



MR JOE DOHERTY

**PROPOSED NEW STABLES/HAY BARN, BURY FARM HOUSE, BURY LANE,
CODICOTE, HITCHIN, HERTFORDSHIRE**

ARCHAEOLOGICAL MONITORING AND RECORDING

NOVEMBER 2021

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CONTENTS

SUMMARY	5
ACKNOWLEDGEMENTS	6
1 INTRODUCTION	7
1.1 Project Background	7
1.2 Project Documentation	3
2 METHODOLOGY	5
2.1 Standards and Guidance	5
2.2 Documentary Research	5
2.3 Archaeological Watching Brief	5
2.4 Site Archive.....	6
3 BACKGROUND.....	7
3.1 Location and Geological Context	7
3.2 Historical and Archaeological Background.....	Error! Bookmark not defined.
3.3 The Site	9
4 ARCHAEOLOGICAL WATCHING BRIEF RESULTS	10
4.1 Introduction.....	10
4.2 Results	11
5 FINDS ASSESSMENT	11
5.1 Introduction.....	11
5.2 Methodology.....	11
6 DEPOSITION OF ARCHIVE	12
7 DISCUSSION	13
8 CONCLUSIONS.....	12
9 BIBLIOGRAPHY	13
APPENDICES	14
APPENDIX 1: CONTEXT TABLE.....	14
APPENDIX 2: PLATES	14
APPENDIX 3: FIGURES	17
APPENDIX 4: HERTS HER SUMMARY	17

APPENDICES

CONTEXT TABLE (APPENDIX 1)

PLATES (APPENDIX 2)

Plate 1: general working shot

Plate 2: general working shot

Plate 3: Sample Section1 looking south-east

Plate 4: Sample Section 2 looking south-east

Plate 5: Sample Section 3 looking north-east

Plate 6: plan shot of the site looking north

FIGURES (APPENDIX 3)

FIGURE	TITLE	SCALE
Figure 1:	Site Location Plan	1:2500
Figure 2:	Detailed Site Location Plan	1:200
Figure 3:	OS Surveyor's map 1810	Not to Scale
Figure 4:	OS map 1884	Not to Scale
Figure 5:	OS map 1939	Not to Scale
Figure 6:	Proposed Development Plan	1:750
Figure 7:	Sections	1:750

HERTS HER SUMMARY SHEET (APPENDIX 4)

SUMMARY

Wardell Armstrong LLP (WA) was commissioned by the client (Mr Joe Doherty), to undertake an archaeological watching brief at Bury Farm House, Bury Lane, Codicote, Hitchin, Hertfordshire SG4 8XX, centred at National Grid Reference (NGR): TL 21917 18646. The watching brief was required as a condition of planning approval for the relocation of an existing barn and erection of new stables at the site. The watching brief was undertaken in accordance with a written scheme of investigation (WSI) dated 24th June 2020 and produced in response to an advice letter prepared by Simon Wood, Historic Environment advisor within Hertfordshire County Council.

The archaeological watching brief was undertaken on the 13th July 2021. The investigation revealed no archaeological features or finds

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thanks the client Joe Doherty for commissioning the project, and for all his assistance throughout the work. Also, WA thank Simon Wood, Historic Environment Advisor at HCC Historic Environment Advisors (HCC HEA) Council, Rebekah Hart for providing the HER information, and the staff of the Hertfordshire Archives and Local Studies (HALS) based in County Hall, Hertford, for their assistance.

Wardell Armstrong LLP also thanks the client Joe Doherty, and site contact Chris Mansell, for their help during this project.

The archaeological watching brief was supervised by Isak Ekberg and the report written by Kate Higgs and Peter Thompson. The figures were produced by Kathren Henry. The project was managed by Rhodri Gardner and the report edited by Andrew Peachey.

1 INTRODUCTION

1.1 Project Background

1.1.1 In July 2021, Wardell Armstrong LLP (WA) undertook an archaeological watching brief at New Stables/Barn at Bury Farm House, Bury lane, Codicote, Hitchin, Hertfordshire, SG4 8XX centred at National Grid Reference (NGR): TL 21917 18646. It was commissioned by the Client in order to discharge a condition of planning associated with the relocation of an existing barn and erection of new stable/hay barn (planning reference: 20/00365/FP).

1.1.2 The grant of planning permission by North Hertfordshire County Council, dated 13th February 2020 stated that, “No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing” and “The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (5). Condition 7 states that “the development shall not be occupied/used until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (5) and provision made for analysis and publication where appropriate”.

1.1.3 This planning condition was in line with advice provided to North Hertfordshire County Council by Simon Wood in a letter dated 12th March 2020 (ref no. P01/20/0365).

1.1.4 The proposed development has the potential to contain buried medieval and post-medieval remains to contain which are described below, the heritage significance of which could be affected by the application.

1.2 Project Documentation

1.2.1 The project conforms to the requirements of the archaeological conditions and the advice set out within the advice letter issued by Simon Wood (dated 12th March 2020, Ref no. P01/20/0365). A Written Scheme of Investigation (WSI) (AS 24th June 2020) was then produced to provide a specific methodology based on the advice given by Simon Wood in his letter dated 12th March 2020. This was approved by the

archaeological planning advisor prior to the fieldwork taking place. This is in line with government advice as set out in Section 16 of the National Planning Policy Framework 2019 (MHCLG 2019).

- 1.2.2 This report outlines the work undertaken on site, the subsequent programme of post-fieldwork analysis, and the results of this scheme of archaeological watching brief.

2 METHODOLOGY

2.1 Standards and Guidance

- 2.1.1 The archaeological watching brief was undertaken following the Chartered Institute for Archaeologists *Standard and guidance for an archaeological watching brief* (2020a), and in accordance with the WA excavation manual (2017).
- 2.1.2 The watching brief was followed by an assessment of the data as set out in the *Standard and guidance for an archaeological watching brief* (CIfA 2020a) and the *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (CIfA 2020b).

2.2 Archaeological Watching Brief

- 2.2.1 The archaeological watching brief was undertaken to monitor the ground reduction associated with the relocation of the barn and erection of new stables.
- 2.2.2 Deposits considered not to be significant were removed by a 360° tracked mechanical excavator with a toothless ditching bucket, under close archaeological supervision. All possible features or deposits were inspected, and selected deposits were excavated by hand to retrieve artefactual material and environmental samples. Once completed all features were recorded according to the WA standard procedure as set out in the Excavation Manual (WA 2017).
- 2.2.3 All finds encountered were retained on site and returned to the Bury St Edmunds office where they were identified, quantified and dated to period. A *terminus post quem* was then produced for each stratified context under the supervision of the WA Finds Officer, and the dates were used to help determine the broad date phases for the site. On completion of this project, the finds were cleaned and packaged according to standard guidelines (Watkinson and Neal 1998). Please note, the following categories of material will be discarded after a period of six months

following the submission of this report, unless there is a specific request to retain them (and subject to the collection policy of the relevant depository):

- unstratified material;
- modern pottery;
- material that has been assessed as having no obvious grounds for retention.

2.3 Site Archive

2.3.1 A full professional archive has been compiled in accordance with the project specification, and the Archaeological Archives Forum recommendations (Brown 2011). The archive will be deposited with North Hertfordshire Museums, with copies of the report sent to the Hertfordshire HER, available upon request. The archive can be accessed under the unique project identifier (site code: BE10306).

2.3.2 Wardell Armstrong LLP supports the **Online AccesS** to the Index of Archaeological InvestigationS (OASIS) project. This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. As a result, details of the results of this project will be made available by WA as a part of this national project. The OASIS reference for the project is: wardella2-502786.

3 BACKGROUND

3.1 Location and Geological Context

3.1.1 The topography of North Herts district is characterised by a rolling landscape of valleys and undulating chalk hills typical of the dip slope of the Chilterns, which were formed by the River Lea and its tributaries (Fig. 1). The River Lea flows south-eastwards 5.5km to the south of the site, whilst its tributary of the River Mimram flows roughly south-eastwards only 1.5km to the south-west. The village of Codicote lies on an upland slope above the River Mimram, with the surrounding relief rising to the north-east. The site itself occupies a relatively flat area at c. 107m OAD.

3.1.2 The solid geology of the site comprises Cretaceous chalk of the Lewes Nodular Chalk Formation and Seaford Chalk Formations (BGS 2015), which are overlain by a drift geology of diamicton of the Lowestoft Formation Formation. Soils of the area

comprise those of the Hornbeam 2 Association, which are described as deep, fine loamy over clayey soils with slowly permeable subsoils (SSEW 1983). Previous archaeological investigation in the vicinity of the site is limited, with previous work focussed upon the High Street, which lies 200m to the south-west. However, in 1997 an evaluation was undertaken at St Giles' Parish Rooms, which stand only 40m to the west; it revealed archaeological features and suggested that the ground had always been under pasture (HER EHT4803).

3.2 Archaeological and Historical Background

3.2.1 The dip slope of the Chilterns, within which Codicote lies, has revealed only limited evidence for prehistoric remains, with early occupation focussed upon the courses of the Rivers Lea and Mimram to the south-west. Similarly, antiquarian finds elsewhere in North Herts have revealed Palaeolithic flint flakes found during extract in gravel pits, yet none are recorded in the vicinity of the site. No later prehistoric remains are recorded in the vicinity of the site either. However, late Iron Age pottery sherds found at Thickney Wood (HER 1877) and 250m to the north-east of the site are judged to indicate a good position for a late Iron Age farmstead.

Romano-British

3.2.2 In the Romano-British period, the North Hertfordshire area formed a rich rural landscape of villas and farmsteads forming a hinterland to the north of *Verulamium* and west of Welywyn. An *oppidum* is also recorded to the south at Wheathampstead, which would also have been a significant crossing point of the River Lea. However, no Romano-British remains are recorded in the vicinity of the site, although a Roman road from *Verulamium* to Ickleford (Viatore's route 210) is judged to have run through Kimpton to the west.

Anglo-Saxon

3.2.3 Following the end of Roman rule, independent Anglo-Saxon kingdoms emerged, with the local area probably lying within the territory of Mercia, which was in existence by the early 7th century. Anglo-Saxon remains are generally scarce from the county of Hertfordshire and none are recorded in the vicinity of the site. However, Anglo-Saxon occupation of the area is attested by place-name evidence and suggests a

Saxon origin for Codicote, which was a Saxon name indicating ‘*Cūphere's cottage*’, with ‘*cote*’ meaning cottage (Gover, Mawer & Stenton 1970) and suggesting a single homestead farm. By 1086, Domesday reveals that the manor of Codicote was formed part of the land of the abbey of St Albans and boasted a population of 24 households (Morris 1976).

Medieval

3.2.4 The village of Codicote has medieval origins (HER 1807) and developed around a green at the northern end of the High Street, it was encouraged to expand with the grant of a market in the 13th century. The village has at its core one of the many ‘ends’ or ‘greens’ typical of the dispersed settlement of Hertfordshire, with the site located at its north-eastern extent in the area of the 12th century church and later The Bury. The Grade II* listed Church of St Giles (HER 4302) has 12th century origins and stands only 75m to the west. The Grade II listed The George & Dragon on the High Street also has medieval origins and is an imposing 16th century timber-framed inn with 17th century addition (HER 30928). The medieval period is also represented by pottery sherds from Sisservernes Farm to the south-east (HER 1383) and cropmarks of field boundaries and pits shown to the west of Ashley Grove (HER 30993).

Post-medieval and later

3.2.5 Despite never expanding into a town with urban facilities, the village of Codicote retained its character as a centre of local importance, with the High Street becoming part of the turnpike route between Welwyn and Hitchin in the 18th century. The post-medieval evidence attests to the rural location of the site, with post-medieval standing buildings, many of which are Grade II listed, dominated by farmhouses (HERs 15972, 18531, 18532, 18533 & 18540). Furthermore, the site of Bury Farmhouse (HER 18534) lies only 50m to the south of Area 1 and consisted of a large post-medieval farmstead associated with The Bury, but was demolished in the 20th century.

3.2.6 The Grade II* listed building The Bury stands 40m to the south-east and dates to the later 17th century (HER 13462). After the Dissolution, the Codicote estate passed from the abbey of St Albans through several hands before being bought in 1659 by George Poyner, citizen and merchant of London. He built a new house at The Bury, and died c. 1670. The house is built in red brick, with square plan, two storeys with basement and attics. In the late 18th century, The Bury was updated and given, amongst other details, new parapeted elevations on all four sides with new door and windows. In the late 1970s, the house was converted into sheltered housing, with large rear extensions

The site

3.3.1 The site lies within an area of archaeological potential, as noted on the Hertfordshire Historic Environment Record (HER), within an area designated as Area of Archaeological Significance No. 108 on the NHDC Local Plan. This covers the area of the medieval Church of St Giles and the 17th century country house of The Bury (HER 13462). The site thus has a potential for buried remains associated with medieval and post-medieval activity in this part of Codicote. However, relatively little is known about the history and development of the site, and no relevant documents could be found in the Hertfordshire Archives and Local Studies (HALS).

3.3.2 Historic cartographic sources confirm that the site has remained beyond the extent of settlement at Codicote throughout the post-medieval, early modern and modern periods. The Ordnance Survey surveyor's map, which dates to 1810 (Fig. 3), clearly reveals that the church and Bury end of Codicote lay separate from the village, which was centred upon the High Street to the south-west. In 1810, the site lay between the Church of St Giles to the north-west, and The Bury to the south, and thus within the undeveloped land of Church Wood.

3.3.3 The 1st edition Ordnance Survey map, which dates to 1884 (Fig. 4), depicts the site in significantly greater detail. In 1884, the site lay between the Church of St Giles to the north-west, and The Bury to the south. As previously, it formed part of Church Wood. Similarly, the revised edition Ordnance Survey map, which dates to 1939 (Fig. 5), confirms the site remained undeveloped to this date.

4 ARCHAEOLOGICAL WATCHING BRIEF RESULTS

4.1.1 Introduction

4.1.2 The site measures approximately 48m in length and 30m in width, and the monitored area of the footings, for the relocated barn and new barn and adjoining stables, measures approximately 29m in length, running on a north-east to south-west alignment, and is 9m across (Figure 6).

4.1.3 The underlying stratigraphy was shown to consist of Topsoil overlying Subsoil which in turn overlies the Natural substrate. Three sample sections were drawn, two on the westernmost footings trench side facing south-east, and one on the northern footings trench facing south-west, they showed the underlying layers to be very (Figure 7).

4.2 Results

4.2 **Sample Section 1**, contained **Topsoil L1000** to a depth 0.05m which was a friable dark brownish grey sandy silt containing moderate small and medium sub-rounded flint. Beneath L1000 was **Subsoil L1001** at a depth between 0.05m and 0.25m below ground level. The subsoil was a friable mid greyish brown silty sand containing frequent small and medium sub-rounded to sub-angular flint. Below the subsoil was the **Natural substrate L1002** at a depth of 0.25m+ which was a friable pale brownish yellow to light yellow-orange sand containing frequent small and medium sub-rounded stones.

4.2.2 **Sample Section 2**, contained **Topsoil L1000** (above) to a depth of 0.07m below ground level. Beneath L1000 was the **Subsoil L1001** between 0.07 and 0.25m below ground level. Beneath this was **Natural Substrate L1002** (above) at a depth of 0.25m+ below ground level. **Sample Section 3**, contained Topsoil (above) to a depth of 0.10m below ground level. Beneath this was Subsoil L1001 (above), which was between 0.10m and 0.28m below ground level. The Natural substrate L1002 commenced at 0.28m+ below ground level.

5 FINDS ASSESSMENT

5.1.1 Introduction

5.1.2 There were no archaeological finds for assessment.

5.1.3 Methodology

5.1.4 All finds were to be dealt with according to the recommendations made by Watkinson & Neal (1998) and to the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2020b). All artefacts have been boxed according to material type and conforming to the deposition guidelines recommended by Brown (2011) and the Hertfordshire County Store.

5.1.5 The material archive has been assessed for its local, regional and national potential and for its potential to contribute to the relevant research frameworks.

6 DEPOSITION OF THE ARCHIVE

6.1 The requirements for archive storage will be agreed with the Hertfordshire Archaeological Archives. Archive records, with an inventory, will be deposited with the local museum. The archive will be quantified, ordered, indexed, cross referenced and checked for internal consistency.

7 DISCUSSION

7.1 The site lies in an Area of Archaeological Significance on the HNDC Local Plan because it lies in proximity to the Church of St Giles with the known limit of its graveyard reaching to some 60 metres west of the site (HHER 4302). The 17th century house The Bury is 190m to the south-west (HHER 13462), and a farm was located to the south of that (HHER 18534). Therefore there was potential for medieval and post-medieval buried remains.

7.2 The monitoring of the ground works near Bury Farm House, Codicote, which involved the demolition of an existing barn in the southern part of the site (which did

not require monitoring), and erecting a new stables/hay barn in another area to the north. In the event, the monitoring recorded no archaeological features or finds

8 CONCLUSION

The archaeological monitoring at Bury Farm House, Bury Lane, Codicote, Hitchin, Hertfordshire SG4 8XX, National Grid Reference TL 21917 18646, proved negative with no archaeological features or finds present.

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<https://www.access.arch.cam.ac.uk/reports/hertfordshire/pirton>

APPENDICES

APPENDIX 1: CONTEXT TABLE

Context Number	Context Type	Area	Description
1000	Topsoil		Friable dark brownish grey sandy silt with moderate small and medium sub-rounded flint
1001	Subsoil		Friable mid greyish brown silty sand with frequent small and medium sub-rounded to sub-angular flint
1002	Natural		Friable pale brownish yellow to light yellow-orange sand containing frequent small and medium sub-rounded stones

APPENDIX 2: PLATES

Plate 1: general working shot



Plate 2: general working shot



Plate 3: Sample Section 1 looking south-east



Plate 4: Sample Section 2 looking south-east



Plate 5: Sample Section 3 looking north-east

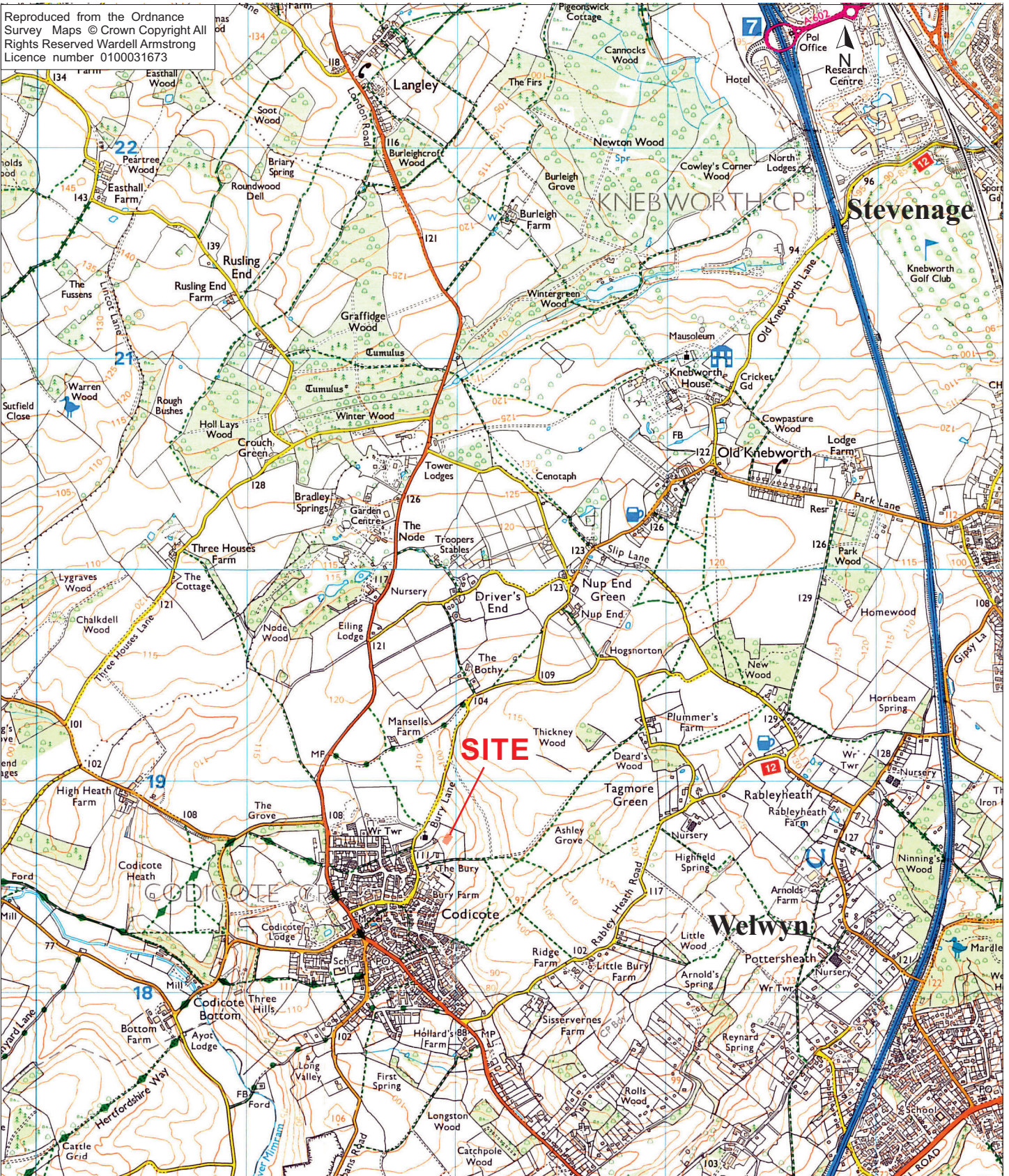



Plate 6: plan shot of the site looking north

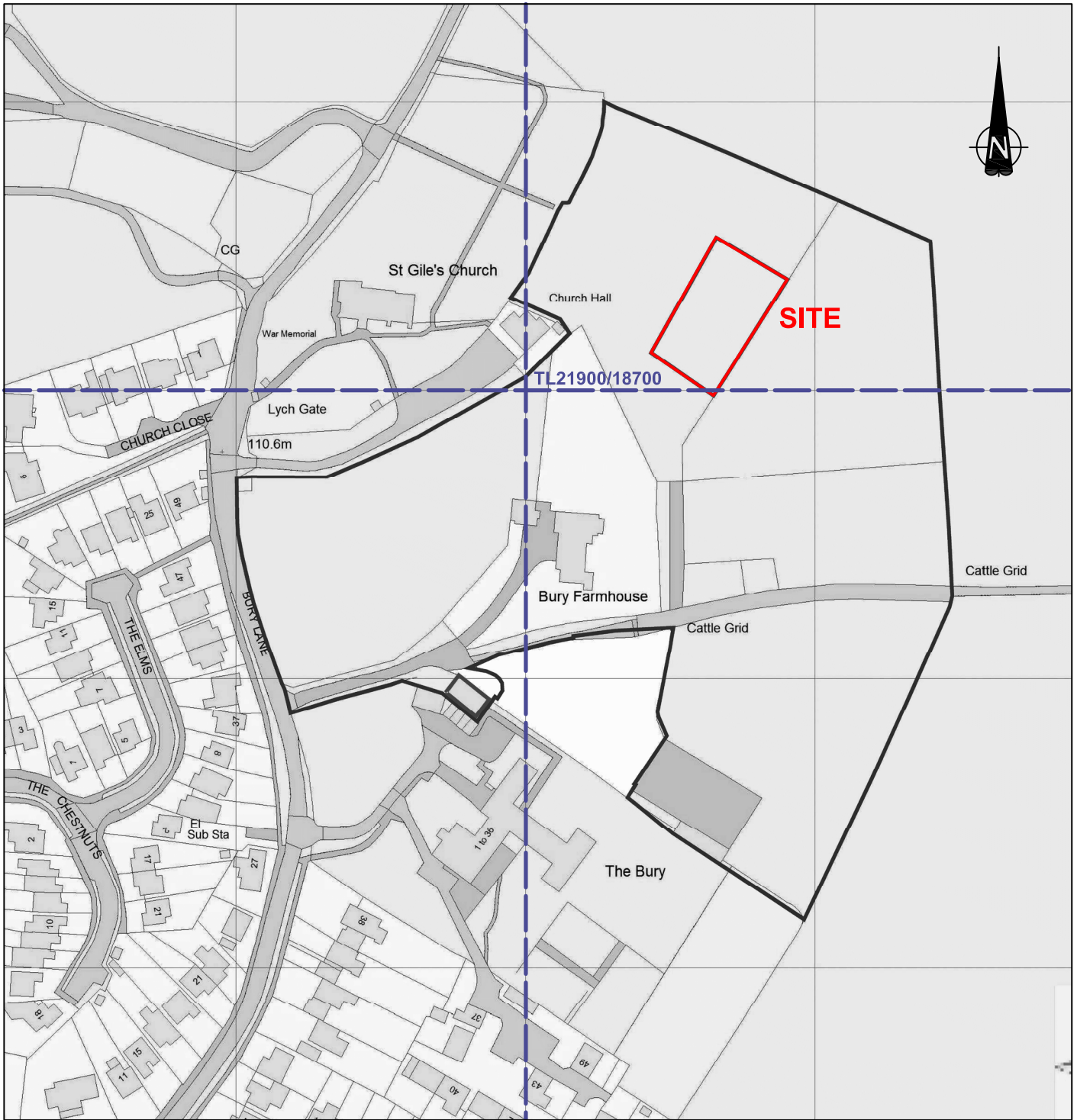


APPENDIX 3 FIGURES

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PROJECT	New Stable, Bury Farm House, Codicote, Hitchin, Hertfordshire		SIZE	A4		SCALE	1:25,000	
			DATE	08.10/21		APPROVED BY	RG	
DRAWING TITLE	Figure 1 Site location plan		DRAWN BY	Kathren		CHECKED BY	LP	
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DRAWING TITLE		Figure 2 Site location plan		DRAWN BY	Kathren	CHECKED BY
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CLIENT	Joe Doherty		DRG No.	BE10306/005		REV	A	
PROJECT	New Stable, Bury Farm House, Codicote, Hitchin, Hertfordshire		SIZE	A4		SCALE	Not to scale	
DRAWING TITLE	Figure 3 OS surveyor's map, 1810		DRAWN BY	Kathren		CHECKED BY	LP	
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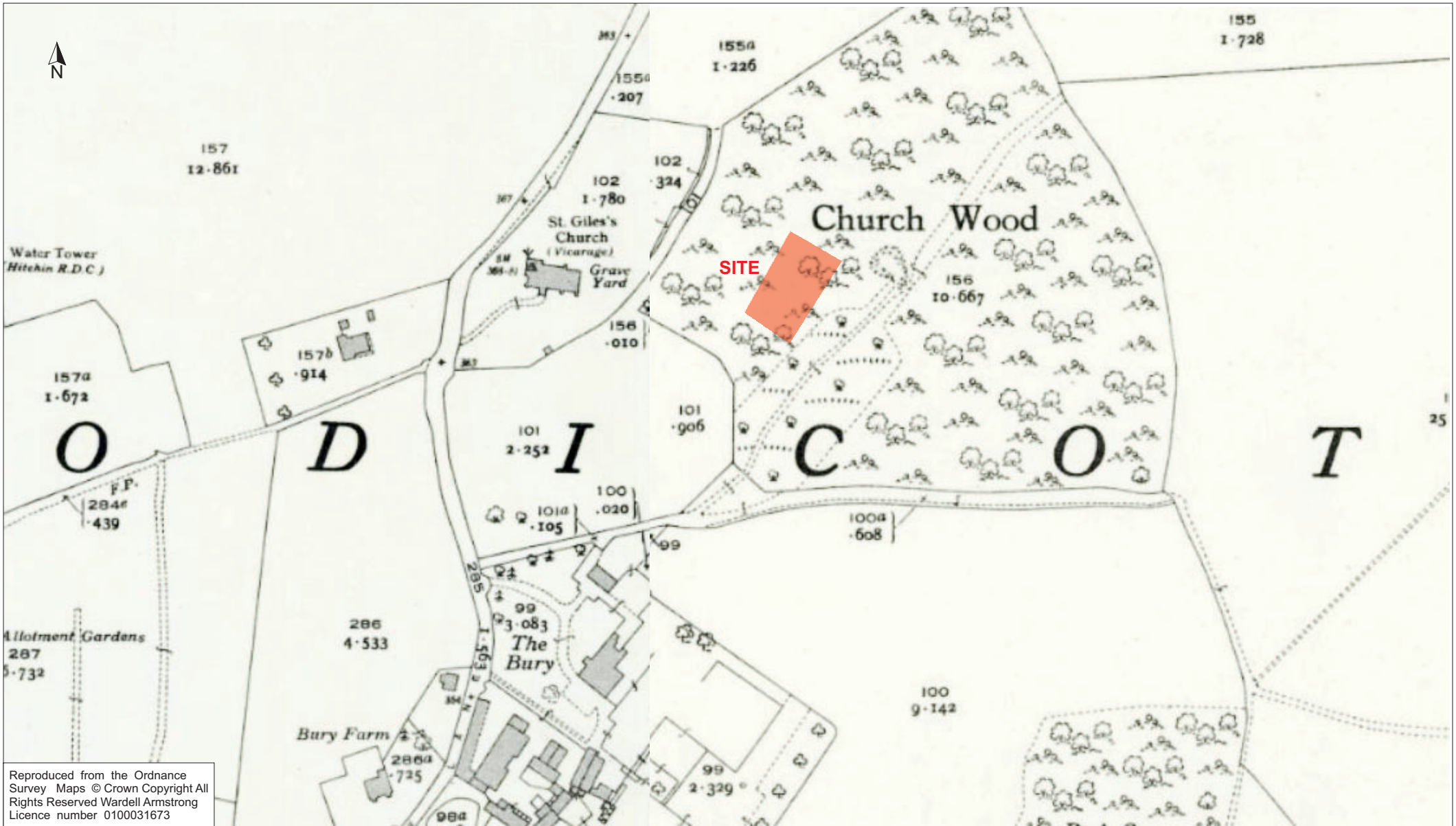


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PROJECT	New Stable, Bury Farm House, Codicote, Hitchin, Hertfordshire		SIZE	A4		SCALE	Not to scale	
DRAWING TITLE	Figure 4 OS map, 1884		DRAWN BY	Kathren		CHECKED BY	LP	
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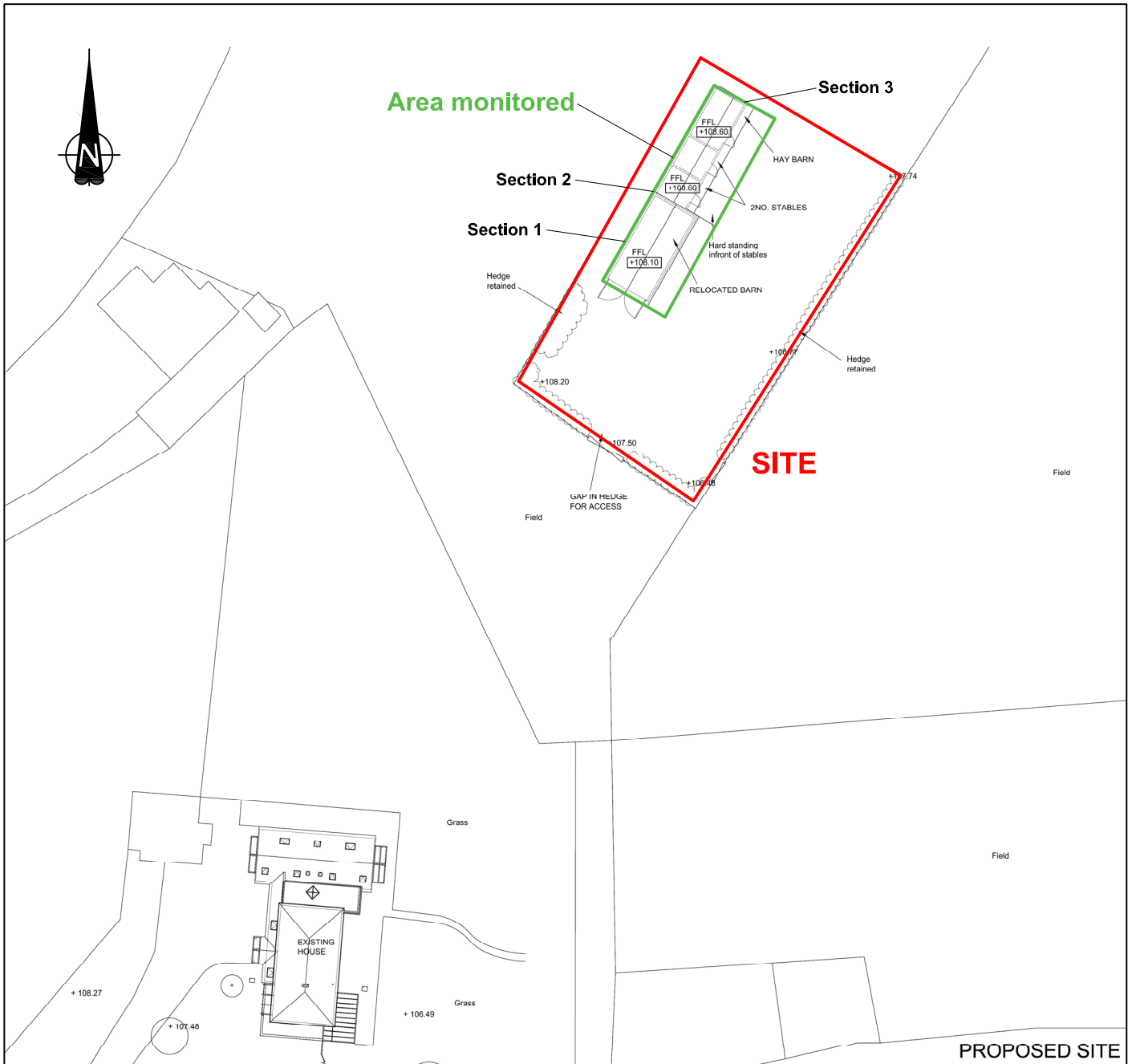


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PROJECT	New Stable, Bury Farm House, Codicote, Hitchin, Hertfordshire		SIZE	A4		DATE	08.10/21	
DRAWING TITLE	Figure 5 OS map, 1939		DRAWN BY	Kathren		CHECKED BY	LP	
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PROPOSED SITE

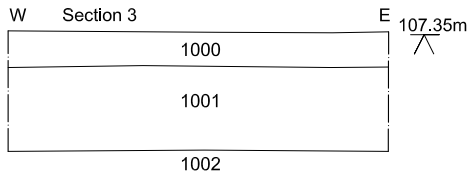
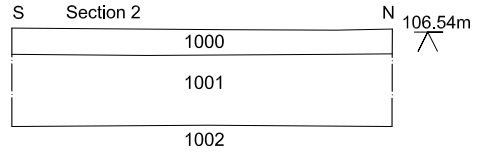
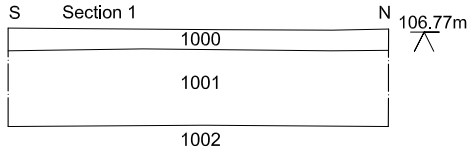


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DRAWING TITLE		Figure 6 Proposed development plan		DRAWN BY	Kathren	CHECKED BY	LP	APPROVED BY



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DATE				08.10.21			
DRAWING TITLE	Figure 7 Sections		DRAWN BY	Kathren		CHECKED BY	LP
			APPROVED BY	RG			
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			<input type="checkbox"/> BIRMINGHAM		<input type="checkbox"/> GLASGOW		
			<input type="checkbox"/> BOLTON		<input type="checkbox"/> LEEDS		
			<input type="checkbox"/> BRISTOL		<input type="checkbox"/> LONDON		
			<input type="checkbox"/> CARDIFF		<input type="checkbox"/> MANCHESTER		
			<input type="checkbox"/> CARLISLE		<input type="checkbox"/> STOKE ON TRENT		
			<input type="checkbox"/> EDINBURGH		<input type="checkbox"/> NEWCASTLE UPON TYNE		

APPENDIX 4 HERTS HER SUMMARY

Site name and address: Bury Farm House, Bury Lane, Codicote, Hitchin, Hertfordshire SG4 8XX		
County: Herts	District: North Herts	
Village/Town: Codicote	Parish: Codicote	
Planning application reference: 20/00365/FP		
HER Enquiry reference: 58/28		
Nature of application: demolition of a barn and erection of a new stables/hay barn at a different location		
Present land use: former vinefield located on a farm		
Size of application area: Approximately 48m in length and 30m in width	Size of area investigated: approximately 29m in length 9m across	
NGR: TL 21917 18646		
Site code (if applicable): BE10306		
Contractor: Mr John Doherty		
Type of work: archaeological monitoring		
Date of work:	Start: 13/07/2021	Finish: 13/07/2021
Location of finds & site archive/Curating museum: None		
Related HER Nos: St Giles Church (HHER 4302); 17 th century house The Bury (HHER 13462); location of a farm (HHER 18534).	Periods represented: none	
Relevant previous summaries/reports. None		
Summary of fieldwork results: monitoring of footings for the new barn were negative.		
Author of summary: Peter Thompson	Date of summary: 11/11/2021	

Summary for wardella2-502786

OASIS ID (UID)	wardella2-502786
Project Name	Watching Brief at New Barn, Bury Farm House, Codicote, Hitchin
Activity type	Watching Brief
Project Identifier(s)	BE10306
Planning Id	20/00365/FP
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Wardell Armstrong Archaeology
Project Dates	13-Jul-2021 - 13-Jul-2021
Location	New Barn, Bury Farm House, Codicote, Hitchin NGR : TL 21917 18646 LL : 51.8530996163771, - 0.231271738844989 12 Fig : 521917,218646
Administrative Areas	Country : England County : Hertfordshire District : North Hertfordshire Parish : Codicote
Project Methodology	The archaeological watching brief was undertaken following the Chartered Institute for Archaeologists Standard and guidance for an archaeological watching brief (2020a), and in accordance with the WA excavation manual (2017).
Project Results	The archaeological watching brief was undertaken on the 13th July 2021. The investigation revealed no archaeological features or finds
Keywords	
HER	Hertfordshire HER - unRev - STANDARD
HER Identifiers	58/20
Archives	

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