

# HERITAGE NETWORK



## **BROOKER'S DEVELOPMENT SITE Hitchin, Herts.**

HN495

*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

## BROOKER'S DEVELOPMENT SITE

Hitchin, Herts.

HN495

### *Desk-based Archaeological Assessment*

*Prepared on behalf of Heritage Construction*

by

Helen Ashworth BA AIFA

Report No.266

*November 2004*

© The Heritage Network Ltd

11 FURMSTON COURT, ICKNIELD WAY, LETCHWORTH, HERTS.  
SG6 1UJ

TELEPHONE: (01462) 685991 FAX: (01462) 685998

# THE HERITAGE NETWORK LTD

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

Archaeological Director: David Hillelson, BA MIFA

11 FURMSTON COURT, ICKNIELD WAY, LETCHWORTH, HERTS.  
SG6 1UJ  
TELEPHONE: (01462) 685991 FAX: (01462) 685998

## Contents

	Summary.....	Page i
Section 1	Introduction.....	Page 1
Section 2	Evidence.....	Page 3
Section 3	Assessment of Risk.....	Page 18
Section 4	Sources Consulted .....	Page 23
Section 5	Illustrations.....	<i>following</i> Page 25
Appendix 1	Extract from Hertfordshire SMR.....	Page 26
Appendix 2	Inventory of Standing Buildings.....	Page 31

*The front cover shows a general view of the site, looking east*

## Acknowledgements

The research for this project was carried out Helen Ashworth. Illustrations were prepared by Geoff Saunders, and the report was edited by David Hillelson.

The Heritage Network would like to express its thanks to Andy Bartlett, Heritage Construction; Stephen Boddey and Alan Wilkinson, BBR Architects; the curator and staff of Hitchin Museum; the archivist and staff of Hertfordshire Archives and Local Studies; Peter Bowyer, Pre-Construct Archaeology; and Jonathan Smith and Alison Tinniswood, County Archaeology Office, Hertfordshire County Council, for their co-operation and assistance in the execution of this project.

## Summary

<b>Site name and address:</b>	Brooker's Development Site, Hitchin		
<b>County:</b>	Hertfordshire	<b>District:</b>	North Herts D C
<b>Village/town:</b>	Hitchin	<b>Parish:</b>	Hitchin
<b>Planning reference:</b>	N/A	<b>NGR:</b>	Centred at TL 18280 29050
<b>Client name and address:</b>	Heritage Construction, Stamford House, Primett Road, Stevenage, SG1 3EE		
<b>Project Reference:</b>	HN495	<b>Other reference:</b>	N/A

### Synopsis:

In order to assess the archaeological risk posed by a proposal to redevelop the Brooker's site, located between Bucklersbury and Paynes Park, Hitchin, Hertfordshire, the Heritage Network was commissioned by Heritage Construction to undertake a desk-based archaeological assessment of the site, and an assessment of the standing buildings.

The documentary, cartographic, and database evidence consulted demonstrates the existence of archaeological remains of late prehistoric, Anglo-Saxon, medieval and post-medieval date in the vicinity. There is considered to be a high risk that such remains would be present on the site, and the significance of such potential remains is also considered to be high.

An assessment of the standing buildings on the site demonstrates that one 18<sup>th</sup> century structure survives, which relates to the listed properties on Tilehouse Street and is, therefore, of group interest. A number of 19<sup>th</sup> century buildings of industrial origin also survive, which have the potential to provide information about the Victorian industrialisation of Hitchin.

## 1. Introduction

**1.1** This study has been prepared at the request of *Heritage Construction*, as a Desk-based Archaeological Assessment of a development site at Brooker's Yard, between Bucklersbury and Paynes Park, Hitchin, Herts.

**1.2** The study area comprises an irregularly shaped plot, measuring approximately 7500m<sup>2</sup>. It is located in the centre of the modern town, centred at NGR TL 18280 29050, and is bounded to the west by the line of Paynes Park; to the east by the line of Bucklersbury and Market Place; to the north by the Corn Exchange, and the plot located to the rear of the Post Office at no.32 Market Place (currently under development as retirement flats); and to the south by boundaries with neighbouring properties fronting on to Bucklersbury and Tilehouse Street (see Figure 1). The main part of the site is currently occupied by buildings and yards associated with *T. Brooker and Sons Ltd, Ironmongers and Builders Merchants*. A western extension to the site consists of a small triangular area, divided from Brooker's Yard by Coopers Lane. This is currently occupied by a former petrol filling station, and a car showroom.

**1.3** The site is located in the core of the medieval town of Hitchin. Although no archaeological remains are known from the site itself, finds and features of late prehistoric, Anglo-Saxon, medieval and post-medieval date have been identified in the vicinity.

### **AIMS AND OBJECTIVES**

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

- a comprehensive overview of the development of landuse 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;
- an assessment of the significance of such remains in relation to established regional research criteria.

**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 (HSMR)
- Hitchin Museum (HITM)
- North Hertfordshire Museums Archaeological Archives (NHM)
- Hertfordshire Archives and Local Studies (HALS)
- National Monuments Record (NMR)

**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.



## 2. Evidence

### *TOPOGRAPHY AND GEOLOGY*

**2.1** The present site lies within the Hitchin Gap, a glacially derived deep cutting, at approximately 60m AOD. The solid geology is Lower Chalk, with a deep drift covering of fluvio-glacial sands and gravels of the Anglian phase of the Quaternary period. The chalk bedrock is present at considerable depths below the fluvio-glacial deposits. Locally the soils are derived from the Swaffham Prior Association (511e) and comprise well-drained calcareous coarse and fine loamy soils derived from the underlying sands and gravels (SSEW, 1984).

**2.2** Hitchin lies in the bottom of the valley of the River Hiz, with the land rising on both eastern and western sides of the river. Both Windmill Hill, on the eastern side of the town, and West Hill, opposite, rise to heights of approximately 90m AOD. The study area is located on the rising ground on the western valley side.

### *HISTORICAL AND ARCHAEOLOGICAL CONTEXT*

#### *Prehistoric*

**2.3** The archaeological evidence from the town suggests that it was important in the prehistoric period. The proximity of the Icknield Way, a major prehistoric route between East Anglia and Wessex, would doubtless have drawn settlers to the region. The light fertile soils in the valley of the river Hiz would also have been attractive.

**2.4** The earliest evidence for human activity in Hitchin comes in the form of a large number of stone and flint implements of Paleolithic date (c.450,000bc - 10,000bc) found on the opposite slope, approximately 500m to the east of the study area. The evidence includes eight stone axes and two flint arrowheads from Folly Pit (NSMR 294), a group including four Acheulian hand axes and 29 scrapers from Highbury Pit (HSMR 280) and flint implements from Ransom's brickfield and Jeeves' brickfield (HSMR 1182 and HSMR 1183). On the western side of the town an underground waterchannel runs alongside Brand Street, parallel to the road. This may have been open during the Paleolithic period, which could account for finds of flint implements in that area (Burleigh & Stevenson, 1994, p.17).

**2.5** The majority of the finds of prehistoric flint implements have been recovered from the Highbury and Benslow areas, on the higher ground approximately 500m to the east of the study area. This part of the town was extensively quarried for gravel and brickearth during the 19th century. Artefacts recovered include two Mesolithic (c.10,000bc – 3,500bc) microliths from the site of 'Riddy Shott' on Wymondley Road (HSMR 288), a Neolithic flint scraper from Queen Street (NSMR 1536) and an early Bronze Age barbed and tanged arrowhead from Verulam Road (HSMR 6452), approximately 600m to the northeast.

**2.6** Until very recently, there was little known evidence of prehistoric activity on the western side of the town. Only a few artefacts have been recorded on the Sites and Monuments databases, including

Palaeolithic flint implements from Brand Street (HSMR 282) approximately 100m to the north and a group of Neolithic (c.3,500bc – 2,000bc) flint implements from Wratten Road (HSMR 290) approximately 150m to the south. A small number of flint implements, including a broken blade of Mesolithic (c.10,000bc – c.3500bc) date and three worked flints of late Neolithic/early Bronze Age (c.2500bc – 1500bc) date, were collected from a medieval plough soil during trial trenching at 35 Tilehouse Street, approximately 150m north-west of the study area (West, nd). Aerial photographic evidence has also recorded two potential ring ditches in Priory Park, possibly the remains of ploughed out burial mounds (HSMR 7417 and 7418) approximately 400m to the south.

**2.7** Recent archaeological fieldwork in the immediate vicinity of the present site has identified features which have been provisionally dated to the late Neolithic or the Bronze Age. A sinuous linear ditch was recorded during investigations at Lewesford House, Upper Tilehouse Street, approximately 200m to the west (Saunders, 2004). The remains of a feature initially identified as a ditched enclosure were recorded on the adjacent property, less than 100m to the north (Butler, 2004). Further excavation has revealed that this feature may be a plough-raised round barrow of Bronze Age date (P. Bowyer, pers. com.).

**2.8** The increasing number of finds of prehistoric implements, and of surviving archaeological remains, suggests that evidence of prehistoric occupation lies in the area of the modern town, although, as yet few traces of seasonal camps or more permanent settlements have been located. The concentration of finds of this period on the higher ground to the east of the study area may indicate either that this is the most likely location for prehistoric settlement, or that it has been the area that has been most investigated having been disturbed by large scale groundworks in the 19<sup>th</sup> century, when there was considerable antiquarian interest.

### *Iron Age*

**2.9** There is surprisingly little evidence for Iron Age activity in Hitchin. Sites of this period are known from the surrounding area, including hillforts at Ravensburgh Castle near Hexton and Wilbury Hill, Letchworth. A considerable late pre-Roman Iron Age settlement was also established at Baldock. Excavations at the eastern end of Portmill Lane, approximately 400m to the northeast, found slight evidence of Iron Age activity, including sherds of middle and late Iron Age pottery (HSMR 6455). A number of undated pits and postholes may represent the remains of structures dating to this period (G.Burleigh, pers. comm.). Other chance finds of late Iron Age artefacts have been recorded from the town, including a pottery urn (HSMR 4871) and a number of coins (HSMR 131; HSMR 4873).

**2.10** The lack of evidence may reflect a genuine lack of occupation, although the number of prehistoric findspots in the vicinity of the town suggests that it was an attractive spot for early settlement. It is more likely that remains of Iron Age occupation have yet to be uncovered.

### *Romano-British*

**2.11** The known settlement pattern for the Hitchin area in the Roman period suggests a landscape of farmsteads and villas, some of which undoubtedly had Iron Age antecedents. Evidence for Roman



occupation has been recorded from a site to the rear of Paynes Park (HSMR 1419) approximately 60m to the north of the study area. Further such evidence has been recorded to the southeast of the Grammar School (HSMR 1420) approximately 400m to the north and at Highbury Road, approximately 500m to the east (HSMR 1418). Settlement evidence, and an associated inhumation and cremation cemetery, has also been recorded at Foxholes (HSMR 1184) approximately 1km west of the modern town. Cremation burials, with accompanying pottery vessels, were also found at Taylors Hill (HSMR 1201) approximately 400m to the southwest.

**2.12** A number of artefacts have been found in the town centre, including glass vessels (HSMR 1200) and part of a quernstone (HSMR 1203) from Bancroft, within 500m north of the study area. A fragment of carved alabaster was found immediately adjacent to the eastern entrance to the study area (NSMR 424). This had been built into in the foundations of the Red Lion Inn, which was demolished in 1853 to make way for the Corn Exchange on Market Place. The style of decoration on this piece has identified it as Etruscan, probably part of a high status decorated sarcophagus of 1st century BC date, which possibly formed part of a decorative scheme, or collection of antiquities, in a Roman villa (G.Burleigh, pers.comm.). Roman building material has also been reused in later buildings, for example Roman bricks have been identified in the tower of St Mary's Church (HSMR 4391) and in the remains of a hearth in a thirteenth century house uncovered during the excavations at 33 Queen Street.

**2.13** Other artefacts have been found as the result of metal detecting, including coins and metalwork from Priory Park (HSMR 1175) approximately 750m to the south. A possible pottery kiln has also been recorded on Hitchin Hill (HSMR 1426) approximately 800m to the southeast.

**2.14** Archaeological fieldwork in the vicinity of the town centre has also recovered limited evidence of Roman activity. Residual pottery sherds and coins were recovered from later features during excavations at The Biggin, approximately 250m to the southeast, in 1969 (NHDC archives), at 35 Tilehouse Street, approximately 150m to the west (West, nd), and at Portmill Lane (HSMR 6474) approximately 400m to the northeast. Excavations on the site of the former Hitchin Laundry on Queen Street, approximately 300m to the east, uncovered a small number of Roman features, consisting of pits and postholes, which were located in the north-western corner of the site (Stirk, 2002). Large quantities of Roman pottery and building material were also recovered from later features on the site. Recent work by the Museum of London, on various sites in the town centre, has also revealed evidence for Roman activity in the town. A number of late Roman pits and ditches were identified during trial trenching in Portmill Lane and Biggin Lane (Aitken, 2003).

### *Anglo-Saxon*

**2.15** The documentary and archaeological evidence suggests that Hitchin was important in the Saxon period. It was a Mercian royal estate from at least the eighth century, which appears to have continued as a royal possession into the tenth century, when it was granted to Harold of Wessex by Edward the Confessor. By the 11<sup>th</sup> century, the church was important enough to be described as a minster. Evidence for two defended sites have been uncovered in recent years, one on the eastern side of the valley of the River Hiz, which may represent part of a royal manor, the other immediately adjacent to the study area, on the western side of the valley. These may represent evidence for two separate settlement

sites, with one acting as the royal manor and the other as the town. Alternatively, they may represent activity of two different periods.

**2.16** The name 'Hitchin' is believed to have come from the name *Hicce*, the Anglo-Saxon tribe thought to have been established in the area by the 8th century. The Tribal Hidage, a Mercian tribute list of 7th/8th century date, documents two tribes in the area, the *Gifle* and the *Hicce*. The *Gifle* appear to have occupied the valley of the River Ivel in Bedfordshire, the *Hicce* settled in the region of the River Hiz (Friel, 1982).

**2.17** It appears clear from the limited documentary sources available that Hitchin was a Mercian royal estate by the 8th century and the *Hicce* formed one of the smaller clan units within Mercia. Clifford Offer has suggested that Hitchin had been an important strategic stronghold for the Mercian rulers since the mid 7th century AD. It lay on the southern border of the Mercian kingdom and guarded the route through to London via a gap in the Chilterns (Offer, 2002).

**2.18** A lost document written by John de Blomville, a founder benefactor of the Priory of White Carmelites, and quoted in a 19<sup>th</sup> century *History of Hitchin* by William Dunnage, states that King Offa and his nobles founded a church and associated religious community here in 792 AD (Offer, 1992, p.1). This seems rather late for an initial foundation and may indicate either a refounding or extending of an earlier church (Burleigh & Stevenson, 1994). Excavations in 1911, during restoration work on the present parish church, revealed possible Saxon foundations. The earlier building appeared to be on a cruciform plan with a central tower (Hunns, 2002, p.3). This indicates that the present structure, which was originally built in the twelfth century, is located on the same site as the earlier church.

**2.19** A twelfth century document, *De Inventione Sanctae Crucis*, relates that in King Canute's reign Hitchin was held by Tofig (or Tovi) the Proud, *staller* (marshall and master of the horse) to the king, a position of considerable importance and influence (Huyshe, 1906). He founded the Church of the Holy Cross at Waltham to house the Holy Rood, a miracle-working crucifix discovered in Somerset. The church was endowed with lands in Hitchin and Waltham. After Tofig's death his son, Adelstan, succeeded to the position of *staller* and to the lands, but later forfeited them. Edward the Confessor granted the lands, including Hitchin, to Earl Harold of Wessex (later King Harold). He rebuilt the church at Waltham in around 1060 and re-endowed it with eighteen manors, including Hitchin. The grant was confirmed by King Edward.

**2.20** Evidence for Anglo-Saxon occupation in the town, from the 5<sup>th</sup> to the 10<sup>th</sup> centuries AD, has come from a number of finds of high status artefacts, including two early Saxon brooches from Priory Park (HSMR 2298 and HSMR 6535) between 750m and 850m to the south, and a decorated bronze pin of 8<sup>th</sup> or 9<sup>th</sup> century date from the site of St Andrew's Hall (HSMR 1612) approximately 450m to the east. A Late Saxon gold finger ring, set with a Roman intaglio, was found on Hawthorn Close (HSMR 4901) approximately 1km to the southeast. Coins, including a silver *sceatta* from Pirton Road (NSMR 1470) approximately 550m to the southwest, and a ninth century coin hoard, now dispersed (NSMR 441) have also been recorded from the town.

**2.21** A number of undated burials have also been recorded from Hitchin town centre. Human remains were discovered in 1899 at Moss' Corner, on the junction of Bancroft, High Street and Brand Street, approximately 220m to the northeast. Workmen digging out a cellar on the site of the Trooper Inn discovered five or six skeletons (NSMR 447) (Walker, 2000, p.44). More skeletons were uncovered during the construction, in 1868, of W.B.Moss' shop, which adjoined the Trooper. Further human remains were found at the same time, during the lowering of the pavement on the opposite side of the road (*ibid*). Other remains have been discovered more recently, during alterations at Lloyds Bank on the corner of Bancroft and High Street, on the opposite side of the road to Moss' Corner. In 1987, during renovation work in the cellars, a truncated skeleton was discovered. The burial was aligned north-east south-west, with the skull at the north-eastern end, indicating that it was not Christian. Further human bones were found next door during renovation works at 2-3 Bancroft. Although no dating evidence was recovered it has been suggested that these represent part of an inhumation cemetery of late Roman/early Saxon date which lies beneath the present Bancroft and High Street, and therefore must predate them (Burleigh & Stevenson, 1994, 12-14).

**2.22** The parish church was located on the opposite side of the river to the suggested Saxon manor recently excavated at 33 Queen Street. This may mark a separation between the secular and spiritual, or a separation between the manor, possibly a royal manor, and the town. It has been suggested that an early/middle Saxon town had been established centred on the present High Street and Market Place, and to the west and north-west of the church (Burleigh & Stevenson, 1994). This may have been delimited on the north by the cemetery at the junction between Bancroft, Brand Street and High Street. A late Saxon planned town has also been postulated, located to the north and west of the earlier settlement and established on a square town plan, with the line formed by modern Paynes Park and Grammar School Walk marking the western limit (*ibid*). On the basis of these theories, the present site lies within both the proposed early and late Saxon towns.

**2.23** Excavations at 33 Queen Street, approximately 300m to the east, revealed evidence for significant activity, which appears to range in date from the end of the middle Saxon period to the 13<sup>th</sup> century. Much of the pottery assemblage recovered from the site has been dated to between the 9<sup>th</sup> and 12<sup>th</sup> centuries. The main occupation of the site was initially thought to date to the late Saxon period, when it was apparently fortified by the construction of a ditched palisade, with a wall-walk (Stirk, 2002). The full extent of the postulated settlement is currently unknown. No other boundary was observed during these excavations and no evidence of occupation was recorded at 40 Queen Street, approximately 70m to the south (Davis, 2001), or to the south-west, during an evaluation to the rear of 69 Queen Street (Vaughan, 1998).

**2.24** Two inhumations burials were discovered during the evaluation at 40 Queen Street, approximately 350m to the southeast (Davies, 2001). Both graves were located in the central northern part of the site, and were aligned approximately east - west, suggesting that they may be Christian. They consisted of one well preserved supine burial, probably a female, and one prone burial of a juvenile, approximately 12-15 years of age. No evidence for coffins or shrouds was identified. The burials have been dated to the Anglo-Saxon period and possibly represent part of a cemetery associated with the middle and late Saxon settlement excavated at 33 Queen Street. No other Saxon features were

identified at 40 Queen Street, indicating either that the settlement to the north did not extend this far south or that post-medieval landscaping associated with properties along Queen Street has destroyed earlier evidence.

**2.25** Excavations in the last two years, on the neighbouring plot to the north, have revealed the line of a substantial linear ditch. This was aligned north to south and is likely, therefore, to continue southwards into the study area. It had a V-shaped profile, measuring approximately 4m in width at the excavated ground level, and was over 2m in depth. Although few artefacts were recovered from the fills of this feature, sherds of Saxon pottery were present, suggesting that it may represent a defensive ditch of Saxon date (P. Bowyer, pers com).

### Medieval

**2.26** The Domesday Book of 1086 records that Hitchin was held by the king. It answered for five hides of land (approximately 600 acres). Two of these hides (approximately 240 acres) were in the hands of the minster church. Ninety one males are recorded as living on the 3 hides of the king's land in Hitchin, comprising 41 villagers, 17 smallholders, 22 cottagers and 12 slaves (Morris, 1976). This gives an estimated total population of between 350 and 450. Eleven males are recorded on the 2 hides belonging to the church, giving an estimated population of between 45 and 60 people. The total estimated population for the manor was therefore between 400 and 600. This is quite a high density of population and suggests that Hitchin was an established and thriving community by the 11th century. As a royal manor Hitchin would have provided a focus for people in the surrounding countryside, and an outlet for their produce. Four mills, worth 53s 4d, are recorded on the manor, including Port Mill in the town centre. Meadowland, pastureland and woodland for 600 pigs are also recorded.

**2.27** A number of other manors are recorded as being attached to Hitchin, which gave its name to the half-hundred. These included land in Hexton, Charlton and Offley, all of which were held by the king. The manor continued to be held by the Crown until the 17th century. At various times it was granted to relatives or to courtiers, but always reverted to Crown possession. William Rufus granted Hitchin to Guy de Balliol, whose family held it until 1295, when it was confiscated following the rebellion of John de Balliol, King of Scots. The de Kendale family was granted the manor from 1311 until 1376, when the male line failed. It was then granted to Alice Perrers, the king's mistress. Richard II granted Hitchin to his uncle, Edmund of York, in 1387. It reverted to the Crown in 1460, following Richard of York's death at the Battle of Wakefield during the Wars of the Roses. The following year Richard's son was crowned Edward IV and he granted the manor to his mother Cecily. Following her death in 1495, Henry VII gave Hitchin to his queen, Elizabeth of York, as part of her jointure. This set a precedent and, through the 16th and 17th centuries, the manor formed part of the queen consort's jointure. Following Catherine of Braganza's death in 1705, the manor was granted on a series of leases until 1843 when the last lease expired and the manor of Hitchin reverted to the Crown (Howlett, 2000).

**2.28** Although there is no evidence from Domesday Book that Hitchin was a borough in the 11th century, it probably had developed into one by the late 12th century, due to the prosperity of the wool trade (Hunns, 2002, p.3). Hunns states that *'by 1268 there is evidence that burgesses were paying*

rent in the borough and that a distinction was being made between tenants of the borough and tenants of the manor' (ibid, p.4).

**2.29** Merchants of 'The Staple of Calais' are recorded as resident in the town (ibid) and the existence of a Woolstapler's Hall has been suggested. Its location is thought to have been at the now demolished building known as 'The Croft' on Bancroft, which dated to the early 15<sup>th</sup> century (Fleck & Poole, 1999, p.31). The wealth generated by the wool trade was demonstrated in the rebuilding of the parish church in 1305, following the collapse of the roof of the 12<sup>th</sup> century structure in 1304. The new building was embattled all round, one of the usual ways of expressing wealth and importance (Pevsner & Cherry, 1992, p.197). A number of religious guilds existed in the town, and the survival of several of their guildhalls has been suggested, such as The Brotherhood on Bancroft and The Cooper's Arms on Tilehouse Street.

**2.30** The present town plan still shows the evidence of the medieval layout, which formed a T-shape, with the road from Bancroft as the stem and Tilehouse Street/Bridge Street as the top (Figure \*). The Market Place was originally much larger, running from the southern end of Bancroft, along High Street, through the Market Place and included the area now covered by Bucklersbury and Sun Street. The churchyard lay on the eastern side and may have been open to the Market Place (Burleigh & Stevenson, 1994, Figure 5). Gradually the wide market place was infilled by blocks of buildings between present-day Bucklersbury and Sun Street at the southern end, and Churchyard and High Street at the northern. These 'middle rows' probably represent the sites of permanent market stalls and are found in other towns in northern Hertfordshire, for example at Baldock and Stevenage. The encroachments may have started in the 13<sup>th</sup> century and there appears to be evidence of continuous tenure by 1470 (Hunns, 2002, p.4). By the mid 16<sup>th</sup> century, the market place had been reduced to the size it is today (Smith, 1992, p.156).

**2.31** The medieval town was concentrated around the market place and the church. Nineteenth century maps show that the boundaries of the *burghage* plots still remained in many cases. From this it is possible to estimate the extent of the medieval town. The plots stretched back to the line of modern Paynes Park and Grammar School Walk on the west and to the River Hiz on the east. Other development took place along the Tilehouse Street/Bridge Street axis to the south and along Dead Street (now Queen Street) to the east. Seventeenth century maps also show that large areas of land appear to have been left open to the rear of the properties on Bucklersbury and Tilehouse Street.

**2.32** A number of medieval buildings, with origins before the fifteenth century, still survive in the core of the town, including the parish church, which was originally dedicated to St Andrew, but is now dedicated to St Mary (HSMR 4390) approximately 250m to the northeast. The present church dates from the 12<sup>th</sup> century, and possibly lies on the site of a Saxon minster church. The earliest surviving parts are at the base of the tower and some of the nave walling (Hunn, 2002, p.5). Most of the church dates to the 14<sup>th</sup> and 15<sup>th</sup> centuries and is a Grade I listed building (DoE list).

**2.32.1.** The Biggin, on the western side of Queen Street, is the site of a Gilbertine Priory founded in 1361 by Edward de Kendale (HSMR 4389) approximately 250m to the east. It is possible that some of the original building has survived as two crown posts are extant



in the roof (Fleck and Poole, 1999, p.34). Excavations at The Biggin in 1969, in the area of the Seebohm Gardens, revealed evidence of medieval and early post-medieval surfaces and a human burial, possibly one of the Gilbertine canons. Residual Roman pottery was also recovered (NHDC archives).

**2.32.2.** The Priory (HSMR 4392) at the junction of Bridge Street and Tilehouse Street, approximately 250m to the south, is the site of the Carmelite Friary of St Mary. This was founded in 1317 and dissolved in 1538. Part of the medieval friary has been incorporated in the present building, which dates from the 18<sup>th</sup> century.

**2.32.3.** Numbers 1 and 1a Churchyard were originally a single hall house, the former vicarage of St Mary's Church. In the 18<sup>th</sup> century it was altered and refaced in red brick, with the old tiled roof hidden behind a parapet. It is now a shop and has modern shop windows on the ground floor (Hunns, 2002, p.5).

**2.33** Archaeological fieldwork has revealed evidence of medieval activity in the vicinity of the study area. Significant quantities of pottery waster sherds of 13<sup>th</sup> century date (HSMR 11447) were recovered from a pit by the roundabout at the junction of Tilehouse Street and Paynes Park in 1982, approximately 150m to the west of the study area (Turner-Rugg, 1993). They indicate the presence of a possible kiln site in the vicinity. A number of features and deposits of medieval date, including a soil layer, a posthole, a pit and a possible drainage gully were recorded during trial trenching at 35 Tilehouse Street, approximately 150m to the southwest (West, nd).

### *Post-medieval*

**2.34** The development of the town during the post-medieval period is shown in a series of maps, starting in the mid 17<sup>th</sup> century. These show that, essentially, the town plan remained the same as the postulated early medieval town layout (Burleigh & Stevenson, p.15, figure 5). Buildings are shown either side of Tilehouse Street, Bridge Street, Bucklersbury, Sun Street, High Street and north along Bancroft.

**2.35** The population of the town increased significantly during the 19<sup>th</sup> century. The 1801 census revealed that there were 3,161 inhabitants, which had grown to 10,788 by 1901. The fastest increase was in the first half of the century, when 7,077 people were recorded on the 1851 census (Foster, 1987, p.2). This rapid increase in population was chiefly the result of problems in rural areas which forced agricultural labourers to seek work in the towns.

**2.36** Brewing and malting were important in the town during the post-medieval period. Many of the maltings supplied the large London breweries, as well as the more local ones. The longest surviving example was located on the corner of Charlton Road and Wratten Road (HSMR 5384) approximately 160m to the southwest of the study area. This was originally built of brick and timber in the 16<sup>th</sup>/17<sup>th</sup> century. It may have been constructed around a courtyard, but by the 19<sup>th</sup> century only two ranges were left standing, one fronting Charlton Road, the other on Wratten Road. The Hitchin fire engine was housed there between 1851 and 1870. These maltings were demolished in 1970 (Fleck & Poole, 1999,



122-3). Bucklersbury Maltings were also close to the study area, located on the corner of Tilehouse Street and Bucklersbury, approximately 100m to the south.

**2.37** Evidence for a possible post-medieval kiln and associated chalk floor surfaces was recovered during the archaeological evaluation at 35 Tilehouse Street, approximately 150m to the northwest (West, nd). This site was immediately east of the area where a pit containing medieval pottery wasters was recorded. It is a further indication that the identification of the street name with the manufacture of tile and pottery is correct. Possible kiln chimneys have also been identified on the map of c.1650, at the eastern end of Tilehouse Street (Burleigh & Stevenson, 1994, 18).

### **SITE SPECIFIC**

**2.38** The study area is located in the core of the modern town. It lies off the southwestern corner of the Market Place, between Market Place and Bucklersbury on the east and Paynes Park on the west (Figure 1). The largest part of the present site, which runs west from Market Place to Coopers Lane, is currently occupied by stores, warehouses and yards belonging to T. Brooker & Son, Ironmongers and Builder's Merchant, the eastern end of which is known as Exchange Yard. The western extension to the site is occupied by a former petrol filling station and car showroom, fronting on to Paynes Park.

**2.39** The present site lies off the south-western corner of Market Place, at its junction with Bucklersbury. In the early medieval period this street did not exist, instead it formed part of a large triangular market place (Burleigh & Stevenson, 1994, Figure 5). During the 14<sup>th</sup> and 15<sup>th</sup> centuries permanent market stalls were established at the southern end of the market place, forming Bucklersbury on the western side and Sun Street on the eastern. These 'middle rows' are known from other towns in northern Hertfordshire.

**2.40** The origin of the street name Bucklersbury is unknown, but the street has been called that since the medieval period (Fitzpatrick & West, 1997, 10). A buckler may have been either an armourer, or a harness maker. Alternatively the name may derive from a personal name. The suffix 'bury' possibly implies a fortified enclosure in the area, which may be significant given the recent discovery of a substantial defensive ditch off Paynes Park.

**2.41** The line of Paynes Park to the rear of the present site was not established until the second quarter of the 19<sup>th</sup> century. Prior to that it formed a short length of road between Pound Lane (now called Brand Street) and Cod Piece Alley (now called West Alley). Its modern southern continuation, to join Tilehouse Street, is marked by a line of hedges.

**2.42** The Exchange Yard was formerly known as Corrie's Yard in the early 19<sup>th</sup> century, after John Corrie, a smith who erected a row of cottages there, called Union Place, in 1819 (ibid, 14). Francis Corrie, a gunsmith and probably John's son, is recorded as living here in the 1841 census. The name was changed to Exchange Yard in the mid 19<sup>th</sup> century, after the construction of the adjacent Corn Exchange in 1853. The cottages were demolished between the 1920s and 1960s.

### **Cartographic**

**2.43** Drapentier's map of c.1690 is probably the earliest detailed map of Hitchin. This was drawn from Windmill Hill, on the eastern side of the town and gives a perspective view of the town. It is unlikely to be absolutely accurate, but does give an impression of the layout of the town at the end of the 17<sup>th</sup> century (Figure 2). The map shows apparent congestion behind the street frontages, suggesting increased development in the town centre at the end of the 17<sup>th</sup> century. No spaces are visible to the rear of the buildings on the Bucklersbury and Market Place street frontages suggesting a high level of infilling, though this may be the result both of the artist's perspective and the attempt to represent existing buildings in two or three dimensions.

**2.43.1.** At least two buildings on the western edge of the building line, to the rear of Bucklersbury, are shown as having tall chimneys. These probably represent industrial sites, possibly maltings, or, given their proximity to Tilehouse Street, pottery or tile kilns. They may lie within the study area.

**2.43.2.** The northern end of Paynes Park is marked by a line of trees, running between Pound Lane and Cod Piece Alley. Its later southern continuation is marked by a hedge line.

**2.43.3.** The open land beyond the buildings is shown as being divided by hedges. A number of trees are shown in the hedged enclosure on the northern side of the study area, possibly representing an orchard. The southern side was apparently divided into small rectangular fields.

**2.44** A manuscript map in Hitchin Museum shows a different view of the town centre. It appears to have been drawn from the south rather than the east (Figure 3). There is some argument over the dating of this map and it has previously been argued that it dates to the mid 17<sup>th</sup> century (Burleigh & Stevenson, 1994, 17-18). However, a recent study suggests that it actually dates to the mid 18<sup>th</sup> century (Howlett, 2004, 12-13). It also shows the Bucklersbury and Market Place frontages as occupied by an unbroken line of buildings, with other structures running westwards, at right angles. However, it also suggests that there was less development to the rear of these properties than shown by Drapentier. The study area appears to consist of yards between building ranges running back from the street frontages. Open land apparently lay to the west of these yards. Although the perspective is awkward, it appears that the entrance to the study area was marked by a covered gateway between two of these structures, leading to open land at the rear.

**2.44.1.** A short length of track, ending at a barred farm gate is shown running from Pound Lane (now Brand Street) to West Alley (Formerly Cod Piece Alley). This marks the northern end of modern Paynes Park. The line of the modern road, between Brand Street and Tilehouse Street, was not established until the mid 19<sup>th</sup> century. A single building stood in the fields to the south of the gate. The land to the rear of the buildings along Bucklersbury and Tilehouse Street is shown as open and undeveloped.

**2.45** The earliest 19<sup>th</sup> century map consulted, surveyed by H.S. Merrett, dates to 1818 (Figure 4). The shows the present site as Plot 271. An accompanying schedule describes the plot as two houses and a malthouse, measuring 2 roods 13 perches. It was owned and occupied by Mary Corrie.

- 2.45.1.** The yard is shown as long and irregular in shape. About halfway along its length it doglegs, bending southwards before turning west again. A line at the western end of the building on the southern side of the entrance may represent the boundary between the domestic side of the property and the industrial side. The northeastern boundary was formed by the rear of buildings associated with the Red Lion public house. The southeastern side was possibly occupied by the two houses recorded in the schedule.
- 2.45.2.** A long L-shaped building at the western end of the property may represent the malthouse referred to in the schedule. To the north of this lay a strip of undeveloped land, now part of the study area. Two individual structures are shown along the southern boundary, these face the possible maltings and may be barns or stables.
- 2.45.3.** At the eastern end of the possible malthouse is an offset square structure. It apparently had an enclosed space at its eastern end, the line of which was later occupied by a building.
- 2.45.4.** Plot 270, to the north, now occupied by the Corn Exchange at the eastern side, was the site of the Red Lion Public House. The present site covers the western side of this property, from the line of a north to south aligned boundary which crosses Plots 270 and 271. At this time it was occupied by the northern, northwestern, western and southwestern ranges associated with the Red Lion.
- 2.45.5.** Small enclosed properties are shown to the west and southwest, including Plot 274, described as a barn, yard and garden, measuring 12 perches and Plot 273, described as four houses, yards and gardens, measuring 1 rood and 35 perches.

**2.46** A map of 1820 (HALS 58874) shows the same information, but gives more detail about the layout of the small garden plots to the west (Figure 5).

**2.47** The Tithe Map, dated 1844, shows a number of changes to the study area since the early 19<sup>th</sup> century (Figure 6). The map shows the present site as Plots 234 and 235. The accompanying schedule describes Plot 235 as 24 houses, measuring 2 roods and 31 perches. This may be a genuine increase in size, but may also be a typological error, as the 1818 schedule refers to the measurement as 2 roods and 13 perches. It was owned by John and Francis Corrie and occupied by John Corrie and others. Plot 234 is the Red Lion Public House, owned by Joseph and William Lucas, occupied by Harriet Lewin and measuring 3 rood and 10 perches.

- 2.47.1.** The building on the southern side of the entrance passage on the corner of Market Place had been altered between 1818 and 1844. The western side of this structure may have been at least partially demolished, leaving a square building on the street frontage, with a western extension formed of either small enclosed areas or insubstantial structures. This is the site of Brooker's retail shop.

**2.47.2.** The building now known as the Carling Building, currently occupied by Brooker's white goods shop, first appears on this map in something like its present form. At this time it was located on the northern side of the study area, adjacent to the southern range of the Red Lion and forming the southeastern end of an L-shaped building, part of which was formed by the small square structure at the eastern end of the demolished possible malthouse.

**2.47.3.** The layout of the buildings for the Red Lion remained much the same as on the earlier map.

**2.47.4.** Changes had also taken place on the western side of the study area. The possible maltings building had gone, which had the effect of widening and straightening the yard on its northern side. It was replaced by a long narrow structure, possibly outbuildings for the new cottages. A line of small cottages, called Union Place (Fitzpatrick and West, 1997, 14) had been constructed along the southern boundary, with their northern side apparently following the same building line as the previous structures along the southern boundary. The eastern end of this terrace was back to back with another terrace to the south. Open land lay to the west of these buildings.

**2.47.5.** The lines of modern Paynes Park and Coopers Alley were established by this time. The triangular area between the two is shown as open land, divided into smaller plots. The small track at the southern end of this area was also in existence by this time. A thin rectangular structure is shown on the eastern side of Coopers Lane. This may represent barns or sheds.

**2.48** The 1851 10" scale OS Board of Health map shows the study area in great detail, even to the layout of the garden areas (Figure 7). It reveals that the western range of the Red Lion was divided by a covered gateway, leading into a smaller yard, with an L-shaped building around the northern and western sides. Beyond this were formal gardens, running back to Coopers Alley.

**2.48.1.** The southern side of the present site was still called Corrie's Yard at this time. Some small changes had occurred to the buildings on the northern side of the yard. A number of alterations are visible to the western end of the building now known as the Carling Building. It appears that this may have been demolished and replaced by small narrow structures on the southern and eastern sides. These followed the existing building line and enclosed an open area, with a horseshoe-shaped central feature.

**2.48.2.** The undeveloped land to the northwest and west of the buildings was laid to gardens. The map shows lawns, flowerbeds, paths, bushes and trees. A number of small structures, probably sheds or summerhouses, are also shown.

**2.49** The second Board of Health OS map, dated 1881, shows significant changes to the study area (Figure 8). The Red Lion was demolished in 1853 and the Corn Exchange built on the northeastern corner of the plot, facing into Market Place.

- 2.49.1.** An enclosed yard is shown to the rear of the Corn Exchange, consisting of part of the former northern and western ranges and a new southern range, occupying the area with the horseshoe-shaped feature. A second gateway had been inserted into the western range, which led into a small enclosed L-shaped yard. The northern and western ranges around the eastern side of this yard were visible on earlier maps. A new Iron Foundry occupied the area to the west, which had previously been occupied by formal gardens.
- 2.49.2.** The foundry extended westwards to the line of an existing northeast to southwest aligned boundary, shown on the map of 1818 between plots 269, 271 and 267. Beyond this were formal gardens bordering Coopers Alley.
- 2.49.3.** The demolition of the Red Lion had the effect of widening Corrie's Yard at the eastern end. The building line established at the eastern end of the study area at that time is still extant as far as the western ends of both the Corn Exchange and Brooker's shop, now number 29 Market Place.
- 2.49.4.** The northern side of Corrie's Yard was formed by the Carling Building and the outbuildings for Union Place. This terrace still existed at this time. Beyond the yard were formal gardens.
- 2.49.5.** A U-shaped structure had been erected at the southern end of the triangular piece beyond Coopers Alley. The southern range of this building still stands and forms the modern car showroom.

**2.50** The 1<sup>st</sup> edition 25" scale OS map, dated 1886, shows largely the same detail as the 1881 map (Figure 9).

**2.51** The 2<sup>nd</sup> edition 25" scale OS map, dated 1898, shows increased development in the study area since the early 1880s (Figure 10). This includes the westward extension of the iron foundry into the area of former gardens. The new buildings were constructed around the boundary, leaving a square, enclosed yard in the centre. Another building was located to the south, between Coopers Alley and the western side of Corrie's Yard.

**2.52** The 3<sup>rd</sup> edition 25" scale OS map, dated 1923, shows relatively few changes to the site layout since the late 19<sup>th</sup> century (Figure 11). The only observable change was the insertion of a small rectangular building into the space between the western extension to the iron foundry, and the building to the south.

**2.53** A number of changes had occurred to the study area by 1966 (Figure 12). The row of cottages built by John Corrie in 1819 had been demolished, as had the terrace of cottages immediately to the south. The site of the former dwellings was occupied by a large rear extension to no.39 Bucklersbury. Small structures had also been erected along the southern boundary.

- 2.53.1.** The former iron foundry had been subdivided into a number of smaller units, the northern range immediately behind the Corn Exchange was used as a works; the western

side as a warehouse. Part of the late 19<sup>th</sup> century western extension to the former iron foundry had also been removed to widen the access into the yard area.

**2.53.2.** Changes are also visible in the area of the triangle between Coopers Alley and Paynes Park. The northern building had been demolished, but two new rectangular structures had been erected, one facing Paynes Park, the other facing Coopers Alley.

**2.54** The 1992 OS map is a very small scale and gives a schematic view of the present site (Figure 13). However, it does indicate that few, if any, changes had occurred to the present site since the 1960s.

### *Site Walkover and Historic Buildings Assessment*

**2.55** The main site is presently occupied by Brooker's builders' merchants and ironmongers, with two car dealerships occupying the area to the west of Coopers Alley. Access to the main site is from Coopers Alley, at its north-western corner (Plate 8), and from the Market Place at its eastern limit (Plate 2). Access to the western extension of the site is directly from Paynes Park.

**2.56** The site follows the natural gradient of the ground, which rises from the Market Place through to Paynes Park. Some terracing has taken place and various retaining walls have been built to protect the various building levels (Plates 6 and 7).

**2.57** The site is occupied by a variety of buildings dating from the 19<sup>th</sup> century through to the present day. Most are modern and of no historical interest, but a number are worthy of further attention. An inventory of all the buildings is included in Appendix 2, and those which are considered to be of interest are discussed below. A detailed building record has not been possible at the present time as the site is still operational and all the buildings are occupied.

**2.58** The oldest extant building on the site is Building 12 in the south-east corner of the main site (Plate 9). The building faces south and is likely to be associated with no.78 Tilehouse Street, at the rear of which it stands. It is late post-medieval in date (mid to late 18<sup>th</sup> century) and continues the line of the outhouses to the rear of 70-75 Tilehouse Street.

**2.59** Building 13, which is located at right angles to Building 12 and to the rear of no.77 Tilehouse Street (Plate 10), occupies the same yard. It is later in date, probably mid to late 19<sup>th</sup> century, and is likely to have been purpose built as a workshop.

**2.60** The block of buildings at the eastern end of the site encompassing units 1 to 5 (Plates 2, 3 and 5), includes the building known as the Carling Building, and forms the first phase of the proposed development on the site. Units 1 to 4 are broadly contemporary and appear to form part of the Iron Foundry which occupied the site from the latter half of the 19<sup>th</sup> century.

**2.61** Building 8, in the upper yard area, although modern, has been built on to a surviving 19<sup>th</sup> century buttressed brick wall, which is likely to form northern wall of the former Iron Foundry (Plate 4).



**2.62** Building 15, in the western extension to the site, is a late 19<sup>th</sup> century house and warehouse (Plate 11).

**2.63** While none of these structures fulfil the criteria required for statutory or elective listing, Building 12 should be considered in association with the Tilehouse Street plot of which it formerly formed a part. It should be noted that all of the north side of Tilehouse Street is listed, nos.77 and 78 being Grade II, and this building has intrinsic interest and value as part of this group. The remaining buildings are industrial in character and may be considered as having potential to contribute to our understanding of Victorian industrialisation.

### 3. Assessment of Risk

#### *Prehistoric*

**3.1** The number of finds of prehistoric implements, from the Palaeolithic to the Bronze Age, from Hitchin suggests that the area of the modern town may have attracted activity during the prehistoric periods. The concentration of finds on the higher ground to the north-east may indicate that this is the most likely location for prehistoric settlement. Alternatively, it has been the area most investigated, having been disturbed by large scale quarrying in the 19<sup>th</sup> century, a period of considerable antiquarian interest.

**3.2** Recent archaeological work to the rear of Lewesford House, approximately 200m to the west of the present site, has revealed evidence for a linear ditch, possibly representing the remains of a field boundary. This has been dated to the late Bronze Age/early Iron Age (Saunders, 2004). The remains of possible Bronze Age ring ditch were uncovered during archaeological excavations in the adjacent plot this year, less than 100m to the north. Prehistoric flint implements have also been recovered from a number of sites in the vicinity.

**3.3** On this basis, the risk of encountering features and finds of early prehistoric date in the course of development on the present site may be considered to be *High*. The risk of encountering features and finds of Late Neolithic/early Bronze Age to early Iron Age date may also be considered to be *High*

**3.4** The regional research framework has identified the development of farming, and the development and integration of monuments, settlements and their associated fields during the Neolithic and Bronze Age periods as an important research topic (Brown & Murphy, 2000, 10 – 12). Few sites of this type and period are known from the town. Therefore, the significance of any potential remains of prehistoric date on the present site, should be considered to be *High*.

#### *Iron Age*

**3.5** Very little evidence for the Iron Age has been recovered from the immediate vicinity of the study area. Slight remains dating to this period were revealed during excavations at the top of Portmill Lane, approximately 350m to the north-east (HSMR 6455). The recent archaeological fieldwork to the rear of Paynes Park did not apparently discover remains of this period (Butler, 2004) nor were features and finds encountered during the series of investigations in the town centre (Aitken, 2003). Recent fieldwork to the rear of Lewesford House on Upper Tilehouse Street, approximately 200m to the west, revealed the remains of a linear feature of late Bronze Age or early Iron Age date.

**3.6** On this basis, the risk of encountering features and finds of early Iron Age date on the present site may be considered to be *Moderate*. However, the risk of encountering features and finds of middle and late Iron Age date, may be considered to be *Low*.

**3.7** A number of research topics have been highlighted for the Iron Age in the regional research framework (Bryant, 2000, 16-17). These include the development of farming and settlement

chronology. There is a dearth of Iron Age sites in the town, although archaeological evidence from other parts of the district shows that this area was well settled by this period. Therefore, the potential significance of any remains of this period on the present site should be considered to be *High*.

### *Romano-British*

**3.8** The accumulated evidence suggests that Roman occupation in Hitchin consisted of a developed rural landscape, comprising a series of villas and farmsteads lying close to rivers and springs (G.Burleigh, pers. comm.).

**3.9** A number of chance finds and sites have been identified in the vicinity of the study area, including the occupation site and associated cemetery at Foxholes, approximately 1km to the west (HSMR 1184). Further cremation burials, with accompanying pottery vessels, were discovered on Taylors Hill, approximately 400m to the south-east (HSMR 1201). Features and finds of late Roman date were also recorded during the excavations at 33 Queen Street (Stirk, 2002) and during the recent evaluations in the Portmill Lane car parks in the town centre (Aitken, 2003). A group of coins and metalwork were found in Priory Park, approximately 700m south of the study area, by a metal detectorist (HSMR 1175). A small assemblage of Roman pottery and building material was also recovered during archaeological evaluation at 35 Tilehouse Street, approximately 150m to the north-west. Although this material was residual in later features, it may indicate activity of Roman date in the vicinity.

**3.10** On this basis, the risk of encountering features and finds of Roman date on the present site may be considered to be *Moderate*.

**3.11** Hitchin is thought to have lain in a rural, rather than an urban, landscape in the Roman period. A number of relevant topics, including the investigation of small rural settlements such as farmsteads and relationship between town and country in the landscape, have been identified in the regional research framework (Going & Plouviez, 2000, 21 – 22). Despite the recent extensive work in the town centre, relatively little evidence of Roman occupation has been so far recorded in Hitchin. As the present site lies between the known occupation site at Foxholes and the possible riverside settlement in the modern town centre, the potential significance of any surviving remains of this period on the present site should be considered to be *High*.

### *Anglo-Saxon*

**3.12** The documentary and archaeological evidence suggests that Hitchin was important during the Saxon period. It was a Mercian royal estate from at least the 8<sup>th</sup> century, which appears to have continued as a royal possession into the 10<sup>th</sup> century. Evidence from archaeological fieldwork along Queen Street, approximately 350m to the north-east, indicates that a substantial high status settlement was established on the eastern bank of the River Hiz, possibly representing part of the royal manor (Stirk, 2002).

**3.13** Chance finds of high status artefacts have also been recorded from the town. Two early Saxon brooches were discovered in Priory Park, between 625m and 800m south of the study area (HSMR 2298 and 6535). A decorated bronze pin, of 8<sup>th</sup> or 9<sup>th</sup> century date, was found on the site of St

Andrew's School, approximately 250m to the north-east (HSMR 1612). A silver *sceatta* (NHDC 1470) and a 9<sup>th</sup> century coin hoard (NHDC 441) have also been discovered within a kilometre of the present site.

**3.14** The study area is located within the possible early Saxon settlement, which may have been established at the junction of regional and local roads (Burleigh & Stevenson, 12, Figure 3). It has been postulated that this was replaced by a late Saxon planned town, the southern boundary of which has been suggested as present day West Alley (*ibid.*, 12 – 13, Figure 4). Recent archaeological excavation on the neighbouring plot to the north has revealed a substantial defensive ditch, running on a north to south alignment, and apparently continuing southwards into the present site. This may represent the western boundary to the suggested late Saxon planned town.

**3.15** On this basis, the risk of encountering features or finds of Anglo-Saxon date on the present site may be considered to be *High*.

**3.16** Chance finds of high status artefacts from the vicinity of the study area, and recent archaeological excavations in the town centre, have demonstrated that Hitchin was clearly an important settlement by at least the 8<sup>th</sup> century AD. A number of relevant research topics have been highlighted in the regional research framework, including the relationship of royal *vills* to later urban centres and the examination of settlement morphology (Ayers, 2000, 29-31). As the present site appears to lie within the area of both an early Saxon settlement and a later planned town, the potential significance of any remains of this period on the site should be considered to be *High*.

### *Medieval*

**3.17** The present site lies in the core of the medieval town, on the western side of modern Bucklersbury. During the 14<sup>th</sup> and 15<sup>th</sup> centuries the large open market place was enclosed by the establishment of blocks of permanent market stalls, forming Bucklersbury on the western side and Sun Street on the eastern. The layout of the modern town centre has changed very little since the 15<sup>th</sup> century.

**3.18** The early post-medieval maps show rear boundaries extending to the line of modern Paynes Park. These are likely to have been established in the medieval period and possibly represent *burghage* plots. Features, such as pits and boundary ditches, may survive in these areas.

**3.19** The name Tilehouse Street, to the south of the study area, is first recorded in 1460 and suggests that it was the centre of a local tile and pottery manufacturing industry by the mid 15<sup>th</sup> century. Evidence for medieval pottery manufacture was recovered from the area of the junction with Paynes Park (HSMR 11447) approximately 150m to the west. A pit containing greyware waster sherds of probable 13<sup>th</sup> century date was recorded in 1982 (Turner-Rugg, 1993). A medieval soil horizon and a number of features of this period were identified during the archaeological evaluations at 35 Tilehouse Street (West, nd), immediately to the east of the area where the pottery wasters were discovered.

**3.20** On this basis the risk of encountering features and finds of medieval date on the present site, particularly towards the Market Place frontage, may be considered to be *Moderate to High*.

**3.21** The layout of the modern town is known to have been established by at least the early 14<sup>th</sup> century. A number of relevant research topics have been highlighted by the regional research framework, including the study of settlement morphology; the definition of boundaries in relation to urban settlement; evidence for commercial and industrial activity (Ayers, 2000, 29-31). As Tilehouse Street both marked the southern boundary to the medieval town and lay in an area of industrial activity, the significance of any potential remains of this period on the site should be considered to be *High*.

### *Post-medieval/Victorian*

**3.22** Cartographic evidence has demonstrated that the present site has been developed since at least the mid 17<sup>th</sup> century. Since then it has undergone a number of changes. The earlier maps show no detail of the site layout, but indicate that the number of buildings increased between c.1650 and 1690.

**3.23** Later maps show greater detail and reveal that until the mid 19<sup>th</sup> century the northeastern side was occupied by the Red Lion public house, which consisted of three ranges of buildings around an open yard. To the west of this was a smaller yard, bounded by two building ranges. The northwestern side was occupied by formal gardens. Between the 1850s and 1881 an Iron Foundry was built over much of the gardens.

**3.24** Corrie's Yard, later Exchange Yard, lay on the southern side. Until the early 19<sup>th</sup> century a malthouse existed at the northwestern end of the yard. This appears to have been demolished c.1819, when a terrace of cottages, known as Union Place, was built along the southern side of the yard. These survived until at least the 1920s. Formal gardens lay to the west, beyond these buildings.

**3.25** A number of post-medieval/Victorian structures survive on the site, notably the range incorporating the Carling Building, a pair of buildings associated with the properties along Tilehouse Street, and the northern elevation of the iron foundry.

**3.26** The western extension, between modern Coopers Alley and Paynes Park, remained undeveloped until the later 19<sup>th</sup> century. The line of the modern roads was established between 1818 and 1844.

**3.27** On this basis, the risk of encountering finds and features of post-medieval/Victorian date may be considered to be *High*.

**3.28** The present site potentially offers the opportunity to study two research topics highlighted in the regional research framework (Gilman et al, 2000, 39). These are the study of 'vernacular gardens', that is small household gardens, rather than the large parks and estates of the aristocracy. Evidence for changes in the design of the garden could be identifiable during any fieldwork on the present site. The other topic is the archaeology of industrialisation and manufacture. A malthouse and an iron foundry stood on the site in the 19<sup>th</sup> century. Therefore the potential significance of any remains of this period on the site should be considered to be *High*.

### *Modern*

**3.29** In the course of the 20<sup>th</sup> century, and up to the present day, the site has been used as an ironmongers and builders' merchant's yard. The western end of the site consists of an open yard, with warehouses around the boundary and access from Coopers Alley. Buildings associated with the former iron foundry appear to survive on the northern side of the study area, and adjoin the Carling Building. The rear part of the main shop dates to the mid 20<sup>th</sup> century, and replaced part of the row of cottages.

**3.30** On this basis, the risk of encountering finds and features of modern date may be considered to be *High*.

**3.31** A number of changes have been made to the property as a result of its present use, including the erection of warehouse structures along the southern side of the yard, and the demolition of part of the former iron foundry. No relevant research topics have been highlighted in the regional research framework and therefore the potential significance of any remains of this period on the site is considered to be *Low*.

### **CONCLUSION**

**3.32** The archaeological evidence indicates that finds and features of prehistoric, Roman, Anglo-Saxon, medieval and post-medieval/Victorian date could possibly be encountered during investigations on the present site.

**3.33** Pockets of land, potentially undeveloped since at least the early 19<sup>th</sup> century, still exist on the site. These include the yard area between the modern buildings at the western end of main site, the area between the buildings at the eastern entrance to the site, the northern end of the western extension bounded by Coopers Alley and Paynes Park, and the area between the former petrol filling station and the car showroom on the same plot. These areas may offer the best chance for recording surviving archaeological features.

**3.34** Although it is possible that the various periods of industrial building on the site destroyed underlying archaeological remains in this area, the experience of the adjacent site to the north, and other sites recently excavated around the town, suggest that a good level of archaeological survival might be expected in these areas as well.



## 4. Sources Consulted

### ARCHIVES

#### Hertfordshire County Council Sites and Monuments Record (HSMR)

#### Hertfordshire Archives and Local Studies

58874 1820 Map of Hitchin  
 OS, 1923, Hertfordshire Sheet XII.I 3<sup>rd</sup> edition, 1923, 25" scale  
 OS, 1966, Sheet TL 1829, 1966, 1:2500 scale  
 OS, 1992, Sheet TL 12 NE, 1992, 1:10,000 scale

#### Hitchin Museum (HITM)

Map of Hitchin and accompanying Schedule, 1818. Surveyed by H.S. Merrett  
 Tithe Map, 1844, Surveyed by J. Bailey Denton  
 Tithe Award, 1844  
 OS Board of Health Plan of the Township of Hitchin, 1851, scale 10 feet to 1 mile  
 OS Board of Health Plan of the Township of Hitchin, 1881, scale 10 feet to 1 mile  
 OS, 1898, Hertfordshire Sheet XII.I. 2<sup>nd</sup> Edition, 1898, 25" scale

### INDIVIDUALS

**G.R. Burleigh**, former Keeper of Field Archaeology, North Herts Museums Service

**Peter Bowyer**, Pre-Construct Archaeology, Site Supervisor, Land off Paynes Park

### BIBLIOGRAPHY

- Aitken, R., February 2003, *Hitchin Town Centre, Hitchin, County of Hertfordshire: An Archaeological Evaluation Report*. London: Museum of London Archaeological Services
- Armour, N. & Hillelson, D., 1998, *Land to the rear of 36-40 Bancroft, Hitchin, Herts: Archaeological Evaluation Report*. Baldock: The Heritage Network, Report No.46
- Ashworth, H., 1997, *Building 5, The Priory, Hitchin, Herts: Desk-Based Archaeological Assessment*. Baldock: The Heritage Network, Report No. 20
- Ashworth, H., 1998, *Building 2, The Priory, Hitchin, Herts: Archaeological Observation Report*. Baldock: The Heritage Network, Report No.39
- Ashworth, H, Hutchings, P. & Hillelson, D., 1998, *Land to the Rear of 67-104 Bancroft, Hitchin, Herts: Archaeological Evaluation Report*. Baldock: The HeritageNetwork Report no.41
- Ayers, B., 2000, 'Anglo-Saxon, Medieval and Post-Medieval (Urban)' in Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8, 27-32
- Bartlett, A., November 1979, *Geophysics report on Priory Park, Hitchin*. London: Ancient Monuments Laboratory, Geophysics Section, report 25/79
- Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8
- Brown, N. and Murphy, P., 1997, 'Neolithic and Bronze Age' in Glazebrook, J. (ed.), 1997, *Research and Archaeology: a framework for the Eastern Counties, 1. Resource Management*. East Anglian Archaeology Occasional Paper No.3, 12-22
- Bryant, S., 2000, 'The Iron Age' in Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8, 14-18.
- Bryant, S., 1997, *An Archaeology Strategy for Hertfordshire*. Hertford: Hertfordshire County Council Environmental Information Service
- Burleigh, G. & Stevenson, M., 1994, *Land to the Rear of Paynes Park, Market Place and High Street, Hitchin, Hertfordshire, An Archaeological Desktop Assessment*. North Hertfordshire District Council Field Archaeology Section Report No.22
- Burleigh, G. & Stevenson, M., 2000, *A Decade of Archaeological Fieldwork in North Hertfordshire*. North Hertfordshire District Council Field Archaeology Section Report No.34

- Burnham, B., Collis, J., Dobinson, C., Haselgrove, C. and Jones, M., 2001, 'Themes for Urban Research' in James, S. and Millett, M., 2001, *Britons and Romans: advancing an archaeological agenda*. York: Council for British Archaeology Research report 125, 67-76.
- Butler, J., 2004, *An Archaeological Evaluation on Land off Paynes Park, Hitchin, Hertfordshire*. CgMs Consulting
- Chauncy, Sir H., reprinted 1975, *The Historical Antiquities of Hertfordshire, Vol 2*. Dorking: Kohler & Coombes,
- Cussans, J.E., reprinted 1972, *History of Hertfordshire, Vol.2*. Wakefield: EP Publishing.
- Davis, Simon, September 2001, *40 Queen Street, Hitchin, Archaeological Evaluation Report*. London: Museum of London Archaeological Service (MoLAS)
- Department of the Environment (DoE), nd, *List of Buildings of Special Historic or Architectural Interest: North Hertfordshire District: Hitchin*
- Fitzpatrick, Sue and West, Barry, 1997, *The Street Names of Hitchin and their Origins. Book 1: the Town Centre*. Baldock: Egon Publishers
- Fleck, A., 1994, *Hitchin in Old Photographs*. Stroud: Alan Sutton Publishing.
- Fleck, A., & Poole, H., 1999, *Old Hitchin*. Phillimore & Co. Ltd, Chichester
- Fleming, N.O. & Baston, J.D., June 1993, *Non-destructive Investigation of the Market Place Hitchin to locate services using Impulse radar*. GB Geotechnics for NHDC
- Foster, A.M., 1981, *The Book of Hitchin*. Buckingham: Barracuda Books Ltd.
- Foster, A.M, 1987, *Market Town, Hitchin in the 19th century*. Hitchin: Hitchin Historical Society
- Friel, I., Autumn 1982, *The Hicce: An Anglo-Saxon Tribe of the Hitchin Area* in Hertfordshire's Past, vol.13, pp.2 – 18
- Glazebrook, J. (ed.), 1997, *Research and Archaeology: a framework for the Eastern Counties, 1. Resource Management*. East Anglian Archaeology Occasional Paper No.3
- Gilman, P., Gould, S. and Green, S., 2000, 'Post-Medieval and Modern' in Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8, 33-43
- Going, C. and Plouviez, J., 2000, 'Roman' in Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8, 19-22.
- Gover, J.E.B., Mawer, A., & Stenton, F.M., 1938, *The Place Names of Hertfordshire*. English Place Name Society. Cambridge: Cambridge University Press
- Gower, J.E.B., Mawer, A & Stenton, F.M., 1970, *The Place Names of Hertfordshire*. English Place Name Society, Vol.XV. Cambridge: Cambridge University Press
- Heritage Network, forthcoming, *Land to the r/o 67-104 Bancroft, Hitchin. Archaeological Excavation Report*
- Hillelson, D. & Turner, C., 1997, *Building 5, Hitchin Priory: Archaeological Evaluation Report*. Baldock: The Heritage Network, Report No.30
- Hine, R., 1927, *The History of Hitchin, Vols I & II* London: George Allen & Unwin Ltd.
- Hodson, D. (ed), 1985, *Four County Maps of Hertfordshire*. Stevenage: Hertfordshire Publications
- Holgate, R. (ed.), 1995, *Chiltern Archaeology, Recent Work*. Dunstable: The Book Castle
- Howlett, B. (ed) 2000, *Survey of the Royal Manor of Hitchin*. Hertford: Hertfordshire Record Society Hertfordshire Record Publications, Vol 16
- Howlett, B., 2004, *Hitchin Priory Park, the history of a landscape park and gardens*. Hitchin: Hitchin Historical Society
- Howlett, C., 1990, *The Former Russell's/Ransom Site, Hitchin, Hertfordshire*. Oxford: Tempvs Reparatum Consultancy Report
- Hunns, T., 2002, *Hitchin Extensive Urban Survey Project Assessment Report* (draft). Hertford: Hertfordshire County Council
- Huyshe, W., 1906, *The Royal Manor of Hitchin*. London: Macmillan & Co
- James, S. and Millett, M., 2001, *Britons and Romans: advancing an archaeological agenda*. York: Council for British Archaeology Research report 125
- Miles, Adrian, July 2001, *40 Queen Street, Hitchin: An Archaeological Impact Assessment* London: Museum of London Archaeological Services
- Morris, J., 1978, *Domesday Book, Hertfordshire*. Chichester: Phillimore & Co. Ltd.,
- Murray, J., December 1997, *Land to the rear of & Including 69 Queen St., Hitchin, Herts: Archaeological Desk-Based Assessment*. Hertford: Hertfordshire Archaeological Trust, report no.306
- Niblett, R., 1995, *Roman Hertfordshire*. Wimborne: Dovecote Press,
- Offer, C., 1992, *King Offa in Hitchin*. privately published
- Offer, C., 2002, *In Search of Clofesho: The Case for Hitchin*. Norwich: Tessa Publications,
- Page, W., 1920, *Victoria County History of England: Hertfordshire, Part 24*. London: Constable & Co. Ltd,
- Pevsner, N. & Cherry, B., 2nd edn. 1992, *The Buildings of England: Hertfordshire*. Harmondsworth: Penguin Books,
- Pollard, H.P. & Gerish, W.B., 1905, *The Religious Orders in Hitchin* in Transactions of the East Herts Archaeological Society, Vol III, pt I, pp.1-9
- Pugh, G., September 1996, *Foxholes, Pirton Road, Hitchin, North Hertfordshire: Archaeological Evaluation Report*. Oxford: Oxford Archaeological Unit
- Ransom, W., 1888, *An Account of British and Roman Remains Found in the Neighbourhood of Hitchin*. Transactions of the Hertfordshire Natural History Society, vol. 4

- RCHM(E), 1910, *An Inventory of the Historical Monuments in Hertfordshire*. London: HMSO
- Saunders, G., June 2004, *Land to the Rear of Lewesford House, Upper Tilehouse Street, Hitchin*. Letchworth: Heritage Network Archaeological Summary Interim Report
- Smith, J.T., 1992, *English Houses 1200 - 1800: The Hertfordshire Evidence*. London: HMSO,
- Smith, J.T., 1993, *Hertfordshire Houses: Selective Inventory*. London: HMSO
- Stirk, D., April 2002, *Assessment of an Archaeological Excavation at 33 Queen St, Hitchin, Hertfordshire*. Pre-Construct Archaeology
- Turner-Rugg, A., 1993, *Medieval Pottery in Hertfordshire: A Gazetteer of the Principal Collections*. Hertfordshire Archaeology, Vol.11, 30 - 53
- Vaughan, T., March 1998, *Land to the rear of & Including 69 Queen St., Hitchin, Herts: An Archaeological Evaluation*. Hertford: Hertfordshire Archaeological Trust, report no.339
- Wade, K., 2000, 'Anglo-Saxon and Medieval (Rural)' in Brown, N. and Glazebrook, J. (eds.), 2000, *Research and Archaeology: a framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No.8, 23-26.
- Walker, S., 2000, *Underground Hitchin: A Look at What's Under Our Feet*. Hitchin: Hitchin Historical Society
- West, S., nd, *35 Tilehouse Street, Hitchin, Hertfordshire. An Archaeological Evaluation for M&B Services Ltd*. Unpublished report.
- Wilson, N. & Ashworth, H., 1998, *Land to the rear of 36-40 Bancroft: Watching Brief Report*. Baldock: The Heritage Network, Report No.52

## 5. Illustrations

Figure 1 .....	Site location
Figure 2 .....	Map of Hitchin, 1690
Figure 3 .....	Map of Hitchin, 1750
Figure 4 .....	Map of Hitchin, 1818
Figure 5 .....	Map of Hitchin, 1820
Figure 6 .....	Tithe map, 1844
Figure 7 .....	Board of Health, 1851
Figure 8 .....	Board of Health, 1881
Figure 9 .....	Ordnance Survey, 1886
Figure 10 .....	Ordnance Survey, 1898
Figure 11 .....	Ordnance Survey, 1923
Figure 12 .....	Ordnance Survey, 1966
Figure 13 .....	Ordnance Survey, 1992
Plate 1 .....	General view of site looking west
Plate 2 .....	Building 1, eastern elevation
Plate 3 .....	Buildings 1 and 2, southern and eastern elevations
Plate 4 .....	Northern site boundary, looking SE and SW

Plate 5 ..... Buildings 4 & 5, eastern elevations  
Plate 6 ..... Lower yard, looking east  
Plate 7 ..... Upper yard, looking west  
Plate 8 ..... Entrance to upper yard and Coopers Alley  
Plate 9 ..... Building 12, southern and eastern elevations  
Plate 10 ..... Building 13, eastern elevation

## Appendix 1

### Extract from Hertfordshire Sites and Monuments Record

HCC no	NHDC no	NGR (TL)	Period	Details
1215		193 293	Prehistoric	Undated cremations found at Fairfield in the late 19thC
4874		1928 2905	Prehistoric	An arrowhead & 4 microliths found at Chiltern Road
7417		1837 2847	Prehistoric	Cropmark of ring ditch in Priory Park. Possibly a landscape feature
7418		1837 2552	Prehistoric	Cropmark of ring ditch in Priory Park. Possibly a landscape feature
284	294	190 292	Paleolithic	Flint implements, including 8 axes & 2 arrowheads from Folly Pit, found by F.Ransom
280	295	193 288	Paleolithic	Flint implements, including 4 Acheulian hand axes & 29 scrapers from Highbury Pit
283	296	1890 2880	Paleolithic	10 flint axes from Highbury
1182	298	19 29	Paleolithic	Acheulian hand axes from Jeeves pit, The Folly
1185	300	191 289	Paleolithic	Flint scraper from Riddy Field
282	302	1840 2920	Paleolithic	Flint implements, found on Brand St
1183	365	189 284 190 283	Paleolithic	flint implements, found between 1880 & 1900 at Ransom's brickfield & Jeeves brickyard at Folly
279		19 29	Paleolithic	Group of flint implements, probably from Folly Pit, including hand axes, a twisted ovate & scrapers. Now in various museums, including Hitchin & BM
281		1760 2905	Paleolithic	Flint implement from High View
1186	306	194 294	Paleolithic	Flint implements from Benslow
288	303	1952 2888	Mesolithic	Flint implements, including 2 microliths & an arrowhead from field where 'Riddy Shott' now stands
6453		18 29	Mesolithic	A pebble macehead, with hourglass perforation found in Hitchin. Now in museum in Cambridge
6454		c.194 294	Mesolithic	Flint flake & graver found at Benslow
290	314	1810 2890	Neolithic	Flint implements, including a knife, 6 polished axes and a scraper from Wratten Road
294	320; 375	1915 2900	Neolithic	Flint implements from garden of 'Crofton', The Avenue
279	1039	190 292	Neolithic	Flint implements, including 2 hand axes and 10 scrapers, from Folly Pit
	1536	1860 2900	Neolithic	Flint scraper found on Queen Street, 1981
298	315	19 29	Neolithic	Flint axe, found at Highbury Avenue
310		193 293	Neo/BA	Flint fabricator, found at Fairfield in 1885
300	325, 383	18 29	Bronze Age	Early Bronze Age beaker, now in BM
6452	327	189 295	Bronze Age	EBA barbed & tanged arrowhead, Garden of Sacred Heart Convent, Verulam Road, found 1976
303	340, 380	192 292	Bronze Age	Looped & socketed axe, found 1896, found in foundation trench 300yards from W.Ransom's house
305	342	186 300	Bronze Age	Founders metal, Periwinkle Lane
307	341	194 294	Bronze Age	Axe and 4 flints, Benslow
308		192 289	Bronze Age	Flint borer, Riddy Field
4871		18 29	Iron Age	Butt-shaped urn from Hitchin, now in BM
130		19 30	LPRIA	Bronze coin of Cunobelin, found at Walsworth in 1879
131		18 29	LPRIA	Coins found in Hitchin, including bronze stater of Tasciovanus & an unscripted gold stater

HCC no	NHDC no	NGR (TL)	Period	Details
4873		18 29	LPRIA	Coins found in Hitchin, including bronze stater of Tasciovanus & an uninscribed gold stater
6455		186 291	LPRIA	Slight evidence for Iron Age occupation found during excavation at Portmill Lane
1184	408-10, 417	1729 2905	Roman	Inhumation & cremation cemetery, Foxholes.
1212	414	194 285	Roman	Late 2ndC pottery, including samian vessel, Whitehill
	415	18 29	Roman	Cremation burials, with pottery, found at Taylors Hill
1415	420	188 290	Roman	Small late Roman pot from St Andrew's Hill.
1420	412-3, 423	1845 2940	Roman	Evidence of Roman occupation, SE of Grammar School
1418	412-3, 423	190 292	Roman	Evidence of Roman occupation, Highbury Road
4862	412-3, 423	190 292	Roman	Evidence of Roman occupation, Highbury Road
4391	452	1851 2911	Roman	Roman bricks in tower of St Mary's Church
1175	1044	1845 2834	Roman	Roman coins & metalwork found by metal detector in 1977 in Priory Park (see 2006-7)
468	1072	208 293	Roman	Base of samian dish
1419	1095	1833 2917	Roman	Pottery and other evidence of occupation, Paynes Park
	1537	c.183 284	Roman	Coins and other objects found in Priory Park
	1541	c.183 284	Roman	Coin found 1981 in Priory Park
	1598	187 291	Roman	late Roman pot, St Andrew's Hill
4864	1613	1853 2941	Roman	Roman pottery or evidence of occupation
	1642	2050 2878	Roman	Roman pottery or evidence of occupation
	2007	1845 2834	Roman	Copper alloy objects, including toilet instrument & brooches. Found in Priory Park (see 1044)
	2006	1845 2834	Roman	Coins found in Priory Park (see 1044)
1203	402	18 29	Roman	Half quernstone & LPRIA pottery from Bancroft
1201	403	1855 2865	Roman	2 Cinerary urns from found c.1870 at Taylors Hill
1200		18 29	Roman	Glass vessels found at Bancroft
1417		188 283	Roman	Rare silvered bronze of Carausias found in garden on Stevenage Road
1426		1885 2845	Roman	Possible pottery kiln site, Hitchin Hill
4863		1885 2916	Roman	Roman pottery or evidence of occupation
4605		1855 2964	Roman	Supposed line of Roman road, Viatores road 210 through Hitchin from TL 1868 2769 to 1833 3133
6474		186 291	Roman	Residual RB pottery & coins were recovered during excavations at Portmill Lane
	424	1834 2907	Roman	carved stone ?part of sarcophagus. Found built into basement wall of Red Lion Inn during demolition in 1852 prior to erection of Corn Exchange. Etruscan, 1stC BC.
	1542	c.183 284	RB/Medieval	Roman coin & Med pilgrim's badge found in Priory Park, 1981
1612	437	1875 2804	Saxon	Decorated bronze pin, 8th/9th C, St Andrew's School
1609	438	1792 294	Saxon	Small pot from a garden in Gaping Lane
1610	439	194 295	Saxon	Possible burial mound site in Benslow. Referred to as Benchelowe Pece in 1556
	441	18 29	Saxon	Coin hoard, late 9thC, now dispersed
1613	442	1885 2900	Saxon	2 Implements, including ?fishing spear, found on S side of Hollow Lane
2301	442	1885 2900	Saxon	2 Implements, including ?fishing spear, found on S side of Hollow Lane
4901	1021	181 282	Saxon	Late Saxon gold finger ring, with Roman intaglio, found in garden on Hawthorn Close, 1977. Jasper quartz stone, depicting Mars with spear & shield
	1470	178 289	Saxon	Silver sceatta, 8thC found in garden on Pirton Road



HCC no	NHDC no	NGR (TL)	Period	Details
1214	445	185 290	?Saxon	Rear of shop in Churchyard. Contractors found a well, c.25ft deep, lined with soft chalky stone. Thought to be early med
2298		1838 2817	Saxon	Part of silvered bronze 'long' brooch in form of horses head, date to late 5thC. Found by metal detector in Priory Park, Jan/Feb 1981
6535		1823 2834	Saxon	Gilded bronze 'button' brooch of late 5th/early 6thC date found by metal detector in Priory Park
11190		185 291	Saxon	Possible site of Anglo-Saxon manor of Hitchin. Probable location close to St Mary's Church. Any manor moved or destroyed when borough established in 13thC
	447	184 292	Medieval?	Human bones found in 1899 at Moss's Corner. In excavating cellar of 'The Trooper' lower halves of 3 skeletons, 3 skulls & disarticulated bones found. More bones found at The Brotherhood House. 1976 - further human remains rumoured during alterations to Lloyds Bank
	1471	184 287	Medieval	Edward II sterling jetton, found in Priory Park
	1548	183 284	Medieval	Medieval objects, including coin, jetton and brooch found in Priory Park
	1552	183 284	Medieval	French 15thC jetton from Priory, path beside bypass
	1702		Medieval	Red Hart Inn, dates from c.1550
	2008		Medieval	Iron cannon ball from St Annes Rd
2619		185 292	Medieval	Archaeological observation to the rear of 122 Bancroft revealed evidence of 14th/15thC garden soil. Site built on in later 15thC. Buildings demolished 1960s
4390		1851 2911	Medieval	St Mary's Church. Built 12thC. Present building mainly of 14th, 15th, 17th & 19thC. Some Roman bricks in the tower. Late Saxon church described as a minster
13		185 291	Medieval	Medieval borough. Hitchin was a borough by 1268
9969		1831 2829	Medieval	Medieval deer park, Maydencroft. Earliest reference 1320
11447		1810 2900	Medieval	Pit containing wasters of Hertfordshire Greyware found during excavation on Tilehouse St in advance of A602 Hitchin Bypass in 1982. Suggests kiln nearby
	448	1845 2915	Med/ Post-med	Arch recording at rear of 10/11 Churchyard in April 1976. Present ground level to natural 1.72m 10 layers observed, some rich in organic material, others consisting of building debris. Early-mid 17thC clay pipes recovered at depth of c1m, no other dating evidence found
4389	449	1855 2900	Med/ Post-med	Site of Biggin Priory, founded 1361-2 by Sir Edward de Kendale, dissolved 1538. Major rebuilding c.1584. School founded 17thC by William Kempe. From c.1719 used as additional workhouse. Donated 1812 by Joseph Kemp's Trustees as almshouse for 18 poore ancient or middle aged women
4392	450	1839 2880	Med/ post-med	The Priory. Carmelite Friary of St Mary founded 1317 & dissolved 1538. Part of med friary incorporated in present house, which dates from 17th/18thC
10879		186 294	Med/ post-med	Bancroft represents later medieval ribbon development northward from medieval core of Hitchin
10883		186 294	Med/ post-med	Evaluation to r/o 67-104 Bancroft, the site of former Russell's Tannery, revealed evidence for 13thC domestic activity, a former alignment of the river and an earlier phase of tanning
10891		1849 2953	Med/ post-med	Evaluation to r/o 36-40 Bancroft revealed evidence of medieval rubbish pits and 19thC buildings
	453		Post-med	Edward Radcliffe's almshouse on Tilehouse St, donated 1625 for 2 occupants (Herts countryside, Nov 1974)

HCC no	NHDC no	NGR (TL)	Period	Details
	454		Post-med	John Skynner's almshouses, Bancroft. Donated 1666-72 for 8 married couples. Further almshouses donated by Ralph Skynner, 1696 for 8 occupants. ?Rebuilt 1761 by Daniel Warner & Eliz. Lucas for 6 women (Herts Countryside, Nov 1974)
64	455	1843 2898	Post-med	Conservative Club, Sun Street. Town house built in 1766. Dark red brick with 2 storeys
	456		Post-med	29-30 Sun St, early 18thC decorated brick window lintel - elaborate fleur-de-lys design
65	457	1849 2935	Post-med	21 Bancroft, Late 18thC town house of 3 storeys. Wooden porch in classical design
66	458	1852 2939	Post-med	Manor House Galleries, Bancroft. Fine town house of c.1700 in 2 sections Used as workhouse after 1812. North section has carved wooden porch
	1476	186 288	Post-med	Burial ground of Congregational church, Queen St. Origin chapel built 1690, demolished 1855 & replaced by larger Italianate church. This demolished 1970s & replaced by office block. c.200 burials removed. A few burials uncovered during construction & others seen in section in 1979 when retaining wall behind Cannon House demolished
	1555	184 287	Post-med	Seal of George I, found in spoil heap, Priory
	1604		Post-med	Early med pottery kiln - ref in D.Renn, 1964, Potters & kilns in Medieval Herts
11447		1810 2900	Medieval	Pit containing wasters of Hertfordshire Greyware found during excavation on Tilehouse St in advance of A602 Hitchin Bypass in 1982. Suggests kiln nearby
	448	1845 2915	Med/ Post-med	Arch recording at rear of 10/11 Churchyard in April 1976. Present ground level to natural 1.72m 10 layers observed, some rich in organic material, others consisting of building debris. Early-mid 17thC clay pipes recovered at depth of c1m, no other dating evidence found
4389	449	1855 2900	Med/ Post-med	Site of Biggin Priory, founded 1361-2 by Sir Edward de Kendale, dissolved 1538. Major rebuilding c.1584. School founded 17thC by William Kempe. From c.1719 used as additional workhouse. Donated 1812 by Joseph Kemp's Trustees as almshouse for 18 poore ancient or middle aged women
4392	450	1839 2880	Med/ post-med	The Priory. Carmelite Friary of St Mary founded 1317 & dissolved 1538. Part of med friary incorporated in present house, which dates from 17th/18thC
10879		186 294	Med/ post-med	Bancroft represents later medieval ribbon development northward from medieval core of Hitchin
10883		186 294	Med/ post-med	Evaluation to r/o 67-104 Bancroft, the site of former Russell's Tannery, revealed evidence for 13thC domestic activity, a former alignment of the river and an earlier phase of tanning
10891		1849 2953	Med/ post-med	Evaluation to r/o 36-40 Bancroft revealed evidence of medieval rubbish pits and 19thC buildings
	453		Post-med	Edward Radcliffe's almshouse on Tilehouse St, donated 1625 for 2 occupants (Herts countryside, Nov 1974)
	454		Post-med	John Skynner's almshouses, Bancroft. Donated 1666-72 for 8 married couples. Further almshouses donated by Ralph Skynner, 1696 for 8 occupants. ?Rebuilt 1761 by Daniel Warner & Eliz. Lucas for 6 women (Herts Countryside, Nov 1974)
64	455	1843 2898	Post-med	Conservative Club, Sun Street. Town house built in 1766. Dark red brick with 2 storeys
	456		Post-med	29-30 Sun St, early 18thC decorated brick window lintel - elaborate fleur-de-lys design
65	457	1849 2935	Post-med	21 Bancroft, Late 18thC town house of 3 storeys. Wooden porch in classical design

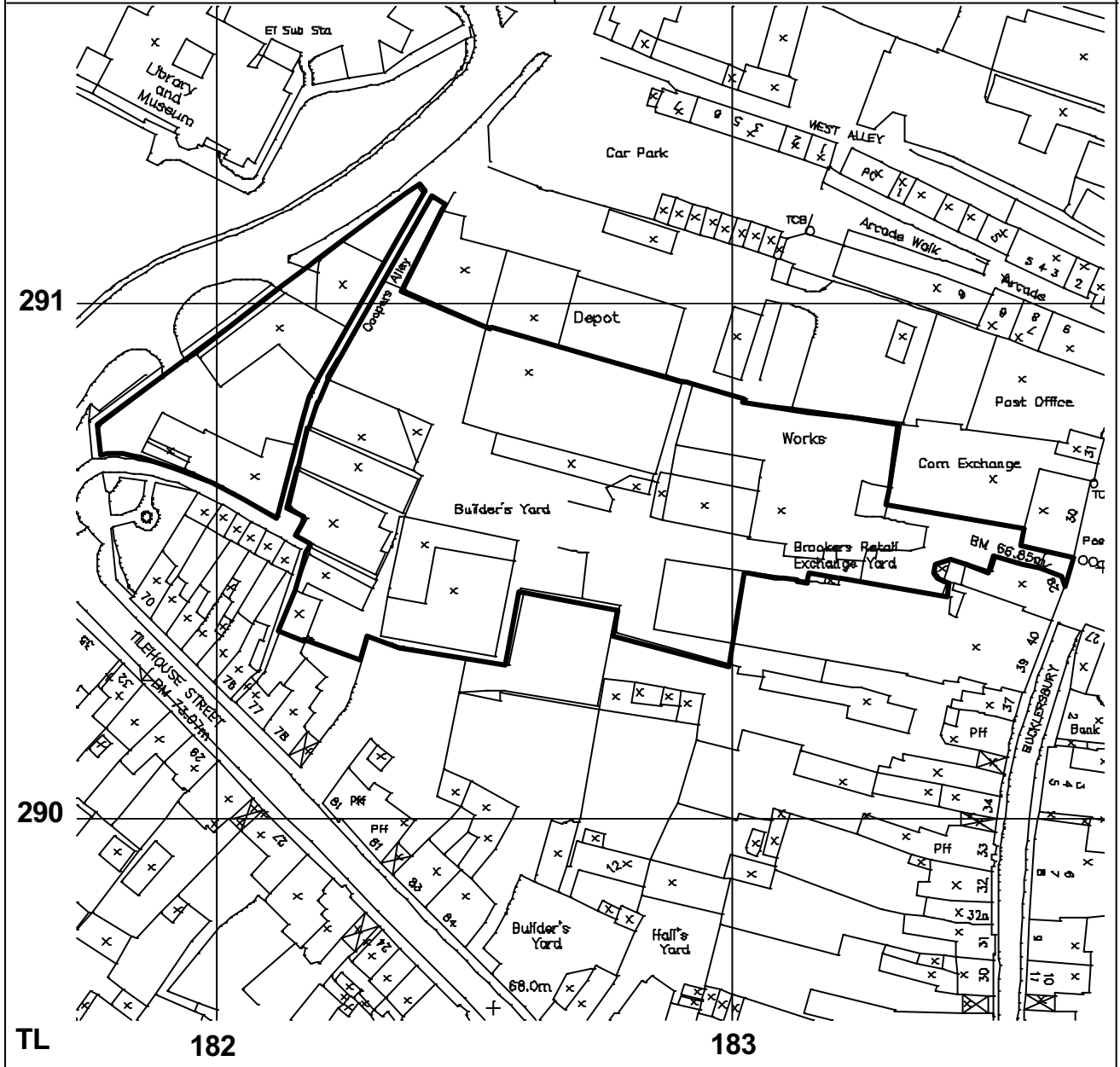
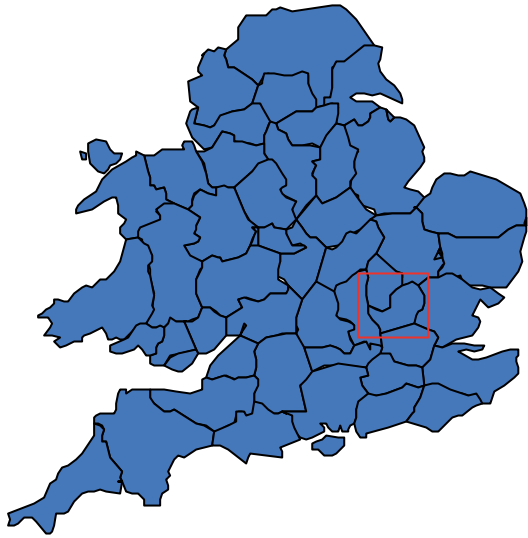
HCC no	NHDC no	NGR (TL)	Period	Details
66	458	1852 2939	Post-med	Manor House Galleries, Bancroft. Fine town house of c.1700 in 2 sections Used as workhouse after 1812. North section has carved wooden porch
	1476	186 288	Post-med	Burial ground of Congregational church, Queen St. Origin chapel built 1690, demolished 1855 & replaced by larger Italianate church. This demolished 1970s & replaced by office block. c.200 burials removed. A few burials uncovered during construction & others seen in section in 1979 when retaining wall behind Cannon House demolished
	1555	184 287	Post-med	Seal of George I, found in spoil heap, Priory
	1604		Post-med	Early med pottery kiln - ref in D.Renn, 1964, Potters & kilns in Medieval Herts
2280		185 287	Post-med	Ice house in Priory Park
5706		18 29	Post-med	Tanyard, Bancroft, established by Russell in 1783.
5713		1860 2940	Post-med	Ransom's herb distillery. Established 1864 in older buildings fronting Bancroft. Entrance through archway of 17thC house
5989		189 291	Post-med	Site of post mill, Windmill Hill. Shown on Seller's map of 1676. Burnt down in 1875
6456		186 291	Post-med	Excavation ahead of redevelopment on Portmill Lane revealed a series of cobbled yards & timber-framed buildings of 17th/18thC date. An 18thC well, 3 clay-lined pits associated with the preparation of cattle horn cores & copper alloy pins of uncertain function were also found
6483		1829 2902	Post-med	Archaeological observation during stripping for a car park behind The Cooper's Arms revealed late post-med building debris & brick wall. A pre-18thC building/demolition horizon was also recorded
10185		1852 2897	Post-med	19thC waterworks erected to r/o Queen St, adjacent to River Hiz
10413		1845 2886	Post-med	Road bridge, Bridge St, built 1784. Arch & 1 parapet original.
10781		1817 2903	Post-med	Western House, 35 Tilehouse St. Home of 17thC poet, George Chapman. House Grade II, rebuilt or renovated late 18thC
10876		1823 2875	Post-med	Observation of groundworks for Building 2, Hitchin Priory revealed evidence of buildings, possibly barns or outbuildings associated with Priory
10881		1859 2968	Post-med	Bridewell, 67 Bancroft, constructed 1805. Rebuilt several times during 19thC. Building ceased to be used as a prison in 1885. Demolished 2000
11002		177 284	Post-med	Possible planned farm, Kennel Farm
11194		1860 2811	Post-med/ modern	British School, Queen St. Complex of buildings comprising former Boys School, Masters House, Mistresses House & former Girls & Infants School. Originally founded 1810 by William Wiltshire. 1853 schoolroom unusual example of surviving galleried classroom
6912		1900 2947	Modern	Site of pillbox on Walsworth Rd/Verulam Rd junction
6914		1818 2842	Modern	WWII spigot mortar base in Priory Park
	1553	183 284	Unknown	4 lead seals from Priory Park
	1554	183 284	Unknown	2 lead seals from Priory Park
	1648	186 287	Unknown	2 burial urns dug up on Taylor's Hill, before 1870

## Appendix 2

### Inventory of Standing Buildings

Building Ref.	Description	Approx. date
1	Two-storey brick built block aligned east-west with pitched roof. Decorative timberwork with herring-bone infill to first floor and gable of eastern elevation. Decorated barge boards and decorative finial to apex of roof. Projecting oriel window to first floor of eastern elevation with construction date of 1882 recorded beneath with decorative crest. Butt jointed to Building 2.	1882
2	Three-storey brick built warehouse aligned east-west with pitched roof. Windows to all three storeys and circular windows at attic level in both gable ends. Enclosed sack hoist, with pent roof and tiled faces, projecting from upper storey at eastern end of southern elevation. Modern flat roofed service block abuts southern elevation.	Mid to late C19 <sup>th</sup>
3	A single storey brick built warehouse or manufacturing building with a pitched roof runs parallel to the north of Building 2. Visible from the adjacent site, large blocked window openings are apparent along the northern elevation. Probably a number of separate phases of building incorporated into one. The eastern gable end, with a later chimney added, is similar in constructional style to the gable end of Building 2, and they are likely to be contemporary. The western gable end is plain.	Mid to late C19 <sup>th</sup>
4	A two storey brick built warehouse or office building aligned north-south with a pitched roof and a single gable at the northern end of the eastern elevation. A pair of blocked windows are located below the gable with a wider blocked single window to the south. Building only visible from passage between Building 2 and the adjacent Corn Exchange.	Mid to late C19 <sup>th</sup>
5	A 20 <sup>th</sup> century flat-roofed block links Buildings 2, 3 and 4 and houses the present main entrance to this range.	Early to mid C20 <sup>th</sup>
6	Modern two-storey brick and concrete warehouse building. Links buildings 2 and 4.	C20 <sup>th</sup>
7	Modern two storey flat-roofed office and showroom block.	C20 <sup>th</sup>
8	Modern warehouse block, built on to existing Victorian red brick wall, forming its northern elevation. Possibly the surviving wall of Victorian iron foundry which formerly occupied the site.	Early to mid C19 <sup>th</sup> & C20 <sup>th</sup>
9	Modern steel and corrugated sheet store.	C20 <sup>th</sup>
10	Modern steel and corrugated sheet store on raised plinth.	C20 <sup>th</sup>
11	Modern brick, steel and corrugated sheet store on raised plinth.	C20 <sup>th</sup>
12	Two storey brick barn aligned east-west with pitched slate roof. Various openings in southern elevation including two doorways and two windows to upper storey. Eastern gable above eaves line faced in lath and plaster. Corrugated iron extension to west.	Late p/m
13	Single storey brick workshop aligned north - south with pitched corrugated roof. Contemporary extension against southern elevation with pent roof. Doorway and two window openings in eastern elevation, and window opening above eaves line in southern elevation.	Mid to late C19 <sup>th</sup>
14	Modern warehouse block.	C20 <sup>th</sup>
15	Two-storey brick built block aligned east-west with pitched tiled roof. In line two-storey extension to the west with marginally lower roof line. Further flat roofed modern extension links both blocks along the southern elevation. Main block abuts two storey brick built barn/warehouse with pitched tiled roof and parapetted gable end to the east. A contemporary extension running north – south with pitched roof has been added to the eastern end of the northern elevation of the warehouse. Currently used as a car showroom.	Late C19 <sup>th</sup>
16	Single storey brick built block, with steel canopy to the north. Former petrol filling station, now second-hand car dealership.	C20 <sup>th</sup>

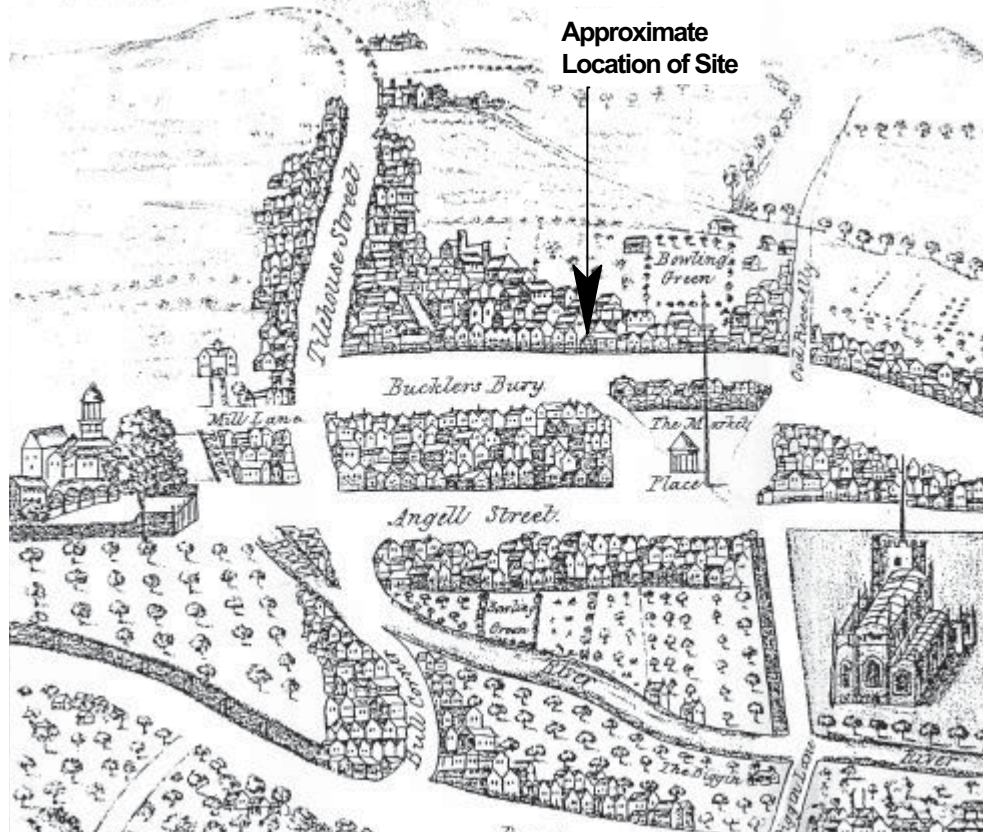




Site Location

Scale 1:1250

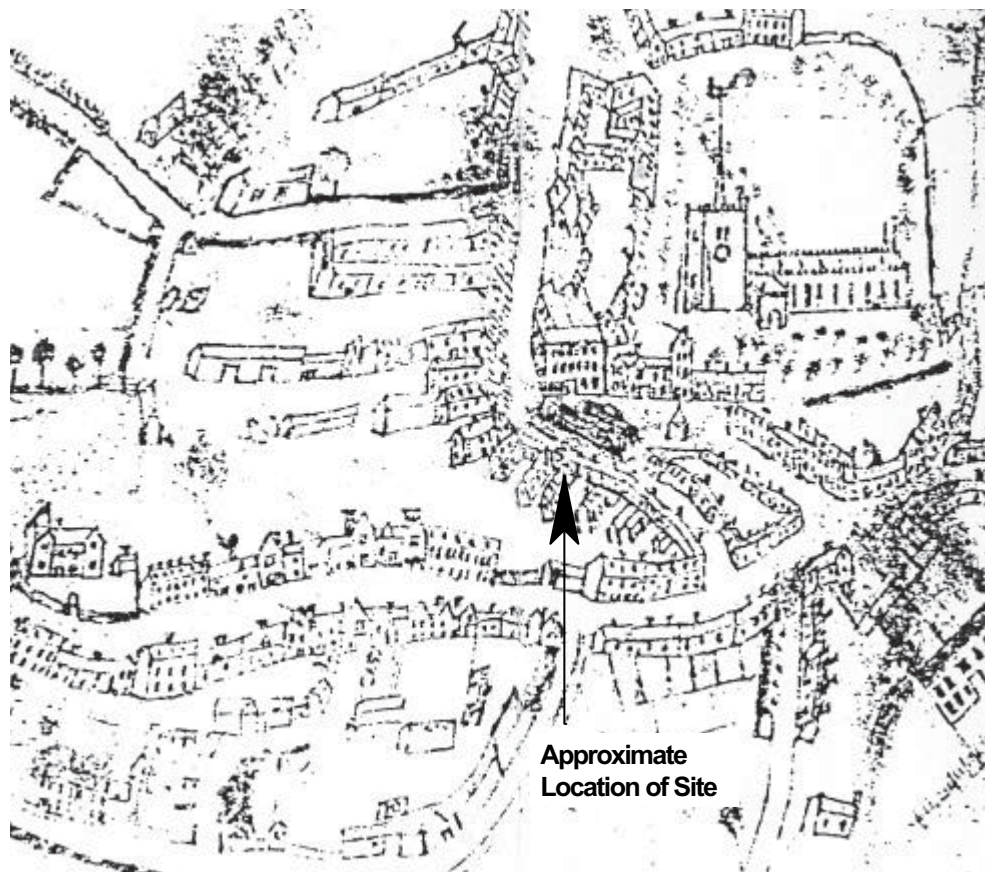




Map of Hitchin, 1690

Not to scale

Figure 2

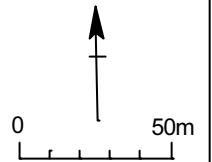


Map of Hitchin, 1750

Scale 1:5000

Figure 3

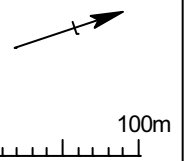




Map of Hitchin, 1818

Scale 1:2500

Figure 4

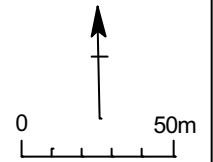
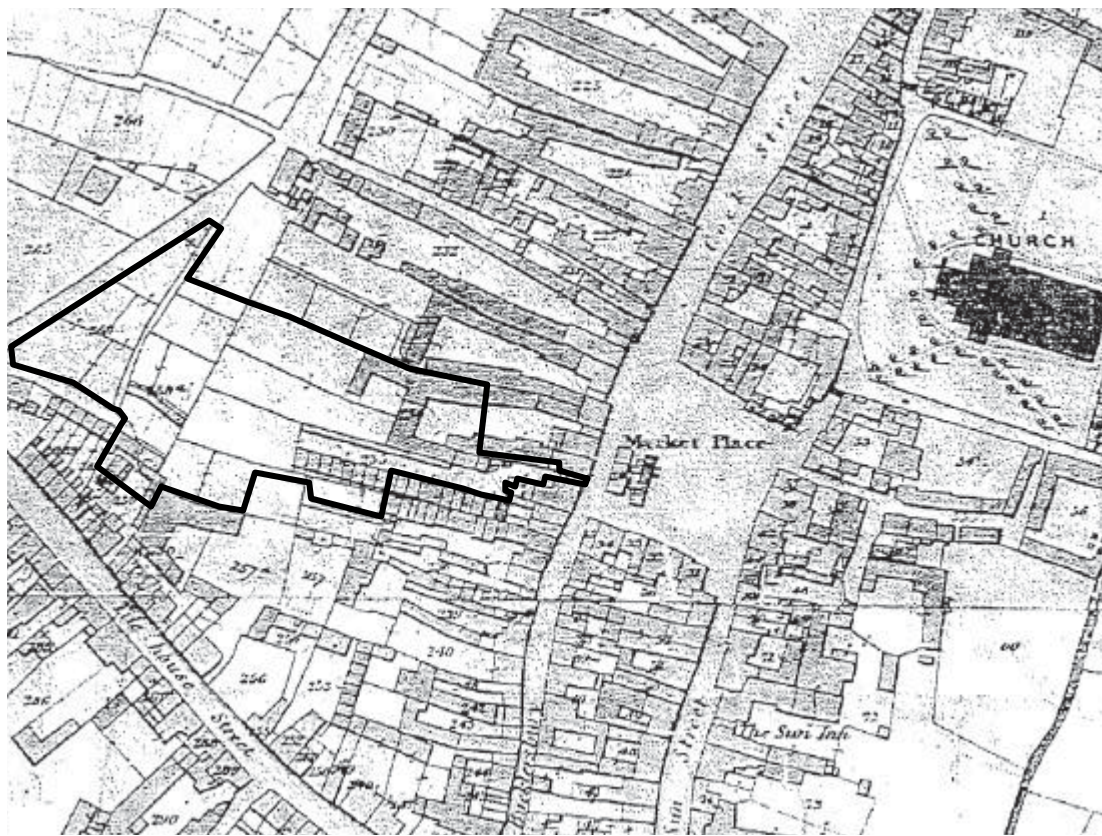


Map of Hitchin, 1820

Scale 1:5000

Figure 5

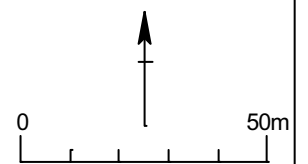
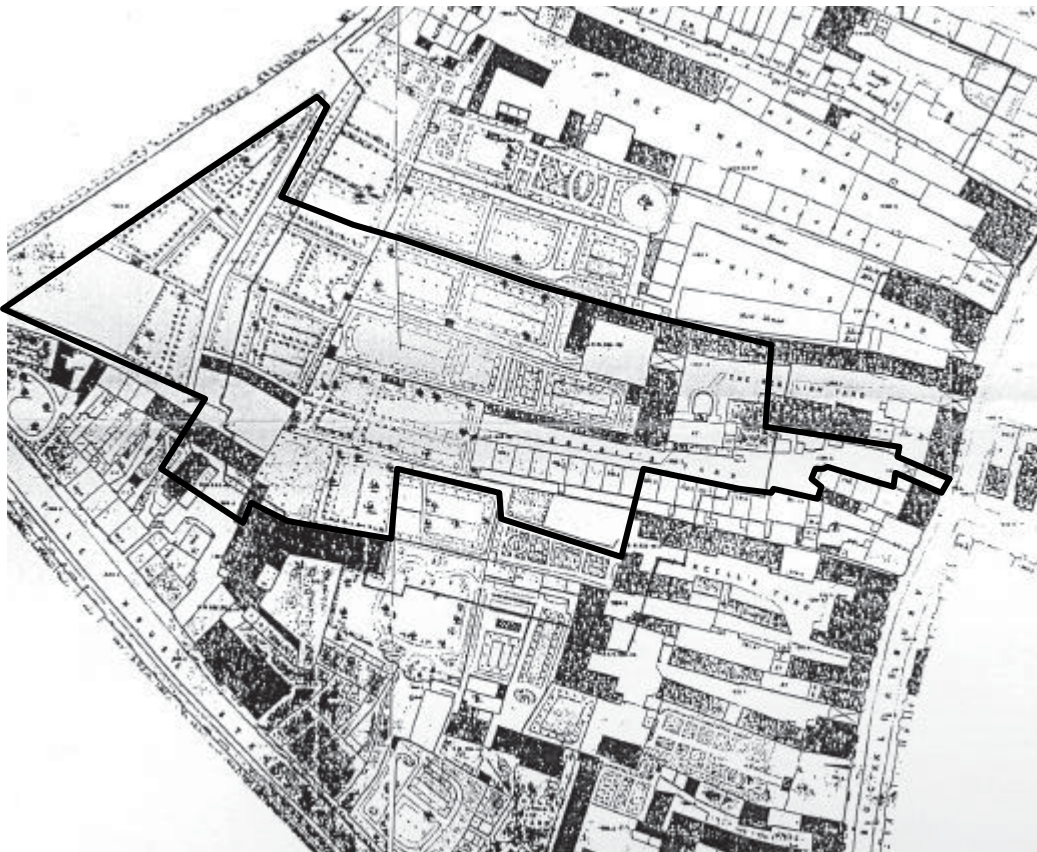




Tithe Map, 1844

Scale 1:2500

Figure 6



Board of Health, 1851

Scale 1:1500

Figure 7

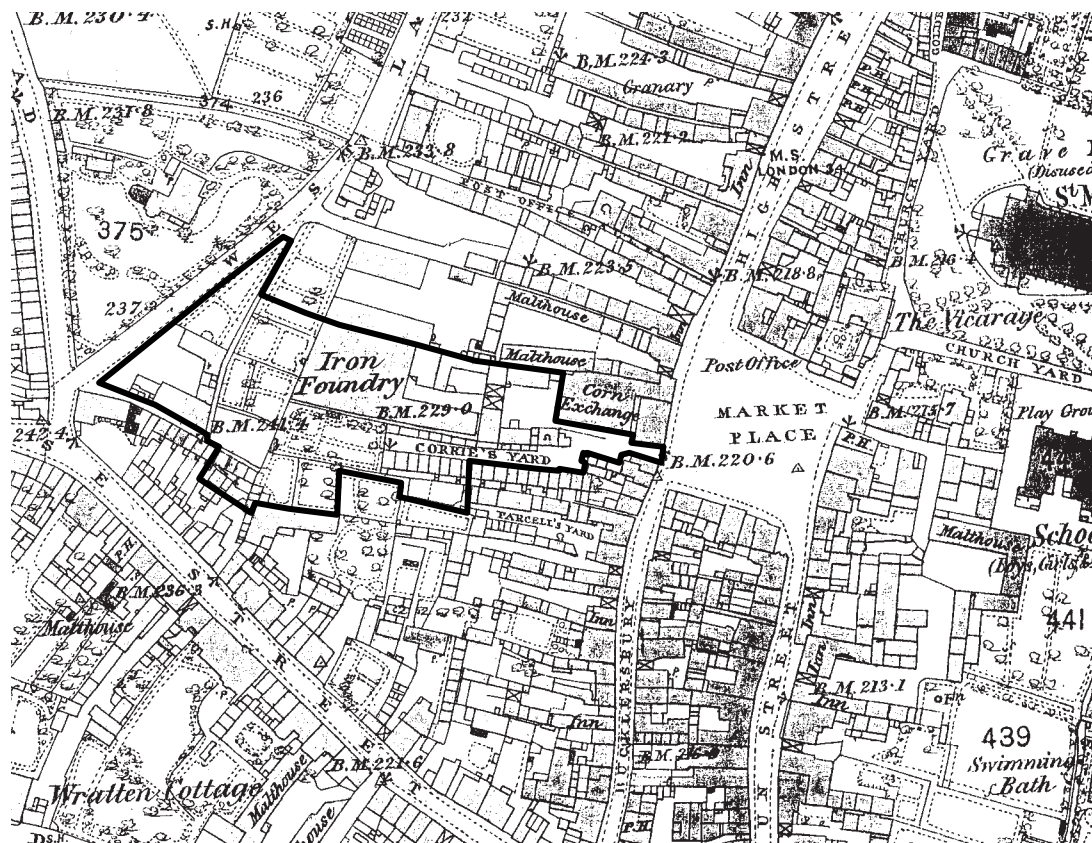




Board of Health, 1881

Scale 1:1500

Figure 8

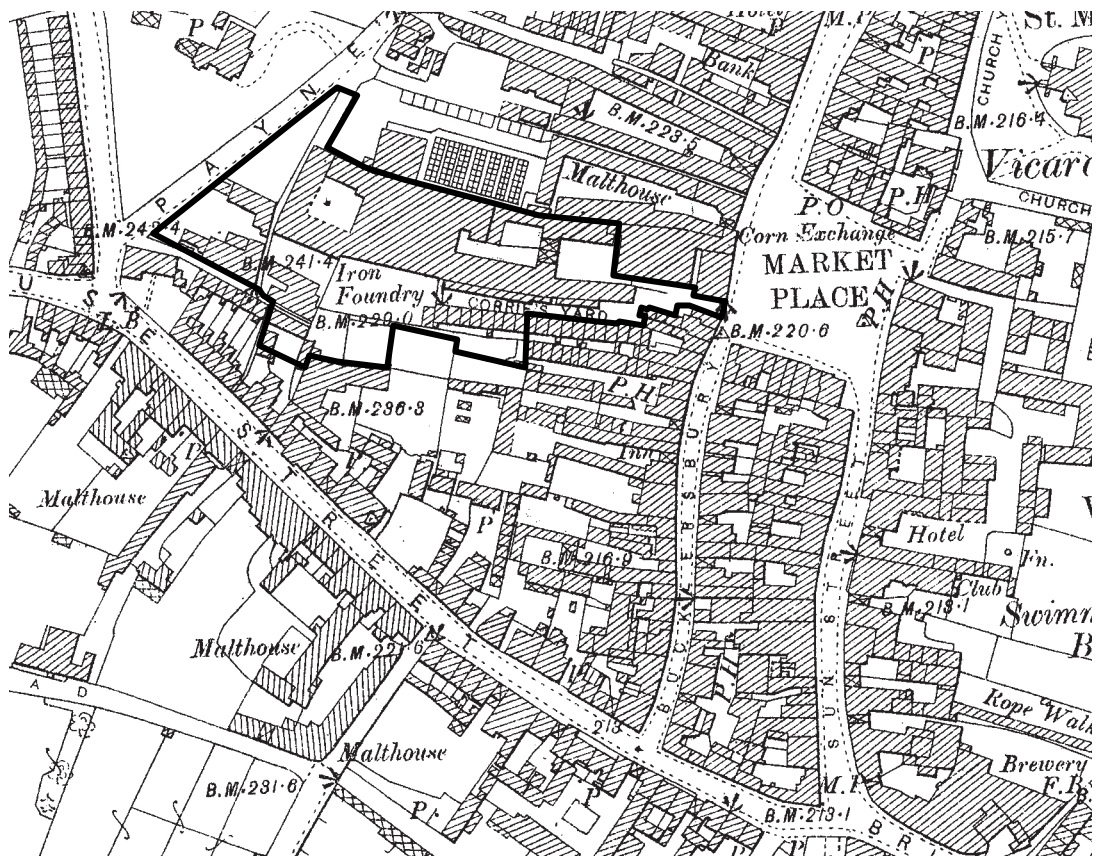


Ordnance Survey, 1886

Scale 1:2500

Figure 9

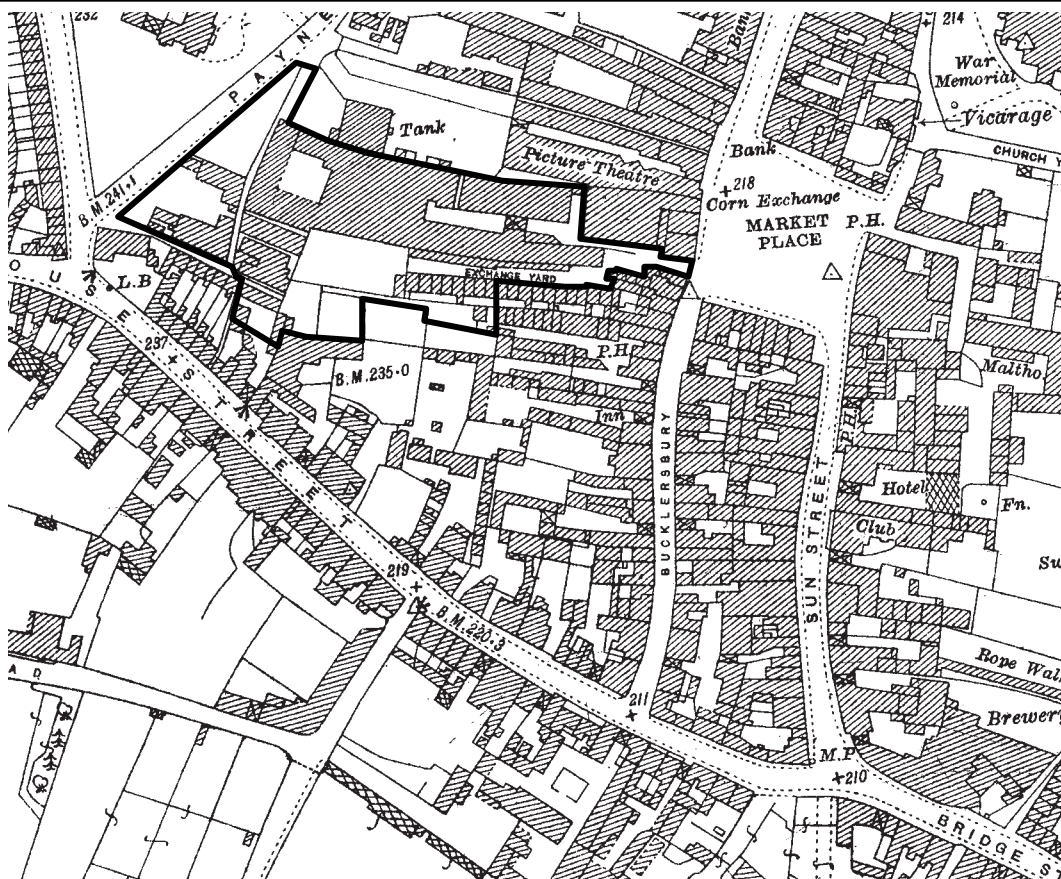




Ordnance Survey, 1898

Scale 1:2500

Figure 10

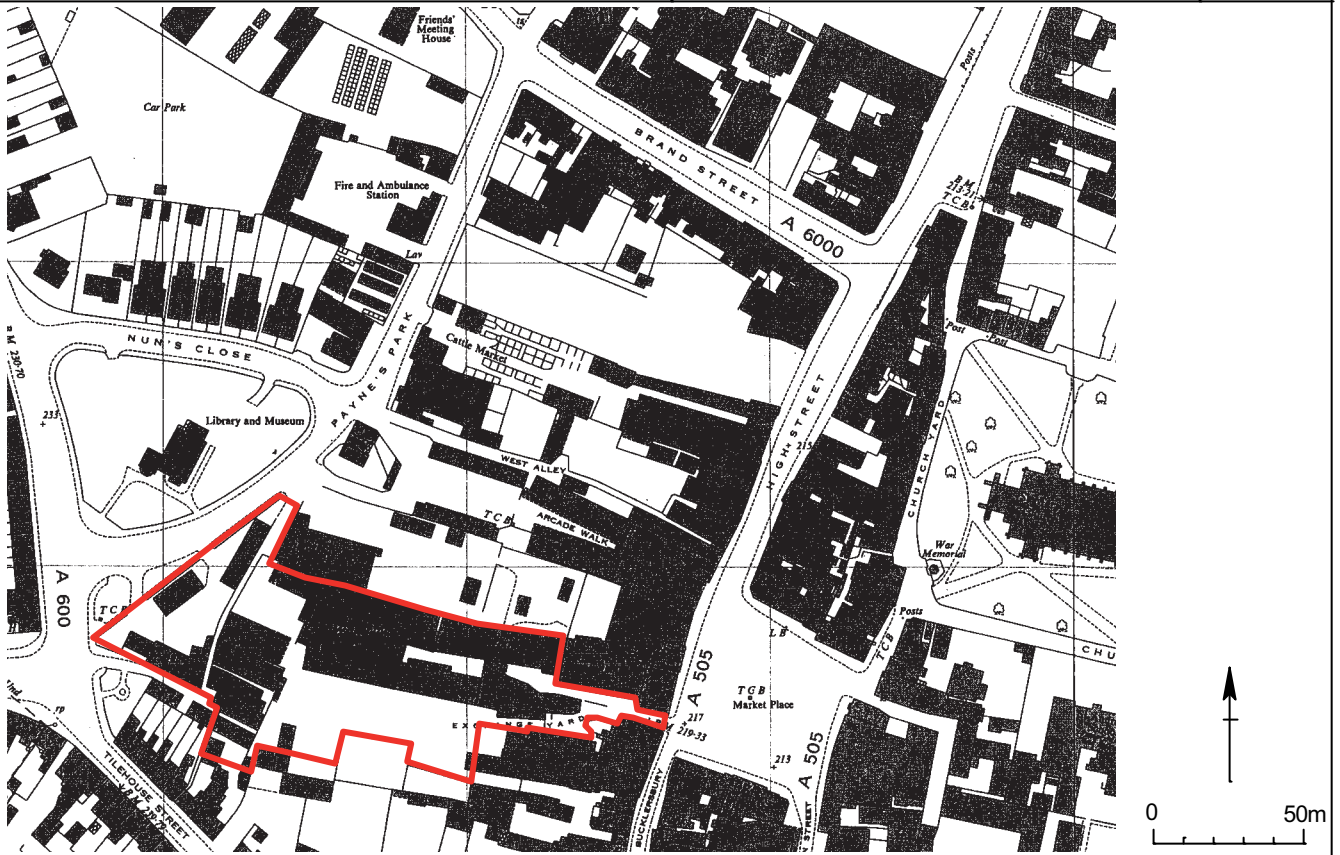


Ordnance Survey, 1923

Scale 1:2500

Figure 11

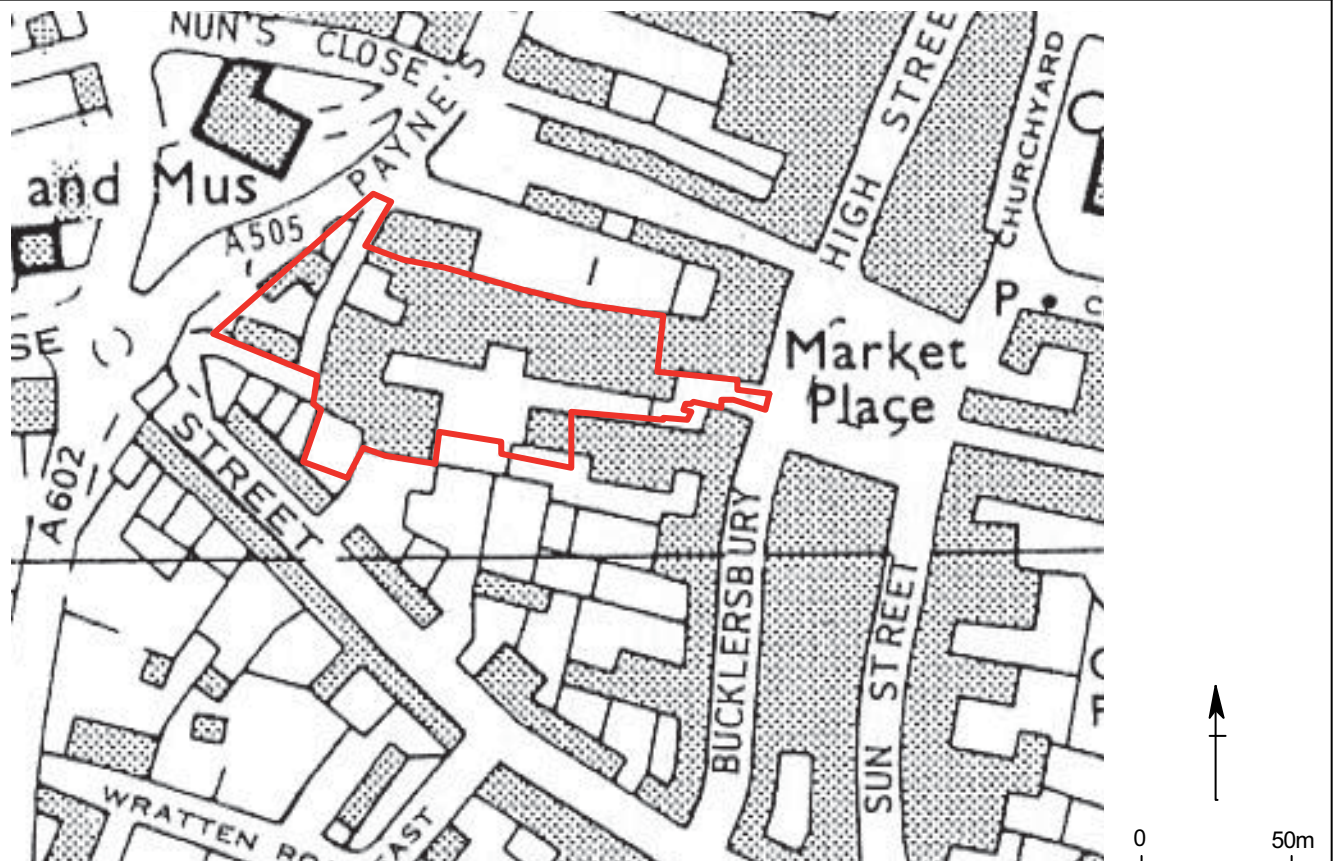




Ordnance Survey, 1966

Scale 1:2500

Figure 12

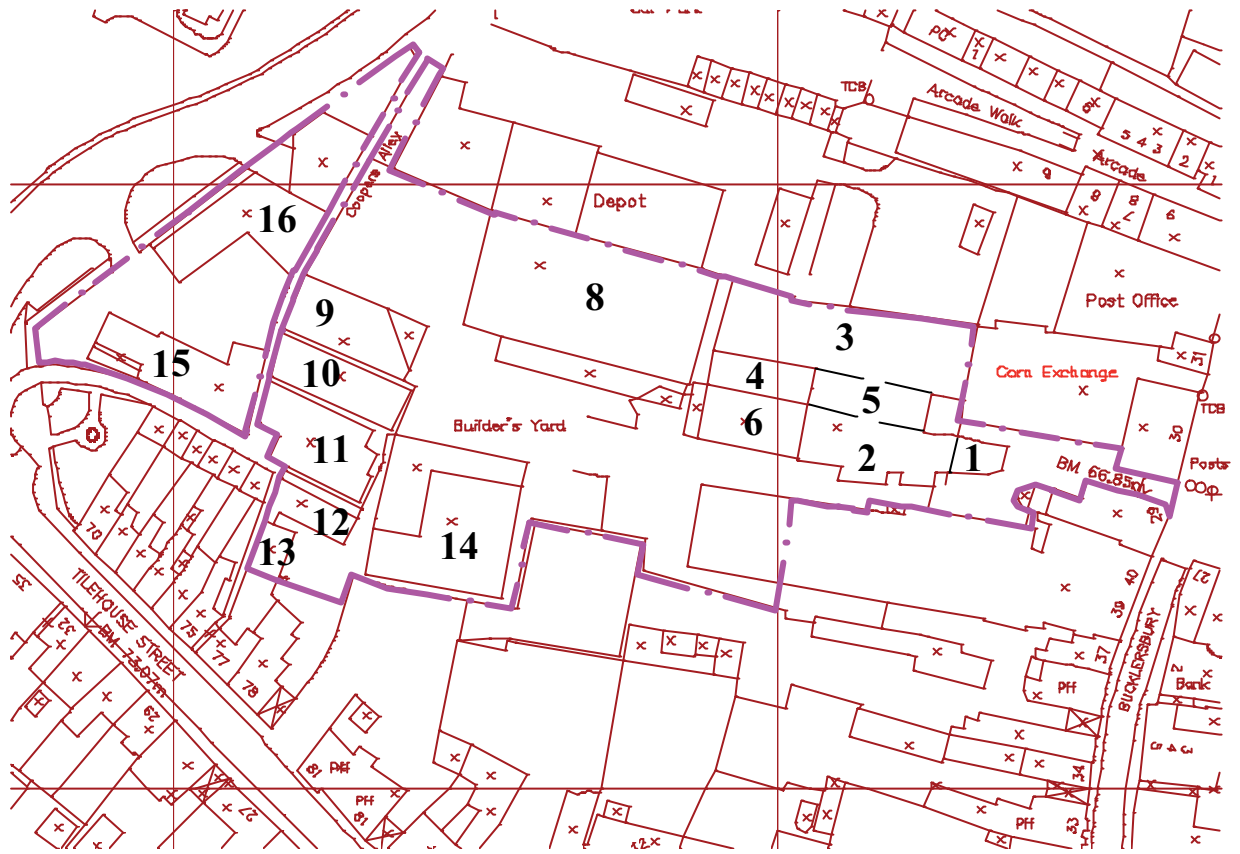


Ordnance Survey, 1992

Scale 1:2500

Figure 13





Index to Buildings Photographed



Plate 1: General view of site looking west



Plate 2: Building 1, eastern elevation



Plate 3: Buildings 1 and 2, southern and eastern elevations





Plate 4: Northern site boundary, looking SE (top) and SW (bottom)



Plate 5: Buildings 4 & 5, eastern elevations



Plate 6: Lower yard, looking east





Plate 7: Upper yard, looking west



Plate 8: Entrance to upper yard and Coopers Alley



Plate 9: Building 12, southern and eastern elevations



Plate 10: Building 13, eastern elevation





Plate 11: Building 15, northern and western elevations



Plate 12: Building 16, northern elevation