks, but it is not known whether they were located here or in the market-place.

**Workhouse** (TL 5466 1652)

A workhouse was opened in 1711, on the site of Chalkes, opposite the graveyard, before being moved to the southern end of the town. It has been demolished.

**Almshouses**

There were at least five groups of almshouses in Hatfield Broad Oak; the Town Shops, Buck's tenement, Musbrook Street Cottages, Panfields and Oak House, and Sir John Barrington's Almshouses. A number of these survive as private houses.

**Silk Mill** (TL 5456 1660)

A silk mill stood on the lane to the west of the church, the building was subsequently converted to become a Cottage Hospital (Galpin, 1935). It has been demolished.

**SUMMARY OF GENERAL IMPORTANCE OF THE TOWN****HISTORICAL AND ARCHAEOLOGICAL SUMMARY**

Hatfield Broad Oak is of archaeological and historical importance as an example of a small medieval market town, the priory is of national importance. The town thrived during the late Saxon and early medieval period, growing to a prosperous town with a priory in the twelfth to fourteenth centuries, before dwindling to village status. It was the largest of the Essex manors belonging to King Harold and by 1066 it was already an important settlement with a church. In the medieval period it became a considerable market town with an interest in the cloth trade and a Benedictine priory. The taxation returns from the late medieval and early post-medieval period chronicle a slow decline in population and wealth from the fourteenth to the sixteenth centuries and a sharp drop in the sixteenth to seventeenth century. This decline appears to have been due to a number of factors: Hatfield Broad Oak was not sited on a main road and it lost custom due to the growth of other towns; the dissolution of the priory meant the loss of a major source of revenue; and the growth of the Barrington estate in the sixteenth century, which incorporated many of the smaller farms, led to unemployment and population loss.

Hatfield Broad Oak retains a strong visual appearance of a historic settlement, albeit a village rather than a town. It has a very good building stock, dating to the late medieval and early post-medieval period. The twelfth century church is the only remnant of Hatfield Broad Oak Priory buildings still extant. The 18th century landscape park is still open parkland, although many of the ornamental landscape features have gone or only survive as low earthworks.

## SURVIVAL

The limited excavations and watching-briefs that have taken place in Hatfield Broad Oak have identified the presence of surviving archaeological deposits and features within the town area. The area of the priory buildings was excavated in 1897, although it is thought that the foundations uncovered were not removed although any covering archaeological deposits will have been severely disturbed. Survival of the late medieval and post-medieval built environment is very good. Waterlogged deposits are expected to be rare or absent from the area of the town, except in the deeper features such as wells, but waterlogging can be anticipated in and around the Pincey and Mus Brooks and the priory fish-ponds. The soil-type is chalky bolder-clay which is alkaline in nature, and conducive to the good preservation of faunal and molluscan evidence. Pottery, building material and metal-work are also well preserved.

The documentary records for Hatfield Broad Oak are good, with some manorial records dating to the thirteenth century and a large amount of late medieval and post-medieval manorial documentation, mainly relating to the lands of Hatfield Priory and the crown. There is a fair series of maps starting in the early seventeenth century, with important early representations of the town dating to 1624 and 1766.

## CURRENT PLANNING CONSTRAINTS

The site of the Priory is a Scheduled Ancient Monument (SAM 156). The western half of the medieval and post-medieval historic town extent has been designated a Conservation Area. There are 54 buildings Listed as being of Special Architectural or Historical Interest, of these one is Grade I, four Grade II\* and the remainder Grade II. Broad Street Green and the small greens on Cage End are Common Land. All of Hatfield Broad Oak falls within a Special Landscape Area and the ornamental lake in Barrington Hall Park is a Site of Importance for Nature Conservation.

## RESEARCH PRIORITIES

### ***Medieval and post-medieval period***

The processes of change from the late Saxon to early medieval period and from the medieval to the post-medieval period have been highlighted as important areas of study at the national level (English Heritage, 1997). The understanding of the development and function of the medieval and post-medieval small market town and the exploration of theories regarding the interaction of settlement form with social action, economy, politics etc. have been highlighted as an important area of study at the national level (English Heritage, 1997; Ayres in Brown and Glazebrook, forthcoming).

The immediate research priorities for the medieval and post-medieval period are:-

- Fieldwork undertaken within Hatfield Broad Oak has added only a little to our knowledge of the medieval settlement principally because of the limited extent of development within the village and a concentration on the backlands of properties rather than the street frontage. Subsequent fieldwork should be targeted to correct this imbalance.
- It is known that there was a quite a sizeable community within Hatfield Broad Oak in the later Saxon period, but its location, morphology, economy and social characteristics are unknown.

- The Priory was excavated in 1897, and it is thought that the foundations were not disturbed during this fieldwork. However no exploratory work has taken place since that date to establish the nature or quality of the surviving remains. In order to establish a management policy, it is suggested that geophysical survey, as a non-intrusive method, might be suitable.
- Further excavation will be needed before the medieval and post-medieval pottery evidence can reveal anything about dating, trade and distribution networks and socio-economic factors.
- Hatfield Broadoak presents an opportunity to examine the mechanisms of change, firstly from the late Saxon Royal Estate to an early medieval small market town and secondly the mechanisms of economic and social decline in what had developed as a prosperous if small market town. Within this process issues of patronage and land ownership also need to be examined (see Section 6.1).

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| Galpin, F.W.                        | 1898        | "The History of the church of Hatfield Regis or Broad Oak, with some account of the Priory Buildings" <i>Trans. Essex Archaeol. Soc.</i> VI (N.S)    |
| Morant, P.                          | 1768        | <i>The History and Antiquities of Essex</i>  |
| Reaney, P.H.                        | 1935        | <i>Place-names of Essex</i> , Cambridge  |
| Rumble, A. (ed.)                    | 1983        | <i>Domesday Book - Essex</i> , Phillimore:Chichester   |
| Thornton, C.                        | 1997        | 'Taxation data for the Historic Towns Project' ECC Int. Rep.   |
| V.C.H.                              | 1983        | <i>Victoria County History, Essex</i> , VIII, 158-85   |

## APPENDICES

### APPENDIX 1: Documentary sources

Archive	Classmark	Number	Date	Description
E.R.O.	T/P	145/1	medieval	Calendar of medieval documents at Trinity College Camb.
B.L.	Add. MS.	28320	temp. Stephen	Conf. of churches and lands to Hatfield Broadoak Priory.
E.R.O.	D/DBa	T2/3-T3/1	c. 1156-1442	Deeds.
E.R.O.	D/DBa	T1	1190-1418	Deeds, Hatfield Priory and Broadoak.
B.L.	Add. Ch.	28336	1194	Verdict conc. tithes from the King's domain in Hatfield Broadoak, in suit between Hatfield Broadoak Priory and St. Botolph's Priory, Colchester.
B.L.	Add. Ch.	28351-28399 passim	temp. John onwards	Part of a collection of grants to and from the Priory and others. A total of c. 150 items. See B.L. cumulative catalogue for full listing of this collection and listing of other similar collections of charters for Hatfield Broadoak.
B.L.	various		12th cent. onwards	Very large number of grants, charters, releases, confirmations etc., of land in Hatfield Broadoak in various collections. See B.L. cumulative catalogue of manuscript sources for full list.
E.R.O.	D/DBa	T4/1-253, T5/1-5	c. 1200-1530	Deeds.
B.L.	Add. Ch.	28382	temp. Hen. III	Bond to the prior by tenants.
B.L.	Add. MS.	28519	temp. Hen. III	Custom roll of the vill.
B.L.	Add. Ch.	28357	c. 1225	The manor held [to farm] of the King by the Priory.
B.L.	Add. Ch.	28405	1240-42	Forest pleas held at Hatfield Broadoak.
B.L.	Add. MS.	28478	1249	Roll of court.
P.R.O.	SC6	844/7	temp. Edw. I or II	Account (fragmentary).
E.R.O.	D/DBa		c. 1300	Survey of Hatfield Broadoak(Regis).
E.R.O.	D/DBa	M9-12	c.1305-1332	Survey and extents of manors of Hatfield and Bramshoo.
E.R.O.	D/DBa	M1	c. 1306	Survey of Hatfield Broadoak.
B.L.	Add. MS.	28555	1314-16	Roll of court for the Earl of Hereford.
B.L.	Add. MS.	28572	1326-7	Account roll of Bushes and Downs Hall belonging to Hatfield Broadoak Priory.
E.R.O.	D/DBa	M27-30	1328,1475,1550	Extent and rentals of manor of Hatfield Bury.
B.L.	Add. MS.	28575	1329	Bond to add buildings to the vicarage on presentation of a chaplain by Hatfield Priory.
E.R.O.	D/DGe	M251	1345-1420	Court roll.
E.R.O.	D/DBa	M20-21	c.1350-1477	Extracts from court rolls and rental (c. 1350) for manor of Barringtons.
E.R.O.	D/DQ	18	1377-78	Account roll for manor of Hatfield and Bramshoo.
P.R.O.	SC6	1140/18	18 Ric. II or later	Receiver's account of lands of See of London, incl. Hatfield.(this is possibly Hatfield Peverel?)
E.R.O.	D/DC	4/1	1393-1488	Court roll of Barringtons.
P.R.O.	SC6	117/2-5	7-9 Hen. V	Receiver's accounts of lands late of Joan de Bohun incl. Hatfield.
P.R.O.	SC6	1117/11	3-4 Edw. IV	Receiver's account of lands of Lady Anne, Duchess of Buckingham, incl. Hatfield.
B.L.	Add. Ch.	28614; 28619	1430-31; 1490-91	Rolls of court estreats.
E.R.O.	D/DK	M1	1441-1460	Court roll of Hatfield Regis.
B.L.	Add. Ch.	28616	1442	Roll of rents in Hatfield Broadoak belonging to the Priory.

E.R.O.	D/DBa		c. 1450	Manorial survey of Hatfield Broadoak (Regis).
E.R.O.	D/DBa	Q1, M3	c. 1450	Part of cartulary of Priory containing 12 grants.
B.L.	Add. Ch.	28622-3	1475	Feoffment of Lancasters land in Hatfield Broadoak for the endowment of a chantry in Hatfield Broadoak for the Guild of the name of Jesus, with ordinances etc.
P.R.O.	SC 12	7/43	27 Hen. VII	Survey of possessions of Hatfield Regis Priory.
B.L.	Add. Ch.	28573	15th cent.	Roll of tenements owing tithes of eggs to the Priory.
B.L.	add. Ch.	28630	temp. Hen. VIII	Extent of Barringtons manor.
P.R.O.	E164	397, ff. 108-13	Hen. VIII	Valor of Hatfield Priory.
B.L.	Add. MS.	40632 B, f. 5	1512	Account of Symonds manor.
B.L.	Add. MS.	40632 B, f.5	1512	Account of Symonds manor.
B.L.	Add. MS.	28631	1543	Sale of the site of Hatfield Broadoak Priory.
E.R.O.	D/DHt	M51-2	c. 1548, c. 1516	Rentals of manors of Hatfield Priory, Rise.
E.R.O.	D/DC; D/DB; D/DBa		16th to 18th cent.	Court rolls, rentals, of various manors in these classmarks. Most probably not relevant to the town.
E.R.O.	D/DBa	A1-18	1604-83	Family accounts of Barrington family of Hatfield Priory. May contain relevant material.
E.R.O.	D/DU	737/1	1610	Estate map. Buildings in elevation. Table of reference. Crudely drawn. Scale: 16 in. to 1 m.
E.R.O.	D/DQ	14/191	1624	Estate map of Barrington Hall includes village with Church and former Priory in perspective view. Scale: 20 in. to 1m.
P.R.O.	SC2	227/82	1655-1660	Draft Book of courts and Special courts, including Hatfield Broadoak.
E.R.O.	D/DHt	M49-50	1677-???	Steward's papers, rentals, receipt book of fairs.?
E.R.O.	D/DBa	M19	1698	Rental of Hatfield Bury, Priory and Barrington Hall.
B.L.	Add. MS.	46501, f. 141	17th cent.	Builder's estimate for rooms at [Barrington House?].
E.R.O.	D/DQ	88/2-6	1714-1817, 1850-1	Series of estate maps (prob. not covering town?). Various scales.
E.R.O.	D/DQ	14/92	1766	Estate map of Hatfield Broadoak. Scale: 10 in. to 1m.
E.R.O.	D/DQ	14/38	1766	Estate map of Barrington Hall, including the town with some buildings drawn in perspective view. Scale: 13.3 or 20 in. to 1m.
E.R.O.	D/DU	737/4	1778	Plan of parish, covering Hatfield forest. 10 in. to 1 m.
E.R.O.	D/DGI	M28-30	1793-1899	Court book.
E.R.O.	D/DQs	15	1797-1815	Rental of Hatfield Broadoak rectory.
B.L.	Add. MS.	37071E	1813	Plans of church.
B.L.	Add. MS.	37071 E.	1813	Plan of the church.
B.L.	Add. MS.	36362, ff.68-9	1832	Drawings of church.
B.L.	Add. MS.	36362, f. 16	1832	View of Barrington Hall.
B.L.	Add. MS.	36862, ff. 68-9	1832	Drawings.
E.R.O.	D/CT	166	1838	Tithe map. Scale: 13.3 in. to 1m.

## APPENDIX 2: Listed buildings

Serial No.	Date	Street	No.	Name	Building Type	GV	Grade	Material
6/68	12	Church Yard		Church of St. Mary the Virgin	Parish Church	Y	I	Flint rubble, clunch, brick, ashlar, barnack limestone
6/37	14	Broad Street		The Sack House	House	Y	II	Timber framed, plastered
6/60	14	Cage End		Rundle House	House	Y	II*	Timber framed, plastered, brick, pargetted
6/58	14	Cage End		Town Farmhouse including wall	House	Y	II*	Timber framed, plastered
6/57	14	Cage End		Symonds Butchers Barns	Barn	Y	II	Timber framed, boarded
6/56	14	Cage End		Town Farm Barn	Aisled Barn	Y	II	Timber framed, boarded
6/79	14	Feathers Hill		Old Court House	House	Y	II	Timber framed, plastered, flemish bond brick
6/100	14/15	High Street		Tudor Antiques / Old Bakehouse	House	Y	II	Timber framed, plastered
6/36	15	Broad Street		Oak Cottage	House	Y	II*	Timber framed, plastered
6/41	15	Broad Street Green		Timber Cottage	House	Y	II	Timber framed, weatherboarded
6/38	15	Broad Street Green	1, 2	Ware Pond Cottages	Farmhouse	Y	II*	Timber framed, plastered
6/47	15	Cage End		Hope Cottage and North Cottage	House	Y	II	Timber framed, plastered, weatherboarded
6/99	15	High Street		The Cock Public House, Post Office Store and Adjoining House	Public House	Y	II	Timber framed, plastered, weatherboarded, brick
6/111	15	High Street		Thrums	House	Y	II	Timber framed, plastered
6/32	16	Broad Street	1, 2	Vicarage Cottages	House	N	II	Timber framed, pebbledashed
6/40	16	Broad Street Green	7, 9		House	Y	II	Timber framed, rendered, weatherboarded
6/39	16	Broad Street Green		Little Tudors	House	Y	II	Timber framed, plastered
6/61	16	Cage End		County Library	Library	Y	II	Timber framed, plastered
6/52	16	Cage End		Sparrows	House	Y	II	Timber framed, plastered
6/50	16	Cage End	14	+ Musbrook Cottage	House	Y	II	Timber framed, plastered
6/48	16	Cage End		Palmers Cottage / South Cottage	House	Y	II	Timber framed, plastered, weatherboarded
6/59	16	Cage End	26, 26a		House	Y	II	Timber framed, plastered, pargetted
6/62	16	Cage End		Visual and Aural Services Limited	Shop	Y	II	Timber framed, plastered, brick
6/78	16	Feathers Hill		The Priory including attached section of garden wall	House	Y	II	Timber framed, plastered, brick
6/86	16	Hammonds Road		Morningside and Essex Cottage	House	Y	II	Timber framed, plastered
3/132	16	Wood Row		Forest Farmhouse	House	Y	II	Timber framed, plastered, brick



6/35	17	Broad Street		Little Bradwell and Easton Cottage	House	Y	II	Timber framed, brick
6/34	17	Broad Street	12		House	Y	II	Timber framed, plastered, weatherboarded
6/54	17	Cage End		Barkers	House	Y	II	Timber framed, weatherboarded
6/49	17	Cage End	1, 2	Fuscia Cottage	House	Y	II	Timber framed, rendered, weatherboarded
6/51	17	Cage End	15	Rose Cottage	House	Y	II	Timber framed, plastered
6/55	17	Cage End		Almshouse	Almshouse	Y	II	Timber framed, plastered
6/53	17	Cage End		Sparrows Cottage	House	Y	II	Timber framed, plastered
6/72	17	Church Yard		Wall	Boundary Wall	Y	II	Brick
6/71	17	Church Yard		Wall	Boundary Wall	Y	II	Brick
6/70	17	Church Yard		Eden End	House	Y	II	Timber framed, plastered
6/76	17	Feathers Hill		Feathers	House	Y	II	Timber framed, plastered, brick
6/75	17	Feathers Hill		Hill Cottage	House	N	II	Timber framed, plastered
6/85	17	Hammonds Road		The Thatched Cottage	House	Y	II	Timber framed, plastered, weatherboarded
6/87	17	Hammonds Road		Willows Cottage	House	Y	II	Timber framed, plastered
6/110	17	High Street		Post House and Old Post Office Cottage	House	Y	II	Timber framed, plastered
6/107	17	High Street		Brick Cottage	House	Y	II	Timber framed, plastered, brick
6/103	17	High Street		Oak House	House	Y	II	Timber framed, brick
6/102	17	High Street		Homestead & 2 Cottages to east	House	Y	II	Timber framed, brick
6/101	17	High Street	1, 2	The Almshouses	House	Y	II	Timber framed, plastered, weatherboarded
6/108	17	High Street		Lime Cottage	House	Y	II	Timber framed, plastered, weatherboarded
6/109	17	High Street		The Old Forge and Lyndhurst	House	Y	II	Timber framed, plastered
6/104	17	High Street		Boundary Wall	Boundary Wall	Y	II	Brick
6/7	18			Fox Cottage	Public House	N	II	Timber framed, plastered
6/69	18			Church Cottage	House	Y	II	Timber framed, brick, plastered, pargetted
6/33	18	Broad Street	11	+ Rose Cottage	House	Y	II	Timber framed, plastered,
6/77	18	Feathers Hill		Barn	Barn	Y	II	Timber framed, weatherboarded
6/112	18	High Street	2		House	Y	II	Timber framed, brick
6/105	19	High Street		Coach House	Coach House	Y	II	Brick
6/106	19	High Street		Bury House	House	Y	II	Brick
6/63	19	Junction Of Cage End / High Street		Village Pump	Pump	Y	II	Cast iron

### APPENDIX 3: Urban components list

ID	DESCRIPTION
MEDIEVAL	
632	BUILT-UP AREA
633	PARISH CHURCH OF ST MARY THE VIRGIN
634	VICARAGE
635	PRIORY
636	MANOR-HOUSE
637	MARKET-PLACE
638	COURT HOUSE
639	GUILD-HALL
640	CHIPPING-FIELD
641	MILLS
642	LANG BRIDGE
658	INFILLED MARKET-PLACE
POST-MEDIEVAL	
643	BUILT-UP AREA
644	PARISH CHURCH OF ST MARY THE VIRGIN
645	CONGREGATIONAL CHURCH
646	SCHOOL
647	PRIORY
648	NEW BARRINGTON HALL
649	NEW BARRINGTON HALL PARK
650	MARKET-PLACE
651	MARKET-HOUSE
652	GUILD-HALL
653	MANOR-HOUSE
654	THE CAGE
655	WORKHOUSE
656	ALMSHOUSES
657	SILK MILL