

**Hyde House, Hollybush Lane,
Welwyn Garden City, Hertfordshire
AL7 4JS:
An Archaeological Evaluation**

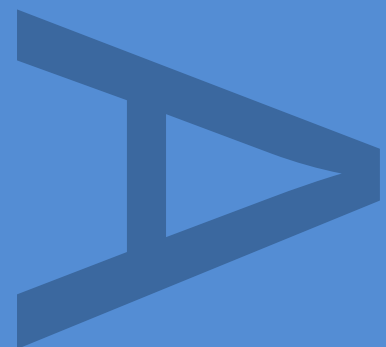
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SITE CODE: HHHH13

JUNE 2013





HYDE HOUSE, HOLLYBUSH LANE, WELWYN
GARDEN CITY, HERTFORDSHIRE, AL7 4JS:

AN ARCHAEOLOGICAL EVALUATION

Quality Control

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**Hyde House, Hollybush Lane, Welwyn Garden City,
Hertfordshire, AL7 4JS:
An Archaeological Evaluation**

Site Code: HHHH13

Report Number : R11443

Central NGR: NGR TL 2471 1142

**Local Planning Authority: Welwyn and Hatfield Borough Council
Planning Reference: N6/2013/0491/MA**

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ABSTRACT

This document details the results of an archaeological trial trench evaluation of land at Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire. The work was commissioned by Affinity Sutton Professional Services Ltd to assess the archaeological implications of residential redevelopment of the site and allow the formulation of an appropriate archaeological mitigation strategy.

The evaluation was undertaken between the 3rd and 5th June 2013 and involved the excavation of four 3 x 3m test pits and four 1.8m wide trenches totalling 80 in length.

The evaluation identified the brick wall foundations of the Victorian Hyde House. These correspond exactly with the position of the building shown on late-19th-century and later Ordnance Survey maps. An earlier possible foundation trench or ditch was also identified; it was cut by the Victorian walls and contained both late medieval to early post-medieval (late-15th- to 16th-century) and two sherds of residual earlier medieval pottery. It hints at the presence of an earlier building in the central part of the site, the majority of the evidence for which has probably been destroyed by the Victorian building. Buildings are shown on the site on the earliest detailed maps of the area, dating from the middle of the 18th century. In the north and north-east of the site, building and demolition activity in the post-medieval and modern periods has disturbed the ground down to at least the level of the natural geology, limiting the potential for archaeological survival in these areas.

1 INTRODUCTION

- 1.1 This document details the results of an archaeological trial trench evaluation of land at Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire (NGR TL 2471 1142; Figure 1).
- 1.2 The site is located on the east side of Hollybush Lane, close to its junction with Homestead Lane to the north, and west of the King George V Playing Fields. The land is currently owned by Hatfield and Welwyn Borough Council and is occupied by a single-storey community building ('the club house') leased to a local boxing club, with an associated car park in the central part of the site and areas of scrub/meadow along the eastern site boundary. The site covers an area of 0.632ha.
- 1.3 The evaluation was commissioned by Affinity Sutton Professional Services Ltd in order to assess the archaeological implications of residential redevelopment of land at the site and allow the formulation of an appropriate archaeological mitigation strategy (if necessary).
- 1.4 The proposed development comprises the demolition of the existing clubhouse building, construction of 18 new-build dwellings, a community hall, new access from Hollybush Lane and soft and hard landscaping. The new build is arranged as single and semi-detached dwellings and as larger three and four unit terraces built as two storey or single storey bungalows.
- 1.5 A Written Scheme of Investigation (WSI) for Archaeological Evaluation was prepared by Mark Hinman (PCA) (Hinman 2013) in response to advice from Hertfordshire County Council Historic Environment Unit (Andy Instone) that archaeological mitigation of the proposed development would be necessary to address the potential adverse impacts of the proposed scheme on any surviving heritage assets.

- 1.6 The site is located on a fairly flat plateau at 79m OD, with land sloping gently down to the south, towards the bottom of the valley of the River Lea, 1.5km away.

- 1.7 The underlying solid geology comprises Lewes Nodular Chalk Formation and Seaford Chalk Formation (Undifferentiated), sedimentary bedrock formed approximately 84 to 94 million years ago in the Cretaceous Period when the local environment was dominated by warm shallow seas. It is overlain by superficial deposits of Lowestoft Formation (Diamicton) chalky till, which includes outwash sands and gravels, silts and clays deposited by glacial melt-water (British Geological Survey).

- 1.8 The evaluation was undertaken between the 3rd and 5th June 2013 and involved the excavation of four 3 x 3m test pits and four 1.8m wide trenches totalling 80 in length (Figure 2). Two of the test pits were positioned to identify and date a building ('Hyde House') shown on historic maps (see Sections 2.5-2.6). The other test pits and trenches were located to identify any earlier archaeological remains while causing minimum disruption to the functionality of the club house car park, which was closed for four days during the fieldwork but then reopened.

2 ARCHAEOLOGICAL BACKGROUND

- 2.1 A desk-based assessment of the subject site has been produced by PCA (Garwood 2013; Appendix 5). The results of this research are summarised below.
- 2.2 The topographical position of the site, situated on the slopes above the Lea river valley, would have been a favourable location for settlement during the prehistoric and later periods.
- 2.3 While there is little recorded evidence of Roman, Saxon or medieval activity in the vicinity of the site, evidence of late Iron Age activity has been found c. 150m away at Hatfield Hyde and Woodhall Lane (Hertfordshire HER 859 and HER 2800, respectively). As such, the area has been designated an Area of Archaeological Significance (AAS31).
- 2.4 The Hertfordshire Historic Environment Record contains eight records of previous archaeological investigations, sites and find-spots within c. 750m of the site. The majority of these records (six of eight) are post-medieval in date and relate to either demolished or extant buildings, while the other two records relate to later prehistoric activity uncovered during and since the construction of Welwyn Garden City.
- 2.5 Documentary and cartographic sources indicate that the post-medieval landscape of this area was a mix of agricultural land, parkland, wooded areas and dispersed farms. A small farm holding, Hyde Farm, possibly occupying a former manorial site, had been established on the site by the later 18th or early 19th century, but was no longer in agrarian use by 1898 when it was renamed Hyde House. The former farmhouse survived the upheavals associated with the creation of Welwyn Garden City and the new town's development during the 1950s, but was demolished and replaced by the present club house building in the 1970s.
- 2.6 Significantly, the new clubhouse was not built on or over the footprint of the demolished Hyde House, which is located within an area of asphalt car parking to the north-east of the club house. There was therefore

thought to be a good chance of remains associated with Hyde House and, possibly, the earlier farmhouse surviving beneath the car park.

3 ARCHAEOLOGICAL METHODOLOGY

- 3.1 Four trenches (Trenches 5-8), each 1.8m wide and between 10 and 30m long, with a total length of 80m, were excavated in the largely grassed/ scrub-covered areas located along the eastern boundary of the site. Trench 7 was located within the reinforced concrete footprint of a former modern building.
- 3.2 In addition, three 3x3m test pits were excavated in the club house car park and one to the north-west of the club house building. For ease of reference, the test pits are also referred to as trenches (1-4) in this report and in the site archive. Two of the test pits (Trenches 1 and 3) were positioned to identify the walls of Hyde House, as shown on late-19th- and 20th-century Ordnance Survey maps. The test pits were also located to avoid major disruption to the subsequent use of the car park by the boxing club. The trench layout (shown on Figure 2) was in accordance with that included in the Written Scheme of Investigation (Hinman 2013).
- 3.3 After initial CAT-scanning, ground reduction was carried out under archaeological supervision using a 7.5 ton wheeled Caterpillar backhoe loader fitted with a 1.8m wide toothless ditching bucket. Topsoil and other overburden of limited archaeological interest (e.g. 20th-century levelling and demolition layers) were removed in spits down to the level of the clean natural clay geology where potential archaeological features could be observed and recorded. Trenches located in areas of hard-standing (1, 2, 3 and 7) first had the asphalt/ concrete modern ground surface mechanically broken-up. In trenches where upstanding Victorian structural features were encountered (1 and 3), machine excavation ceased while these were cleaned, photographed, surveyed and recorded. The walls were then mechanically broken-up and ground reduction resumed until the natural clay/ underlying archaeological horizons were encountered.

- 3.4 Manual excavation techniques and recording methods are detailed in the PCA fieldwork induction manual (Operations Manual 1) by Joanna Taylor and Gary Brown (2009).
- 3.5 All fieldwork was conducted in accordance with the Institute for Archaeologists' *Code of Conduct, Standard and Guidance for Archaeological Field Evaluations* (2008) and *Standards for Field Archaeology in the East of England* (Gurney 2003).
- 3.6 OD heights and trench and feature locations were recorded using a Leica 1200 GPS Smart Rover unit with RTK differential correction giving global three-dimensional positioning accuracy to within 2cm. Photographs of trenches and features were taken in black and white, colour and digital formats. Written descriptions of trenches, features and deposits were made on pro-forma recording sheets. Sections were drawn on permatrace at scales of 1:10 or 1:20, as appropriate. The site archive has been checked for completeness and consistency and has been cross-referenced; it will be deposited with the finds from the site at Hertford Museum.

4 ARCHAEOLOGICAL SEQUENCE

Medieval (c. 12th century AD)

- 4.1 Two sherds of residual medieval pottery were found in a late medieval/early post-medieval ditch or possible structural foundation trench [29] in Trench 3. One is early medieval (11th-early 12th century); the other is South Hertfordshire greyware (12th-14th century) (Chris Jarrett, Appendix 3). They hint at medieval occupation on or near the site.

Late Medieval to Early Post-Medieval (late 15th-17th century AD)

- 4.2 Features and deposits predating the Victorian building at Hyde House were encountered in Trenches 3 and 4, beneath the south-east corner of the current car park, and to the north-west of the club house, respectively.
- 4.3 In Trench 3 was a north- to south-aligned linear feature [29] orientated at right angles to the wall of the Victorian building (10), by which it was cut (Figure 3; Plate 2). Only the east side of [29] was present within the trench; it extended beyond the trench to the west and south. The feature only became visible as the exposed surface of the natural clay dried out; had it been visible when the trench was machined, the trench would have been extended in order to fully characterise it. The top of [29] was present at 78.41m OD, 0.73m below modern ground level.
- 4.4 Feature [29] was 1.60m+ long, 0.80m+ wide and at least 0.37m deep, with a fairly steep straight east side; its base was not present within the trench (Figure 6, Section 1). It was filled with firm slightly greenish grey silty clay containing frequent large (>80mm) flint nodules and a few fragments (9 in total) of degraded red brick and peg roof tile, one with the peg hole partially present. Four sherds of pottery were also present. Two are body sherds in transitional late medieval/early post-medieval red earthenware (c. late 15th-16th century). Two are residual medieval coarseware (see above) (Jarrett, Appendix 3).

- 4.5 Feature [29] was either a ditch or a deliberately-backfilled foundation trench relating to an earlier building on the site of Hyde House. If it was a ditch, it would have run parallel to Hollybush Lane, which is shown on maps dating from the middle of the 18th century onwards (Appendix 5, figures 5 and 6) and may have demarcated the boundary of a house plot or field fronting onto the road. However, if the depiction of the site's layout on these early maps is accurate, there was no boundary in this location and an association with one of the mapped farm buildings is more probable.
- 4.6 In Trench 4, located directly south of the northern entrance to the site, the natural silty clay drift geology (19) was found to have been cut into in the past, resulting in a slope downwards to the north (78.82m OD down to 78.49m OD). The ground had subsequently been levelled with a flint pebble and gravel layer (33)=(20) which was up to 0.38m deep at the south side of the trench but appeared to become shallower (0.28m) to the north. Layer (33) contained degraded red brick fragments (no dimensions extant) that are less well-fired than the Victorian bricks associated with the foundations of Hyde House (see below). A single rim sherd from a small post-medieval (late-16th-17th-century) red earthenware jar with internal brown glaze was also present (Chris Jarrett, Appendix 3). Layer (33) was capped with a further levelling layer of light brown/ slightly bluish-grey clean clay (32), which was in turn sealed by the modern garden soil (27) (Figure 6 Section 2; Plate 3).
- 4.7 The truncation of the natural clay in Trench 4 and the subsequent levelling deposits may be related to the construction or demolition of a building which is shown to the north-west of this trench on the 1840 tithe map and 1880 1st Edition Ordnance Survey map (Appendix 5, figures 7 and 8). The building was no longer present by the time the 1898 OS map was surveyed (Appendix 5, figure 9). Buildings are also depicted in approximately this location on Dury and Andrew's county

map (1766) and Bryant's map of Hertfordshire (1822) (Appendix 5, figures 5 and 6).

Walls of Victorian Hyde House (mid 19th century+)

- 4.8 Trenches 1 and 3 were positioned in order to identify any remains associated with Hyde Farm/ Hyde House, which is shown on late-19th- and 20th-century Ordnance Survey maps (Appendix 5, figures 8-12) and may have earlier origins.
- 4.9 In Trench 1, removal of the modern asphalt car park surface (15) and the underlying gravel levelling layer (16) revealed adjoining east to west (1) and north- to south-aligned ((3) and (5)) foundation walls forming the right-angled south-western corner of the main building at Hyde Farm/ Hyde House (Figure 3; Plate 4). The walls were all constructed of regular machine-made dark brownish-red bricks, mostly un-frogged, with dimensions of 220 x 110 x 65mm (8 $\frac{2}{3}$ x 4 $\frac{1}{3}$ x 2 $\frac{1}{2}$ inches) and regular arises. In all three walls, the bricks were laid in header courses and bonded with lime mortar. Wall (3) turned 45° north-westwards close to the north side of the trench, before continuing northwards (Figure 3); this angled projection is the base of a bay window facing west, which is shown on the 1880 1st Edition Ordnance Survey map (Figures 4 and 5). Wall (1) also continued eastwards beyond the trench. The excavated walls correspond exactly with the recorded position of Hyde House on the 1880, 1898 and later Ordnance Survey maps (Figures 4 and 5; Appendix 5, figures 8 and 9 onwards).
- 4.10 In Trench 3, removal of the modern asphalt (15), gravel bedding layer (16) and a 0.14m thick demolition layer consisting of broken fragments of tile, red brick and concrete (17), revealed brick walls (10) and (7) which extended west to east across the northern part of the trench (Figure 3; Plate 5). Wall (10) turned through 90° and extended north beyond the trench, forming a corner of part of the building. Wall (10)

had a brick outshot at its base and was constructed on a concrete footing (14); it was constructed of bricks identical to those used in Wall (1) and bonded with concrete. Wall (7) was built onto the corner formed by wall (10) and bonded with concrete. It was constructed of pale to mid yellow machine-made frogged bricks with moderately common small (<20mm) ferrous and stone inclusions and dimensions of 225 x 125 x 60mm (9 x 5 x 2½ inches). Inside (north of) Wall (7) was a concrete floor surface (8) extending north and east beyond the trench. As with the walls in Trench 1, these walls correspond closely with the footprint of Hyde House shown on early Ordnance Survey maps (Figures 4 and 5).

- 4.11 A third brick wall (12) extended on a diagonal north-east to south-west alignment across the south-eastern corner of the trench, continuing beyond the trench in both directions (Figure 3; Plate 5). It was constructed of dark orange/ red machine-made frogged bricks measuring 220 x 110 x 55mm (8⅔ x 4⅓ x 2⅛ inches), laid in two header courses and bonded with lime mortar. This wall does not correspond with the layout of the Victorian and 20th-century buildings shown on historic Ordnance Survey maps and could feasibly relate to an earlier structure. However, the bricks from which it was constructed do not appear to be significantly older than those used in Walls (1), (3), (5) and (10).

Other Late-19th-Century Features

- 4.12 A Victorian ditch [25] was identified extending through the southern part of Trench 5, in the north of the site (Figure 5; Plate 6). It was 2.35m wide and was aligned south-west to north-east. It had a loose dark grey/ black silty fill (26) containing fragments of iron, red brick and tile, modern glass bottles, fragments of porcelain and factory-made white ware pottery. Some of the bottles were for medicine or chemicals (including one blue bottle with the label 'Not to be Taken'). It is possible that the ditch was contaminated and its likely date was

apparent from surface finds, so no manual excavation was undertaken. A field/ plot boundary ditch on a similar alignment to [25] is shown in approximately this location on the 1880, 1898 and 1939 Ordnance Survey maps (Figure 5 and Appendix 5, figures 9-10).

Modern Deposits (c. 1950s+)

- 4.13 A layer of demolition rubble consisting of broken red brick, tile and concrete pieces (17) was present in the north and south-east of the current car park (Trenches 2 and 3) beneath the asphalt surface (15) and its gravel bedding layer (16). It derives from the demolition of Hyde House in the 1970s. It was 0.25m deep in Trench 2 and 0.14m deep in Trench 3.
- 4.13 Beneath (17) was a layer of made ground comprising dark grey-brown clayey silt, redeposited natural clay lenses, brick rubble and concrete (18). It overlaid the tops and sides of the Victorian walls and represents a demolition/ capping deposit levelling the foundations of the demolished building. It was present across the area of the present car park, in Trenches 1 (directly beneath the asphalt and gravel bedding layer), 2 and 3, and overlaid the natural silty clay (19). It was between 0.45 and 0.54m deep in Trenches 1 and 3, in the south of the car park, but 0.80m deep in the north (Trench 2). The depth of the layer in Trench 2 might indicate that the natural clay here has been cut into in the past, possibly for a cellar or lower ground floor associated with Hyde House, though no foundation cut or walls relating to any such structure were present within the trench and the trench was located outside the recorded footprint of the building. The depth below modern ground level at which the natural clay was encountered in Trench 3 (1.16m; 77.92-78.03m OD; Plate 7) certainly bears no relationship to any natural slope or topographical variation in the wider area.

- 4.15 In the north-eastern part of the site (Trenches 5 and 6), the subsurface deposits had been heavily disturbed in the past. The modern garden soil (27) sealed a thick (0.29-0.51m) layer of flint pebbles and gravel (30) present in the south-eastern half of Trench 5 and north-eastern two thirds of Trench 6. This sealed a layer of disturbed/ made ground containing modern brick rubble (28) which directly overlaid the surface of the natural clay. The natural clay was encountered 0.74-0.88m below modern ground level (77.63-77.85m OD, rising to the north-west) in Trench 5 and 0.37-0.53m (77.61-78.24m OD, rising to the south-west) below modern ground level in Trench 6 (Plates 6 and 8). The disturbed ground in this part of the site relates to its use as garages from the late 1950s onwards (as shown on Ordnance Survey maps – Appendix 5, figures 11-12). The flint pebble layer probably represents the former car park surface.
- 4.16 In Trench 7, in the east of the site, the modern ground surface was a reinforced concrete ground pad (22) for a former building, underlain by a flint ballast levelling deposit (23) (Plate 9). This sealed a layer of firm dark grey-brown silty clay (24) between 0.16 and 0.26m deep. This was a buried former garden soil, probably contemporary with the Victorian/ 20th-century Hyde House, although no finds were present. The natural clay was present underneath this garden soil, between 0.68 and 0.79m below the modern ground surface (78.10-78.27m OD).
- 4.17 In the south-east of the site (Trench 8), the current garden soil (27) sealed a thin layer of red brick/ tile dust and small fragments deriving from the demolition of Hyde House in the 1970s. This in turn sealed a 0.25m deep layer of buried former garden soil (24) identical to that in Trench 7. The natural clay was present beneath this, 0.47-0.64m below the modern ground surface (78.27-78.39m OD) (Plate 10).

5 DISCUSSION

- 5.1 Brick wall foundations associated with Hyde House were identified and recorded in Trenches 1 and 3, in the south of the current car park. The walls correspond exactly with the footprint of the building shown on late-19th- and early-20th-century Ordnance Survey maps. The bricks used in the walls are no earlier than Victorian.
- 5.2 A late medieval/ early post-medieval (late-15th- to 16th-century) linear feature, possibly a structural foundation trench, was identified in Trench 3. It could relate to a heavily-truncated earlier building on the site, the majority of the evidence for which has been destroyed by the 19th-century building. A cluster of farm buildings is shown on the site on the earliest available map of the area (Dury and Andrew's map, 1766) and the structures extant at this time could feasibly have had medieval or early post-medieval origins. However, the width and profile of this feature make an interpretation as a plot boundary or drainage ditch just as plausible.
- 5.3 Two sherds of residual earlier medieval pottery were also present in this possible foundation trench/ ditch and may hint at occupation in the broad vicinity of the site from as early as the 12th century.
- 5.4 The only other subsurface deposits identified relate to construction and demolition activity during the 19th and 20th centuries and are of limited archaeological interest. The ground in the north-east of the site (Trenches 5 and 6) has previously been disturbed down to the level of the natural clay, minimising the potential for archaeological survival in this area. There has been less past ground disturbance along the eastern site boundary (Trenches 7 and 8), where a garden/ cultivation soil probably contemporary with Hyde House and its predecessor Hyde Farm survived above the natural clay. Nevertheless, no archaeological features were present in this area.

5.5 Overall, the evaluation found some limited evidence for possible post-medieval structural remains predating the Victorian Hyde House in the central part of the site. It is likely that much of the evidence for these earlier phases of occupation has been destroyed by the 19th-century and later buildings built on the central part of the site. The other areas of the site investigated by the trial trenching were either truncated or contained no pre-19th-century archaeological remains. Based on the results of this evaluation, the archaeological potential of the site is low.

6 ACKNOWLEDGEMENTS

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7 REFERENCES

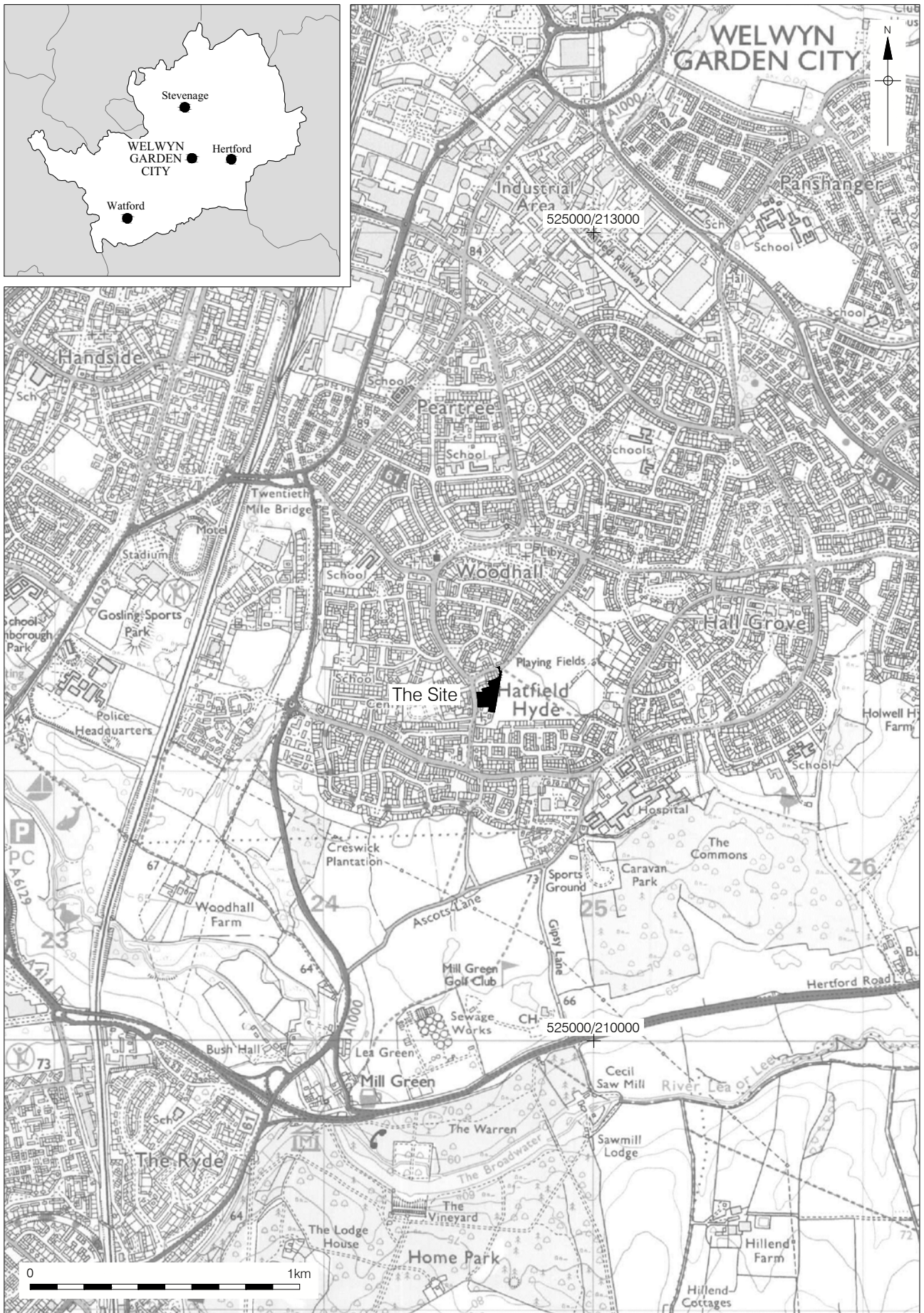
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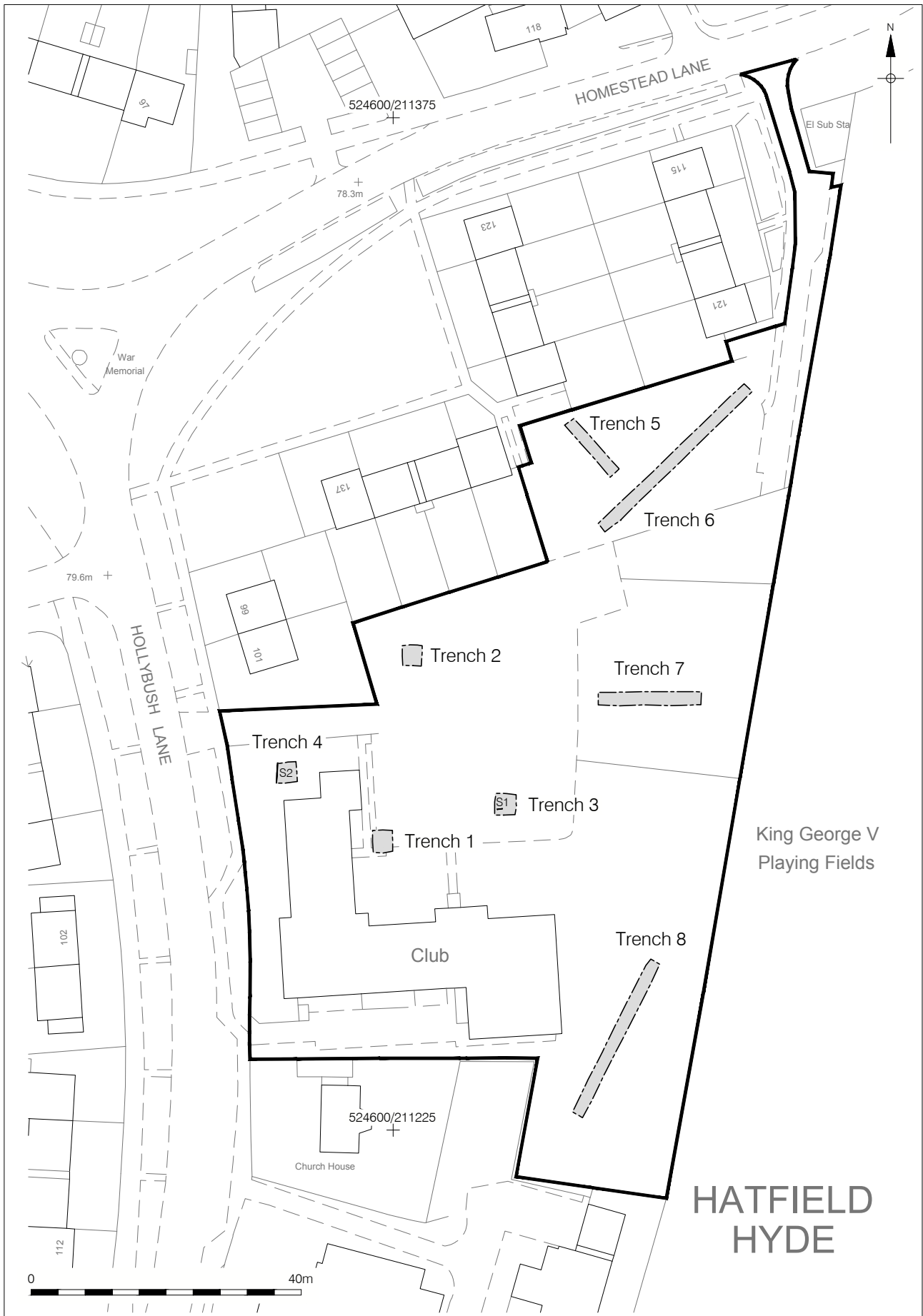


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Figure 1
Site Location
1:20,000 at A4



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Figure 2
Detailed Site and Trench Location
1:800 at A4

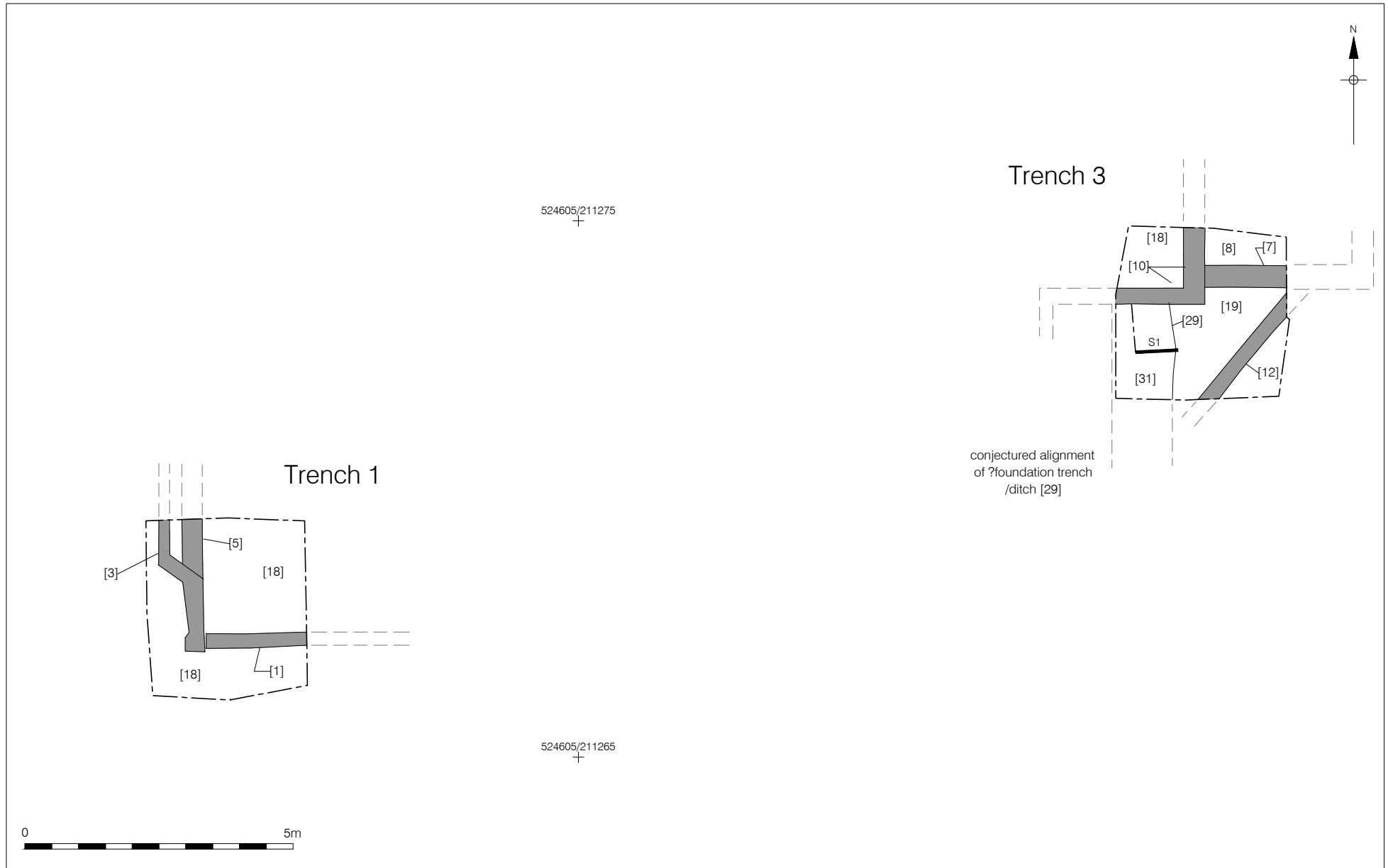


Figure 3
Plan of Trenches 2 and 3
1:100 at A4

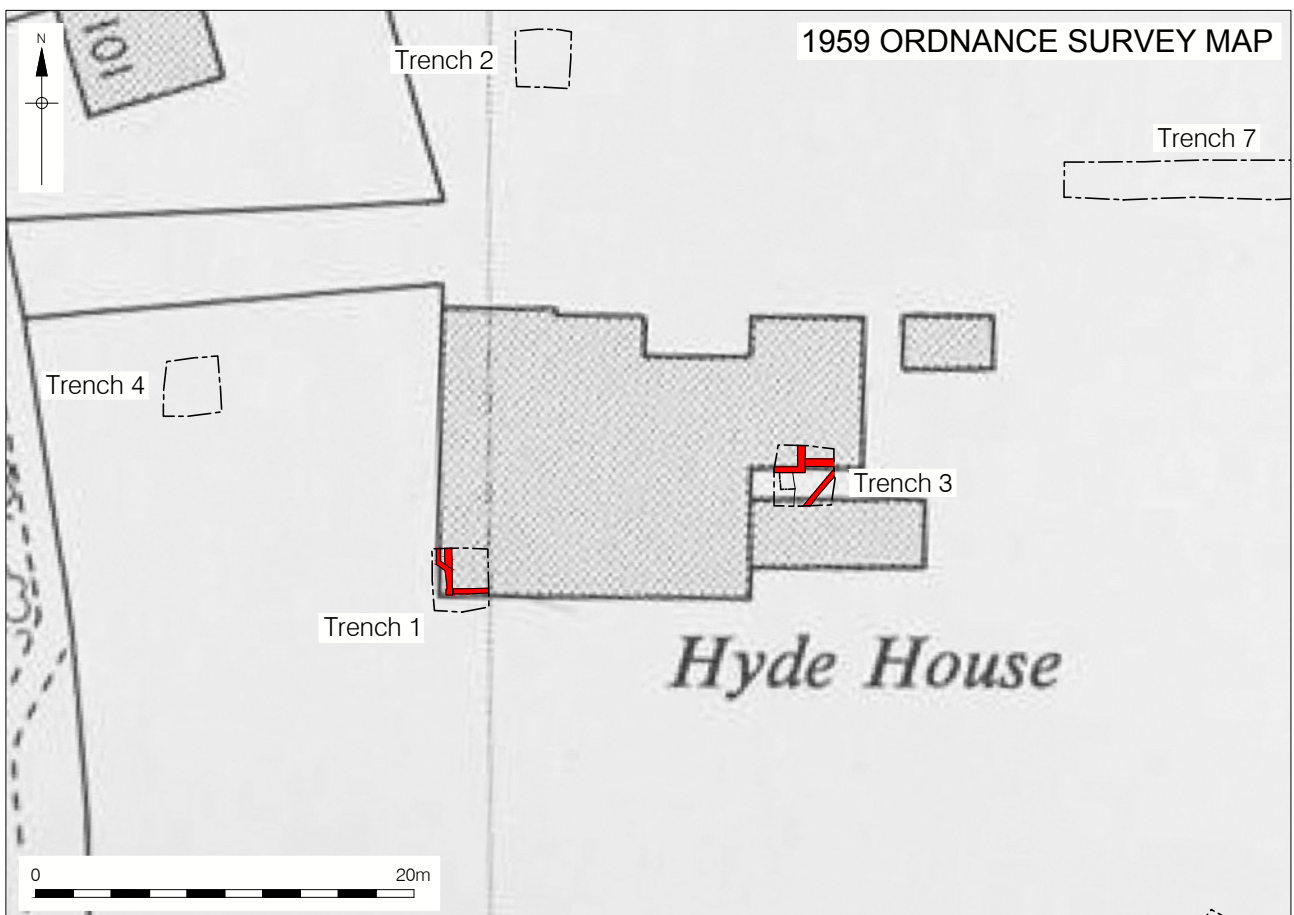
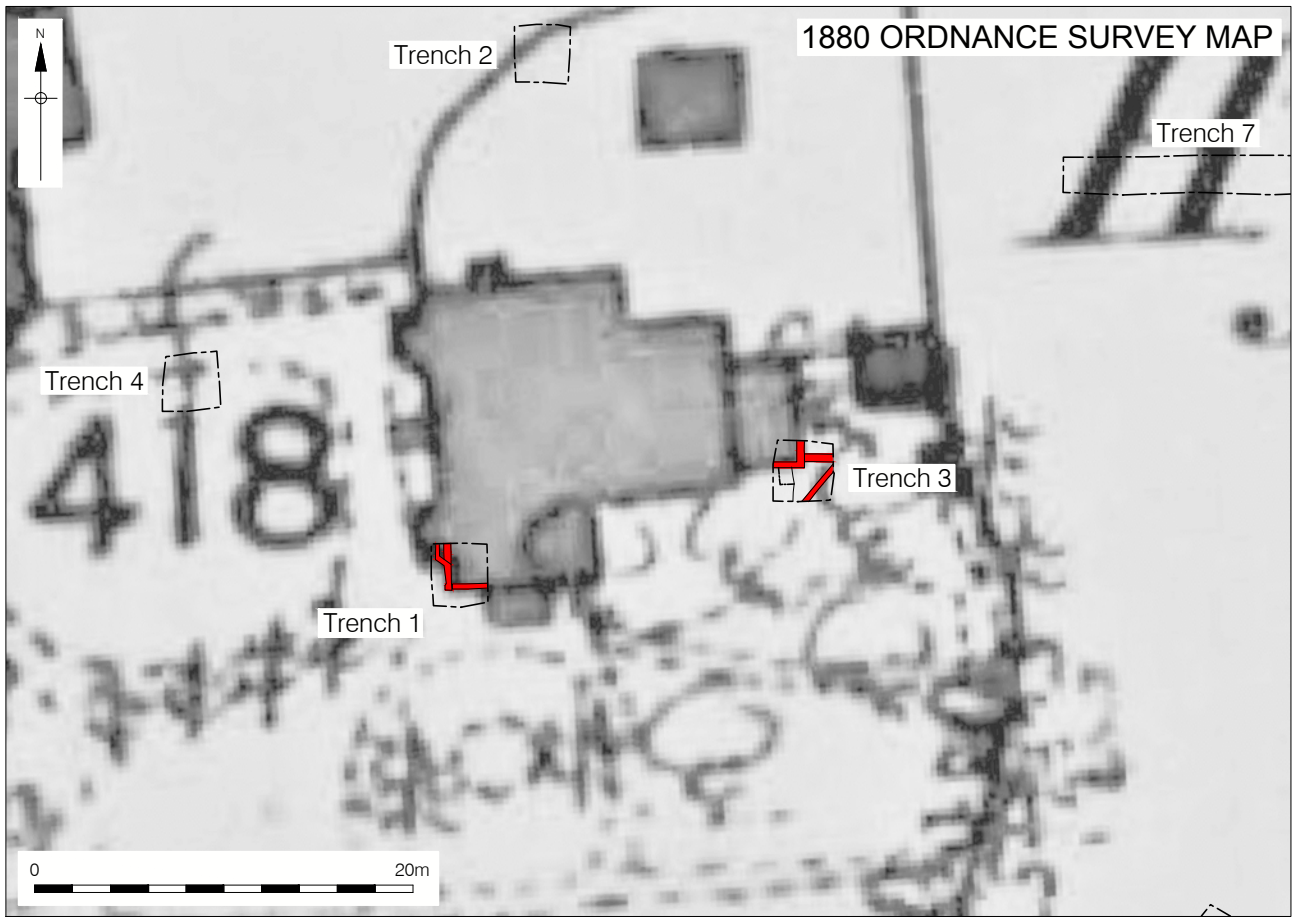
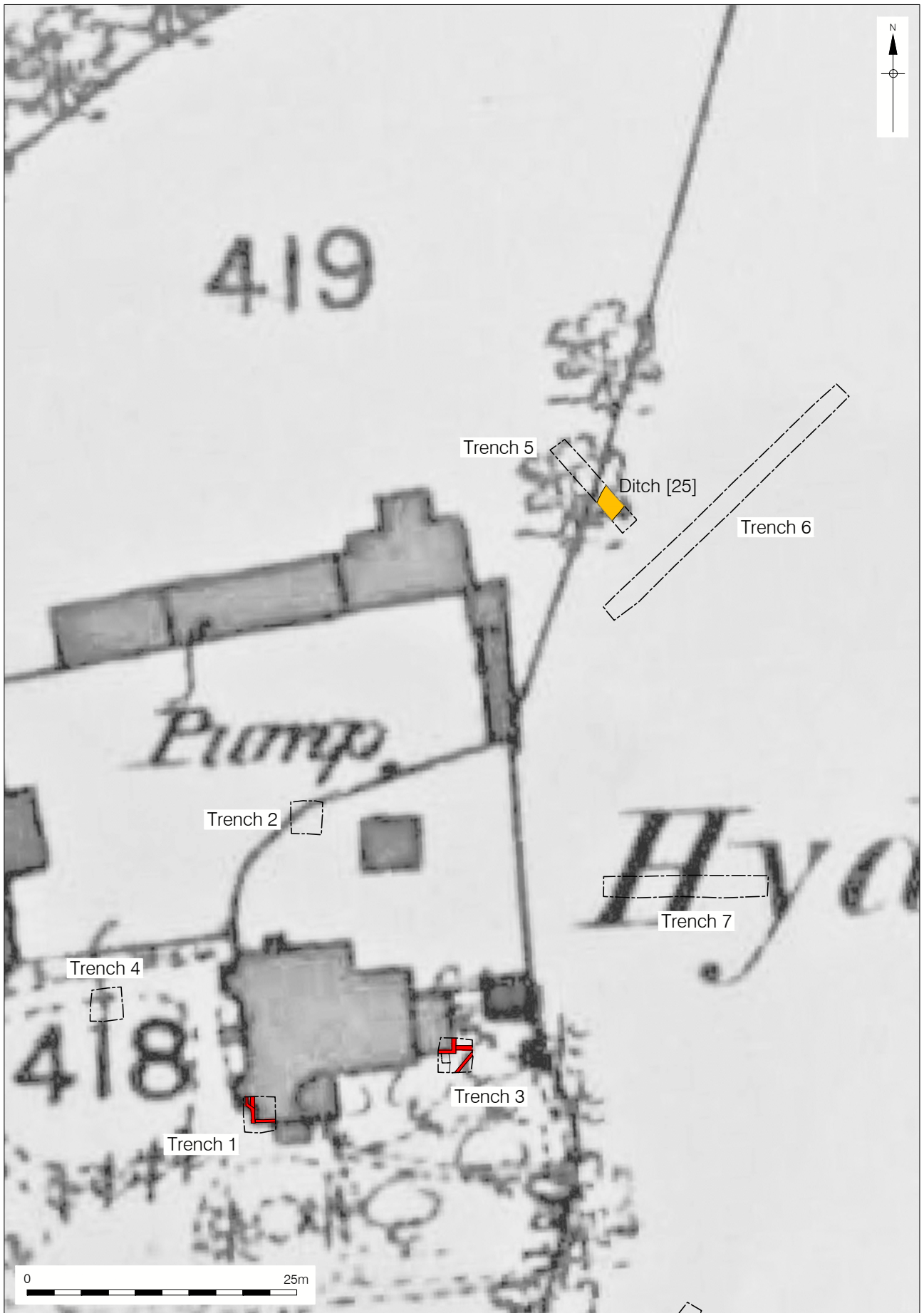
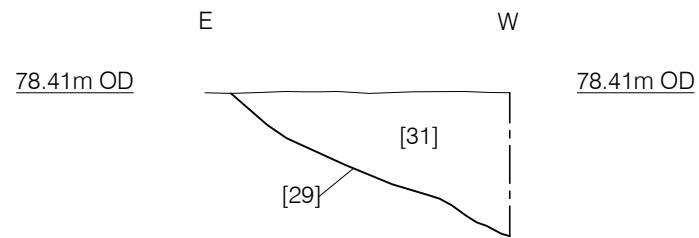


Figure 4
Features overlain on Ordnance Survey maps
1:400 at A4

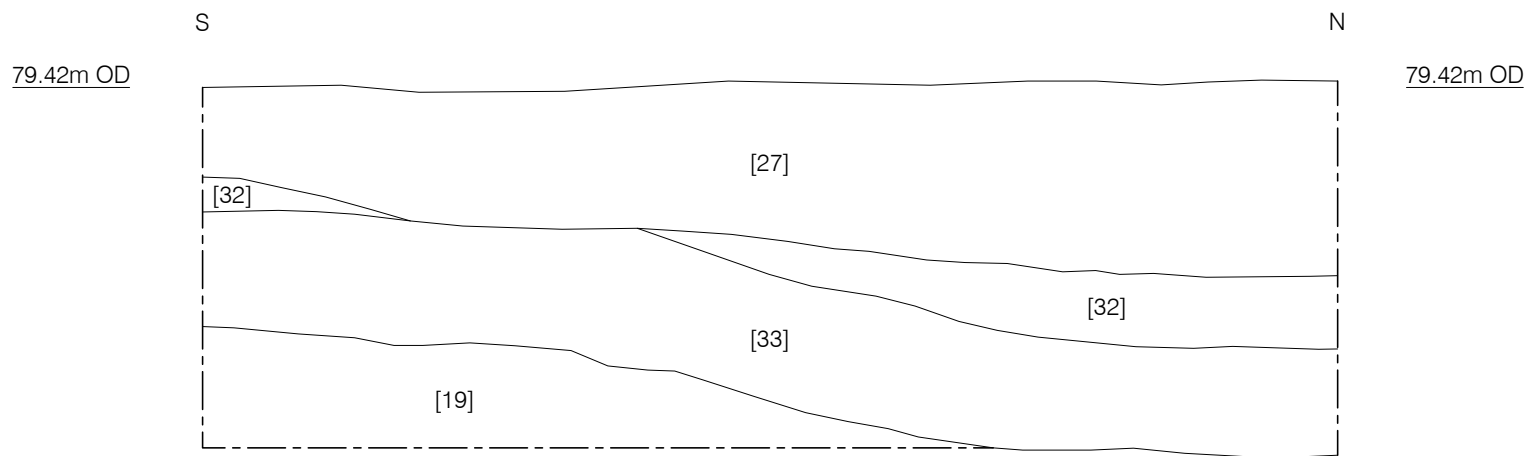


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Figure 5
 Features overlain on 1880 First Edition Ordnance Survey map
 1:500 at A4



Section 1
Trench 3
North facing



Section 2
Trench 4
East facing



APPENDIX 1: PLATES



1: Car park, view south-west towards boxing club buildings



2: Trench 3, view south showing possible Foundation Trench [29] on west side, cut by Victorian Wall Foundation (14) to north



3: Trench 4, view south showing Levelling Layers (33) and (32) in east-facing baulk



4: Trench 1, view west showing Victorian Walls (1), (3) and (5) of Hyde House



5: Trench 3, view north-east showing (from left to right) Walls (10), (7) and (12) of Victorian Hyde House



6: Trench 5, view south-east with late-19th-century Ditch [25] in far ground



7: Trench 2, view east (no features)



8: Trench 6, view north-east (no features)



9: Trench 7, view west (no features)



10: Trench 8, view north-east (no features)

APPENDIX 2: CONTEXT REGISTER

Context	Cut	Type	Tr.	Comments
1	-	Wall	1	E-W aligned Victorian wall
2	-	Void		Void
3	-	Wall	1	N-S aligned Victorian wall
4	-	Void		Void
5	-	Wall	1	N-S aligned Victorian wall
6	-	Void		Void
7	-	Wall	3	E-W aligned Victorian wall
8	-	Floor	3	Concrete floor surface
9	-	Void		Void
10	-	Wall	3	E-W and N-S aligned right-angled Victorian wall
11	-	Void		Void
12	-	Wall	3	NE-SW aligned wall. c. 19 th C?
13	-	Void		Void
14	-	Foundation	3	Victorian concrete wall foundation
15	-	Layer	1, 2, 3	Asphalt car park surface
16	-	Layer	1, 2, 3	Sand and gravel bedding layer for asphalt (15)
17	-	Layer	2, 3, 8	Brick rubble demolition layer
18	-	Layer	1, 2, 3	Made ground/ demolition deposit
19	-	Geology	All	Mid orangey-brown silty clay drift geology
20	-	Layer	4	Flint gravel levelling deposit (=33))
21	-	Void		Void
22	-	Foundation	7	Reinforced concrete ground pad for building
23	-	Layer	7	Flint pebble/ cement levelling layer for (22)
24	-	Layer	7, 8	Buried garden/ cultivation soil
25	25	Ditch	5	NE-SW aligned late-19 th -century ditch
26	25	Fill of ditch	5	Ditch fill containing modern (early 20 th C) finds
27	-	Layer	4, 5, 6, 8	Modern topsoil/ garden soil
28	-	Layer	5, 6	Made ground/ redeposited topsoil and subsoil
29	29	Foundation Trench	3	Late medieval/ early post-medieval foundation trench or ditch
30	-	Layer	5, 6	Gravel former car park surface
31	29	Fill of foundation trench	3	Deliberate backfill of possible foundation trench
32	-	Layer	4	Clay levelling deposit
33	-	Layer	4	Flint gravel levelling deposit (=20))

APPENDIX 3: THE POTTERY

By Chris Jarrett

The evaluation trenches produced a small assemblage of post-Roman pottery found in two contexts. The material consists of sherds only and forms are not easily identifiable; however, the pottery is generally not abraded and has therefore not been subject to too much re-deposition. The pottery dates from the early medieval period through to the 17th century. No further work is recommended on the pottery.

The dating of the pottery from the contexts it was recovered from is as follows:

Levelling Layer (20)=(33), spot date: late 16th-17th century

Post-medieval glazed red earthenware, late 16th-19th century, one sherd, form: small rounded jar

?Foundation Trench [29] Fill (31), spot date: late 15th-16th century

Early medieval unglazed sandy and gritty ware, 11th- early 12th century, one sherd, form: unidentified

South Hertfordshire greyware, c. AD 1170-1350, one sherd, form: unidentified

Late medieval to early post-medieval transitional red earthenware, late 15th-16th century, one sherd, form: unidentified

Post-medieval glazed red earthenware (early), late 15-16th century, one sherd, form: unidentified

APPENDIX 4: OASIS FORM

OASIS ID: preconst1-152662

Project details

Project name	Hyde House, Welwyn Evaluation
Short description of the project	Four trial trenches, totalling 80m in length, and four 3x3m test pits were excavated to evaluate the archaeological potential of the site in advance of redevelopment. Two of the test pits contained Victorian brick walls; these corresponded with the footprint of Hyde House shown on late-19th- and 20th-century Ordnance Survey maps. An early post-medieval linear feature was also identified, cut by the Victorian walls. It could be a foundation trench relating to an earlier building on the site. The subsurface deposits in several of the trenches had been heavily disturbed by 19th- and 20th-century building activity and the demolition of Hyde House in the 1970s.
Project dates	Start: 03-06-2013 End: 05-06-2013
Previous/future work	No / Not known
Any associated project reference codes	HHHH13 - Sitecode
Any associated project reference codes	N6/2013/0491/MA - Planning Application No.
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Community Service 1 - Community Buildings
Monument type	WALLS Post Medieval
Significant Finds	POTTERY Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CERAMIC BUILDING MATERIAL Post Medieval
Methods & techniques	"Sample Trenches","Targeted Trenches"
Development type	Housing estate
Development type	and community building
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	HERTFORDSHIRE WELWYN HATFIELD HATFIELD Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire
Postcode	AL7 4JS
Study area	0.63 Hectares

Site coordinates TL 2471 1142 51 0 51 47 13 N 000 11 30 W Point

Height OD / Depth Min: 78.00m Max: 79.00m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Andy Instone, Hertfordshire County Council Planning Archaeologist
Project design originator	Mark Hinman
Project director/manager	Mark Hinman
Project supervisor	Tom Woolhouse
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Affinity Sutton Homes Ltd

Project archives

Physical Archive recipient	Hertford Museum
Physical Archive ID	HHHH13
Physical Contents	"Ceramics"
Physical Archive notes	Pottery (Medieval and Post-Medieval) CBM (Post-Medieval)
Digital Archive recipient	Hertford Museum
Digital Archive ID	HHHH13
Digital Contents	"other"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Hertford Museum
Paper Archive ID	HHHH13
Paper Contents	"other"
Paper Media available	"Context sheet", "Drawing", "Map", "Photograph", "Plan", "Report", "Section", "Survey", "Unpublished Text"
Paper Archive notes	A4 bound 'grey' report Site records comprising context sheets and site registers, permatrace section sheet x 1

Project bibliography 1

Grey literature (unpublished document/manuscript)

Publication type

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4JS: An Archaeological Evaluation

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APPENDIX 5: HERTFORDSHIRE HER FORM

Site name and address: Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire, AL7 4JS		
County: Hertfordshire	District: Welwyn and Hatfield Borough Council	
Village/Town: Welwyn Garden City	Parish: Hatfield	
Planning application reference: N6/2013/0491/MA		
HER Enquiry reference: tbc		
Client name, address, and tel. no.: Tom Conlon, Affinity Sutton Professional Services, Level 6, 6 More London Place, Tooley Street, Waterloo, London, SE1 2DA (0207 3785597)		
Nature of application: Residential development and new community building		
Present land use: Community building and waste land		
Size of application area: 0.632ha	Size of area investigated: 180m ²	
NGR (to 8 figures): TL 2471 1142		
Site code (if applicable):HHHH13		
Site director/Organisation: Tom Woolhouse/Pre-Construct Archaeology (Central) Ltd		
Type of work: Trial Trench Evaluation		
Date of work:	Start: 03-06-13	Finish: 05-06-13
Location of finds & site archive/Curating museum: Hertford Museum		
Related HER Nos:	Periods represented: Medieval, Post-Medieval	
Relevant previous summaries/reports:		
Garwood, A. 2013 <i>Land at Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire, AL7 4JS: An Archaeological Desk-Based Assessment</i> . PCA Report No. R11378		
Woolhouse, T. 2013 <i>Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire, AL7 4JS: An Archaeological Evaluation</i> . PCA Report No. R11443		
Summary of fieldwork results:		
<p>An archaeological trial trench evaluation was carried out at Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire, to assess the archaeological implications of residential redevelopment of the site and allow the formulation of an appropriate archaeological mitigation strategy. The evaluation was undertaken between the 3rd and 5th June 2013 and involved the excavation of four 3 x 3m test pits and four 1.8m wide trenches totalling 80 in length. The evaluation identified the brick wall foundations of the Victorian Hyde House. These correspond exactly with the position of the building shown on late-19th-century and later Ordnance Survey maps. An earlier possible foundation trench or ditch was also identified; it was cut by the Victorian walls and contained both late medieval to early post-medieval (late-15th- to 16th-century) and two sherds of residual earlier medieval pottery. It hints at the presence of an earlier building in the central part of the site, the majority of the evidence for which has probably been destroyed by the Victorian building. Buildings are shown on the site on the earliest detailed maps of the area, dating from the middle of the 18th century. In the north and north-east of the site, building and demolition activity in the post-medieval and modern periods has disturbed the ground down to at least the level of the natural geology, limiting the potential for archaeological survival in these areas.</p>		
Author of summary: T. Woolhouse	Date of summary: 21/06/13	

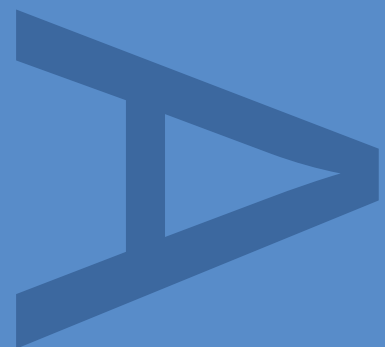
APPENDIX 6: DESK-BASED ASSESSMENT

**LAND AT HYDE HOUSE,
HOLLYBUSH LANE,
WELWYN GARDEN CITY,
HERTFORDSHIRE, AL7 4JS.**

**AN ARCHAEOLOGICAL
DESK-BASED ASSESSMENT**

PCA REPORT NO. R11378

FEBRUARY 2013



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

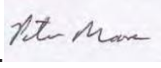
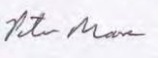
Site Name

Land at Hyde House, Hollybush Lane, Welwyn Garden City,
Hertfordshire AL7 4JS.

Type of project

Archaeological Desk-Based Assessment

Quality Control

Pre-Construct Archaeology Limited Project Code		K3015	
Pre-Construct Archaeology Limited Report Number		R11378	
	Name & Title	Signature	Date
Text Prepared by:	Adam Garwood		1.1.13
Graphics Prepared by:	Mark Roughley		6.2.13
Graphics Checked by:	Josephine Brown	p.p. 	6.2.13
Project Manager Sign-off:	Peter Moore		6.2.13

Revision No.	Date	Checked	Approved

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**Land at Hyde House, Hollybush Lane, Welwyn Garden City, Hertfordshire
AL7 4JS. An Archaeological Desk-Based Assessment**

Local Planning Authority: Hatfield and Welwyn Borough Council

Planning Application Number: Pre planning submission

Central National Grid Reference: NGR TL 2471 1142

Written and Researched by: Adam Garwood

Project Manager: Peter Moore

Commissioning Client: Calfordseaden for Affinity Sutton Homes Ltd

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February 2013

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Calfordseaden acting on behalf of Affinity Sutton Homes Ltd, to undertake an archaeological desk-based assessment in advance of the submission of a planning application for a residential development on the site of Hyde House, Hollybush Lane, Welwyn Garden City AL7 4JS.
- 1.1.2 The map regression exercise and documentary research has demonstrated that eight individual records of prior archaeological investigations, sites or find spots are recorded within the 750m radius study area. The majority of these records (six of eight) are post-medieval in date and relate to either demolished or extant buildings, while the other two records refer to later prehistoric activity uncovered during and since the construction of Welwyn Garden City. Only one record, relating to Hyde Farm (later Hyde House) has a tangible connection with the site and is situated within the proposed development boundaries.
- 1.1.3 The topography of the proposed site, situated on the slopes of the Lea river valley would be deemed as favourable conditions for settlement during the prehistoric and later periods. Whilst little evidence of Roman, Saxon or medieval activity was uncovered, evidence of late Iron Age activity found c. 150m distant from the site at Hatfield Hyde and Woodhall Lane and the designation of the area, based on its archaeological potential, as an Area of Archaeological Significance (AAS31) argues that based on the proximity of late prehistoric activity in the general and immediate area, there is a moderate potential for Later Iron Age deposits to be present within the proposed boundary.
- 1.1.4 Documentary and cartographic sources indicate that the application site had remained relatively undeveloped during the latter part of the post-medieval period. The post-medieval landscape of the area was primarily a mix of agricultural land, park land, wooded areas and dispersed farms. A small farm holding, Hyde Farm, possibly occupying a former manorial site, is established on site by the later 18th to early 19th century, but was no longer in agrarian use by 1898 when it was renamed Hyde House. The former farmhouse survived the upheavals associated with the creation of Welwyn Garden City and the new town development during the 1950s, but was demolished and replaced by the present club house building in the 1970s.
- 1.1.5 Significantly, the new clubhouse was not built on or over the footprint of the demolished Hyde House, located within an area of car parking to the north of the club house. Although the construction methods used for the car park is unknown, generally the engineering required for car-parking/hard-standing is less invasive and will have a lesser impact on any surviving archaeological remains. Whilst some levels of truncation will be expected, particularly across the upper archaeological horizon, there remains a high potential for the good survival of structural remains and associated archaeological deposits relating to the former farmhouse building and deposits and features relating to the development of Hyde House and its environs.

2 INTRODUCTION

Outline

- 2.1.1 This archaeological desk-based assessment has been commissioned by Calfordseaden acting on behalf of Affinity Sutton Homes Ltd, to undertake an archaeological desk-based assessment in advance of the submission of a planning application for a residential development on the site of Hyde House, Hollybush Lane, Welwyn Garden City AL7 4JS.
- 2.1.2 An archaeological desk-based assessment (DBA) is required as part of the planning application and accords with policies set out in Planning Policy Statement 5: Planning for the Historic Environment and its replacement National Planning Policy Framework.
- 2.1.3 This report has been written following guidelines issued by English Heritage (2009) and in accordance with the standards specified by the Institute for Archaeologists (IfA 2008).
- 2.1.4 An archaeological desk-based assessment is undertaken in order that the local authority may formulate an appropriate response to potential negative impacts upon any identified historic environment resource. This report aims to assess the archaeological potential of the site, to examine the likely impact of the proposed development upon the archaeological resource and the impact of the proposals on the setting of the listed building or scheduled monuments. The outcome of these assessments may result in the requirement for further archaeological investigations or survey
- 2.1.5 This archaeological desk-based assessment was written and researched by Adam Garwood of Pre-Construct Archaeology Ltd. The research required a visit to the Hertfordshire Archive and Local Studies (HALS) based at County Hall in Hertford to examine historical mapping and secondary sources and a 750m radius search, centred on TL 24711142, of records held by the Hertfordshire County Council Historic Environment Record (HHER).

Report Objectives

- 2.1.6 As defined by the Institute for Archaeologists (IfA 2008), an archaeological desk-based assessment aims to:

Determine as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA.

- 2.1.7 A desk-based assessment should consist of:

A collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.

2.1.8 The desk-based assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:

- *The formulation of a strategy to ensure the recording, preservation or management of the resource.*
- *The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.*
- *The formulation of a proposal for further archaeological investigation within a programme of research*

2.1.9 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

3 THE SITE AND PROPOSED SCHEME

The Study Site

- 3.1.1 The proposed development site is located on the south-eastern side of the Welwyn Garden City, to the east of the Chequers/Mill Green Road (A1000) and along Hollybush Lane, toward its junction with Homestead Lane, centred at NGR TL 2471 1142 (Fig. 1). Accessed from Hollybush Lane to the west and Homestead Lane from the north, the site presently includes a modern single-storey flat-roofed modular building (The Club) situated along the western and southern site boundaries and areas of open land comprising hard-standing/carparking to the north of the Club and grassed areas along the eastern boundary (Fig. 2). The site covers an area of 0.632 Ha and overlooks the King George V Playing Fields to the east.
- 3.1.2 The proposed site is located north of the unlisted but locally important late 19th century parish church of St Mary Magdalene, built in 1882 by the lord of the manor, Lord Salisbury. A small post war detached house Church House, lies immediately south of the proposed development, while to the north is a small development of terraced bungalows built as part of the new town development during the 1950s. The Club house is laid out to an L shaped plan and occupies the south-western corner of the site. It is clearly a modern lightweight construction, thought to have been constructed during the 1970s and replaced the demolished former farmhouse, Hyde House, latterly used as a social club and Sunday School after passing into council hands in 1953. The present clubhouse building has no architectural or historical significance, built as a lightweight and affordable construction which has no historic relationship with the site nor with the early developmental phases of Welwyn Garden City.

The Proposed Scheme (Figure 3)

- 3.1.3 Though at this early stage, the final scheme is yet to be fully determined, the proposed development broadly comprises the demolition of the existing modern clubhouse building and the construction of 18 new build dwellings, a Community Hall, new access from Hollybush Lane and soft and hard landscaping. The new build is arranged as single and semi-detached dwellings and as larger three and four unit terraces built as two storey or single storey bungalows. They take the form of 5 x 3 bed houses, 4 x 2 bed houses and 9 x 2 bed bungalows.
- 3.1.4 It is anticipated that the proposed development will adversely impact upon any surviving archaeological remains.

4 PLANNING BACKGROUND

National Policy: Planning Policy Statement (PPS5) and NPPF

- 4.1.1 In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets. The principle that heritage assets represented a non-renewable resource that should be preserved in a manner appropriate to their significance also underlay Planning Policy Statement 5 *Planning for the Historic Environment* (PPS 5), which replaced PPGs 15 and 16 in 2010. In 2012 all existing Planning Policy Statements and Guidance notes were revoked, and the National Planning Policy Framework (NPPF) introduced. The NPPF considers the conservation of heritage assets in a manner appropriate to their significance to be a Core Principle of planning policy and the protection it affords to them remains unchanged
- 4.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance PPS5 and its replacement National Planning Policy Framework (NPPF) and by current Local Plan policy, in addition to other material considerations.
- 4.1.3 The Regional Spatial Strategy, the East of England Plan, contains the following policy relating to the historic environment:
- 4.1.4 POLICY ENV6: THE HISTORIC ENVIRONMENT PLANNING AUTHORITIES AND OTHER AGENCIES IN THEIR PLANS, POLICIES AND PROPOSALS WILL IDENTIFY, PROTECT, CONSERVE AND, WHERE APPROPRIATE, ENHANCE THE HISTORIC ENVIRONMENT OF THE REGION, ITS ARCHAEOLOGY, HISTORIC BUILDINGS AND AREAS AND HISTORIC LANDSCAPES, INCLUDING THOSE FEATURES AND SITES (AND THEIR SETTINGS) ESPECIALLY SIGNIFICANT IN THE EAST OF ENGLAND.

Local Policy: The Welwyn and Hatfield Borough Council District Plan Policy

- 4.1.5 Ancient Monuments and archaeological remains are an important part of the district's heritage and form a finite and non-renewable resource which is important both culturally and educationally. These remains take the form of those that are known, such as scheduled ancient monuments, those that are anticipated, and those that are undiscovered and unsuspected. There are over 340 individual records of known archaeological sites and finds in Welwyn Hatfield recorded on the County Sites and Monuments Record maintained by Hertfordshire County Council. Of these, four are designated as scheduled ancient monuments under the Ancient Monuments and Archaeological Areas Act 1979 and are statutorily protected.
- 4.1.6 The list of Scheduled Ancient Monuments and Areas of Archaeological Significance is not

exhaustive, and will be revised as necessary. Exclusion from either designation should not imply that a site has no archaeological merit. Some of the most important concentrations of archaeological remains recorded on the County Sites and Monuments Record, as maintained by Hertfordshire County Council, are identified on the Proposals Map as Areas of Archaeological Significance, although important archaeological remains may exist elsewhere in the district. These areas have been identified in order to alert developers to the need to consider the archaeological implications of their proposals at the earliest possible stage of any development proposal in order to minimise potential conflict. However, the Council will seek to protect valuable remains throughout the district in its planning policies.

- 4.1.7 In considering planning applications on sites within the Areas of Archaeological Significance or other sites of potential interest, the Council will, as necessary, seek guidance from the County Council's Archaeologist. Account will also be taken of archaeological planning guidance notes where these have been produced by the County Council as supplementary guidance. Where appropriate the Council will seek to secure the enhanced management of sites and remains within the district.

Policy R29 - Archaeology

- 4.1.8 Where a proposal for development may affect remains of archaeological significance, or may be sited in an area of archaeological potential, developers will be required to undertake an archaeological assessment, if necessary with a field evaluation, and to submit a report on the findings to the Local Planning Authority, before an application is determined. Planning permission will not be granted for development which adversely affects the site or setting of Scheduled Ancient Monuments, or other nationally important sites and monuments.
- 4.1.9 Where development proposals affect sites and monuments of less than national importance, the Council will seek preservation in situ of remains. In cases where this is neither feasible, nor merited, planning permission may be granted, subject to conditions requiring adequate provision being made for excavation and recording. When planning permission is granted for development that would affect archaeological remains, taking into account the importance of the remains, conditions will be imposed to ensure that the remains are properly recorded, the results analysed and published and where practicable, the management and presentation of archaeological sites and their settings is enhanced.

Scheduled Monuments

- 4.1.10 The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Monuments (SMs) and their settings as nationally important sites. There are no scheduled monuments within or in the immediacy of the site or close enough that its setting would be impacted by the proposals.

Listed Buildings

- 4.1.11 Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events.
- 4.1.12 Welwyn Hatfield District has over four hundred Listed Buildings. The preservation of the historic and architectural character of these buildings is of prime importance. The site does not incorporate any listed buildings and the nearest building, the Beehive Public House (HER 18574) lies c. 500m distance to the east.

Conservation Area

- 4.1.13 The district has eight Conservation Areas. These are the historic cores of Ayot Green, Ayot St. Lawrence, Essendon, Old Hatfield, Northaw, and Welwyn, together with two areas in Welwyn Garden City, the central part and the Beehive area. These areas contain significant links with the past, in terms of the historical development of the district and traditional forms of architecture. In particular, they contain most of the district's Listed Buildings. Therefore, it is important that the historical and architectural character of these areas is preserved and enhanced. As far as possible existing buildings should be retained and adapted for re-use rather than demolished and redeveloped. Where new buildings are acceptable, they must be designed to harmonise with their surroundings and preserve or enhance the character or appearance of the Conservation Area, using, where appropriate, traditional materials and features.
- 4.1.14 The proposed site lies outside and c. 500m to the west of the Beehive Conservation Area, which in the context of this site, nearest boundary follows the western side of Beehive Lane and Beehive Green (see Fig 4).

Areas of Archaeological Significance

- 4.1.15 The district currently has No. 72 designated Areas of Archaeological significance (AAS1-72). The proposed site falls within the boundary of an Archaeological Area of Significance (AAS31), entitled Late Iron Age Occupation at Woodhall. It is summarily described as '*Evidence of late Iron Age occupation has been found at Hatfield Hyde and Woodhall Lane. Although the area is now a residential site it is likely that it still contains some archaeological potential*'.

5 GEOLOGY AND TOPOGRAPHY

Geology

- 5.1.1 The underlying bedrock comprises a Lewes Nodular Chalk Formation And Seaford Chalk Formation (Undifferentiated) - Chalk. Sedimentary Bedrock formed approximately 84 to 94 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas. It is overlain by superficial deposits of the Lowestoft Formation (Diamicton). The Lowestoft Formation forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content. Lowestoft Formation is extensive over East Anglia having its southern limit near Romford, Essex. It is probable that most of the chalky tills in central East Anglia are also part of the Lowestoft Formation. In northern East Anglia the very chalky tills commonly referred to informally as the "marly drift" were generally included within the Lowestoft Formation, but recent work has indicated that these may belong to a younger glaciation (BGS Online Viewer, 2012).
- 5.1.2 No known geotechnical work has been undertaken on the site.

Topography

- 5.1.3 The proposed development lies within an area of flat ground generally below 80mOD, on the northern slopes of the Lea River Valley. The landscape is characteristically a wide river valley, which slopes gradually away to the south and toward the valley bottom and the meandering east-west courses of the River Lea.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 6.1.1 In order to assess the archaeological potential of the development area, an examination of all records held by the Hertfordshire Historic Environment Record (HER) was carried out within a 750m radius from the site, centred on TL 24711142. This search area is defined as the 'study area' for the purposes of the assessment. A complete listing of the Historic Environment Records is provided in Appendix 1 as Sites 1-8, and is graphically presented in Figure 4.
- 6.1.2 The purpose of the HER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries on the HER result from chance discoveries, and are therefore, at best, an unrepresentative sample of the potential buried heritage.
- 6.1.3 The information derived from the HER is supplemented by other archaeological, documentary and cartographic resources.

Prehistoric

- 6.1.4 No evidence of deposits of palaeo-environmental potential have been recorded within the study area to date and the likelihood of early deposits surviving anywhere within the proposed site boundary is low.
- 6.1.5 Little is known of earlier prehistoric sites in the Welwyn Garden City area. No sites or finds of pre Iron Age date are recorded in the Garden City except a late Bronze Age axe relatively nearby at found at Woodhall Lane. More recent studies (Holgate 1995) indicate some evidence of prehistoric activity have occurred further afield within the upper Mimram valley on the north-western side of Welwyn.
- 6.1.6 Sites of Iron Age date are generally well represented in the Welwyn area. A regional study (Niblett 1995) suggests that the late pre-Roman Iron Age (LPRIA) within Welwyn and Welwyn Garden City was a quite densely settled, thriving community which included particularly rich and influential groups of people. An Iron Age cemetery and 'Chieftain Burial' was uncovered during the construction of the Panshanger estate in 1965 (Stead 1967: HER 2815) to the north-east of the site while subsequent observations during house construction in this area (Rook 1970) have revealed much evidence of settlement and related activities of LPRIA and Roman date
- 6.1.7 The site partially falls with an area designated as an Area of Archaeological Significance (AAS31), centred on Woodhall. It is summarily described as 'Evidence of late Iron Age occupation has been found at Hatfield Hyde and Woodhall Lane. Although the area is now a residential site it is likely that it still contains some archaeological potential'.

6.1.8 Whilst there is clearly late prehistoric activity in the general area of the site, and as outlined above and a moderate potential for Later Iron Age deposits within the proposed boundary, the HER only records two sites within the study area. These include a record of a late Iron Age site found at Hatfield Hyde in 1939 during the construction of the Garden City (HER 859, Hughes, 1938) (**Site 1**) and 'Belgic' pottery found at Woodhall Lane, Welwyn Garden City (HER 2800, Rook, 1968) (**Site 2**). Both indicate Iron Age activity within the vicinity of the proposed development but neither give any clear insight into the character or extent of surviving deposits that may be encountered on the proposed site.

Roman

6.1.9 During the Roman period, the Welwyn area fell within the tribal territory (civitas) of the Catuvellauni, with its capital at Verulamium (St Albans). A number of significant high status Roman sites have been located in the area, primarily around Old Welwyn. Villas have been excavated at Lockleys (Ward Perkins 1938) and at Dicket Mead (Rook 1987), and traces of other substantial Roman masonry buildings have been found elsewhere in and around the Welwyn area, notably the remains of a substantial Roman mausoleum and associated inhumation cemetery at Welwyn Hall. Closer to the site Roman occupation debris and coins have been recovered from the Panshanger estate and a square ditched enclosure and field system present south of Lemsford (HER 3846).

6.1.10 Despite this no records of Roman activity were present within the study area. This lack of evidence and the general scarcity of Roman material encountered may suggest that the main focus was further north and east toward Old Welwyn and within the Mimram Valley, though it is thought likely that a wider Roman landscape maybe present in the area between the two river valleys of the Lea and Mimram. The evidence from the study would however, suggest there is a low potential for the presence of Roman buried remains within the boundary of the site.

Saxon

6.1.11 Prior to the conquest and in the reign of Edgar, the site lay within the parish of Hatfield and within the manor of Hatfield Hyde, both in the possession of Oedmear (brother-in-law to the King). It passed into the hands of the Monks of Ely and by Domesday (1086) was still with the Abbot of Ely. The parish measured 40 hides, half of which was demesne land and a large portion forested and had 4 mills, 3000 pigs and a value of £25 pre conquest and £30 after.

6.1.12 The parish of Hatfield or Bishops Hatfield fell within the Anglo-Saxon administrative area of the Broadwater Hundred, named after a small hamlet on the boundary of Knebworth and Shephall, south of Stevenage. The Broadwater Hundred was a Royal Hundred.

6.1.13 The proposed site lies within manor of Hatfield Hyde. There are number of hydres/hides in the immediate area, namely Symmondshyde, Holwelhyde and Nasthyde. The Anglo-Saxon word for a hide was hid. Both are believed to be derived from the same root hiwan, which meant

"family". The hide was originally an amount of land sufficient to support a household, but later in Anglo-Saxon England became a unit used in assessing land for liability to "geld", or land tax.

- 6.1.14 Little is known of the Welwyn area during the centuries following the end of the Roman period, and despite the place name evidence, no sites or finds of Saxon date are recorded within the study area or the immediate environs of the site. The general lack of evidence for Anglo-Saxon activity occurring within the immediate area of the site suggests that there is a low potential for the presence or survival of Saxon buried remains.

Medieval and Post-Medieval

- 6.1.15 The site lies within the historic parish of Hatfield or Bishops Hatfield. Hatfield parish during the medieval period was a large parish which from documentary evidence, was to a great extent originally forest land, of which Hatfield Park is the survival. The greater part of the parish lies at an elevation of between 200 ft. and 300 ft., but rises to 300 ft. in the north, at Handside and Brockett. The River Lea enters the parish at Brockett Park, crosses it diagonally from east to west, passes through the north of the Home Park, and forms a portion of the parish boundary in the direction of Holwell. The Great North Road now runs through the centre of the parish and is crossed by the main road from St. Albans to Hertford.
- 6.1.16 The parish was comprised many small manors, and there survives a place name reference to Hatfield Hyde in the early 13th century (1220). This simply records the incumbent lord of the manor William de Hida.
- 6.1.17 As 18th and early 19th century cartographic evidence records the site area and that to the east of the site as Hatfield Ludwick Hyde (1766) and as Ludwick Hyde (1822), it seems likely there was a manorial relationship. The Manor of Ludwick was held successively by the Bishops of Ely, the King (post dissolution) and later the Earls of Salisbury as of the manor of Hatfield. It seems to have belonged in the 13th century to a family by the name of Ludwick, from which it took its name. The manor passed through numerous families until it came into the possession of Lord Salisbury in the early 19th century.
- 6.1.18 The earliest available cartographic evidence, the Dury and Andrew Map of 1766 (Fig. 5), shows an area that is generally a mix of agricultural land, parkland, wooded areas and dispersed farms. Wood Hall, a large estate and deer park with formerly laid out gardens lies to the north and west of the proposed site while another estate Bush Hall is situated on the western side of the River Lea. The Dury and Andrew map depicts a grouping of buildings at Hatfield Ludwick Hyde, again to the east of the site but no buildings on or in the immediate area of the site. This could be down to the scale of the map, recording the major building groups and/or manorial sites, and may not necessarily mean that a building or a small group of buildings were not extant at this point in time.
- 6.1.19 The Bryant Map (Fig. 6) of 1822 is the first mapping that clearly shows the site of the proposed development, sited to the west of Ludwick Hyde, formerly Hatfield Ludwick Hyde and Howland Green and to the south of Woodhall Lodge (formerly ?Wood Hall). On this map

the site is shown occupied by five buildings on the eastern side of what is now called Hollybush Lane and south of its junction with Homestead Lane. The buildings are not specifically named (such as Wood Hall Farm) but given their general arrangement and relative isolation it would seem probable they formed a small farmstead. The area is typically agrarian with many small dispersed farms, one example within the study area is Woodhall-lodge Farm (**HER 16282**) (**Site 3**), is depicted as a large farmstead at the end of an avenue of trees with ranges of barns around a rectangular yard. Most likely the home farm for Wood Hall, it continued unchanged into the early 20th century, gradually subsumed by urban development and ultimately replaced by Our Lady RC Primary School in c.1970.

- 6.1.20 The next cartographic evidence, the Tithe map of 1840 (DSA4-47-1) (Fig. 7) and the accompanying tithe award confirm that this group of buildings were in agricultural use. It is the first mapping to depict common land with Ham and Ricket commons, both at this point in the process of being enclosed. The tithe award records that the plot (953) and all the immediate surrounding fields were in the ownership of the Marquis of Salisbury and that the plot was occupied by tenant farmer George Farr. Plot (953) is recorded as Homestead and Garden. The Tithe map shows the Homestead or Farmhouse (in red) to the south of three detached buildings, with what appears to be a barn fronting onto the roadside and a farmyard to the east, partly enclosed by further farm buildings and laid out to a courtyard style plan.
- 6.1.21 The study area includes two beer houses, the Beehive, (**HER 18574**) (**Site 4**) an early 17th century beer house along Beehive Lane shown on the later 19th century mapping surrounded by orchards and scattered farmsteads in Hatfield Hyde and the the Woodman or Woodsman (**HER 16279**) (**Site 5**), one of the many beer houses set up as a result of legislation in 1830. It is first recorded on the tithe map (not shown on Fig. 7) when it was held in tenure from the Cheek family. Both beer houses continued in use, subsumed into the new town development of the 1950s, but the Woodsman was demolished in 2006.
- 6.1.22 The first edition OS map of 1880 gives a much clearer depiction of the layout of the buildings at Hyde Farm. The farm is marked as Hyde Farm (**HER 16280**) (**Site 6**) and comprises the main farmhouse, set within an enclosed area of gardens, and to the north a series of farm buildings. A large barn with a midstrey to the east, is situated along and parallel with the roadside, while a series of smaller farm buildings, possibly cattle sheds and stores, enclose the farmyard to the north of the farmhouse. A pump marked within the farmyard supports the assumption the farm was, at this point, involved in animal husbandry.
- 6.1.23 A Chapel of Ease (**HER 16281**) (**Site 7**) appears to the north of Hyde Farm. The chapel was built in 1861 by Lord Salisbury and was popularly known as the Mud Chapel, or Mud Hut Church, suggesting it was built of clay lump. It was originally furnished only with benches, a harmonium, and a small desk serving as reading desk and pulpit. An altar was installed later. In 1875 a font was added, and a school for local children was held in the chapel during the week. The Mud Chapel continued to be used as the village school.
- 6.1.24 The second edition OS map of 1898 shows a number of many changes in the locality of the site. Most notably is that Hyde Farm is longer in use as a farm. The barn along the eastern

roadside boundary has been demolished, the farm yard/courtyard has been part re-landscaped as a garden and most of the agricultural sheds that formed the northern farmyard boundary have also been demolished, though the easternmost range survives. Following the construction of a new Chapel (St Marys) in 1882, religious services were transferred there and the Chapel of Ease side-lined into use as a Sunday School.

- 6.1.25 Hyde Farmhouse, later Hyde House, was regarded as the 'manor house' of Hatfield Hyde, a view reinforced by the building of the Chapel of St Mary Magdalene adjacent to it. The Kendall family, who lived in Hyde House in the 19th and early 20th centuries, were active local benefactors but sold the house in 1953 to the council for use as a social club. The new Chapel of St Mary Magdalene (**HER 18575**) (**Site 8**) was built by Lord Salisbury and was constructed in 1882 to designs by his nephew, Eustace Balfour. Until it was consecrated as the parish church of Hatfield Hyde in 1928 it was called the Hyde Chapel, and stood on the south side of Hyde Farm. The 1898 map shows the new chapel, a rectangular building set well back from the road, with a porch projecting from the north-west end and a path approaching from the west. The reredos was made from wood from the old chapel's (Chapel of Ease) desk and pulpit and other gifts came from the Kendall family of Hyde Farm. Until the new parish was instituted in 1928 (during the development of the Garden City) the Hyde Chapel was not licensed for marriages, which still took place at St Etheldreda's nearly 3km to the south-west.
- 6.1.26 Whilst no third edition OS map was available for this area, the 4th Edition OS map of 1939 shows that the area still remained relatively undeveloped and relatively unaffected by the initial development of Welwyn Garden City that commenced during the early 1920s. Hyde House and its remaining outbuildings appear to have remained unaltered, although the former farmyard and site of the barn now form part of a small orchard. The former Chapel of ease to the north of the site is now in use as small community hall serving the parishioners and Chapel of St Marys Magdalene, unchanged apart from the addition of a small graveyard, added in 1915, on its southern side. A First World War memorial is built at the junction of Hollybush and Homestead Lanes.
- 6.1.27 The OS map extracts of 1959 and 1961 both depict the dramatic changes that the second wave of new town development had upon this area. Welwyn Garden City Corporation began the second wave of building in the town during the 1950's following the New Towns Act of 1946. Hyde House and the both chapels sit on the edge of a modern residential development, with new housing estates built to the east and south and a large recreation area, King George V playing fields established on former farm land to the east. Hyde House has changed little, but its former outbuildings to the north have been demolished and the orchard removed. The outbuildings were probably demolished when the northern part of the site was sold off for a residential redevelopment of three terrace blocks of bungalows with garaging to the rear (south). In tandem with the vast increase of the congregation the Chapel of St Mary Magdalene was extended during the 1950s on its south side and the former Chapel of Ease was demolished and replaced by a modern scout hut. A new Church House was built within

the former gardens, on the south side of Hyde House.

- 6.1.28 The modern map extract (Fig.2) depicts a number of significant developments to the site. The most notable change is the demolition of Hyde House and its replacement with a large modern Club house building laid out to an L shaped plan, the building occupies the south-western corner of the site with long walls facing the southern and western site boundaries. It was constructed during the 1970s and replaced the former farmhouse, Hyde House, which had passed into council hands in 1953. The location of present clubhouse strongly suggest that it was NOT built over the footprint of the farmhouse, which is clearly depicted on the historic OS maps as lying in an area to the north of the club house and in what is presently an area of hard standing used for car parking. Further less significant changes include the loss of the garaging to the rear of the bungalows and the construction of a new vicarage to the south of the club house.

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

General

- 7.1.1 Only eight individual records of prior archaeological investigations, sites or find spots are recorded within the 750m radius study area. The majority of these records (6 of 8) are post-medieval in date and relate to either demolished or extant buildings, while 2 refer to later prehistoric activity uncovered during and since the construction of Welwyn Garden City. Only one record, relating to Hyde Farm (later Hyde House) has a tangible connection with the site, situated within the proposed development boundaries. In addition to the HER archaeological records the proposed site lies within an Archaeological Area of Significance based on its proximity to and potential for surviving Iron Age settlement activity.
- 7.1.2 The present proposed development will entail the demolition of the extant modern clubhouse, a building of no historic or architectural significance, and the construction of 18 dwellings, a community hall and associated infrastructure. These buildings are to be located to the north and south of a central access and spread across the development area, with a green buffer to the east. The impacts of this building would no doubt have a significant bearing on the survival of any archaeological remains, particularly in the areas of the proposed new build and new access from Hollybush Lane.
- 7.1.3 The potential for archaeological evidence originating from the various periods is summarised below. However, as the HER is only a record of known sites and therefore a partial reflection of the buried archaeological record, the true archaeological potential of the area may be higher than that portrayed by the HER data.

Prehistoric

- 7.1.4 The site partially falls within an area designated as an Area of Archaeological Significance (AAS31), centred on Woodhall. This designation is based upon the evidence of late Iron Age occupation which had been found at Hatfield Hyde and Woodhall Lane and the potential that the area, despite the residential development of the 1950s, Iron Age activity may still remain. The HER records two sites within the study area, the more significant of the two, (HER 859), evidence of a late Iron Age site unearthed in 1939, lies just 150m to the north-west of the proposed development. Given that the site has seen relatively little significant ground disturbance across its entire footprint from previous development and the presence of late prehistoric activity in the general and immediate area, it can be inferred that there is a **moderate potential** for Later Iron Age deposits to be present within the proposed boundary.

Roman

- 7.1.5 The distribution of Roman settlement in the region is thought predominantly to have favoured

the lighter soils, water courses and valley terraces (though the claylands were also exploited) therefore the presence of Roman activity along an area crossed by two river valleys, the Lea and the Mimram may be thought favourable for widespread Roman activity. Despite this no records of Roman activity were present within the study area. This lack of evidence and the general scarcity of Roman material encountered suggests that the main focus of activity lay elsewhere. The evidence from the study area would suggest there is a **low potential** for the presence of Roman buried remains within the boundary of the site.

Saxon and Medieval

- 7.1.6 There is no physical evidence of early medieval/Saxon and medieval activity within the immediate environs of the study area, though the concentration of manors in the immediate area culminating in Hyde, provides a strong Anglo Saxon association. The geology of the area with its free-draining lighter soils would have been a preferred focus for settlement during these periods, rather than heavier claylands which were exploited during the Roman period. It is very likely that the Lea valley was put to agricultural use during these periods, however the general lack of evidence for Anglo-Saxon or medieval activity occurring within the immediacy of the site, or the presence of nearby medieval buildings or an historic parish church, suggests that there is a **low potential** for Saxon or medieval settlement or associated activities.

Post-Medieval

- 7.1.1 Documentary and cartographic sources indicate that the application site had remained relatively undeveloped during the latter part of the post medieval period. The post-medieval landscape of the area was primarily a mix of agricultural land, park land, wooded areas and dispersed farms. A small farm holding, Hyde Farm, is established by the early 19th century and quite possibly before that. It and the surrounding land was in the ownership of the Marquis of Salisbury, lord of the manor and incumbent at Hatfield House. The farm was no longer in agrarian use by 1898, possibly a victim of market fluctuations and the importation of cheaper grain and meat from the Americas. Renamed Hyde House, the former farmhouse survived the redevelopment of the area associated with the creation of Welwyn Garden City and the new town development in the 1950s, but thereafter was sold to the council in 1953. During the 1970s it was demolished and replaced by the present club house building. However, the clubhouse was NOT built on the same footprint as the demolished Hyde House, which is clearly depicted on the historic OS mapping as lying to the north of the club house and in what is presently an area of hard standing used for car parking.
- 7.1.2 The site has not subsequently been developed or the area of the car parking disturbed. Although the construction methods for the creation of the car park is unknown, experience shows that hardstanding has a relatively low adverse impact and accordingly there remains a **high potential** for the survival of structural remains and archaeological deposits relating to

the building and development of Hyde House.

- 7.1.3 The former site of Hyde House will be adversely impacted by the present development proposals, as it is situated directly below the location of dwellings no. 10 and 11 in the proposed scheme (Fig. 3). Furthermore, any remains of former farm buildings sited toward the northern site boundary and western roadside boundary will also be impacted by the proposals.

8 IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS

Previous Land Use

- 8.1.1 The map regression exercise and documentary research has demonstrated that the site had remained undeveloped up until the 18th century, the first depiction of Hyde Farm and its subsequent incarnation as Hyde House, appears on an early 19th century map and continues through the 19th and earlier 20th century without any significant development. Although archaeological activity on the site cannot be precluded for the Roman, medieval or Saxon periods there is little evidence to support it. There is a **moderate potential** for Iron Age activity given the close proximity of Iron Age sites and the relatively low instance of disturbance outside the historic farm holding but a **significant potential** for post-medieval deposits and structures, namely the remains of the demolished Hyde Farm. This assumption is based on the evidence which shows the former farmhouse has remained relatively undisturbed below an area of car parking to the north of the club house.
- 8.1.2 It is likely that the proposed scheme will have an adverse impact upon the condition and survival of archaeological deposits, structures or features associated with the former farmhouse and its associated buildings and activities from preceding periods of development.

Results of Earlier Investigations

- 8.1.3 No data relating to earlier investigations in the area of the proposed development was available.

Impact of the Proposed Development

- 8.1.4 The present proposals involve the demolition of the extant clubhouse, a modern building of no historic or architectural significance, and the construction of 18 dwellings, a community hall and creation of associated infrastructure and landscaping. The buildings are located to the north and south of a central access from Hollybush Lane with an unbuilt green buffer to the east. It is expected that all of the proposed groundworks, particularly in the areas of the proposed new buildings and new access from Hollybush Lane, will penetrate below the upper level of the natural drift geology and impact upon potentially sensitive archaeological deposits and features.
- 8.1.5 The impacts of the proposed development would no doubt have a significant bearing on the survival of any archaeological remains. Whilst the engineering used for the car park is unknown, generally hardstanding has a relatively low adverse impact and whilst some levels of truncation will be expected there remains a **high potential** for the survival of structural remains and archaeological deposits relating to the building and development of Hyde House.

Ground Soil Contamination

- 8.1.6 To the author's knowledge there have been no geotechnical investigations undertaken on the proposed site and no soil contamination reports have been provided.

9 CONCLUSIONS

- 9.1.1 This report aimed to identify the potential for the presence of archaeological remains which may be encountered as a consequence of the construction of a proposed residential development of 18 dwellings on the site of Hyde House, Hollybush Lane, Welwyn Garden City. In addition, it aims to assess the extent and character of the surviving remains and the level of impact of the proposed development will have upon them.
- 9.1.2 The topography of the proposed site, situated on the slopes of the Lea river valley would be deemed as favourable conditions for settlement during the prehistoric and later periods. This assumption is borne out by evidence of late Iron Age activity found c. 150m distant from the site at Hatfield Hyde and Woodhall Lane (HER 859) and the designation of the area, based on its archaeological potential, as an Area of Archaeological Significance (AAS31). Given that large areas of the site have seen relatively little significant ground disturbance from previous development and the proximity of late prehistoric activity in the general and immediate area, it can be inferred that there is a **moderate potential** for Later Iron Age deposits to be present within the proposed boundary.
- 9.1.3 Whilst there was no evidence for Roman, Saxon or medieval activity in the study area, archaeological deposits surviving from these periods cannot be totally discounted. The drift geology of the area with its free-draining lighter soils would have been a preferred focus for settlement and it is likely that the landscape, as it had remained until recent times, was in agricultural use. The concentration of manors in the immediate area of the site culminating in 'hyde' also provides a strong Anglo Saxon association. The coincidence in the place name of Hyde Farm, later Hyde House and the Manor of Hatfield Hyde may suggest that this site was once manorial. However, the general lack of evidence for Roman, Anglo-Saxon or medieval activity within the immediacy of the site, or the presence of nearby medieval buildings or an historic parish church, suggests that there is a **low potential** for settlement or associated activities from these periods.
- 9.1.4 Documentary and cartographic sources indicate that the application site had remained relatively undeveloped during the latter part of the post medieval period. The post-medieval landscape of the area was primarily a mix of agricultural land, park land, wooded areas and dispersed farms. A small farm holding, Hyde Farm, is established on site by the early 19th century and quite possibly before that. The farm was no longer in agrarian use by 1898, possibly a victim of the importation of cheaper grain and meat from the Americas, and was renamed Hyde House. The former farmhouse survived the redevelopment of Hatfield Hyde associated with the creation of Welwyn Garden City and the new town development in the 1950s, but thereafter was sold to the council in 1953 and demolished and replaced by the present club house building in the 1970s.
- 9.1.5 Significantly, the new clubhouse was NOT built on or over the same footprint as the demolished Hyde House, which is clearly depicted on the historic mapping as lying to the north of the club house and in what is presently an area of car parking. Although the

construction methods used for the car park is unknown, generally the engineering required for car-parking/hard-standing is less invasive and will have a lesser impact on any surviving archaeological remains. Whilst some levels of truncation will be expected, there is a **high potential** for the good survival of structural remains and associated archaeological deposits relating to the former farmhouse building and development of Hyde House and its environs. It is clear that the site of the former Hyde Farm/House lies within an area targeted for new dwellings, nos. 10 and 11 in the proposed scheme (Fig. 3) and that engineering associated with their construction will adversely impact upon these remains. Furthermore, remains of former farm buildings sited toward the northern site boundary and the former barn along western roadside boundary will also be impacted by the proposals.

- 9.1.6 Despite the low number of archaeological sites recorded within the study area, the overall potential for uncovering significant archaeological remains or undisturbed deposits is moderate-high. Accordingly given the outcome of this desk based assessment the archaeological advisors of Hertfordshire County Council may recommend that to address the potential adverse impacts of the proposed scheme on any surviving heritage assets, that archaeological mitigation of the proposed development will be necessary.

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Tithe Map and Award (DSA4/4/1-2)

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Fourth Edition 25 inch Ordnance Survey Map of 1939 (sheet XXVIII. 16)

Revised 1:1250 OS Map of 1959 (TL2411SE)

1:2500 OS Map of 1961 (TL2411)

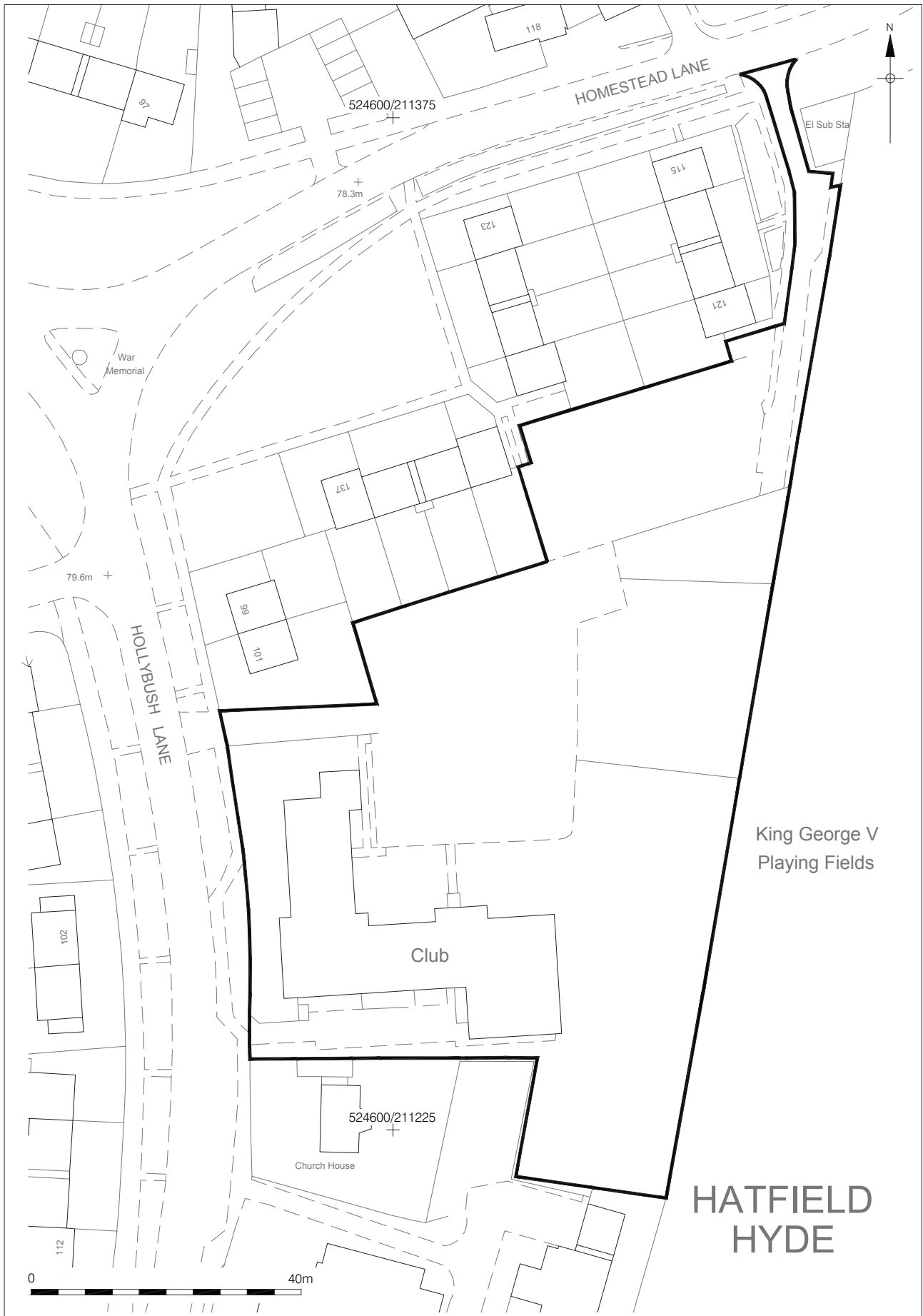
11 ACKNOWLEDGEMENTS

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Figure 1
 Site Location
 1:20,000 at A4



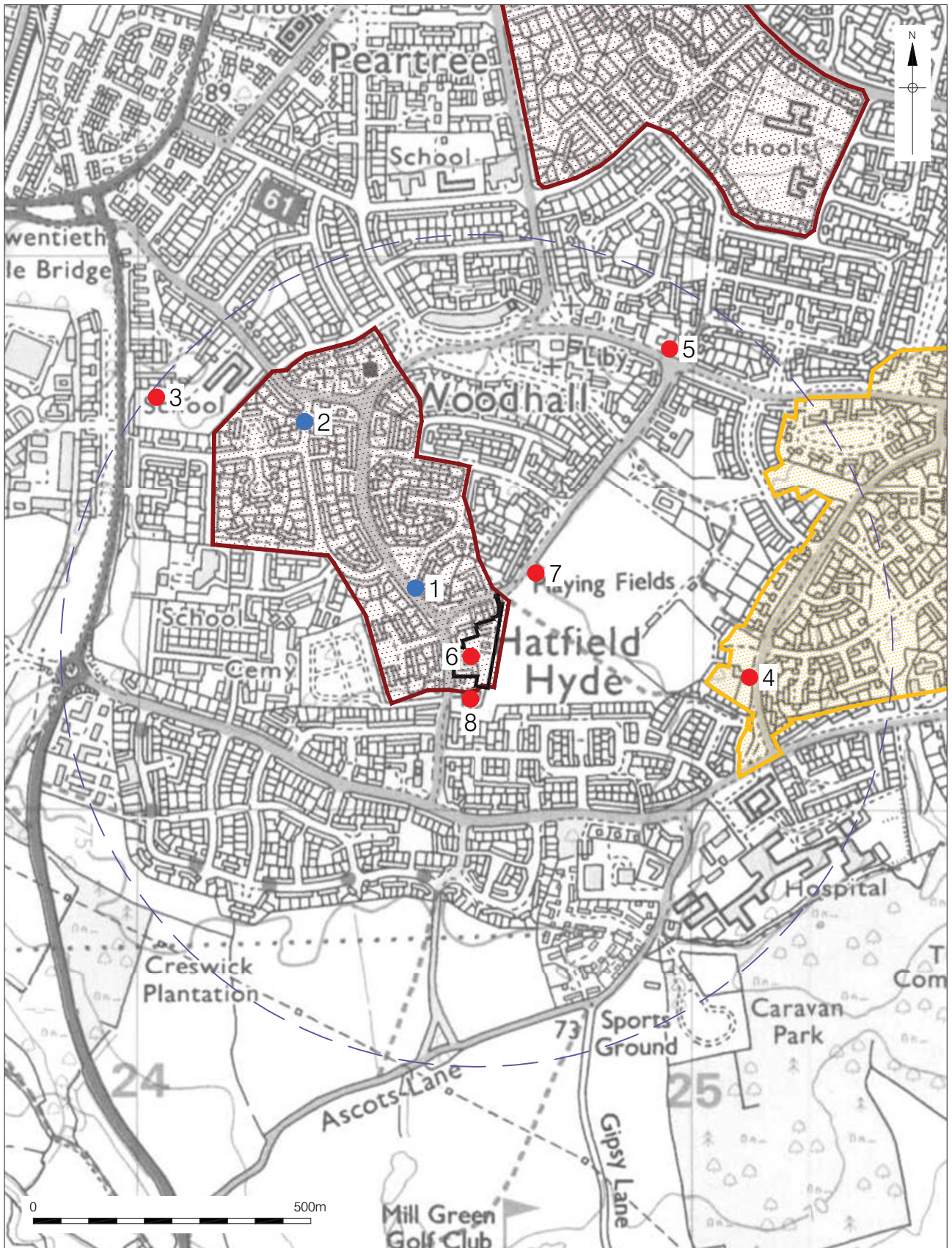
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Figure 2
 Detailed Site Location
 1:800 at A4





- Prehistoric (1-2)
- Post-Medieval (3-8)
- - - 750m search radius
- ▨ Area of Archaeological Significance
- ▨ Conservation Area

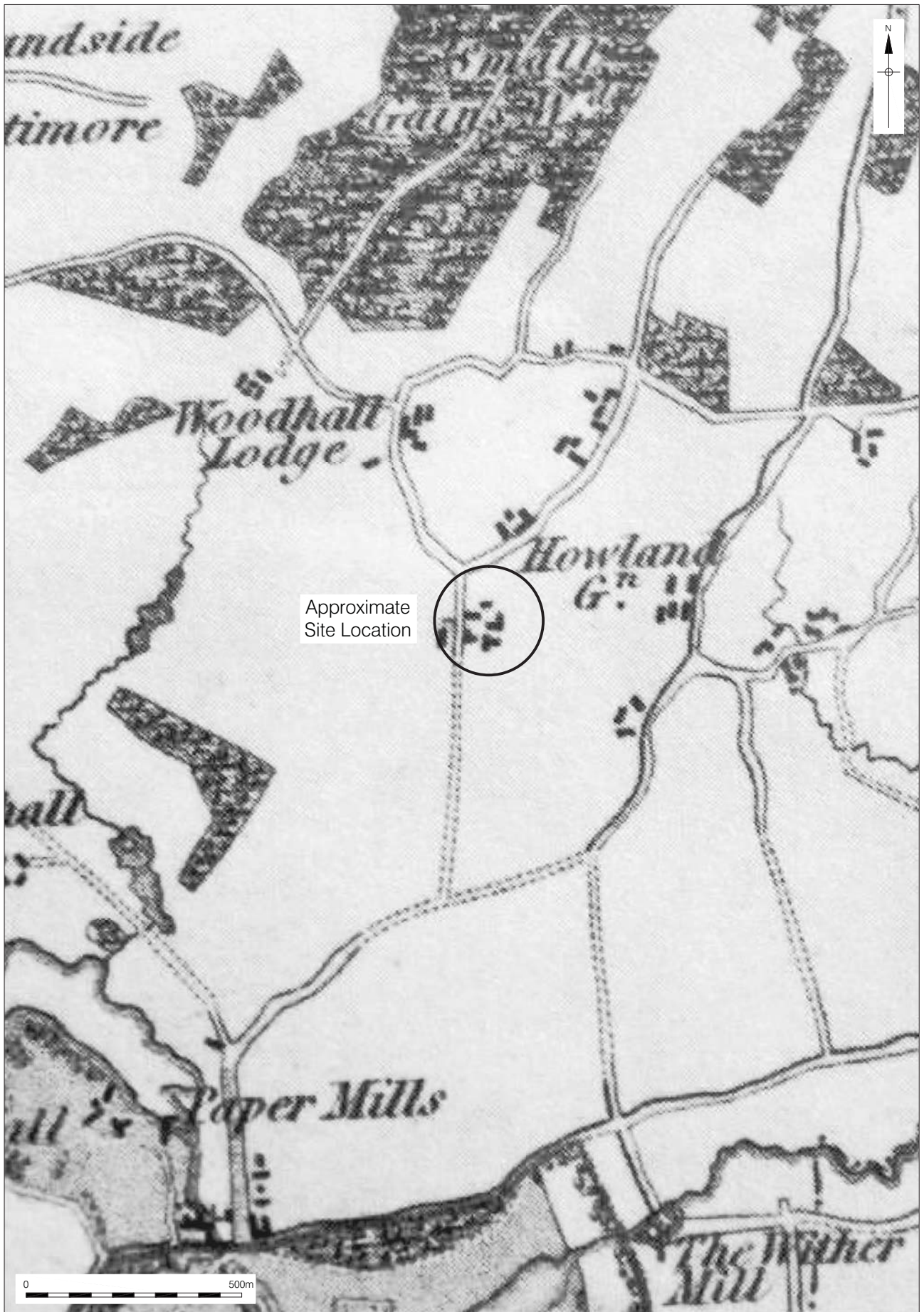
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Figure 4
 HER Locations
 1:10,000 at A4



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Figure 5
Dury and Andrew's map, 1766
1:12,500 at A4

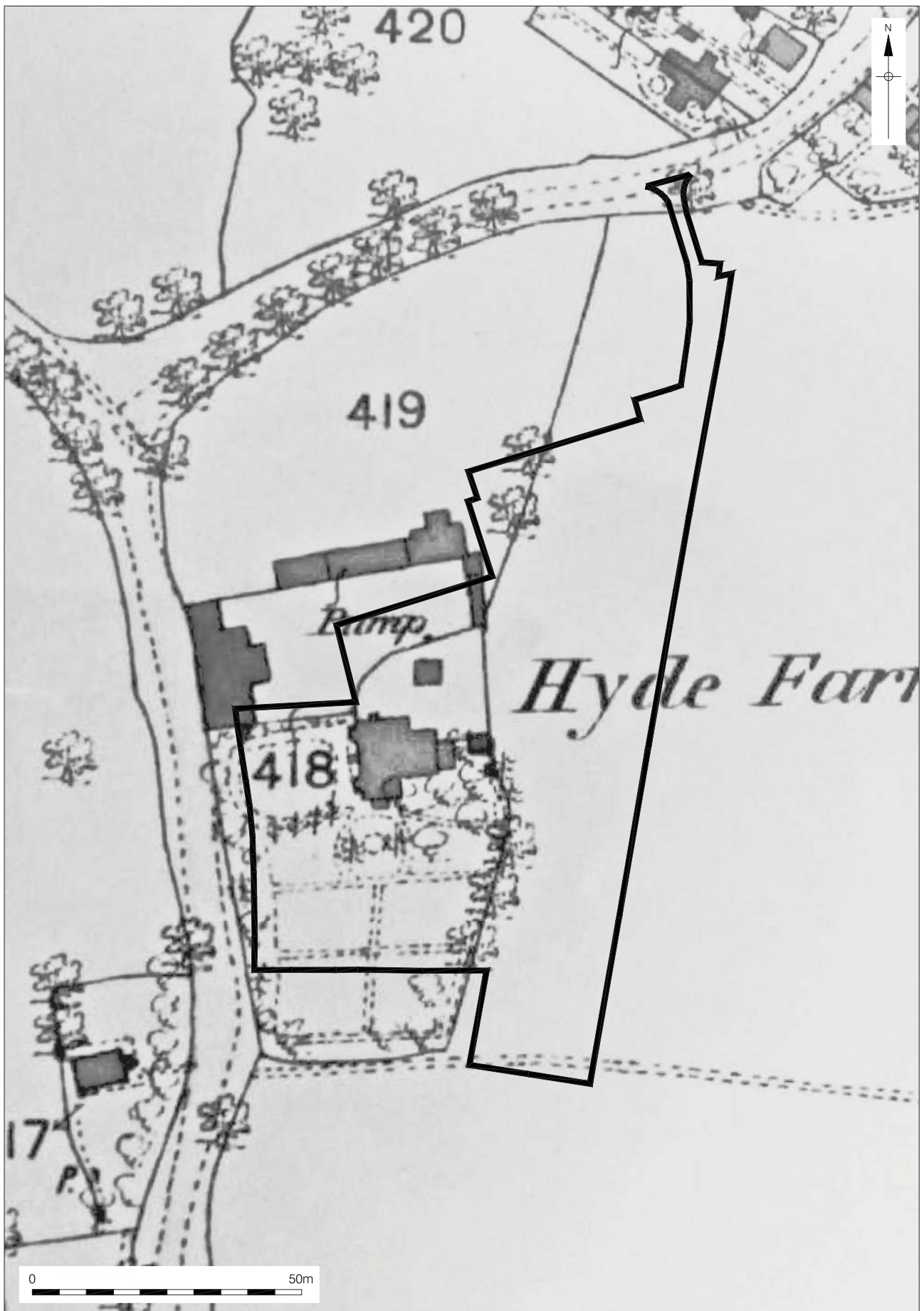


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Figure 6
Bryant's map, 1822
1:12,500 at A4



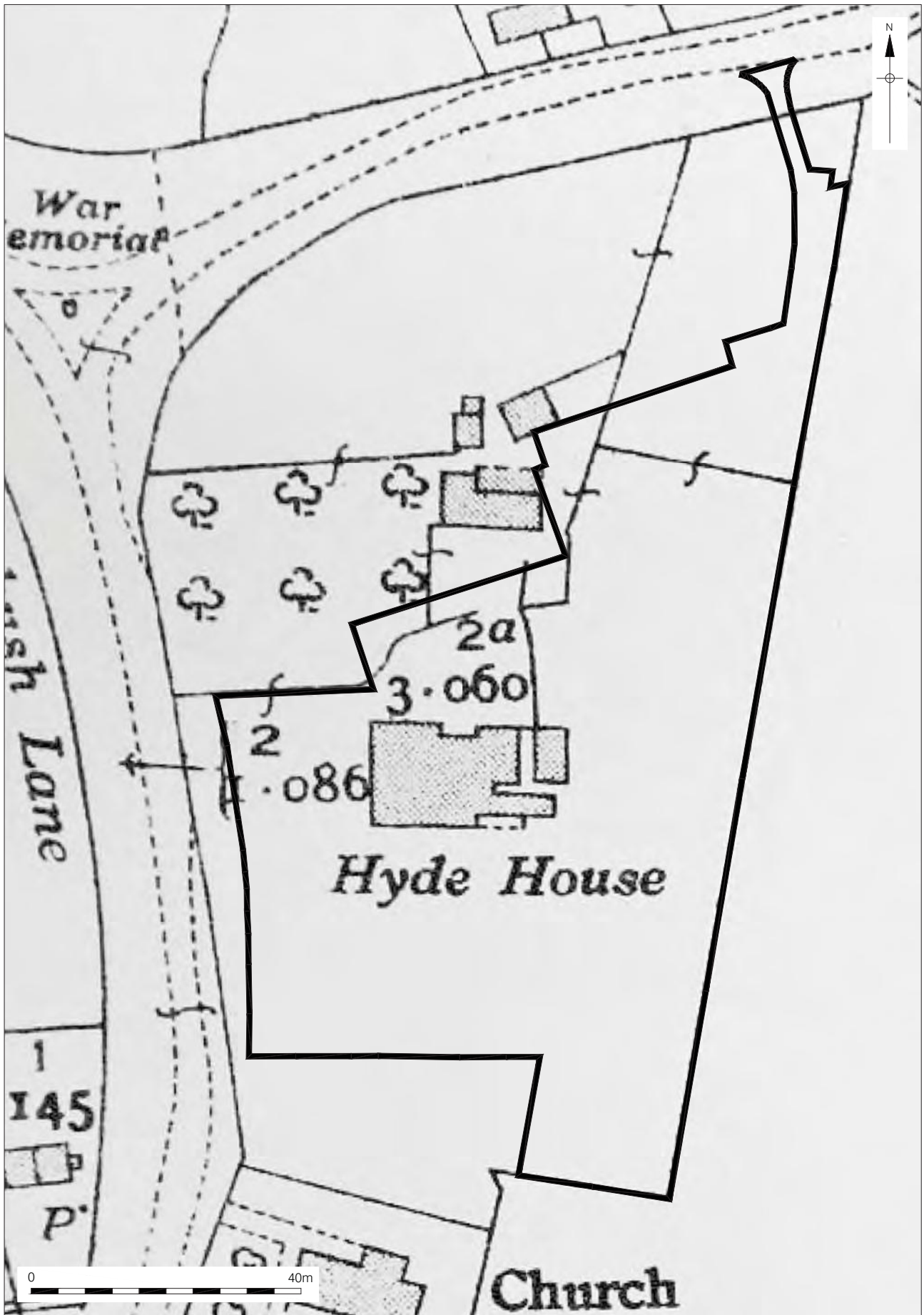
Figure 7
Tithe Map, 1840
1:2,500 at A4





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Figure 9
Second Edition Ordnance Survey map, 1898
1:1,000 at A4



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Figure 10
 Fourth Edition Ordnance Survey map, 1939
 1:800 at A4



Figure 11
 Ordnance Survey map, 1959
 1:800 at A4



Figure 12
Ordnance Survey map, 1961
1:800 at A4

12 APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD

750m search radius from TL24711142

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
Prehistoric						
1	TL245 114 (point)	HER 856	Late IA Occupation, Hatfield Hyde Welwyn Garden City	Findspot	Late Iron Age - 100 BC to 49 AD	A late Iron Age site found at Hatfield Hyde in 1939 during the construction of the Garden City. What it amounted to is not clear.
2	TL 243 117 (point)	HER 2800	Late IA Pottery, Woodhall Lane Welwyn Garden City	Findspot	Late Iron Age - 100 BC to 49 AD	'Belgic' pottery (but no details) has been found at Woodhall Lane, Welwyn Garden City
Post Medieval						
3	TL 24033 11744	HER 16282	Site of Woodhall Lodge Farm Chequers, Welwyn Garden City	Farmstead	(Post Medieval - 1501 AD to 1900 AD)	'Woodhall-lodge Farm' is shown as a substantial farmstead at the end of an avenue, with ranges of barns around a rectangular yard and with a large pond to the north. It continued to be shown in unchanged form on OS mapping, gradually subsumed by urban development, until the construction of the Our Lady RC Primary School c.1970.
4	TL 25102 11239	HER 18574	Bee Hive Public House, Beehive Lane, Welwyn Garden City	Public House	(Post Medieval - 1501 AD to 1900 AD)	The Beehive public house was probably built in the early 17th century; a timber-framed one storey and attics building with gabled dormers, cased in painted brick with a weatherboarded south end. It is shown with this name on the later 19th century OS maps, surrounded by orchards in Hatfield Hyde, then a rural area of lanes and scattered farmsteads. The building was set back from the road, with outbuildings in the small yard behind. In the 20th century it was much extended and modernised as it was subsumed by the Garden City.

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
5	TL 24958 11831	HER 16279	Site of Woodsman Public House, Cole Green Lane, Welwyn Garden City	Public House	(Post Medieval - 1501 AD to 1900 AD	The Woodman or Woodsman appears to have been one of the many beer houses set up as a result of legislation in 1830; it is first recorded on the tithe map (1838) when it was held in tenure from the Cheek family. It is shown on <1> next to Squallcut Wood, in a plot of land largely filled with an orchard, and was evidently a rural beer house on the road frontage. It 'was not within the Garden City estate until after 1920, being considered not the kind of hostelry citizens of the new town would wish to frequent'. By the early 1920s it was tenanted by McMullens, who bought the pub from the Cheek family in 1924. In 1928 McMullens rebuilt it; by the 1970s it was surrounded by housing and had become an urban public house. By 2006, when proposed for demolition, it was known as the Chieftain.
6	TL 24600 11277	HER 16280	Site of Hyde Farm, Hollybush Lane, Welwyn Garden City	Farmhouse	(Post Medieval - 1501 AD to 1900 AD	Hyde Farm is shown as an isolated farmstead on the east side of the lane. The farmhouse, set back from the road, had a garden to the south and ranges of farm buildings to the north, around a rectangular yard which had a pump towards the SE corner. The OS mapping shows that by 1898 it was called Hyde House, and the hamlet of Hatfield Hyde was beginning to grow; the change of name appears to have happened when a new church (Hyde Chapel, now St Mary Magdalene's church) [18575] was built on its south side. Hyde House seems to have survived until c.1970. It had long since ceased to be a farmstead. Hyde House was regarded as the 'manor house' of Hatfield Hyde, a view reinforced by the building of the church. The Kendall family, who lived in Hyde House in the 19th and early 20th centuries, were active local benefactors. The house was sold in 1953 to the council for use as a social club, although it was also used as a parish hall and Sunday school until eventually it was declared unsafe and demolished.
7	TL 24717 11427	HER 16281	Chapel of Ease, Homestead Lane, Hatfield Hyde, Welwyn Garden City	Chapel	(Post Medieval - 1501 AD to 1900 AD	The Chapel of Ease is shown on the east side of the lane, in the embryonic hamlet of Hatfield Hyde. By 1899 a new church [18575] had been built south of Hyde Farm, and the older chapel is marked 'School'. It was demolished c.1970; its plot is still demarcated from the surrounding playing fields, although the road has been

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
8	TL 24599 11200	HER 18575	Church of St Mary Magdalene, Hollybush Lane, Welwyn Garden City	Church	(Post Medieval - 1501 AD to 1900 AD	<p>widened.</p> <p>The chapel was built in 1861 by Lord Salisbury, within the parish of Hatfield. It was popularly known as the Mud Chapel, or Mud Hut Church, and was originally furnished only with benches, a harmonium, and a small desk serving as reading desk and pulpit. An altar was installed later. In 1875 a font was added, and a school for local children was held in the chapel during the week. In 1883 the new Hyde Chapel [18575] opened in Hollybush Lane, and the timber of the old desk was reused to make a reredos for the new building. The Mud Chapel continued to be used as the village school.</p> <p>The church of St Mary Magdalene opened in 1883 as a chapel of ease within the parish of Hatfield for the hamlet of Hatfield Hyde, and replaced a smaller chapel [1628] 250m to the NE in Homestead Lane. The new church was built by Lord Salisbury and was constructed in 1882 to designs by his nephew, Eustace Balfour. Until it was consecrated as the parish church of Hatfield Hyde in 1928 it was called the Hyde Chapel, and stood on the south side of Hyde Farm [16280]. The reredos was made from wood from the old chapel's desk and pulpit, and other gifts came from the Kendall family of Hyde Farm. The altar rails and candelabra were bought secondhand, but in the 1930s were found to be original fittings from St Etheldreda's, Hatfield [2368]; they were replaced by duplicates and the originals returned. Until the new parish was instituted in 1928 (during the development of the Garden City) the Hyde Chapel was not licensed for marriages, which still took place at St Etheldreda's nearly 3km to the SW. Funerals also took place at St Etheldreda's until 1915 when a small extension to the chapel plot was bought as a graveyard. This was superseded later by the municipal cemetery on the other side of the road.</p> <p>The 1880 OS map shows only farmland here, immediately on the south side of Hyde Farm. The 1898 map shows the new chapel, a rectangular building set well back from the road, with a porch projecting from the north-west end and a path approaching it. Trees had been planted within the plot.</p>

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						Construction of the south extension, which projects forward, began in 1957.

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