



# HERITAGE NETWORK



**343-351 HIGH STREET  
Berkhamsted, Herts.**

(HN474)

*Desk-Based Archaeological Assessment*



# THE HERITAGE NETWORK LTD

*Registered with the Institute of Field Archaeologists as an Archaeological Organisation*

Archaeological Director: David Hillelson, BA MIFA

343-351 HIGH STREET  
Berkhamsted, Herts.

HN474

*Desk-Based Archaeological Assessment*

*Prepared on behalf of Tanner & Tilley Planning Ltd*

by

Karin Semmelmann, MA PIFA

Report no.245

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*The cover photograph shows a view of the site taken from the north-west.*

## Acknowledgements

The Heritage Network would like to express its thanks to Roger Tilley, Turner & Tilley Planning Ltd; the staff of the County Archaeology Office, Hertfordshire County Council; and the staff of Hertfordshire Archive and Local Studies (HALS) for their co-operation and assistance in the execution of this project.

## Summary

<b>Site name and address:</b>	343-351 High Street, Berkhamsted, Herts. HP4 3HB		
<b>County:</b>	Hertfordshire	<b>District:</b>	Dacorum
<b>Village/town:</b>	Berkhamsted	<b>Parish:</b>	Berkhamsted
<b>Planning reference:</b>	4/01112/03/FUL	<b>NGR:</b>	SP 985 081
<b>Client name and address:</b>	Tanner & Tilley Planning Ltd, 4 Beresford Rd, Bournemouth, BH6 5AA		
<b>Project Reference:</b>	HN474	<b>Other Reference:</b>	N/a

### Synopsis:

In order to assess the archaeological risk posed by a proposal to construct 35 dwellings with ancillary facilities, estate manager's office and parking on two pieces of land located on either side of a petrol filling station at 343-351 High St., Berkhamsted, Hertfordshire, the Heritage Network was commissioned by Tanner & Tilley Planning Ltd. to undertake a desk-based archaeological assessment of the site.

The site lies on the former Roman Road of Akeman Street, and an area of possible Roman occupation has been recorded immediately to the north-west. It lies outside the medieval core of the town, but in an area that may have occupied in the late 12<sup>th</sup>/early 13<sup>th</sup> century when St. James's Church, to the north-east, was the parish church.

During the 19<sup>th</sup> century, the western plot was occupied by a line of cottages fronting the road, and the eastern plot was occupied by a school set in landscaped gardens. In the latter half of the 20th century, both sites were cleared and replaced by modern system buildings and hard-standing.

The documentary research has shown that there is a moderate to high possibility that archaeological remains of Roman and medieval date may be preserved below ground in the study area. However, it has not been possible to be conclusive, from the documentary sources consulted, about how such remains may have been affected by the later development of the site. Should they be present, it is likely that they would be damaged, destroyed or otherwise affected by the current development proposals but the actual survival and nature of such remains can only be characterised by intrusive investigation.

# 1. Introduction

## GENERAL

**1.1** This study has been prepared at the request of Tanner & Tilley Planning Ltd., as a desk-based archaeological assessment of a development site at 343-351 High Street, Berkhamsted, Hertfordshire.

**1.2** The site, which consists of two pieces of land separated by a petrol filling station, lies on the former London to Aylesbury trunk road, and is centred on NGR SP 985 081 (Fig.1). Area A lies on the junction of the High Street with Cross Oak Road and Area B lies approximately 42m to the west of Area A. The development proposes the construction of two three-storey blocks of retirement apartments with associated access.

**1.3** The site lies within Area of Archaeological Significance (AAS) 21, as designated in the Local Plan. This notes Berkhamsted's medieval origins, but also the widespread prehistoric and Roman material already known in the area.

## AIMS AND OBJECTIVES

**1.4** The aim of the present document has been to provide:

- A comprehensive overview of the development of land use on and in the vicinity of the study area from readily accessible sources;
- An assessment of the risk that development within the study area might encounter archaeological remains, and of the significance of such remains.

**1.5** The research has followed the *Standard and Guidance for Archaeological Desk-based Assessments* published by the Institute of Field Archaeologists, and includes reference, where appropriate, to:

- Archaeological databases
- Historical documents
- Cartographic and pictorial documents
- Aerial photographs
- Geotechnical information
- Secondary and statutory sources

**1.6** Repositories consulted include:

- Hertfordshire County Council Sites and Monuments Record (CSMR)
- Hertfordshire Archive and Local Studies (HALS)

## **COMPETENCE**

**1.7** The Heritage Network is an independent practice specialising in archaeology and the historic environment. Founded in 1992, the company has undertaken a wide variety of commercial archaeological projects for clients involved in housing and industrial development, pipeline and road construction, agriculture and landscaping. As a *Registered Archaeological Organisation*, the company is monitored annually by the Institute of Field Archaeologists to ensure that its work meets the highest professional standards.

**1.8** Projects are administered and co-ordinated by David Hillelson, the Heritage Network's Archaeological Director, an established archaeologist with extensive experience of the management of archaeological projects in both urban and rural environments. He holds an honours degree in archaeology from the University of Durham, and is a Member of the *Institute of Field Archaeologists*. He has been the practice's principal officer since 1992.

**1.9** Research projects are managed by Helen Ashworth. She holds a degree in English and History from Middlesex Polytechnic, a Post-graduate Diploma in Librarianship, a Post-graduate Certificate in Field Archaeology from the University of Oxford, and she is an Associate of the *Institute of Field Archaeologists*. She has over twenty years of practical archaeological experience in local government, with the Royal Commission for the Historical Monuments of England, and in private practice.

**1.10** The present study has been prepared by Karin Semmelmann, a Project Officer with the practice. She holds an honours degree in Medieval Archaeology from the Institute of Archaeology, UCL, where she also undertook a Master's degree. She is a Practitioner of the *Institute of Field Archaeologists*.

## 2. Evidence

### *TOPOGRAPHY AND GEOLOGY*

**2.1** The study area lies at the western end of Berkhamsted High Street, which was formerly the main London to Aylesbury road. It lies in the Bulbourne Valley at approximately 110mAOD, the ground rising immediately to the south of the site. A visual inspection of the area suggests that it may have been terraced into the natural slope of the ground.

**2.2** The natural drift geology of Berkhamsted is gravel and flint over a chalky subsoil (VCH 1971:162).

### *HISTORICAL AND ARCHAEOLOGICAL CONTEXT*

#### *Prehistoric: late Bronze Age to the Iron Age (1200-100BC)*

**2.3** A bank and ditch, known as Grim's Ditch, runs along the whole length of the south side of the Bulbourne Valley, approximately 700m south of the present study area. The monument varies in size between 2 and 4 meters from the top of the bank to the bottom of the ditch and is about 5m wide. It has, however, been destroyed by ploughing in places. The parts of the ditch that have survived are protected as a Scheduled Ancient Monument (Bryant 1998:2).

**2.4** The ditch was almost certainly constructed in the later Bronze Age (c1200-800BC) and it may have served as a boundary ditch between tribal territories, or between areas of differing land use such as woodland and pasture (Bryant & Burleigh in Bryant 1998:2).

**2.5** Several settlements dating from the Neolithic to the Iron Age (c4500-100BC) have been discovered to the south of Berkhamsted (MacDonald 1995:120-3). Although these lie over 1km from the present study area, it is deemed likely that more sites remain to be found, one or more of which may probably lie in Berkhamsted itself (Bryant 1998:3).

**2.6** Very few chance finds of prehistoric artefacts have been recorded in Berkhamsted. A Bronze Age brooch and silver pin were discovered during excavations at Berkhamsted Castle, approximately 900m north-east of the present study area, in 1905 (SMR 4251). The bronze brooch, which is Italian, dates from the first half of the 9<sup>th</sup> century B.C. and has been deliberately re-shaped to broadly resemble a Romano-British fibula brooch. The decorated silver pin, is of unknown date and origin, and has similarly been re-shaped, suggesting that both items may have been imported from Italy and re-used during the Roman occupation.

**2.7** An Iron Age bronze leech brooch was found in an unspecified location within Berkhamsted (SMR 178). It was made of bronze in the Hallstatt style but smaller and dated from c500-400 BC.

#### *Late Pre-Roman Iron Age and Romano-British Period (100BC-410AD)*



**2.8** The Bulbourne Valley was rich in both timber and iron ore, which resulted in the development of a major iron production centre by the late Pre-Roman Iron Age. The transport and communications routes through the Chilterns as well as the demand for iron goods towards the end of the Iron Age made this one of the most important regional or even national production centres (Morris & Wainwright in Bryant 1998:3).

**2.9** The valley continued to be a centre for iron production during the early part of the Roman period (c50-200AD), after which the industry fell into decline and probably ceased by the end of the Roman period (Bryant 1998:3).

**2.10** Excavations at Bridgewater School, Dellfield, approximately 650m north-west of the present study area, revealed four shaft furnaces that were probably in use during the 1<sup>st</sup> century AD and possibly early in the Roman period (SMR 4904). Four LPRIA cremations, two lengths of an Iron Age ditch containing pottery sherds, animal bone and two pieces of a rotary quern, and four pits containing LPRIA pottery sherds were also excavated on the site. It is possible that this is part of a much larger ironworking complex (Bryant 1998:4).

**2.11** A bronze coin of *Addedomaros* a leader of the Trinovantians, c.15BC is noted as having been found in 1976 at the rear of a shop in Lower Kings Road (SMR 6075), approximately 650m east of the present study area.

**2.12** The Roman road of Akeman Street, on which the High Street lies, was a major communications route in the Roman period, and possibly also during the preceding Iron Age. There was, however, no major Romano-British settlement at Berkhamsted. It would appear that the land had probably been divided into farming estates with villas located at Northchurch and Boxmoor and further unclassified Romano-British buildings at Berkhamsted Common and to the north of Berkhamsted castle (Bryan 1998:4; Doggett & Hunn 1985:18).

**2.13** Northchurch Villa, which lay over 2km north-west of the present study area, was initially constructed shortly after the Roman conquest in the mid 1<sup>st</sup> century as a timber building. It was replaced by a stone structure in the early 2<sup>nd</sup> century AD and was enlarged to a ten-room building in c.150AD. It appears to have been abandoned twenty years or so later, but was re-occupied in the middle of the 3<sup>rd</sup> century. It was enlarged sometime after 339AD, and a small bath suite was added to one end. The building was finally abandoned in the late 4<sup>th</sup> /early 5<sup>th</sup> century (Bryant 1998:3). A small circular structure, possibly a family shrine, was discovered 30m north-east of the building (SMR 0182). Over 80 coins, dating from 260-380AD, were recovered from inside this building.

**2.14** Within such large estates would have been smaller farms and other types of settlements. The discovery of Roman pottery, bone and tile within a dark soil layer suggests that the site of East's Timber Yard on the High Street (SMR 6421) may have been such an area of Romano-British occupation. This site lies approximately 200m north-west of the present study area. In addition, a possible Romano-British pottery kiln, dating from the 3<sup>rd</sup>/4<sup>th</sup> century AD was discovered in a builder's trench on Bridgewater Road in 1956 (SMR 6803), some 673m north-east of the present study area, and some



residual Roman pottery was recovered from a large pit to the rear of 320A High Street (SMR 7365), approximately 260m east of the present site.

**2.15** A number of chance finds of Roman artefacts have been made in Berkhamsted, including a Roman sestertius of Hadrian (AD117-138) from allotments at Dellfield. (SMR 6076), and a lamp from the Berkhamsted Gas works (between the canal and the railway line), and five Samian bowls, which were discovered bricked up in the corner of a retort house wall. (SMR 1335). In 1742, William Stukeley recorded that Roman coins had been found at Berkhamsted Castle (SMR 1336).

### *Medieval*

**2.16** The earliest documentary reference to Berkhamsted is in the Will of Aelfgifu in the 10<sup>th</sup> century. In the 11<sup>th</sup> century the Anglo-Saxon Chronicle states that the English submitted to their Norman conquerors at Berkhamsted (Bryant 1998:6-7; VCH 1908:162). The Domesday Book of 1086 records that the manor was held by Eadmer Atule, thegn of Edward the Confessor and was given to Robert, Count of Mortain, half brother to William (VCH 1908:165).

**2.17** The pre-Conquest parish church is believed to have been in Northchurch, approximately 1.5km west of Berkhamsted (*ibid*:163). Indeed, the church of St. Mary, after which Northchurch was originally named, still contains some Saxon fabric in its south and west walls (Doggett & Hunn 1985:19). It is likely that St. Mary's, which lies approximately 1.25km north-west of the present study area, was a minster church whose parochia originally included the later parishes of St. James and St. Peter (Bryant 1998:5; Doggett & Hunn 1985: 22). If, as Bryant suggests, the pre-conquest boundaries of St. Mary's represent those of a Saxon estate (1985:5), it is possible that Roman and even pre-Roman estates may be discernible with further research.

**2.18** The administrative centre for the manor was transferred to Berkhamsted castle, which was probably built by Count Robert shortly after the Conquest. That the borough was already well-established by this time is indicated by the Domesday book, which refers to 52 burgesses paying £4 in tolls (Doggett & Hunn 1985:18). The number of burgesses recorded seems extremely high in comparison to 14<sup>th</sup> and 17<sup>th</sup> century records, and was possibly due to a slip of the pen transcribing XII to LII (VCH 1908:171). It seems likely that the burgesses represent the post-conquest development of the town based on a new administrative focus both in terms of geographical location and political authority, and with which its fortunes were closely linked (Doggett & Hunn 1985:28-30).

**2.19** The first castle, which lies approximately 900m north of the present study area, was an earth and timber "motte and bailey", built in part to manifest Norman control over the local populace and also as part of a larger defensive strategy for London (Bryant 1998:6; Doggett & Hunn 1985:28-9). It continued to be an important royal strategic centre throughout the 12<sup>th</sup> and 13<sup>th</sup> centuries during which time it was enlarged and provided with stone fortifications (Bryant 1998:6) and appears to have had an associated deer park (SMR 6381) by 1296, possibly in the vicinity of Berkhamsted Place, a Tudor mansion which lay north of the castle and approximately 750m north-east of the study area. Although it was a favourite of the Black Prince and used to imprison King John of France after the Battle of Poitiers in 1360, the castle saw no apparent building work to upgrade the defences in the 14<sup>th</sup> century (Bryant

1998:6; Doggett & Hunn 1985:30). Its last aristocratic inhabitant was Cicely, Duchess of York in 1495, after which the castle went into decline, becoming a ruin by 1540. The castle is protected as a Scheduled Ancient Monument (Bryant 1998:6).

**2.20** The town received borough privileges and rights in 1156, confirming its status as one of the principal towns of the county (Bryant 1998:7). By 1301 it had a separate court, the portmoot, which was held fortnightly, and its status in the 14<sup>th</sup> century is further indicated by its representation in parliament at Westminster in 1337 and 1341 (Doggett & Hunn 1985:30). Until 1218 a weekly market was held on Sunday, after which it was on Monday. It had an annual fair of St. James's day (25<sup>th</sup> July) and a second fair of seven days was granted by Richard, Earl of Cornwall in 1245 to be held from the 3<sup>rd</sup> of May (VCH 1908:172).

**2.21** The Domesday Book notes that there was a high proportion of woodland, which probably supported a number of inhabitants in the manufacture and transportation of timber products. There were also approximately two acres of vineyards allowing for some wine production (Doggett & Hunn 1985:31). A forge is mentioned in the Cartulary of Missenden Abbey c.1255 as being located close to the cemetery of St. Peter's church (*ibid*) and later records indicate the manufacture of roof tiles in the early 12<sup>th</sup> century and the presence of lime kilns in 1440 (VCH 1908:162).

**2.22** Whilst the development of the administrative centre of medieval Berkhamsted appears to be relatively straightforward, that of the ecclesiastical centres is less so. As is noted above, St. Mary's is believed to be the minster church, which was later subdivided into the parish of St. James and St. Peter. There is strong evidence to suggest that the first borough church was St. James's, possibly founded in the late 11<sup>th</sup> or early 12<sup>th</sup> century (Doggett & Hunn 1985:22-3). Its exact location is unclear, but it probably lay on the north side of the High Street at the junction with St. John's Well Lane, in the area referred to as Oldeburh (Old Town) in 1357 (*ibid*:23,27). The High St./St. John's Lane corner lies approximately 20m north-east of the present study area.

**2.23** By this time a new parish church dedicated to St. Peter had been built approximately 400m south of the castle, probably in the early 13<sup>th</sup> century by Godfrey Fitz Piers (*ibid*:24). The location of St. James's church and the reference to the Old Town suggest that, for a while at least, the settlement focus was somewhat distanced from the castle. Although the castle area subsequently became the religious and trading as well as the administrative core of the town, the Old Town remained important for providing welfare in the form of the hospital of St. John the Baptist, with St. James's church probably serving as its chapel.

**2.24** St. John's Well, which was fed by a natural spring that flowed down St. John's Well Lane until the 1930s, was a focus for pagan rites until at least the 12<sup>th</sup> century, when it is recorded that Hugh of Grenoble, the Bishop of Lincoln visited St. James's to stop the worshipping of nymphs and sprites there (Doggett & Hunn 1985:24). Until fairly recent times the well has also been known as St. James's Well, as in the Tithe Map (1839) which records St. James's Well Meadow. Similarly, St. John's has also been referred to as St. James's Hospital by various authors, including Chauncy, over the centuries (*ibid*:23).

**2.25** To add to the confusion, another hospital dedicated to St. John the Evangelist was also founded by Godfrey Fitz Piers in the early 13<sup>th</sup> century and a third hospital dedicated to St. Leonard is recorded in a report on the former hospitals in the town dated 1540 (Doggett & Hunn 1985:25-6; VCH 1908:176). Analysis of the landholdings of the two hospitals would suggest that St. Leonard's and St. John the Baptist were one and the same (Doggett & Hunn 1985:25).

**2.26** Some authors maintain that St. John the Evangelist's was a leper hospital (Doggett 1995:9, VCH 1908:176), others state that it was St. John the Baptist's that fulfilled this role (Bryant 1998:11). Whilst it is not impossible that both were founded as leper houses, the close foundation date of the two suggests that this is unlikely. The location of St. John the Evangelist's is uncertain, although it may well have been in the south-east end of the town (Doggett & Hunn 1985:26). However, St. John the Baptist's site, almost 1km north-west of the medieval town centre, accords well with the common location of a leper hospital.

**2.27** The confusion notwithstanding, it is understood that the St. John the Baptist's and St. John the Evangelist's had amalgamated by 1500 and closed by 1515/16 (Doggett 1995:9-10). Shortly after 1520, the Brotherhood of St. John the Baptist's, under its president John Incent, refounded the hospital as a grammar school which was later moved to a chantry in St. Peter's church until new buildings were completed in 1544 (*ibid*:10). Berkhamsted Grammar School (SMR 1989) lies approximately 845m south-east of the present study area.

**2.28** Of some importance for the present study is the possibility that Berkhamsted was at one time bounded by a great ditch, as a "*magnum fossatum*" is mentioned in c.1225 in a Cartulary of Missenden Abbey (Doggett & Hunn 1985:27). Whether this ditch encompassed the Old Town or the later medieval core is unclear, but in either case the location of St. James's church and St. John the Baptist's hospital, which are believed to delineate the western limit of the town (Bryant 1998:8) and were probably the focus of the Old Town, would suggest that the ditch may have been a significant feature in the western part of medieval Berkhamsted.

**2.29** Two medieval ditches have been excavated in recent years, both of which were discovered on Bridgewater Road, north of the river. One was a possible boundary ditch associated with the Old Park (SMR 11777), which lay approximately 767m north-east of the present study area. It was orientated north to south, had a V section and was approximately 1.5m deep. The other (SMR 2228) was orientated east to west and lay in the grounds of Bridgewater School, approximately 950m north of the present study area.

**2.30** A number of medieval buildings still survive in Berkhamsted, including the earliest known jettied building in England, which lies at 173 High St. (SMR 11610), approximately 638m south-east of the present study area. It is a 2-bayed timber framed building with a crown post roof and has been dendrochronologically dated to 1277-1297AD. It was initially suspected that this was an early example of a shop, but more detailed examination has revealed it to have been the service end of a larger house, presumably with an open hall to the west, which has since disappeared.

**2.31** The remains of a 14<sup>th</sup> century timber-framed building lie opposite St. Peter's Church at 125 High St (SMR 9193), approximately 850m south-east of the present study area. The remains are in the southern wing of the current building and comprise one bay of an open hall of raised aisle construction. The northern range of the present building, next to the street, was probably built in the 17<sup>th</sup> century. The date, size and location of the remains have led to the speculation that this may have been a manorial site.

**2.32** The Swan Hotel, 139 High St., which lies approximately 771m south-east of the present study area contains the remains of a medieval open hall (SMR 9284). Parts of the roof date from the 14<sup>th</sup> century and the street range was extended and a chimney stack added c1500. An upper floor was added in the late 16<sup>th</sup> or early 17<sup>th</sup> century. There is no definite evidence that the building was an inn until the late 17<sup>th</sup> century when a gallery was added to the west of the hall range. This was extended c1800 when the inn ran its own coach to London.

**2.33** 129-31 High St. (SMR 9283) is believed to be the house built by Dean Incent, founder of Berkhamsted Grammar School in 1523 (SMR 1989). The house, which lies approximately 823m south-east of the present study area, has a medieval rear wing, a late 16<sup>th</sup> century front range and a small south-east wing of c.1800. Wall paintings dating from the 17<sup>th</sup> century have been found on the chimney-stack and staircase wall facing the hall and in a room over the hall.

**2.34** The Court House (SMR 9183), which dates from the 16<sup>th</sup> century, is believed to lie on the site of the medieval court where the Portmoot or Borough Court was held. This is located approximately 730 east-south-east of the present study area.

**2.35** Another important medieval building was "Pilkingtons" Manor House, which stood on the High Street, opposite Rectory Lane (SMR 9297), approximately 924m south-east of the present study area. It is referred to as a capital messuage in a survey of 1616, indicating it was the site of a manor. It was rebuilt and converted into flats in the 1950s. However, nothing remains of the 15<sup>th</sup> century Market House (SMR 9184) nor the stocks, pillory and whipping post that stood in front of it (SMR 9187).

**2.36** The archaeological evidence is beginning to broaden our understanding of the variety and topography of medieval Berkhamsted. Excavations at 320A High St. (SMR 7369) revealed a number of features, including ditches, pits and post/stake-holes, some of which contained significant quantities of 12-14<sup>th</sup> century pottery, animal bone and small quantities of brick, slag and tile. Although there was no evidence for the medieval hospital, a silted channel revealed on the site may have been associated with St. John's Well (Walker 1993:10). Some residual Roman pottery was also recovered from a large pit to the rear of the site. The site has been interpreted as probably being open ground used for small-scale industrial activity and refuse disposal, with possibly some ephemeral structures. This site is immediately west of Kingsgate (SMR 7366), which lies approximately 521m south-east of the present study area, where the environmental evidence indicated the change from sedge fen to garden plots. Some foundation trenches and possible boundary ditches were revealed containing 12<sup>th</sup>-14<sup>th</sup> century pottery sherds, tile and animal bone as well as quantities of post-medieval pottery (Guttman 1996:4-6).

**2.37** A watching brief at the rear of 125 High Street (SMR 9961), which lies approximately 837m south-east of the present study area, produced a possible post hole and Hertfordshire grey ware pottery

dating from the 12<sup>th</sup>-14<sup>th</sup> century. An archaeological trench excavated to the rear of 256 High St. (SMR 9957), which lies approximately 407m south-east of the present study area, revealed a semi-waterlogged deposit which contained medieval and post-medieval waste, including part of a wooden platter, and evidence for metal working.

**2.38** A watching brief in Chesham Road (SMR 10725), approximately 600m south-east of the present study area, revealed considerable activity from the Roman period until the 14<sup>th</sup>/15<sup>th</sup> century, including metal-working. The pottery assemblage includes a few Roman sherds and several hand-built Saxon sherds, which may be 5<sup>th</sup>-6<sup>th</sup> century in date. The majority are sand or flint-tempered fabrics of possible Saxo-Norman date.

**2.39** Medieval occupation was hinted at during archaeological investigations at Cowper Road (SMR 9436), approximately 389m south-east of the present study area, and 286-290 High Street (SMR 11439), approximately 255m south-east of the present study area.

**2.40** A ditch orientated north to south and a pit containing pottery dating from 1000-1150AD were revealed 20m north of the High Street at the Agrevo Site (SMR 10994), just over 1km south-east of the present study area. These features were sealed by a possible ploughsoil dating from 1150-1300AD.

**2.41** A medieval pit or soakaway was revealed to the rear of 97-101 High Street. (SMR 11823), approximately 970 south-east of the present study area. Although it was excavated to a depth of 1.5m the base was not reached. The fill contained roof tiles of broadly medieval or later date.

**2.42** Hertfordshire greyware pottery sherds (12<sup>th</sup>-14<sup>th</sup> century) were discovered in two of the four trenches excavated at 286-290 High Street (SMR 11439) and a large greyware storage jug, possibly an underfired waster, is recorded as coming from Berkhamsted Castle (SMR 11517).

### ***Post-medieval and modern***

**2.43** John Norden's survey of 1616 provides valuable information about early post-medieval period Berkhamsted, including the fact that the principal trade was malt at this time (VCH 1908:162). He refers to the castle as being "maintained and inhabited and much frequented by the kings" allowing the town to flourish (*ibid*:172). This reference, however, would appear to relate to Berkhamsted Place (SMR 6563), which was built to the north of the castle by Edward Carey around 1580 when he took over the lease of the castle. It is said that the buildings, approximately 699m north-east of the present study area, contained some Anglo-Saxon fabric and was traditionally considered to be the site of the surrender to William the Conqueror (Bryant 1998:10).

**2.44** The townspeople received a confirmation of their liberties by Elizabeth I in 1598, and a full charter was granted to Berkhamsted by James I in 1618. However, the height of its prosperity in the medieval period was not regained. The town appears to have suffered during the civil war and the lack of corporate income in the early 1660s saw the decline of the town council. By the 18<sup>th</sup> century the power of the corporation of the bailiff and twelve burgesses granted by James I's charter had come to an end (VCH 1908:172).



**2.45** The Sayer Almshouses (SMR 9292) were built approximately 379m south-east of the present study area in 1684 at the bequest of John Sayer, chief cook to Charles II, possibly as reparation following a dispute with the town over the ownership of the market house and bailiwick (cf. VCH 1908:173).

**2.46** Berkhamsted became an important staging post on the London to Aylesbury road during the 17<sup>th</sup> and 18<sup>th</sup> centuries, resulting in a favourable turn in the town's prosperity and the construction of a number of inns.

**2.47** As noted above, the Swan Hotel (SMR 9284) was originally a residential building that was converted to its present use in the late 17<sup>th</sup> century (Bryant 1998:12).

**2.48** The Crown (SMR 9285), which lies approximately 744m south-east of the present study area, dates from the late 16<sup>th</sup> century and The Bull (SMR 9290), which lies 736m south-east of the present study area, from the 17<sup>th</sup> century.

**2.49** The King's Arms (SMR 9286), which lies approximately 738m south-east of the present study area, was purpose built as an inn in the late 17<sup>th</sup> century. It was enlarged in the 19<sup>th</sup> century to include a large assembly room said to have been capable of holding 400 people. The inn subsequently became an important meeting place in the late 18<sup>th</sup> and early 19<sup>th</sup> century (*ibid*:13).

**2.50** Not all of the inns have survived. The Royal Oak (SMR 9296), which stood to the east of Sayer's Almshouses, was demolished in 1909, and The Bell (SMR 9300), which was next to the Old Market House at the western end of the market place, was converted to a shop in 1959 (Bryant 1998:13).

**2.51** By the late 17<sup>th</sup> century, over a third of the town's population was said to be non-conformist (Bryant 1998:13). The Victoria County History notes that there was a Baptist Church in Berkhamsted in 1678, and that a number of licenses were given to the Anabaptists and other non-conformists between 1693 and 1837 (1908:176). A Baptist meeting house (SMR 9295) was built approximately 705m south-east of the present study area in 1722. This was replaced in the 1865 by the neo-gothic Baptist Church on the High St. (SMR 9282). A Quaker Meeting House (SMR 9281) was built in 1818, approximately 167m south-east of the present study area, and a neo-gothic Congregational Chapel was built in 1867 (SMR 9293), approximately 911m south-east of the present study area, to replace their classical building erected on the same site in 1839. Neither of the Congregational buildings survives.

**2.52** The Grand Union Canal (formerly known as the Grand Junction Canal) was completed in 1805, and its construction provided an economic boost, both in the transportation of bulk goods and in the construction of canal barges (Bryant 1998:15). The transport system was further improved with the opening of the railway in 1838. As a result the town expanded considerably in the first half of the 19<sup>th</sup> century, with a population of 1690 in 1801 increasing to 3395 in 1851 (*ibid*:13).

**2.53** A variety of industries operated in the town in the 19<sup>th</sup> century, probably the most important of which was timber based. The area was rich in woodland, particularly alder and beech, and the finished products could be easily transported by the waterways. One of the largest manufacturers was East and Sons, which was founded in 1840 and moved to the corner of the High Street and Gossoms End, approximately 150m north-west of the present study area, in 1888. The company, which produced wooden tools and furniture, did particularly well out of the Crimean War. The factory (SMR 5711) was demolished in the 1980s (*ibid*:16).

**2.54** A sheep dip manufacturers was established at Raven Lane by Cooper, McDougall and Robertson in 1843. A site in Manor Street approximately 1km south-east of the present study area, which was originally used by printers, was acquired in 1870 to provide a maintenance department. This site was in use until the 1960s (SMR 5887).

**2.55** A number of maltings and breweries are known to have existed in the 19<sup>th</sup> century. The maltings apparently catered solely for local needs (*ibid*:15). Only one survives in any form, and it lies on the junction of Chapel Street and Bridge Street (SMR 5346), approximately 950m east of the present study area. It was built in the mid 19<sup>th</sup> century for Foster's Brewery, which was in Swan Street. A single brick wall survives from a malting at 163 High Street, which is now used as a boundary wall (SMR 7092). The Swan brewery (SMR 7094) was located on the High Street, approximately 800m south-east of the present study area, and a brewery and malting (SMR 7090) once stood in Castle Street, approximately 710m south-east of the present study area.

**2.56** Three mills operated in Berkhamsted in the 19<sup>th</sup> century, of which two were medieval water powered corn mills; Upper Mill on Mill Street (SMR 7087), approximately 830m east of the present study area, and Lower Mill on London Road, approximately 1.62km south-east of the present study area (SMR number not listed). The third, Castle Mill, was built on Lower Kings Road in 1895 by J.G. Knowles & Son as a steam powered corn mill to manufacture animal feed (SMR 5733). The mill, which lay approximately 680m east of the present study area, ceased operating in the 1940s.

**2.57** The agricultural chemical works of Messrs William Cooper & Nephews, Costin's barge and boat building works, and the nursery gardens of Lane & Son were also major employers in the 19<sup>th</sup> century (VCH 1908:162). At the other end of the economic spectrum were the cottage industries of lace and straw-making in the 18<sup>th</sup> and 19<sup>th</sup> century respectively (Bryant 1998:15).

**2.58** The poorer members of society found some refuge in the workhouse. The Union Workhouse (SMR 9315) was built approximately 87m south-east of the present study area in 1834 to replace the old Northchurch parish and Old Berkhamsted workhouses (SMR 9314 & 9298 respectively). The latter is said to lie on the site of the school in Park View, approximately 300m south-east of the present study area, whilst the former lay approximately 467m north-west of the present study area.

**2.59** The Town Hall (SMR 9291) was built approximately 610m south-east of the present study area in 1859 to replace the Market House, which had been demolished in 1854. The first floor was used as the Berkhamsted Mechanics Institute reading room, one of the first adult education organisations, having been founded in 1845 (*ibid*).



**2.60** In 1834, the Countess of Bridgewater gave some land at the corner of Cross Oak Road and the High Street for a national and infant school based on the principles of the Church of England (VCH 1908:176). The school, which was demolished by 1972 stood in Area A of the present study area.

**2.61** The Sites and Monuments Record (Appendix 1) lists a number of additional entries for post-medieval buildings and archaeological sites not detailed here.

### ***Cartographic***

**2.62** The cartographic record for Berkhamsted dates back to 1612 when a survey of demesne lands was undertaken. The present study area is, however, first clearly shown on the Tithe Map of 1839. The National School and gardens are seen to take up much of Area A, whilst Area B has a number of cottages and associated gardens fronting onto the High Street.

**2.63** Although the schoolyard acquired a number of buildings on all sides between 1878 and 1898, when the 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey plans were published, the cottages remained relatively unchanged.

**2.64** By 1925, almost all of the High Street frontage of the school had been built up. A number of cottages in Area B had also been extended at the back.

**2.65** The 1938 Ordnance Survey plan shows little change in Areas A and B, but a number of new houses had been constructed to the rear of the two areas on the newly constructed West Road, formerly a footpath, and on Shrublands Road.

**2.66** By 1972, the school had been demolished and replaced by a garage. The cottages had also been demolished but the land had not been developed.

### 3. Assessment of Risk

#### *Prehistoric*

**3.1** That the Bulbourne Valley was relatively well populated from the Neolithic to the Iron Age is indicated by the discovery of several sites south of Berkhamsted. It is possible that, despite extensive urban activity over the last millennium, further prehistoric settlement evidence may be discovered in Berkhamsted itself (Bryant 1998:3).

**3.2** Whilst early Neolithic sites are not uncommon, late Neolithic and early Bronze Age sites are nationally rare. The published Regional Research Agenda indicate that the location and examination of further prehistoric sites, particularly of the late Neolithic and early Bronze Age, would enable a fuller understanding of the inter-relationship between settlements, fields, barrows and other monuments, such as Grim's Dyke (Brown & Murphy, 2000:9-10).

**3.3** Given the dearth of entries for the prehistoric period in the SMR, and the extent of later development in the present study area, the probability of discovering prehistoric features or artefacts here may be considered to be low. The potential significance of any such discoveries should, however, be considered to be high.

#### *Late Pre-Roman Iron Age & Romano-British*

**3.4** The excavations at Bridgwater School (SMR 4904), north of the River Bulbourne, revealed settlement and ironworking evidence of the late pre-Roman Iron Age and possibly the early Roman period (Thomson & Holland 1977). In general, the character of settlements and the nature of artefact production and distribution is less well understood in East Anglia than in other regions in southern England (Bryant 2000:14,17). Thus, whilst the risk of encountering Iron Age features or finds in the study area may be considered to be low, the discovery of evidence for earlier Iron Age settlement would be of importance in order to investigate settlement chronology, settlement shift and economic development in Iron Age Berkhamsted.

**3.5** The evidence suggests that the ironworking complex may have been used until the early Roman period, which raises the question of the socio-political impact of the Roman invasion and its effects on settlement, industry and cultural identifiers.

**3.6** The construction of Akeman Street close to such an important ironworking site failed to stimulate the development of the industry or the birth of a town. The reasons for this are unclear, but may be linked with pre-Roman territorial division impacting on Roman landscape usage. The Regional Research Agenda note the relative lack of research into rural settlement layout and economy, the identification of Roman woodland and iron ore recovery and smelting, and further adds that more research into the Roman road network is needed (Going & Plouviez 2000:19,21).

**3.7** With the location of the present study area on a Roman road and the presence of settlement evidence at East's Timber Yard (SMR 6421) to the north-west of the site, and subject to the extent of

later development in the present study area the risk of encountering Romano-British features or artefacts may be considered to be high. The potential significance of such discoveries may also be considered to be high.

### *Medieval*

**3.8** Although some early Saxon pottery sherds were recovered during a watching brief at Chesham Road (SMR 10725), which lies to the south of the High Street, there is little evidence to suggest that there was a medieval settlement in the vicinity of the study area before the late Saxon period, and this was centred at Northchurch to the west of Berkhamsted.

**3.9** What is of particular interest are the settlement shifts in medieval Berkhamsted, no doubt resulting from the underlying interrelationships between the administrative, commercial and ecclesiastical factors prevalent at the time. The Regional Research Agenda states the need for data gathering, the construction of chronologies and typologies, and the study of the archaeological evidence for specific activities and of groups which functioned in the town (in Ayers 2000:27). Of particular relevance is evidence which elucidates the origins and development of the town and its relationships with the hinterland (in this case, particularly its pre-conquest focus at Northchurch) and with London (*ibid*:28), and evidence which elucidates the evolution of the parish from its probable origins at St. Mary's (?Minster), Northchurch to the parish of St. Peter, and the roles and development of the hospitals.

**3.10** The study area lies outside the medieval town, but within 200m of the first borough church of St. James and the leper Hospital of St. John the Baptist. On this basis, and subject to the extent of later development in the present study area, the risk of encountering medieval features or artefacts may be considered to be moderate. The potential significance of such discoveries may be considered to be high.

### *Post-medieval and Victorian*

**3.11** Probably the most important elements in the post-medieval development of Berkhamsted are the transportation systems. The importance of Berkhamsted as a staging post, followed by the construction of the Grand Union Canal and the railway, enabled the town to recover from the late medieval/early post-medieval decline.

**3.12** This led to a variety of industrial activities springing up in the 19<sup>th</sup> century, based on local resources, such as timber, local need, such as malting & brewing, and farming aids, such as sheep dip.

**3.13** The Regional Research Agenda, propose a holistic approach to the understanding of the technical and social developments of this period. This includes the creation of different classes of industry, the carrying out of studies of navigable rivers, canals and railways, and the investigation of the social use of space (Gould 2000:40).

**3.14** The study area is located on the main road to London. Immediately north of the site was East's Woodworking Yard and a garden nursery. Area A housed an early 19<sup>th</sup> century school, and Area B, cottages.

**3.15** Given the presence of the school and cottages, and subject to the extent of later development in the present study area, the risk of encountering post-medieval/Victorian features or finds is likely to be high. Given the wealth of alternative information sources for the period, the potential significance of such discoveries may be considered to be low to moderate.

### *Modern*

**3.16** The demolition of the school and cottages, and their replacement with low-status modern structures and hard standing in the second half of the 20<sup>th</sup> century, is unlikely to have contributed to the preservation of archaeological remains on the site, nor can the buildings themselves be considered to be of any intrinsic historical or cultural merit or value.

### *CONCLUSION*

**3.17** The present study area is located on a major Roman road, close to an area of Romano-British occupation at East's Timber Yard. It lies outside the medieval core of the town, but in an area that may have occupied in the late 12<sup>th</sup>/early 13<sup>th</sup> century when St. James's was the parish church.

**3.18** Areas A and B have undergone different levels of development in the late post-medieval to modern period. Both are likely to have been terraced into the natural slope rising to the south of the High Street, to a greater or lesser degree, and this is likely to have had an impact on archaeological survival on the site.

**3.19** Area A is the more extensively developed of the two areas. A school set in landscaped gardens was built on the site in 1834 and several buildings were added in the late 19<sup>th</sup> and early 20<sup>th</sup> century. By 1925, buildings covered much of the site. The construction and demolition of the school and the construction of the subsequent garage is likely to have caused severe damage to, if not outright destruction of, any surviving pre-modern archaeological features.

**3.20** Area B saw less destructive development but terracing may have destroyed any surviving pre-modern archaeological features.

**3.21** In principal, there is a moderate to high possibility that archaeological remains of Roman and medieval date, of potential significance when considered in the context of the established research agenda for the region, may be preserved below ground in Areas A and B. It is not possible to be conclusive, from the documentary sources consulted, about how such remains may have been affected by the later development of the site. Should they be present, it is likely that they would be damaged, destroyed or otherwise affected by the current development proposals. The actual survival and nature of such remains can only be characterised by intrusive investigation. It is likely that such an investigation would form an element in the requirements of the planning authority relating to the proposed development of the site, as a condition on consent being granted.

## 4. Sources Consulted

### *ARCHIVES*

#### **Hertfordshire Sites and Monuments Record**

See Appendix 1

#### **Hertfordshire Archive and Local Studies (HALS)**

Draft petition to the King regarding the National School c.1830. AH 2426

Survey of Demesne Lands c.1612 D/EGM 350

Endorsed Berkhamsted Fryth... c.1638 1985&1986

Entire Parish of Berkhamsted and Northchurch. Early 19<sup>th</sup> cent. AH.687

Mr. Griffins Plan of the Railway & Berkhamsted Castle c.1838 AH.675

Tithe Map 1839 DSA4/19/2

Tithe Award 1839 DSA 4/19/1

Plan of the Railway near Berkhamsted Castle c.1840

Plan of the Honor of Berkhamsted 1849 56485

Plan of the valuable freeholds in the town of Berkhamsted, Herts. to be sold at auction at the King's Arms Hotel, Berkhamsted on Wednesday July 20<sup>th</sup> 1864 at 4 o'clock. D/EX 234.P2

Berkhamsted Grammar School Estate 1874 B/EBN P43

1st edition Ordnance Survey Plan 1878 Sheet XXXIII5

2<sup>nd</sup> edition Ordnance Survey Plan 1898 Sheet XXXIII5

Ordnance Survey Plan 1925 Sheet XXXIII5

Ordnance Survey Plan 1938 Sheet XXXIII5

Ordnance Survey Plan 1972 Sheet SP 9808-9908

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## 5. Illustrations

Figure 1 .....	Site location
Figure 2 .....	Principal Roman & medieval sites
Figure 3a.....	Tracing from Tithe Map (1839)
Figure 3b .....	1 <sup>st</sup> edition Ordnance Survey Plan (1878)
Figure 4a.....	2 <sup>nd</sup> edition Ordnance Survey Plan (1898)
Figure 4b .....	1925 Ordnance Survey Plan
Figure 5a.....	1938 Ordnance Survey Plan
Figure 5b .....	1972 Ordnance Survey Plan
Figure 6 .....	2001 Ordnance Survey Plan
Figure 7 .....	Architect's drawing of the First National School



# Appendix 1

## Extract from the Hertfordshire Sites & Monuments Record

HSMR	NGR	Period	Remarks
10	SP 994 078	Medieval	Berkhamsted is recorded as a Borough with 52 burgesses in the Domesday Book (1086). This may indicate that the town was already well established by the late Anglo-Saxon period, or that there was rapid development of Berkhamsted following the construction of the Norman castle. The Borough had a market and a fair by the 13 <sup>th</sup> century, although both probably had far earlier origins. It also had a Portmoot (Borough Court) by 1301, which met fortnightly in the court-house north-west of the church of St. Peter.
39	SP 995 082	Medieval	A motte and bailey castle, surrounded by a double ditch, was probably built soon after 1066 for the Count of Mortain, William the Conqueror's half brother who had been granted the lands at Berkhamsted as well as the County of Cornwall. By the early 12 <sup>th</sup> century the castle was in the King's control. The first castle was timber-built, and the earliest surviving remains of the later, masonry structure date from c.1155-65. The castle remains are now a Scheduled Ancient Monument (SAM 20626).
178	SP 98 08	Iron Age	A bronze leech brooch, similar to Hallstatt but smaller and dating from 500-400 BC was found in an unspecified location within Berkhamsted.
1335	SP 9829 0853	Roman	A Roman lamp was found in the early 20 <sup>th</sup> century at the Berkhamsted Gas works, between the canal and the railway line. In 1933 5 Samian bowls were discovered bricked up in the corner of a retort house wall.
1336	SP 9952 0823	Roman	In 1742 William Stukeley recorded that Roman coins had been found at Berkhamsted Castle.
2228	SP 985 090	Medieval	A length of a medieval ditch, orientated E-W, was revealed during excavations at Bridgewater School, Dellfield. A few pieces of medieval pottery were recovered from this feature.
2529	SP 9824 0877	Unknown	Cropmarks of 2 roughly square enclosures measuring approximately 20m <sup>2</sup>
4142	SP 98795 08037	Medieval	Site of St. John the Baptist Hospital, which was founded before 1216-17 for lepers. The proximity of the hospital to the church of St. James appears to have led to some confusing of the names. It is possible that the church of St. James became the chapel for the hospital once the new parish church of St. Peter had been built. The hospital of St. John the Baptist appears to have amalgamated with the Hospital of St. Leonard by 1515-16. (Cf. Section***)
4143	SP 98785 08071	Medieval	Site of St. John's Well, a natural spring, which was associated with St. John the Baptist's Hospital. The proximity of the hospital to the parish church of St. James appears to have led to some confusing of the names, and the position of St. John's well corresponds with the given position of St. James's well in 17 <sup>th</sup> century surveys of the manor. In the late 12 <sup>th</sup> century, the Bishop of Lincoln is said to have come to St. James's to prevent the worshipping of nymphs and spirits in the well, which may indicate an early, pagan origin of the site.

HSMR	NGR	Period	Remarks
4251	SP 995 082	Bronze Age	A bronze age brooch and silver pin were discovered during excavation at Berkhamsted Castle in 1905. The bronze, Italian brooch, which dates from the first half of the 9 <sup>th</sup> century B.C. has been deliberately re-shaped to broadly resemble a Romano-British fibula brooch, The decorated silver pin, of unknown date and origin, has similarly been re-shaped, suggesting that both items may have been imported from Italy and re-used during the Roman occupation.
4904	SP 985 090	LPRIA/Roman	Four shaft furnaces were revealed during excavations at Bridgewater School, Dellfield. The presence of Belgic sherds suggest that the furnaces were in use during the 1 <sup>st</sup> century AD and possibly early in the Roman period. Four LPRIA cremation burials, 2 lengths of an iron age ditch containing sherds, bone and 2 pieces of a rotary quern and 4 pits containing LPRIA sherds were also excavated.
5210	SP 990 079	Post Medieval	An iron turnpike post, the exact location of which is no longer known, was recorded in 1966.
5231	SP 9823 0849	Post Medieval	A brick road bridge, now totally rebuilt, over the Grand Union Canal.
5232	SP 9922 0804	Post Medieval	Road bridge over the Grand Union Canal with flat, iron cast girders.
5233	SP 9949 0805	Post Medieval	Road bridge over the Grand Union Canal with footbridge attached to the south side.
5346	SP 994 078	Post Medieval	Former maltings on two storeys built of yellow brick. The malt store is at right angles to the main line of the building, but the kiln has been demolished.
5460	SP 9935 0815	Post Medieval	Berkhamsted railway station, which opened in 1872 replacing the original 1838 station. Modernised in 1964-5. Station buildings are predominantly of yellow brick.
5570	SP 9950 0806	Post Medieval	Original railway bridge south of the station.
5650	SP 992 079	Post Medieval	Site of Berkhamsted Water Co. established 1864.
5711	SP 984 084	Post Medieval	Site of East's woodworking factory, Gossom's End. Factory founded by Job East in 1840.
5733	SP 9920 0805	Post Medieval	Castle Mill. Steam powered corn mill built in 1895 or 1910-11 by JG Knowles & Son to manufacture animal feed. The mill ceased operating either 1945 or 1948.
5887	SP 9955 0770	Post Medieval	Originally used by printers, the site in Manor St. was acquired by Cooper, McDougall & Robertson in 1870 to provide a maintenance department for the sheep dip factory established by Cooper in 1843.
6075	SP 991 079	LPRIA	Bronze coin of Addedomaros (Trinovantes) found in 1976 at the rear of a shop in Lower Kings Rd.
6076	SP 9845 0851	Roman	A Roman sestertius of Hadrian (AD117-138) was found on allotments at Dellfield.
6378	SP 0035 0795	Post Medieval	Observation during development revealed evidence interpreted as the site of a small pond with 18 <sup>th</sup> /19 <sup>th</sup> century backfill.
6381	SP 990 086	Medieval	Medieval deer park, the earliest reference to which is in 1296 when it is recorded as being in the ownership of the Earl of Cornwall. Its location and extent are unknown, but it was probably in the vicinity of Berkhamsted Place.
6419	SP 9878 0814	Medieval	A trial trench to the rear of 320-338 High St. revealed evidence for medieval occupation, although there were no structural remains.

HSMR	NGR	Period	Remarks
6421	SP 9844 0831	Roman	Roman pottery, bone and tile were found in a dark soil layer during observation of construction of a storage shed at East's timber yard, indicating possible Romano-British occupation.
6563	SP 9908 0867	Post Medieval	Berkhamsted Place was a Tudor manor, which stood to the north of the castle. It was built in 1580 by Sir Edward Carey when he was granted the lease of the castle. The building was badly damaged during a fire in 1661 and rebuilt shortly after. Most of the mansion, apart from the kitchen and servants' quarters was demolished in 1967.
6803	SP 992 083	Roman	A possible Romano-British pottery kiln, dating from the 3 <sup>rd</sup> /4 <sup>th</sup> century AD was discovered in a builder's trench on Bridgewater Rd. in 1956.
7087	SP 9942 0800	Post Medieval	Site of Upper Mill, Mill St. identified from the 1839 Tithe Map. Upper and Lower Mills, both water mills, were recorded in the Domesday Book (1086). Upper Mill was replaced by a music school attached to Berkhamsted School in 1926. A millstone is in the school grounds.
7088	SP 9849 0828	Post Medieval	Site of a saw mill in Stag Lane, identified from the 1879 OS map.
7089	SP 9948 0793	Post Medieval	Site of a brewery, Castle St. identified from the 1839 Tithe Map.
7090	SP 9925 0785	Post Medieval	Site of a brewery and malting, Castle St. identified from the 1839 Tithe Map.
7091	SP 9932 0788	Post Medieval	Former gasworks, Mill St. identified from the 1879 OS map. A single storey, yellow brick building on the site may have been part of the works. The site now houses a school.
7092	SP 9916 0775	Post Medieval	Site of former malting, 163 High St. identified from the 1839 Tithe Map. Only one yellow brick wall now remains, which is used as a boundary wall.
7093	SP 9932 0782	Post Medieval	Site of a candle house identified from the 1839 Tithe Map.
7094	SP 9929 0772	Post Medieval	Site of the Swan brewery, High St. identified from the 1897 OS map.
7153	SP 994 0814	Post Medieval	Railway bridge carrying the line into Berkhamsted station, built of brick with iron girders and a brick parapet.
7194	SP 982 084	Post Medieval	Site of a mile post, E of Bushes Lock, erected in 1893. A replica made of metal, built in 1933, now stands on the site.
7195	SP 985 083	Post Medieval	Canal lock, Gas 1, Grand Union Canal. The west gate is dated 1872.
7196	SP 986 083	Post Medieval	Canal lock, Gas 2, Grand Union Canal. The west gate is dated 1875, the east gate is dated 1874.
7197	SP 992 0802	Post Medieval	Canal lock, Station Lock, Grand Union Canal. The east gate is dated 1851, the west gate is dated 1872.
7366	SP 9910 0800	Medieval Post Medieval	Occupation evidence was recovered during evaluation at Kingsgate in 1993. Although there were few features, 12 <sup>th</sup> -14 <sup>th</sup> century pottery sherds, tile and animal bone were recovered as were small quantities of post-medieval pottery. This site is immediately east of [7369].
7369	SP 9877 0850	Roman Medieval	Medieval occupation evidence at 320A High St. A number of features, including ditches, pits and post/stake-holes were excavated, some of which contained significant quantities of 12-14 <sup>th</sup> century pottery and animal bone and small quantities of brick, slag and tile. Some residual Roman pottery was also recovered from a large pit to the rear of the site. The site has been interpreted as probably being open ground used for small-scale industrial activity and refuse disposal, with possibly some ephemeral structures. This site is immediately west of [7366].

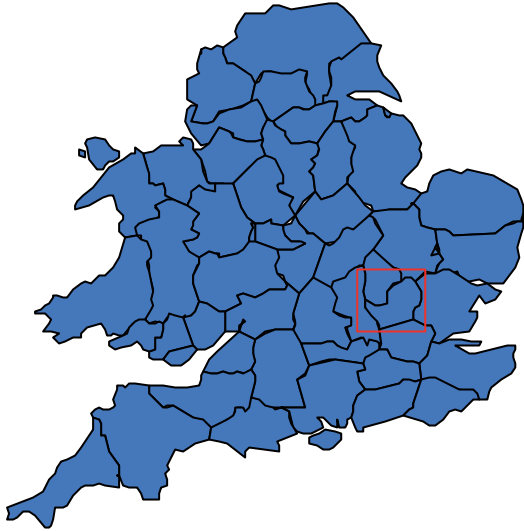
HSMR	NGR	Period	Remarks
9092	SP 9936 0779	Medieval	St. Peter's Church, which was built in the 12 <sup>th</sup> century. Restorations have been undertaken by Wyatville in 1820, Butterfield in 1866-88 and more recent restoration work was done in the 20 <sup>th</sup> century.
9181	SP 9880 0803	Medieval	Site of the parish church of St. James. It was probably founded in the late 11 <sup>th</sup> or early 12 <sup>th</sup> century and may have been the parish church of Berkhamsted Borough before the construction of St. Peter's [9092]. The church was linked, and sometimes confused with, the Hospital of St. John the Baptist, which stood on the same site, and by the 14 <sup>th</sup> century it is possible that the church had become a chapel for the hospital.
9182	SP 9881 0881	Medieval	Approximate site of the graveyard of St. James's church [9181] and the medieval hospital of St. John the Baptist [4142]. There are antiquarian reports of human remains having been found on the site, and there is reference to a cemetery at St. James in a manorial survey of 1357.
9183	SP 9933 0778	Medieval Post Medieval	The Court House, in which the Portmoot or Borough Court was held. The first reference to the court dates from 1301. The building dates from the 16 <sup>th</sup> century with much 19 <sup>th</sup> century restoration. It was later used as a national school.
9184	SP 9923 0780	Medieval	Approximate site of the Market House, which was probably built in the 15 <sup>th</sup> century and demolished in 1854.
9187	SP 9924 0779	Medieval	Site of medieval stocks, pillory and whipping post, which stood in front of the Market House [9185].
9188	SP 9927 0778	Medieval	Site of the medieval market place. It was sited immediately west of St. Peter's by the 13 <sup>th</sup> century on the site now occupied by the buildings known as Middle Row. In a Parliamentary Survey in 1653, Butchers Shambles are referred to near the Market House.
9189	SP 9338 0781	Post Medieval	Grammar School founded in 1523 by Dean Incent of St. Paul's, London from the proceeds of the dissolution of the town hospitals of St. John the Baptist and St. John the Evangelist. The building dates from 1544 and was restored in 1841.
9193	SP 9933 0772	Medieval Post Medieval	The remains of a 14 <sup>th</sup> century timber-framed building opposite St. Peter's church at 125 High St. The remains are in the southern wing of the current building and comprise one bay of an open hall of raised aisle construction. The northern range of the present building, next to the street, was probably built in the 17 <sup>th</sup> century. The date, size and location of the remains have led to the speculation that this may have been a manorial site.
9281	SP 98737 08013	Modern	Quaker Meeting House with an inscription "Erected in 1818" on the front wall.
9282	SP99561 07637	Modern	Neo-Gothic Baptist Chapel on the High Street
9283	SP 9932 0773	Medieval Post Medieval	House reputedly built by Dean Incent, founder of Berkhamsted Grammar School [1989] in 1523, at 129/31 High St. The house has a medieval rear wing, a late 16 <sup>th</sup> century front range and a small south-east wing of c.1800. Wall paintings dating from the 17 <sup>th</sup> century have been found on the chimney-stack and staircase wall facing the hall and in a room over the hall.

HSMR	NGR	Period	Remarks
9284	SP 9927 0775	Medieval Post Medieval	The Swan Hotel, 139 High St. This building contains the remains of a medieval open hall. Parts of the roof date from the 14 <sup>th</sup> century, the street range was extended and a chimney stack added c1500. An upper floor was added in the late 16 <sup>th</sup> or early 17 <sup>th</sup> century. There is no definite evidence that the building was an inn until the late 17 <sup>th</sup> century when a gallery was added to the west of the hall range. This was extended c1800 when the inn ran its own coach to London.
9285	SP 9925 0776	Post Medieval	The Crown Public House, 145 High St. dates from the 16 <sup>th</sup> century.
9286	SP 9924 0776	Post Medieval	The King's Arms, 147 High St. This was purpose built as an inn in the late 17 <sup>th</sup> century. It was altered and enlarged in the early 19 <sup>th</sup> century including a large assembly room, said to have been able to accommodate 400 people. The inn became an important place for public meetings in the late 18 <sup>th</sup> and early 19 <sup>th</sup> century.
9287	SP 9901 0788	Medieval Post Medieval	A house dating from the late 15 <sup>th</sup> /early 16 <sup>th</sup> century at 207-209 High St. It is a three-bayed, timber framed structure with a crown post roof on a brick and flint base.
9291	SP 9915 0787	Modern	The Old Town Hall, built in 1859 in the Gothic style.
9292	SP 98931 07936	Post Medieval	Sayers Almshouses, High St, built in 1684 by John Sayer, chief cook to King Charles II.
9293	SP 9946 0785	Modern	Site of the Congregational Church, built in 1837 in the Classical style. It was demolished and replaced with a larger church in the Gothic style in 1867, which in turn was demolished in 1974.
9294	SP 9933 0774	Post Medieval	Site of Church Cottage, St. Peter's Churchyard. The cottage adjoining the south wall of St. Peter's Church is depicted in an early 19 <sup>th</sup> century painting. It was demolished in 1826.
9295	SP 9926 0789	Post Medieval	Site of the Baptist Meeting House, Water Lane. The building was constructed in 1722 and demolished in the 1860s after which it was replaced by the current Baptist Church on the High St [9282].
9296	SP 9893 0793	Post medieval	The Royal Oak Public House abutted the east end of Sayers Almshouses [9292] on the High St. until it was demolished in 1909 to make way for the Gas Council offices
9297	SP 9942 0772	Medieval Post Medieval	Approximate site of "Pilkingtons" Manor House. A house with that name is referred to as a capital messuage in a survey of 1616, indicating it was the site of a manor. A building of that name stood on the High St. opposite Rectory Lane. It was rebuilt and converted into flats in the 1950s.
9298	SP 9883 0793	Post Medieval	The old parish workhouse is said to lie on the site of the school in Park View.
9299	SP 9911 0783	Post Medieval	Site of the town gaol, first referred to as a "cage" in a town survey of 1616, at the corner of Kings Rd and High St. It was converted to a prison in 1763, which in turn was converted to a police station in 1843. It was rebuilt in 1894 and again in 1972.
9300	SP 9924 0780	Post Medieval	Site of The Bell, or One Bell Public House, Market Place. It closed down and was converted into a shop in 1959.
9302	SP 9935 0760	Post Medieval	Site of the Old Rectory, Rectory Lane, in which the 18 <sup>th</sup> century poet William Cowper lived. The rectory was demolished in the early 19 <sup>th</sup> century and a new building erected in a different location in Rectory Lane. In the late 19 <sup>th</sup> century a third rectory was built on the site of the original rectory.
9314	SP 98193 08344	Post Medieval	Approximate site of the old Northchurch workhouse, Billet Lane. It was demolished between 1830 and 1834. The new Union Workhouse for Berkhamsted and Northchurch was built in Berkhamsted in 1834 [9315].

HSMR	NGR	Period	Remarks
9315	SP 9867 08069	Modern	Sit of the Union Workhouse for Berkhamsted and Northchurch parishes. Built in 1834 and demolished in 1934 when the inmates were transferred to Hemel Hempstead.
9436	SP 98921 07900	Medieval Post Medieval	Excavation of a trench at Cowper Rd revealed post-medieval activity in the form of 3 pits and 19 <sup>th</sup> century brick footings. The pits contained post medieval and residual medieval pottery, indicating probable medieval occupation nearby. Also fragments of probable Roman brick/tile.
9883	SP 9867 0799	Post Medieval	Site of Kitsbury or Kitsendbury Farmhouse. The farm, whose origins are unclear but may be 17 <sup>th</sup> century, appears to have been demolished in the 1870s. It is shown on the Tithe Map of 1838 on the street frontage. A small investigation at the rear of no. 7 Kitsbury Rd found no archaeological remains.
9957	SP 98965 07945	Medieval	An archaeological trench excavated to the rear of 256 High St. revealed a semi-waterlogged deposit which contained medieval and post-medieval waste, including part of a wooden platter, and evidence for metal working. The deposit lay directly above a peat deposit.
9961	SP 9932 0770	Medieval	Evidence for medieval occupation at the rear of 125 High St was revealed during a watching brief in 1995. The evidence consists of a possible post hole and Hertfordshire grey ware pottery dating from the 12 <sup>th</sup> -14 <sup>th</sup> century.
10725	SP 9920 0760	Early Medieval Medieval	A watching brief in 1999-2000 revealed 19 <sup>th</sup> century and more recent disturbance to the site, and that the southern part had been terraced. There was also some evidence for chalk extraction. However, residual medieval sherds were present, and a section on the south side of the site revealed a buried soil horizon sealing several layers, one containing a single medieval rim sherd. Cut [5] nearby contained 7 coarse pottery sherds, an area of clay at the west end of the access road contained an assemblage of tile, pottery, animal bone, and some iron slag, and further evidence for medieval occupation was present on the west side of the site, where a range of material dating from Roman and later periods were recovered from disturbed soil layers; some of which may survive beneath the remains of a bank and the access road. Some of the sherds may be associated with metal working. There was no evidence for post-medieval use of the site. The 113 sherds from the site are a varied and important group, dating from the Roman period to the 14 <sup>th</sup> -15 <sup>th</sup> century. The assemblage includes a few Roman sherds and several hand-built early-mid Saxon sherds, which may be 5 <sup>th</sup> -6 <sup>th</sup> century in date. The majority are sand or flint-tempered fabrics of possible Saxo-Norman date.
10778	SP 981 086	Post Medieval	Possible chalk pit, Northdene Rd.
10994	SP 9955 0777	Medieval Post Medieval	Evidence for medieval occupation at the Agrevo Site, High St. was revealed during archaeological investigations in 1999. A ditch orientated N-S and a pit containing pottery dating from 1000-1150AD were revealed 20m north of the High St in Trench 1. These features were sealed by a possible ploughsoil dating from 1150-1300AD. There were also 19 <sup>th</sup> century brick foundations and service drains probably associated with the late 19 <sup>th</sup> century sawmill on the site. Trench 2 produced further evidence for the 19 <sup>th</sup> & 20 <sup>th</sup> century use of the site, including brick foundations and several pits containing 19 <sup>th</sup> -20 <sup>th</sup> century pottery. The subsequent watching brief revealed further evidence for the accumulation of a ploughsoil in the medieval period.
11390	SP 9904 0882	Post Medieval	The Great Barn, Castle Hill Farm is a large, timber-framed, 6-bayed barn, probably dating from the 16 <sup>th</sup> century. In poor condition in 2001 and included in the Buildings at Risk Register.

HSMR	NGR	Period	Remarks
11439	SP 9882 0802	Medieval Post Medieval	Four trenches were excavated at 286-290 High St revealing cellared foundation in the trenches on the street frontage, which were probably of 19 <sup>th</sup> century date, and Hertfordshire greyware pottery sherds (12 <sup>th</sup> -14 <sup>th</sup> century) in the two other trenches.
11466	SP 9946 0765	Modern	The Rex Cinema, High St., which was designed by David Nye, opened in 1938. It was sold in 1973 to the Star Group who used it as a cinema and bingo hall. In 1976 Zetters bought the cinema and created 2 cinema screens and a bingo hall in the building. The building closed in 1988 and remained unused until 2001 when an archaeological record was undertaken prior to its being extended and refurbished for re-use as a cinema.
11517	SP 9950 0820	Medieval	A large greyware storage jug, possibly an underfired waster, is recorded as coming from Berkhamsted Castle.
11610	SP 9916 0782	Medieval	A 2-bayed timber framed building with a crown post roof a 173 High St. The timbers date from 1277-1297AD. It was initially suspected that this was an early example of a shop, but more detailed examination has revealed to have been the service end of a larger house, presumably with an open hall to the west, which has disappeared. In 2003 it was the earliest known jettied urban building in England.
11777	SP 9934 0827	Medieval	A possible boundary ditch running N-S was observed during a watching brief in Bridgewater Rd. The ditch had a V section and measured approximately 1.5m deep. It lies on the possible line of the "Old Park" boundary. Three medieval sherds were found in the fill and a Roman sherd on the spoilheap.
11800	SP 9834 0821	Modern	Crabtree Cottage, which is likely to have been built just prior to World War II, at Gossams End. This has since been demolished.
11823	SP 9943 0762	Medieval	A medieval pit or soakaway was revealed to the rear of 97-101 High St. Although it was excavated to a depth of 1.5m the base was not reached. The fill contained roof tiles of broadly medieval or later date.

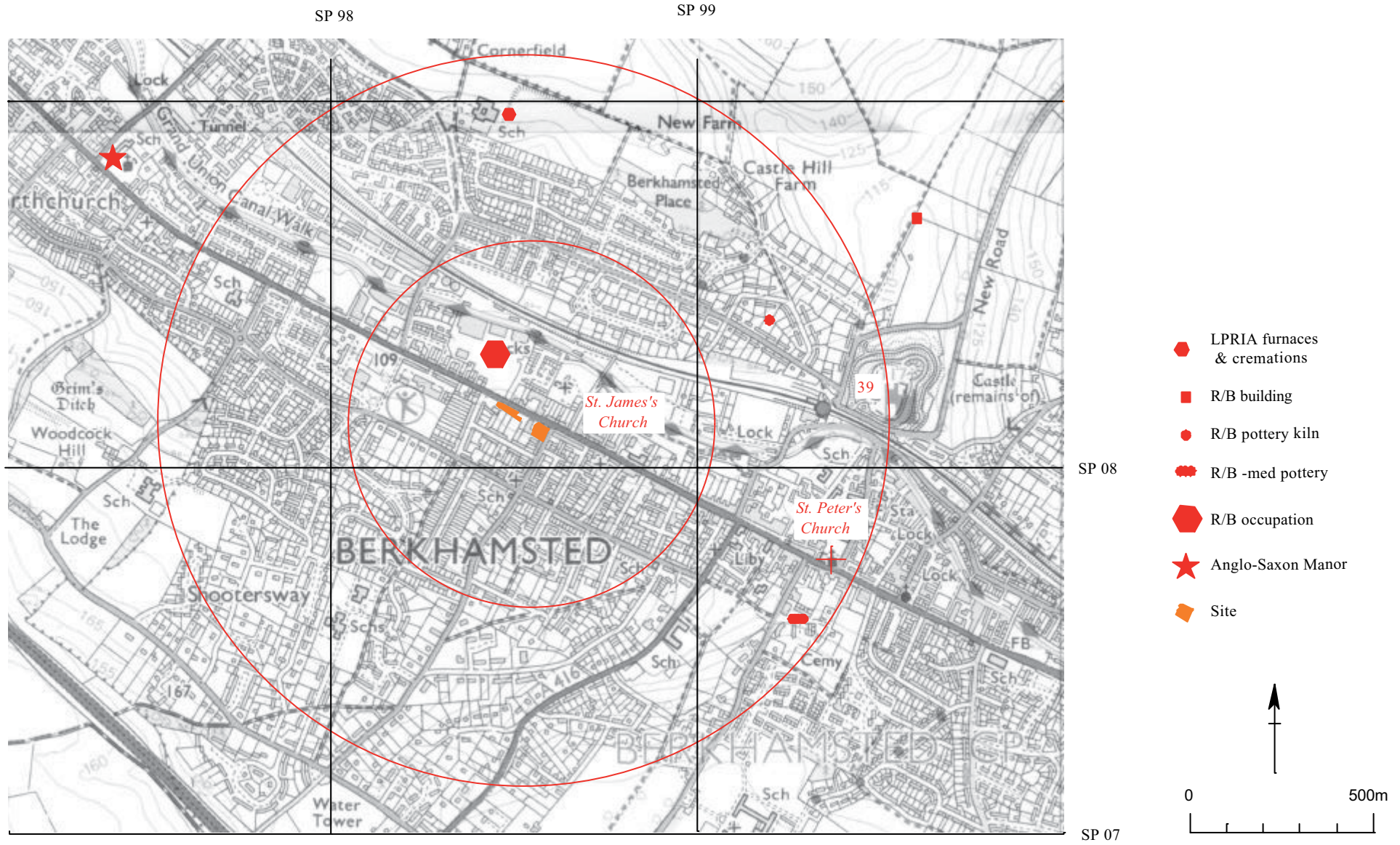




Site Location

Scale 1:10000

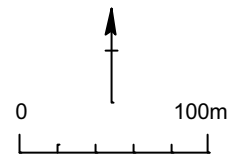
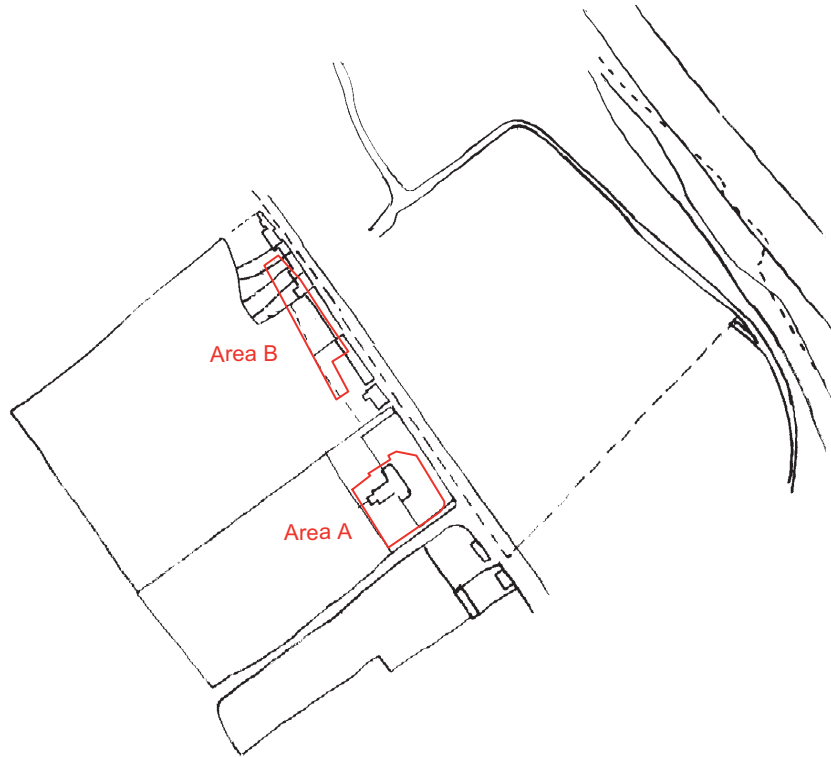




Principal Roman and medieval sites

Scale 1:15000

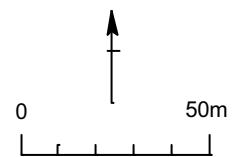
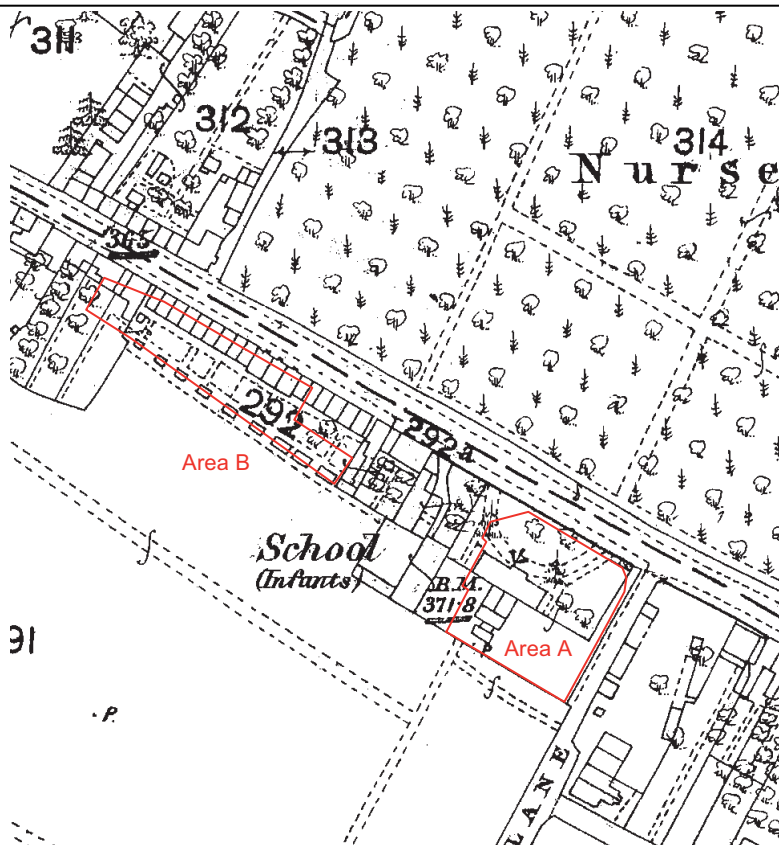
Figure 2



Tracing from the Tithe Map (1838)

Scale 1:4000

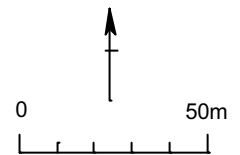
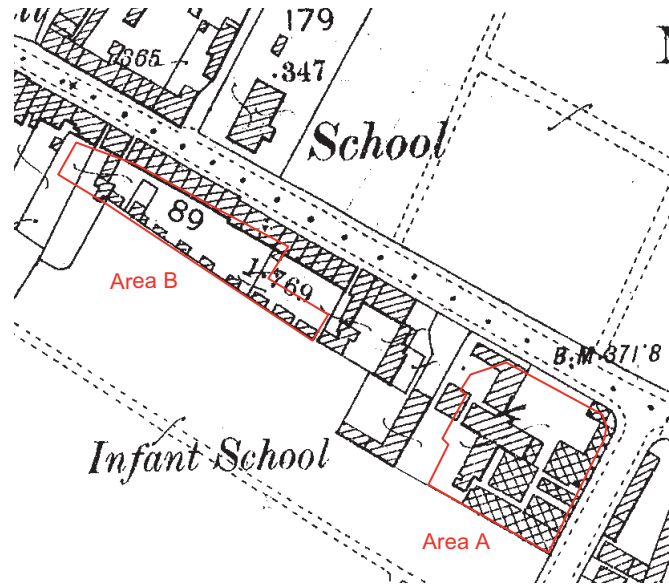
Figure 3a



1st Edition Ordnance Survey Plan (1878)

Scale 1:2000

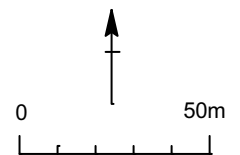
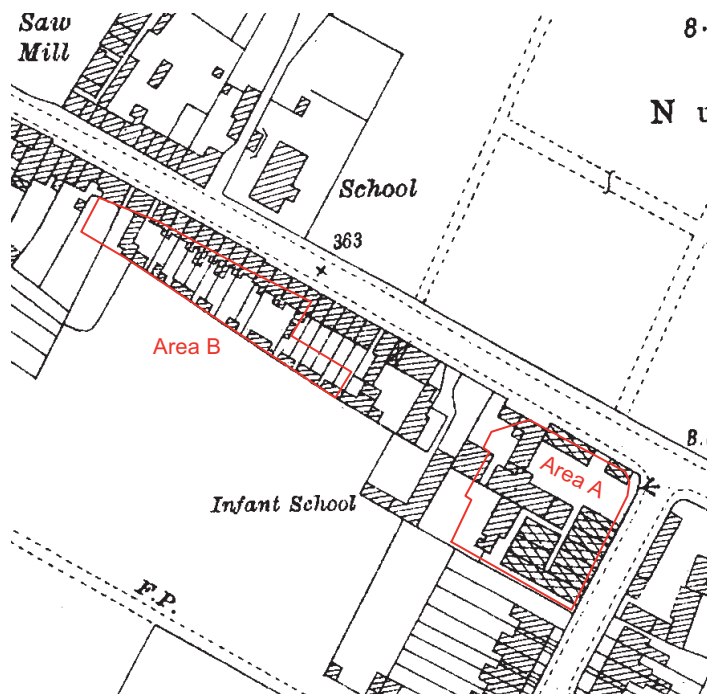
Figure 3b



2nd Edition Ordnance Survey Plan (1898)

Scale 1:2000

Figure 4a

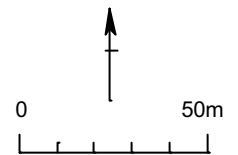
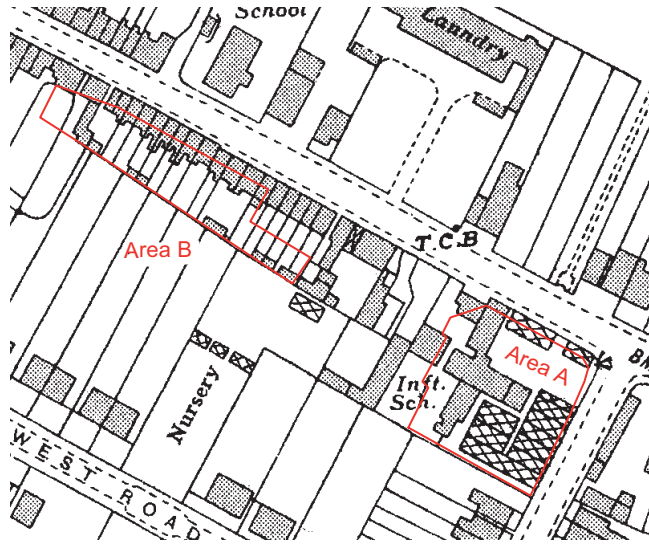


1925 Ordnance Survey Plan

Scale 1:2000

Figure 4b

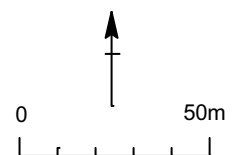
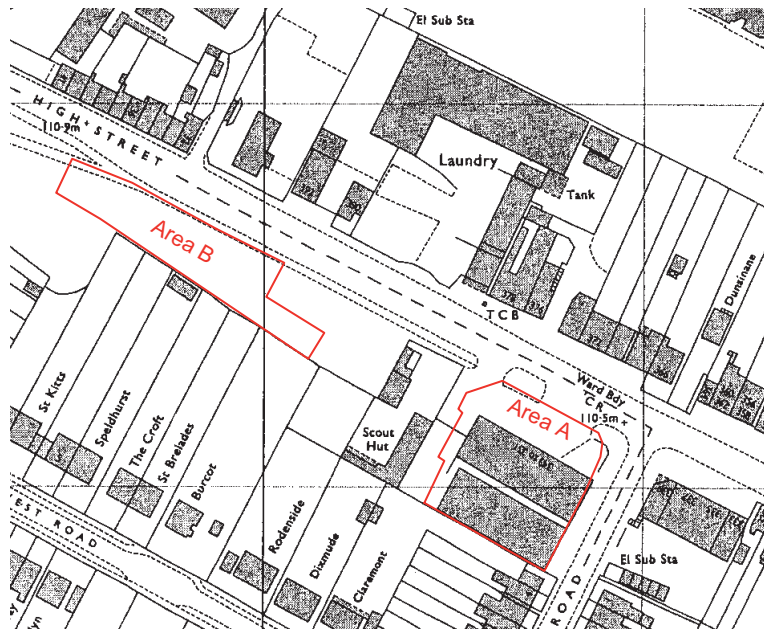




1938 Ordnance Survey Plan

Scale 1:2000

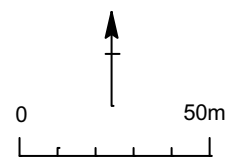
Figure 5a

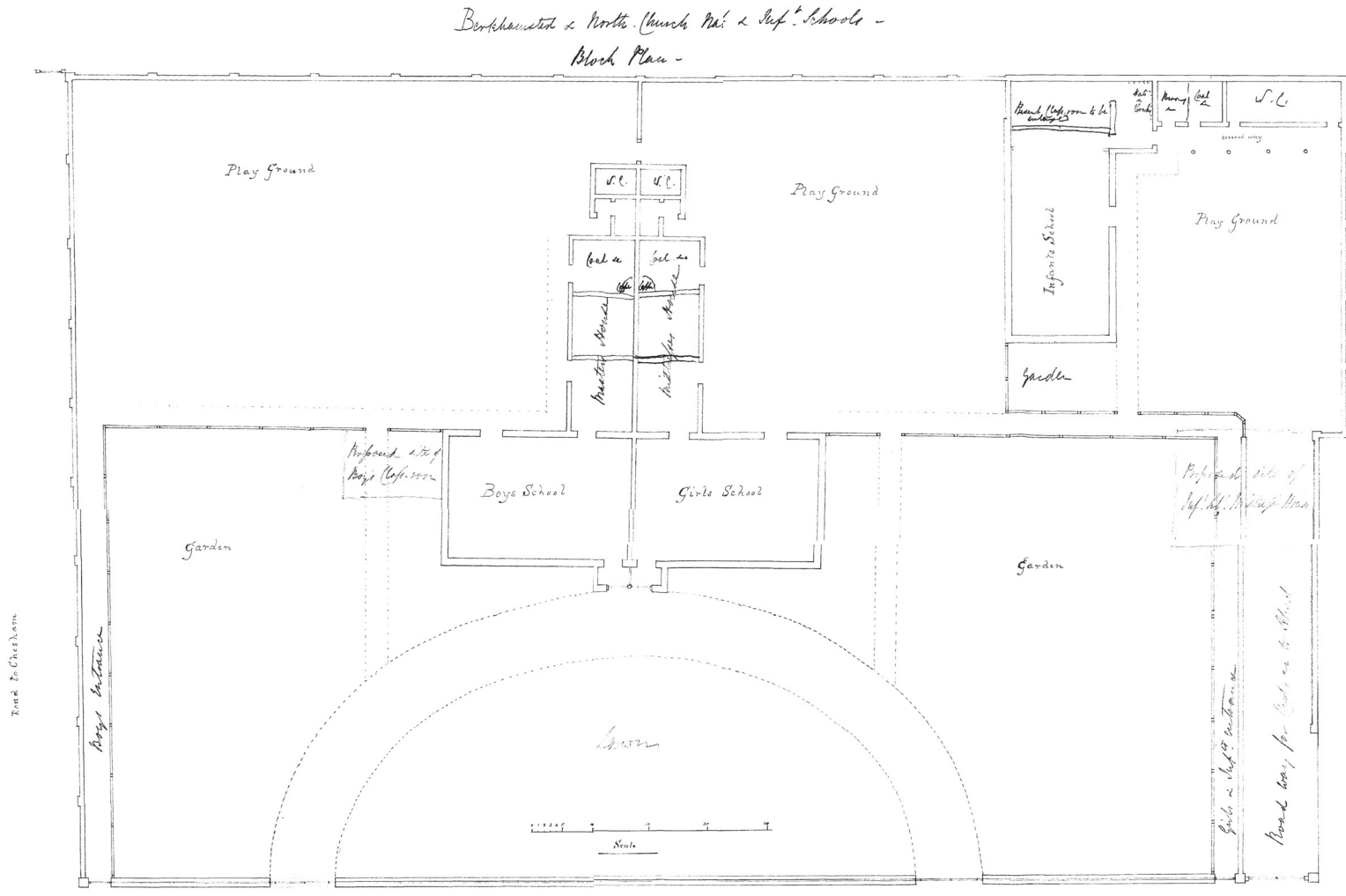


1972 Ordnance Survey Plan

Scale 1:2000

Figure 5b





Architect's drawing of the First National School  
(Courtesy of HALS)

Not to Scale

Figure 7