

CAPPS COTTAGE, HOUSE LANE, SANDRIDGE,
ST ALBANS, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

ARCHAEOLOGICAL SOLUTIONS LTD

**CAPPS COTTAGE, HOUSE LANE, SANDRIDGE,
ST ALBANS, HERTFORDSHIRE**

HISTORIC BUILDING RECORDING

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NGR: TL 18385 09931		Report No: 4089
District: St Albans		Site Code: AS1501
Approved: Claire Halpin		Project No: P4825
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CONTENTS

OASIS SUMMARY

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHODOLOGY**
- 4 DOCUMENTARY RESEARCH**
- 5 THE BUILDING**
- 6 DISCUSSION**
- 7 CONCLUSION**

ACKNOWLEDGEMENTS

DEPOSITION OF THE ARCHIVE

BIBLIOGRAPHY

- Appendix 1 Cartographic Sources**
- Appendix 2 1843 Tithe apportionment extract**
- Appendix 3 Building list description**
- Appendix 4 HER summary sheet**
- Appendix 5 Archive contents form**

OASIS SUMMARY SHEET			
Project name	<i>Capps Cottage, House Lane, Sandridge, St Albans, Hertfordshire: Historic building recording</i>		
<p><i>In June 2012, Archaeological Solutions Ltd carried out historic building recording at Capps Cottage, House Lane, Sandridge, Hertfordshire (NGR TL 1828509931).</i></p> <p><i>The building is Grade II listed. Technical analysis augmented the list description considerably. A presumed 18th or 19th century addition was revealed to be a 15th or early 16th century cross-wing, once attached to an open hall. Circumstantial evidence suggests that the hall range was initially floored over in the 17th century before being partially dismantled and rebuilt in the late 18th or early 19th century. Smoke-blackened rafters survive in the roof, but have been redistributed and none remain in situ. A second cross-wing of probable late 18th century date replaces an earlier service range on the site.</i></p> <p><i>The building has suffered detrimental treatment in the recent past under previous ownership. All doors and windows are modern reproductions, while machine-made tiles have altered the appearance of the building.</i></p>			
Project dates (fieldwork)	<i>24th May 2012</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>P4825</i>	Site code	<i>AS1501</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>Grade II Listed Building (No. 163913)</i>		
Current land use	<i>Residential house (out of use)</i>		
Planned development	<i>Refurbishment proposals</i>		
Main features (+dates)	<i>Early 16th century and later</i>		
Significant finds (+dates)	<i>n/a</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>St Albans</i>	<i>Sandridge</i>
HER for area	<i>Hertfordshire Historic Environment Record (HHER)</i>		
Post code (if known)	<i>AL4 9HF</i>		
Area of site	<i>c.112m²</i>		
NGR	<i>TL 18385 09931</i>		
Height AOD (min/max)	<i>c.105m AOD</i>		
Project creators			
Brief issued by	<i>Advice from HCC HEU</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions Ltd</i>		
Funded by	<i>Mr Peter Corbalan & Mrs Delga Martineau</i>		
Full title	<i>Capps Cottage, House Lane, Sandridge, St Albans, Hertfordshire: Historic building recording</i>		
Authors	<i>Collins, T. Stoakley, M. & Prosser, L.</i>		
Report no.	<i>4089</i>		
Date (of report)	<i>June 2012</i>		

CAPPS COTTAGE, HOUSE LANE, SANDRIDGE, ST ALBANS, HERTFORDSHIRE

HISTORIC BUILDING RECORDING WITH ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In June 2012 Archaeological Solutions Ltd carried out historic building recording at Capps Cottage, House Lane, Sandridge, Hertfordshire (NGR TL 182850 9931). The building is Grade II listed. Technical analysis augmented the list description considerably. A presumed 18th or 19th century addition was revealed to be a 15th or early 16th century cross-wing, once attached to an open hall. Circumstantial evidence suggests that the hall range was initially floored over in the 17th century before being partially dismantled and rebuilt in the late 18th or early 19th century. Smoke blackened rafters survive in the roof, but have been redistributed and none remain in situ. A second cross-wing of probable late 18th century date replaces an earlier service range on the site.

The building has suffered detrimental treatment in the recent past under previous ownership. All doors and windows are modern reproductions, while machine-made tiles have altered the appearance of the building and a chimney stack has been reduced in height.

1 INTRODUCTION

1.1 In June 2012, Archaeological Solutions Ltd (AS) carried out historic building recording at Capps Cottage, House Lane, Sandridge, St Albans, Hertfordshire (NGR TL 18385 09931). The historic building recording was commissioned in order to comply with a condition of planning approval and listed building consent for refurbishment proposals.

1.2 The work was conducted according to a written scheme of investigation (dated 18th April 2012) prepared by AS in response to advice issued by St Albans District Council (SADC) conservation officer. The project conformed to the English Heritage document *Understanding historic buildings; a guide to good recording practice* (2006) and also conformed to the Institute for Archaeologists' (IfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008). The level of recording adhered to Level 3 (House) and Level 2 (Garage) standards as defined in the EH document.

1.3 The principal objectives of the historic building recording included:

- creating a high-quality record of the house and garage in their present form with analysis and interpretation of their development,
- the production of a fully-integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings prior to any alteration.

Planning context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs. 1-2)

2.1 Sandridge is a small village and civil parish in the western part of Hertfordshire to the north-east of the city of St Albans. It lies close to the main north-south road (B651) which extends along the western border of the village and continues north to Wheathampstead. The surrounding landscape remains open countryside with small wooded areas including Langley Wood c.1km to the west and Symondshyde Great Wood c.1.5km to the north-east.

2.2 Capp's Cottage lies to the south-east of the village in its own irregularly-shaped plot of land, approximately an acre in size and surrounded by arable fields. The site is accessed via a rough, metalled trackway leading from House Lane to the south-east and continuing as a public footpath to the north-west. The principal assessment structure is Grade II listed (Appendix 3), with an independent, pre-fabricated motor garage to the rear (also subject to inspection), and a timber outbuilding to the north-east, of no historic interest. The house is fronted by a garden and apple orchard, and to the rear by a wooded depression formed from a former chalk extraction pit.

3 METHODOLOGY

Information was sought from a variety of available sources in order to meet the objectives of the assessment.

Archaeological databases

3.1 All known archaeological sites and spot-finds are collated in the Hertfordshire Historic Environment Record (HER). Significant entries within an approximate 1km radius of the site are discussed in Section 4.2.

Historical and cartographic sources

3.2 The principal source for records of this type is the Hertfordshire Archives & Local Studies (HALS) as well as AS's own library. Relevant documents are listed in Appendix 2 and reproduced in Figs 3-10. The 1843 tithe map and apportionment were also consulted and details of land ownership and tenancy are listed in Appendix 4.

Secondary sources

3.3 Secondary sources were researched at the Hertfordshire Local Studies Library and AS's own library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

Geological/geotechnical information

3.4 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983).

Building recording

3.5 The site was visited on the 24th May 2012 in order to compile descriptions of the building and undertake the drawing and photographic work. The written description, analysis and photographic survey was carried out by Tansy Collins and Lee Prosser, while the drawing work was completed by Kathren Henry. Existing plans and elevations provided by the client were checked and altered for accuracy, and augmented where necessary. These are included as Figs. 11-12.

3.6 The photographic recording was conducted using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 1000D (10 megapixels) digital camera, duplicating the black and white photography. Supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 11).

4 DOCUMENTARY RESEARCH

4.1 Topography, geology and soils

4.1.1 St Albans and its surrounding parishes lie on the Chiltern dip slope, tracing the pre-glacial course of the river Thames. It now comprises low rolling hills intersected by shallow valleys. From Sandridge, to the west, the land rises from c.90m AOD to c.110m AOD before gently falling to the east. The site lies at approximately 105m AOD.

4.1.2 The solid geology of the site comprises (Cretaceous) Upper Chalk (BGS 1978) with overlying soils of the Batcombe Association (582a), described as fine silty over clayey and fine loamy over clayey soils with slowly permeable subsoils and seasonal water logging (SSEW 1983).

4.2 Archaeological and historical background (Fig. 3)

4.2.1 Gravel pits excavated in the surrounding area have produced a number of early prehistoric flint artefacts, ranging from Palaeolithic hand-axes close by to the west (HER 583), and later, Mesolithic activity found further afield (HER 649). Other evidence includes a polygonal enclosure (HER 6007) with associated pits (Ashworth 2008), while Neolithic and Bronze Age activity is indicated by finds of flint scrapers and axes nearby (HER 1801 and 9771). Later prehistoric activity appeared to have intensified throughout the Iron Age and continued into the Roman period, probably as rural settlements developed on the outskirts of Roman *Verulamium*. A late Iron Age settlement discovered along the line of the Peter's Green to South Mimms pipeline revealed continuous occupation into the Roman period, while isolated finds such as boundary ditches and an urned cremation (HER 9912) are perhaps associated with the presence of a Romano-British trackway in the vicinity.

4.2.2 The manor of Sandridge is said to have been granted by King Ecgrith, the short-lived son and successor of the Mercian King Offa, to the monastery of St Albans in 796 (Page 1908, 432). Although Sandridge is not mentioned in Domesday Book of 1086 (Williams & Martin 1992), the estate was an integral part of the monastic hinterland, and settlement undoubtedly dates from at least the late Saxon period. Medieval activity in the immediate vicinity is known through a series of complex ditch and pit systems found at Sutton's Farm to the east (HER EHT5077 & 9925).

4.2.3 During the 16th and 17th centuries, settlement expanded with a number of farmsteads appearing in the area, many of which survive, including Oak Farm (HER 15415), Nashes Farm (HER 15446) to the south and south-west, Fairfold's Farm (HER 15418) to the north-east and Capps Cottage, which has been known in the past as Cap's Farm.

The site

4.2.4 The name Capps Cottage is fairly recent, although the evidence from the house itself demonstrates that it was one of the many dispersed farmsteads which sprang up in the 16th and 17th centuries. A reference in a 1736 index of court rolls associates the farm with a John Cappe (Gover *et al* 1938) but by 1766, is named Capses Farm on the Dury and Andrews' map of Hertfordshire (Fig. 3).

This depicts three buildings on the site with an orchard or wooded area to the west, though the scale is insufficient to determine much detail.

4.2.5 Early 19th century evidence indicates the farm was part the Marshall's Wick estate and accompanying lands owned by George Sullivan Marten (VCH II, Page 1908). One short letter dated 1817 records Richard Kentish as the tenant (Fig. 4). Shortly after, in 1826, George Sullivan Marten died and ownership of the estate, including Cap's Farm, passed to his son George Robert Martin, who was one of five notable members of the gentry in the Sandridge area (Page 1908; Kelly's 1855, 234). In 1876, following his death the estate was passed to his brother Thomas Powney Marten, who embarked on enlarging the manor house and building cottages for workmen. Following this the estate was inherited by George Nisbet Marten in 1889 and then George Ernest Marten in 1905. However it is not known if Cap's Farm remained part of the Marshall Wick estate at this time, as by 1855 a rent charge of three shillings and twopence was payable to the vicar Reverend Charles S. Bouchier and two shillings to Lord Spencer (Kelly's 1855), which may indicate the farm was no longer part of the estate.

4.2.6 Tracing the 19th century and later history through cartographic evidence gives some information on the physical development of the building. Little information can be gained from Bryant's 1822 map of Hertfordshire (Fig. 5) although the tithe map (Fig. 6) produced a short time later in 1843 shows the main house with a second building to the north-east; the accompanying apportionment indicates this was occupied by a single tenant, William Faulder. This notes a farmhouse, yards, garden and orchard assessed at one acre, one rood and 37 perches.

4.2.7 The 1879 OS map (Fig. 7) is the first cartographic source to depict the house in any useful detail, where it has assumed much of its present form, but with extensions at the north-east and south-west. Two small outbuildings are also depicted in front of the house with a small pond, while 'old chalk pits' are labelled to the rear, shown to be heavily wooded by this time.

4.2.8 The 1898 OS map (Fig. 8) by contrast shows less detail in the surrounding plot of land. The small outbuildings are no longer present, but by this time the house had apparently been divided into four units, with the central range and cross-wings divided into two with units at the north-east and south-west which are no longer present. By 1924 (Fig. 9), the south-west extension had been removed and the building consolidated into three units, then known as Cap's Cottages. A well is indicated on this map to the south-west of the house, which is still present today. The 1939 OS map (Fig. 10) shows little detail, with no outbuildings on the site, but by the time the 1964 OS map was produced (not illustrated) the garage has been constructed to the rear as well as a second outbuilding to the north-east. Until its purchase by the present owners, the house had remained unoccupied since the late 1990s.

5 THE BUILDING

Exterior

5.1 The house is of two storeys, comprising a central range with lower, hipped-roofed cross-wings at the north and south (Plate 1); these project slightly on the

east but are flush with the main façade to the rear. The building is covered in thick, pebbly rough-cast cement render of probable early 20th century date over brickwork with exposed dentilation beneath the eaves. The roof is covered in modern machine-made tiles; two large stacks rise at the south end of the central range at its junction with the cross-wing, and on the north side of the northern cross-wing. Both have been rebuilt above the roof line in modern brick; the north stack having elongated modern pots where it was probably not rebuilt to its former, original height. The lower brickwork of the north stack, where visible is of late 18th or early 19th century brick.

5.2 No early doorways or windows survive, the windows being poor quality modern timber casements installed following a listed building enforcement to remove unauthorised uPVC casements. Otherwise, several accretive additions extend the north end, including a timber pent-roofed lean-to constructed against the building which is of no historic interest and an adjoining mono-pitched woodshed. The latter is all painted but appears to be constructed of pink Fletton bricks and so of 20th century date. Though these lie in the position of an earlier extension noted on maps, it is probable that this was demolished at some point and replaced.

5.3 The east façade is the principal frontage visible from the lane, and is fronted by a narrow apron of tarmac, framed by modern brickwork, which forms a rudimentary patio. A short section of 19th or early 20th century brick wall, in poor condition divides the property from the lane.

5.4 The building has wide glazed double patio-doors giving access to the central range, with a second glazed door into the north cross-wing, and a conventional, but modern panelled door forming the principal entrance into the south cross-wing. These are all protected by ephemeral and modern projecting hoods on brackets. At upper level, two windows in the central range are off-set to the north, and abut the eaves. Single windows light the upper rooms of the cross-wings.

5.5 The rear, west elevation is similarly clad with rough-cast render, although small sections of the original timber frame have been left exposed to the north (Plate 2). The eaves are plain and undentilated, apart from the return of the south cross-wing. Three lower windows are symmetrically placed, with three at upper level. These all vary in form, but are now of no interest, apart from the central window which has an exposed timber lintel.

5.6 On the north cross-wing, the structural corner posts, with splay-cut jowls are partly exposed, together with the tie-beam. Other visible elements include a single stud below the window at upper level and the heavily decayed fragments of a mid-rail to either side of the south post at window lintel height. The south post retains redundant mortices for a lateral timber, though its original use can not be determined; perhaps it was for a lean-to. The wall-plate preserves one or two traces of mortices for staves, while the posts have peg-holes for probable downward braces.

5.7 The north elevation is partly exposed above the roof of the modern lean-to, where to the west of the chimney stack, three widely-spaced studs are visible. Inside the lean-to, these continue to a mid-rail, and preserve evidence, in trenching across the stud for a downward brace, and peg-holes for lost lower

studs, which would have been in-line, together with holes for possible wattle staves (Plate 3). The wall is now bisected by the projecting chimney stack, but it seems that the eastern part preserves no original timber, and is instead dentilated at eaves level. Where it has not been smothered with render, the brickwork is mostly consistent in size and texture with a late 18th / early 19th century date. A doorway has been blocked with later, painted brickwork, but formerly gave access to the outshut, which may have once have formed a small scullery.

5.8 The south façade overlooking the trackway is fairly undistinguished, having a small two-pane window at ground floor level and a blank upper floor to a dentilated eaves course.

Interior

5.9 The internal floor-plan is fairly simple, and can be read as a central hall-range with high- and low-end cross-wings. Today, these remain distinguished as three rooms occupying these structural divisions. The first floor, given access from a stair to the rear of the hall, is similar, but the hall chamber has been subdivided. Most original timber-framing of the outer walls, apart from the principal members, has been replaced, or obscured with brick; most surviving timber has been painted black. However, the original form can be extrapolated by the pattern of peg-holes and other redundant mortices; this gives important clues to date and form. Several areas at ground floor level, particularly in the south cross-wing, have been boarded out in modern materials, while the first floor ceilings have all been replaced in modern plasterboard. Ceilings at ground floor level in the central and northern ranges retain exposed joisting, and it is possible that the southern wing retains earlier fabric hidden behind the later boarding.

Ground floor

5.10 Room GF01 occupies the central, hall range and retains exposed ceiling joisting (Plate 4). The room is floored with herringbone oak parquet, probably of 1950s date, though this is lifting in places where moisture has penetrated the sub-surface. The south wall is dominated by a large inglenook fireplace framed with rough timber jambs and short braces nailed to a solid bressumer, and having projecting brackets supporting a shelf. All of this, with the exception of the lintel or bressumer is cosmetic and modern. A secondary, inner fireplace is perhaps of the 1950s and of no historic interest, though within the inglenook, small recessed seats remain from an earlier phase. A doorway to the south comprises very rudimentary bead-moulded timber, which is probably 19th century in date. The door, like every other example in the building, is of simple, boarded and ledged form, any earlier historic examples having been removed during a period of poor conversion in recent years.

5.11 An exposed lintel over the external door on the east wall may be the stump of an original mid-rail, though only further examination would confirm this. Other timber elements adjoin the door, and include two studs and a straight, primary brace, but these can be dismissed as worthless cosmetic additions, being scribed round the existing ceiling joists and simply nailed to the existing masonry in an attempt to deceive. On the north wall to the cross-wing, the original mid-rail survives, thickening at the east corner, where a central post rests on a section of original sole-plate. The mid-rail preserves peg-holes to indicate the original

arrangement of studs, although a single exposed stud is probably a later insertion.

5.12 An enclosed timber staircase in the north-west corner sits on a single bearer and a corner brace, notch-lapped over vertical staves which are jointed with small pegs to the existing ceiling joisting (Plate 5). Two staves retain scribed assembly marks including XXVIII and XXV. A small window below the staircase appears to be framed with similarly fictive timber as on the east.

5.13 The ceiling joisting is well-preserved, with a large bridging joist, chamfered on both sides, with rough stops on the north, where it is supported against the principal post by a solid, nailed-on bracket. In-line common joists of fairly even scantling are all hand-sawn and appear to have a diminished haunch joints to the bridging joist but no pendant soffits. This is a fairly late, probable 17th century feature. Traces remain of former lath and plaster under-drawing, while one or two members are modern softwood replacements, now stained to match. Additional support in the form of metal tie-rods have been inserted in two places to tie the outer walls to the central joist, and suggest some earlier structural problems.

5.14 The southern cross-wing (Room GF02) is fairly undistinguished, with a modern floor and recently re-plastered walls. The line of an earlier partition can be seen defining the location of a small entrance lobby. The north wall preserves the only features of note in the form of a blocked fireplace, now flanked by a bead-moulded dado of early 19th century date (Plate 6). Further historic features may lie beneath modern boarding above. To the west, a modern door encloses a cupboard which retains timber brackets for shelves and evidence for a possible former doorway through to the hall. The ceiling appears to be of modern fabric; an iron tension rod extends east–west across the room at this level.

5.15 The northern cross-wing (GF03) is fairly plain, with a cement floor and plain rendered walls, excepting only the central principal joist on the south. This thickens at the head to support a ceiling joist, chamfered on both sides with simple stops at either end. In-line common joists extend east-west and are of fairly large scantling, side-set and closely-spaced in the medieval manner (Plate 7). These are jointed to the binder with pendant soffits. In the north-west corner a trimmer marks the position of staircase, together with notches for lost fabric which once enclosed it. A fireplace on the north has been reconstructed in modern brick, but with a Gothic arch, and as with the example in Room GF01 is of no historic interest.

First floor

5.16 The staircase has softwood treads and risers, enclosed at first floor level by a simple handrail with stick balusters of no great age. The upper landing forms a narrow corridor (FF01) along the west side of the central range, spanning the chimney lobby to give access to all rooms. The floor is mostly of softwood boards, with wider planks adjoining the chimney stack. Structural features of note include an ancient tie-beam extending across the north face of the stack, augmented by an iron tension-rod, and a confection of reused panelling and old doors forming the partition to the adjoining hall chamber rooms.

5.17 These two rooms have latterly been used as a bathroom (FF02) and bedroom (FF03) though likely once formed a single space now divided with the

insertion of a much later partition. Room FF02 retains wide, close-fitted oak or elm floorboards of great age – at least 17th century in date. A former fireplace is expressed on the south by a timber lintel and an unusual sheet of iron nailed to the floor as a rudimentary hearth. The rear side of the wall to the corridor has a similarly confusing and much remade appearance, constructed from random pieces of old lumber and useful recycled timber, while the dividing partition on the north (noted above) is, by comparison, of lesser interest being of 19th or early 20th century bead-moulded boarding.

5.18 Within Room FF03 the early floorboards continue from beneath the later partition on the south, though some boards are cut through in places. The north wall preserves the early structural timber-framing of the north cross-wing, and includes a central post with curved downward braces on either side (that to the west cut to accommodate a doorway), but both trenched over pegged studs (Plate 8). Other independent studs are also pegged, but several slender members are modern inserts. The early timber displays signs of pit-sawing, but is also unweathered and so has always been protected by an adjoining structure in this position. The ceiling is underdrawn at collar level.

5.19 Room FF04, occupying the southern cross-wing is of limited interest, with much Victorian or later fabric. The floorboards are conspicuously different in being narrow and of softwood, while the outer walls are all plain and plastered. The north wall retains some interest, if confusing, where an earlier fireplace has been blocked, but survives as a plastered recess. Three studs to the west may be reused.

5.20 A small cupboard survives adjoining the east side of the chimney stack which recently housed a water tank. The chimney stack is shouldered at this point and the brickwork painted. A rudimentary moulded door frame from the adjacent room is now blocked but probably of 18th century date. The end of the fireplace lintel of Room FF02 carries a vertical timber which juts into the roof space to support a roof purlin with a bird-mouthed joint. This suggests early instability in the roof. The roof space is reached at this point through an aperture within the modern hardboard ceiling.

5.21 The northern cross-wing (FF05) retains features of most interest, both in terms of dating and surviving fabric. It is floored with wide, close-fitted oak or elm boards, of a similar size to the adjoining area, and retaining the distinct cut in the north-west corner through which the earlier staircase rose. The range is divided into two bays by a substantial and slightly cambered tie-beam which is chamfered on both sides and stopped in the same manner as the principal joist below (Plate 9). This is supported on either side by robust principal posts which have gently swelling jowls, also chamfered, though the south post has been hacked back. Large double-pegged mortices in the posts and in the soffit of the tie-beam indicate the presence of robust braces, now lost. No traces such as peg-holes in the upper part of the tie-beam indicate whether queen, king- or crown-posts were ever present.

5.22 The studs visible from the exterior in the north-west corner are also exposed, together with the wall-plate, which preserves evidence for a window and blocked shutter groove in the soffit. This probably lay adjacent to the central post, indicated by a peg-hole for a sill in the adjoining stud. To the east, a former fireplace is blocked and retains only a 20th century shelf, while the remainder of

the wall appears to be masonry, replacing the earlier timber frame. The studwork and wall-plate of the south, internal wall is also exposed, as is the external west gable, including a truncated stud beneath the window. A second stud frames the north side of the window and is clearly original as it is pegged to the wall-plate.

Roof

5.23 The roof was a difficult structure to navigate and survey, and only accessible through a tight aperture in the cupboard of Room FF04. However, substantial remodelling, the insertion of steel strengthening, and replacement of all lower ceilings with modern materials such as hardboard are all plainly visible.

5.24 The northern cross-wing has been rebuilt with a much shallower pitch than its original profile, built around the surviving tie-beam but reusing many early, now truncated rafters. These are now butted into a later ridgeboard of oak or elm and though repositioned, are clearly of medieval character, being an average of 4" x 2" (102mm x 51mm) and retaining redundant mortices for lapped collars (Plate 10).

5.25 The central roof has similarly been much altered, but retains its original pitch and much reused timber, augmented with modern, blond pine. Though incompetently framed, it is essentially a clasped side-purlin roof of 17th or 18th century form, with butted-in raking struts. The original purlins both retain redundant mortices which suggest that they are probably reused wall-plates. On the east this has been augmented by a secondary purlin of modern sawn pine pushed in and supported against the principal chimney stack by modern steel L-plates. Surviving rafters are apparently reused in most instances, one or two however preserving redundant notch-lapped mortices for collars. Several also have traces of smoke-blackening, but in no instance configured to suggest that they are *in situ*. The ceiling below is carried by waney spliced joists of slender, often barely structural scantling.

5.26 The chimney bay separates the main roof from the lower-pitched south cross-wing. The stack rises in two distinct shafts, the south shaft tapering slightly and its northern counterpart rising with straight sides. The bricks are fairly long and thin, with typical 16th or early 17th century form and characteristics.

5.27 The cross-wing roof is partly abutted by the end of the central purlin, again reused from elsewhere but suggesting an earlier, and contemporary structure in this position. Otherwise, it is of rudimentary construction, with rafter-couples of squared oak, but all much disturbed. It is hipped at both ends, but to the west, the frame is over-sailed by the roof of the main range.

Garage

5.28 A free-standing garage lies to the rear west side of the property (Plate 11). It is constructed of pre-fabricated concrete slabs held together with bolts and washers, the exterior being slightly decorative with inscribed lines giving the impression of ashlar-lining. The roof is of light-weight composite iron trusses, covered with corrugated chrysotile asbestos sheeting.

5.29 The outer walls are pierced by four-pane Crittall-type casements with plain stay-bars. The main door lies to the east, opening the full width of the garage as

a concertina of four leaves. These are slender, with lower bracing and three upper lights, once glazed with textured glass but this now mostly lost.

6 DISCUSSION

6.1 Capp's Cottage promises fairly little at first glance, with its shallow-roofed cross-wings partly concealed by render and giving the impression of later additions to an earlier, steeply roofed core. It is clear that the surveyor of the List did not venture beyond the road, and drew his conclusions accordingly. Detailed analysis in fact reveals a building with late medieval origins, and a complex history which can, nevertheless be resolved to a satisfactory degree, though it is regrettable that modern vandalism has deprived the house of most of its historic fixtures and fittings and replaced older windows with mediocre pastiche of little finesse, either in their form or glazing-bar profiles.

6.2 Structurally, most coherence is expressed in the northern cross-wing, which retains many elements of the original outer timber frame. Curiously, these were never covered with render, partly perhaps, because it was perceived (rightly) that this would be detrimental to the timber, but also because when the rest of the house was remodelled, the timber here was merely nogged with brick rather than replaced wholesale. This might indicate that the house was bricked up in several phases, but not enough fabric is accessible to clarify the picture. The evidence indicates conclusively that this element has always formed the cross-wing to an adjoining hall or similar range. In terms of date, the widely-spaced studwork and bracing, the scantling of the timber and other diagnostic evidence such as an unglazed window and wattle and daub infill suggest a late medieval date. This may be refined to the early 16th century based on the floor-joist jointing but only a programme of tree-ring dating would provide a more secure date.

6.3 The original central hall range is effectively lost, surviving now only as a ghost within its successor, but the smoke-blackened timbers in the roof suggest that its precursor was an open hall, while the internal joisting and the chimney stack indicate that this was later floored over and built up against the pre-existing timbers of the cross-wing. The joisting shows 17th century characteristics, but is certainly no later than that period. The roof is now very jumbled, but what is left broadly conforms to this period, redepoying both older rafters and wall-plates for purlins.

6.4 The south cross-wing is altogether much more modern, though refurbishment has left less of the evidence exposed. It is clear however, that it replaces something earlier on the site, as would be expected in the conventional hall/cross-wing layout. The reduction in the pitch of both cross-wings may be contemporary with the bricking up of the facades, giving the building a more modern look. Originally they would have risen to proper gables of the same height as the central range.

6.5 The 18th or early 19th century remodelling was fairly comprehensive. Much of the original external timber appears to have been removed and replaced with brick, with the characteristic dentilated eaves providing a late Georgian or early Victorian time-frame. As noted above, however, this replacement may have been

a gradual process, undertaken while the house was divided in separate occupation.

6.6 Some questions remain unanswered. The hall in its original form may have continued beyond the chimney lobby into what is now the south cross-wing, but the sole piece of evidence for this is a continuous wall-plate spanning the rear elevation. What replaced it is late, and determined by the presence of the chimney. Internal alterations of this date also comprised the compartments on the stair landing, which were scavenged from various earlier elements, including part of a door, but suggest a fairly low status by this point, as there never appears to have been any attempt to conceal the result beneath lath and plaster. Even though we know that the house fell from its original, fairly high status as a yeoman farmer's hall or residence to a series of tenanted cottages, the evidence for sub-division is fairly slender. At least two staircases were present, and perhaps there were shared cooking and sanitary arrangements but each cottage probably consisted of no more than two rooms, and if more, then all trace has been removed.

6.7 Modern work has left many incongruous features which have little historic value and represent a recent attempt to give the cottage a more 'rustic' feel. These include the external door hoods, the fictive timbers around the inglenook and to the external walls of the main living room. The rough-cast cement render is ponderous, and may need revisiting where it interacts with the surviving external frame to the north.

6.8 Other modern elements are of little importance and may be harming the building. This is certainly true of the impermeable tarmac apron which surrounds much of the house, abutting the walls and allowing little escape for moisture. The outshuts to the north are of little historic value, being constructed of modern timber and pink Fletton brick, suggesting a mid-20th century or later date.

6.9 The adjoining garage is a typical 1950s 'kit-form' construction, though no manufacturer's plate was noted. Such garages were often ordered from catalogues to be self-built, and reflect the increased ownership of cars from that period onwards.

7 CONCLUSION

7.1 In light of the discoveries, the list description should be amended to reflect the addition of another late medieval building to the stock of known sites in Sandridge, and one which reflects the expansion of settlement from the 16th century onwards. As such the site appears to have a long history which pre-dates the known historic records.

7.2 Despite unsympathetic renovation, the building remains an interesting example of a rural house or farmstead. It encompasses a gradual evolution typical of many such buildings and progressive rebuilding, reflecting changes of fashion and of circumstances. It probably survived because it fell on hard times, so that there was little incentive to rebuild or replace. Some problems remain, but with care and sympathetic attention, the building and its historic value could be enhanced considerably.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Peter Corbalan and Ms Delga Martineau for commissioning and funding the project.

Thanks are due to the staff of the Hertfordshire Historic Environment Record at Hertfordshire County Council as well as the staff of the Hertfordshire Archives and Local Studies, in particular Bonnie West and Paula Mumford.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed. Copies of the final report will be lodged with the client, the local planning authority, Hertfordshire HER, and HALS. The archive will be lodged with HALS.

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APPENDIX 1 CARTOGRAPHIC SOURCES

Figs	Date	Title	Scale	Location
3	1817	Letter from Richard Kentish, of Caps Cottage, Sandridge, informing John Lane (Esq) of his impending visit to London	-	HALS
4	1766	Dury & Andrew's Map of Sandridge	-	HALS
5	1822	Bryant's Map of Sandridge	-	HALS
6	1843	Tithe Map of the Parish of Sandridge	-	HALS
7	1879	Ordnance Survey Map of Hertfordshire Sheet XXXV.I (1 st ed)	1:1250	HALS
8	1898	Ordnance Survey Map of Hertfordshire Sheet XXXV.I (2 nd ed)	1:1250	HALS
9	1924	Ordnance Survey Map of Hertfordshire Sheet XXXV.I (3 rd ed)	1:1250	HALS
10	1939	Ordnance Survey Map of Hertfordshire Sheet XXXV.I (Revision)	1:1250	HALS

APPENDIX 2 1843 TITHE APPORTIONMENT EXTRACT

Fig. No	Owner	Occupier	Description	Value			Payable to Vicar			Payable to Lord Spencer		
				A	R	P	£.	s.	d.	£.	s.	d.
401	George Robert Martin	George Young	Hook Field (Arable)	11	1	28	0	12	2	2	19	2
402	Harrison	George Young	Further Hook Field (Arable)	5	1	15	0	5	5	1	6	8
403	George Robert Martin	George Young	Hither Hook Field (Arable)	8	3	5	0	8	5	2	0	6
404	George Robert Martin	George Young	Hither Orchard (Grass)	1	1	13	0	3	10	0	2	6
405	George Robert Martin	George Young	Farmhouse, yard, garden & orchard	1	2	5	0	3	1	0	2	0
406	George Robert Martin	William Faulder	Mole Hole (Arable)	2	2	4	0	2	6	0	11	9
407	George Robert Martin	William Faulder	Long Croft (Arable)	2	1	18	0	2	5	0	11	7
408	George Robert Martin	William Faulder	Green Croft (Arable)	2	0	15	0	2	2	0	10	5
409	George Robert Martin	William Faulder	Dill Field	6	2	15	0	6	8	1	11	4
410	George Robert Martin	William Faulder	Farmhouse, yards, garden & orchard	1	1	37	0	3	2	0	2	0
411	George Robert Martin	William Faulder	Orchard (Arable)	1	3	24	0	1	10	0	8	9
412	Harrison	George Young	Bowstay Close (Arable)	2	1	36	0	2	4	0	11	8
413	George Robert Martin	James Coles	Pancroft (Arable)	8	1	5	0	8	4	2	1	1
414	George Robert Martin	James Coles	Upper Pancroft (Arable)	7	0	31	0	7	4	1	15	8
415	George Robert Martin	James Coles	Pond in Little Field	8	1	27	0	8	6	2	1	9
417	George Robert Martin	James Coles	Barn Field (Arable)	7	3	34	0	8	1	1	19	5

418	Harrison	George Young	Hare Field (Arable)	24	3	34	1	6	0	6	8	1
419	Robert Smith	In Hand	North Hare Field (Arable)	7	1	0	0	8	4	2	0	8
420	Robert Smith	Thomas Sears	Cottage Market Garden (Arable)	3	3	5	1	7	0	0	4	0
421	Robert Smith	Thomas Sears	South Hare Field (Arable)	-	-	-	0	9	6	2	5	10

APPENDIX 3 HISTORIC BUILDING LISTING

LIST ENTRY SUMMARY:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CAPS COTTAGE

List entry Number: 1175615

Location: CAPS COTTAGE, HOUSE LANE

County	District	District Type	Parish
Hertfordshire	St. Albans	District Authority	Sandridge

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

LEGACY SYSTEM INFORMATION:

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 163913

ASSET GROUPINGS:

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

LIST ENTRY DESCRIPTION:

Summary of Building

TL 10 NE SANDRIDGE HOUSE LANE (off) (east side)

10/369 Cap's Cottage

- II

House. Mid C17. Recased and extended both ends in late C18/early C19 to form 3 cottages. Now onehouse. Late C19 roughcast casing. 2 storeys. 4 2-light glazing bar casements, 2 in centre, 1 to each hipped wing. French window in centre, formerly a door, and doors at both ends, the three door openings with bracketed tiled hoods. Dentilled brick eaves all round. The central roof is slightly taller and has, on left, a dark red brick chimney stack with 2 joined shafts and corbelled top.

Listing NGR: TL1838509931

APPENDIX 4 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	Capps Cottage, House Lane, Sandridge, St Albans, Hertfordshire
County: Hertfordshire	District: St Albans
Village/Town:	Parish: Sandridge
Planning application reference:	
Client name/address/tel:	Mr Peter Corbalan & Mrs Delga Martineau
Nature of application:	Renovation and extension
Present land use:	Residential house (out of use)
Size of application area:	Size of area investigated: <i>c.112m²</i>
NGR (8 figures):	<i>TL 1838 0993</i>
Site Code:	AS1501
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic building recording
Date of work:	24 th May 2012
Location of finds/Curating museum:	HALs
Related SMR Nos: -	Periods represented: 16 th century to present
Relevant previous summaries/reports: -	-
Summary of fieldwork results:	<p><i>In June 2012, Archaeological Solutions Ltd carried out historic building recording at Capps Cottage, House Lane, Sandridge, Hertfordshire (NGR TL 1828509931). The building is Grade II listed. Technical analysis augmented the list description considerably. A presumed 18th or 19th century addition was revealed to be a 15th or early 16th century cross-wing, once attached to an open hall. Circumstantial evidence suggests that the hall range was initially floored over in the 17th century before being partially dismantled and rebuilt in the late 18th or early 19th century. Smoke blackened rafters survive in the roof, but have been redistributed and none remain in situ. A second cross-wing of probable late 18th century date replaces an earlier service range on the site.</i></p> <p><i>The building has suffered detrimental treatment in the recent past under previous ownership. All doors and windows are modern reproductions, while machine-made tiles have altered the appearance of the building and a chimney stack has been reduced in height.</i></p>
Author of summary: Lee Prosser	Date of Summary: June 2012

APPENDIX 5

BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: Capps Cottage, House Lane, Sandridge, St Albans					NGR: TL 18385 09931		
County: Hertfordshire				Museum Collecting Area: HALs			
Site Code: AS1501				Project Number: 4825			
Date of Work: May 2012				Related Work: -			
Brief/s				Specification/s			
Date		Present		Date		Present	
-		-		18.04.2012		Yes	
Site Records (Description)							
14 sheets A4 notes							
Site Drawings (Give Details of Formats & Size)							
1 sheet A3 drawing film							
Architect's Drawings:							
8 sheets architects drawings - annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
						Digital photographs and drawings on CD	
Reports							
Report No		Report Type				Present	
4089							
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	29-35	
2	120mm	1-12	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printout in archive folder							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

PLATES



Plate 1 East elevation, taken from the north-east (DP 1)



Plate 2 West elevation, taken from the north-west (DP 6)



Plate 3 Detail of the formerly external north wall of the house from within Room GF04 showing wattle holes in the mid-rail (indicated), taken from the north-east (DP 21)



Plate 4 South side of Room GF01 showing inglenook fireplace, taken from the north (DP 15)



Plate 5 North-west area of Room GF01 showing enclosed staircase, taken from the south-east (DP 14)



Plate 6 Room GF02, taken from the south-east (DP 12)



Plate 7 North-west area of Room GF03, taken from the south-east (DP 18)



Plate 8 North wall of Room FF03, taken from the south-east (DP 26)



Plate 9 West side of Room FF05, taken from the east (DP 28)



Plate 10 View of the roof over the northern cross-wing showing early repositioned rafters, taken from the south (DP 32)



Plate 11 View of the garage to the west of the house, taken from the south-east (DP 7)

PHOTOGRAPHIC INDEX



DP 1

East elevation, taken from the north-east



DP 2

South and east elevation, taken from the south-east



DP 3

South elevation, taken from the south-west



DP 4

Outshuts at the north end of the house, taken from the north-east



DP 5

West side of the northern outshuts, taken from the north-west



DP 6

West elevation, taken from the north-west



DP 7

View of the garage to the west of the house, taken from the south-east



DP 8

Interior view of the garage, taken from the east



DP 9

Interior view of the garage, taken from the west



DP 10

Detail of the west elevation showing exposed timber frame, taken from the west



DP 11

Chimney stack at the north end of the house, taken from the north-east



DP 12

Room GF02, taken from the south-east



DP 13

North wall of Room GF02, taken from the south-west



DP 14

North-west area of Room GF01 showing enclosed staircase, taken from the south-east



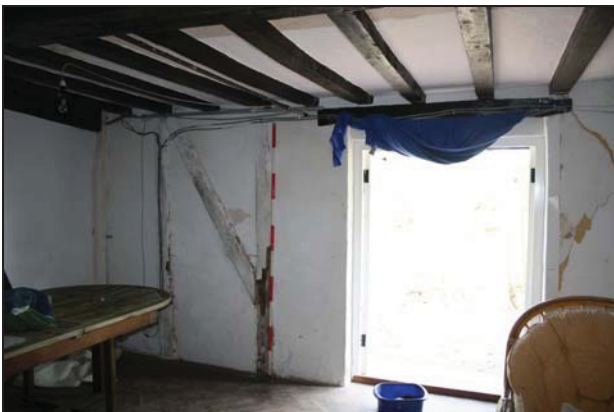
DP 15

South side of Room GF01 showing inglenook fireplace, taken from the north



DP 16

North wall of Room GF01 showing timber framing and surviving section of sole-plate, taken from the south



DP 17

East wall of Room GF01 showing fictive timber work on the wall, taken from the north-west



DP 18

North-west area of Room GF03, taken from the south-east



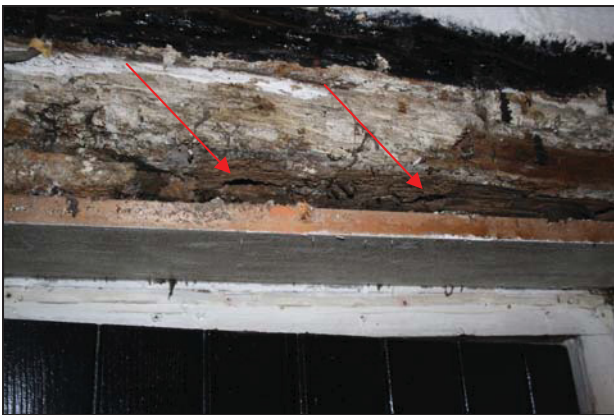
DP 19

South-west area of Room GF03, taken from the north-east



DP 20

Formerly external north wall of the house from within the northern outshot (Room GF04), taken from the north-east



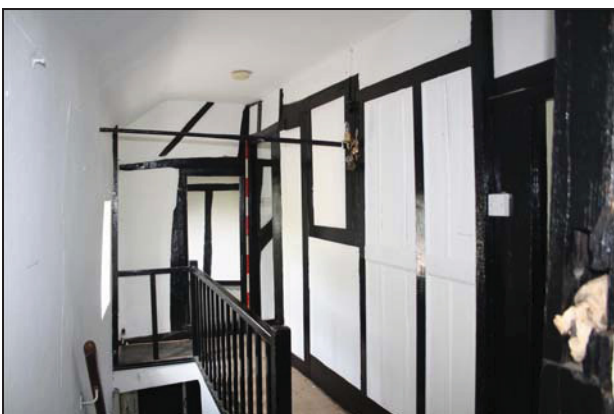
DP 21

Detail of the formerly external north wall of the house from within Room GF04 showing wattle holes in the mid-rail (indicated), taken from the north-east



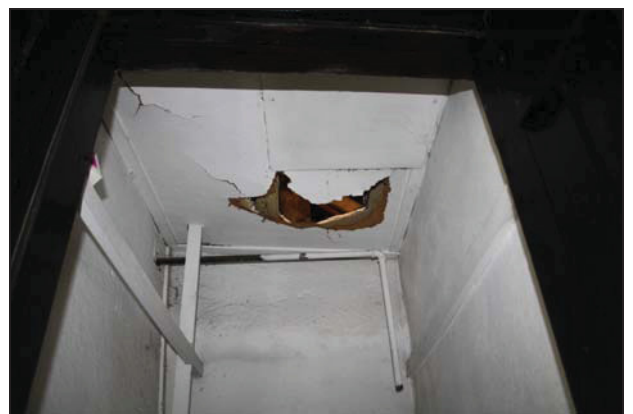
DP 22

First floor corridor FF01, taken from the north-west



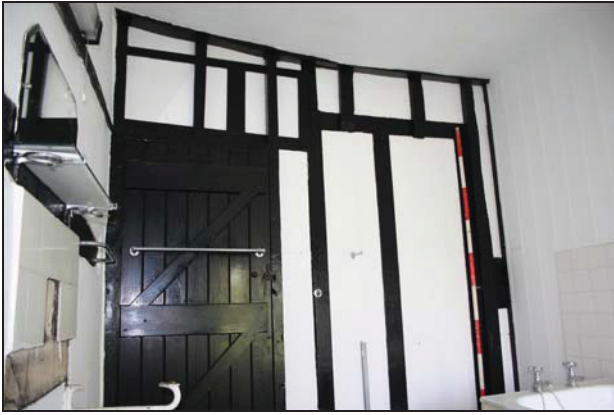
DP 23

First floor corridor FF01, taken from the south-west



DP 24

Modern ceiling in cupboard adjoining the principal chimney stack from FF01, taken from the north



DP 25

West wall of Room FF02, taken from the south-east



DP 26

North wall of Room FF03, taken from the south-east



DP 27

South wall of Room FF05, taken from the north-west



DP 28

West side of Room FF05, taken from the east



DP 29

North wall of Room FF04, taken from the south-east



DP 30

Cupboard on the east side of the principal chimney stack, taken from the south



DP 31

Cupboard on the east side of the principal chimney stack showing shouldered stack and timber elements, taken from the south-east



DP 32

View of the roof over the northern cross-wing showing early repositioned rafters, taken from the south



DP 33

View of the roof over the central range, taken from the north



DP 34

Detail of the northern purlin of the central range, taken from the north-west



DP 35

Detail of the double bird-mouthed strut to the purlins of the central and the southern cross-wing, taken from the south



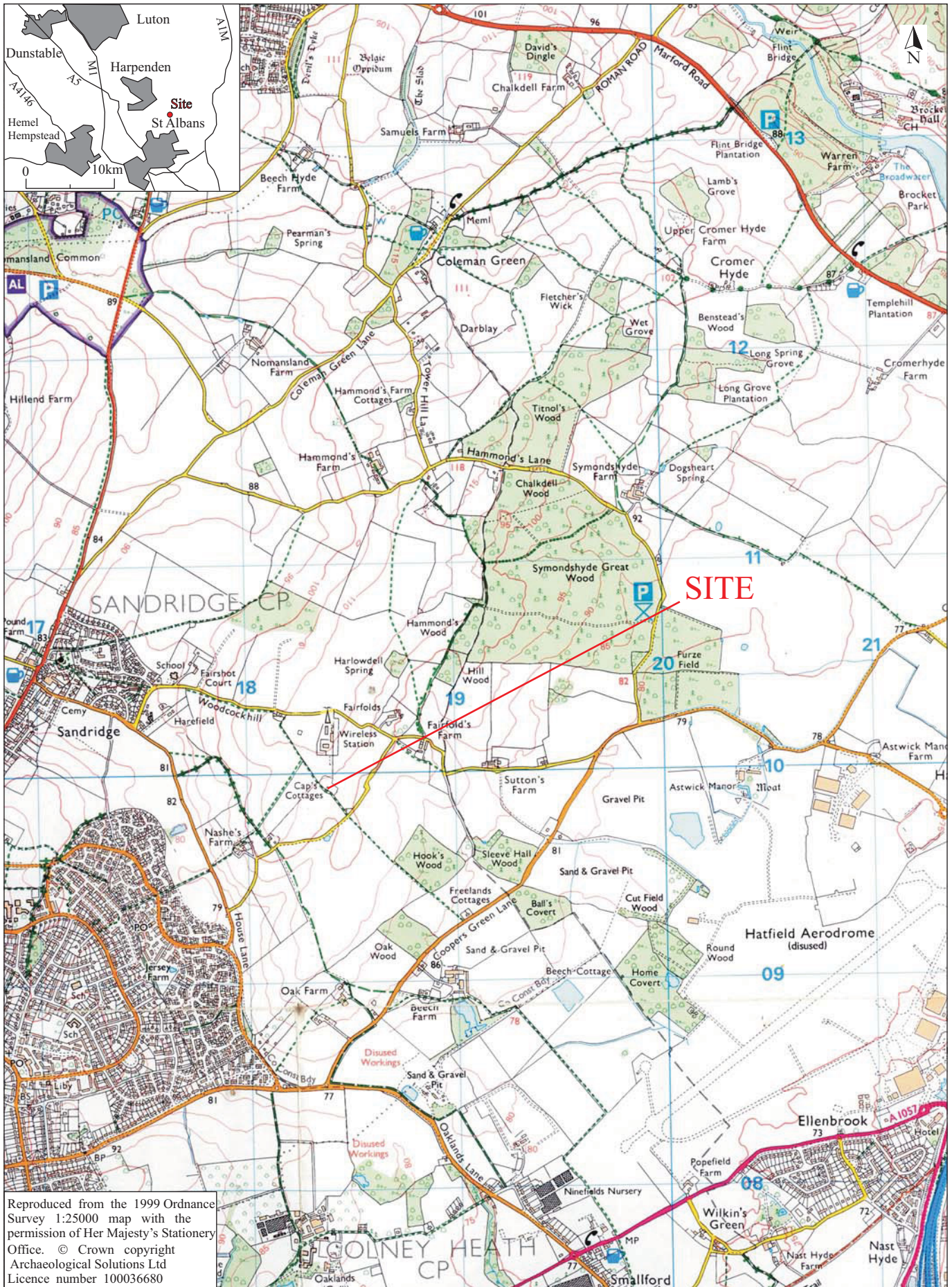
DP 36

Example of a reused smoke-blackened timber in the roof over the southern cross-wing, taken from the east



DP 37

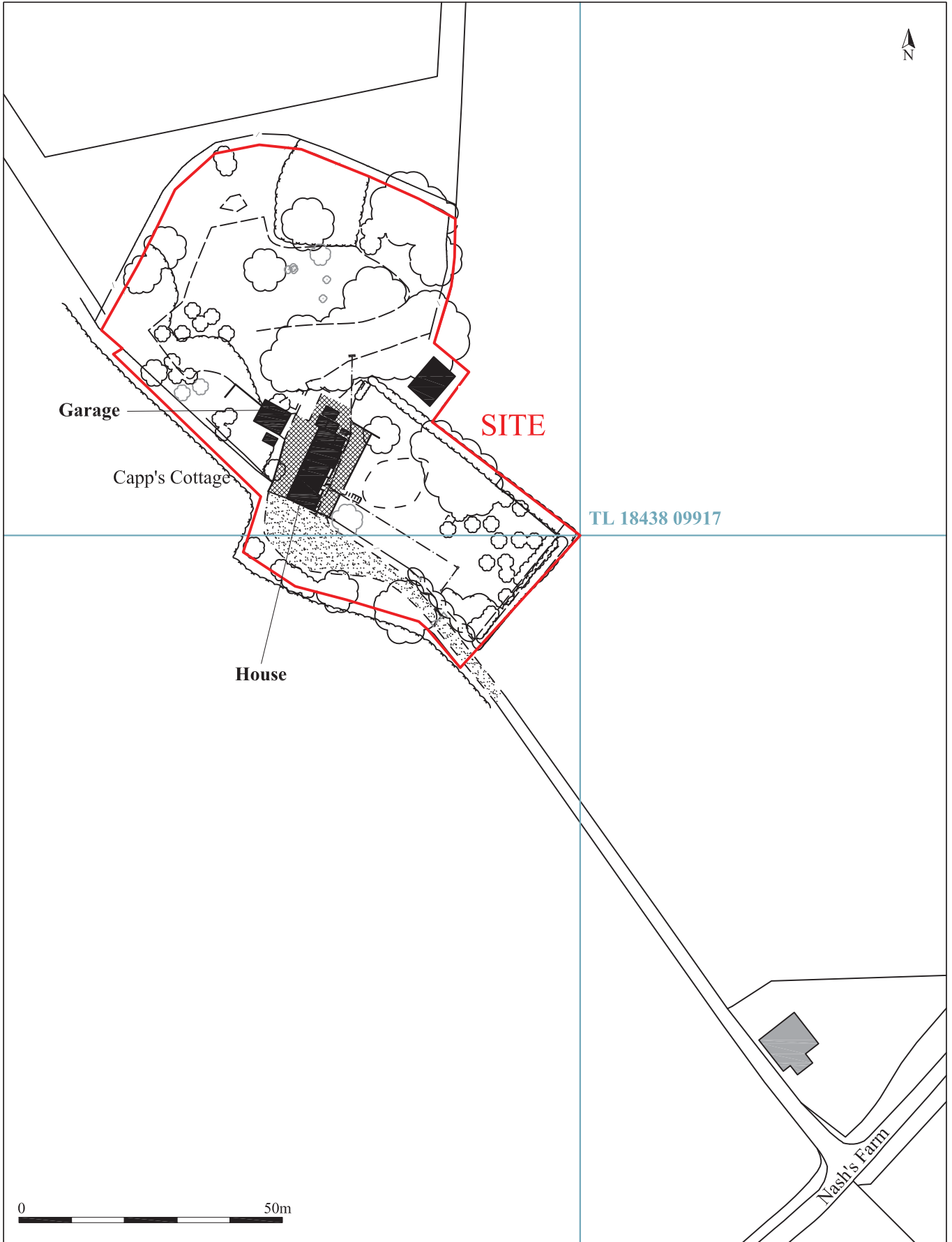
Detail of the brickwork of the principal chimney stack at roof level, taken from the east



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Fig. 1 Site location plan

Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
Scale 1:1000 at A4



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Fig. 3 Dury & Andrews' map of Saundridge, 1766

Scale unknown

Dear Sir

I have yours of 22^d. I shall be
in London very shortly & will call
to give you all the information in
my power beg my most respectful
Compliments to your good Parents
& believe me Dear Sir

Wth Obliged Serv^t
Rich^d Kentish

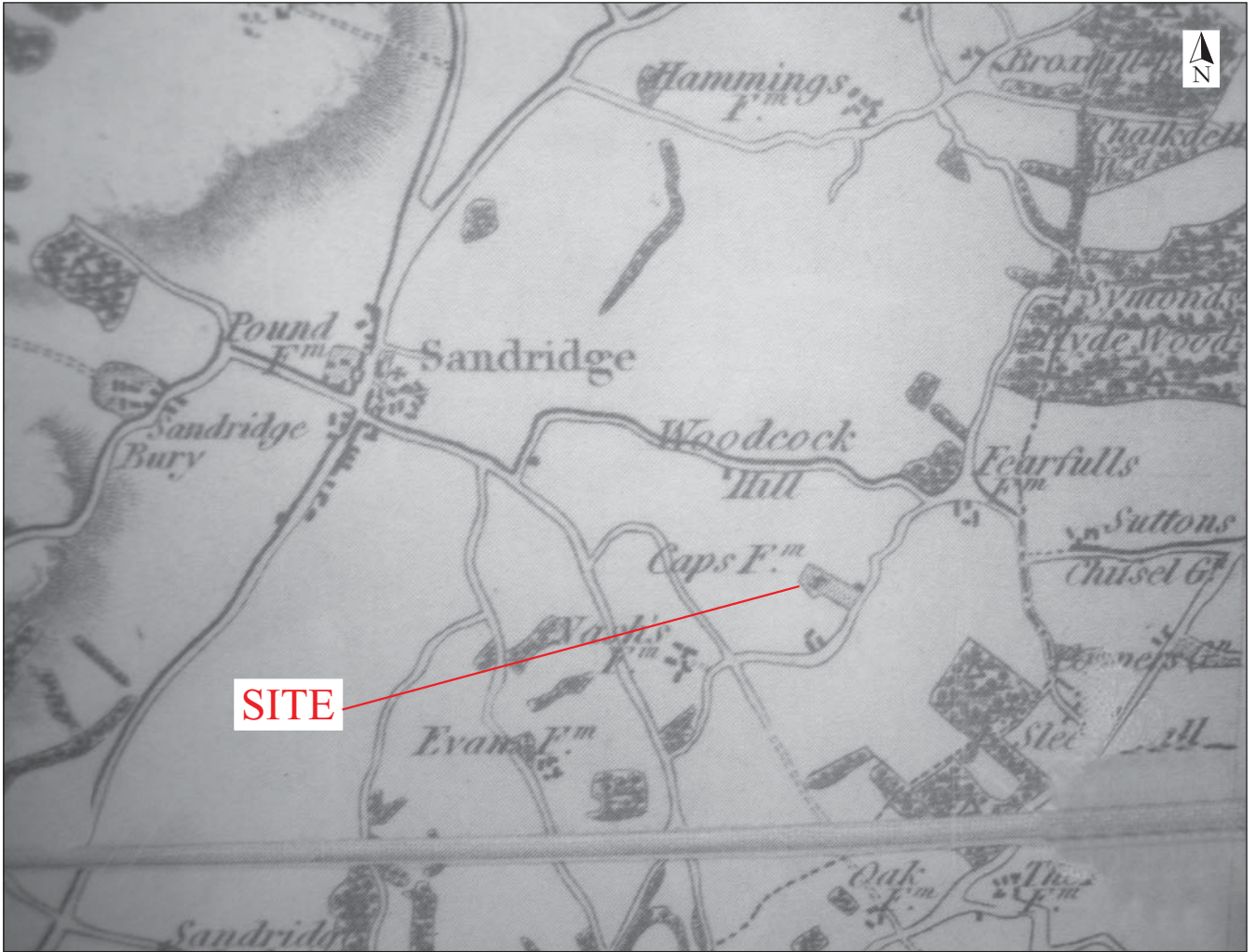
Sandridge 26 March
1817

Your says post paid
it was not so

306

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Fig. 4 Letter from the tenant of Capp's cottage, 1817

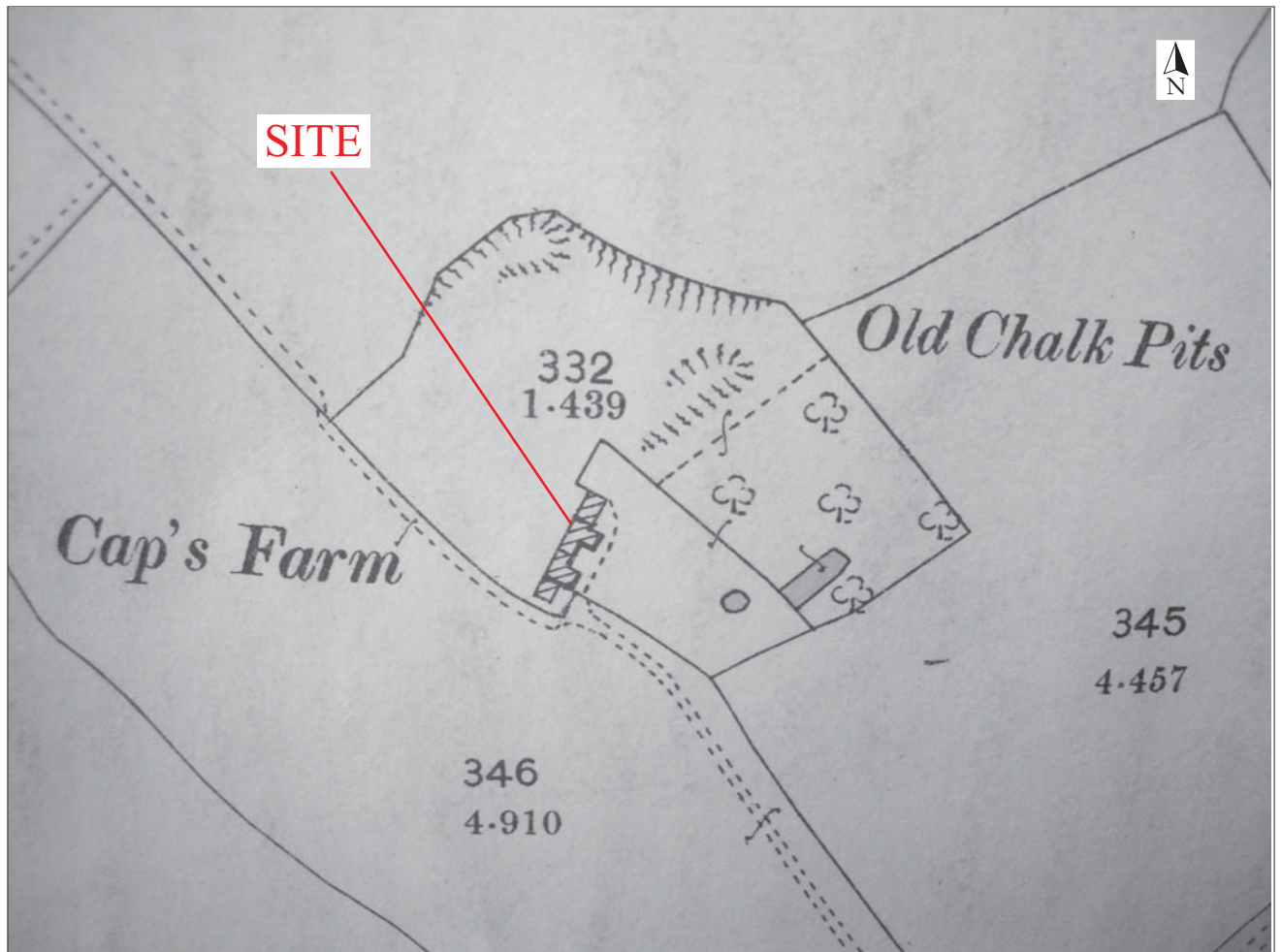


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Fig. 5 Bryant's map of Sandridge, 1822
Scale unknown



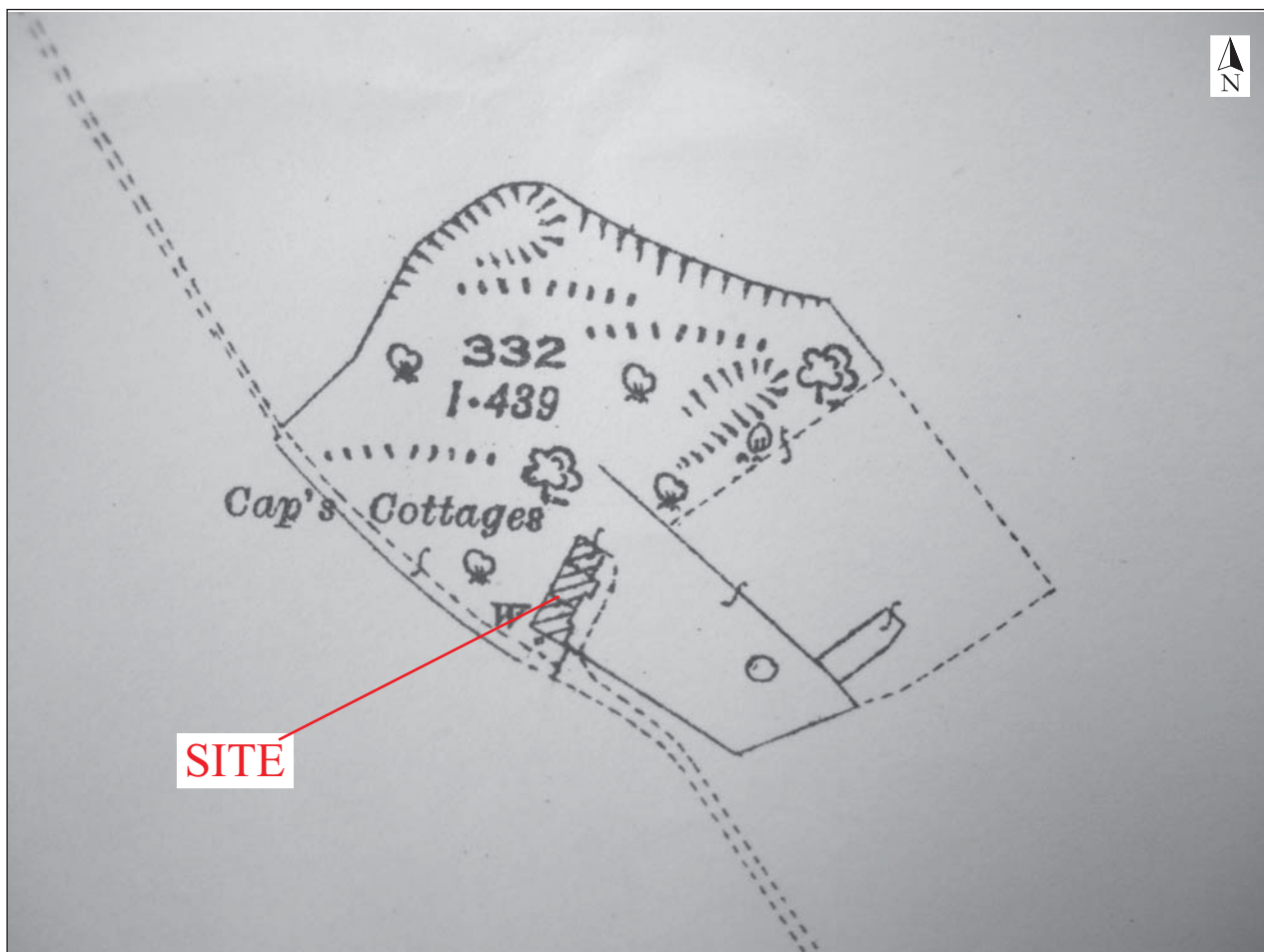
Reproduced from the 1879 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

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Fig. 7 1st edition OS map, 1879
Not to scale: reproduced from the 1:1250 map



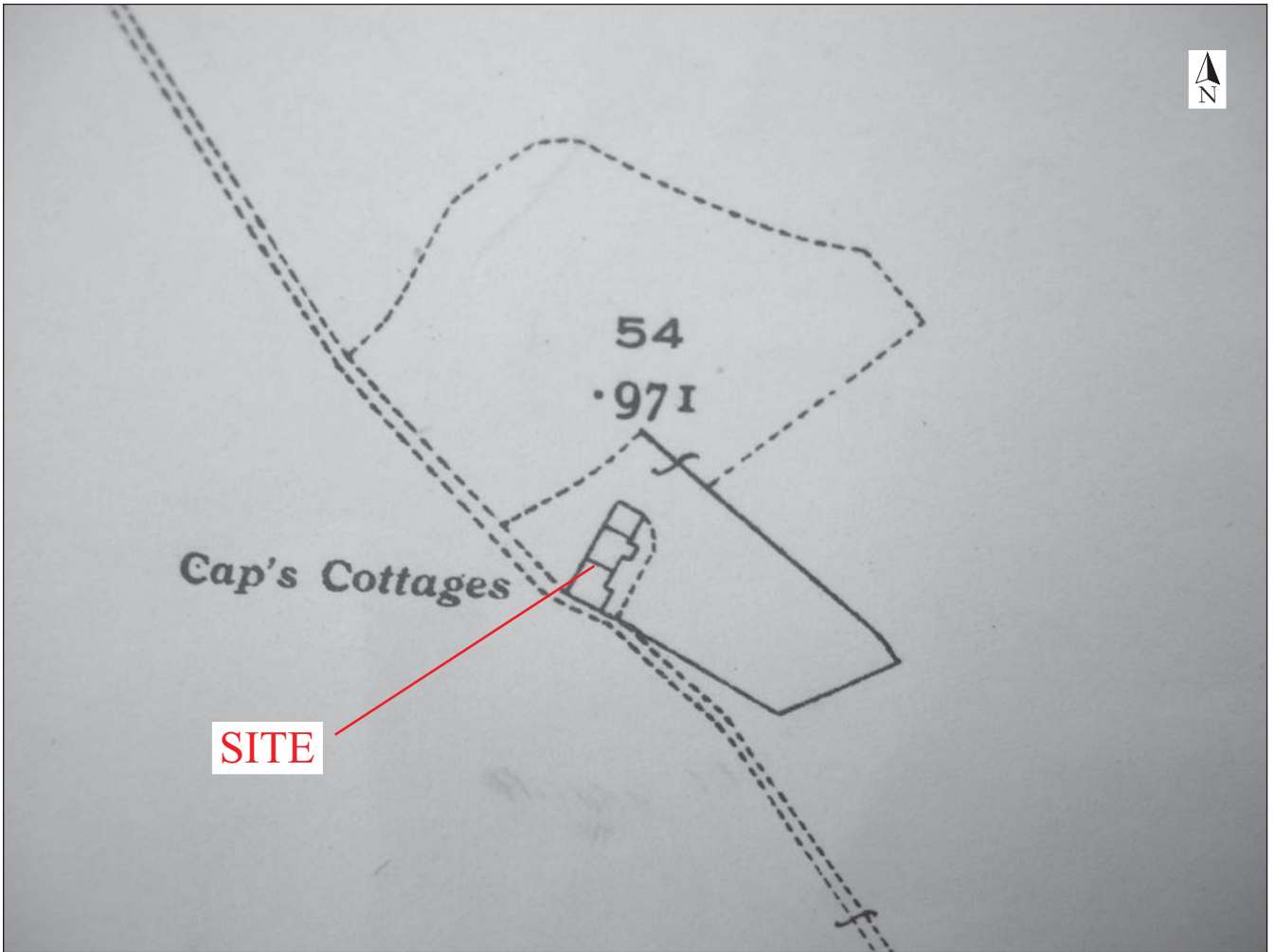
Reproduced from the 1898 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

<i>Archaeological Solutions Ltd</i>
Fig. 8 2nd edition OS map, 1898
Not to scale: reproduced from the 1:1250 map



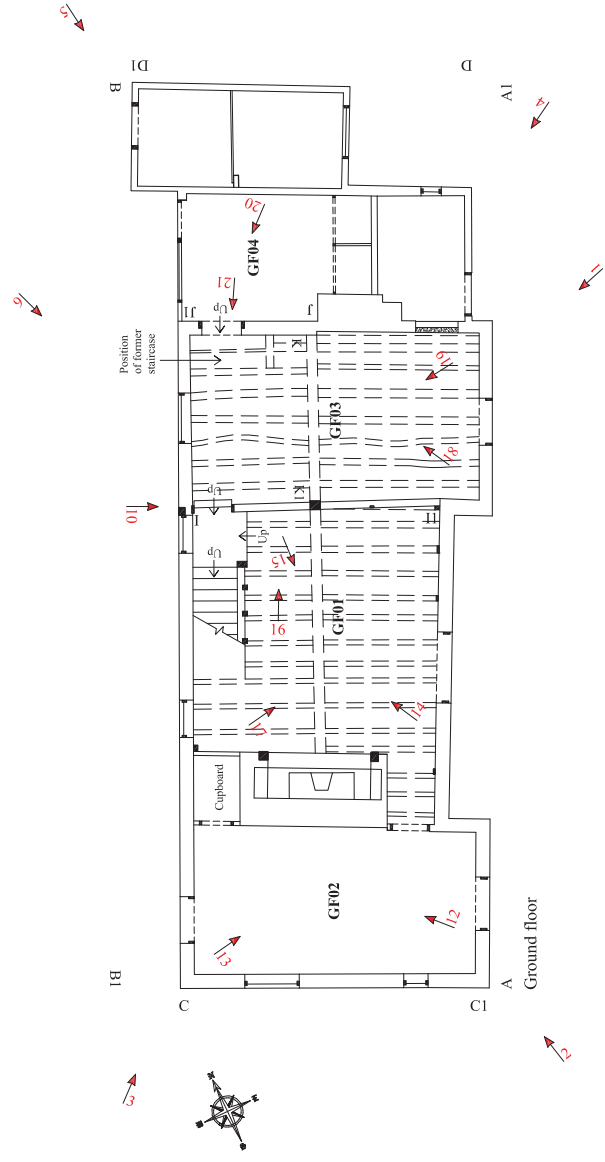
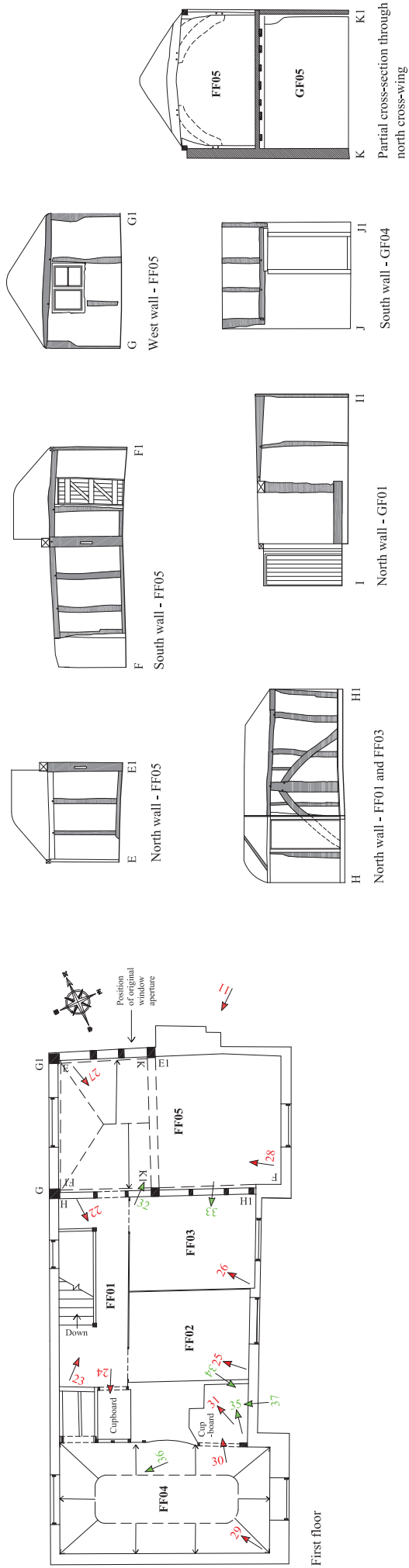
Reproduced from the 1924 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

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Fig. 9 3rd edition OS map, 1924
Not to scale: reproduced from the 1:1250 map

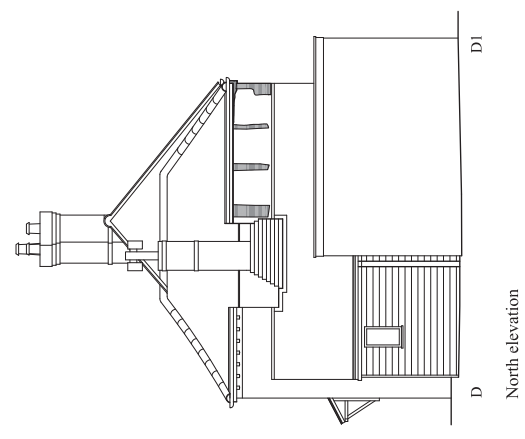
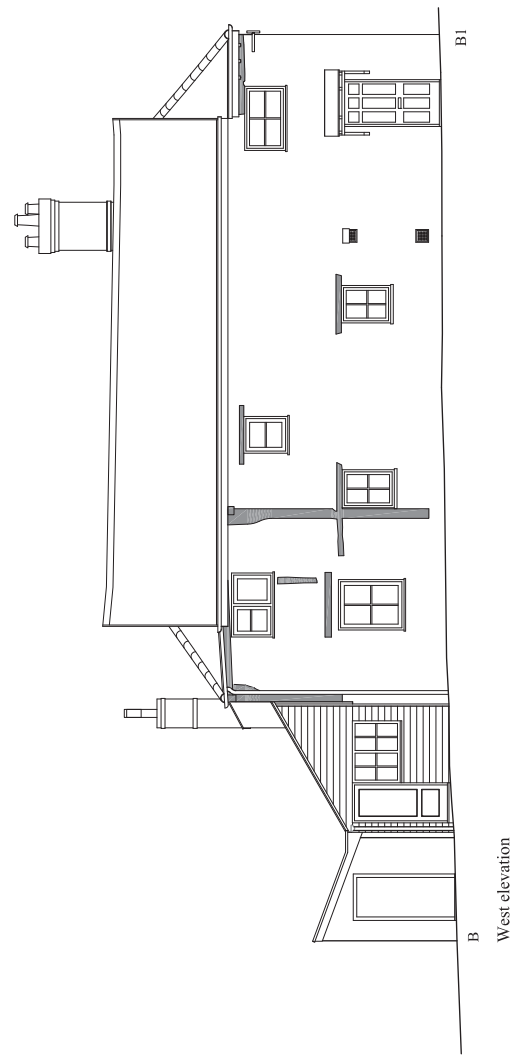
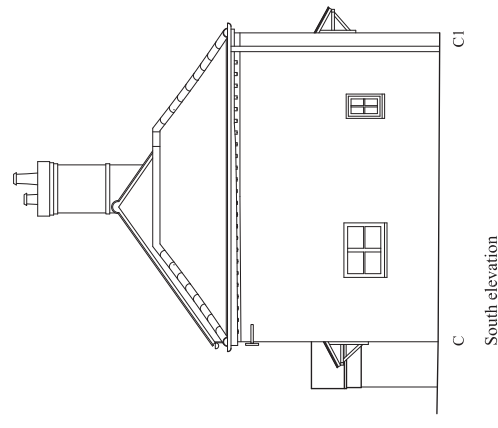
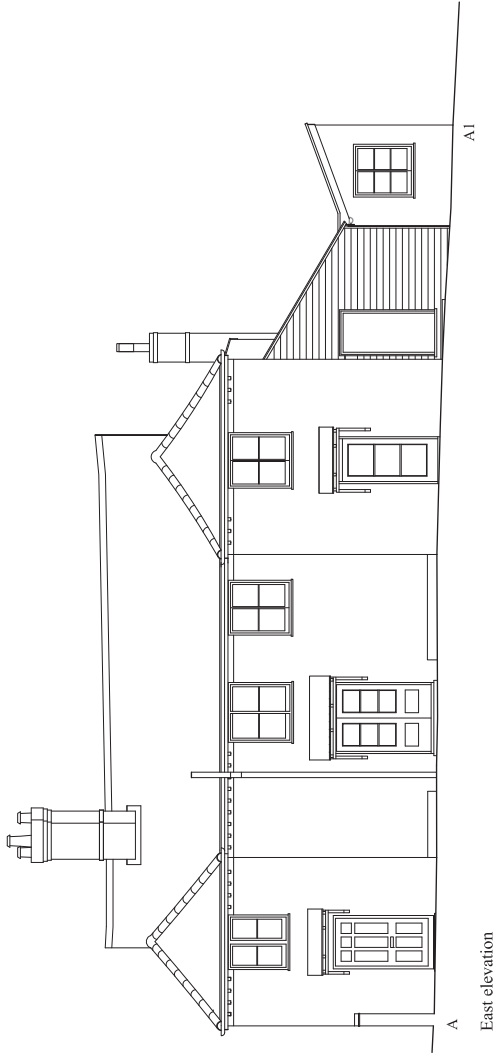


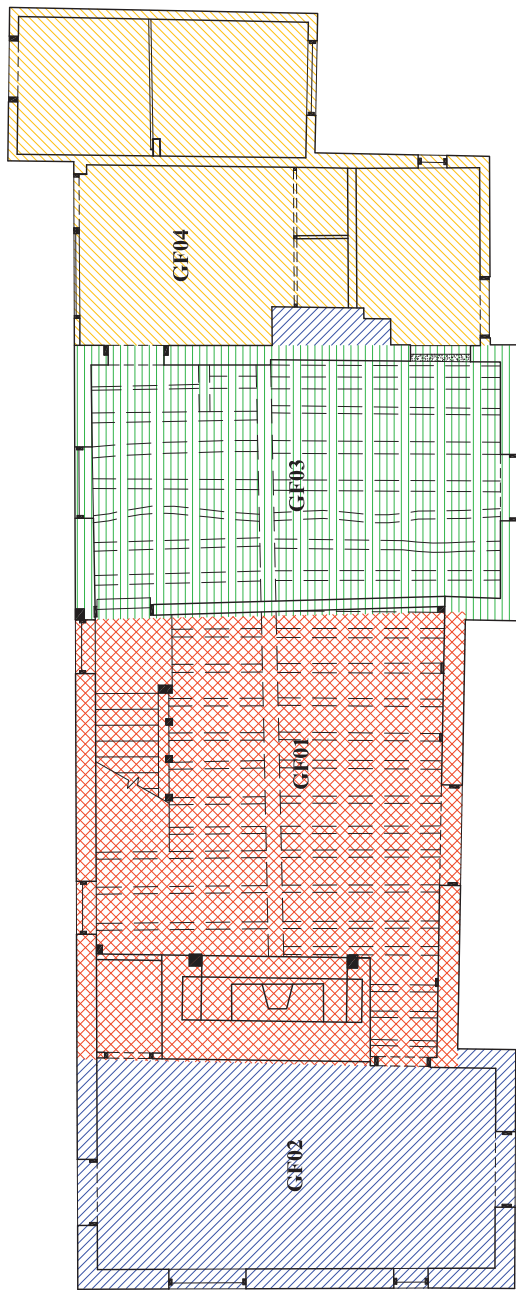
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Fig. 10 OS map, 1939
Not to scale: reproduced from the 1:1250 map







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Fig. 11 Floor plans & internal elevations
 Scale 1:100 at A3





Ground floor

-  Phase 1 Early 16th century
-  Phase 2 17th century rebuild of earlier structure
-  Phase 3 18th or early 19th century rebuild of earlier structure
-  Phase 4 20th century



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Fig. 13 General phase plan

Scale 1:100 at A4