



KDK Archaeology Ltd

Archaeological Observation and Recording Report

17 Tring Road
Wilstone
Hertfordshire



Quality Check

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Summary

In October and November 2017 a programme of Observation and Recording was undertaken at 17 Tring Road, Wilstone, Hertfordshire as a planning condition for the development of the site.

The condition was imposed as the site lies within the medieval core of Wilstone and is surrounded by a number of heritage assets.

Groundworks consisted of the removal of redundant foundations, excavation of new footings and ground reduction. Only modern deposits and material were uncovered and no elements of archaeological interest were identified.

1 Introduction

1.1 In October and November 2017 KDK Archaeology Ltd undertook a programme of Observation and Recording of 17 Tring Road, Wilstone, Hertfordshire. The project was commissioned by Daniel Sargeant of Sargeant Architects on behalf of Anthony Hayes of Frithsden Construction, and was carried out according to a Written Scheme of Investigation prepared by KDK (Barclay-Jones 2017), and approved by Hertfordshire Historic Environment Team (HHET), Archaeological Advisor (AA) to the Local Planning Authority (LPA), Dacorum Borough Council. The relevant planning application reference is 4/01331/17/FUL.

1.2 *Planning Background*

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

1.3 *The Site*

Location

The site is located in the administrative district of Dacorum, within the civil parish of Tring Rural, in the county of Hertfordshire. It is situated at National Grid Reference SP 90394 14106 (Fig. 1).

Description

The site is roughly rectangular in shape and is bounded to the north, south and west by adjoining properties, while the east boundary is formed by Tring Road (Fig. 2).

Geology & Topography

The geology of the site comprises sedimentary bedrock of chalk, from the Welt Melbury Marly Chalk Formation and the Zig Zag Chalk Formation, which are undifferentiated. This is overlain by superficial deposits of clay, silt, sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). It lies at a height of approximately 94m AOD.

Development

The development consisted of the demolition of the existing house and garage on the site, followed by the construction of three new dwellings (Fig. 3).

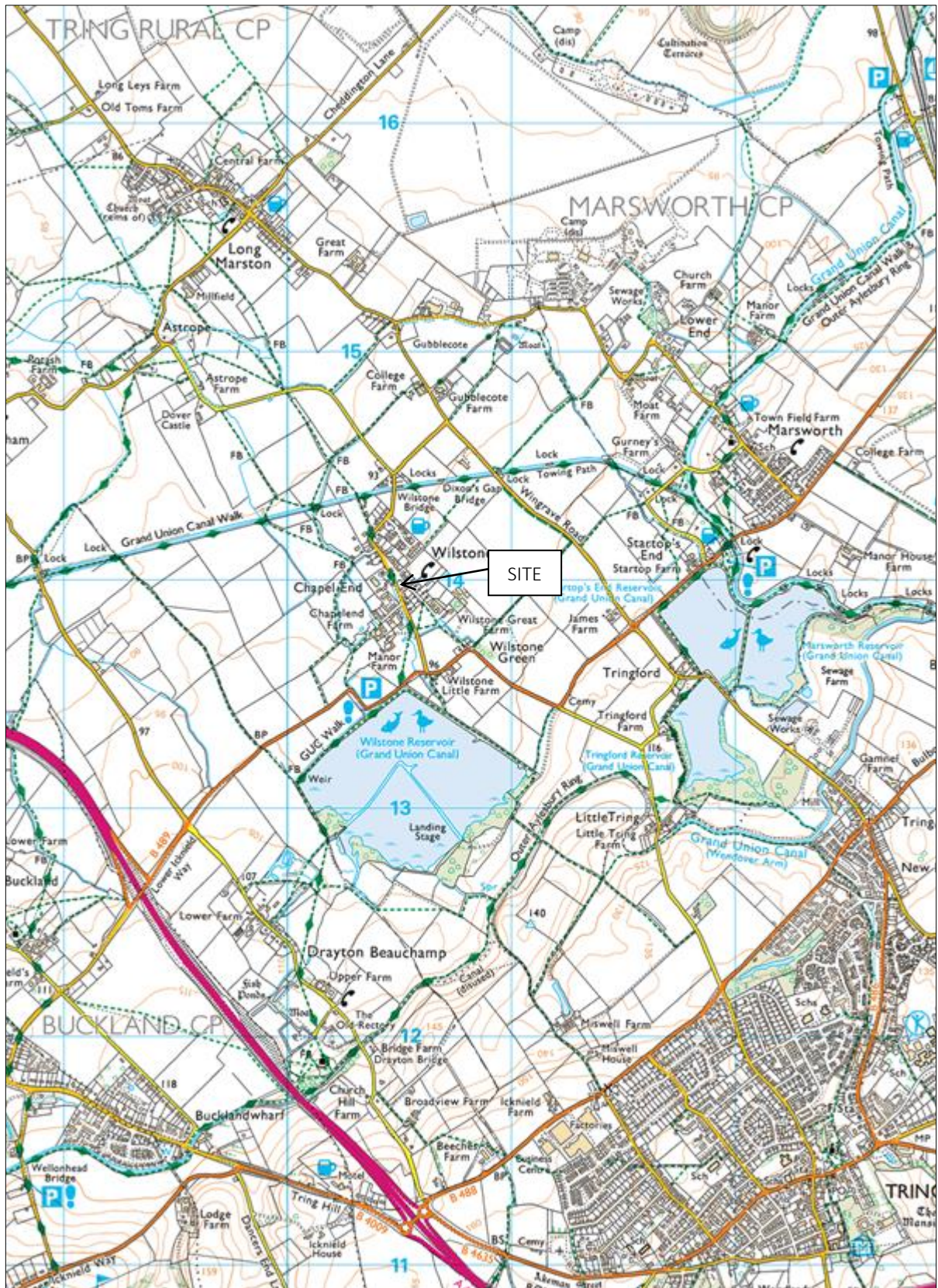


Figure 1: General location (scale 1:25,000)

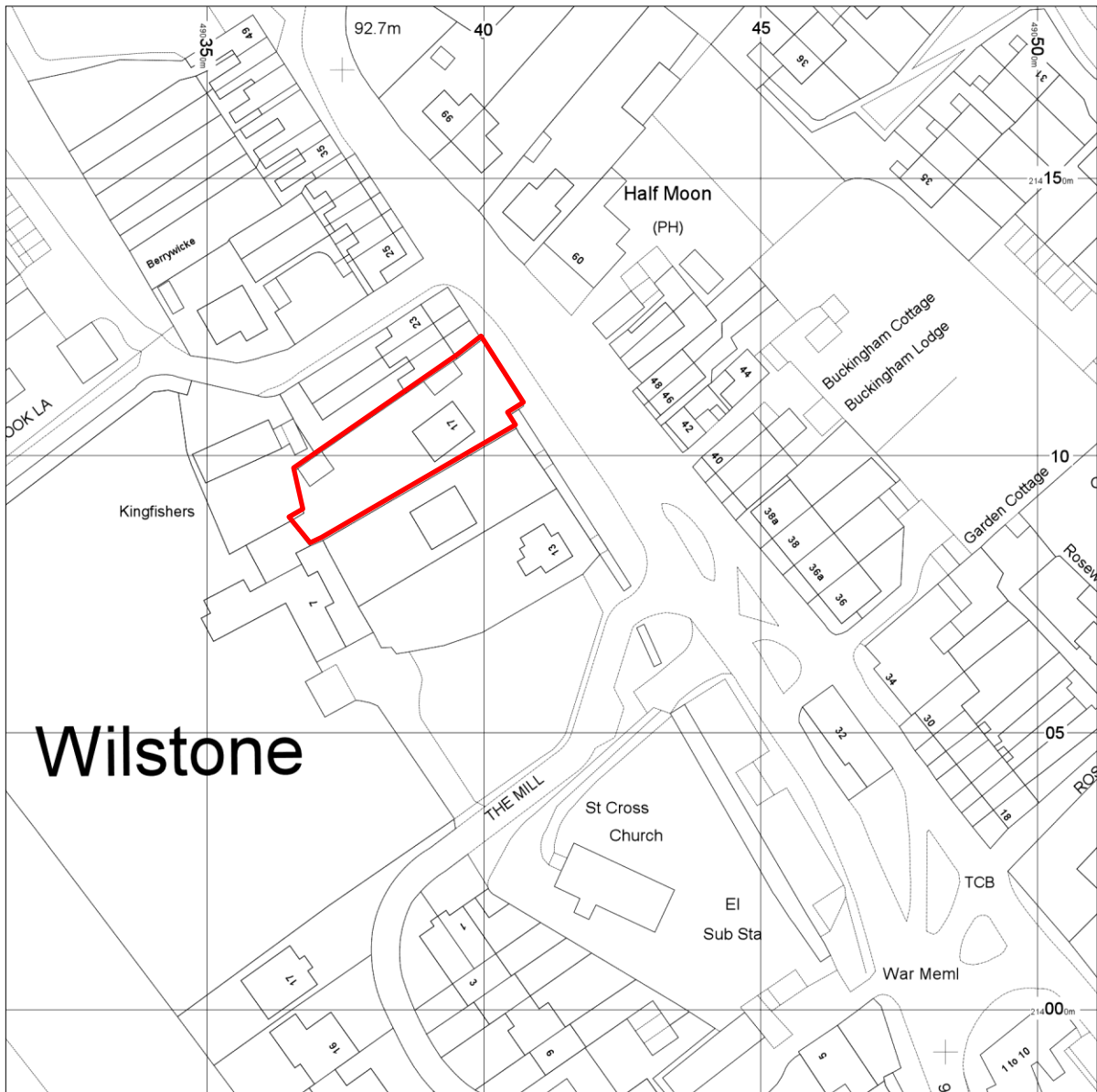


Figure 2: Site location (scale 1:1,250)

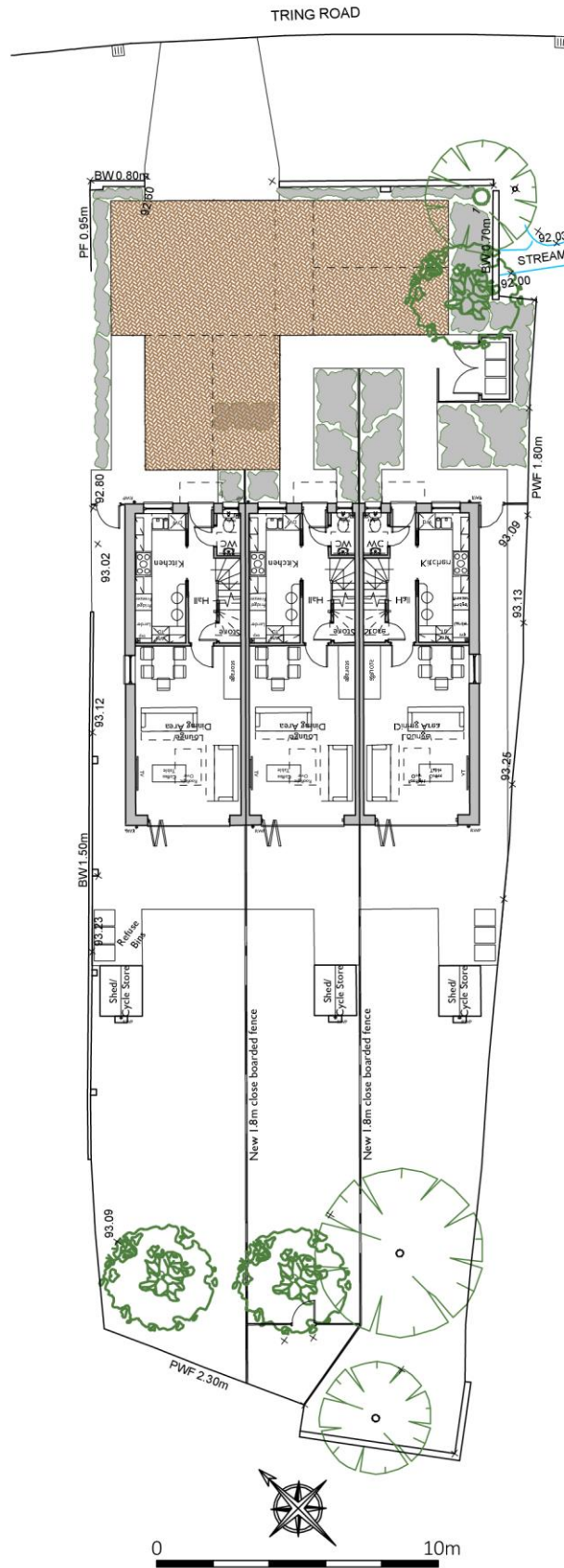


Figure 3: Proposed development plan (scale 1:250)



2 Aims & Methods

2.1 Aims

The aims of this project as defined in the approved WSI (Barclay-Jones 2017) were:

- 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

2.2 Methods

In line with the requirements of the brief, the methods used were as follows:

- The archaeological monitoring of the groundworks of the development, including the removal of existing slab, and any ground reduction within the footprint of the proposed development, and of foundations, services, etc.
- The archaeological investigation of any remains encountered during this process, and a contingency for the preservation of any remains in situ, if warranted.

2.3 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)



3 Archaeological & 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 being 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.

This section has been compiled with information from Hertfordshire Historic Environment Record Office (500m search radius; search ref. 125/17), reliable internet sources and KDK's library.

3.2 ***Prehistoric to Saxon*** (before 600BC – AD1066)

There is no firm evidence of human presence in the area of Wilstone prior to the Iron Age. There are a number of cropmarks around Wilstone which are thought to show a variety of features from the Iron Age, and some signs of Roman activity are known from the wider area, but there is nothing within the immediate vicinity of the development site.

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

3.3 ***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, to the south of the development site. Chapel End Lane leads to a series of extensive medieval earthworks, south-west 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 dependent on Tring Parish Church. Wilstone was one of a number of nucleated settlements in Tring that never became a parish in their own right. 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, instead forming 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, HER 18721). There are also a large number of medieval settlements around the village, included deserted medieval settlements at Astrope and Miswell.

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

By the 16th century, Wilstone was wealthier than the surrounding villages of Puttenham, Wiggington and Aldbury. The construction of the Grand Union Canal and the Wilstone Reservoir 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.



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 a short distance to the south-east of the development area (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 and Paddock Cottage on Tring Road, both 17th century timber framed buildings (HER 13394; HER 31343); and Chapelend Farm, 7 Chapel End Lane, a 18th century farmhouse with 16th century timber-framed wings (HER 18720).

3.5 *Site specific*

A brief study of the cartographic material easily available on line allows an insight into the modern development of the site.

The Ordnance Survey First Edition (1892) map shows a row of three buildings, presumably dwellings, on the plot of the proposed development. They are arranged perpendicular to the neighbouring terraced houses, Nos. 19, 21 and 23. The OS Second Edition (1899) shows the plot as empty however. As the First Edition was surveyed in 1877 and the Second Edition was revised in 1897, the buildings must have been demolished during this twenty year period (NLS 2018). Later editions show that the 20th century house was not present in the 1924 or 1958 maps, but that it had been built by 1972 indicating that the plot was left unoccupied for at least six decades (Old Maps 2018).

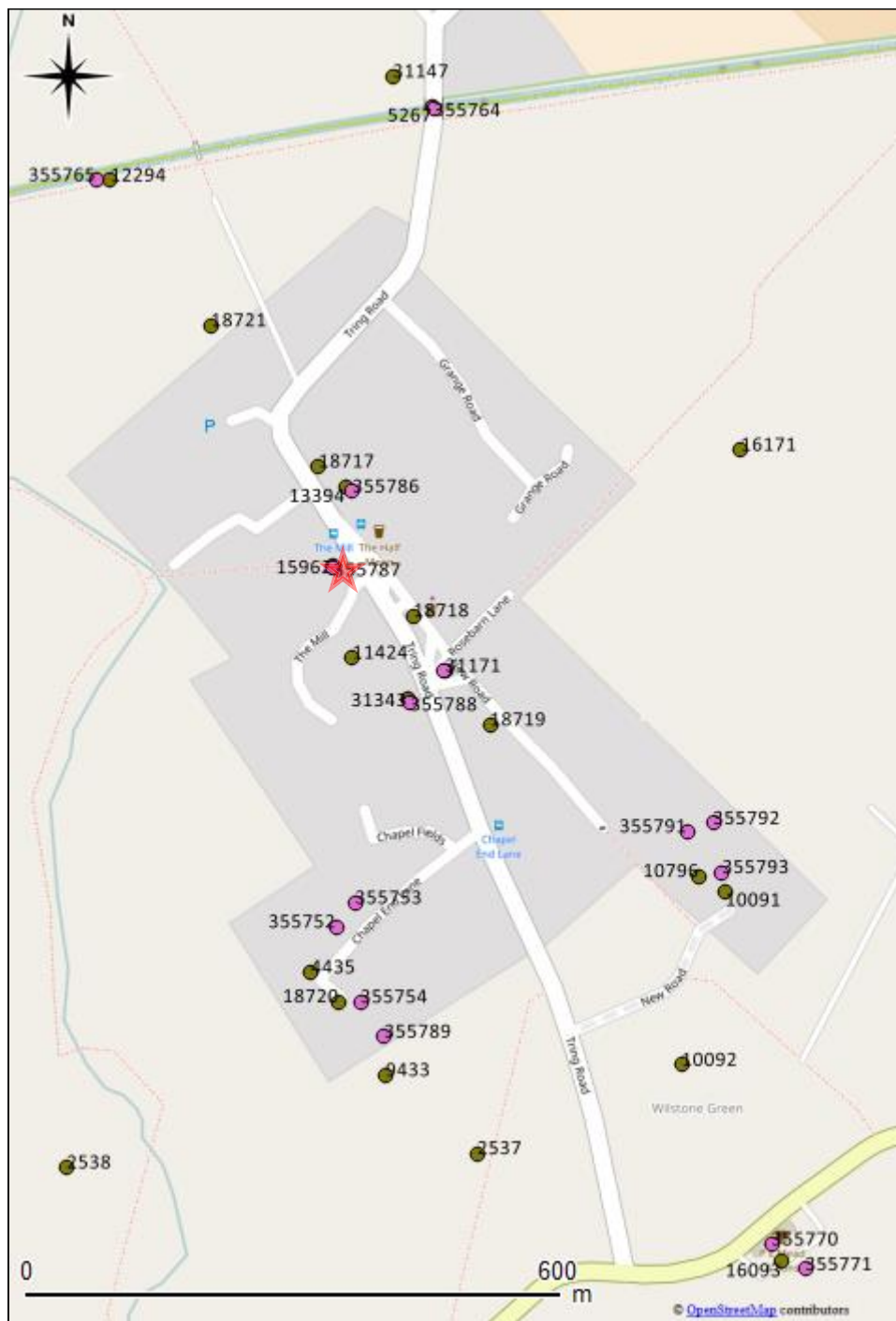


Figure 4: HER data plan: site indicated by a star (scale 1:8,000)



4 Results

Introduction

Following the demolition of the original building, the old footings were removed under archaeological supervision using a 1.5 tonne machine fitted with a 0.6m toothless bucket (Plates 1-2). The new footing trenches were then excavated using a 2.5 tonne machine also fitted with a 0.6m wide toothless bucket (Plates 3-14). Six footing trenches were excavated in a footprint measuring 13.5m by 12.2m, with two central trenches in addition to the four around the edges (Fig. 5). When the footings were completed, the ground between them was levelled (Plates 15-16) and an area to the southwest measuring 13.5m by 4.1m was reduced to a depth of 0.64m in order to accommodate the proposed patios for the houses (Plate 17).

Description

Trenches 2 and 6, to the southwest and northeast respectively, were 13.5m long and 0.8m wide. The other trenches were 10.6m long; Trenches 1 and 5 were 1m wide and Trenches 3 and 4 were 1.2m wide. All of the trenches were approximately 1.5m deep, but varied slightly due to difficulties in the excavation process. As a result of the depth and the instability of the sides combined with wet weather conditions, it was not safe to enter the trenches or approach the edges too closely, making the measurements potentially inaccurate.

No elements of archaeological interest could be identified in any of the trenches or the reduced patio area. The materials found consisted largely of brick, tile, scrap metal and plastic, all dating to the modern period. The majority of this material was also unstratified, having been displaced by widespread ground disturbance within the footprint of the new development, which created difficulties in understanding the site stratigraphy. This was primarily caused by the removal of the foundations of the previous structure, as well as their backfilling and subsequent re-excavation. The stratigraphy was clearest in the southeast facing section of Trench 3 (Plate 3, Figure 6) and consisted of a 0.2m deep layer of mixed topsoil and subsoil deposited by the contractors after the removal of the original footings. A similar layer of darker soil was also observed in Trench 1 after the foundations were removed but before the ground was backfilled, however this also contained modern detritus and was probably a construction deposit from the previous house (Plate 2). Below the overburden in Trench 3 was a 1.2m deep layer of natural sand containing lenses of orange and yellow gravel and clay. Throughout the trenches, this layer of natural geology was disturbed by activity both from the construction of the original building and from its demolition. At the base of the trench was a light bluish grey layer of undisturbed natural clay, measuring 0.1m in depth.

The same stratigraphy was present in all of the other trenches but was more heavily disturbed in Trenches 4, 5 and 6 due to the removal of the previous foundations. This caused instances of topsoil occurring within lower deposits and lenses of displaced natural soil occurring near to the ground surface, as well as significant leaching of deposits caused by the backfilling of flooded areas after the foundations were removed, in some cases making it difficult to discern the interfaces between layers (Plates 7 and 8). Much of the sides of Trenches 1 and 2 collapsed due to unstable ground and wet conditions and as a result it was not possible to record them.

The reduced patio area also contained no recognisable archaeology. The stratigraphy was different to that of the footing trenches with a 0.47m deep layer of made ground above 0.17m of natural geology. The top layer of made ground was similar to that seen in the footing trenches and consisted of a mixture of topsoil and subsoil deposited by the contractors. Original plans for the excavation of service trenches were altered in favour of plans that would not affect undisturbed ground.



Plate 1: Overall shot during removal of original footings



Plate 2: Site stratigraphy following demolition



Plate 3: Stratigraphy of new footings (Trench 3)



Plate 4: Trench 3, view west



Plate 5: Trench 3, view east-northeast



Plate 6: Trench 4, view northwest



Plate 7: Trench 4, view west



Plate 8: Trench 5, view north-northwest



Plate 9: Trench 5, view northeast



Plate 10: Trench 5, view north



Plate 11: Trench 6, view northeast



Plate 12: Trench 6, view east



Plate 13: Trench 6, view southwest



Plate 14: Overall shot of footing trenches, view north-northeast



Plate 15: Footprint with footings present and ground levelled, view southwest



Plate 16: Footprint with footings present and ground levelled, view southeast



Plate 17: Reduced area for patios, view southeast

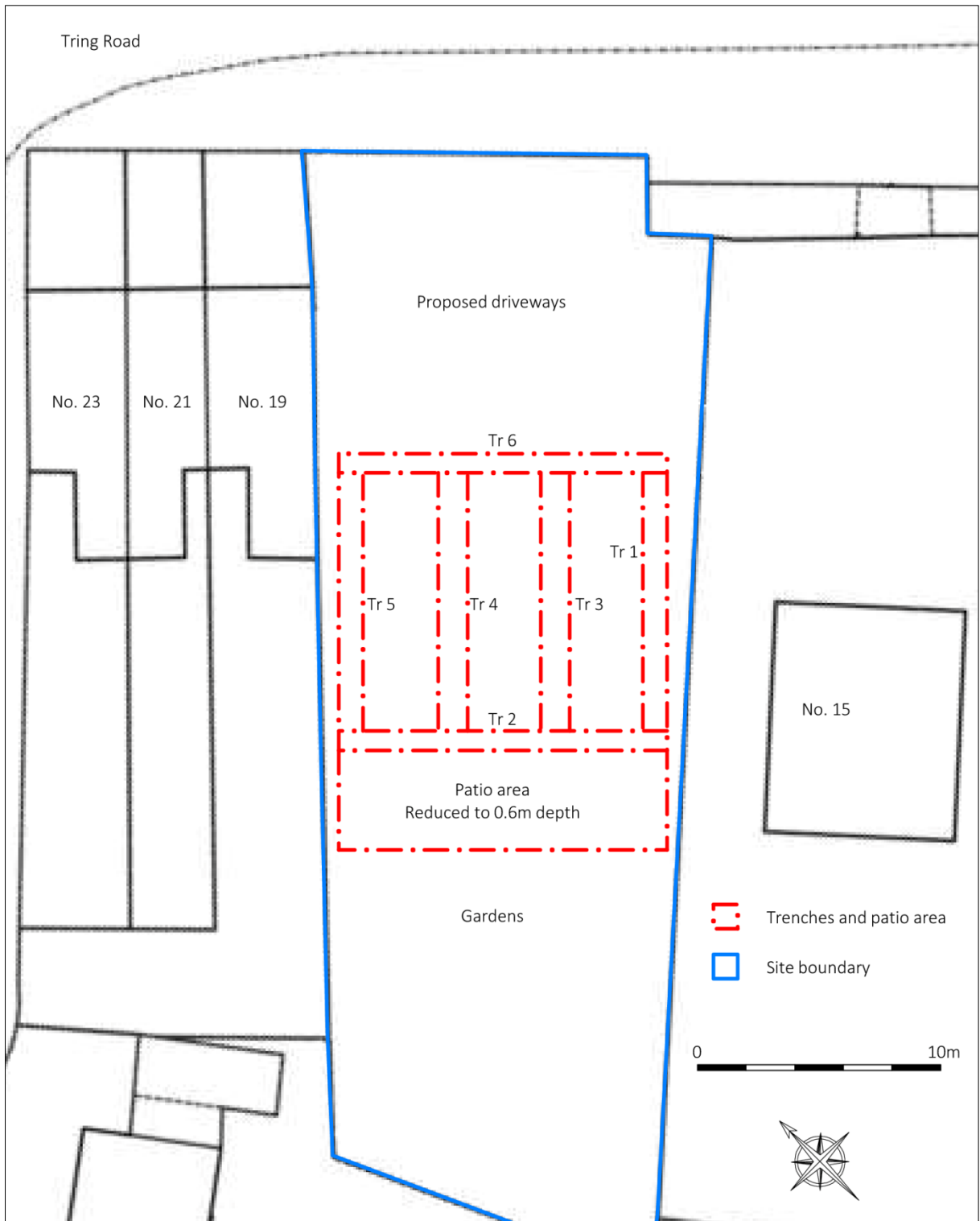


Figure 5: Footing trench layout (scale 1:250)



Figure 6: Representative section of Trench 3 (scale 1:20)

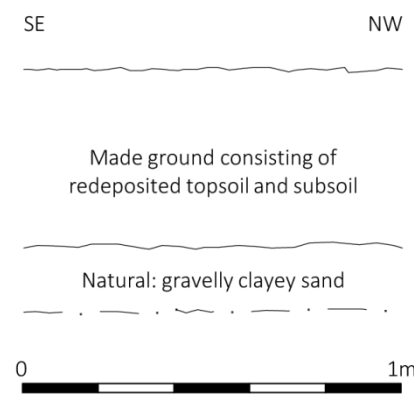


Figure 7: Reduced patio area stratigraphy (scale 1:20)



5 Conclusions

The lack of archaeological evidence identified during this investigation is unsurprising given the disturbance that has occurred on the site, caused by the construction of the 20th century dwelling and by its demolition. No remains were observed of the 19th century buildings that appear in the Ordnance Survey First Edition map and it is likely that the construction of the later dwelling truncated any earlier foundations or deposits. Only modern finds were identified, consisting largely of construction rubble, scrap metal and plastic, which could be found sporadically throughout the footings trenches. These were mostly found in relation to the brick foundations of the modern building following their removal, indicating that a great deal of rubbish was buried prior to the construction of the house. It is also possible that the natural soil across the site was truncated prior to the construction, particularly if the site had been left unoccupied for some time and ground clearance was required.

The proximity of the site to the historic core of the village, including its proximity to the church and other historic buildings such as the 17th century public house, would ordinarily suggest high archaeological potential. However, the disturbance of past and recent activity has almost certainly truncated any archaeological material that might have existed. Consideration should also be given to the possibility that the excavated areas may lie between widely dispersed archaeological features.

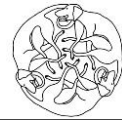


6 Acknowledgements

KDK Archaeology is grateful to Daniel Sargeant of Sargeant Architects for commissioning this report on behalf of Anthony Hayes of Frithsden Construction. Thanks are also due to Dr Isobel Thompson of Hertfordshire County Council for providing historic environment records and other relevant documents and to Alison Tinniswood of the Hertfordshire Historic Environment Team (HHET) for monitoring the project.

KDK archaeology would also like to thank the staff of Frithsden Construction and Prism Construction for their help and cooperation on site.

The fieldwork was carried out by Chris Martin-Taylor BSc, Barney King and Laura Dodd MSc. The report was written by Chris Martin-Taylor, and edited by Karin Kaye MA MCIfA.



7 Archive

7.1 The project archive will comprise:

1. Written Scheme of Investigation
2. Initial report
3. Monitoring sheets
4. Site drawings
5. Client's site plans
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 As Dacorum Heritage trust no longer accepts paper archives, the archive for this project will be uploaded to ADS.



8 References

Standards & Specifications

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- Old Maps 2018: <https://www.old-maps.co.uk/#/Map/490503/214500/10/101324>
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- Williams A. & Martin G. H. 1992 *Domesday Book: A Complete Translation*. Penguin Group: London



Appendix 1: Photograph List

SITE NO/CODE: 318/WTR			Site Name: 17 Tring Road, Wilstone, Hertfordshire
Shot	B&W	Digital	Subject
1	x	x	Demolition, Trench 1 stratigraphy
2	x	x	Demolition, Trench 1
3	x	x	Demolition, Trench 1
4	x	x	Demolition, Trench 2
5	x	x	Demolition, Trench 2
6	x	x	Demolition, Trench 3
7	x	x	Demolition, Trench 4
8	x	x	Demolition, Trench 5
9	x	x	Demolition, Trench 5
10	x	x	Demolition, Trench 6
11	x	x	Overall shot of demolition
12	x	x	Footing Trench 3
13	x	x	Footing Trench 3
14	x	x	Footing Trench 3
15	x	x	Footing Trench 4
16	x	x	Footing Trench 4
17	x	x	Footing Trench 5
18	x	x	Footing Trench 5
19	x	x	Footing Trench 5
20	x	x	Footing Trench 6
21	x	x	Footing Trench 6
22	x	x	Footing Trench 6
23	x	x	Overall shot of footings
24	x	x	Reduced area between footings looking southwest
25		x	Reduced area between footings looking southwest
26	x	x	Reduced area patio looking southeast



Appendix 2: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	17 Tring Road, Wilstone, Hertfordshire	Project Site Code	318/WTR
OASIS reference	kdkarcha1-292972	Event/Accession no	TBC
OS reference	SP 9039 1411	Study area size	220.05m ²
Project Type	Archaeological observation and recording	Height (mAOD)	94m
Short Description	In October and November 2017 a programme of Observation and Recording was undertaken at 17 Tring Road, Wilstone, Hertfordshire as a planning condition for the development of the site. The condition was imposed as the site lies within the medieval core of Wilstone and is surrounded by a number of heritage assets. Groundworks consisted of the removal of redundant foundations, excavation of new footings and ground reduction. Only modern deposits and material were uncovered and no elements of archaeological interest were identified.		
Previous work	None	Site status	None
Planning proposal	Demolition of the existing house and garage, followed by the construction of three new dwellings	Current land use	Residential
Local Planning Authority	Dacorum Borough Council	Planning application ref.	4/01331/17/FUL
Monument type	-	Monument period	-
Significant finds	None	Future work	Unknown
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator		Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye BA ACIfA	Director/Supervisor	Chris Martin-Taylor BSc
Sponsor/funding body	Anthony Hayes, Frithsden Construction		
PROJECT DATE			
Start date	20.10.17	End date	15.11.17
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	ADS	No physical content	
Paper			
Digital		Site drawings, WSI, report, digital photographs	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Observation & Recording: 17 Tring Road, Wilstone, Hertfordshire		
Serial title & volume	318/WTR/2.1		
Author(s)	Chris Martin-Taylor BSc		
Page no's	25	Date	05.04.2018



Appendix 3: Hertfordshire Historic Environment Record Sheet

Site name and address: 17 Tring Road, Wilstone, Hertfordshire		
County: Hertfordshire	District: Dacorum	
Village/Town: Wilstone	Parish: Tring Rural	
Planning application reference: 4/01331/17/FUL		
Client's name, address, & tel. no: Anthony Hayes, Frithsden Construction; 07970 666667		
Nature of application: Demolition of the existing house and garage, followed by the construction of three new dwellings		
Present land use: Residential		
Size of application area: 732.6m ²	Size of area investigated: 220.05m ²	
NGR (to 8 figures): SP 9039 1411	Site code: 318/WTR	
Site director: Chris Martin-Taylor BSc	Organization: KDK Archaeology Ltd	
Type of work: Archaeological observation and recording		
Date of Work:	Start: 20.10.17	Finish: 15.11.17
Curating museum: Dacorum Museum/ADS		
Related HER no's: -	Periods represented: Modern	
Relevant previous summaries/reports: -		
<p>Summary of fieldwork results:</p> <p>In October and November 2017 a programme of Observation and Recording was undertaken at 17 Tring Road, Wilstone, Hertfordshire as a planning condition for the development of the site. The condition was imposed as the site lies within the medieval core of Wilstone and is surrounded by a number of heritage assets. Groundworks consisted of the removal of redundant foundations, excavation of new footings and ground reduction. Only modern deposits and material were uncovered and no elements of archaeological interest were identified.</p>		
Author: Chris Martin-Taylor BSc	Date: 05.04.2018	