



KDK ARCHAEOLOGY LTD

Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief

Wilstone Great Farm Stables

New Road

Wilstone

Hertfordshire

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October 2020



Quality Check

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Summary

Between October 2016 and September 2020 KDK Archaeology Ltd carried out a Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief on Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire in order to fulfil a planning condition for the development and conversion of buildings on the site.

The stables were erected at the turn of the 20th century on the site of an earlier outbuilding. It is a brick built structure under a tiled roof, with the stables formerly at the western end of the range and a small tack room and second room, now a garage to the east. The building was converted to store grain in the 1960s before being reconfigured for light industrial use. The Watching Brief revealed evidence for the grain and chaff stores, as well as some brick footings for internal subdivisions and the original floor or granite setts. The ground to the north of the building was seen in the service trenches to have been highly disturbed made ground although topsoil and subsoil survived to the south. No archaeological features or finds were revealed in any of the external groundworks, despite the fact that medieval pottery and building remains were encountered during trial trenching on the site immediately to the north of the stables in 1977. It appears that the construction of the stables in the late 19th/early 20th century destroyed any earlier remains other than brick rubble.

1 Introduction

1.1 Between October 2016 and September 2020 KDK Archaeology Ltd carried out a Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief on Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire. The project was commissioned by Simon Jones on behalf of Simon Mead, and was carried out according to a Written Scheme of Investigation prepared by KDK (Kaye 2016), and approved by Hertfordshire County Council, Archaeological Advisor (AA) on behalf of the Local Planning Authority (LPA), East Hertfordshire Council. The relevant planning application reference is 4/01334/16/FUL.

1.2 *Planning Background*

This project has been required under the terms of the National Planning Policy Framework (NPPF) as a condition of planning permission for the development and conversion of buildings on the site.

1.3 *The Site*

Location

The site is located in the administrative district of Dacorum, within the civil parish of Tring Rural, Hertfordshire. It is situated at National Grid Reference SP 90700 13847 (Fig. 1).

Description

The development area is set within agricultural land, except to the northwest where it is bounded by the Lower Icknield Way, providing access to the site (Fig. 2).

Geology & Topography

The bedrock geology is a grey chalk of the Holywell Nodular Chalk Formation and the Welton Chalk Formation, which is overlaid by a mixed deposit comprised by sand, clay and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). Topographically the site lies on a fairly level ground at a height of c.97m AOD.

Development

The proposed development entails the conversion of existing first and second floor offices into one two bed flat and one bedroom flat with an external staircase (Fig. 3).

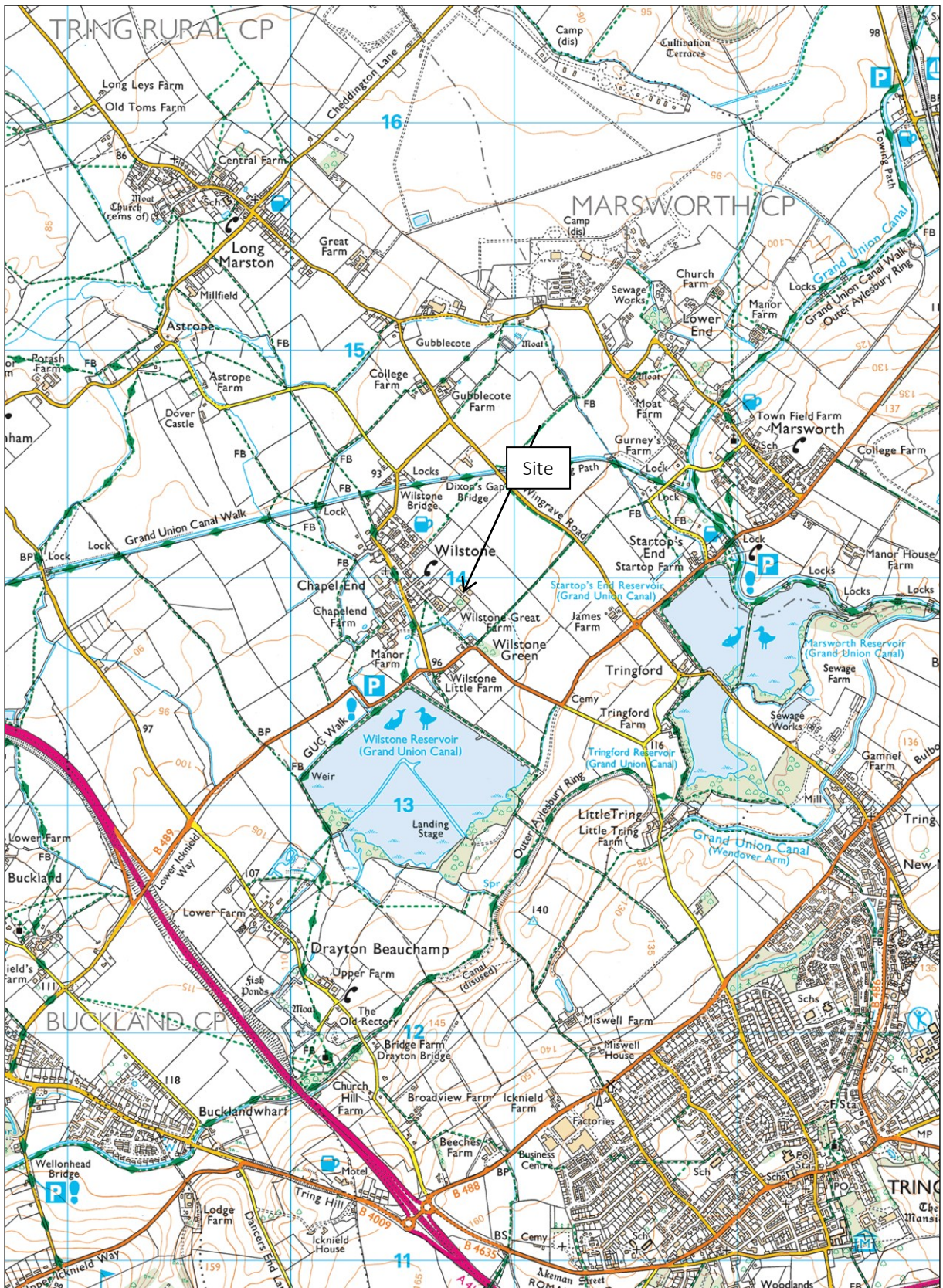


Figure 1: General location (scale 1:25,000)

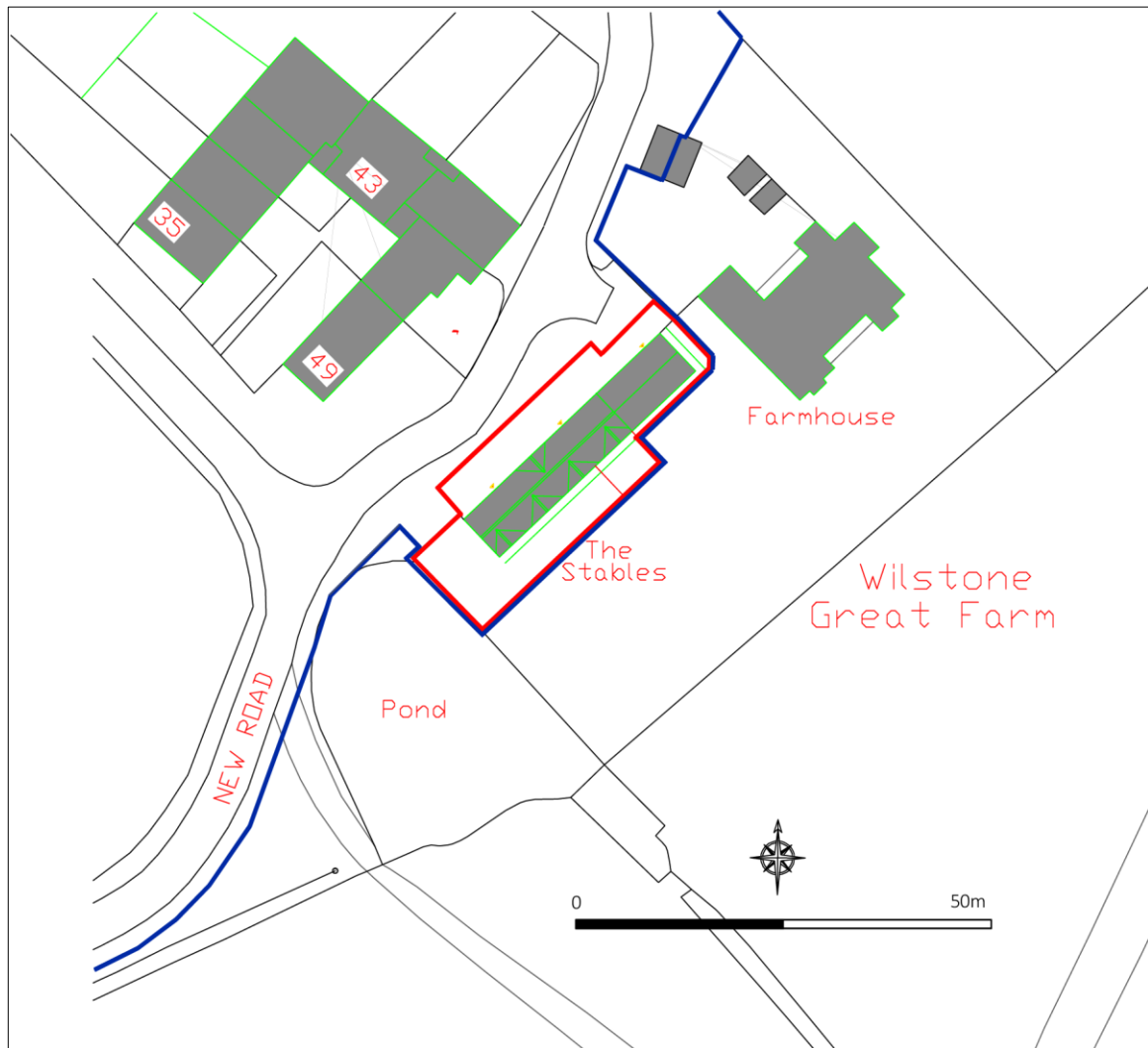


Figure 2: Site location (scale 1:900)

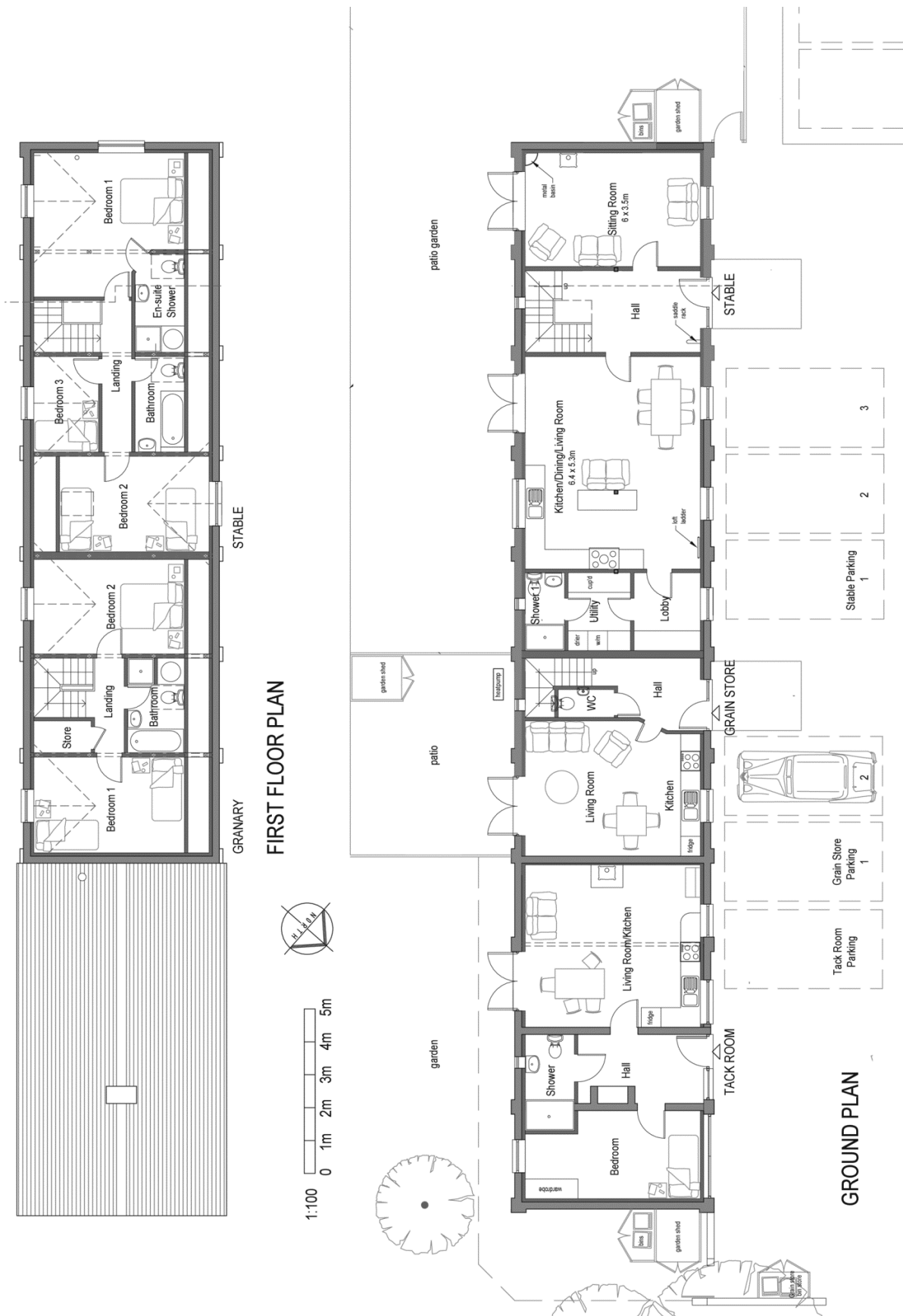


Figure 3: Development plan (scale as shown)



2 Aims & Methods

2.1 Aims

As described in the Written Scheme of Investigation (Section 2.1), the aims of the project were:

- To compile a record of the building prior to conversion
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide a report that meets the requirements of the National Planning Policy Framework

Historic Building Watching Brief

- To ensure the archaeological recording of previously unexposed historic building fabric
- To ensure the archaeological recording of all aspects of the development programme likely to have an impact on the historic fabric of the building before and during the works

Archaeological Watching Brief

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions

General aims

- To provide an adequately detailed project report that will place the findings of the investigations in their local and regional context, with reference to the relevant regional research agendas
- The analysis of the results of the archaeological work, with provision for the subsequent production of a report and archive, and the publication of results, as appropriate

2.2 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current English Heritage guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



2.3 **Methods**

The work was carried out according to the Written Scheme of Investigation (Section 2.3) which required:

- A programme of historic building recording to Historic England Level 3 (HE 2016).
- A watching brief on building works involving significant disturbance to the historic fabric of the buildings.
- An archaeological watching brief on all the groundworks

Historic Building Watching Brief

The survey covered the following:

- A written record was be made of each site visit using KDK's Historic Building Restoration Sheet
- These records are accompanied by sketches where appropriate
- In addition, a photographic record was be maintained throughout the watching brief
- The recording was based on drawings made available by the client/client's agent

Archaeological Watching Brief

- The archaeological monitoring of the groundworks associated with the development
- A contingency for the archaeological investigation and recording of any remains encountered during the monitoring programme

2.4 **Constraints**

No constraints were encountered.



3 Historical Background

- 3.1 The village of Wilstone has origins from the medieval period and formed part of the manor and parish of Tring (Tring situated some 2.7km away to the southeast). The Victoria County History (Page 1908) describes Wilstone as a hamlet of formerly greater size, and with medieval origins. Today it is a small historical village, and the proposed development site is located within Area of Archaeological Significance 13, being in close proximity to the medieval core of the village.

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from Hertfordshire Historic Environment Record Office (HER Ref. 192/16) reliable internet sources and KDK's library.

3.2 ***Prehistoric to Iron Age*** (before AD43)

There is no archaeological evidence of human presence in the area of Wilstone prior to the Iron Age. From this period the most relevant site is a Belgic settlement found during an evaluation in 1993 at the north of Lower Icknield Way (Macdonald, 1993). Iron Age pottery was also recovered at the south of the site in the 1970's (HER 13459).

There is a group of cropmarks near Wingrave Road at the south east of Wilstone that probably belong to the same period. Here three trackways (HER 7967) and a regular enclosure with eight internal pits and a small polygonal enclosure attached to the northwest are thought to form part of an Iron Age settlement (HER 7968).

Cropmarks of further possible Iron Age activity have also been found c.585m southeast of the development, consisting of a linear ditch aligned east - west (HER 1954) cutting through an enclosure ditch (HER 2545), along with a field boundary (HER 7970), and a double-ditched trackway (HER 1977).

3.3 ***Roman*** (AD43 - c.450)

Evidence for a Roman presence in Wilstone is limited. Aside from Roman pottery discovered on the western side of Wilstone reservoir, to the southwest of the development site, no other evidence for Roman occupation is present (HER 1524). The nearest major Roman roadway in the area is Akeman Street some 4.2 km to the southeast of Wilstone, partially under the course of the A4251 (HER 4595).

3.4 ***Saxon*** (c.450 - 1066)

There is currently no archaeological or historical evidence for Saxon activity in the area.

3.5 ***Medieval*** (1066 - 1500)

The village of Wilstone is thought to have its origins in the medieval period with the earlier part of the settlement focused around Chapel End, c.370m northwest of the development site.

Chapel End lane leads to a series of extensive medieval earthworks, c.488m southwest of the development site. Here a possible moated site is present surrounded by ridge and furrow, along with possible trackways and small enclosures (HER 2538).

Wilstone first appears in 1220 as 'Wivelestone(e)', although there is a possibility that the village may indeed be the unnamed outlying vill of Tring that is referred to in the Domesday Survey of 1086 as having 8 villagers (Grover, Mawer, Allen & Stenton 1938; Williams & Martin 2002; HER 4435).



The sub-manor of Wilstone was part of Tring, and the chapel would have been dependant on Tring Parish Church. Wilstone was one of number of nucleated settlements in Tring that never became a parish in their own right with a parish church. Tring is believed to have been a major mid-late Saxon royal estate, and as such its constituent villages were withheld from developing into separate parishes and rather formed part of a large secular estate (HER 4435).

An extensive area of preserved medieval ridge and furrow is also present to the west of the village (HER 16168), with smaller concentrations scattered around the village (HER 16171, 17264, 17266, 18449 and 18721).

3.6 *Post-medieval- Modern* (1500 - present)

By the 16th Wilstone was wealthier than the surrounding villages of Puttenham, Wiggington and Aldbury. The construction of the Grand Union Canal and the Wilstone Reservoir (HER 18631) in the late 18th century further increased employment and new trades, and the village remained a self-contained rural settlement into the 20th century. However, with the decline of the canal trade the population shrank (HER 4435).

The 1766 map of the village naming it 'Wilstern Green' depicts it prior to its decline. The triangular green is lined with buildings aside from the SW corner with Chapel End on the west side. This village layout is typical of settlement patterns in Hertfordshire, with buildings around a triangular area of common land, known as the Green, and routes coming out at the corners.

In 1894 the hamlet of Wilstone was joined with the ecclesiastical parish of Long Marston, forming the civil parish of Tring Rural (Page 1908). It was not until the later 19th century that the village got its own church, the Church of St Cross, situated within the village 200m to the north (HER 11424).

A number of post-medieval listed buildings exist within the village, including a late 15th century timber-framed house at 13 Tring Road (HER 15962); the Half Moon public house on Tring Road, a 17th century timber framed building (HER 13394); and Chapelend Farm, 7 Chapel End Lane, a 18th century farmhouse with 16th century timber-framed wings (HER 18720).

3.7 *Site Specific*

The Woodman family held the farm from the late 18th century, when the manor was bought by Sir Drummond Smith until 1931 (Gomm n.d). The Tring Estate, which included Wilstone, was acquired by Nathaniel de Rothschild in 1872 (Tring CA 2018:16) who carried out considerable building and rebuilding works on his estate. As part of this re-working, the farmhouse at Great Farm was demolished c.1890 and the present stables built on the footprint of an earlier building. Between 1931 and the 1950s, the Great Farm was owned by Mr Ross CBE, former governor of Sierra Leone, and his wife (Gomm n.d), after which it was bought by the Mead family.

The building was converted to a grain store in the 1960s, at which time the iron ties were installed (Alex Head pers. comm.) An external storage facility was located at the western end of the building, which has since been demolished and the opening in the wall linking the two structures has been blocked.

Trial trenching close to the 16th and 17th barns at Wilstone Great Farm (HER 10796) revealed the truncated remains of an earlier farmhouse that had been demolished c.1890 (HER 10091). Medieval pottery dating to the 11th to 13th century and a few post-medieval pottery fragments were discovered during the evaluation, as was a linear feature that may have been a boundary



ditch depicted on an estate map of 1719. Ridge and furrow can be seen in the adjacent fields (HER 10092).

3.8 Cartographic Evidence

Map regressions show the changes in the farmstead and the stables between 1877 and 1922, during which time the present stables were constructed and the original farmhouse was demolished (Figs. 4-5).

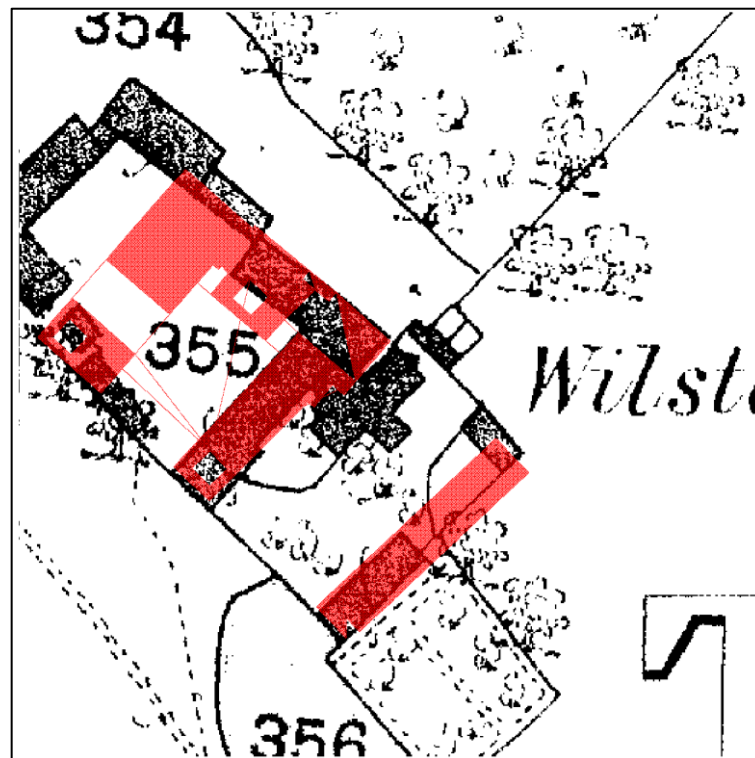


Figure 4: Extract from the 1887 Ordnance Survey Map (scale 1:1000)



Figure 5: Extract from the 1922 Ordnance Survey Map (scale 1:1000)



4 Historic Building Recording & Historic Building Watching Brief

4.1 General

The Stables are made up of two entities, both single storey brick-built structures under clay tiled roofs. The smaller of the two (Building 1) lies to the east and housed the tack room, and more recently an office and garage; the larger building (Building 2) to the west was the former stables converted to storage. The buildings were clearly constructed at the same time, and were built of good quality materials. The bricks measure 220 x 105 x 65mm and were set in a pink lime mortar, now overlain by a cream coloured lime mortar. Queen closers are present in the buttresses and either side of the openings.

Survey sheets of the elevations and the rooms, which include the photographic survey, are to be found in Appendix 1.

For the purposes of this report, the front elevation is considered to face due north.

4.2 Exterior (Figs. 6-7)

The north elevation of Building 2 has a centrally located gable with double hayloft doors, a stable door at ground floor level to east and west and 5 timber windows, all of 6 lights with the upper lights top hung (Shots 1-2 & 4). The openings all have segmental relieving arches and a timber sill. A brick buttress is located between each opening. There are five large iron ties above some of the openings and the smaller ones c.0.20m above ground level.

Building 1 is similar in its overall construction, and has a stable door to the right opening into former tack room, a modern garage door at the eastern end that have replaced timber doors hung on pintles (Shots 1&3). Between the two is a single timber door opening into an office. Both this and the tack room are lit by timber windows similar to those in Building 1.

The south elevation of both buildings has brick-built buttresses at regular intervals, with a single light window beneath the eaves in Building 2 (Shots 7-9). These, like the window in the north elevation of Building 1 have single relieving arches and a brick sill. There is a timber air vent at the eastern end of Building 2 directly above the window. There are no window or other features on the south elevation of Building 1.

The east elevation has no openings or architectural features other than angle buttresses on both sides (Shot 10). The barge board here, as in the gable in the front elevation, is plain.

The west elevation has a modern PVC 2-light casement window at first floor level, angle buttresses and a section of blockwork under a steel lintel at the northern end where the opening to the grain silo once was (Shot 5). The opening is 1.51m wide and 1.39m high (Shot 6).

4.3 Building 1 (Fig. 6)

The garage (Room 1) was largely inaccessible during the survey, but the walls were of painted brickwork and the ceiling was exposed (Shot 11). The office to the west (Room F2) had matchboard panelling to all the walls and a herring bone parquet floor. The ceiling was of plasterboard and painted. A top hung window and plank and batten door were located in the north wall and a brick fireplace with an iron grate, stone hearth and concrete surround were to the east (Shots 12-14). The walls in Room G3 were painted brickwork and the floor was also of bricks. A stable door and top hung timber window were located in the north wall and a



hayloft door in the west wall. The roof was exposed and had king posts with raking queen struts supporting trenched purlins with cleats. The underside of the roof was boarded (Shots 15-17).

4.4 **Building 2** (Fig. 6)

Room G4 to the east had painted brick walls, and carpet, probably over a concrete (Shots 23-28) There was a single timber window in the north wall and two smaller ones in the south, the eastern one of which had been converted to house a vent. A stable door, which had a decorative key lock, was also in the north wall. The space, which had formerly been a grain store, had been subdivided by modern blockwork, and a stair to the first floor was located in the west wall.

The adjoining room (Room 5) had recently been subdivided to form two units, but this partition had been removed prior to the survey. The five posts that housed the stall partitions for the stables, however, had survived (Shots 18-19). The central one had a straight brace to the west and all had redundant mortices to the south (Shot 21). All of the posts had iron clamps to the east and west which had been part of the original structure. The beam above the posts had a trait de Jupiter scarf joint at the east end next to the blockwork wall dividing Rooms 4 and 5. A stable door and two windows were located in the north wall and three smaller windows were to the south. A concrete floor and plasterboard ceiling were indicative of the later use of the stables, but the tack room hook, manger and timber ladder, which had been brought in from elsewhere on the farm, were reminiscent of the buildings original purpose (Shot 22). The western end of the room had been subdivided to form a kitchenette and WC.

The first floor was accessed by the stair in Room G4. It had seven bays with a 2-light UPVC window in the west wall, plank and batten hayloft doors with glazing in the upper lights in the north wall and a small hayloft door with long strap hinges to the east (Shots 29-35). The room had been subdivided to form an enclosed space for the stairs in the north wall. Where exposed, the floor was seen to be of east-west aligned boards c.16cm wide.

4.5 **Roof**

The building had a queen post roof with a king post above the collar and double trenched purlins with cleats (Shots 3-31). The rafters, which terminate just beneath the upper purlin, are supplemented by braces running parallel to them between the queen post and the wall plate. The ceiling consisted of plasterboard over timber boards. Trait de Jupiter scarf joints were present throughout the structure (Shot 32).



Figure 6: Northwest and southeast elevations (scale 1:100)

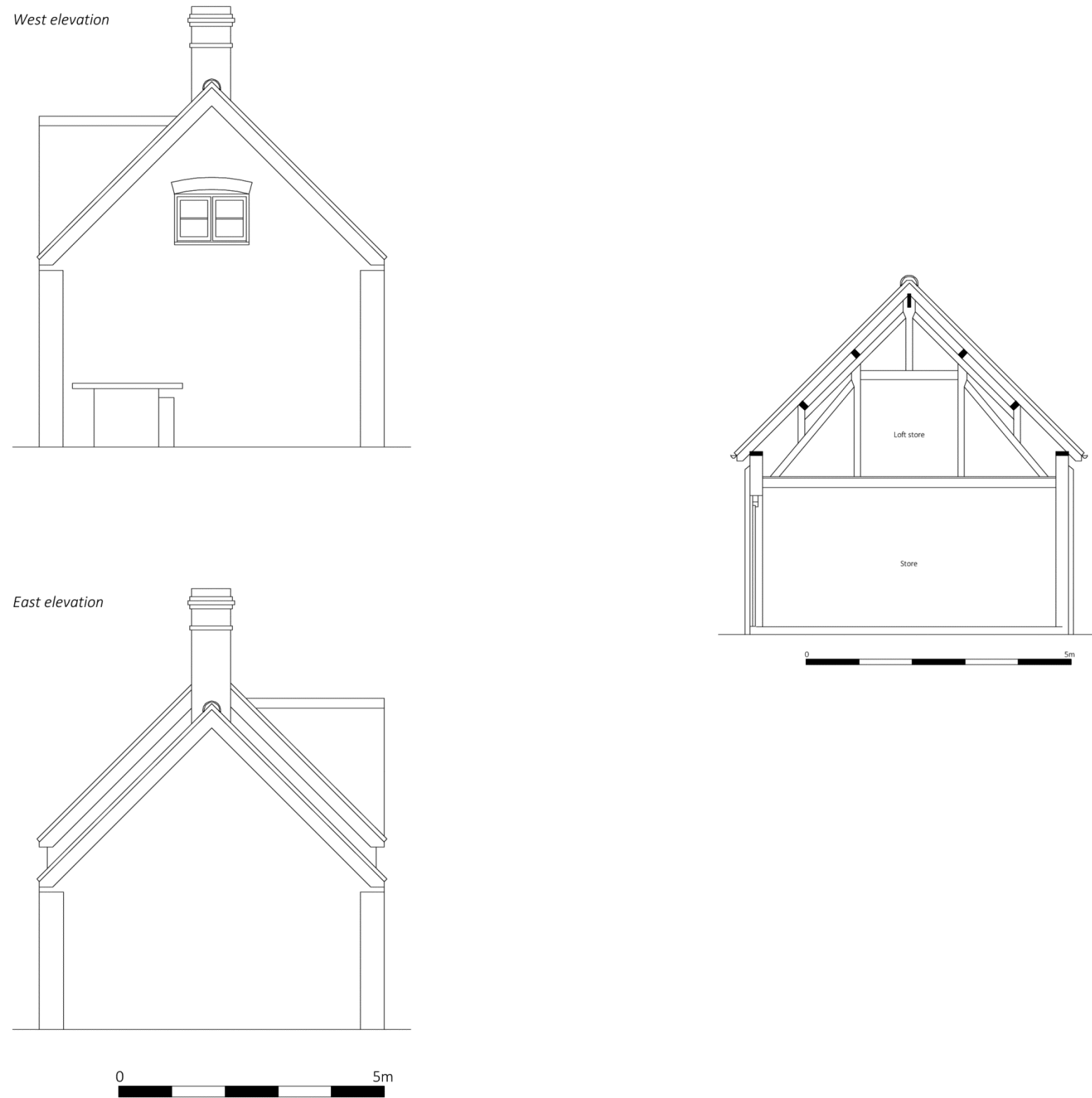
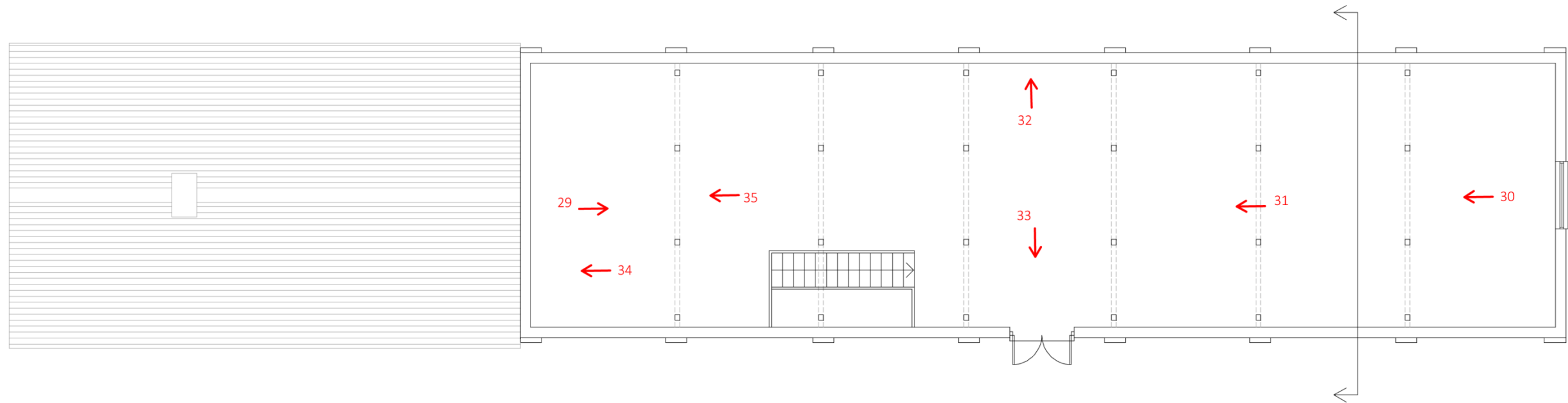


Figure 7: East and west elevations & cross section (scale 1:100)



First floor

Fig. 6



Ground floor

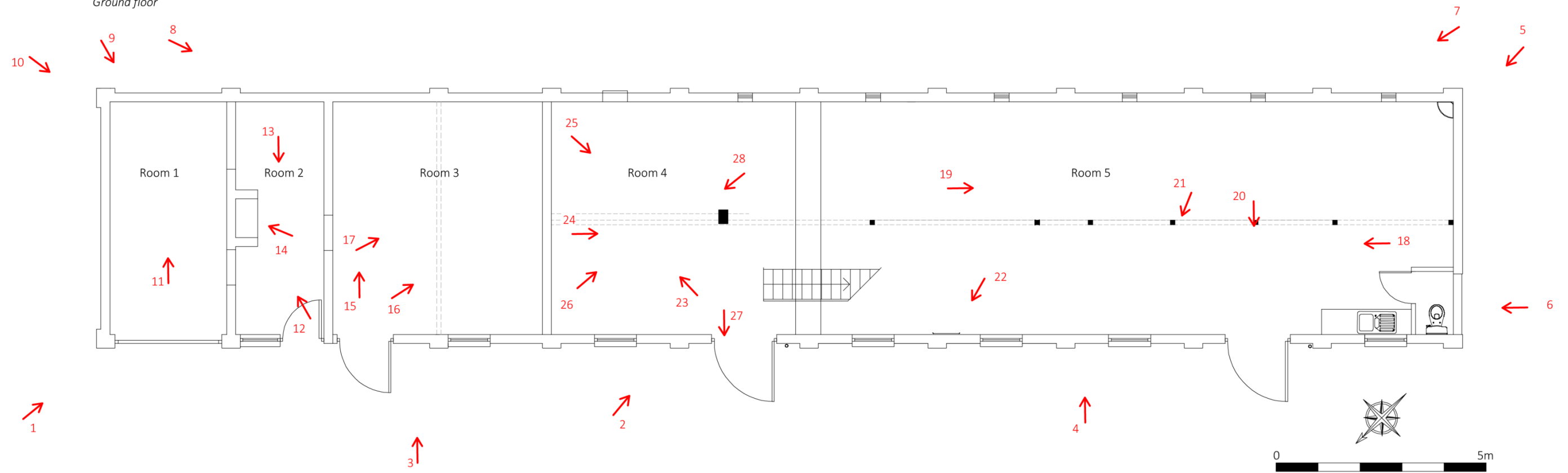


Figure 8: Building survey photo plans (scale 1:100)

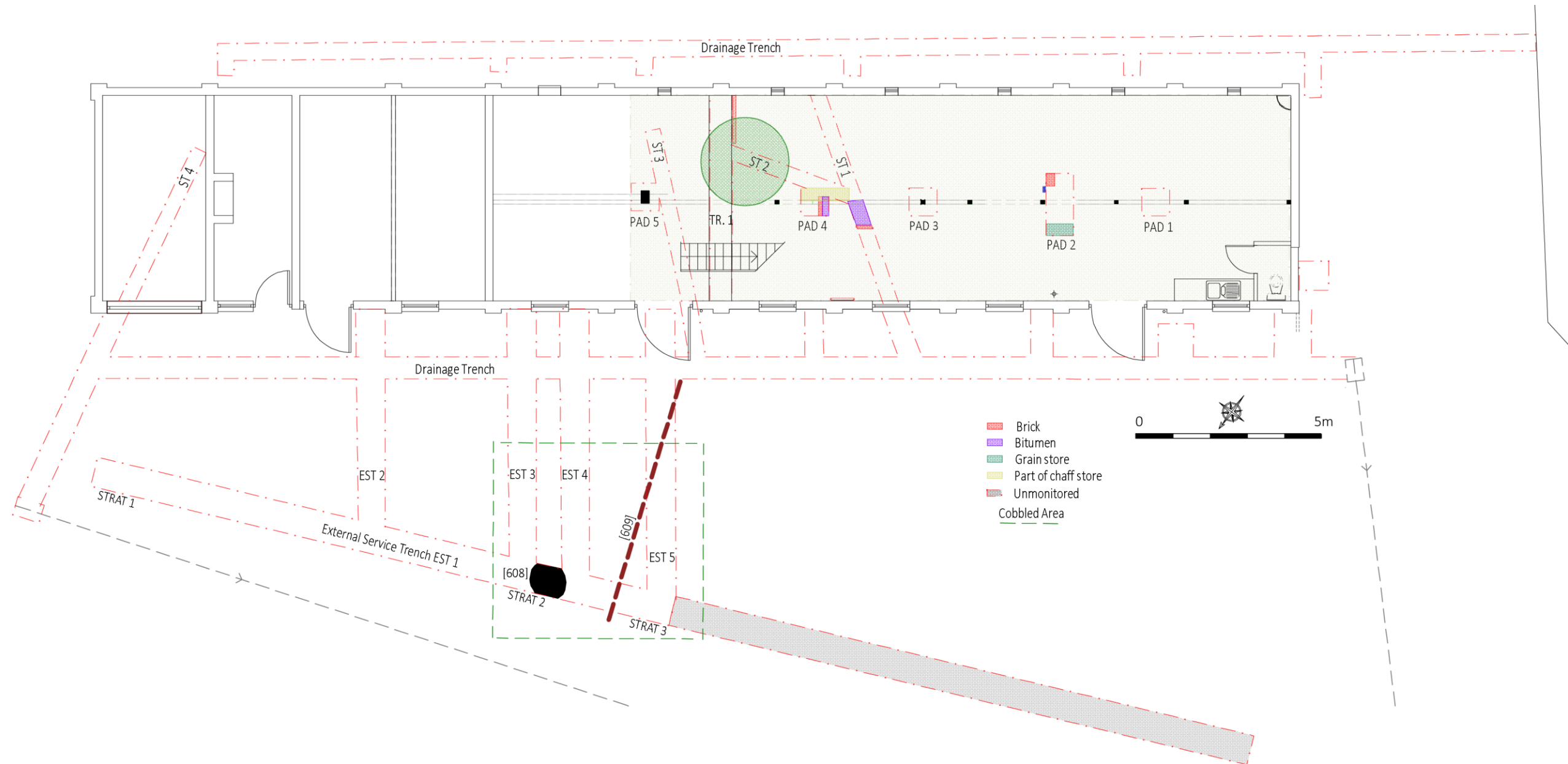


Figure 9: Archaeology plan (scale 1:125)

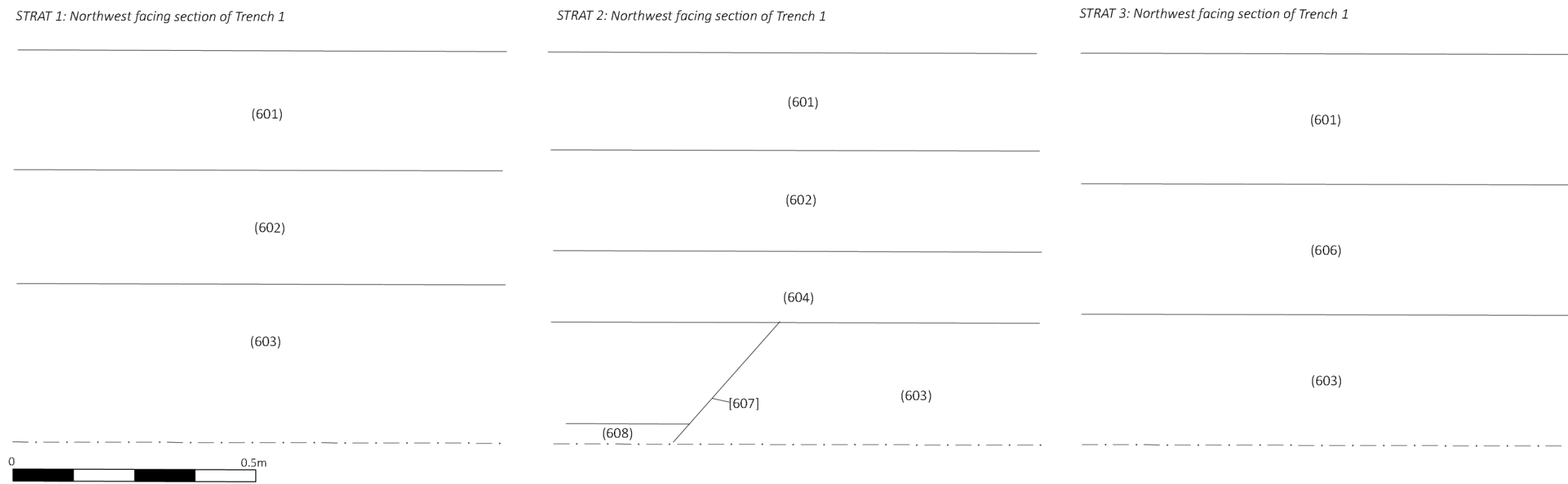


Figure 10: External Service Trench EST 1, Stratigraphic profiles 1-3 (scale 1:10)

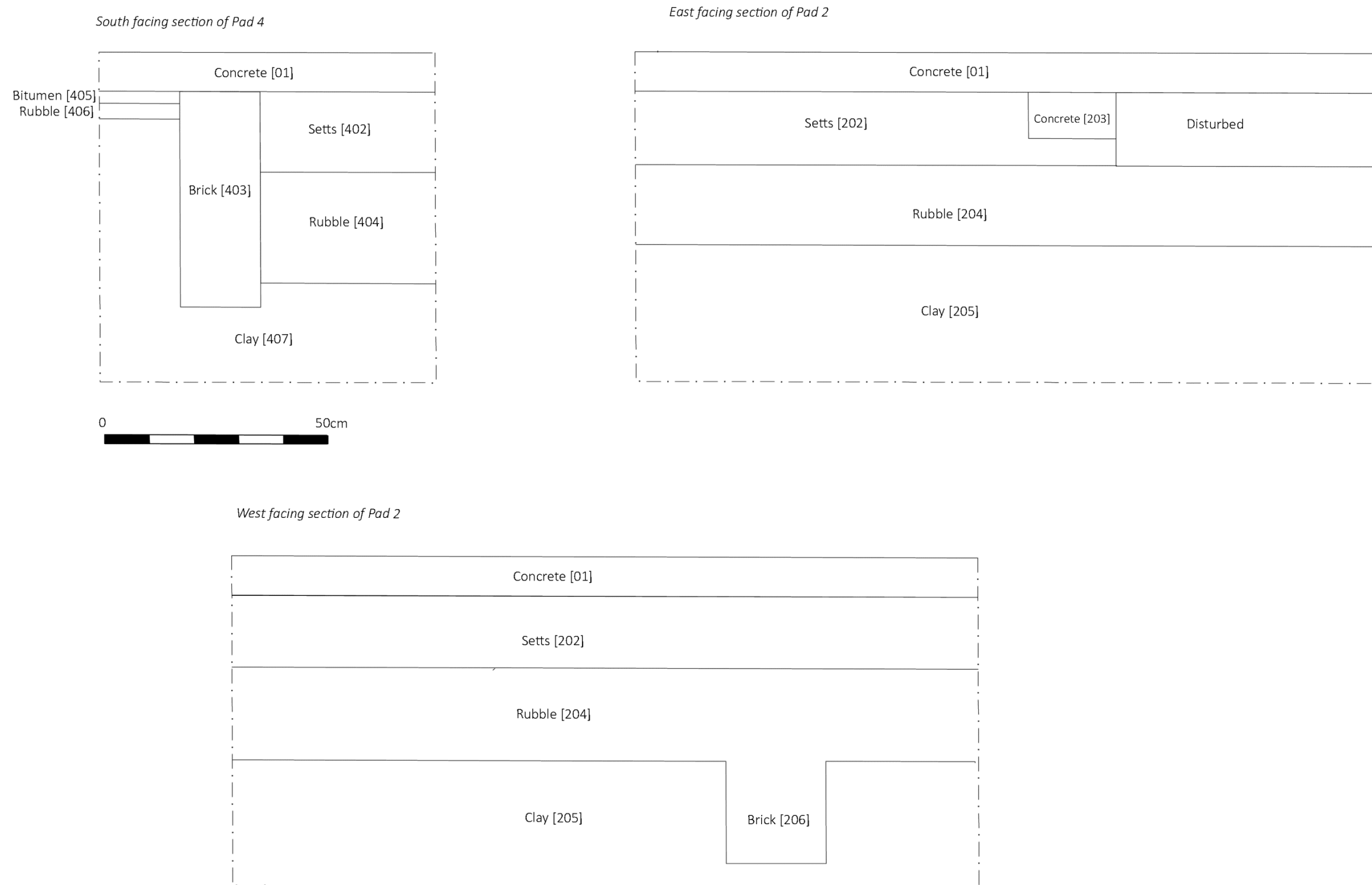


Figure 11: Pads within the building - selected sections (scale 1:10)



5 Archaeological Watching Brief

A Watching Brief was undertaken of all the works inside and outside the building, the results of which are illustrated in Figure 9.

5.1 *Drainage Trenches*

A series of drainage trenches were excavated outside the building, one to the front and another to the rear. The trench to the rear was 0.45m wide and up to 0.50m deep (Plates 1-2). The stratigraphy consisted of (Plate 3):

- Topsoil [01], which was highly disturbed dark grey brown friable sandy silt. It had frequent inclusions of building debris and gravel, and there was heavy rooting throughout. The layer was 28cm deep.
- Subsoil [02] comprised mid brownish grey loose clayey silt with frequent rooting, occasional building debris and occasional animal bone. The subsoil was c.19cm deep.
- Natural [03] was a mid-whitish yellow gravelly chalky clay, with some rooting.

The trenches to the south were between 0.40m and 0.60m wide and up to 0.50m deep. Only made ground was encountered (Plates 4-6). This may be a result of the construction of an extension to New Road, adjacent to the front of the building, sometime after 1950, or possibly it might have been a levelling layer related to the original construction.

5.2 *Service Trenches*

A series of services trenches (EST1-5), with an area of 33.2m sq., were excavated at the front of the converted stables (Fig. 9; Plates 7-17). Due to the nature of the planning consent and land ownership only the eastern 16m of EST1 were monitored. EST 1 was 0.80m deep and c. 0.60 -0.80m wide; the other trenches (EST2-5) that connected with the stables were 0.50-0.80m deep and 0.60m wide. As the stratigraphy was consistent across the excavated area only Trench 1 is described and illustrated in detail. The stratigraphy consisted of (Fig. 10; Plates 9-16):

- Cobbled area (c. 5m x 5m) at front of the building. This was removed prior to excavation. It was originally hardstanding for the operation of grain trucks that were positioned here in order to fill the grain silo when the building was used for grain storage from the 1960s.
- Made-ground (601): Greyish brown, silty gravel. This layer extended across the monitored area and was 0.2-0.3m deep.
- Made-ground (602): Dark grey, silty clay, with frequent flint cobbles ($\leq 0.10\text{m}$). This layer was c. 13m in length and 0.15-0.30m deep.
- Made-ground (604): Mid greyish brown clayey silt, with frequent flint ($\leq 0.10\text{m}$), and occasional small fragments of CBM. This layer was c.3m area and was 0.30m deep.
- Made-ground (605): This appeared to be a layer of re-deposited natural that was c.3m long x 0.19m deep.
- Made-ground (606): Mottled reddish brown clayey silt, with frequent angular flint ($< 0.10\text{m}$).
- Cut for soakaway [607]: c.3m diameter and $> 0.25\text{m}$ deep (Fig. 10; Plate 16).
- Soakaway (608): Blueish grey gravel, which was c.3m diameter x $> 0.6\text{m}$ deep (Fig. 10; Plate 16).
- Natural (603): Greyish beige, gravelly, clayey, silt with frequent angular flint ($\leq 0.10\text{m}$).



- Drainage channel (609): This was built of unbonded bricks and it ran through layer (606). It was c. 0.25m wide x H: 0.25m high, and was orientated N-S towards the stable and intersected with EST 5 (Plate 17). The constituent bricks were 15 x 11 x 6cm ($5 \frac{15}{16} \times 4 \frac{5}{16} \times 2 \frac{3}{8}$ inches), with a bright orangey red to brownish red fabric, with no obvious temper inclusions.

The stratigraphy revealed in External Service Trenches 1-5 comprised made-ground and the excavated area was riddled with live and disused service pipes. The only other remains encountered were a small brick-built drainage channel (609) and a soakaway (608) that were likely to be post-medieval in date and either related to the stable-block or the earlier building that it was built on, or the farmhouse (HER 10091) that was demolished c.1890.

5.3 *Internal Trenches*

The trenches and pads within the building prove to be of greater interest (Plates 18-23). Four pads measuring c.0.75sqm and another approximately 0.75 x 1.65m were excavated under archaeological supervision in Building 1 using a mini-digger. All were approximately 0.75m deep. In addition, four service trenches and were excavated within the two buildings and a single footings trench was dug in Room 5. These were of varying depths between 0.30m (Service Tr. 4 in the former garage) and 0.50m (Service Trs 1 & 2). The pads were excavated in two phases; initially the concrete floor, which was 90-100mm thick was removed, after which the pads were taken down to the required depth. The stratigraphy within much of Building 2 appeared to be 0.10m. of concrete over a floor made of granite setts that overlay brick rubble, 0.21- 0.25m deep. The natural geology comprised mid brown, soft plastic clay (Plates 19-23).

The granite setts, which measured between 100mm square and 90 x 190mm were evident in all of the areas that were opened and undoubtedly covered the entire floor of Room 5 (Plates 24-25). The possible remains of an east-west aligned runnel was noted in ST3 and Pad 1.

Brick footings were revealed in Trench 1, Pad 2 and Pad 4 (Plates 20, 22-23). The bricks were soft reds with frogs and measured c.220 100 x 650mm. They appeared to be hand made with few small inclusions. Brown sandy mortar was still apparent on some of the bricks. More recent brickwork was also noted in Service Trench 1 (ST1) and Pad 2, were some of the earlier form of brickwork as seen in Tr 1 and Pad 4 appeared to form a floor surface.

A layer of bitumen lay directly over the brick rubble to the west of the north-south aligned wall in Pad 4, and was also noted to the south of an east-west aligned footing in Service Tr 1 (Plates 26-27). It was apparently where the horse fodder was formerly kept.

The remains of what was identified as the chaff store by the client, was also revealed in Pad 4 and Service Tr. 2. The area exposed was 3.40 metres north-south and 1.30 east to west. The feature had been backfilled with rubble.

A 0.20m wide concrete feature, aligned east-west was revealed at the northern end of Pad 2 on the same level as the granite floor, and which was thought to have been part of one of the three grain stores constructed within the building in the late 20th century (Plate 8).

A concrete grain pit, c.2m wide that had been built in the 1930s was revealed at the eastern end of Room 5 (Plate 28).



Plate 1: Trench to the rear of the building, view to east



Plate 2: Trench to the rear of the building, western arm



Plate 3: Stratigraphy of the rear trench



Plate 4: Drainage trench to the south, looking east



Plate 5: Detail of drainage trench to the south, looking southeast



Plate 6: Detail of sump to the south of the building



Plate 7: External Service Trench (EST) 1, looking SW



Plate 8: EST 1, looking NE



Plate 9: EST 1, Stratigraphic section 1



Plate 10: EST, Stratigraphic section 2



Plate 11: EST 1, Stratigraphic section 3



Plate 12: EST 2 Stratigraphy



Plate 13: EST 3 Stratigraphy



Plate 14: EST 4 Stratigraphy



Plate 15: EST 5 Stratigraphy



Plate 16: EST 1, soakaway, looking NW



Plate 17: EST 1, drain, looking NW



Plate 18: General view of the internal groundworks, looking west



Plate 19: West facing section of Pad 1



Plate 20: Pad 2 completed



Plate 21: North facing section of Pad 3



Plate 22: South facing section of Pad 4



Plate 23: West facing section of Pad 5



Plate 24: Pad 2 following concrete removal, looking east



Plate 25: Detail of earlier floor



Plate 26: Brick footings in Service Trench 1



Plate 27: South facing section of Pad 4



Plate 28: Remains of the concrete grain store



6 Conclusions

Great Farm Stables is a late 19th century brick-built structure, erected at much the same time as the former farmhouse was demolished. The smaller of the two sections, Building 1 which was at the eastern end of the range, housed the tack room and more recently an office and garage. The western section was the former stables, which was later converted as a storage facility. A large circular grain store was installed at the eastern end of Building 2 in the 1930s, to the west of which was an area for storing chaff and horse fodder. Three grain stores were installed at the western end of the building in the 1960s, the only surviving evidence for which was a narrow strip of concrete running east-west in Pad 1. An area of blockwork in the west wall is all that remains to indicate the now demolished external store.

The original purpose of the building was still apparent in the posts at the western end of Building 2, where the original horse stalls had been, and the granite setts beneath the concrete floor.

The investigations at Great Farm Stables revealed little evidence for earlier activity on the site, other than the brick footings of a post-medieval building within footprint of the current structure and drainage related to the stable-block or the earlier building that it was built on, or the farmhouse (HER 10091) demolished c.1890. The groundworks to the north of the building revealed made ground overlying natural. The trenches to the south were up to 0.80m deep and the only features that were revealed within the otherwise extensively disturbed ground were a brick drain and a soakaway.

Although medieval pottery dating from the 11th-13th centuries was found along with evidence for the earlier farmhouse during trial trenching immediately north of the site in 1997 (Hunn 1997), no further evidence for medieval activity was encountered during the course of these works. It would appear that, with the exception of the surviving brick footings for the earlier outbuilding on the site, the construction of the stable at the turn of the 20th century, any traces of pre-modern activity were destroyed.



7 Acknowledgements

KDK Archaeology is grateful to Simon Jones of BSA Chesters Ltd for commissioning this report on behalf of Simon Mead. Thanks are also due to Isobel Thompson of Hertfordshire Historic Environment Team (HHET) for providing historic environment records and other relevant documents; the staff of the Hertfordshire Archive and Local Studies (HALS) for their assistance in the historic research and to Alison Tinniswood of HHET monitoring the project.

Thanks are also due to Simon Mead and his team for their help and assistance during the fieldwork.

The fieldwork was carried out by Karin Kaye MA MCIfA, Laura Dodd, MSc ACIfA, Chris Martin-Taylor BSc, & Derek Watson PhD. The report was written by Karin Kaye and Derek Watson. It was illustrated by Chris Martin-Taylor and edited by David Kaye BA ACIfA.



8 Archive

8.1 The project archive will comprise:

- Written Scheme of Investigation
- Report
- Survey notes
- Architect's survey drawings
- List of photographs
- B/W prints
- B/W negatives
- CDROM with copies of all digital files.

8.2 As no finds were recovered, the archive will not be accepted by Dacorum Heritage Trust, and will be retained by KDK Archaeology. A copy of the report will be deposited with the Dacorum Heritage Trust and the Hertfordshire Archive and Local Studies library. The report will also be uploaded to OASIS



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Maps Consulted

1799 Inclosure map

1838 Tithe Map

1877 Ordnance Survey Map (Bucks Series) XXIX.5

1898 Ordnance Survey Map (Bucks Series) XXIX.5

1922 Ordnance Survey Map (Herts Series) XXV.6



Appendix 1: Survey Sheets

Project code: 243/WGF	Project: Wilstone Great Farm Stables	Elevation: North
Recorder: KK	Survey Date: 27.10.16	



Shot 1: North elevation



Shot 2: North elevation, building 2

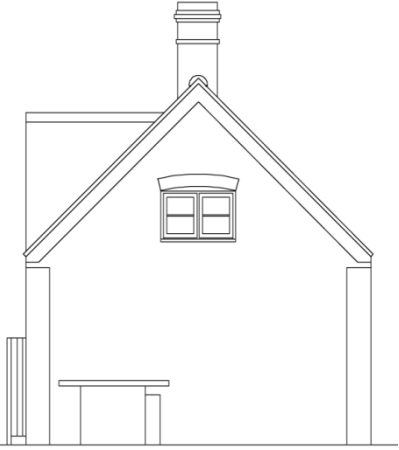


Shot 3: North elevation, building 1



Shot 4: Close up of building 2 gable



Project code: 243/WGF	Project: Wilstone Great Farm Stables	Elevation: West
		
Recorder: KK	Survey Date: 27.10.16	



Shot 5: West elevation



Shot 6: West elevation, bricked up opening



Project code: 243/WGF	Project: Wilstone Great Farm Stables	Elevation: South
Recorder: KK	Survey Date: 27.10.16	



Shot 7: South elevation from the southwest

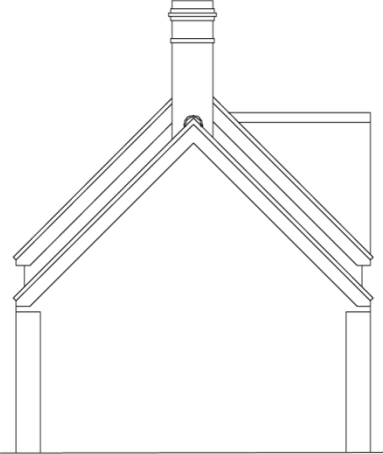


Shot 8: South elevation from the southeast



Shot 9: South elevation



Project code: 243/WGF	Project: Wilstone Great Farm Stables	Elevation: East
		
Recorder: KK	Survey Date: 27.10.16	



Shot 10: East elevation from the southeast



Project code: 243/WGF	Project: Wilstone Great Farm Stables	Room no: 1
Location: Building 1	Function: Garage	
Dimensions (m):	Length: 5.6m	Width: 2.75
Wall form & decor: Painted brick		
Ceiling / roof structure: Purlins visible, timber boards to roof		
Doors: Garage door to northwest		
Floor: Not visible		
Recorder: KK	Survey Date: 27.10.16	



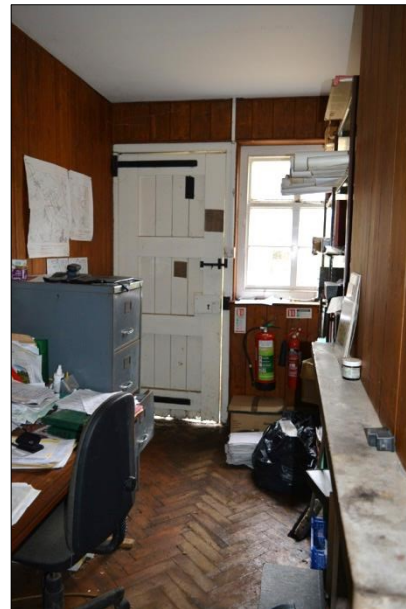
Shot 11: Room 1 looking east



Project code: 243/WGF		Project: Wilstone Great Farm Stables		Room no: 2	
Location: Building 1			Function: Office		
Dimensions (m):		Length: 5.48	Width: 2.09	Height: 2.70	
Wall form & decor: Matchboard panelling to all walls					
Ceiling / roof structure: Flat plasterboard					
Windows: Top hung timber windows to the north					
Doors: Plank and batten door to the north					
Floor: Herringbone parquet					
Fireplace: Brick fireplace to east with a stone hearth, iron grate and concrete surround					
Recorder: KK			Survey Date: 27.10.16		



Shot 12: Room 2 looking south



Shot 13: Room 2 looking north



Shot 14: Room 2 fireplace detail



Project code: 243/WGF	Project: Wilstone Great Farm Stables		Room no: 3
Location: Building 1		Function: Storage	
Dimensions (m):	Length: 5.45	Width: 4.95	
Wall form & decor: Painted brick			
Ceiling / roof structure: King post roof with raking queen struts. Fledged purlins with cleats. Timber board to roof			
Windows: Window to the north			
Doors: Hayloft door to west			
Floor: Brick			
Recorder: KK		Survey Date: 27.10.16	



Shot 15: Room 3 southeast view



Shot 16: Room 3 hayloft door



Shot 17: Room 3 roof detail



Project code: 243/WGF		Project: Wilstone Great Farm Stables		Room no: 4	
Location: Building 2			Function: Storage		
Dimensions (m):		Length: 8.17	Width: 5.53	Height: 2.80	
Wall form & decor: Painted brick. Blockwork wall forming subdivision to west. Blockwork wall also added to south wall beneath western windows					
Ceiling / roof structure: On-edge machine milled timber joists with central timber and metal beams					
Windows: 1 window to north, 2+1 small windows to south. The eastern one has been converted to house a vent					
Doors: Stable door with decorative key lock to the north					
Floor: Carpet over possible concrete					
Staircase: Staircase					
Recorder: KK			Survey Date: 27.10.16		



Shot 23: Room 4 southeast corner



Shot 24: Room 4 staircase



Shot 25: Room 4 northwest corner



Shot 26: Room 4 south wall



Shot 27: Room 4 detail of lock



Shot 28: Room 4 northeast corner



Project code: 243/WGF	Project: Wilstone Great Farm Stables		Room no: 5
Location: Building 2		Function: Stables	
Dimensions (m):	Length: 13.15	Width: 5.45	
Wall form & decor: Painted brickwork			
Ceiling / roof structure: Plasterboard			
Windows: 2 windows to north and 3 small windows to the south			
Doors: Stable door to west			
Floor: Concrete			
Other architectural details: Dividing wall removed making one large area. The posts that formerly housed the stall partitions survive (5 in total) the central one has a straight brace to the west. All have redundant mortices to the south. Posts have original iron clamps to east and west. Beam above posts have a trait de Jupiter scarf joint at east end, next to brickwork wall between rooms 4 and 5. Western part of room subdivided to provide kitchenette and WC. Ladder, tack room, hook and hanger brought in from elsewhere on farm.			
Recorder: KK		Survey Date: 27.10.16	



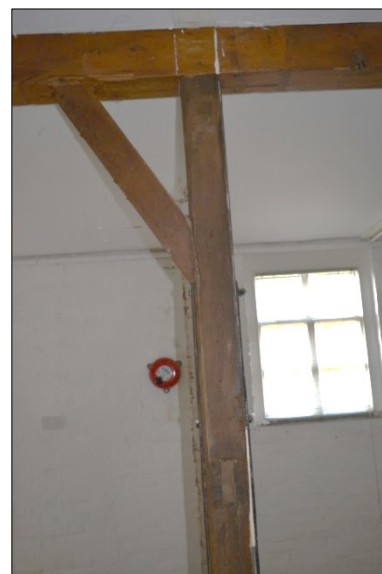
Shot 18: Room 5 looking east



Shot 19: Room 5 looking west



Shot 20: Room 5 stable door to the north



Shot 21: Room 5 central post detail



Shot 22: Room 5 northeast corner



Project code: 243/WGF	Project: Wilstone Great Farm Stables		Room no: FF
Location: Building 2		Function: Hay loft	
Dimensions (m):	Length: 21.35	Width: 5.5	
Wall form & decor: 7 Bays			
Ceiling / roof structure: Queen post with king posts above. Collar twin side braces as the truss doesn't sit on the wall plate. Cleats and double trenched purlins. Plasterboard over timber boards to roof			
Windows: 2 light UPVC window to west			
Doors: Hayloft door with glazing in the upper lights to north and small hayloft door to east. Small door to east with long strap hinges and rent beneath timber lintels. Door to north under arch, plank and batten doors with iron bars set into frame to left and right			
Floor: Timber boards 16cm wide orientated east-west			
Staircase: Modern			
Other architectural details: Scarf joint is the trait de Jupiter and used throughout Building 2			
Recorder: KK		Survey Date: 27.10.16	



Shot 29: First floor looking west



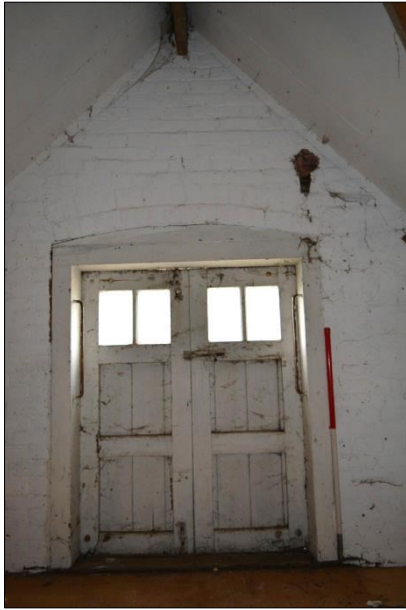
Shot 30: First floor looking east



Shot 31: First floor roof structure



Shot 32: Detail of Trait de Jupiter scarf joint



Shot 33: First floor hayloft door to the north



Shot 34: First floor small door to the east



Shot 35: First floor east wall



Appendix 2: Photograph List

Shot	B&W	Digital	View	Date	Subject
Initial Building Survey					
1	x	x	SW	27.10.2016	North elevation from the northeast
2	x	x	SW	27.10.2016	North elevation of Building 2 from the northeast
3	x	x	S	27.10.2016	North elevation of Building 1
4	x	x	S	27.10.2016	Close up of building 2 gable
5	x	x	NW	27.10.2016	West elevation
6	x	x	NE	27.10.2016	West elevation, blocked opening to grain store
7	x	x	NE	27.10.2016	South elevation from the southwest
8	x	x	NE	27.10.2016	South elevation from the southeast
9	x	x	N	27.10.2016	South elevation
10	x	x	NW	27.10.2016	East elevation from the southeast
11	x	x	E	27.10.2016	Room 1 looking east
12	x	x	S	27.10.2016	Room 2
13	x	x	N	27.10.2016	Room 2
14	x	x	W	27.10.2016	Room 2, fireplace detail
15	x	x	SE	27.10.2016	Room 3 southeast view
16	x	x	NE	27.10.2016	Room 3 hayloft door
17	x	x	NE	27.10.2016	Room 3 roof detail
18	x	x	E	27.10.2016	Room 5 looking east
19	x	x	W	27.10.2016	Room 5 looking west
20	x	x	N	27.10.2016	Room 5 stable door to the north
21	x	x	N	27.10.2016	Room 5 central post detail
22	x	x	NE	27.10.2016	Room 5 northeast corner
23	x	x	SE	27.10.2016	Room 4 southeast corner
24	x	x	E	27.10.2016	Room 4 staircase
25	x	x	NW	27.10.2016	Room 4 northwest corner
26	x	x	SW	27.10.2016	Room 4 south corner
27	x	x	N	27.10.2016	Room 4 detail of lock
28	x	x	NE	27.10.2016	Room 4 northeast corner
29	x	x	W	27.10.2016	First floor looking west
30	x	x	E	27.10.2016	First floor looking east
31	x	x	E	27.10.2016	First floor roof structure
32	x	x	S	27.10.2016	Detail of Trait de Jupiter scarf joint
33	x	x	N	27.10.2016	First floor hayloft door to the north
34	x	x	E	27.10.2016	First floor small door to the east
35	x	x	E	27.10.2016	First floor east wall
Watching Brief 2017, 2018 & 2020					
36	x	x	E	30.10.2017	Drainage trench to the south of the building
37	x	x	W	30.10.2017	Stratigraphy of northern drainage trench
38	x	x	W	30.10.2017	Stratigraphy of northern drainage trench
39	x	x	S	30.10.2017	Drainage trench to the west of the building
40	x	x	E	11.01.2017	Pad 2: general shot, primary ground reduction
41	x	x	E	12.01.2017	Pad 2: detail of setts
42	x	x	W	12.01.2017	East facing section of Trench 1
43	x	x	S	12.01.2017	Pad 2, completely excavated
44	x	x	E	12.01.2017	West facing section of Pad 2
45	x	x	E	12.01.2017	West facing section of Pad 1



Shot	B&W	Digital	View	Date	Subject
46	x	x	S	12.01.2017	North facing section of Pad 3
47	x	x	N	12.01.2017	South facing section of Pad 4
48	x	x	E	12.01.2017	West facing section of Pad 5
49	x	x	E	12.01.2017	Grain store in Trench 1
50	x	x	SW	12.01.2017	General view of Trench 1
51	x	x	SW	12.01.2017	Service trench 3
52	x	x	W	12.01.2017	General view of the excavations
53	x	x	NW	12.01.2017	East facing section of Service Trench 1
54	x	x	E	04.01.2018	Service trench to north of the building
55	x	x	S	04.01.2018	Sump in northern service trench
56	x	x	SE	04.01.2018	Eastern end of northern service trench
57	x	x	W	04.01.2018	Service trench to north of the building
58	x	x	S	04.01.2018	Detail of northern service trench
59	x	x	SE	04.01.2018	Detail of northern service trench
60	x	x	S	04.01.2018	Detail of northern service trench
61		x	SW	07.09.2020	External Service Trench 2 Stratigraphy
62		x	SW	07.09.2020	External Service Trench 3 Stratigraphy
63		x	SW	07.09.2020	External Service Trench 4 Stratigraphy
64		x	SW	07.09.2020	External Service Trench 5 Stratigraphy
65		x	NW	07.09.2020	External Service Trench 1, Strat 1
66		x	NW	07.09.2020	External Service Trench 1, Strat 2
67		x	NW	07.09.2020	External Service Trench 1, Strat 3
68		x	NW	07.09.2020	External Service Trench 1, soakaway [608]
69		x	SW	07.09.2020	External Service Trench 1
70		x	SW	07.09.2020	External Service Trench 1
71		x	SW	07.09.2020	External Service Trench 1
72		x	SW	07.09.2020	External Service Trench 1
73		x	NE	07.09.2020	External Service Trench 1
74		x	NE	07.09.2020	External Service Trench 1
75		x	NW	07.09.2020	External Service Trench 1, drain [607]
76		x	NW	07.09.2020	External Service Trench 1, drain[607]



Appendix 3: Context list

Context No.	Dimensions (L x W x D m)	Description
1	>12x>5 x 0.09-0.10	Concrete floor throughout the building
2	>10 x> 5 x 0.18	Granite setts beneath concrete floor. Setts measure between 10x10 to 9-19cm
103	1.30l x c.0.25 high	North-south aligned brick footing in Trench 1. Bricks are red, frogged & measure 22 x 10 x 6.5cm. Sandy mortar still evident
202	0.88l x 0.17d	Granite setts beneath concrete floor. Setts measure between 10x10 to 9-19cm
203	0.20w x 0.19d	Concrete wall, part of grain store
204	1.69 x 0.75 x 0.21	Rubble
205	1.69 x 0.75 x 0.31	Clay
206	0.24w x 0.24d	East-west aligned brick footing in Pad 2 Bricks are red, frogged & measure 22 x 10 x 6.5cm. Sandy mortar still evident
402	0.39l x 0.18d	Granite setts beneath concrete floor. Setts measure between 10x10 to 9-19cm
403	0.18l x 0.49d	East-west aligned brick footing in south facing section of Pad 4. Bricks are red, frogged & measure 22 x 10 x 6.5cm. Sandy mortar still evident
404	0.39 l x 0.25d	Rubble
405	0.18l x 0.03md	Bitumen
4.6	0.18lx0.03md	Rubble
F1	c.2m diameter	Concrete grain pit at eastern end of Building 2 in Tr1 and ST2
F2	>1.3l x >0.36w	Chaff Store seen in Pad 4, ST1 and ST2
601	>16m l x 0.20-0.30m d	Greyish brown, silty gravel. Made ground
602	c.13m l x 0.15-0.30m d	Dark grey, silty clay, with frequent flint cobbles (≤0.10m). Made ground
603	>16m l x >0.15m d	Natural. Greyish beige, gravelly, clayey, silt with frequent angular flint (≤0.10m).
604	c.3m l x 0.30m d	Mid greyish brown clayey silt, frequent stones/flint (≤0.10m). Occasional small fragments of CBM. Made-ground
605	c.3m l x 0.19m d	Re-deposited natural. Made-ground
606	>5m l x 0.35m d	Mottled reddish brown clayey silt, frequent angular flint (<0.10m). Contained a brick-based drain channel. Made-ground
607	c.3m (diam) x >0.25m (depth)	Cut for soakaway
608	c.3m (diam) x >0.6m (depth)	Soakaway - blueish grey gravel



Appendix 4: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire	Project Site Code	243/WGF
OASIS reference	kdkarcha1-264484	Event/Accession no	TBC
OS reference	SP 90700 13847	Study area size	304sq m
Project Type	Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief	Height (mAOD)	c.97m
Short Description	<p>Between October 2016 and September 2020 KDK Archaeology Ltd carried out a Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief on Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire in order to fulfil a planning condition for the development and conversion of buildings on the site.</p> <p>The stables were erected at the turn of the 20th century on the site of an earlier outbuilding. It is a brick built structure under a tiled roof, with the stables formerly at the western end of the range and a small tack room and second room, now a garage to the east. The building was converted to store grain in the 1960s before being reconfigured for light industrial use. The watching brief revealed evidence for the grain and chaff stores, as well as some brick footings for internal subdivisions and the original floor or granite setts. The ground to the north of the building was seen in the service trenches to have been highly disturbed made ground although topsoil and subsoil survived to the south. No archaeological features or finds were revealed in any of the external groundworks, despite the fact that medieval pottery and building remains were encountered during trial trenching on the site immediately to the north of the stables in 1977. It appears that the construction of the stables in the late 19th/early 20th century destroyed any earlier remains other than brick rubble.</p>		
Previous work	None	Site status	None
Planning proposal	Conversion off existing stables to three dwellings	Current land use	Redundant stables
Local Planning Authority	Dacorum County Council	Planning application ref.	4/01334/16/FUL
Monument type	Building	Monument period	Post-medieval
Significant finds	None	Future work	No
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	-	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye	Director/Supervisor	Karin Kaye
Sponsor/funding body	Simon Mead		
PROJECT DATE			
Start date	16.10.2016	End date	07.09.2020
PROJECT ARCHIVES			
	Location	Content (eg. pottery, animal bone, files/sheets)	
Physical		None	
Paper	KDK Archaeology	WSI, report, B&W & digital photographs, fieldwork sheets,	
Digital	OASIS	Report, digital photographs	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			



Title	Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief: Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire		
Serial title & volume	243/WGF/2		
Author(s)	Karin Kaye MA MCIfA & Chris Martin-Taylor BSc		
Page nos	54	Date	29.09.2020



Appendix 5: Hertfordshire HER Summary Sheet

Site name and address: Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire	
County: Hertfordshire	District: Dacorum
Village/Town: Wilstone	Parish: Tring Rural
Planning application reference: 4/01334/16/FUL	
Client's name, address, & tel. no: Simon Mead, Wilstone Farm Shop, Lower Icknield Way, Wilstone Green, Hertfordshire, HP23 4NT	
Nature of application: Conversion of existing stables to three dwellings	
Present land use: Redundant stables	
Size of application area: 304 sq m	Size of area investigated: 304 sq m
NGR (to 8 figures): SP 90700 13847	Site code: 243/WGF
Site director: Karin Kaye	Organization: KDK Archaeology Ltd
Type of work: Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief	
Date of work: Start: 16.10.2016	Finish: 07.09.2020
Curating museum: Hertfordshire Archive and Local Studies (HALS)	
Related HER nos: HER 10796, HER 10091	Periods represented: Post-medieval
Relevant previous summaries/reports: Hunn, J. 1997 <i>Archaeological Evaluation of Wilstone Great Farm, Tring, Hertfordshire</i> ASAC/WGF/T/H97	
<p>Summary of fieldwork results:</p> <p>Between October 2016 and September 2020 KDK Archaeology Ltd carried out a Historic Building Recording, Historic Building Watching Brief and Archaeological Watching Brief on Wilstone Great Farm Stables, New Road, Wilstone, Hertfordshire in order to fulfil a planning condition for the development and conversion of buildings on the site.</p> <p>The stables were erected at the turn of the 20th century on the site of an earlier outbuilding. It is a brick built structure under a tiled roof, with the stables formerly at the western end of the range and a small tack room and second room, now a garage to the east. The building was converted to store grain in the 1960s before being reconfigured for light industrial use. The watching brief revealed evidence for the grain and chaff stores, as well as some brick footings for internal subdivisions and the original floor or granite setts. The ground to the north of the building was seen in the service trenches to have been highly disturbed made ground although topsoil and subsoil survived to the south. No archaeological features or finds were revealed in any of the external groundworks, despite the fact that medieval pottery and building remains were encountered during trial trenching on the site immediately to the north of the stables in 1977. It appears that the construction of the stables in the late 19th/early 20th century destroyed any earlier remains other than brick rubble.</p>	
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