

HERITAGE NETWORK



BERKHAMSTED COLLEGIATE SCHOOL **Berkhamsted, Herts.**

HN517

*Desk-based Archaeological Assessment
& Historic Buildings Impact Assessment*



BERKHAMSTED COLLEGIATE SCHOOL
Berkhamsted, Herts.

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*Desk-Based Archaeological Assessment and
Historic Building Impact Assessment*

Prepared on behalf of Berkhamsted Collegiate School

by

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The cover photograph shows an aerial view of the site from the NE (Courtesy Short & Associates, Architects)

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Summary

Site name and address:	Berkhamsted Collegiate School, Castle Street, Berkhamsted		
County:	Hertfordshire	District:	Dacorum
Village/town:	Berkhamsted	Parish:	Berkhamsted
Planning reference:	4/1825/04/FUL	NGR:	SP 99400 07887
Client name and address:	Berkhamsted Collegiate School, Chesham Road, Berkhamsted		
Project Reference:	HN517	Other Reference:	N/a

Synopsis:

In order to assess the archaeological risk posed by a proposal to construct a new building, and ancillary works at the Castle Street Campus of Berkhamsted Collegiate School, Berkhamsted, Hertfordshire, the Heritage Network was commissioned by the school to undertake an archaeological desk-based assessment of the site, and an appraisal of the standing structures.

A study of archive and database material relating to Berkhamsted has indicated that there is a moderate to high risk that evidence for activity from the Roman to Medieval periods may survive on the site, which has been built-up from the middle of the post-medieval period. Such potential evidence is most likely to be affected by the development in the former garden areas between the Castle Street and Mill Street frontages.

None of the extant buildings on the site are considered to be of intrinsic historical or cultural merit or value.

1. Introduction

1.1 This report has been prepared at the request of *Messrs Fletcher King Howard* on behalf of *Berkhamsted Collegiate School*, as an archaeological assessment of a proposed development site at the junction of Castle Street and Mill Street, Berkhamsted, Herts. The determination of a planning application for the development (ref.4/1825/04), controlled by the Dacorum Borough Council (DBC), has been deferred for further information to be supplied regarding the potential impact of the proposed works on the historic environment. The request has been made in accordance with the provisions set out in Planning Policy Guidance Note No.16 (PPG16) on Archaeology and Planning. The scope of the assessment has been defined in a *Design Brief for Historic Building Impact Assessment and Archaeological Desk-based Assessment* prepared by the County Archaeological Office (CAO) of Hertfordshire County Council (ref. KB 17/08/2004), acting as adviser to the planning authority. A full specification for the work carried out is contained in the Heritage Network's *Project Design* dated February 2005, which has been submitted to the CAO and to DBC.

1.2 The site includes two plots separated by the River Bulbourne. The northern plot is bounded by the line of Mill Street on the west, no. 45 Castle Street on the north, the line of Castle Street on the east, and the River Bulbourne on the south. The southern plot, which is joined to the northern plot by a footbridge, is bounded by Mill Street on the west, the Bulbourne on the north, a block housing the school's Eton Fives Courts on the east, and the main school campus to the south. The site is centred on NGR SP 9944 0800. The development proposes the demolition of the existing buildings on the site and the construction of a new Design Centre on the northern plot together with a new footbridge across the Bulbourne.

1.3 The site lies within Area of Archaeological Significance (AAS) 21, as designated in the Local Plan. This notes Berkhamsted's medieval origins, but also the widespread prehistoric and Roman material already known in the area. The site also lies within 100m of Berkhamsted Castle which is a Scheduled Ancient Monument (SAM 20626). Berkhamsted Collegiate School, originally Berkhamsted Grammar School, is a 16th century foundation and the Old School dates to this period and is listed Grade I. A number of other buildings on the main campus are also listed.

1.4 The aim of the present document is to provide a comprehensive overview of the development of land use on and in the vicinity of the site from readily accessible sources, and an assessment by period of the risk that development of the site will encounter archaeological remains which may affect the design, layout or timetable of any such development. The aim of the historic buildings impact assessment will be to consider the historic value of each of the buildings scheduled for demolition, and provide a detailed record and historical context for any which are considered to be of significance. The assessments will follow the current published research agenda for the region (Glazebrook 1997, Brown & Glazebrook 2000).

1.5 This report is intended to provide the planning authority with sufficient information to allow it to consider the archaeological implications of the proposed development, and to determine what further, if any, mitigation measures may be required to allow the development to proceed.

2. Evidence

TOPOGRAPHY AND GEOLOGY

2.1 The study area lies in the valley of the River Bulbourne, immediately to the south of the Grand Union Canal. Berkhamsted High Street, which was formerly the main London to Aylesbury road, runs approximately 300m to the south. The site lies at approximately 105m AOD and is bisected by the River Bulbourne, which runs on an approximate east to west alignment across the study area.

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

HISTORICAL AND ARCHAEOLOGICAL CONTEXT

Prehistoric: Neolithic to the Iron Age (4500 - 100BC)

2.3 A bank and ditch, known as Grim's Ditch, runs along the south side of the Bulbourne Valley, less than 500m to the south of the study area. The monument varies in size between 2 and 4 metres from the top of the bank to the bottom of the ditch and is about 5m wide. It has, however, been destroyed by ploughing in places. The parts of the ditch that have survived are protected as a Scheduled Ancient Monument (Bryant, 1998, 2).

2.4 The ditch was almost certainly constructed in the later Bronze Age (c1200-800BC) and it may have served as a boundary ditch between tribal territories, or between areas of differing land use such as woodland and pasture (Bryant & Burleigh, 1995).

2.5 Several settlements dating from the Neolithic to the Iron Age (c.4500-100BC) have been discovered to the south of Berkhamsted (MacDonald, 1995, 120-3). Although these lie over 1km from the present study area, it is considered likely that more sites remain to be found, one or more of which may lie in Berkhamsted itself (ibid, 3).

2.6 Very few chance finds of prehistoric artefacts have been recorded in the town. A Neolithic axe (SMR 4252) was found by John Evans on his land at Manor End in 1904, approximately 800m to the northeast. A Bronze Age brooch and silver pin were discovered during excavations at Berkhamsted Castle, approximately 300m to the north, in 1905 (SMR 4251). The bronze brooch, which is Italian, dates from the first half of the 9th century BC and had been deliberately re-shaped to broadly resemble a Romano-British fibula brooch. The decorated silver pin is of unknown date and origin, and had been similarly re-shaped, suggesting that both items may have been imported from Italy and re-used during the Roman occupation.

2.7 The lack of features and artefacts of prehistoric date from the immediate vicinity of the present site is surprising. The presence of the linear earthwork known as Grim's Ditch and the proximity of the river are likely to have attracted early settlement to the area. It is possible that any occupation evidence of this period was of an insubstantial nature, which has either been masked or destroyed by activity.

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

2.8 The Bulbourne Valley was rich in both timber and iron ore, which resulted in the development of a major iron production centre along the valley by the late Pre-Roman Iron Age. The transport and communications routes through the Chilterns, as well as the demand for iron goods towards the end of the Iron Age, made this one of the most important regional or even national production centres (Morris & Wainwright, 1995).

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

2.10 A number of Late pre-Roman Iron Age coins have been found in the vicinity of the study area. Two bronze staters of Cunobelinus (SMR 114) were recovered from within 1km and a bronze coin of *Addedomaros*, a leader of the Trinovantes, c.15BC (SMR 6075), was found at the rear of a shop in Lower Kings Road in 1976, approximately 400m to the southwest. High status coins have also been collected in the vicinity of the present site. A gold stater (SMR 6070) was found in the garden of a house on Meadway, approximately 750m to the northeast. Another gold stater (SMR 4856) was found before 1843 at 'Ashlyns', approximately 1km to the southwest.

2.11 The line of the High Street follows the Roman road known as Akeman Street, approximately 300m to the south. This was a major route in the Roman period, and possibly also during the preceding Iron Age. There was, however, no important Romano-British settlement at Berkhamsted. It would appear that the land had probably been divided into farming estates with villas located at Northchurch and Boxmoor and further unclassified Romano-British buildings at Berkhamsted Common and to the north of Berkhamsted castle (Bryant, 1998, 4; Doggett & Hunn, 1985, 18).

2.12 Closer to the study area, two flint and tile walls, possibly representing the remains of a villa site (SMR 2716), were revealed during the excavation of a gas pipeline to the north of Berkhamsted Castle in 1970, approximately 700m to the north. Although the full extent of the structure was not exposed, it appears to be substantial. A 4th century AD bronze coin of Constantinopolis was found close to this site in 1976.

2.13 Such large estates would also have had associated dependent settlements, including smaller farms and workers' housing. The discovery of Roman pottery, oyster shells and other remains (SMR 12193) during clearance for the Castle Hill estate in the 1930s, approximately 450m to the northwest, may represent the remains of such a settlement.

2.14 Evidence of possible industrial activity was discovered in Bridgewater Road (SMR 6803), approximately 450m to the northwest. The remains of a possible Romano-British pottery kiln, dating from the 3rd/4th century AD, were revealed a builder's trench in 1956. Residual Roman pottery was recovered from a large pit to the rear of 320A High Street (SMR 7369), approximately 700m to the west of the present site.

2.15 A number of chance finds of Roman coins have been made in Berkhamsted, including a coin of Augustus (SMR 6080), reported from Swingate Lane in the 1940s, approximately 1km to the southeast. In 1742, William Stukeley recorded that Roman coins had been found at Berkhamsted Castle (SMR 1336) approximately 200m to the northeast.

Medieval

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

2.17 The pre-Conquest parish church is believed to have been in Northchurch, approximately 1.5km west of Berkhamsted (ibid, 163). Indeed, the church of St. Mary, after which Northchurch was originally named, still contains some Saxon fabric in its south and west walls (Doggett & Hunn, 1985, 19). It is likely that St. Mary's, which lies over 2km northwest of the study area, was a minster church whose *parochia* originally included the later parishes of St. James and St. Peter (Bryant, 1998, 5; Doggett & Hunn, 1985, 22). It has been suggested that the pre-conquest boundaries of St. Mary's represent those of a Saxon estate (Bryant, 1998, 5).

2.18 The administrative centre for the manor was transferred to Berkhamsted castle (SMR 39), which was probably built by Count Robert shortly after the Conquest. That the borough was already well-established by this time is indicated by the Domesday Book, which refers to 52 burgesses paying £4 in tolls (Doggett & Hunn, 1985, 18). The number of burgesses recorded seems extremely high in comparison to 14th and 17th century records, and was possibly due to a slip of the pen transcribing XII to LII (VCH, 1908, 171). It seems likely that the burgesses represent the post-conquest development of the town based on a new administrative focus, both in terms of geographical location and political authority, and with which its fortunes were closely linked (Doggett & Hunn, 1985, 28-30).

2.19 The first castle, which lies approximately 200m north of the study area, was an earth and timber motte and bailey, built in part to manifest Norman control over the local populace and also as part of a larger defensive strategy for London (Bryant, 1998, 6; Doggett & Hunn, 1985, 28-9). It continued to be an important royal strategic centre throughout the 12th and 13th centuries, during which time it was enlarged and provided with stone fortifications (Bryant 1998, 6). It appears to have had an associated deer park (SMR 6381) by 1296, possibly in the vicinity of Berkhamsted Place, a Tudor mansion which lay north of the castle and approximately 700m northwest of the study area. Although it was a favourite of the Black Prince, and used to imprison King John of France after the Battle of Poitiers in 1360, the castle saw no apparent building work to upgrade the defences in the 14th century (Bryant, 1998, 6; Doggett & Hunn, 1985, 30). Its last aristocratic inhabitant was Cicely, Duchess of York in 1495, after which the castle went into decline, becoming a ruin by 1540. The castle is protected as a Scheduled Ancient Monument (Bryant, 1998, 6).

2.20 The town received borough privileges and rights in 1156 (SMR 10) confirming its status as one of the principal towns of the county (Bryant, 1998, 7). By 1301 it had a separate court, the portmoot, which was held fortnightly, and its status in the 14th century is further indicated by its representation in parliament at Westminster in 1337 and 1341 (Doggett & Hunn, 1985, 30). Until 1218 a weekly market was held on Sunday, after which it was on Monday. It had an annual fair of St. James's day (25th July) and a second fair of seven days was granted by Richard, Earl of Cornwall in 1245 to be held from the 3rd of May (VCH, 1908, 172). The medieval market place (SMR 9188) was located at the southeastern end of High Street, immediately to the west of St Peter's church, by the 13th century. A row of buildings, known as Middle Row, marks the site of market stalls, which later became permanent shops. This pattern is found in other towns in Hertfordshire.

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

2.22 Whilst the development of the administrative centre of medieval Berkhamsted appears to be relatively straightforward, that of the ecclesiastical centres is less so. As noted above, St. Mary's is believed to be the minster church, which was later subdivided into the parish of St. James and St. Peter. There is strong evidence to suggest that the first borough church was St. James' (SMR 9181), approximately 700m to the west of the study area, which was possibly founded in the late 11th or early 12th century (Doggett & Hunn, 1985, 22-3). Its exact location is unclear, but it probably lay on the north side of the High Street, at the junction with St. John's Well Lane, in the area referred to as *Oldeburh* (Old Town) in 1357 (ibid, 23, 27). It is likely that the church served as the chapel for the hospital of St the Baptist after the founding of the new parish church of St Peter.

2.23 The location of St. James's church and the reference to the Old Town suggest that, for a while at least, the settlement focus was somewhat distanced from the castle. Although the castle area subsequently became the religious and trading, as well as the administrative, core of the town, the Old Town remained important for providing welfare in the form of the hospital of St. John the Baptist (SMR 4142) which was founded before 1216-17, and lay on the southern side of the High Street, approximately 650m to the west of the study area. This hospital apparently amalgamated with the hospital of St Leonard, recorded in a report on the former hospitals in the town dated 1540 (ibid, 25-6; VCH, 1908, 176) by the early 16th century. Analysis of the landholdings of the two hospitals would suggest that St. Leonard's and St. John the Baptist were one and the same (Doggett & Hunn, 1985, 25).

2.24 The site of St. John's Well (SMR 4143) was also located in the same area. This was fed by a natural spring that flowed down St. John's Well Lane until the 1930s, and was a focus for pagan rites until at least the 12th century, when it is recorded that Hugh of Grenoble, the Bishop of Lincoln visited St. James's to stop the worshipping of nymphs and sprites there (Doggett & Hunn, 1985, 24). Until fairly recently the well has also been known as St. James's Well, as in the Tithe Map (1839) which

records St. James's Well Meadow. Similarly, St. John's has also been referred to as St. James's Hospital by various authors, including Chauncy, over the centuries (*ibid*:23).

2.25 In the early 13th century Godfrey Fitz Piers, earl of Essex and holder of the castle from 1199 to 1203 and from 1205 to 1212, built a new parish church at the southeastern end of the High Street, approximately 250m south of the study area. The church was dedicated to St. Peter (SMR 9092), and it has been suggested that an earlier church or chapel, possibly related to the older parish church of St James', may have stood on the site (*ibid*, 24). The location of the parish church may have been moved as a response to the growing prosperity of the town and to the development of the market area in this part of the town (*ibid*).

2.26 There is some evidence that St Peter's graveyard may once have extended further to the west. In 1996 a number of human bones were revealed during the rebuilding of a little boundary wall at the western end of the churchyard (SMR 12198), approximately 220m to the southeast of the study area. It is possible that the increased economic prosperity of the town in the later medieval and early post-medieval periods may have resulted in the extension of the market area across the burial ground.

2.27 Another hospital, dedicated to St. John the Evangelist (SMR 9185) was founded by Godfrey Fitz Piers in the early 13th century. Some authors maintain that St. John the Evangelist's was a leper hospital (Doggett, 1995, 9; VCH 1908, 176), others state that it was St. John the Baptist's that fulfilled this role (Bryant, 1998, 11). Whilst it is not impossible that both were founded as leper houses, the close foundation date of the two suggests that this is unlikely. The location of St. John the Evangelist's is uncertain, although it may well have been at the southeastern end of the High Street, approximately 450m to the southeast of the study area. (Doggett & Hunn, 1985, 26). However, St. John the Baptist's site, almost 1km northwest of the medieval town centre, accords well with the common location of a leper hospital.

2.28 The confusion notwithstanding, it is understood that the hospitals of St. John the Baptist and St. John the Evangelist had amalgamated by 1500 and closed by 1515/16 (Doggett, 1995, 9-10). Shortly after 1520, the Brotherhood of St. John the Baptist's, under its president John Incent, refounded the hospital as a grammar school, which was later moved to a chantry in St. Peter's church until new buildings were completed in 1544 (*ibid*, 10).

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

2.30 The line of a probable boundary ditch, possibly associated with the Old Park (SMR 11777) has been excavated on Bridgewater Road, approximately 250m northwest of the study area. It was

orientated north to south, had a V section and was approximately 1.5m deep. A small number of medieval pottery sherds were recovered from its fill.

2.31 A linear earthwork (SMR 12242), running on a SSW – NNE alignment for approximately 340m, is still visible to the north of the castle, approximately 550m to the north of the study area. It has been interpreted as possibly representing the remains of an historic trackway.

2.32 A number of medieval buildings still survive in Berkhamsted, including the earliest known jettied building in England, which lies at 173 High St. (SMR 11610), approximately 300m southwest of the study area. It is a 2-bayed timber framed building with a crown post roof and has been dendrochronologically dated to 1277-1297 AD. Initially it was suspected that this was an early example of a shop, but more detailed examination has revealed it to have been the service end of a larger house, presumably with an open hall to the west, which has since disappeared.

2.33 The remains of a 14th century timber-framed building lie opposite St. Peter's Church at 125 High St (SMR 9193), approximately 300m southwest of the present site. They form part of the southern wing of the current building and comprise one bay of an open hall of raised aisle construction. The northern range of the present building, next to the street, was probably built in the 17th century. The date, size and location of the remains have led to the speculation that this may have been a manorial site.

2.34 The Swan Hotel, 139 High St., which lies approximately 300m to the southwest, contains the remains of a medieval open hall (SMR 9284). Parts of the roof date from the 14th century and the street range was extended and a chimney stack added c1500. An upper floor was added in the late 16th or early 17th century. There is no definite evidence that the building was an inn until the late 17th century when a gallery was added to the west of the hall range. This was extended c1800 when the inn ran its own coach to London.

2.35 129-31 High St. (SMR 9283) is believed to be the house built by Dean Incent, founder of Berkhamsted Grammar School in 1523. The house, which lies approximately 250m to the southwest, has a medieval rear wing, a late 16th century front range and a small south-east wing of c.1800. Wall paintings, dating from the 17th century, have been found on the chimney-stack, the staircase wall facing the hall and in a room over the hall.

2.36 The Court House (SMR 9183), is believed to lie on the site of the medieval court where the Portmoot or Borough Court was held. The first reference to the court dates from 1301. The present building originally dates from the 16th century and is located approximately 240m to the southwest of the study area.

2.37 Another important medieval building was "Pilkingtons" Manor House, which stood on the High Street, opposite Rectory Lane (SMR 9297), approximately 260m south of the study area. It is referred to as a capital messuage in a survey of 1616, indicating it was the site of a manor. It was rebuilt and converted into flats in the 1950s. However, nothing remains of the 15th century Market House (SMR 9184) nor the stocks, pillory and whipping post that stood in front of it (SMR 9187), located approximately 230m to the southeast of the present site.

2.38 The archaeological evidence is beginning to broaden our understanding of the variety and topography of medieval Berkhamsted. Excavations at 320A High St. (SMR 7369), approximately 650m to the west, revealed a number of features, including ditches, pits and post/stake-holes, some of which contained significant quantities of 12-14th century pottery, animal bone and small quantities of brick, slag and tile. Although there was no evidence for the medieval hospital, a silted channel revealed on the site may have been associated with St. John's Well (Walker, 1993, 10). Some residual Roman pottery was also recovered from a large pit to the rear of the site. The site has been interpreted as probably being open ground used for small-scale industrial activity and refuse disposal, with possibly some ephemeral structures. This site lies immediately to the east of Kingsgate (SMR 7366), approximately 300m west of the present site. The environmental evidence indicated a change from sedge fen to garden plots. Some foundation trenches and possible boundary ditches were revealed containing 12th-14th century pottery sherds, tile and animal bone as well as quantities of post-medieval pottery (Guttman, 1996, 4-6).

2.39 A watching brief at the rear of 125 High Street (SMR 9961), which lies approximately 350m southwest of the study area, produced a possible post hole and Hertfordshire grey ware pottery dating from the 12th-14th century. An archaeological trench excavated to the rear of 256 High St. (SMR 9957), which lies approximately 500m east of the study area, revealed a semi-waterlogged deposit, containing medieval and post-medieval waste, including part of a wooden platter and evidence for metal working, immediately above a peat deposit.

2.40 A watching brief in Chesham Road (SMR 10725), approximately 480m southwest of the study area, revealed evidence of activity, including possible metal-working, dating from the Roman period until the 14th/15th century. Although no structures or features were observed, a number of disturbed soil layers, which have been interpreted as possible occupation layers, were recorded on the western side of the site (Hunn, 2000). The pottery assemblage includes a few Roman sherds and several hand-built Saxon sherds, which may be 5th-6th century in date. The majority are sand or flint-tempered fabrics of possible Saxo-Norman date.

2.41 Medieval occupation was hinted at during archaeological investigations at Cowper Road (SMR 9436), approximately 500m southwest of the present site, and 286-290 High Street (SMR 11439), approximately 700m northwest of the study area.

2.42 A ditch orientated north to south and a pit containing pottery dating from 1000-1150AD were revealed 20m north of the High Street at the Agrevo Site (SMR 10994), approximately 250m southeast of the study area. These features were sealed by a possible ploughsoil dating from 1150-1300AD.

2.43 A medieval pit or soakaway was revealed to the rear of 97-101 High Street. (SMR 11823), approximately 320m south of the present site. Although it was excavated to a depth of 1.5m the base was not reached. The fill contained roof tiles of broadly medieval or later date.

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

Post-medieval and modern

2.45 John Norden's survey of 1616 provides valuable information about Berkhamsted in the early post-medieval period, including the fact that the principal trade was malt at this time (VCH, 1908, 162). He refers to the castle as being "maintained and inhabited and much frequented by the kings" allowing the town to flourish (ibid, 172). This reference, however, would appear to relate to Berkhamsted Place (SMR 6563) which was built to the north of the castle by Edward Carey around 1580 when he took over the lease of the castle. It is said that the buildings, approximately 900m northwest of the present site, contained some Anglo-Saxon fabric and was traditionally considered to be the site of the surrender to William the Conqueror (Bryant, 1998, 10).

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

2.47 A number of early post-medieval buildings survive in the town, including the Sayer Almshouses (SMR 9292) which were built approximately 550m south-south-west of the study area in 1684 at the bequest of John Sayer, chief cook to Charles II, possibly as reparation following a dispute with the town over the ownership of the market house and bailiwick (VCH, 1908, 173). A house dating from the 15th/16th century still stands at 207-209 High Street (SMR 9287) approximately 450m to the southwest. The Great Barn at Castle Hill Farm (SMR 11390) approximately 950m to the northwest, is a large timber-framed, 6-bayed barn, dating to the 16th century.

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

2.49 As noted above, the Swan Hotel (SMR 9284) was originally a residential building that was converted to its present use in the late 17th century (Bryant, 1998, 12).

2.50 The Crown (SMR 9285), which lies approximately 300m southwest of the study area, dates from the late 16th century and The Bull (SMR 9290), which lies approximately 500m southeast of the present site, from the 17th century.

2.51 The King's Arms (SMR 9286), which lies approximately 320m southeast of the study area, was purpose built as an inn in the late 17th century. It was enlarged in the 19th century to include a large assembly room, said to have been capable of holding 400 people. The inn subsequently became an important meeting place in the late 18th and early 19th century (ibid, 13).

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

2.53 By the late 17th century, over a third of the town's population was said to be non-conformist (Bryant, 1998, 13). The Victoria County History notes that there was a Baptist Church in Berkhamsted in 1678, and that a number of licenses were given to the Anabaptists and other non-conformists between 1693 and 1837 (VCH, 1908, 176). A Baptist meeting house (SMR 9295) was built approximately 200m southeast of the study area in 1722. This was replaced in 1865 by the neo-gothic Baptist Church on the High St. (SMR 9282). A Quaker Meeting House (SMR 9281) was built in 1818, approximately 700m west of the present site, and a neo-gothic Congregational Chapel was built in 1867 (SMR 9293), approximately 100m southeast of the study area, to replace their classical building erected on the same site in 1839. Neither of the Congregational buildings survives.

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

2.55 A variety of industries operated in the town in the 19th century, probably the most important of which was timber based. The area was rich in woodland, particularly alder and beech, and the finished products could be easily transported by the waterways. One of the largest manufacturers was East and Sons, which was founded in 1840 and moved to the corner of the High Street and Gossoms End, approximately 1km to the north-west of the study area, in 1888. The company, which produced wooden tools and furniture, did particularly well out of the Crimean War.

2.56 A sheep dip manufacturers was established at Raven Lane by Cooper, McDougall and Robertson in 1843. A site in Manor Street approximately 300m to the southeast of the present study area, which was originally used by printers, was acquired in 1870 to provide a maintenance department. This site was in use until the 1960s (SMR 5887).

2.57 A number of maltings and breweries are known to have existed in the 19th century. The maltings apparently catered solely for local needs (ibid, 15). Only one survives in any form, and it lies on the junction of Chapel Street and Bridge Street (SMR 5346), approximately 200m southwest of the present site. It was built in the mid 19th century for Foster's Brewery in Swan Street. A single brick wall survives from a malting at 163 High Street, which is now used as a boundary wall (SMR 7092), approximately 300m southwest. The Swan brewery (SMR 7094) was located on the High Street, approximately 300m southwest of the study area, and a brewery and malting (SMR 7090) once stood in Castle Street, approximately 280m southwest of the study area.

2.58 Three mills operated in Berkhamsted in the 19th century, of which two were medieval water powered corn mills; Upper Mill on Mill Street (SMR 7087), which stood within the present study area, and Lower Mill (SMR 7098) on London Road, approximately 850m southeast of the present site. The third, Castle Mill, was built on Lower Kings Road in 1895 by J.G. Knowles & Son as a steam powered corn mill to manufacture animal feed (SMR 5733). The mill, which lay approximately 240m northwest of the study area, ceased operating in the 1940s.

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

2.60 The poorer members of society found some refuge in the workhouse. The Union Workhouse (SMR 9315) was built approximately 750m west of study area in 1834 to replace the old Northchurch parish and Old Berkhamsted workhouses (SMR 9314 & 9298 respectively). The latter is said to lie on the site of the school in Park View, approximately 650m southwest of the present site, whilst the former lay over 1km to the northwest of the present study area.

2.61 The Town Hall (SMR 9291) was built in 1859 on the High Street, approximately 300m southwest of the study area, to replace the Market House, which had been demolished in 1854. The first floor was used as the Berkhamsted Mechanics Institute reading room, one of the first adult education organisations, having been founded in 1845 (ibid).

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

Site Specific

2.63 The present site is located close to the core of the medieval town. Berkhamsted Castle (SMR 39) lies approximately 200m to the north. Between the site and the castle are the railway and the Grand Union Canal. High Street, which follows the line of the Roman road called Akeman Street, lies approximately 300m to the south.

2.64 The study area now forms part of the Castle Campus of Berkhamsted Collegiate School. This is an independent school, formed by the merger of Berkhamsted School for Girls and Berkhamsted School (formerly Berkhamsted Grammar School) in 1996. This latter school (SMR 9189) was founded by John Incent, from a prominent family in the town, who became Dean of St Paul's in 1540 (Hastie, 1999, 120-3). In 1541 he obtained royal consent to fund a school in Berkhamsted, which was not to exceed 144 pupils. The original school building, which still stands and has been listed Grade I (DoE, nd), was completed in 1544. This is a 2-storey brick-built and stone-dressed structure, which lies immediately north of St Paul's churchyard, approximately 170m southwest of the present site. Additional wings were built on the west and east ends of the school building in the 1850s, providing accommodation for the master and usher. The school chapel, listed Grade II, was built in 1894-5. During the later 19th and 20th centuries the school expanded, eventually taking in the present study area,

and other buildings, including a sanatorium and a music school, were erected to the north of the original site.

2.65 Upper Mill (SMR 7087) was located on the western side of the study area, to the south of the present line of the Bulbourne, and facing on to Mill Street (Plate 2). This is likely to be one of the two mills recorded in Berkhamsted in the Domesday Book of 1086. The mill, and its adjacent buildings, was demolished in 1926 to make way for a music school and an 'Eton Fives court' for Berkhamsted School (Hastie, 1999, 122).

Cartographic

2.66 The earliest map consulted, dated 1612 and believed to have been produced in association with John Norden's survey of 1616 (J Sherwood, pers.comm.), shows the study area to be open except for the mill on the western side (Figure 2) which lies opposite an apparent mill pond created by the damming of the river. The depiction of the mill, which is highly stylised, appears to show two separate wheelhouses.

2.67 The Tithe Map of 1839 (HALS DSA/4/19/2) also shows Upper Mill, plot number 478 on the accompanying award (HALS DSA 4/19/1) (Figure 3). In addition to the mill pond and the mill race which follows the bed of the river, a leat has been excavated to the south of the mill. The mill building fronted Mill Street. To the rear is open ground stretching back to Castle Street, probably forming the gardens recorded in the Tithe Award.

2.67.1. To the north of the mill (Plots 479 a – f) were cottages fronting on to Castle Street and Mill Street, with gardens (Plate 1). To the south of the mill (Plot 477) were farm buildings and a yard owned by the countess of Bridgewater and tenanted by George Cook. The buildings appear to have formed a line on the southern side of the plot, with the open yard between them and the river. Cottages and gardens lay between the farm and the school.

2.68 The 1st edition 25" scale Ordnance Survey plan of 1878 shows very little change to the layout of the study area (Figure 4). The eastern side of the farmyard appears to have been used as an orchard and a number of trees are shown in the mill gardens.

2.69 The 2nd edition OS map of 1898 (Figure 5) again shows little change. The eastern side of the southern leat appears to either have been infilled or to have been covered by this period. A small range of buildings had been constructed across the farmyard, dividing the yard into two separate plots.

2.70 By 1925 more buildings had been erected in the area of the former farmyard, possibly relating to the expansion of the school (Figure 6). The layout of the mill buildings remained the same and the land to the rear remained undeveloped.

2.71 The 1938 Ordnance Survey plan shows significant changes across the study area (Figure 7). By this time the mill had been demolished leaving only a narrow building on an approximate east – west alignment. The area of the mill gardens was replaced by fives courts. The former farm buildings had

largely been demolished, though some survived on the eastern side, fronting Castle Street. The cottages on Mill Street had also disappeared and been replaced by the music school.

2.71.1. The area to the north of the river was still occupied by cottages and gardens fronting both Mill Street and Castle Street.

2.72 The 1:2500 OS map of 1972 shows further changes to the study area (Figure 8). The cottages to the north of the river had been demolished and replaced by two modern blocks. The Castle Street frontage was left open. Two new buildings had been erected on the eastern side of the former mill garden, to the east of the fives courts.

Site Walkover

2.73 The site was visited by the author on Tuesday, 15 March 2005, to inspect the standing buildings and to consider its potential for the preservation of archaeological features and deposits. An inventory of the buildings is included as Appendix 2. They are illustrated in Plates 3-11 and an index plan precedes Plate 3).

2.74 The southern portion of the site, to the south of the River Bulbourne, forms a landscaped garden with lawns and flowerbeds, bordered by the Eton Fives courts to the east, Mill Street to the west and the school's music block to the south (Plate 10). No evidence for the earlier mill buildings can be seen, nor for the mill leat which ran beneath this area, although the site of the mill is commemorated by a millstone, set on a plinth in the north-east corner. The single storey, open-fronted brick building with a pent tile roof, which lies on the northern side of the area (Plate 9), is mostly built of fletton bricks (see Plate 5). The map evidence suggests that it may have been built on the earlier foundations of one of the former mill buildings (see Figures 7 & 8)..

2.75 The northern portion of the site is approached by a footbridge formed from two steel beams decked with timber (Plate 4). A raised plinth running east-west, on the far side of the bridge (Plate 11), formed the base for a recently dismantled single storey wooden hut of six bays of 1950s or 60s date (see Plate 5). A recent concrete double garage block stands to the rear of this block (Plate 11), and to the west, at right angles and fronting on Mill Street, a second single storey wooden hut of six bays survives (Plate 6, and see Plate 11). To the north of this, and also fronting on Mill Street, is a brick-built house of late 19th century date, which has been much extended to the rear and sides (Plate 7). It has a garden to the east. On the Castle Street frontage, at the southern end of the area, is a square two storey block with a flat roof of 1970s date, known as the Sanatorium (Plate 8). It is brick walled to first floor level and tile clad above. The area to the north of this building is lawned with car parking.

3. Assessment of Risk

Prehistoric

3.1 Despite the apparent attractiveness of the Berkhamsted area for early settlement, little archaeological evidence for finds or features of prehistoric date has been recovered from the vicinity of the present site. A Neolithic axe (SMR 4252) was found approximately 800m to the northeast and the study area is located to the north of the line of Grim's Ditch, a boundary bank and ditch of probable late Bronze Age date.

3.2 On this basis the risk of encountering finds and features of prehistoric date may be considered to be *Low*.

3.3 Whilst early Neolithic sites are not uncommon, late Neolithic and early Bronze Age sites are nationally rare. The published Regional Research Agenda indicate that the location and examination of further prehistoric sites, particularly of the late Neolithic and early Bronze Age, would enable a fuller understanding of the inter-relationship between settlements, fields, barrows and other monuments, such as Grim's Dyke (Brown & Murphy, 2000, 9-10). The potential significance of any remains of prehistoric date occurring within the study area should, therefore, be considered to be *High*.

Late Pre-Roman Iron Age & Romano-British

3.4 An important late Iron Age iron working complex and settlement (SMR 4904) was excavated at Bridgewater School, approximately 1.5km to the northwest, indicating activity in the region at this period (Semmelmann, 2004). The evidence for late Iron Age activity in the vicinity of the present site is limited to a number of finds of coins, all over 500m in distance from the study area.

3.5 On this basis the risk of encountering finds and features of Late pre-Roman Iron Age date may be considered to be *Low*.

3.6 A number of relevant research topics have been highlighted for the Late Iron Age in the regional research framework (Bryant, 2000, 16-17). These include the development of farming, the organisation of the rural landscape and the development of settlements. Given that the study area lies within an important industrial region, with the exploitation of the iron ore and timber, the potential significance of any remains of Late pre-Roman Iron Age date occurring within the study area should be considered to be *High*.

3.7 The construction of Akeman Street close to an important ironworking site apparently failed to stimulate the development of the industry or the birth of a town. The reasons for this are unclear, but may be linked with pre-Roman territorial division impacting on the Roman landscape. What evidence has been so far recorded from the vicinity of the study area indicates a concentration of Roman occupation on the northern bank of the river, including the remains of a building to the north of the castle (SMR 2716), approximately 700m to the north, and evidence of Romano-British occupation (SMR 12193) at Castle Hill, approximately 450m to the northwest. A possible pottery kiln (SMR 6803) was

also found on Bridgewater Road, in the same area. Slight evidence for Roman activity close to Akeman Street, in the form of residual pottery, was encountered during fieldwork at 320A High Street (SMR 7369), approximately 700m to the west. Further residual sherds were recovered during fieldwork on Chesham Road (SMR 10725), approximately 480m to the southwest. It appears that the present site was located between the occupation area to the north and the Roman Road, approximately 300m to the south. Later activity may have destroyed evidence for remains of this period.

3.8 On this basis the risk of encountering features and finds of Roman date may be considered to be *Low to Moderate*.

3.9 A number of relevant research topics have been identified in the Regional Research Agenda, including research into the late Iron Age – Roman transition period, rural settlement layout and economy, the identification of Roman woodland and iron ore recovery and smelting, and the Roman road network (Going & Plouviez, 2000, 19,21). Therefore, the potential significance of any remains of Romano-British date occurring within the study area should be considered to be *High*.

Anglo-Saxon

3.10 Although some early Saxon pottery sherds were recovered during a watching brief at Chesham Road (SMR 10725), approximately 480m to the southwest, there is little other evidence to suggest that there was a settlement pre-dating the late Saxon period in the vicinity of the study area. A number of features containing pottery dated to AD1000 – 1150 were excavated at the Agrevo site (SMR 10944) on the High Street, approximately 250m to the southeast, indicating the possibility of a small settlement on Akeman Street, to the east of the main village at Northchurch. Upper Mill (SMR 7087), one of the two mills recorded in Berkhamsted in the Domesday Survey, stood on the western side of the present site, fronting Mill Street. Radiocarbon dates suggest that the mill pond may have begun life in the late 9th century. The mill may have acted as a focus for a small settlement in the late Saxon/early medieval period.

3.11 On this basis, the risk of encountering features and finds of early Saxon date is considered to be *Low*. The risk of encountering finds and features of later Saxon date, is considered to be *Moderate*.

3.12 Given that the present site lies to the east of the main early medieval settlement at Northchurch, and may have formed the focus of a contemporary hamlet, a number of relevant topics have been highlighted in the Regional Research Agenda as being worthy of further study. These include the origins and development of the town; the relationships between towns and their hinterlands; and the location, function and form of buildings (Ayers, 2000, 27-32). Therefore, the potential significance of any remains of this period occurring on the site should be considered to be *High*.

Medieval

3.13 The study area lies adjacent to the core of the later medieval town, between the castle to the north and the parish church of St Peter and the market place to the south. Recent archaeological fieldwork to the rear of properties fronting the High Street have revealed a number of medieval features,

including pits and ditches, such as at 97-101 High Street (SMR 11823) approximately 320m to the south, and at Kingsgate (SMR 7366), approximately 300m to the west.

3.14 On this basis, the risk of features and finds of medieval date occurring in the study area is considered to be *High*.

3.15 In the 12th – 13th century there was an apparent shift in settlement focus in Berkhamsted. This is represented by the establishment of the new parish church of St Peter (SMR 9092) close to the castle (SMR 39) and the market place (SMR 9188). A number of relevant topics, relating to the development of medieval towns in the region, have been highlighted by the Regional Research Agenda. These include the establishment of a chronology for these events; the relationship of the church to the town; the examination of market and commercial activity; the impact of London on the town; the relationship between the economic centre in Berkhamsted and the Old Town at Northchurch (Ayers, 2000, 27-32). Therefore, the potential significance of any remains dating to this period should be considered to be *High*.

Post-medieval

3.16 Probably the most important elements in the post-medieval development of Berkhamsted are the transportation routes. The importance of Berkhamsted as a staging post on the London to Aylesbury trunk road, followed by the construction of the Grand Union Canal and the railway, enabled the town to recover from its late medieval/early post-medieval decline. This led to a variety of industrial activities springing up in the 19th century, based on local resources, such as timber.

3.17 The study area is located close to the economic centre of the town. A number of industrial premises are recorded in the vicinity on the Tithe Map of 1839, including a candle house and a slaughterhouse. One of the town watermills stood on the site, with gardens to the rear, running back to Castle Street.

3.18 On this basis the risk of finds and features of post-medieval date occurring in the study area may be considered to be *High*.

3.19 A number of topics have been highlighted as worthy of further research in the Regional Research Agenda, including understanding the technical and social developments of the period; the carrying out of studies of navigable rivers, canals and railways; the archaeology of industrial buildings such as mills; and the study of ‘vernacular gardens’ (Gilman et al, 2000, 33-43). Therefore the potential significance of any remains of this period should be considered to be *High*.

Modern

3.20 The demolition of the mill and the cottages, and their replacement with modern school buildings in the course of the 20th century, is likely to have damaged, if not destroyed, earlier archaeological remains on the site. The present buildings within the study area cannot be considered to be of any intrinsic historical or cultural merit or value.

3.21 On this basis the risk of finds and features of modern date occurring within the study area may be considered to be *High*. However, the potential significance of such remains may be considered to be *Low*.

CONCLUSION

3.22 The present site is located close to the core of the later medieval town. It lies directly between the castle and the High Street, the former Roman road known as Akeman Street. The River Bulbourne flows through the site.

3.23 There is a moderate to high probability that there was activity on the site during the Roman, late Saxon, and medieval periods. Any archaeological remains of those dates which were preserved on the site would be considered to be of potential significance when considered in the context of the established research agenda for the region.

3.24 Upper Mill, one of two watermills recorded in Berkhamsted in the Domesday Survey, was situated on the site. The wheelhouse was located across the line of the river, which had been dammed on the western side of Mill Street, and canalised to create a mill stream where it crosses the study area. The main mill buildings were located in the present garden to the south of the line of the river, and their site will remain unaffected by the proposed development.

3.25 The proposed development is focused on the northern portion of the study area, particularly on the street frontages, which would have been highly disturbed by late post-medieval and Victorian activity. The area appears to have been open in the early 17th century and there is some potential, particularly in the garden areas between the two frontages, for the preservation of earlier archaeological remains.

3.26 Should they be present, it is likely that any such remains would be damaged, destroyed or otherwise affected by the current development proposals. The actual nature of such remains cannot be characterised accurately without intrusive investigation. The planning authority may require such an investigation to be carried out as part of their requirements in the event that consent for the development is granted.

4. Sources Consulted

ARCHIVES

Hertfordshire Sites and Monuments Record

See Appendix 1

Hertfordshire Archive and Local Studies (HALS)

Tithe Map 1839 DSA4/19/2

Tithe Award 1839 DSA 4/19/1

1st edition Ordnance Survey Plan, 1878, 25" scale, Sheet XXXIII.5

2nd edition Ordnance Survey Plan, 1898, 25" scale, Sheet XXXIII.5

3rd edition Ordnance Survey Plan, 1925, 25" scale, Sheet XXXIII.5

4th edition Ordnance Survey Plan, 1938, 25" scale, Sheet XXXIII.5

Ordnance Survey Plan, 1972, 1:2500 scale, Sheet SP 9908

Ordnance Survey Plan, 1972, 1:2500 scale, Sheet SP 9907

Dacorum Heritage Trust

Copy of Map of c.1612 (produced in conj. with Norden and Doddridge survey of 1616, ex. PRO)

DACHT BK 2488.2 Photo: Upper Mill, e.C20th

DACHT BK 3223.3 Photo: Mill Street, e.1900s

DACHT BK 9013 Photo: Upper Mill, Mill Street, 2000

DACHT BK 2328 Photo: Castle Street looking N, c.1860

DACHT BK 649.2 Photo: Aerial View, 1937

DACHT BK 650 Photo: Aerial View, late 1960s

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5. Illustrations

Figure 1	Site location
Figure 2	Map of Berkhamsted, c.1612
Figure 3	Tracing from Tithe Map, 1839
Figure 4	Ordnance Survey, 1878
Figure 5	Ordnance Survey, 1898
Figure 6	Ordnance Survey, 1925
Figure 7	Ordnance Survey, 1938
Figure 8	Ordnance Survey, 1972
Plate 1	Castle Street, looking N (c.1860)
Plate 2	Upper Mill, looking E (c.20th)
Plate 3	Aerial view of study area from the NE
Plate 4	Footbridge over the River Bulbourne looking E
Plate 5	View along the River Bulbourne looking E (in 2000)
Plate 6	Building 3 looking S
Plate 7	Building 4 (Caretaker's house) looking S
Plate 8	Building 5 (Sanatorium) looking N
Plate 9	Building 6 looking NE
Plate 10	Garden area to S of River Bulbourne looking N

Plate 11Area to N of River Bulbourne looking NW

Appendix 1

Extract from the Hertfordshire Sites & Monuments Record

HSMR	NGR	Period	Remarks
10	SP 994 078	Medieval	Berkhamsted is recorded as a Borough with 52 burgesses in the Domesday Book (1086). This may indicate that the town was already well established by the late Anglo-Saxon period, or that there was rapid development of Berkhamsted following the construction of the Norman castle. The Borough had a market and a fair by the 13 th century, although both probably had far earlier origins. It also had a Portmoot (Borough Court) by 1301, which met fortnightly in the court-house north-west of the church of St. Peter.
39	SP 995 082	Medieval	A motte and bailey castle, surrounded by a double ditch, was probably built soon after 1066 for the Count of Mortain, William the Conqueror's half brother who had been granted the lands at Berkhamsted as well as the County of Cornwall. By the early 12 th century the castle was in the King's control. The first castle was timber-built, and the earliest surviving remains of the later, masonry structure date from c.1155-65. The castle remains are now a Scheduled Ancient Monument (SAM 20626).
114	SP 99 07	LPRIA	Two bronze staters of Cunobelinus found at Berkhamsted
1336	SP 9952 0823	Roman	In 1742 William Stukeley recorded that Roman coins had been found at Berkhamsted Castle.
2716	SP 996 087	Roman	Two flint and tile walls were discovered during the excavation of a gas pipeline to the north of the castle in 1970. Remains of Roman building, possible villa.
4142	SP 98795 08037	Medieval	Site of St. John the Baptist Hospital, which was founded before 1216-17 for lepers. The proximity of the hospital to the church of St. James appears to have led to some confusing of the names. It is possible that the church of St. James became the chapel for the hospital once the new parish church of St. Peter had been built. The hospital of St. John the Baptist appears to have amalgamated with the Hospital of St. Leonard by 1515-16.
4143	SP 98785 08071	Medieval	Site of St. John's Well, a natural spring, which was associated with St. John the Baptist's Hospital. The proximity of the hospital to the parish church of St. James appears to have led to some confusing of the names, and the position of St. John's well corresponds with the given position of St. James's well in 17 th century surveys of the manor. In the late 12 th century, the Bishop of Lincoln is said to have come to St. James's to prevent the worshipping of nymphs and spirits in the well, which may indicate an early, pagan origin of the site.
4251	SP 995 082	Bronze Age	A bronze age brooch and silver pin were discovered during excavation at Berkhamsted Castle in 1905. The bronze, Italian brooch, which dates from the first half of the 9 th century B.C. has been deliberately re-shaped to broadly resemble a Romano-British fibula brooch. The decorated silver pin, of unknown date and origin, has similarly been re-shaped, suggesting that both items may have been imported from Italy and re-used during the Roman occupation.
4252	TL 0020 0850	Neolithic	Neolithic axe found by John Evans in 1904, on his land called Manor End, near Berkhamsted Common.
4856	SP 9905 0710	LPRIA	Gold stater found at 'Ashlyns' before 1843.

HSMR	NGR	Period	Remarks
4900	SP 9929 0758	Medieval	Two skeletons, a female and a child, were recovered during the building of Priory Gardens, off Chesham Road, in 1976. A 3 rd skeleton, seen in the baulk, was recorded by the Berkhamsted and District Archaeological Society. This is the area of the medieval parish graveyard, which was associated with the Rectory and not the church.
5210	SP 990 079	Post Medieval	An iron turnpike post, the exact location of which is no longer known, was recorded in 1966.
5232	SP 9922 0804	Post Medieval	Road bridge over the Grand Union Canal with flat, iron cast girders.
5233	SP 9949 0805	Post Medieval	Road bridge over the Grand Union Canal with footbridge attached to the south side.
5234	SP 9968 0782	Post Medieval	Road bridge over Grand Union Canal, with brick arch extended by girders. Piers from original bridge remain.
5235	TL 0025 0747	Post Medieval	Road bridge over Grand Union Canal. Brick abutments and wings, cast iron girders. Rebuilt 1889. Only brick piers remain from original bridge.
5346	SP 994 078	Post Medieval	Former maltings on two storeys built of yellow brick. The malt store is at right angles to the main line of the building, but the kiln has been demolished.
5460	SP 9935 0815	Post Medieval	Berkhamsted railway station, which opened in 1872 replacing the original 1838 station. Modernised in 1964-5. Station buildings are predominantly of yellow brick.
5570	SP 9950 0806	Post Medieval	Original railway bridge south of the station.
5650	SP 992 079	Post Medieval	Site of Berkhamsted Water Co. established 1864.
5773	SP 9925 0806	Post Medieval	Castle mill, Lower Kings Road. Corn mill built 1895 by J.G.Knowles & Son, who operated it until c.1948. Brick built, four floors. Wharf to canal.
5887	SP 9955 0770	Post Medieval	Originally used by printers, the site in Manor St. was acquired by Cooper, McDougall & Robertson in 1870 to provide a maintenance department for the sheep dip factory established by Cooper in 1843.
6070	TL 002 081	LPRIA	Gold stater found in garden of Fairlight, Meadway, Berkhamsted.
6075	SP 991 079	LPRIA	Bronze coin of Addedomaros found in 1976 at the rear of a shop in Lower Kings Rd.
6080	SP 997 070	Roman	Coin of Augustus reported from Swingate Lane in the 1940s..
6378	SP 0035 0795	Post Medieval	Observation during development revealed evidence interpreted as the site of a small pond with 18 th /19 th century backfill.
6381	SP 990 086	Medieval	Medieval deer park, the earliest reference to which is in 1296 when it is recorded as being in the ownership of the Earl of Cornwall. Its location and extent are unknown, but it was probably in the vicinity of Berkhamsted Place.
6419	SP 9878 0814	Medieval	A trial trench to the rear of 320-338 High St. revealed evidence for medieval occupation, although there were no structural remains.
6563	SP 9908 0867	Post Medieval	Berkhamsted Place was a Tudor manor, which stood to the north of the castle. It was built in 1580 by Sir Edward Carey when he was granted the lease of the castle. The building was badly damaged during a fire in 1661 and rebuilt shortly after. Most of the mansion, apart from the kitchen and servants' quarters was demolished in 1967.
6803	SP 992 083	Roman	A possible Romano-British pottery kiln, dating from the 3 rd /4 th century AD was discovered in a builder's trench on Bridgewater Rd. in 1956.
7087	SP 9942 0800	Post Medieval	Site of Upper Mill, Mill St. identified from the 1839 Tithe Map. The mill stone and mill bridge survive. Upper and Lower Mills, both water mills, were recorded in the Domesday Book (1086). George Collis the miller in 1616. Upper Mill was replaced by a music school attached to Berkhamsted School in 1926. A millstone is in the school grounds.

HSMR	NGR	Period	Remarks
7089	SP 9948 0793	Post Medieval	Site of a brewery, Castle St. Identified from the 1839 Tithe Map. Buildings demolished & site now occupied by modern houses.
7090	SP 9925 0785	Post Medieval	Site of a brewery and malting, Castle Street. Identified from the 1839 Tithe Map. Locke & Smith's brewery, taken over by Benskins of Watford & closed shortly before 1914. Area now occupied by Tesco's.
7091	SP 9932 0788	Post Medieval	Former gasworks, Mill St. identified from the 1879 OS map. A single storey, yellow brick building on the site may have been part of the works. The site now houses a school.
7092	SP 9916 0775	Post Medieval	Site of former malting, 163 High St. identified from the 1839 Tithe Map. Only one yellow brick wall now remains, which is used as a boundary wall.
7093	SP 9932 0782	Post Medieval	Site of a candle house identified from the 1839 Tithe Map. Building demolished & occupied by modern housing
7094	SP 9929 0772	Post Medieval	Site of the Swan brewery, High St. identified from the 1897 OS map. Site now occupied by modern house.
7095	SP 997 076	Post Medieval	Site of steam mill, High Street. Buildings demolished & replaced by modern industrial units.
7098	TL 0007 0745	Post Medieval	Site of Lower Mill. Mill buildings demolished, but mill race remains. One of 2 mills recorded in Domesday. Burnt down 1890s. Mill house, now a hotel, dates to 18 th century. Mill pond, to west of mill, excavated 1998.
7193	SP 9880 0863	Post Medieval	Canal lock. West gate dated 1896, east gate 1875.
7195	SP 985 083	Post Medieval	Canal lock, Gas 1, Grand Union Canal. The west gate is dated 1872.
7196	SP 986 083	Post Medieval	Canal lock, Gas 2, Grand Union Canal. The west gate is dated 1875, the east gate is dated 1874.
7197	SP 992 0802	Post Medieval	Canal lock, Station Lock, Grand Union Canal. The east gate is dated 1851, the west gate is dated 1872.
7198	SP 997 078	Post Medieval	Ravens Lane lock, Grand Union Canal. Rebuilt 1986. Two single storey cottages.
7199	SP 997 076	Post Medieval	Rising Sun lock, Grand Union Canal. East gate dated 1868, west gate 1870.
7366	SP 9910 0800	Medieval Post Medieval	Occupation evidence was recovered during evaluation at Kingsgate in 1993. Although there were few features, 12 th -14 th century pottery sherds, tile and animal bone were recovered as were small quantities of post-medieval pottery. This site is immediately east of [7369].
7369	SP 9877 0805	Roman Medieval	Medieval occupation evidence at 320A High St. A number of features, including ditches, pits and post/stake-holes were excavated, some of which contained significant quantities of 12-14 th century pottery and animal bone and small quantities of brick, slag and tile. Some residual Roman pottery was also recovered from a large pit to the rear of the site. The site has been interpreted as probably being open ground used for small-scale industrial activity and refuse disposal, with possibly some ephemeral structures. This site is immediately west of [7366].
9092	SP 9936 0779	Medieval	St. Peter's Church, which was built in the 12 th century. Restorations have been undertaken by Wyatville in 1820, Butterfield in 1866-88 and more recent restoration work was done in the 20 th century.
9181	SP 9880 0803	Medieval	Site of the parish church of St. James. It was probably founded in the late 11 th or early 12 th century and may have been the parish church of Berkhamsted Borough before the construction of St. Peter's [9092]. The church was linked, and sometimes confused with, the Hospital of St. John the Baptist, which stood on the same site, and by the 14 th century it is possible that the church had become a chapel for the hospital.

HSMR	NGR	Period	Remarks
9182	SP 9881 0881	Medieval	Approximate site of the graveyard of St. James's church [9181] and the medieval hospital of St. John the Baptist [4142]. There are antiquarian reports of human remains having been found on the site, and there is reference to a cemetery at St. James in a manorial survey of 1357.
9183	SP 9933 0778	Medieval Post Medieval	The Court House, in which the Portmoot or Borough Court was held. The first reference to the court dates from 1301. The building dates from the 16 th century with much 19 th century restoration. It was later used as a national school.
9184	SP 9923 0780	Medieval	Approximate site of the Market House, which was probably built in the 15 th century and demolished in 1854.
9185	SP 9964 0757	Medieval	Approximate site of Hospital of St John the Evangelist. Hospital dates from before 1222, at which date it came under royal protection. Documents show it survived at least until 14 th century
9187	SP 9924 0779	Medieval	Site of medieval stocks, pillory and whipping post, which stood in front of the Market House [9185].
9188	SP 9927 0778	Medieval	Site of the medieval market place. It was sited immediately west of St. Peter's by the 13 th century on the site now occupied by the buildings known as Middle Row. In a Parliamentary Survey in 1653, Butchers Shambles are referred to near the Market House.
9189	SP 9338 0781	Post Medieval	Grammar School founded in 1523 by Dean Incent of St. Paul's, London from the proceeds of the dissolution of the town hospitals of St. John the Baptist and St. John the Evangelist. The building dates from 1544 and was restored in 1841. Gabled additions to east and west, built as houses for the and usher, and large additions to north added from 1854 onwards.
9193	SP 9933 0772	Medieval Post Medieval	The remains of a 14 th century timber-framed building opposite St. Peter's church at 125 High St. The remains are in the southern wing of the current building and comprise one bay of an open hall of raised aisle construction. The northern range of the present building, next to the street, was probably built in the 17 th century. The date, size and location of the remains have led to the speculation that this may have been a manorial site.
9281	SP 98737 08013	Post Medieval	Quaker Meeting House with an inscription "Erected in 1818" on the front wall.
9282	SP 99561 07637	Post Medieval	Neo-Gothic Baptist Chapel on the High Street, built 1865.
9283	SP 9932 0773	Medieval Post Medieval	House reputedly built by Dean Incent, founder of Berkhamsted Grammar School [1989] in 1523, at 129/31 High St. The house has a medieval rear wing, a late 16 th century front range and a small south-east wing of c.1800. Wall paintings dating from the 17 th century have been found on the chimney-stack and staircase wall facing the hall and in a room over the hall.
9284	SP 9927 0775	Medieval Post Medieval	The Swan Hotel, 139 High St. This building contains the remains of a medieval open hall. Parts of the roof date from the 14 th century, the street range was extended and a chimney stack added c1500. An upper floor was added in the late 16 th or early 17 th century. There is no definite evidence that the building was an inn until the late 17 th century when a gallery was added to the west of the hall range. This was extended c1800 when the inn ran its own coach to London.
9285	SP 9925 0776	Post Medieval	The Crown Public House, 145 High St. dates from the 16 th century.

HSMR	NGR	Period	Remarks
9286	SP 9924 0776	Post Medieval	The King's Arms, 147 High St. This was purpose built as an inn in the late 17 th century. It was altered and enlarged in the early 19 th century including a large assembly room, said to have been able to accommodate 400 people. The inn became an important place for public meetings in the late 18 th and early 19 th century.
9287	SP 9901 0788	Medieval Post Medieval	A house dating from the late 15 th /early 16 th century at 207-209 High St. It is a three-bayed, timber framed structure with a crown post roof on a brick and flint base.
9288	SP 9878 0802	Post Medieval	Lamb Inn, 277 High Street. Brick building, 17 th century date.
9290	SP 9978 0754	Post Medieval	Bull Public House, 10 High Street. Building dates to 17 th century, timber-framed rear wing.
9291	SP 9915 0787	Post Medieval	The Old Town Hall, built in 1859 in the Gothic style.
9292	SP 98931 07936	Post Medieval	Sayers Almshouses, High St, built in 1684 by John Sayer, chief cook to King Charles II.
9293	SP 9946 0785	Post Medieval	Site of the Congregational Church, built in 1837 in the Classical style. It was demolished and replaced with a larger church in the Gothic style in 1867, which in turn was demolished in 1974.
9294	SP 9933 0774	Post Medieval	Site of Church Cottage, St. Peter's Churchyard. The cottage adjoining the south wall of St. Peter's Church is depicted in an early 19 th century painting. It was demolished in 1826.
9295	SP 9926 0789	Post Medieval	Site of the Baptist Meeting House, Water Lane. The building was constructed in 1722 and demolished in the 1860s after which it was replaced by the current Baptist Church on the High St [9282].
9296	SP 9893 0793	Post medieval	The Royal Oak Public House abutted the east end of Sayers Almshouses [9292] on the High St. until it was demolished in 1909 to make way for the Gas Council offices
9297	SP 9942 0772	Medieval Post Medieval	Approximate site of "Pilkingtons" Manor House. A house with that name is referred to as a capital message in a survey of 1616, indicating it was the site of a manor. A building of that name stood on the High St. opposite Rectory Lane. It was rebuilt and converted into flats in the 1950s.
9298	SP 9883 0793	Post Medieval	The old parish workhouse is said to lie on the site of the school in Park View.
9299	SP 9911 0783	Post Medieval	Site of the town gaol, first referred to as a "cage" in a town survey of 1616, at the corner of Kings Rd and High St. It was converted to a prison in 1763, which in turn was converted to a police station in 1843. It was rebuilt in 1894 and again in 1972.
9300	SP 9924 0780	Post Medieval	Site of The Bell, or One Bell Public House, Market Place. It closed down and was converted into a shop in 1959.
9302	SP 9935 0760	Post Medieval	Site of the Old Rectory, Rectory Lane, in which the 18 th century poet William Cowper lived. The rectory was demolished in the early 19 th century and a new building erected in a different location in Rectory Lane. In the late 19 th century a third rectory was built on the site of the original rectory.
9315	SP 9867 0806	Post Medieval	Sit of the Union Workhouse for Berkhamsted and Northchurch parishes. Built in 1834 and demolished in 1934 when the inmates were transferred to Hemel Hempstead.
9436	SP 98921 07900	Medieval Post Medieval	Excavation of a trench at Cowper Rd revealed post-medieval activity in the form of 3 pits and 19 th century brick footings. The pits contained post medieval and residual medieval pottery, indicating probable medieval occupation nearby. Also fragments of probable Roman brick/tile.

HSMR	NGR	Period	Remarks
9883	SP 9867 0799	Post Medieval	Site of Kitsbury or Kitsendbury Farmhouse. The farm, whose origins are unclear but may be 17 th century, appears to have been demolished in the 1870s. It is shown on the Tithe Map of 1838 on the street frontage. A small investigation at the rear of no. 7 Kitsbury Rd found no archaeological remains.
9957	SP 98965 07945	Medieval	An archaeological trench excavated to the rear of 256 High St. revealed a semi-waterlogged deposit which contained medieval and post-medieval waste, including part of a wooden platter, and evidence for metal working. The deposit lay directly above a peat deposit.
9961	SP 9932 0770	Medieval	Evidence for medieval occupation at the rear of 125 High St was revealed during a watching brief in 1995. The evidence consists of a possible post hole and Hertfordshire grey ware pottery dating from the 12 th -14 th century.
10725	SP 9920 0760	Early Medieval Medieval	A watching brief in 1999-2000 revealed 19 th century and more recent disturbance to the site, and that the southern part had been terraced. There was also some evidence for chalk extraction. However, residual medieval sherds were present, and a section on the south side of the site revealed a buried soil horizon sealing several layers, one containing a single medieval rim sherd. Cut [5] nearby contained 7 coarse pottery sherds, an area of clay at the west end of the access road contained an assemblage of tile, pottery, animal bone, and some iron slag, and further evidence for medieval occupation was present on the west side of the site, where a range of material dating from Roman and later periods were recovered from disturbed soil layers; some of which may survive beneath the remains of a bank and the access road. Some of the sherds may be associated with metal working. There was no evidence for post-medieval use of the site. The 113 sherds from the site are a varied and important group, dating from the Roman period to the 14 th -15 th century. The assemblage includes a few Roman sherds and several hand-built early-mid Saxon sherds, which may be 5 th -6 th century in date. The majority are sand or flint-tempered fabrics of possible Saxo-Norman date.
10944	SP 9955 0777	Medieval Post Medieval	Evidence for medieval occupation at the Agrevo Site, High St. was revealed during archaeological investigations in 1999. A ditch orientated N-S and a pit containing pottery dating from 1000-1150AD were revealed 20m north of the High St in Trench 1. These features were sealed by a possible ploughsoil dating from 1150-1300AD. There were also 19 th century brick foundations and service drains probably associated with the late 19 th century sawmill on the site. Trench 2 produced further evidence for the 19 th & 20 th century use of the site, including brick foundations and several pits containing 19 th -20 th century pottery. The subsequent watching brief revealed further evidence for the accumulation of a ploughsoil in the medieval period.
11390	SP 9904 0882	Post Medieval	The Great Barn, Castle Hill Farm is a large, timber-framed, 6-bayed barn, probably dating from the 16 th century. In poor condition in 2001 and included in the Buildings at Risk Register.
11439	SP 9882 0802	Medieval Post Medieval	Four trenches were excavated at 286-290 High St revealing cellared foundation in the trenches on the street frontage, which were probably of 19 th century date, and Hertfordshire greyware pottery sherds (12 th -14 th century) in the two other trenches.

HSMR	NGR	Period	Remarks
11466	SP 9946 0765	Modern	The Rex Cinema, High St., which was designed by David Nye, opened in 1938. It was sold in 1973 to the Star Group who used it as a cinema and bingo hall. In 1976 Zettlers bought the cinema and created 2 cinema screens and a bingo hall in the building. The building closed in 1988 and remained unused until 2001 when an archaeological record was undertaken prior to its being extended and refurbished for re-use as a cinema.
11517	SP 9950 0820	Medieval	A large Hertfordshire greyware storage jug, possibly an underfired waster, is recorded as coming from Berkhamsted Castle.
11610	SP 9916 0782	Medieval	A 2-bayed timber framed building with a crown post roof a 173 High St. The timbers date from 1277-1297AD. It was initially suspected that this was an early example of a shop, but more detailed examination has revealed to have been the service end of a larger house, presumably with an open hall to the west, which has disappeared. In 2003 it was the earliest known jettied urban building in England.
11777	SP 9934 0827	Medieval	A possible boundary ditch running N-S was observed during a watching brief in Bridgewater Rd. The ditch had a V section and measured approximately 1.5m deep. It lies on the possible line of the "Old Park" boundary. Three medieval sherds were found in the fill and a Roman sherd on the spoilheap.
11823	SP 9943 0762	Medieval	A medieval pit or soakaway was revealed to the rear of 97-101 High St. Although it was excavated to a depth of 1.5m the base was not reached. The fill contained roof tiles of broadly medieval or later date.
11966	SP 9970 0753	Post Medieval	Observation on redevelopment works on the Ford Garage at 31 – 33 High Street revealed bricks & pottery dating to late 18 th /19 th centuries. L-shaped building shown on late 19 th /early 20 th C OS maps. Area heavily truncated in recent times.
12041	SP 9954 0799	Post Medieval	Site of Castle Wharf, shown on 1878 OS map, occupying triangular site between river Bulbourne and Grand Union Canal, east of Castle Street. Site now occupied by housing.
12042	SP 9907 0789	Post Medieval	Site of Bourne School, 222 High Street. Money bequeathed by Thomas Bourne (1656 – 1729) to build & endow a charity school for 20 boys & 10 girls. Became 1 st premises of Berkhamsted School for Girls in 1888. Used as bank for many years. Listed Grade II.
12054	SP 9893 0809	Post Medieval	Site of 'the water house' in Norden's Survey of Berkhamsted, dated 1616. North bank of river Bulbourne.
12055	SP 9929 0809	Post Medieval	Site of wharf on north side of Grand Union Canal, shown on 1878 OS map. No direct access to town until construction of Lower Kings Road in 1885.
12056	SP 9951 0808	Post Medieval	Site of original railway station, opened with London – Birmingham railway in 1837, just to east of north end of Castle St. New station built 1875 approximately 180m to northwest.
12121	SP 9913 0701	Modern	Ashlyns School, established in the northern part of the grounds of the Ashlyn estate. School built 1933-5 by the Thomas Coram Foundation as a Foundling Hospital. Became a county council school in 1955.
12122	SP 9939 0770	Post Medieval	The Red House, 113 High Street. An 18 th century red brick town house. Listed Grade II
12138	SP 9895 0745	Modern	Air raid shelters and an ARP trench, Berkhamsted Collegiate School. Shelters built in field above the games pitches 1940. Consist of 2 pairs of rectangular mounds, 14m long & 5m wide. Constructed of pre-cast reinforced concrete sections & brick, with a concrete floor. South eastern shelter surveyed 2002. ARP trench ran for length of 60m in a series of dog legs (120m in total) on SW NE alignment.

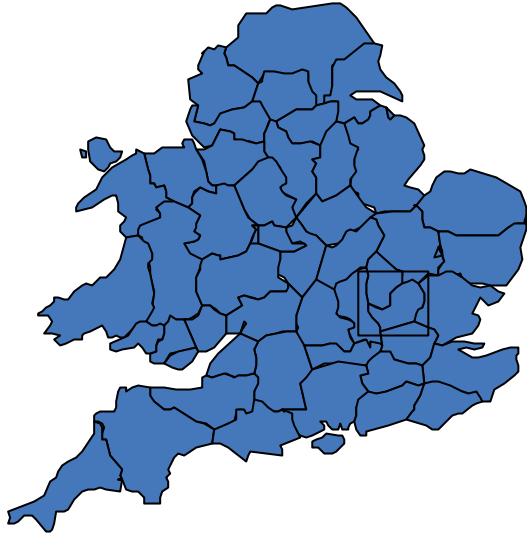
HSMR	NGR	Period	Remarks
12139	TL 0005 0816	Post Medieval	Approximate site of windmill on White Hill. Probably demolished in the early 18 th century.
12193	SP 9930 0840	Roman	Evidence for Roman occupation, including pottery and oyster shells, was revealed during the land clearance for the Castle Hill estate during the 1930s. Area lies between Castle Hill Avenue and the castle earthworks.
12194	SP 9938 0826	Post Medieval	Site of watercress bed shown on 1899 6" OS map, Brownlow Road. Outline of bed forms boundary around detached houses south of 1 Brownlow Road.
12198	SP 9933 0776	Medieval	During the rebuilding of a little boundary wall at the western end of St Peter's churchyard in 1996 a number of human bones were dug up. May indicate that the burial ground originally extended further to the west.
12242	SP 9942 0853	Medieval	Linear earthwork to the northwest of Berkhamsted Castle, running SSW – NNE for approximately 340m.

Appendix 2

Inventory of Standing Buildings

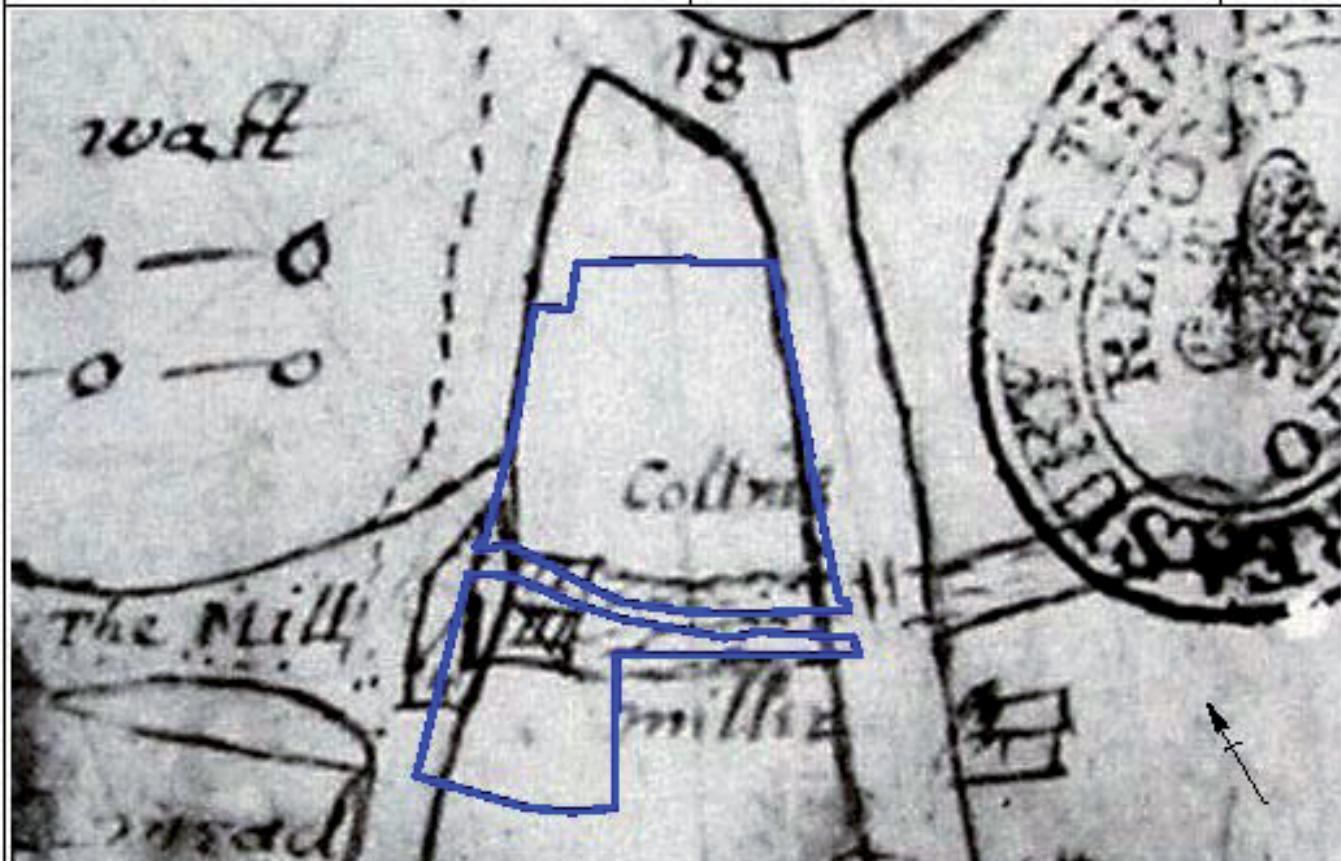
(see location plan preceding Plate 3)

Building Ref.	Description	Approx. date
1	Modern temporary footbridge built of steel girders with wooden deck.	C20 th
2	Brick plinth for single storey wooden hut of six bays with pitched felt roof (demolished).	Mid C20 th
3	Single storey wooden hut of six bays with pitched felt roof.	Mid C20 th
4	A two storey brick built house with pitched slate roof and bay to ground floor right front. Two storey extension to rear, with further single storey extensions to left and right. Two storey, half depth extension to the left.	Late C19 th
5	Modern two-storey flat-roofed block constructed of brick to first floor level and tile clad above.	Late C20 th
6	Single storey, open-fronted brick building with a pent tile roof, which lies on the northern side of the area, is mostly built of fletton bricks. Possibly built on earlier foundations.	Mid C20 th



Site Location

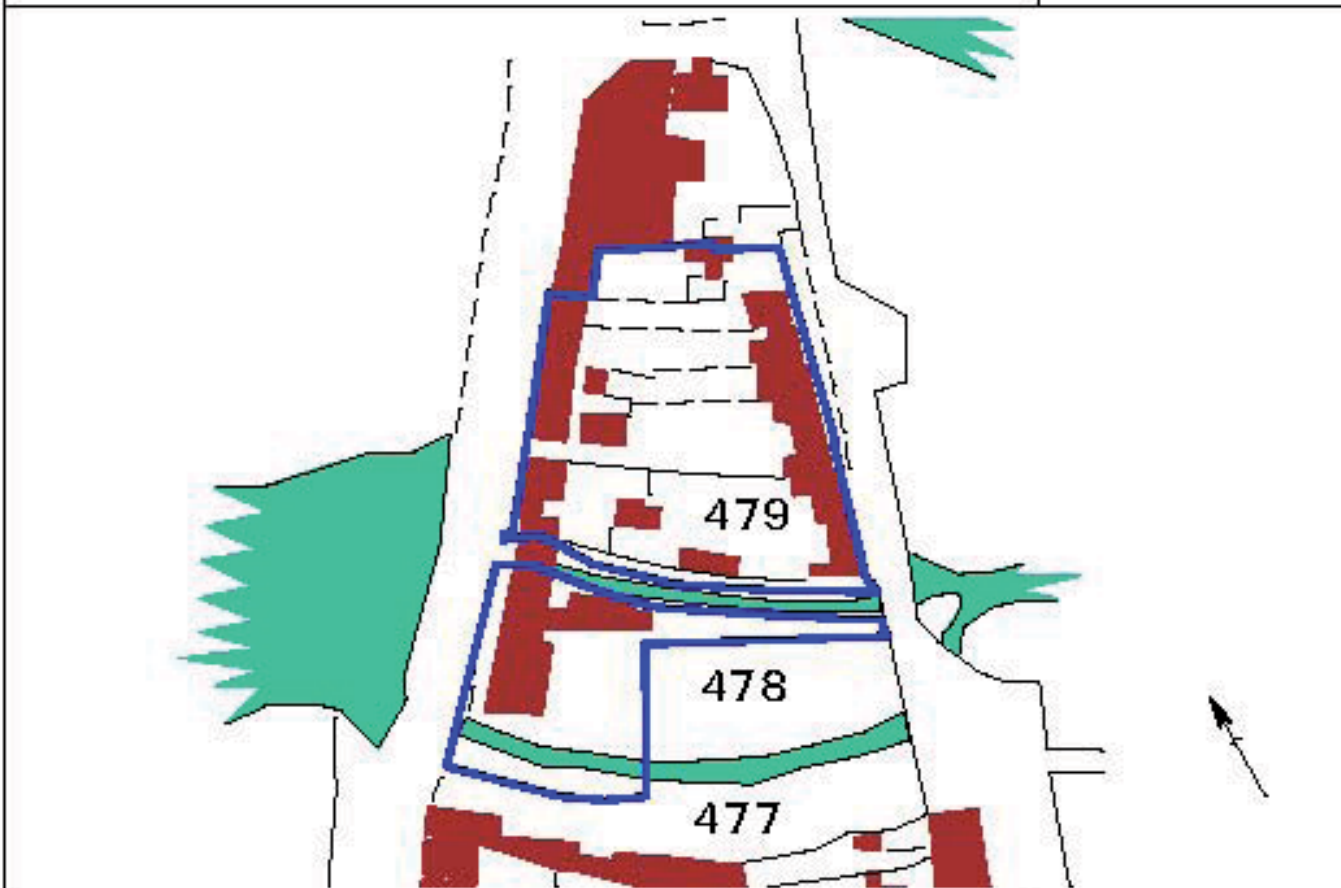
Scale 1:1250



Map of Berkhamsted, c. 1812

Scale 1:1000

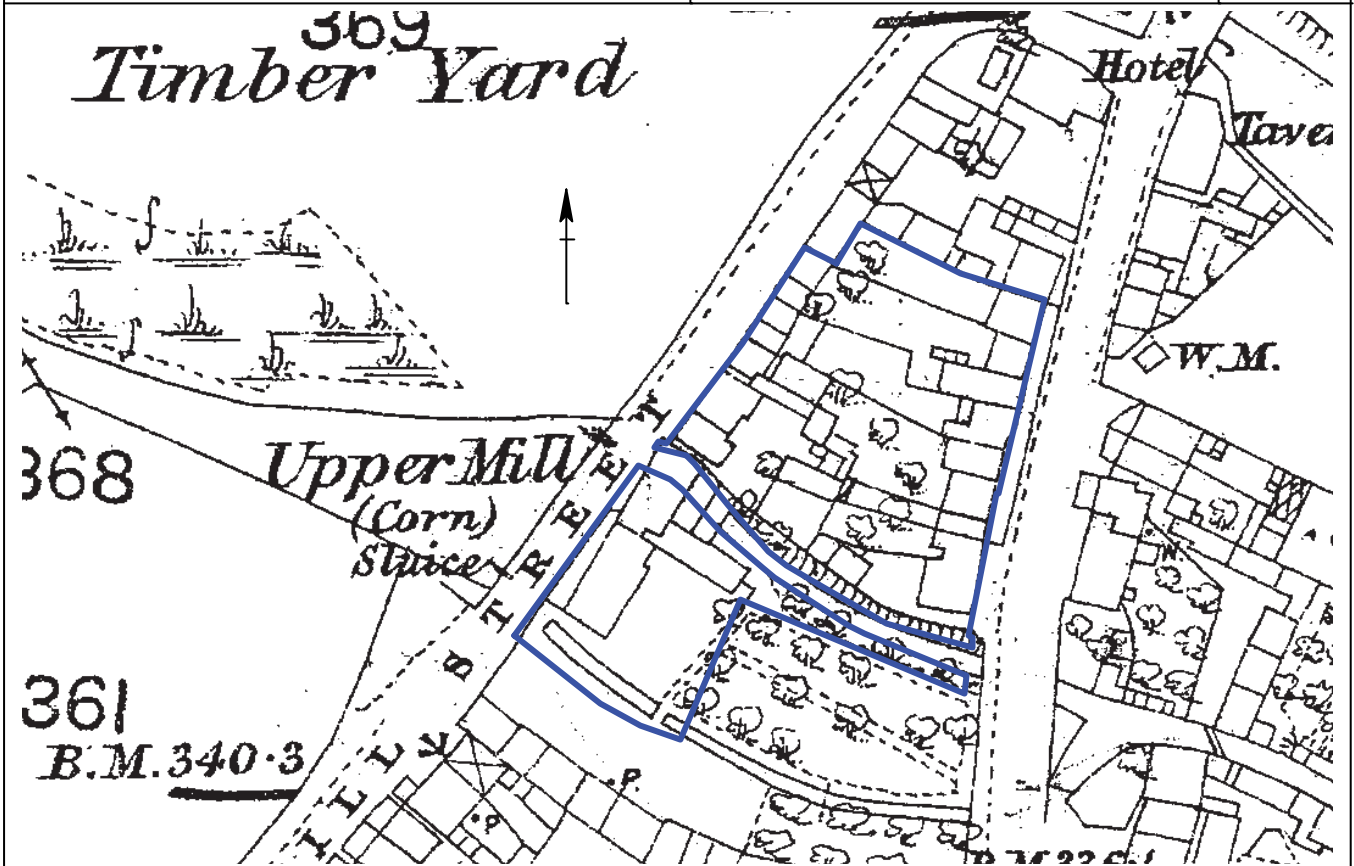
Figure 2



Tracing from Tithe Map, 1839

Scale 1:1000

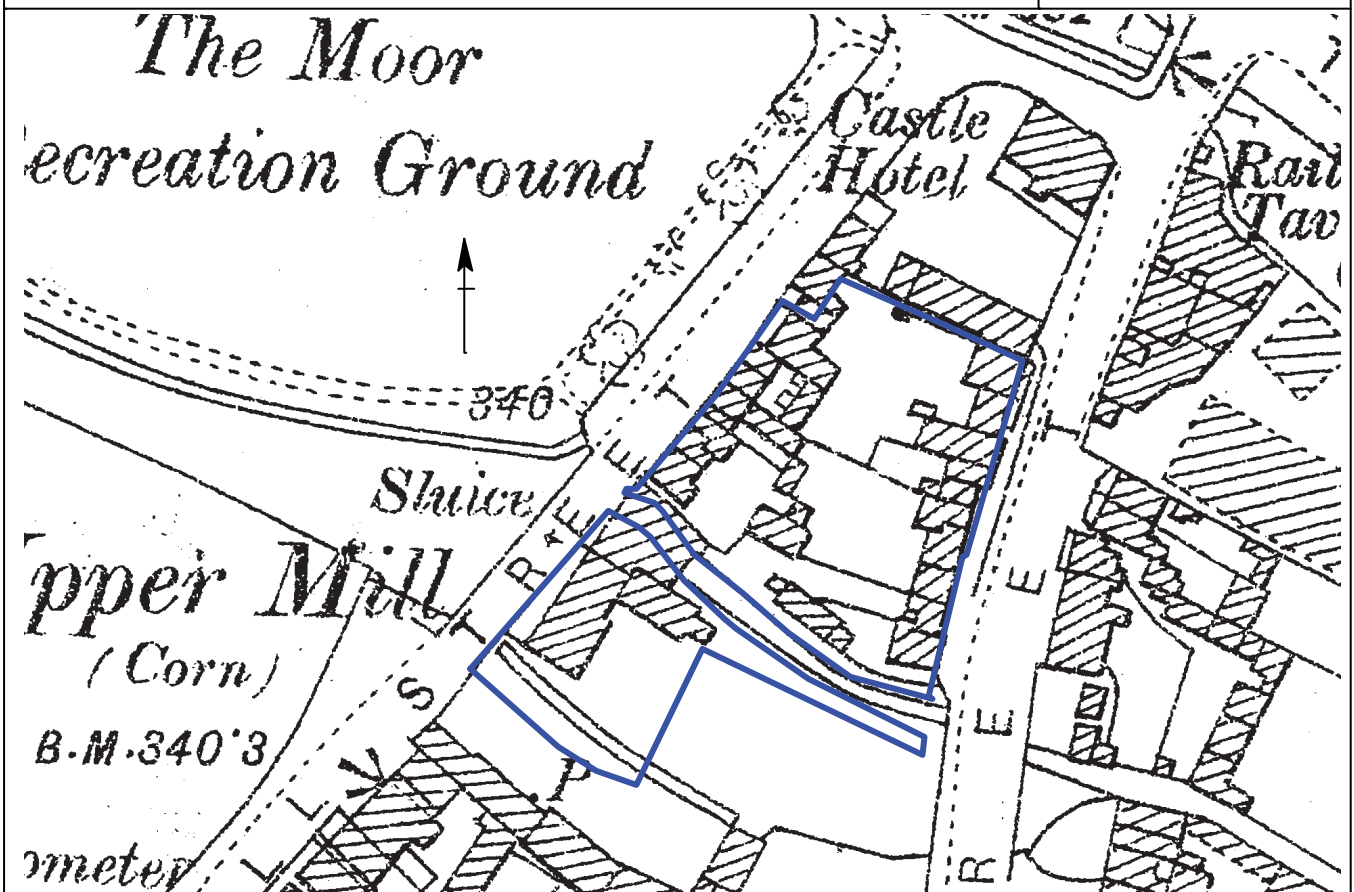
Figure 3



Ordnance Survey, 1878

Scale 1:1000

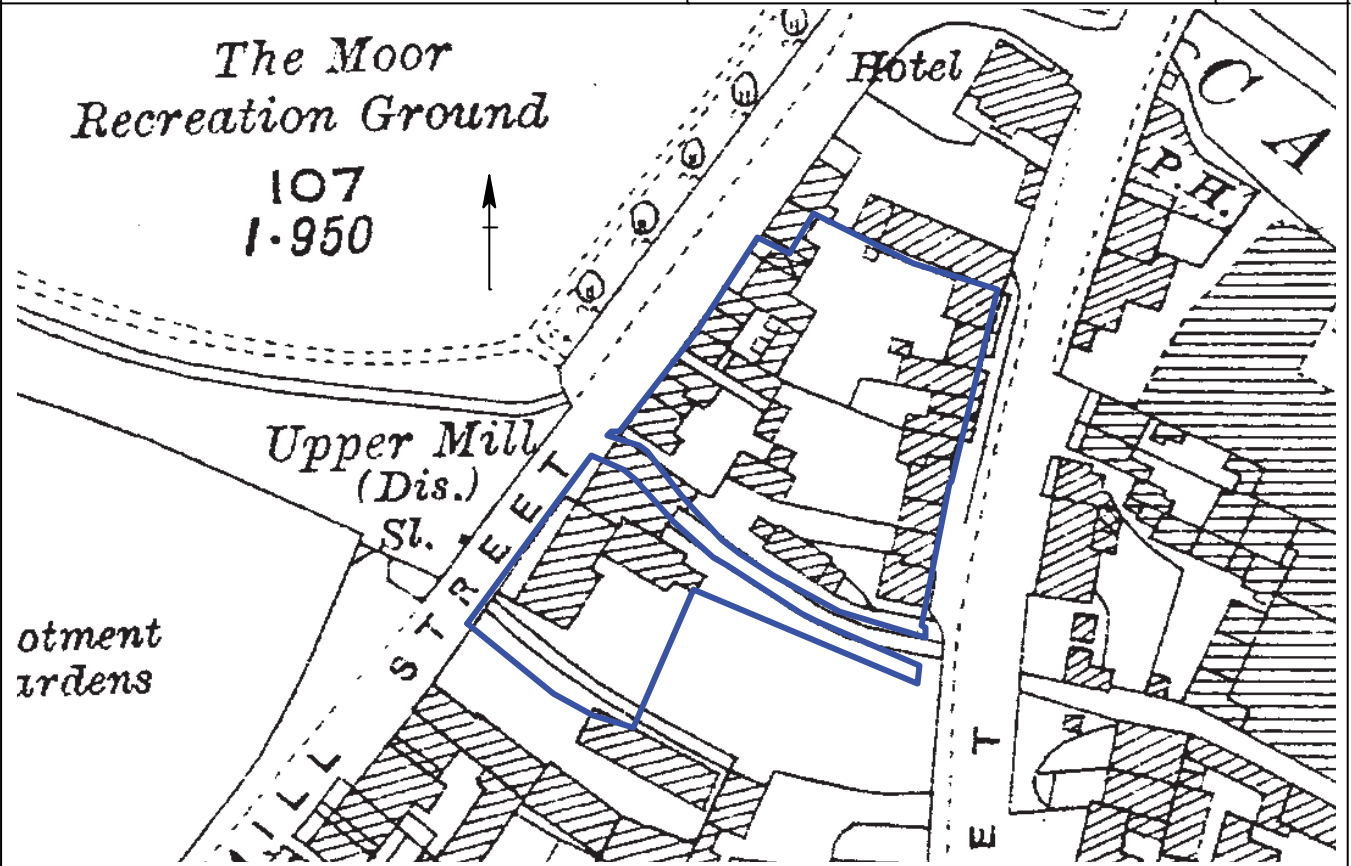
Figure 4



Ordnance Survey, 1898

Scale 1:1000

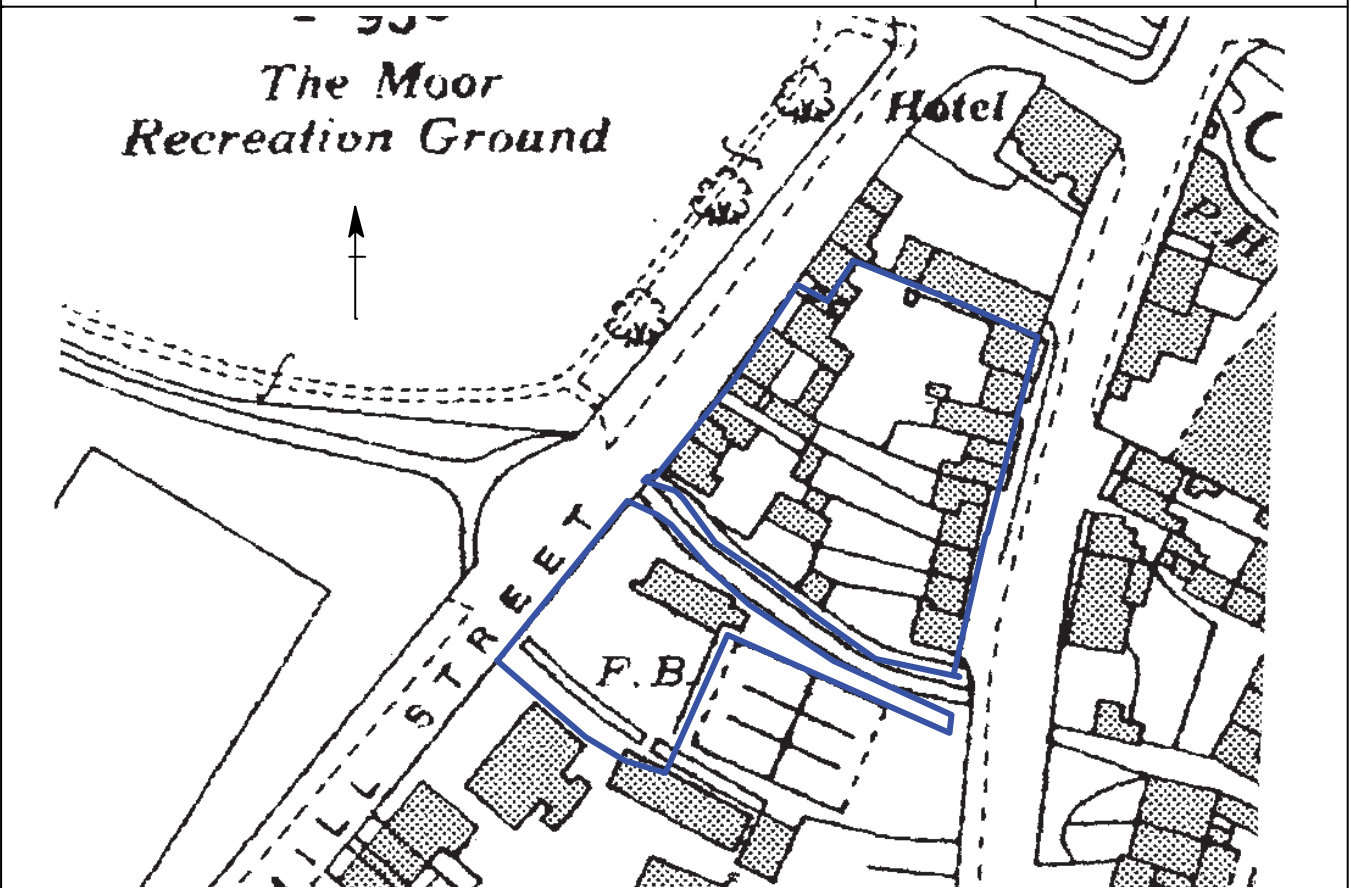
Figure 5



Ordnance Survey, 1925

Scale 1:1000

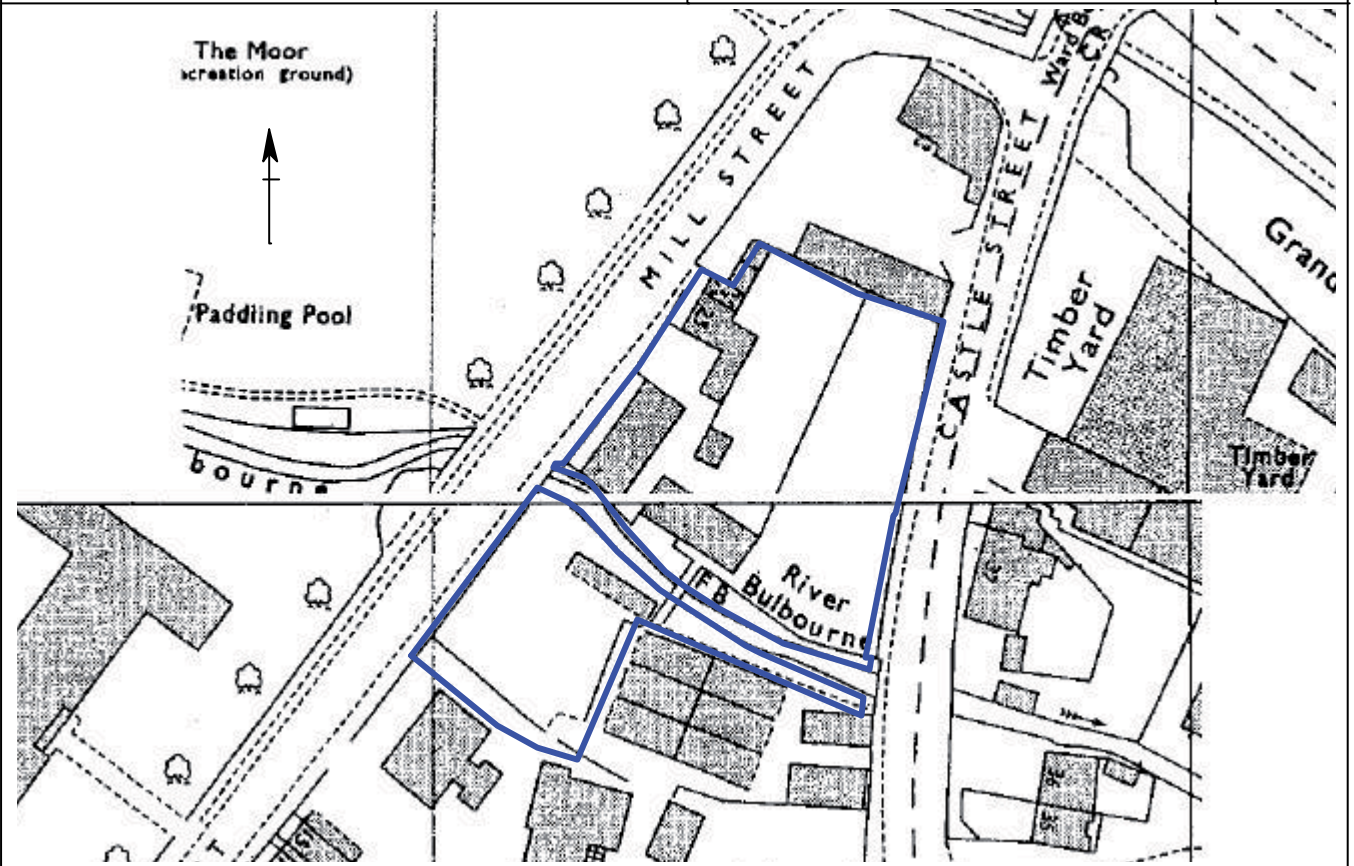
Figure 6



Ordnance Survey, 1938

Scale 1:1000

Figure 7



Ordnance Survey, 1972

Scale 1:1000

Figure 8



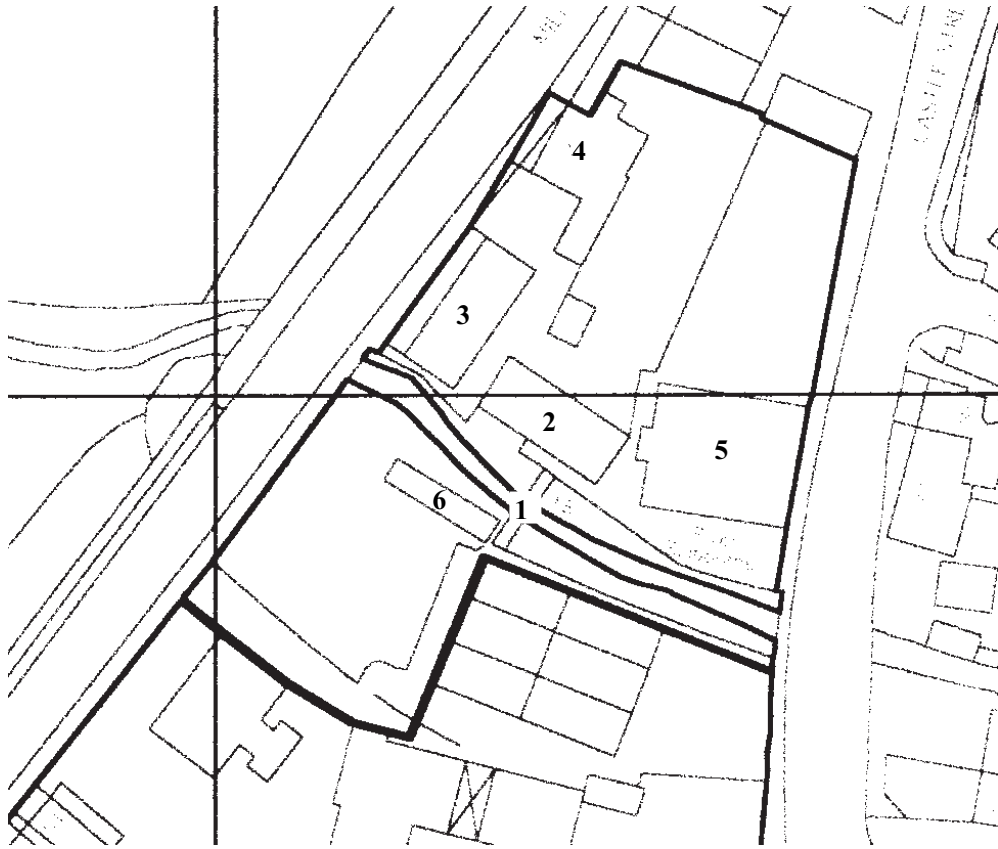
Plate 1: Castle Street, looking N (c.1860)

(courtesy Berkhamsted LHS & Dacorum Heritage Trust)



Plate 2: Upper Mill, looking E (e.C20th)

(courtesy Berkhamsted LHS & Dacorum Heritage Trust)



Index to Buildings Photographed



Plate 3: Aerial view of study area from the NE
(courtesy Short & Associates, Architects)



Plate 4: Footbridge over the River Bulbourne looking E



Plate 5: View along the River Bulbourne looking E (in 2000)
(courtesy Berkhamsted LHS & Dacorum Heritage Trust)



Plate 6: Building 3 looking S



Plate 7: Building 4 (Caretaker's House) looking S



Plate 8: Building 5 (Sanatorium) looking N



Plate 9: Building 6 looking NE



Plate 10: Garden area to S of River Bulbourne looking N



Plate 11: Area to N of River Bulbourne looking NW