

HERITAGE NETWORK



WATERSHYPPES CLUBHOUSE **Brocket Hall, Welwyn, Herts.**

HN559

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



THE HERITAGE NETWORK LTD

Registered with the Institute of Field Archaeologists as an Archaeological Organisation

Archaeological Director: David Hillelson, BA MIFA

WATERSHYPPE CLUBHOUSE

Brocket Hall, Welwyn, Herts.

HN559

Desk-Based Archaeological Assessment and Historic Buildings Impact Assessment

Prepared on behalf of Brocket Hall International Ltd

by

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The cover photograph shows a view of the study site, facing north

Acknowledgements

The desk-based research for this project was undertaken by Abigail Rothwell, and the historic building recording was undertaken by David Hillelson with Santiago Castrillon. Archive and report illustrations were prepared by David Hillelson and Abigail Rothwell, and the report was edited by David Hillelson.

The Heritage Network would like to express its thanks to Brocket Hall International Ltd; Adrienne Hill, planning consultant; John Wells, Brocket Hall Golf Club; Saliann Wilcox, Herts Building Preservation Trust; the staff of Hertfordshire Archives and Local Studies; and the staff of the Hertfordshire County Archaeology Office, for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	Watershyppes Clubhouse, Brocket Hall, Welwyn, Herts.		
County:	Hertfordshire	District:	Welwyn Hatfield
Village/town:	Welwyn	Parish:	Hatfield
Planning reference:	6/05/0345	NGR:	TL 21215 13065
Client name and address:	Brocket Hall International Ltd, Brocket Hall, Welwyn, Herts.		
Project Reference:	HN559	Other Reference:	n/a
Nature of work:	Building Extensions	Former land use:	Parkland
Site Status:	AAS.56	Reason for investigation:	Direction of local planning authority (PPG16)
Position in planning process:	Pre-application	Project brief originator:	Hertfordshire County Council
Size of affected area:	c.750m ²	Size of area investigated:	c.750m ²
Project type, methods etc...	Desk-based assessment, Building Recording	Archive Recipient:	Welwyn Hatfield Museums
Oasis UID	heritage1-11846	Significant finds:	n/a
Monument types:	Buildings – Post Medieval		

Synopsis:

In order to determine the archaeological potential of the Watershyppes Clubhouse, Brocket Hall, Welwyn, Herts The Heritage Network was commissioned by the developer, to undertake a desk-based archaeological assessment and historic buildings impact assessment of the site.

The study area consists of a group of listed and other buildings which form part of an 18th century estate, developed on a medieval manorial estate. No specific medieval or Saxon activity has been recorded in the immediate vicinity of the study area, but a Roman occupation site exists on a natural plateau within 200m, and Iron Age activity has been recorded throughout the locality.

The development proposals include the construction of a line of new buildings to the north of the existing buildings. This will involve the excavation of the existing slope to the north of the entrance courtyard, which is the most likely potential location for surviving archaeological remains predating the 18th century. The excavation of footings for the new conservatory, to the south of the Laundry House, has the potential to uncover post-medieval remains associated with the original courtyard, and remains associated with the former pumphouse which stood in this location.

The impact of the proposed development on the existing historic buildings will be visual rather than physical, but is not considered to be greater than that of the existing extensions to those buildings.

1. Introduction

1.1 This report has been prepared on the instructions of *Adrienne Hill*, on behalf of *Brocket Hall International Ltd*, as part of a programme of archaeological recording at the Watershyppes Clubhouse, Brocket Hall, Welwyn, Herts. The determination of a planning application to Welwyn Hatfield District Council (WHDC) for development on the site, has been referred back to the applicants for further information on its archaeological potential. This is in accordance with the provisions set out in Planning Policy Guidance Note No.16 (PPG16) on Archaeology and Planning. The scope of the required investigation was defined in a *Design Brief for Historic Building Impact Assessment and Archaeological Assessment* prepared by the *County Archaeology Office* (CAO) of Hertfordshire County Council, acting as advisers to WHDC (ref. AI 12/10/2005). The specification for the work carried out is contained in the Heritage Network's approved Project Design dated November 2005.

1.2 Watershyppes Clubhouse, centred on NGR TL 21215 13065, includes buildings at its core which date to the at least to the mid to late 18th century. The site lies within a Registered Park, and also lies within Area of Archaeological Significance no.56, as designated in the District Local Plan. This notes the remains of a Roman settlement in the vicinity, and the manorial origins of the Brocket Hall estate.

1.3 The aim of the historic buildings impact assessment has been to consider the historic value of the affected buildings, and provide a detailed record and historical context for any which are considered to be of significance.

1.4 The aim of the desk-based research has been 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 might encounter archaeological remains which could affect the design, layout or timetable of any such development.

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. The full building record archive will be deposited with the local museum service in order to preserve by record the structure in its present form.

2. Evidence

TOPOGRAPHY AND GEOLOGY

2.1 The present site lies on rising ground above the River Lea to the west of Welwyn Garden City, Hertfordshire at a height of approximately 78mAOD. The group of buildings which are subject to the development proposals lie within the registered park at Brocket Hall and are currently used as a clubhouse.

2.2 Locally the soils are derived from glaciofluvial drift of the Ludford Association (571x) and comprise of deep well drained fine loamy, coarse loamy and sandy soils, locally flinty and in places over gravel (SSEW, 1984).

HISTORICAL AND ARCHAEOLOGICAL CONTEXT

Prehistoric: Palaeolithic to the Iron Age (1,000,000BC - 100BC)

2.3 There is no clear evidence in the immediate vicinity (within 1km) of the study area of early prehistoric activity, except for a small number of poorly conditioned worked flints of uncertain date that were recorded to the north of the study area (Shepherd & Philips, 1998).

2.4 In the wider region (see figure 2) some undated flints were recorded at Attimore Road, Welwyn Garden City in 1930 (HSMR 2145) and evidence of Bronze Age activity is suggested by the presence of ring ditch crop marks, recorded in aerial photography, to the south of the study area (HSMR 2238, 2241, 2244).

2.5 Evidence of Iron Age activity in the immediate area consists of pits, postholes and ditches indicative of settlement-type activity and appear to represent a small farmstead (HSMR 9852). The features are located on a plateau forming a promontory overlooking Brocket Hall. The site position provided good visibility over the river valley to the south. The associated pottery indicates a date range from Early Iron Age to 1st century AD. The data collected suggests the site, while being long lived, may have been occupied episodically or may have shifted across the area over time (Shepherd & Philips, 1998).

2.6 In the wider region there are several sites of recorded Iron Age activity, these include settlement sites at Ayot St Peter (HSMR 261) and Lemsford (HSMR 2251 & 2292). A cremation cemetery was also identified (HSMR 163) as well as several ditches (SMR 1788, 2147 & 2237), which probably represent agricultural activity and land division (Hawkins, 1998).

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

2.7 The previously mentioned Iron Age activity in the immediate vicinity (within 1km) of Brocket Hall (HSMR 8952) was in use throughout the late Pre-Roman Iron Age. To the south west of this activity evidence for Romano-British settlement can be identified by a ditch, postholes and pits. The pottery associated with the Roman activity indicated a date range of 2nd-3rd century (HSMR 9859). It is possible that this represents a shift in settlement, and the sites may be directly successive (Shepherd & Philips, 1998).

2.8 Small amounts of Roman building material were recovered from the area to the north of Brocket Hall. They may indicate a building of some substance in the vicinity. However there are no other indications of such structures in the area and it is possible that the building material was brought to the site as a secondary deposit such as a hardcore dump (Shepherd & Philips, 1998).

2.9 In the wider region (see figure 2) at the time of the Roman conquest, homesteads, fields, enclosures, industrial areas and cemeteries were spread over much of the area between the rivers Mimram and Lea (Niblett, 1995). Specific features near the study site include a possible Roman ditched square enclosure and field system south of Lemsford (HSMR 3846) and evidence for a demolished Roman building and associated agricultural activity at Brickwall Hill (HSMR 291). The projected alignment of a Roman Road can be seen to the west of the study area.

Medieval, Post-medieval and modern

2.10 No evidence of Saxon activity has been recorded in the immediate area of Brocket Hall. The villages of Welwyn, Ayot St Peter and Ayot St Lawrence, all north of the study site, were recorded in the Domesday Survey of 1086.

2.11 Brocket Hall as we see it today is a large house of three storeys built c1760-5 by James Paine for Sir Matthew Lamb and Sir Penistone Lamb. This building replaced an earlier courtyard house which was likely to have been completed before 1598. Sir John Brocket is probably responsible for this building. He came into possession of the lands surrounding the house in 1477 (Smith, 1993). This earlier house also superseded a previous dwelling (HSMR 2797) referred to as the manor of Durrants Hide.

2.12 In 1580 there is a reference to ‘the manor of Durrants Hide now Brocket Hall’ and a brief description:

‘The Mansion house called Brocket Hall with the little park being on the west side of the mansion House and on both sides of the water 94 acres. The ground before the court gate with the bowling alley on the east sides of the mansion House, 14 acres 1 rood’

2.13 The park at Brocket Hall is in origin a medieval deer park. The landscape park created in the 18th century includes a garden temple and walled gardens. There is also a 19th century octagonal greenhouse. The main feature of the park is The Broadwater, formed by damming the river Lea. The 18th century landscape was probably laid out by Joseph Wood in conjunction with Paine’s building work in the 1760s and 1770s. Historic map evidence suggests that many older elements survived the remodelling of the parkland. A 1752 plan shows evidence of an area of raised or sunken garden to the north west of the house and immediately south of this an open court structure, possibly a stable block. It also features an ice house to the north and courtyard house with enclosed gardens to the south east (HSMR 7365).

2.14 Within a kilometre of the site is the former water corn mill at Lemsford (HSMR 5799). This post medieval building features a stone inscribed with ‘Rebuilt 1863’ on the south wall. The mill is now converted into offices (see figure 2).

2.15 The park land surrounding Brocket Hall today is used as a golf course.

SITE SPECIFIC DATA

Cartographic

2.16 The earliest cartographic evidence consulted was Seller's map dated 1676 (Figure 2). This shows that Brocket Hall is present in the landscape and located within park land. This detail can also be seen on John Oliver's 1695 map and John Warburton's 1749 map.

2.17 A survey of the site dated 1752 shows several buildings within the park land surrounding Brocket Hall including a garden plot, an ice house, and a possible stable block. The buildings which form the present study area are not shown

2.18 Bryant's map of 1822 shows further buildings had been erected in the park land, including a number close to the study area. These buildings are more clearly depicted on the 1838 Tithe Map, which shows the Laundry, pumphouse, Laundry House and Syllabub House, as well as a long detached range to the south.

2.19 The 1st edition 25" Ordnance Survey plan of 1884 shows the buildings in more detail, and suggests that they may have remained largely unchanged since 1838. The southern range of buildings appears to have been subdivided into small units, possibly representing stalls for horses. Hachures to the north of the northern range indicate terracing. The layout is shown largely unchanged in the 2nd edition (1898) and 3rd edition (1923) Ordnance Survey plans. By the more recent 1971 edition of the 1:2500 series, a small square block has been added to the north-east corner of the Laundry.

Site Walkover

2.20 A walkover of the study area shows that the group of buildings which form the present Watershyppes Clubhouse have been terraced into the natural slope rising above the river Lea. The 18th century buildings appear to have been significantly extended in the course of the last two decades.

2.21 It is understood that further landscaping took place, when the former Laundry House was in the occupation of the present Lord Brocket, to reduce the ground levels in a semi-circle to the north of the house (John Wells, pers.comm.).

3. Building Record

3.1 The group of buildings which form the Watershyppes's clubhouse at Bocket Hall includes three listed buildings which together enclose a courtyard overlooking The Broadwater to the south. On the western side is a square block, which was built as the estate laundry and is Grade II listed. On the northern side, a two storey building with a single storey wing on each side, forms the Laundry House, which is Grade II listed. On the eastern side, a free standing rectangular building with canted projections to north and south, forms a garden folly known variously as The Temple or The Syllabub House, which is Grade II* listed.

3.2 The Syllabub House is currently used for storage and houses a boiler room, but it falls outside the present planning application. It appears to be largely unchanged in form from its depiction on the 1971 Ordnance Survey plan, and matches the description given in the 1983 listing.

3.3 The Laundry is a two storey red brick building on a square plan, with a pyramid-shaped roof in slate, now used as the club dining room. It has a three brick high string course separating the upper and lower storeys, and dentilation at the eaves. The southern and eastern elevations have balanced sash windows of 12 panes with segmental heads, which appear to be recent insertions. The listing of 1983 refers to casement windows, however, and the brickwork shows evidence that the sills have been lowered. The northern and western elevations have balanced sash windows of 9 panes which may also be recent insertions. The building has been considerably remodelled internally in recent years.

3.4 The pumphouse, described in the 1983 listing, and shown in all the site plans up to 1971 against the north-east corner of the Laundry, is no longer extant, but no documentation exists to date its demolition. The listing incorrectly places the pumphouse against the north-west corner. In recent years, the Laundry has been extended to the west to provide a kitchen, restaurant, staff rooms and changing rooms. In addition, a glazed corridor has been created to the east of the Laundry and the south of the Laundry House, to link them together.

3.5 The Laundry House consists of a two-storey red brick central block originally on a rectangular plan but, since 1983, extended in similar style to a square plan, with a hipped roof in slate and a four flue chimney at either end. It has a three brick high string course separating the upper and lower storeys, and dentilation at the eaves. The southern elevation has three balanced sash windows of 6 panes to the first floor. Single storey wings exist to east and west of the main block, also having hipped roofs and dentilation at the eaves. Both have three balanced sash windows on the southern elevation. Both have had extensions added to their northern elevations. The building has been considerably remodelled internally in recent years.

3.6 The southern range of buildings, shown on the 1971 Ordnance Survey plan, is no longer extant.

HISTORIC BUILDINGS IMPACT ASSESSMENT

3.7 The new application proposes

- the replacement and enlargement of the glazed link to incorporate a conservatory, to the south of the western wing of the Laundry House;
- the replacement of the existing entrance and reception block at the west end of the Laundry House, and the construction of a new pro-shop along the north wall of the existing entrance courtyard;
- the construction of new changing facilities to be excavated into the bank to the north, extending from the existing pro shop at the west end of the entrance courtyard to a point approximately 5m beyond the line of the eastern wing of the Laundry House.

3.8 No structural alterations are proposed to the historic elements of the existing buildings.

3.9 The lower halves of both the Laundry and the Laundry House are already obscured by the glazed link, and its replacement and enlargement will make little material difference to either listed building as it now stands.

3.10 The west end of the Laundry House is already obscured by the existing reception block, and its replacement and enlargement will make little material difference to the listed building as it now stands.

3.11 The northern elevation of the central block of the Laundry House has been extensively remodelled in recent years, and modern extensions have been added to both the eastern and western wings. The replacement and enlargement of the extension to the western wing, and the creation of new facilities to the north, will make little material difference to the listed building as it now stands.

4. Assessment of Risk

4.1 The evidence recorded on the County Historic Environment Record (HER) indicates that the study area lies within an established archaeological landscape exploiting the gravel terraces of the river Lea from at least the early Iron Age. The risk that development of the site could disturb archaeological remains has been modelled on the basis of the data contained in the HER within a 1000m radius and has been classified as *Low*, *Moderate* or *High* according to the presence, frequency and proximity of such recorded data. The potential significance of such remains, if discovered, has been classified as *Low*, *Moderate* or *High* according to the criteria set out by period in the published regional research agenda (Brown and Glazebrook, 2000).

Prehistoric

4.2 There is a spread of Iron Age and suspected Bronze Age sites recorded on the HER between 1000 and 1500m from the study area. Within 1000m, recent evaluation has identified a small farmstead, with a date range from the early Iron Age through to the 1st century AD, located on a plateau overlooking Brocket Hall to the south (HER9852).

4.3 On this basis the risk of encountering features and finds of prehistoric date, particularly of Iron Age or late Pre-Roman Iron Age date, may be considered to be *Low to Moderate*.

4.4 The published Regional Research Agenda highlight interest in the agrarian economy in the Iron Age, and the processes of economic and social change and development in the late Iron Age and during the Iron Age to Roman transition (Bryant 2000). The potential significance of any remains of Iron Age date occurring within the study area should, therefore, be considered to be *High*.

Romano-British

4.5 A small farmstead, dating to the 2nd-3rd centuries AD, has been identified in recent evaluation occupying a natural plateau approximately 200m NNE of the study area (HER9859). The evaluation report considered that there may have been a relationship between this and the earlier farmstead located 650m to the NE.

4.6 On this basis, and on the basis that the study area has been terraced into sloping ground, the risk of encountering features and finds of Roman date may be considered to be *Moderate*.

4.7 A number of relevant research topics have been identified in the regional research agenda, including research into the late Iron Age – Roman transition period, and rural settlement layout and economy (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

4.8 No Anglo-Saxon find sites have been recorded on the HER within 2000m of the present site, although the villages of Welwyn, Ayot St Peter and Ayot St Lawrence, all to the north of the study area, were recorded in the Domesday Survey of 1086.

4.9 On this basis, the risk of encountering features and finds of Saxon date is considered to be *Low*.

Medieval

4.10 No medieval find sites have been recorded on the HER within 2000m of the present site, although Brocket Park is a medieval deer park, and Brocket Hall is built on the site of the medieval manor of Durrants Hide.

4.11 On this basis, the risk of encountering features and finds of medieval date is considered to be *Low*.

Post-medieval

4.12 The present buildings on the site, although much altered and extended, represent a new development in the mid to late 18th century. The Laundry and Laundry House appear, from observation and from the cartographic evidence, to have been terraced into the natural slope rising above the river Lea.

4.13 On this basis the risk of finds and features of post-medieval date occurring in the study area, including remains of buildings which are no longer extant, may be considered to be *High*.

4.14 A number of topics under the heading of *Parks and Gardens, 1540-1960*, have been highlighted as worthy of further research in the Regional Research Agenda (Gilman et al, 2000). As the present buildings form part of the development of the Brocket Hall estate in the 18th century, the potential significance of any remains of this period should be considered to be *High*.

CONCLUSION

4.15 The present study area consists of a group of listed and other buildings which form part of an 18th century estate, developed on a medieval manorial estate. The estate grounds form a registered historic park which was formerly a medieval deer park. No specific medieval or Saxon activity has been recorded in the immediate vicinity of the study area, but a Roman occupation site exists on a natural plateau within 200m, and Iron Age activity has been recorded throughout the locality.

4.16 The development proposals include the construction of a line of new buildings to the north of the existing buildings. This will involve the excavation of the existing slope to the north of the entrance courtyard, which is the most likely potential location for surviving archaeological remains predating the 18th century. The overall risk of such remains occurring is considered to be *Moderate*.

4.17 The excavation of footings for the new conservatory, to the south of the Laundry House, has the potential to uncover post-medieval remains associated with the original courtyard, and remains associated with the former pumphouse which stood in this location. The overall risk of such remains occurring is considered to be *High*.

4.18 The impact of the proposed development on the existing historic buildings will be visual rather than physical, but is not considered to be greater than that of the existing extensions to those buildings.

5. Sources Consulted

ARCHIVES

Hertfordshire Sites and Monuments Record

See Appendix 1

Hertfordshire Archive and Local Studies (HALS)

John Seller (1676) scale $2^{2/5}$ miles = 1 inch
 John Oliver (1695) scale $2^{1/4}$ miles = 1 inch
 John Warburton (1749) scale $2^{1/3}$ miles = 1 inch
 Estate Survey (1752)
 Andrew Bryant (1822) scale 1 mile = 1.5 inches
 Tithe Map, 1838
 1st edition Ordnance Survey Plan, 1884
 2nd edition Ordnance Survey Plan, 1898
 Ordnance Survey Plan, 1923
 Ordnance Survey Plan, 1971

Websites

www.imagesofengland.org.uk

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6. Illustrations

Figure 1	Site location
Figure 2	Plot of HER entries
Figure 3	Tithe Map, 1838
Figure 4	Ordnance Survey, 1881
Figure 5	Ordnance Survey, 1898
Figure 6	Ordnance Survey, 1923
Figure 7	Ordnance Survey, 1971
Figure 8	Ground floor plan
Figure 9	First floor plan
Plate 1	The Laundry House & Laundry, facing north west
Plate 2	The Laundry House & Laundry, facing south east
Plate 3	The Laundry House, facing north
Plate 4	The Laundry House, facing south
Plate 5	The Laundry, facing north west
Plate 6	The Laundry, facing south

Appendix 1

Extract from the Hertfordshire Sites & Monuments Record

HSMR	NGR	Period	Remarks
2145	TL 226 123	Prehistoric	A collection of flints from Attimore Road, Welwyn recorded in 1930
2238	TL 2002 1307	?Bronze Age	Ring ditch crop mark identified from aerial photographs, potentially Bronze Age
2241	TL 2149 1178	?Bronze Age	Ring ditch crop mark identified from aerial photographs, potentially Bronze Age
2244	TL 2149 1178	?Bronze Age	Ring ditch crop mark identified from aerial photographs, potentially Bronze Age
9852	TL 2173 1378	Prehistoric Earlier Iron Age Late Iron Age	Pits, postholes and ditches on a plateau forming a promontory overlooking Brocket Hall. The associated pottery indicated a date range from Early iron Age to 1 st century AD. It appeared to represent a small farmstead.
261	TL 2160 1430	Iron Age	Settlement site at Ayot St Peter
2251	TL 2164 1169	Iron Age	Settlement site at Lemsford
2292	TL 2153 1170	Iron Age	Settlement site at Lemsford
163	TL 226 124	Iron Age	Cremation cemetery
1788	TL 2232 1274	Iron Age	Ditch, possibly representing agricultural activity and land division
2147	TL 1999 1339	Iron Age	Ditch, possibly representing agricultural activity and land division
2237	TL 2005 1265	Iron Age	Ditch, possibly representing agricultural activity and land division
9859	TL 2130 1329	Roman	A ditch, postholes and pits on a plateau forming a promontory overlooking Brocket Hall. The associated pottery indicated a date range of 2 nd -3 rd century. It appeared to represent a small farmstead.
2797	TL 2141 1303	Post Medieval	Brocket Hall is a large square red brick mansion built between 1760-5 replacing an earlier courtyard house on the site. The courtyard house is likely to have been completed by 1598, although it too superseded a previous dwelling.
5799	TL 219 124	Post Medieval	Former water corn mill now converted into offices
7365	TL 2157 1305	Post Medieval	Brocket Hall park is an 18 th century landscape park and woodland. It includes a garden temple and walled gardens of 18 th century date and an early 19 th octagonal greenhouse. The park in its origin is a medieval deer park.

Appendix 2

Photographic Logs

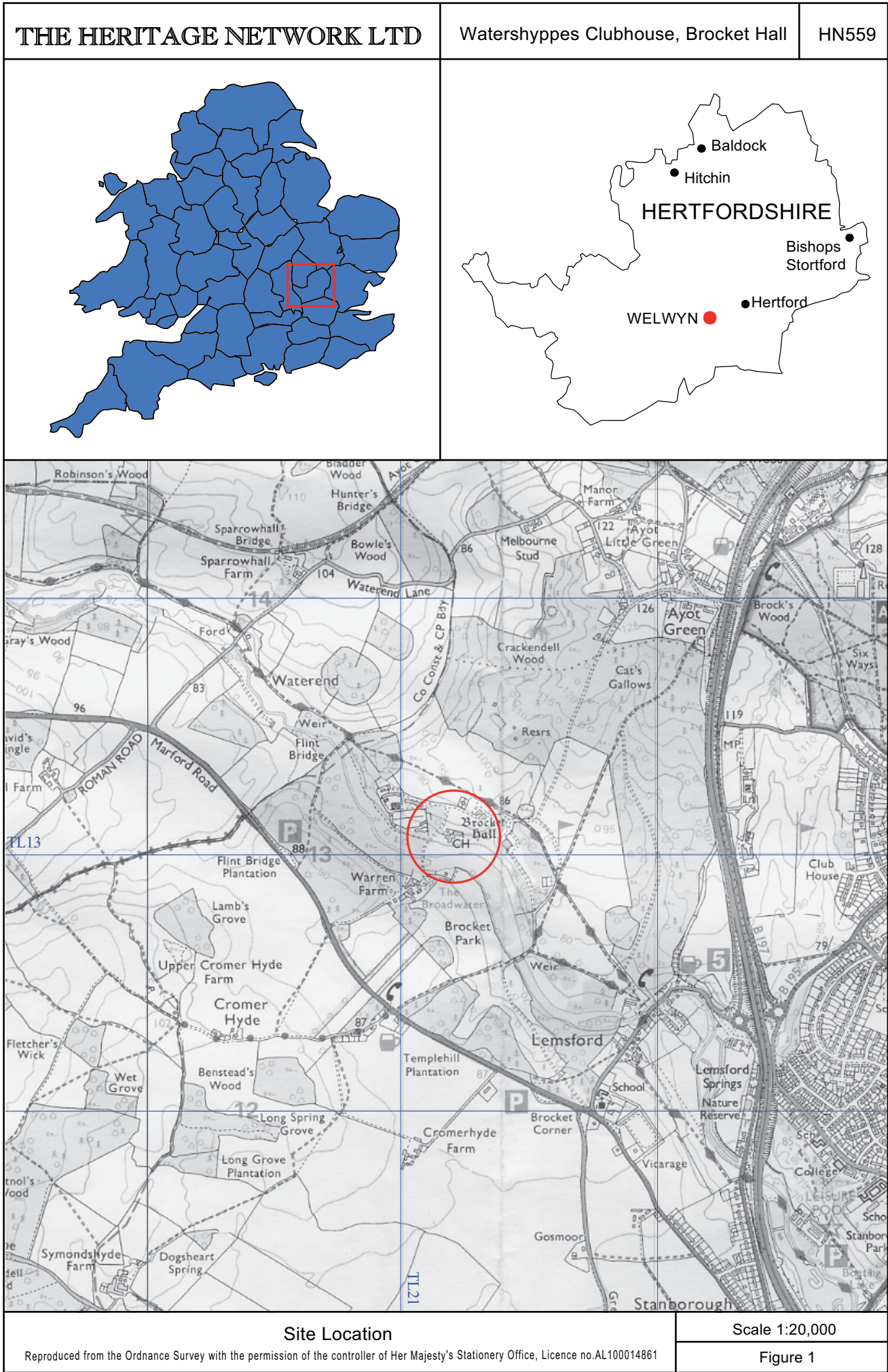
Medium Format Black & White Images

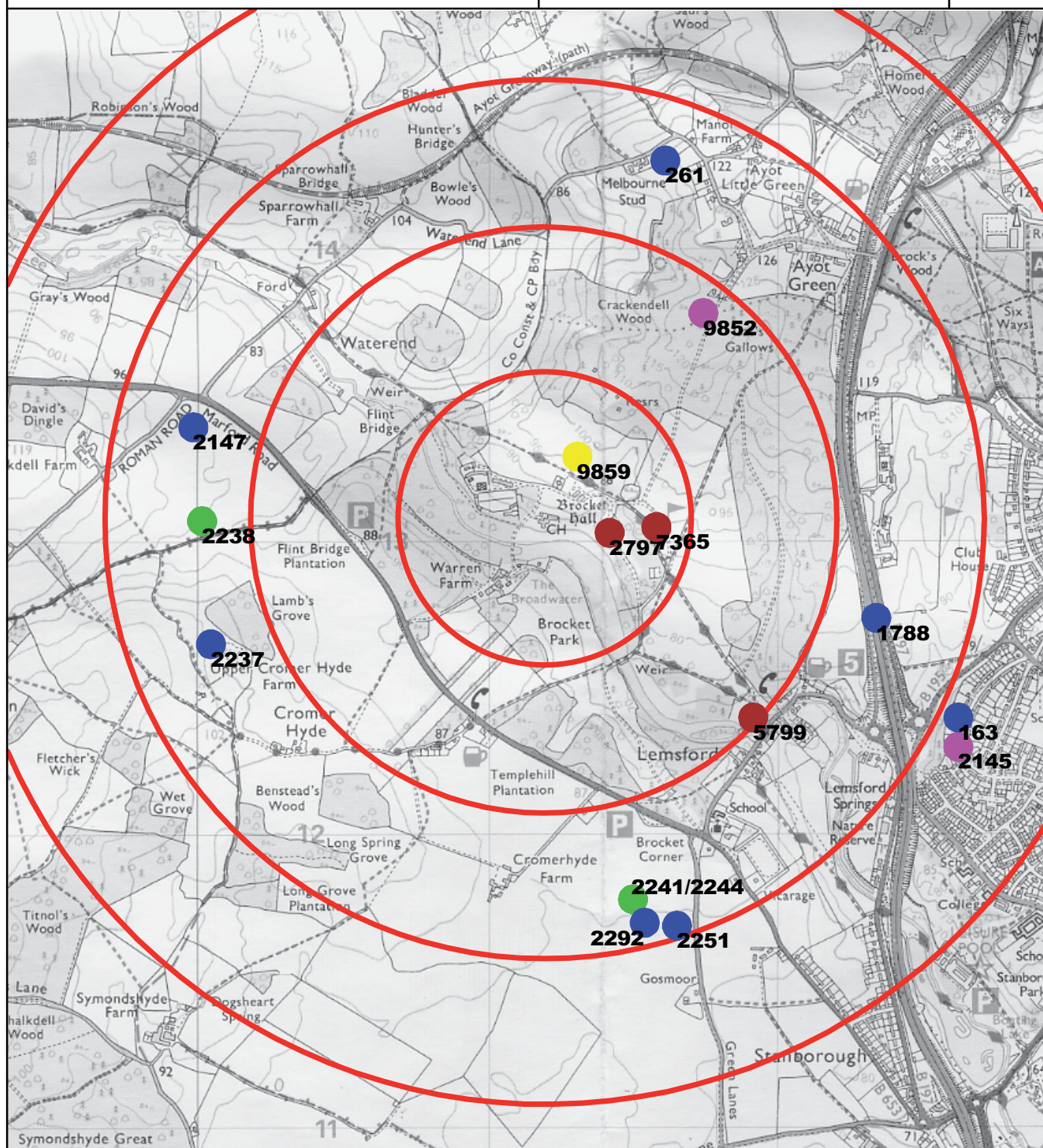
Roll No	Frame No	Description	Facing
1	3	Clubhouse across Broadwater	N
	4	Clubhouse across Broadwater	N
	5	Syllabub House	W
	6	Syllabub House	SW
	7	Syllabub House & Laundry House	W
	8	Syllabub House & Laundry House	SW
	9	Syllabub House & Laundry House	NW
	10	Laundry & Laundry House	NW
	11	Syllabub House	NE
	12	Laundry	NW
	13	Laundry	N
	14	Detail – Window in Syllabub House	N
	15	Syllabub House	N
2	1	Entrance Court	NW
	2	Entrance Court	N
	3	Clubhouse	E
	4	Laundry & Clubhouse	S
	5	Laundry & Clubhouse	SE
	6	Entrance Court	SW
	7	Laundry & Laundry House	S
	8	Laundry & Laundry House	SW
	9	Laundry	N
	10	Laundry	N
	11	Laundry House & Syllabub House	NE
	12	Laundry	NW
3	13	Laundry & West Extension	E
	14	Laundry	SE
	15	Laundry House & Clubhouse Entrance	E
	16	Detail – Technical Block	-

Digital Images

Digital	Description	Facing
HN559-001	Laundry & Extensions	S
HN559-002	Laundry House	SE
HN559-003	Entrance Courtyard	SW
HN559-004	Laundry House	S
HN559-005	Laundry	SW
HN559-006	Laundry House	SW
HN559-007	Syllabub House	S
HN559-008	Syllabub House	SW
HN559-009	Laundry House	W
HN559-010	Syllabub House	W
HN559-011	Syllabub House	W

Digital	Description	Facing
HN559-012	Laundry & Restaurant	NW
HN559-013	Laundry & Laundry House	NW
HN559-014	Syllabub House & Laundry House	NW
HN559-015	Laundry	NE
HN559-016	Laundry House	N
HN559-017	Syllabub House	NE
HN559-018	Laundry	N
HN559-019	Laundry	N
HN559-020	Laundry House	NE
HN559-021	Laundry House	NE
HN559-022	Syllabub House	NE
HN559-023	Syllabub House	NE
HN559-024	Clubhouse	NE
HN559-025	Clubhouse Extension	SE
HN559-026	Entrance Courtyard	E
HN559-027	Entrance Courtyard	E
HN559-028	Entrance Courtyard	E
HN559-029	Entrance Court	W
HN559-030	Laundry	N
HN559-031	Laundry & Laundry House	N
HN559-032	Laundry & Laundry House	NE
HN559-033	Laundry House & Syllabub House	NE
HN559-034	Slope to north of Clubhouse	NE
HN559-035	Slope to north of Clubhouse	E
HN559-036	Slope to north of Clubhouse	E
HN559-037	Slope to north of Clubhouse	E
HN559-038	Slope to north of Clubhouse	W
HN559-039	Slope to north of Clubhouse	W
HN559-040	Detail - Laundry House, north elevation	SW
HN559-041	Slope to north of Clubhouse	W
HN559-042	Slope to north of Clubhouse	W
HN559-043	Entrance Court	N
HN559-044	Entrance Court	N
HN559-045	Entrance Court	N
HN559-046	Clubhouse across Broadwater	N
HN559-047	Clubhouse across Broadwater	N
HN559-048	Clubhouse across Broadwater	N
HN559-049	Clubhouse across Broadwater	N
HN559-050	Laundry, north elevation	SE
HN559-051	Detail- Laundry House, north elevation	-
HN559-052	Detail- Laundry House, north elevation	-





Plot of HER Entries

Scale 1:20,000

Figure 2

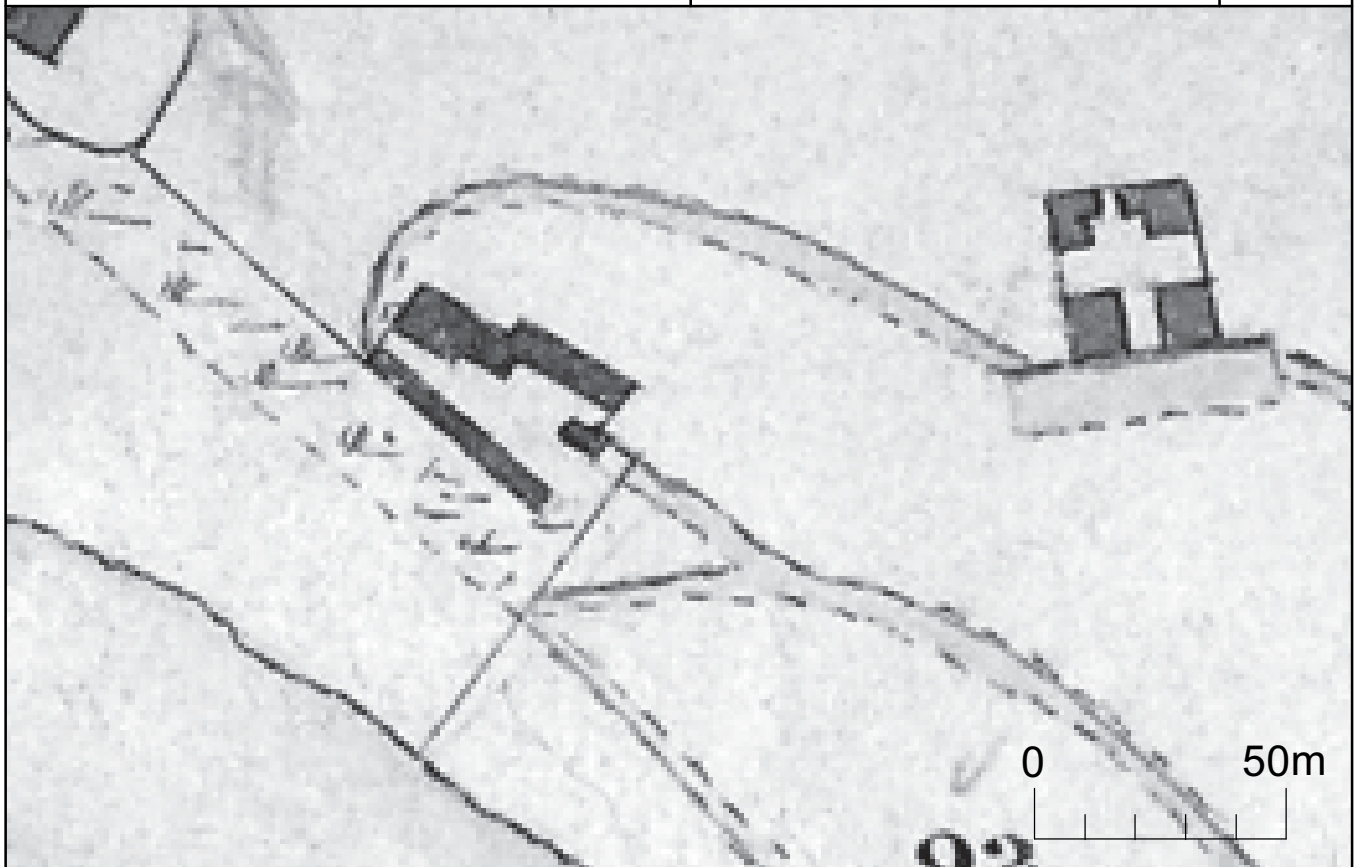


Figure 3: 1838 Tithe Map

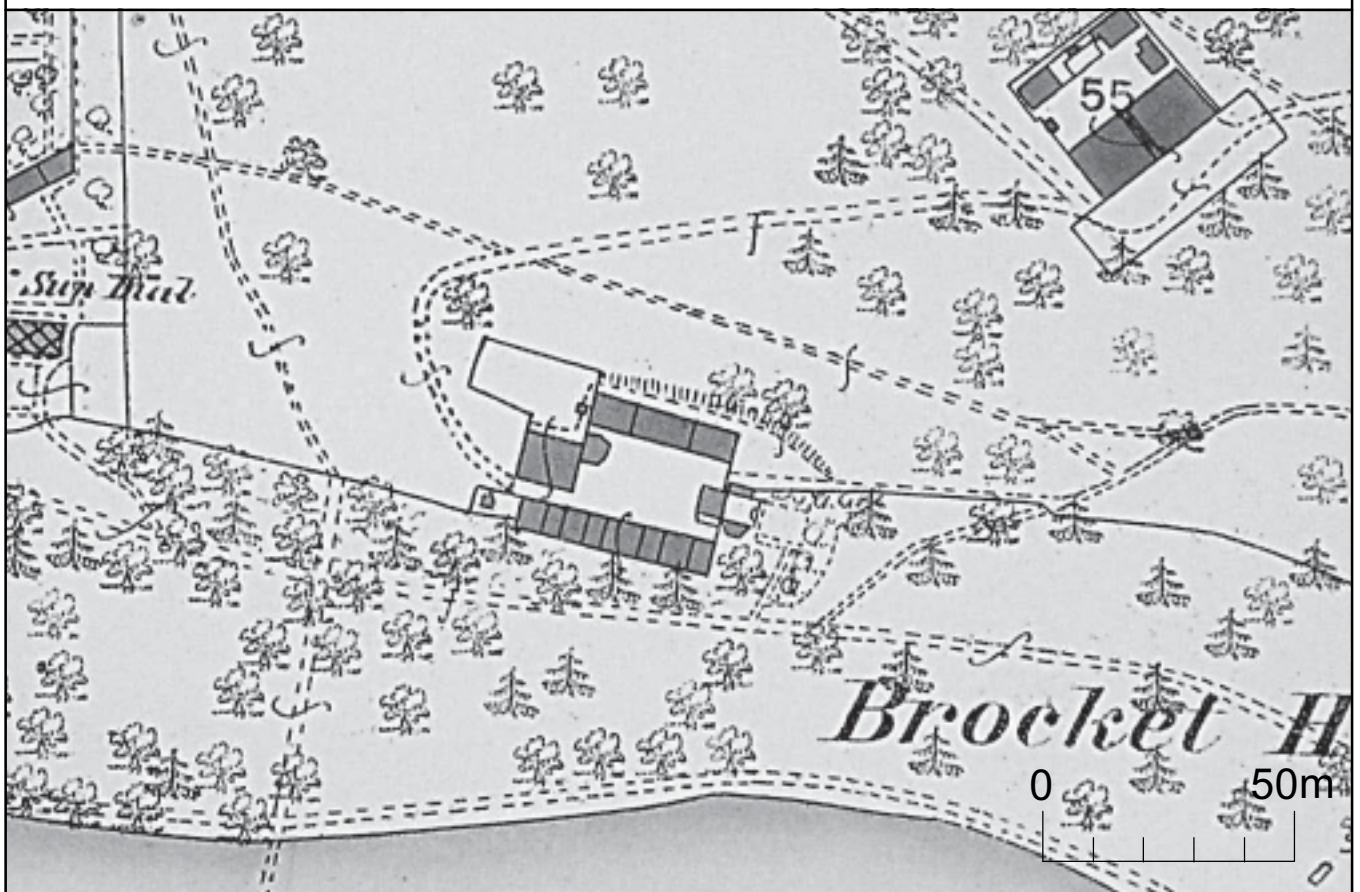


Figure 4: 1st Edition Ordnance Survey, 1881

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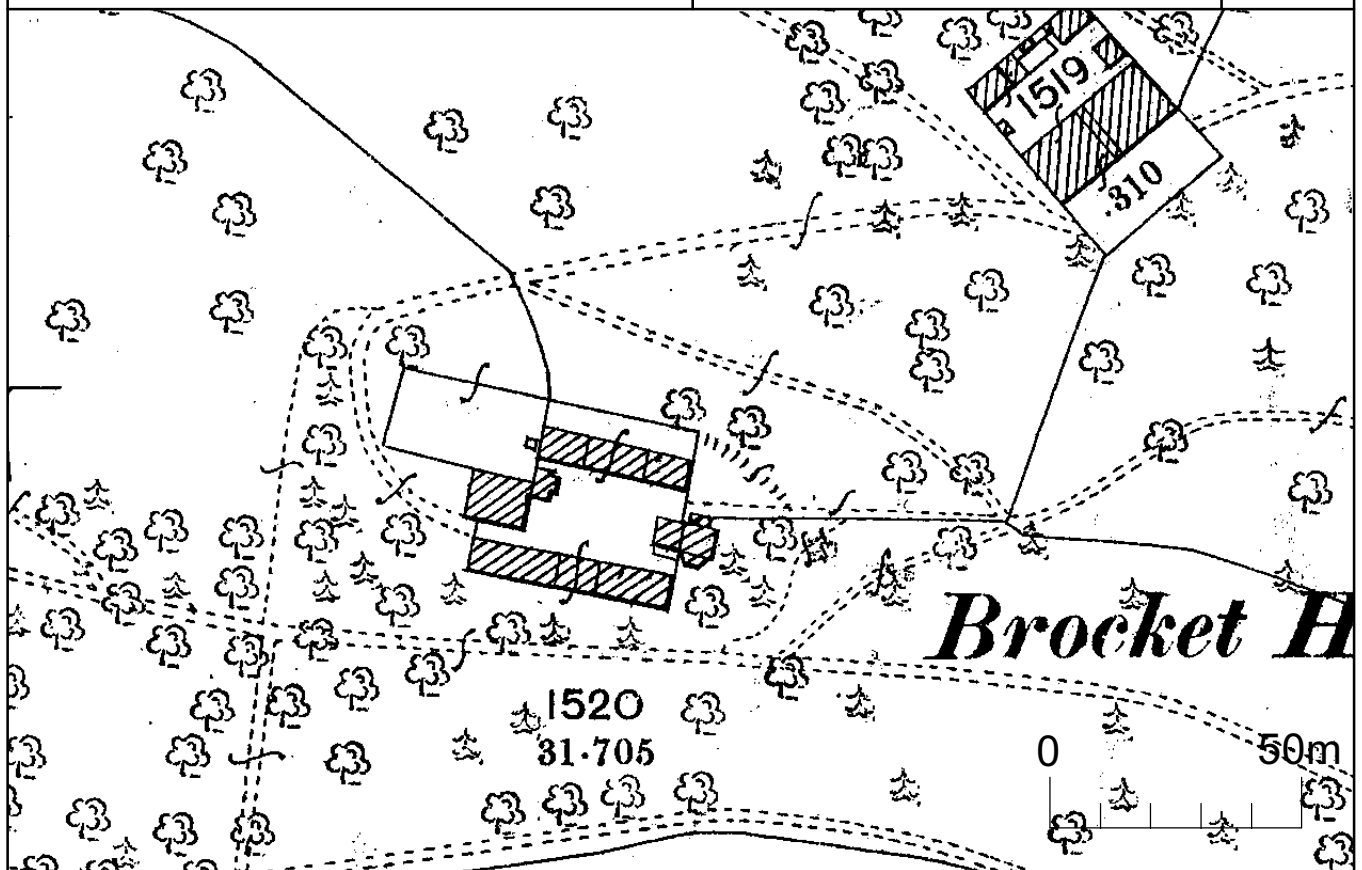


Figure 5: 2nd Edition Ordnance Survey, 1898

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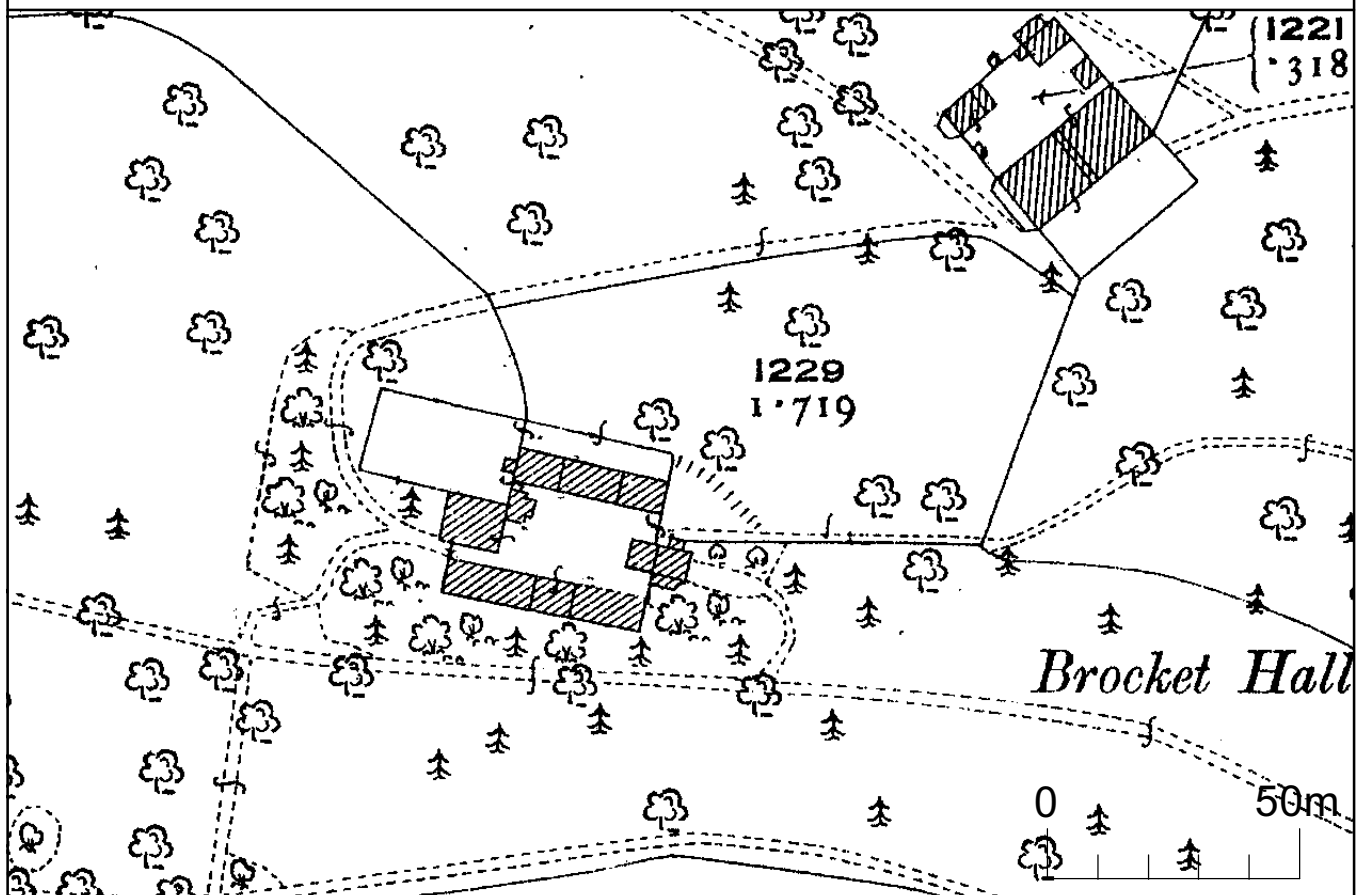
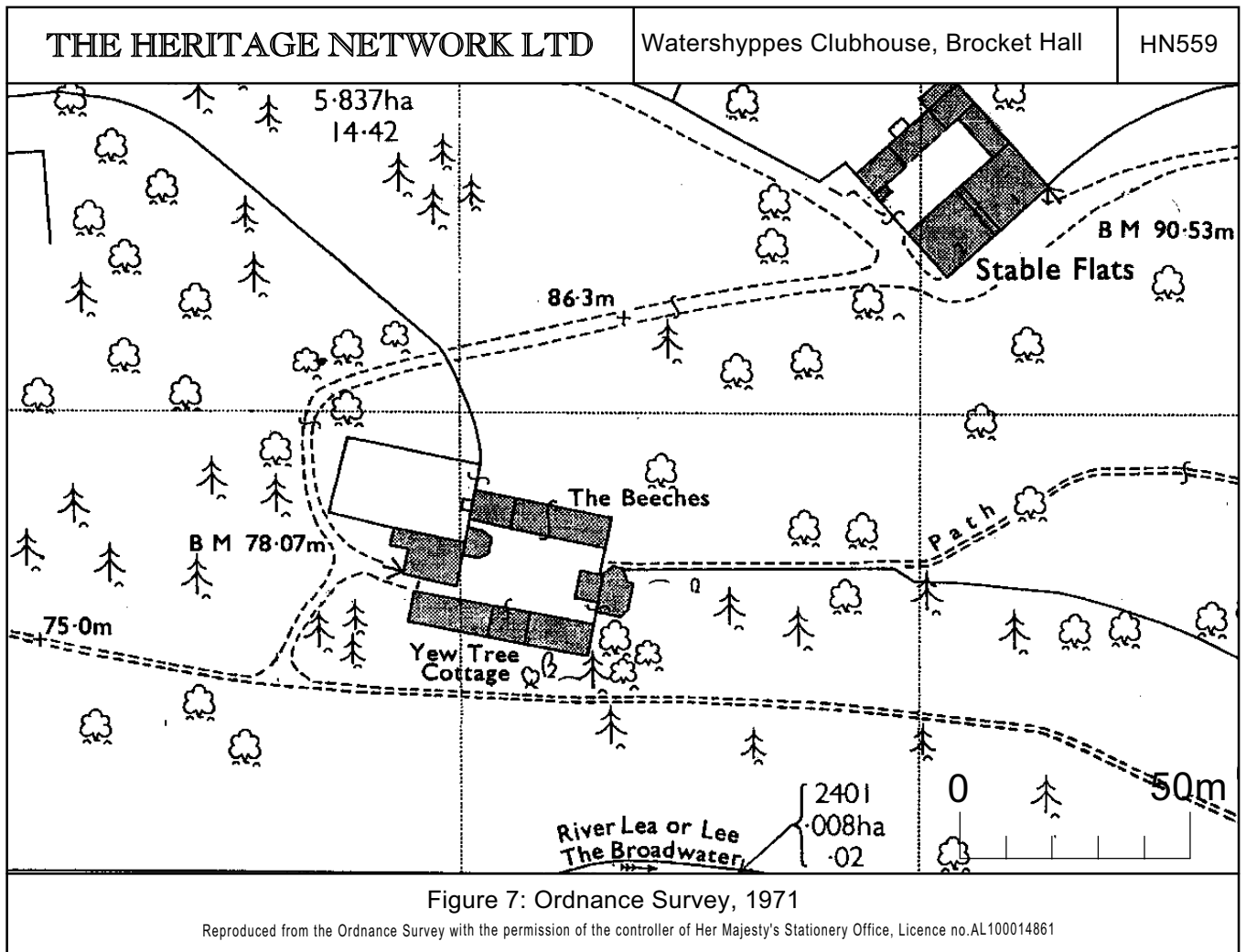
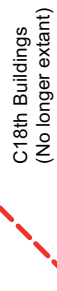
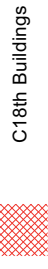


Figure 6: Ordnance Survey, 1923

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KEY



C18th Buildings



Scale 1: 250

Figure 9

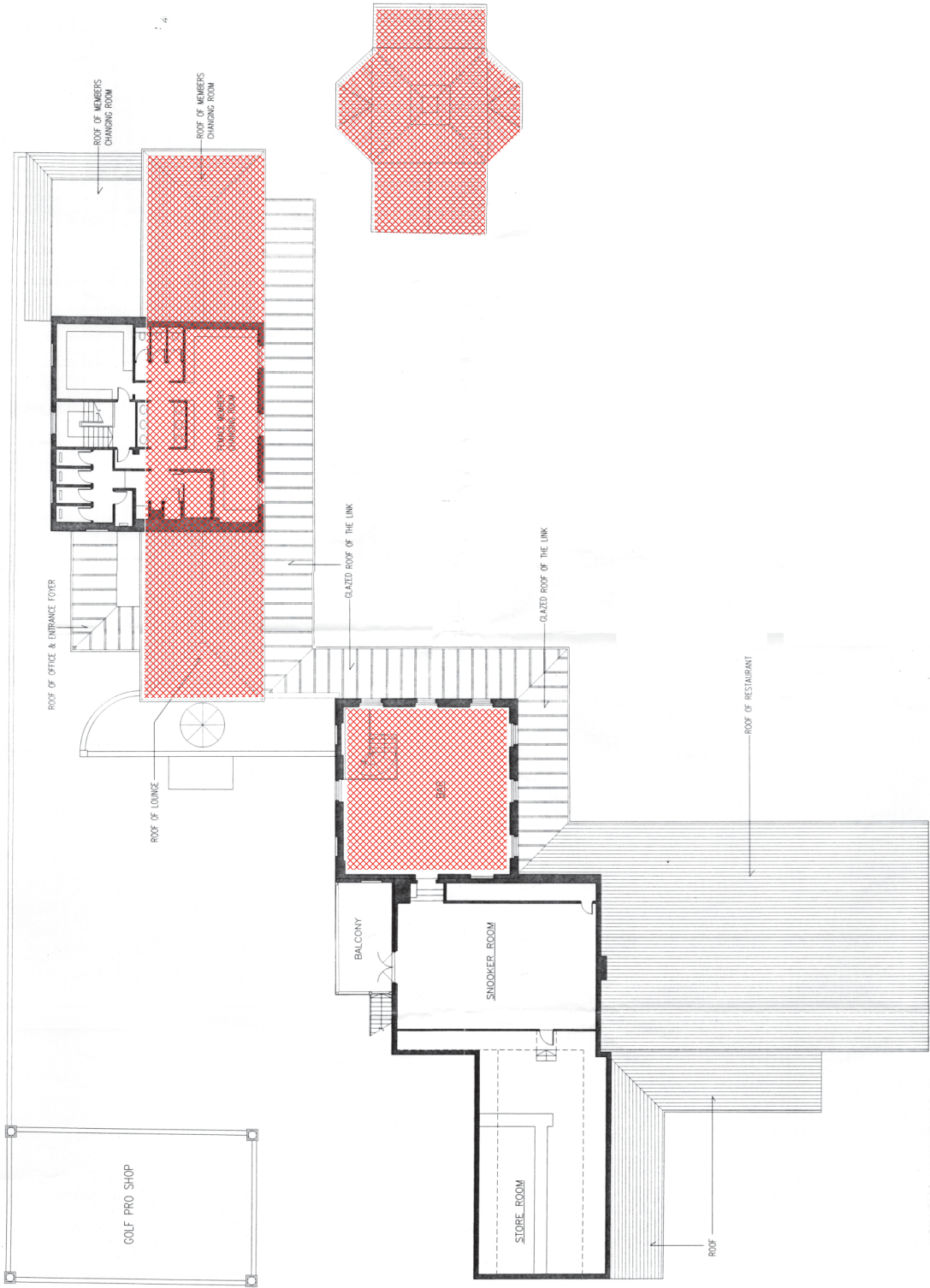




Plate 1: The Laundry House & Laundry, facing north west



Plate 2: The Laundry House & Laundry, facing south east



Plate 3: The Laundry House, facing north



Plate 4: The Laundry House, facing south



Plate 5: The Laundry, facing north west



Plate 6: The Laundry, facing south