
ARCHAEOLOGICAL SOLUTIONS LTD

**THE RED COW PUBLIC HOUSE, DUNMOW ROAD, BISHOP'S
STORTFORD, HERTFORDSHIRE**

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

(HER enquiry number 226/12)

Authors:	Peter Thompson MA (Report) Tansy Collins BSc (Site visit) Antony RR Mustchin MSc (Editor)	
Illustrations:	Dr John Summers	
NGR: TL 4937 2120	Report No: 4208	
District: East Hertfordshire	Site Code: N/A	
Approved: Claire Halpin	Project No: 5099	
Signed:	Date: November 2012 Revised: 04/02/2014	

This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Archaeological Solutions is an independent archaeological contractor providing the services which satisfy all archaeological requirements of planning applications, including:

Desk-based assessments and environmental impact assessments
Historic building recording and appraisals
Trial trench evaluations
Geophysical surveys
Archaeological monitoring and recording
Archaeological excavations
Post excavation analysis
Promotion and outreach
Specialist analysis

ARCHAEOLOGICAL SOLUTIONS LTD

**98-100 Fore Street, Hertford SG14 1AB
Tel 01992 558170**

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



twitter.com/ArchaeologicalS



www.facebook.com/ArchaeologicalSolutions



CONTENTS

OASIS SUMMARY

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHODOLOGY (Desk-based assessment)**
- 4 THE EVIDENCE**
 - 4.1 Topography, geology & soils**
 - 4.2 Archaeological and historical background**
 - 4.3 The assessment site**
 - 4.4 Site visit**
 - 4.5 Constraints**
 - 4.6 Previous ground disturbance**
 - 4.7 Impact of proposed development**
- 5 ARCHAEOLOGICAL POTENTIAL**
- 6 CONCLUSION**
- ACKNOWLEDGEMENTS**
- BIBLIOGRAPHY**

APPENDICES

- 1 HER INFORMATION**
- 2 LISTED BUILDING INFORMATION**
- 3 CARTOGRAPHIC, PHOTO AND EXCAVATION INFORMATION**
- 4 TITHE MAP APPORTIONMENT**

OASIS SUMMARY SHEET

Project details			
Project name	<i>The Red Cow PH, Dunmow Road, Bishop's Stortford, Hertfordshire</i>		
<i>In November 2012, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (centre point NGR TL 4937 2120). The assessment was commissioned and carried out on behalf of Inkgate Ltd in support of a planning application to redevelop the site.</i>			
<i>A Neolithic hearth and flints were found approximately 120m to the north-west of the site. A substantial Romano-British settlement was located along Stane Street 500m to the north. The Scheduled Ancient Monument of the 11th century Waytemore Castle is located 400m to the north-west and the medieval town and deer park developed to the west of the castle. The Hockerill area became important from the 17th century particularly for its coaching inns and malting industry. In the mid 19th century brewing developed as a major industry with at least 20 maltings located within 500m of the site.</i>			
<i>In the early 19th century the site was a market garden in an area of mainly open pasture. The building later named the Red Cow was probably constructed between c.1838 and 1850, and is first shown on its existing land plot on the 1879 OS map; it has been used in beer retail since 1881. The OS maps indicate that at least 8 smaller structures, probably ancillary buildings, have stood on the assessment site to the south and west of the main building, which have since been demolished.</i>			
Project dates (fieldwork)	-		
Previous work (Y/N/?)	N		
P. number	P5099	Site code	N/A
Type of project	<i>Archaeological Desk-Based Assessment</i>		
Site status			
Current land use	<i>Former public house and first floor flat</i>		
Planned development	<i>Conversion to 3 flats and office space with 5 houses to the rear</i>		
Main features (+dates)	-		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Hertfordshire</i>	<i>Bishop's Stortford</i>
HER/ SMR for area	<i>Hertfordshire HER (HHER)</i>		
Post code (if known)	<i>CM23 5HL</i>		
Area of site	-		
NGR	<i>TL 4937 2120</i>		
Height AOD (max/ min)	<i>73-76.5m AOD</i>		
Project creators			
Brief issued by	-		
Project supervisor/s (PO)	<i>P Thompson</i>		
Funded by	<i>Inkgate Ltd</i>		
Full title	<i>The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire. An Archaeological Desk-Based Assessment</i>		
Authors	<i>Thompson P., Collins, T., Mustchin, A.R.R.</i>		
Report no.	<i>4208</i>		
Date (of report)	<i>November 2012 (Revised 04/02/2014)</i>		

THE RED COW PUBLIC HOUSE, DUNMOW ROAD, BISHOP'S STORTFORD, HERTFORDSHIRE

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SUMMARY

In November 2012, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (centre point NGR TL 4937 2120). The assessment was commissioned and carried out on behalf of Inkgate Ltd in support of a planning application to redevelop the site.

A Neolithic hearth and flints were found approximately 120m to the north-west of the site. A substantial Romano-British settlement was located along Stane Street 500m to the north. The Scheduled Ancient Monument of the 11th century Waytemore Castle is located 400m to the north-west, and the medieval town and deer park developed to the west of the castle. The Hockerill area became important from the 17th century particularly for its coaching inns and malting industry. In the mid 19th century brewing developed as a major industry with at least 20 maltings located within 500m of the site.

In the early 19th century the site was a market garden in an area of mainly open pasture. The building later named the Red Cow was probably constructed between c.1838 and 1850, and is first shown on its existing land plot on the 1879 OS map; it has been used in beer retail since 1881. The OS maps indicate that at least eight smaller structures, probably ancillary buildings, have stood on the assessment site to the south and west of the main building, which have since been demolished.

The public house building is to be retained and incorporated into the scheme. The proposed redevelopment plans to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and 5 four bedroom houses to the rear. Any development undertaken on the site is likely to have a destructive impact on archaeological remains, if present. This impact will be mitigated by appreciating the archaeological potential of the site, and undertaking such investigations as are required by the local planning authority.

1 INTRODUCTION

1.1 In November 2012, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (centre point NGR TL 4937 2120). The assessment was commissioned and carried out on behalf of Inkgate Ltd in support of a planning application to redevelop the site. The proposed redevelopment plans to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and 5 four bedroom houses to the rear.

1.2 Assessment Aims:

- To determine the location, extent, character, condition, significance and quality of the site's historic environment from documentary sources.
- To include an appraisal of the context in which the archaeological evidence rests aiming to highlight any research priorities relevant to any further investigation of the site.
- To provide a predictive model of the archaeological remains present and likely to be present on the site, and include an appraisal of their significance.
- To assess any previous impacts on the site and the impact on any potential archaeological remains by any proposed development.
- To provide sufficient information to enable the formulation of a suitable management/investigation strategy for the site's historic environment in the light of any proposals.

Planning policy context

1.3 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.

1.4 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 Bishop's Stortford is located in East Hertfordshire and lies 43 km north of Central London. The site is located on the east-central side of Bishop's Stortford a little away from the medieval town core, and is approximately 2km west of the M11.

2.2 The building at No. 58 Dunmow Road occupies a space of 103.86 square metres comprising the Red Cow public house at ground floor level with a two bed flat on the first floor. To the rear is a parking area for 18 cars, with space for a further 4-6 vehicles at the front. The property has been empty for c.14 months.

3 METHODOLOGY (Desk-based assessment)

3.1 Archaeological databases

The standard collation of all known archaeological sites and find spots within Hertfordshire comes from the Hertfordshire Historic Environment Record (HHER). In order to provide a representative sample, the HHER database was searched for all known entries within an approximate 500m radius of the site. Entries within that radius are listed in Appendix 1 and plotted on Figure 3. Their significance, where relevant, is discussed in Section 4.2. Significant HER entries from beyond the 500m radius are also discussed where relevant. In the text the Red Cow and its land plot is referred to as the assessment site.

3.2 Historical and cartographic sources

The principal source for these types of evidence was the Hertfordshire Archives and Local Studies Office (HALS). Relevant documents are listed in Appendices 3 and 4 and reproduced in Figures 4-14.

3.3 Secondary sources

The principal sources of secondary material were the HHER as well as AS's own reference library. All sources, including websites, are listed in the bibliography.

3.4 Geological/ geotechnical information

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 based on the work of the British Geological Survey.

4 THE EVIDENCE

4.1 Topography, geology and soils (Fig. 1)

4.1.1 The topography of Bishop's Stortford is undulating but generally slopes down towards the River Stort, which flows 300m to the west on an approximate north to

south orientation. The development site is situated above the flood plain on the eastern side of the river at approximately 73-76.5m AOD. The solid geology of the environs is sand of the Thanet Formation which was deposited c.55 million years ago and stratigraphically overlies London Clay and Upper Cretaceous White Chalk (British Geological Survey 1978). The majority of the town area lies on soils of the Hanslope association, which are described as slowly permeable, calcareous clayey soils with some slowly permeable non-calcareous clayey soils, all of which are at slight risk of water erosion (Soil Survey of England and Wales SSEW 1983).

4.1.2 An archaeological monitoring and recording project carried out at Warwick Road approximately 500m to the east identified a sequence of topsoil, subsoil and natural which had been disturbed and overlain by made ground and surfacing in the 19th and 20th centuries. The natural clay was generally encountered at between 70.42 and 79.62m AOD, although in some cases it was higher due to a lack of subsoil. Table 1 is a general approximation of the stratigraphy encountered there (Doyle and Williamson 2006).

<i>Depth</i>	<i>Layer</i>	<i>Description</i>
0-0.05m	Modern made surfaces	Concrete and tarmac
0.05 - 0.24m	20 th century levelling layer	Mid yellow-orange coarse building sand and ballast
0.024 – 0.44m	19 th century garden soil	Dark grey brown, friable, slightly clayey sandy silt
0.44 - 0.58m	Subsoil	Mid grey brown cohesive sandy clayey silt with occasional sub-rounded clast and sub-angular fragments of CBM
0.058 -	Natural	Mid orange tan, firm, slightly sandy clay with occasional sub-rounded and sub-angular flint gravel clasts <100mm

Table 1: deposit sequence from Warwick Road

4.2 Archaeological and historical background

Prehistoric (<500,000 BC-AD 43)

4.2.1 There are few prehistoric sites in the environs of Bishop's Stortford in comparison with other river valleys such as the Lea to the south-west (Hunns 2000). Finds that have been made include two possible Mesolithic sites at The Meads (HHER 2849) and Silver Ley (HHER 2834), and a polished Neolithic axe head from the bank of the River Stort (HHER 1091). Closest to the assessment site was a Neolithic occupation site, indicated by a hearth and associated flints, found at Limes Crescent approximately 120m to the north (HHER 572). There is a little more evidence for the later prehistoric period, including a possible bronze axe from a not closely identified location (HHER 4895), and a late Bronze Age occupation site comprising a boundary ditch and rubbish pits identified at Thornbera Road (HHER 1090). Iron Age remains were found at the Silver Leys site. A concentration of evidence has been found to the south of the town including an excavation in Thorley which revealed probable Bronze and Iron Age settlement close to the Stort Valley (McDonald 1995). Another site at Woodside Industrial Estate revealed early Iron Age to Romano-British occupation, including storage pits, ditches and a possible round house drainage gully (HHER 9816).

Romano-British (AD 43-410)

4.2.2 In contrast to the prehistoric period there is abundant evidence for Romano-British settlement at Bishop's Stortford. The Roman Road of Stane Street, running between Braughing and Colchester, is located some 750m north of the site (HHER 6520). The Romano-British settlement developed in the area where Stane Street crossed the Stort, which was discovered when Cannon's Close housing estate was built in the 1950's (Hunns 2000). Remains of buildings, rubbish pits, a tile kiln and cremation and inhumation burials were identified, along with large quantities of pottery dated between the 1st and 4th centuries AD (HHER 513, 2234, 514, 512). One Roman inhumation at Legions Way was in proximity to an area of settlement indicated by post-holes and pits (Cooper 2005). Further excavations in the 1990s along the line of Stane Street revealed iron smithing hearths, hard flint surfaces possibly representing the foundations to timber buildings, post-holes and boundary ditches running perpendicular to the road (HHER 9686). Further settlement evidence, indicated by pits and post-holes, was identified to the west of the railway at Grange Paddocks, and was dated between the 1st and 3rd centuries (HHER 6505). The known extent of the Roman settlement reaches to within 550m of the assessment site (Fig. 4), but it is possible that it could be larger; unstratified Roman coins and a brass weight were recovered from the castle moat on the west bank of the Stort, and Roman tegulae are said to be incorporated in the castle curtain wall (HHER 28, 1339; Hunns 2000). Other burials have been identified around modern Bishop's Stortford, the nearest is off Dunmow Road approximately 450-500m north-east of the assessment site, although there may be some confusion over the grid reference, and the sarcophagus may have come from further towards the core area of Roman settlement (HHER 1093).

Anglo-Saxon (AD 410-1065)

4.2.3 The late Anglo-Saxon manor of Stortford was held during the reign of Edward the Confessor by Eadgifu Swanneshals, also known as Edith the Fair, and the purported mistress of King Harold (Hunns 2000). The Domesday Survey of 1086 depicts a substantial estate of six hides, with land for ten ploughs and woodland for 300 pigs. There were two mills and a resident priest with two knights (Morris 1976). The presence of a resident priest indicates both a church and a settlement for him to administer to. It is suggested that this Saxon settlement was located near to St Michael's Church and may have been centred on North Street with east-west orientated tofts located between Water Lane and Baslow Lane (Hunns 2000). St Michael's Church dates from the early 15th century but almost certainly stands on the site of an earlier church (it is speculated that King Harold's remains were eventually buried there following his death at the battle of Hastings). An archaeological evaluation to the south found no evidence for it, but revealed an intensive sequence of inter-cutting burials including two brick built vaults (Lacey 2000). While it is highly likely that an Anglo-Saxon settlement did exist no evidence for it has as yet been located.

Medieval (AD 1066-1539)

4.2.4 William the Conqueror sold the manor of *Estereferd* to William, Bishop of London, and by 1086 its name had corrupted to *Storteford* with the affix added later

(Gover 1938, 201). The Scheduled Ancient Monument of Waytemore Castle (a motte and bailey structure) is first mentioned at this date and is located approximately 400m north-west of the assessment site (SAM 20628; HHER 28). It was probably initially an earth and timber structure with the motte the largest in Hertfordshire, but before the end of the 11th century a masonry shell keep was added. C.1211 King John dismantled the castle following a dispute with the bishop but it was rebuilt in the same year; in 1850 the top of the motte was excavated and foundations of various structures were identified. Since 1907 the castle and its grounds have been used as a public park and gardens. A prison stood outside the castle motte, on the site of Castle Cottage, and in 1344 was recorded holding 50 inmates (Hunns 2000). The castle was in ruins by 1549 but the prison continued in use holding religious dissenters, until 1649 when it was demolished. The stone was used to build Cherry Tree Inn which later became part of Castle Cottage. Burials found in the surrounding area are probably the remains of medieval and post-medieval prisoners (HHER 4227, 9812), although they possibly they could derive from an otherwise unrecorded hospital, as one male had a sword cut to the head that was healing, and another had rickets.

4.2.5 The medieval town developed to the west of the castle probably on the area of the putative Anglo-Saxon settlement, and North Street, South Street, Fyl Street, Water Lane and Cornmarket Street (probably the current High Street), are all recorded existing by the 13th century (Fig. 5). The market place was larger than it is now and filled the space between Church Street, High Street and Potter Lane. Church records indicate some of the trade that took place there in meat, fish, grain, spices and textiles, surnames of inhabitants include Skinner and Tanner (Hunns 2000), and fairs were held three times a year. Pot wasters found in a field and dated to the 14th century, are evidence that a pottery kiln was associated with the town (HHER 2234). The bishop also had a large deer park to the west of the settlement (HHER 6502). By 1340, Bishop's Stortford had become a borough sending members to parliament. In 1530 the church received rent from 70 tenements, the majority comprising *messuages* which therefore contained dwellings and outbuildings. In 1546 royal commissioners described Bishop's Stortford as a market town with 500 occupants taking Holy Communion (Hunns 2000).

Post-medieval (AD 1539-1900)

4.2.6 In the 16th century Bishop's Stortford was a thriving centre of trade and commerce with many inns, mercers and shoemakers recorded, whilst in the early 17th century 13 tanners operated in Water Lane (Hunns 2000; Fig. 6). During the 17th century malting began developing as an important industry, but c. 1670 some of the inns suffered when a bridge was built over the Stort due to repeated flooding. This caused inns on the west side of the Stort to decline, and new inns to appear on the new London to Cambridge coach route passing through Hockerill on the east side. The new inns include the Cock on Stansted Road (HHER 10735), and the Red Lion on Hockerill Street (HHER 10736).

4.2.7 A significant event for the town during the post-medieval period was the opening of the Stort Navigation in 1769, which linked Bishop's Stortford with London via the Lea Navigation, itself constructed in the 18th century. This provided a direct link to the markets of London and, as a result, the prosperity of the town in the 18th

and 19th centuries was fuelled by the brewing and malting industry. High numbers of maltings and inns are recorded in the Historic Environment Record (Cooper 2005; www.heritagegateway). The 18th century brought massive growth and transformed the economy of Bishop's Stortford. Although it was still described as a considerable market town in 1770 (Munby 1977), its horse and cattle fairs had enabled an enormous expansion in leather-working by the 1750's through the tanners of Water Lane. In 1842 the Northern and Eastern Counties rail line opened to the west of the site (Cooper 2005, 77; HHER 5543). It is possible that the current Red Cow building on the assessment site, was constructed in connection with the railway because the earliest residents recorded are one George Sheldrake a rail porter originally from Little Hallingbury, and his wife Mary (www.pubhistory.com). In 1879 Bishop's Stortford was still a busy thoroughfare, and over a six day period 1,428 carriages, carts and horse riders were counted entering the town via Dunmow Road despite other means of transport being available (Cooper 2005, 74). In the mid 19th century brewing had developed into a major industry with 20 inns and 18 beer retailers in the town, including the Fox Brewery on Dunmow Road (Cooper 2005, 80). A large number of maltings were also located in the vicinity of the assessment site, which have since been converted to flats or business premises, or else have been demolished (Appendix 1). Two of the closest sites are a 19th century maltings on Stansted Road, later used as the London and Stansted Furnishing Company which was converted to residential use in 1997 (HHER 5357), and the maltings of W & P Prior on the corner of Hockerill Street and London Road, which is now used as offices (HHER 5358).

Modern (AD 1900+)

4.2.8 As was common in the post-medieval period, from 1900 onwards the town of Bishop's Stortford grew significantly in size, expanding to the south towards Thorley. The modern period has seen the construction of numerous new housing estates in the town (Pozorski and Mustchin 2012).

4.3 Cartographic sources

Earl Historic maps

4.3.1 The Dury and Andrews map of 1766 indicates that the area between Hockerill Street and Stortford Hall is open land with fields or closes on either side of the road (Fig. 7). The topographical relief indicates that the assessment site is on a ridge of high ground, and there is a Windmill to the south. The 1822 Bryant's map shows less detail than its predecessor, but again indicates open countryside (Fig. 8). The tithe map of circa 1840 shows the assessment site is located on Plot 605 whose owner occupier was John Clarke, who used the land as a nursery for a market garden (Fig. 9). The neighbouring Plot 606 was owned by the rail road company. The general picture of the surrounding land is of meadows with isolated cottages and gardens beginning to appear on the landscape.

Early OS maps

4.3.2 The 1879 First Edition OS map shows that the land is now largely developed. The subject building that became the Red Cow has now been

constructed, and this probably occurred between c.1838 and 1851, which is the between its absence from the tithe map and the recording of its earliest occupant. The site occupies the same plot of land that exists today, and the house appears larger than now with around five associated out buildings attached to it or adjacent to it. This includes a rectangular structure immediately to the west and a small building, possibly a shed, to the south-west of the main building. There are terraced houses immediately to the west of the site and across the road to the north-west, and a malthouse is located to the south-west. The land to the east is probably orchard or garden, and the land to the south and north-east is open ground (Fig. 10). In 1881 it is recorded that the occupiers of the property were Frederick Sheldrake, his wife Charlotte, and ten children. Frederick was a painter as were his two eldest sons aged 16 and 14, with the remainder at school. In addition there was a domestic servant Rose Saville, aged 15. The following year Frederick Sheldrake became a beer retailer and his successors continued in that trade (www.pubhistory.com). The 1898 Second Edition OS map indicates that nearly all the smaller buildings or structures on the site have gone. The only surviving one, bar the main building, is the rectangular structure which is now reduced in size to a square shape. There is also a new structure in the north-west corner, possibly an ancillary building or shed, and more terraced houses border the west side of the site (Fig. 11).

Later OS maps

4.3.3 Figure 12 is a composite map comprising the 1921 OS map to the south, and the 1938 OS map to the north, and so is not all contemporary. The northern map section shows little change to the assessment site except for two small square structures immediately south-west of the main building which could be upstanding buildings or areas of hard standing. There is now a row of semi-detached houses on the opposite side of Dunmow Road. The 1967 OS map shows that the previously open area to the east now contains a row of semi-detached houses (Fig. 13). On the assessment site itself the adjoining L-shaped single storey building that exists today has been added on the west side of the main building in place of the previous structures shown in Fig. 12. There are also two small ancillary buildings to the south bordering the eastern boundary, and the building in the north-west corner appears to have been enlarged. The 1989 OS map shows that the latter building and the two small structures bordering the east side have gone, and there is now a car park to the rear of the pub (Fig. 14).

4.4 Site visit (DPs 1-16)

Site visit to The Red Cow, Dunmow Rd - 28th November 2012

4.4.1 The site is sub-rectangular in plan extending south from Dunmow Road. The former public house occupies the north-east corner of the plot and fronts on to the road, while a driveway to the west gives access to the rear of the property which largely comprises a car park. The ground level to the rear appears substantially built up and rises from c. 73m AOD at the roadside to 75m AOD at the rear of the building.

4.4.2 The site is enclosed on all sides. On the west side, the side walls of two sets of late 19th century terraced houses adjoin at the north and south end, with a small

associated outhouse in the centre and the remainder enclosed by modern brick walling. The south side is enclosed by a modern timber fence with new housing beyond, and on the east a 19th century brick wall extends the length of the site. This rises to approximately 2.5m height and has a plinth and a series of buttresses on this side.

4.4.3 The driveway, which crosses the change in ground level, is of concrete with low walls to either side, these appear to be cement rendered or perhaps simply of cast concrete. The car park covers most of the remaining plot and is all covered with tarmac, but with borders all round with small trees and shrub bushes on the east, and grass to the south and west. To the immediate south of the public house is a small courtyard area, paved and enclosed by modern fencing with an area of grass to the west. A timber shed lies on the east side of the car park but is of no particular age.

The public house

4.4.4 The building was inspected from the exterior. It is constructed of brick and includes a main range of almost square plan rising over two storeys to a fairly shallow-pitched roof with the principal façade fronting to the north. It has been extended with a smaller pitched-roofed range to the rear creating the impression of a double roof, while single-storey outbuildings adjacent to the west are now linked. Due to the change in level the lower rooms of the buildings extend into the rising ground at the rear.

4.4.5 The building has undergone a substantial phase of remodelling so that early brickwork is only visible on the east gable at upper level and the chimney stack. This is of a variable yellow brick, and with the fairly shallow pitch of the roof is typical of an 18th or 19th century date, although this cannot be confirmed without further investigation as this and the later alterations may disguise further complexity.

4.4.6 The principal phase of remodelling took place in the early 20th century and included the application of mock 'Tudor' timber-framing at upper level on the north and west, this comprising a thin veneer visible at the ends of the façade where the timberwork is approximately 1" (25mm) thick. The windows on the principal frontage all date from this refurbishment and are of metal-framed casement form, each light with small leaded panes. Although the interior was not accessible, the original catches and telescopic stays are visible marked HOPES. The company Henry Hope and Sons Ltd manufactured metal-framed windows in the early 20th century but later went on to merge with the notable Crittall Manufacturing Co.

4.4.7 The rear range was attached in the mid-19th century and is constructed of a yellow stock brick, though the western end is almost completely rebuilt, with a pitched roof covered with slate and having a small chimney stack. Although close inspection of the original area within the courtyard was not possible, two two-over-two sash windows are visible beneath cambered brick arches. A dated brick here is marked CS 1854. Finally on this side, a pent-roof is visible at ground level for a final room below the current ground level.

4.4.8 To the west lies the single-storey L-shaped outbuilding. This appears to be of later 19th century yellow brickwork. It is more consistent with the range visible on the 1898 OS map than the earlier 1879 map, although it is possible the range retains elements of the earlier layout. The eastern element has a pitched roof covered in slate and has been converted to a lavatory block, probably in the early 20th century, with the insertion of small metal-framed casements. The western section, however, has been heavily reworked and now has a pent roof covered with corrugated sheeting. These outbuildings were formerly distinct from the main public house but the space has been bridged by a pent-roof.

4.5 Constraints

Scheduled Monuments: The Scheduled Ancient Monument of the 11th century Waytemore Castle (SAM 20628, HHER 28) is located 400m to the north-west.

Registered Parks or Gardens: There are no Registered Parks or Gardens within 500m of the assessment site.

Areas of Archaeological Potential: The assessment site is located within an area of archaeological alert (as identified on the HHER map).

Listed Buildings: The closest listed building to the assessment site is the late 16th century Cock Inn on Stansted Road, which has a Grade II listing and is located approximately 50m to the north-west (HHER 10735).

Conservation Areas: The assessment site is located within Bishop's Stortford Conservation Area (HHER).

4.6 Previous ground disturbance

4.6.1 The tithe map identifies an area of clay pits approximately 170m north-east of the assessment site (HHER 6798). The First Edition OS map shows a clay pond to the east of the site (Fig. 10). The OS maps show that while the main building has always stood there, there have been a number of smaller buildings and structures erected on the site which have since gone, but will have left below ground disturbance.

4.7 Impact of proposed development

4.7.1 Any development undertaken on the site is likely to have a destructive impact on archaeological remains, if present. This impact will be mitigated by appreciating the archaeological potential of the site, and undertaking such investigations as are required by the local planning authority.

5 ARCHAEOLOGICAL POTENTIAL

5.1 The following assessments are based on the archaeological information discussed above:

Prehistoric (low)

A Neolithic hearth and flints were found approximately 120m to the north-west (HER 572), but these appear to be fairly isolated finds as there has been a general dearth of prehistoric activity identified in the immediate environs.

Romano-British (low to moderate)

A substantial Romano-British settlement was located along the Roman Road of Stane Street to the north. The closest *in situ* find is a stone sarcophagus from approximately 450-500m to the north of the assessment site (HER 1093). However, the full extent of the settlement is not known, and unstratified Roman finds were made at the castle 400m to the north-west (HER 28, 1339).

Anglo-Saxon (low)

An Anglo-Saxon village is believed to have existed west of the Stort but no evidence for it has as yet come to light.

Medieval (low to moderate)

The 11th century motte of Waytemore Castle is located 400m to the north-west which is a Scheduled Ancient Monument SAM 20628, HER 28). The medieval town and deer park developed to the west of the castle, away from the assessment site.

Post-medieval (very high)

The OS maps show that buildings and structures have stood on the land plot comprising the assessment site which have since gone (Figs. 10-14).

6 CONCLUSION

6.1 A Neolithic axe head was found on the bank of the Stort, and a Neolithic hearth and flints were found approximately 120m to the north-west of the assessment site. A substantial Romano-British settlement was located along the Roman Road of Stane Street at the north end of Bishop's Stortford. Its full extent is not known but the closest *in situ* find to the assessment site is a stone sarcophagus from no closer than 450m away.

6.2 An Anglo-Saxon village is believed to have existed in the area of St Michael's Church on the west side of the Stort but no conclusive evidence for it has yet been found. During the 11th century, the motte and bailey construction of Waytemore Castle belonging to the Bishop of London was built 400m to the north-west of the assessment site, which is a Scheduled Ancient Monument. The medieval town and deer park subsequently developed to the west of the castle.

6.3 During the 17th century inns and malting began developing as important industries, and when a bridge was built over the River Stort c.1670 the focus moved to the Hockerill area where several new inns were built. In the mid 19th century

brewing developed into a major industry with 20 inns and 18 beer retailers in the town, and at least 20 maltings were located within 500m of the assessment site.

6.4 In the early 19th century the assessment site was a market garden in an area largely comprising meadow land, and the house that was later named the Red Cow was probably built between c.1838 and 1850. In 1851 it is recorded as the home of a rail porter and first shown on its existing land plot on the 1879 OS map. The house appears to have been used in beer retail since 1881. The OS maps indicate that at least 8 smaller structures, probably ancillary buildings, have stood on the assessment site to the south and west of the main building, which have since been demolished.

6.5 The public house building is to be retained and incorporated into the scheme. The proposed redevelopment plans to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and 5 four bedroom houses to the rear.

ACKNOWLEDGEMENTS

Archaeological Solutions Ltd (AS) would like to thank the client, Inkgate Ltd, for commissioning and funding the desk-based assessment.

AS is pleased to acknowledge the assistance of Dr Isobel Thompson of Hertfordshire County Council for the HER information, and staff at the Hertfordshire Archives and Local Studies Office (HALS).

BIBLIOGRAPHY

British Geological Survey 1991, *East Anglia Sheet 52°N-00° 1:250,000 Series Quaternary Geology*, Ordnance Survey, Southampton

Cooper, J. 2005, *Bishop's Stortford: a history*, Phillimore, Chichester

Doyle, K. and Williamson, 2006, *87 Warwick Road, Bishop's Stortford, Hertfordshire*, Archaeological Solutions unpublished report no. 2095

Gover, J. E. B. 1938, *The Place-Names of Hertfordshire*, Cambridge University Press, Cambridge

Hunns, T. 2000, *Bishop's Stortford Extensive Urban Survey Project Assessment Report*, Hertfordshire County Council

Institute for Archaeologists (IfA) 2008, *Standard and Guidance for Archaeological Desk-based Assessment*, IfA, Reading

Lacey, M. (undated), *St. Michael's Church, Bishop's Stortford Hertfordshire, Archaeological Evaluation Report Planing Ref 3/98/1055/FP*, Oxford Archaeological Unit, Oxford

McDonald, T. 1995, *Thorley, Bishop's Stortford. A Project Design for Post-Excavation and Publication*, Hertfordshire Archaeological Trust unpublished report no. 193

Morris, J. (ed.), 1976, *Domesday Book: Hertfordshire*, Phillimore, Chichester

Munby, L. M. 1977, *The Making of the English Landscape: the Hertfordshire landscape*, Hodder & Stoughton, London

Mustchin, A. and Pozorski, Z. 2012, *128 Cannons Close, Bishop's Stortford, Hertfordshire. Archaeological Monitoring and Recording*, Archaeological Solutions Ltd unpublished report no. 4005

Websites

www.heritagegateway.org.uk

www.pubhistory.com

www.soilsworldwide.net

APPENDIX 1 HER INFORMATION

(HER enquiry number 226/12)

SHER Number	National Grid Reference	Details
<i>Prehistoric (<500, 000 BC-AD 43)</i>		
2847	49 21	Polished Neolithic flint axe head: Cutting end of polished flint axe found on the bank of the 'River Lea' (presumably the River Stort) at Bishop's Stortford in 1880.
13285	48928 21190	Late Glacial to Late Saxon environmental evidence: The former course of the river Stort through Bishop's Stortford was found at Jackson Square and samples taken of organic sediments. Radiocarbon dates suggest that the river cut its channel through the peats here at some time in the late Iron Age or Roman period. The upper organic sediments in the sampled peat sequence dated to the late Saxon period, showing that these sediments continued to form on the floodplain by the river. Organic sediments at the base of the sequence dated to the Late Glacial period. The sequence has considerable potential for further environmental study.
572	493 213	6 Limes Crescent: Neolithic hearth and associated flints
4895	49 21	Possible bronze axe now in the British Museum
<i>Romano-British (AD 43-410)</i>		
1093	4983 2135	Roman coffin, Dunmow Road: Stone coffin of 3 rd -4 th century date; internal width c.1ft 11ins, side walls vary from 2 1/2 to 3 1/2 ins thick; cover stone: length 7ft; width 2ft 4ins. (Overall) height 1ft 7ins. Found in March 1962 on the north side of the road, at a depth of 3ft, during construction work between Hockerill Training College and the railway line, on a site extending to the Stanstead Road. Seen intact by Ellcock, it contained bones, but no objects. The coffin was broken up in order to remove it. The details imply that the coffin was found during construction of Stortford Hall Park, a road which runs from the site of Stortford Hall [18457] north to the course of the railway line and then alongside it to Stanstead Road to the NW. The given NGR is approximate, but at the Dunmow Road end. The fragments are now in the foundations of the New Rhodes Hall, Bishop's Stortford. See [9923].
1339	4900 2140	Roman coins, Waytemore Castle Gardens: 'There have been found some Roman coins (in the Castle garden) of the lower Emperors: one of Marcus Aurelius is now to be seen'- that is, found before 1728. Marcus Aurelius reigned AD 161-80.
<i>Anglo-Saxon (AD 410-1065)</i>		

2846	49 21	Possible Roman or Saxon spear heads from 'Finchinbrook': 'Two iron spears, probably of the Anglo-Saxon age, found with three others in railway operations at Finchinbrook, near Bishop's Stortford: one measures about 16 inches in length including the socket, which is open on one side for greater facility in fitting the shaft, and has an iron rivet near the lower end...The other spear is of very large dimensions, the socket lost'. These were exhibited at a meeting of the Royal Archaeological Institute by R C Neville in 1856. 'Mr Kemble agreed that (the) one with open socket was Saxon but the other, much larger, he thought to be Roman'. 'Finchinbrook' has not been identified, but the railway must be the line to Cambridge; the branch line [13099] was not built until 1869.
<i>Medieval (AD 1066-1539)</i>		
28	4900 2145	Waytemore Castle: Scheduled Ancient Monument 20628; 11 th century motte and bailey castle with a motte of unusual sub-rectangular plan, retaining the masonry remains of a shell keep. The bailey to the south has been much remodelled, as in the 19th century the castle was part of the grounds of a private house owned by the Taylor family, and became a public park in 1907. Built by William I, the castle was an early stronghold of the Bishops of London. It had a prison from the early 13 th century [13250], the foundations of which were discovered in 1850. Burials [4227, 9812], have been found in the bailey which probably relate to the prison. Roman coins [1339], have also been found in the grounds. The castle masonry is said to incorporate Roman tegulae, some with flanges. Only the motte is Scheduled. The moat was cleaned out in 2004, part of works to improve water flow since the diversion of the river in 1968
4227	4894 2136	Inhumations, Castle Cottage, Waytemore Castle: In 1938 Castle Cottage was pulled down. Excavations for a gardener's cottage exposed three human skeletons in a row and three skulls. A medieval date was suggested, although they are possibly re-interred. They are probably associated with the bishops' prison [13250]
9812	4897 2135	Human remains, Waytemore Castle: Parts of human bodies were uncovered by gardeners beneath a rose bed in the gardens of the castle in January 1999. They were possibly not in their original position, but were close to a previous discovery of human remains in 1938 [4227]. The remains are presumably those of prisoners in the Castle prison [13250]. Analysis of the remains was carried out. Rose bed A contained two crania, almost certainly male. One showed a deep lesion which may have been caused by a cutting edge above and from behind. Remodelling was observed but had not progressed far suggesting that the wound was treated but the patient died shortly afterwards. Only one tooth survived. The second cranium was more fragmented and had an almost full set of teeth (apart from the incisors), probably of a young adult male. They are heavily worn and suggest an abrasive diet. Rose bed B contained a single right femur. The length of the femoral

		head suggests a male individual. Rose bed C contained at least six individuals including a juvenile (2-4 years) and a victim of rickets. This suggests that these burials may come from a monastic hospital rather than the prison, but the sources for [13250] show that this is unlikely; the prison was a major one, and was used to house dissenters as well as felons and remained in use until the 1640s. 'Over the years bones have occasionally surfaced' in the area adjacent to the rose beds
13250	48935 21365	Approximate site of prison to Waytemore Castle: The castle had a prison by the early 13 th century. In 1344 it held 50 people, although numbers fluctuated and the death rate appears to have been high. The bishops of London used it for all felons within their liberty (which covered 13 parishes), but mostly for convicted clerks. Although the castle was in ruins by 1549, the prison continued to be used to hold religious dissenters and others until the Commonwealth, when it was closed and prisoners taken to the county gaol. In 1649 the prison was sold and demolished, along with a bridge leading to it (presumably from The Causeway across the ditch surrounding the bailey). The materials were used to build the Cherry Tree inn on the site, near the castle gatehouse. By 1850 the inn had become a house called Castle Cottage, used by the Taylor family who owned the castle. In 1850 the garden in front of the Cottage was dug up and the foundations of the prison (or one of the other castle buildings) were seen, extending under the house. The walls were from 3 to 5 feet thick; a skull and some bones were found. 'Human remains have frequently been found very near to the surface, between the mound and the site of the prison', and it seems that the bailey of the ruined castle was used as the prison burying ground. For more recent similar finds, see [4227, 9812]. The present Castle Cottage is on a different site.
<i>Post-medieval (AD 1539-1900)</i>		
5367	491 209	Maltings, Fylde Wilson Engineers, Station Road: early Victorian maltings and malsters house at a later engineers works, now demolished
5357	493 212	Maltings, London and Stansted Furnishings Company, Stansted Road: late Victorian, used for furniture in 1922 now abandoned
5353	491 212	Maltings, Hockerill Street: built c.1800 now converted to flats
5355	492 212	Maltings. Hockerill Street: maltings since converted to offices and private dwellings
5354	491 212	Maltings, Barley Store, Hockerill Street: former malting with later rebuilding and extension
5358	493 211	Malting W & P Prior Ltd. London Road/Hockerill St. Now offices
5348	4903 2123	Malting, Dane Road: Former malting, L-shaped building, one wing E-W from Dane St to River Stort, the other wing N-S along Dane Street, with kiln at junction. The front of the building has

		been altered in conversion to a garage. Now has a tiled roof. Kiln cowl has been removed.
5349	4903 2104	Site of three maltings, Beechmill, Dells Lane: Former maltings, range of three parallel maltings between the Dells and Station Road. Site has now been totally demolished except the mill house. Buildings have been replaced with modern industrial buildings
5350	4903 2115	Former malting, Dell Lane: An L-shaped building, one wing E-W between Dell Lane and the River Stort, the other wing N-S along Dane Street. Dane Street wing demolished 1898. On brick base in blue brick large initials J B and R B. Kiln demolished but circular red brick base now used as a paint shop. Site not located. The malting and the circular kiln are shown on the later 19th century OS maps, part of a complex backing onto the Hockerill Cut and facing the junction of Dell Lane and Dane Street (called The Dells on the 1898 map). The kiln stood at the east end of the long rectangular malting with the Cut at the west end; north of the kiln was a square building, presumably the one demolished in 1898. Another square building (which survives, and is 17th century) adjoined on the north, facing Dane Street. Behind these, in the corner of the rear yard, stood a separate structure reached by paths from the malthouses. All of these buildings apart from the house on the street frontage have been demolished and replaced by a warehouse and parking.
5351	49035 20846	Site of malting, Anchor Street: Former malting, red brick with grey brick arched buttresses 3 floors, 8 bays of 8ft with windows, 1 kiln. Weatherboarded barley store at S end. Slate roof. Probably Joshua Miller until 1883, then Flinn and Co until 1938, Ministry of Food store in Second World War. Eastern Gas Board 1950. Now demolished. Anchor Street was Gasworks Lane in the late 19th century; the malthouse, shown on the 1878 map, was adjacent to the gas works [5841].
5356	491 212	Malting south side of Hockerill Street: Width 35ft, asbestos roof. Interior entirely altered. N end, formerly two kilns, red brick, 2 floors arched to slate roof. . Probably built in 1860s by Joseph Fairman. The building has been converted into offices and is now barely recognizable as a malting.
12123	490 211	Approximate site of United Match Industries Factory: E H King and Company started match production in 1923 producing the Turkey Match brand. In 1928 the business became United Match Industries. The factory was built in 1929. The company went into voluntary liquidation in 1970 due to competition from cheaper imported matches and the factory was demolished in 1974

10770	495 213	Diocesan Training College for Schoolmistresses: Built of diaper brickwork in the Tudor Gothic style by Joseph Clark, the college opened in 1852. Its original buildings comprised two dormitories, three classrooms, kitchen, dining room, training room, laundry, and infant and junior practising schools. It closed in 1979 after which it became an Essex Education Authority boarding school
10735	492 212	The Cock Inn, 2 Stanstead Road: late 16 th century timber-framed and plaster building. Major coaching inn in early 19 th century. A watching brief in the garden found no archaeological deposits
10763	493 214	Church of All Saints, Stanstead Road: Stands on an elevated point in Hockerill to the east of the Stort. The original church, built in 1851-2 at a cost of £2315, burnt down in 1935. The present building incorporates the remains of the earlier church; by S E Dykes Bower, it was erected in 1936-7 and is of rough limestone with ashlar dressings
5140	4896 2101	Road bridge, carrying Station Road: Brick piers, single arch span c11.4m of pre-stressed concrete beams. Open siderail. Width c8.1m. Embanked approaches. Bridge has been recently renovated with new concrete beams and rails and some modern brickwork
5141	491 210	Road Bridge, Bishop Stortford Station: built over railway, rebuilt in 1956
5142	491 212	Road Bridge, Hockerill Street: road carrying Hockerill Road
10736	492 212	43 Hockerill Street, formerly the Red Lion: 17 th century timber-framed building which was once an inn, the Red Lion. It has heavy moulded oak beams on both floors but the exterior was extensively remodelled in the late 19/early 20 th century when the road was widened, and a 20 th century shop frontage has been inserted into the ground floor
10757	491 212	Possible site of the Parish Workhouse, Hockerill Street: The parish workhouse is documented in 1793 and apparently stood on the south side of Hockerill Street in a building which later became part of a malting still in use in the early 20 th century. A malting is shown on the 1898 OS map in this position.
10749	491 212	23A Hockerill Street: 16 th century timber framed house with 20 th century walls
5365	4896 2096	19 th century maltings complex with early 19 th century origins: the works of F J Nash, maltster. Three former maltings alongside River Stort. One (small) weatherboarded building with slate roof appears to survive
5543	4915 2088	Bishop's Stortford Railway station: Formerly Great Eastern, then LNER. Station offices are yellow brick, 3 floors, 3 bays of 12ft with windows, square, slate roof. Attached booking hall is 20C. 2 platforms, staggered, with moulded iron pillars and foliated spandrels supporting wooden canopies. Waiting rooms and other platform buildings are modern. Brick with wood signal

		box. Line opened 1842. Small red brick building E of tracks now in use by Bishop's Stortford Railway Society. Two new buildings to N of station.
5774	4910 2105	Beech Flour Mills: Millhouse of a steam corn mill. Was part of Beech Corn Mills, previously Town Mill. Entirely rebuilt c.1935 except for the house (early 19 th century) at the gate. Remains as described at the Johnson survey. A grinding stone is displayed outside the house entrance. The site is now occupied by Westmill Foods Ltd. The evidence for this mill having previously been known as the Town Mill is unclear
6797	49630 21205	Site of Hockerill Mill, 110 Dunmow Road: Post-medieval windmill, first shown on Dury & Andrew's map of 1766 demolished in the 20 th century
6798	495 213	Site of clay pits, Dunmow Road: Clay pits identified from 1838 tithe map. Some evidence of brick making remains, vitrified brick visible in wall on E side of 'Clayponds'. Site is now occupied by houses and gardens
10364	4892 2107	Site of linear maltings west of the River Stort, South Street: forming the boundary to Patmore's Yard in the late 19 th century. In existence by at least 1898. Now demolished.
10365	4893 2109	Site of linear maltings west of the River Stort, South Street: within an area known as Carpenter's Yard in the late 19 th century. In existence by at least 1879. Now demolished.
10366	4893 2111	Site of linear maltings west of the River Stort, South Street: Within an area known as Carpenter's Yard in the late 19 th century. In existence by at least 1879. Now demolished
10773	4899 212	Site of iron foundry, The Causeway: Shown on the 1898 OS map, the foundry appears in the 1851 Directory as the property of William Hughes, iron and brass founder; in 1910 the same firm expanded into the premises of the neighbouring timber merchant [10774, 12800]
10774	4898 2121	Site of sawmill, The Causeway: After the opening of the Stort Navigation in 1769 [10776, 7268], Joseph Boulcott, a London timber importer, rented land at Goosemead and opened a timber yard. He was succeeded by his son and a timber yard owned by Joseph Boulcott is recorded on this site by an 1878 business directory. A saw mill is marked on OS maps from 1898 onwards. The 1898 edition of the business directory records that the firm had also started to supply building materials. A large iron framed shed which was originally part of the saw mill complex still stands. It is believed to have been constructed between 1921 and 1939. It was built open-sided towards the wharf. Like most of the nearby buildings it has been extensively altered. The joinery building also survives although it too is much altered. The west wall has 19C glazing and the foundations are 19 th century. A large piece of Hertfordshire pudding stone stands outside the NW corner of the building. See also [12800] for other buildings
10776	48905 21313	Site of Stort Navigation Terminus: The canalisation of the Stort to carry trade vessels was largely inspired by George Jackson. Work began after an Act of Parliament in 1765 and was completed in 1769, when the first barge arrived at the Bishop's

		Stortford wharves. Several stretches of the river were canalised utilising fifteen locks, beginning at Feildes Weir near Hoddesdon [7268] where the Stort joins the Lea, and terminating at a canal basin in Bishop's Stortford. The basin has been filled and the town library and multistorey car park built over it The basin was constructed on previously marshy and undeveloped land, and appears on a 1772 plan. A single building on its west side was owned by Sir George Duckett (George Jackson) and let to William Taylor, maltster and barge owner. By 1791 the canal was sending large quantities of malt to London, and by the mid 19C the terminus was surrounded by wharfage, coal and timber merchants, stone and slate merchants, and small industrial yards [10773, 10774]. The basin was infilled in the late 20 th century.
11592	4930 2074	Milestone, London Road: Milestone, with the numeral '28', on the 'new' route, at Hockerill
11981	48949 21297	19 th century warehouses and storage sheds, The Causeway: A group of 19 th century industrial buildings, heavily altered. The original roof and western wall of the storage shed survives. This is the last of a group of sheds and the warehouses, a line of structures, shown on the OS 1898 edition
11991	48979 21165	18 th century timber framed shed, Hockerill Cut: A timber framed shed which appears to be shown on a map dating to 1772. It was heavily altered during the 19 th and 20 th century
11992	48994 21189	Wharf Crane, Hockerill Cut: A well preserved crane used for the loading and unloading of barges on the wharf. It retains its original gearing and boom, although the jib is missing. It is thought to date to the late 19 th /early 20 th century
12800	4897 2125	19 th timber merchant's building, Jackson Square: A three-part structure aligned north-south between the river Stort and the canal basin, two storeys, of weatherboarded timber framing with an earlier flint wall used for the ground floor on the east side
17424	49615 21010	Hertfordshire and Essex High School, Warwick Road: Early 20 th century school in Queen Anne style, with later buildings including some using the 1950s 'Hertfordshire-Hills' system
18246	49040 21166	8 Dane Street: 17 th century timber-framed house with pargetted armorial motifs; a sack hoist at the top a remnant of its connection with Cannon & Sons maltings
18455	49459 21181	Hillside House, 60 Dunmow Road: 1830s brick villa, shown on later 19 th century maps with large malthouse alongside it
18457	49779 21310	Site of Stortford Hall, Dunmow Road: Post-medieval farmstead demolished in the 20 th century

APPENDIX 2 LISTED BUILDINGS

Listed Building No.	National Grid Reference (TL)	Grade	Details
160973	492 212	II	The Cock Inn, 2 Stanstead Road: Late 16 th century. This building is thought to have been an inn by 1620 and has also been known as the Black Lion and the Vernon's Head. It may once have been used as a court house and there is a possible priest's hole on an upstairs landing
160905	495 213	II	Diocesan Training College for Schoolmistresses: Built of diaper brickwork in the Tudor Gothic style by Joseph Clark
160972	493 214	II	Church of All Saints, Stanstead Road: Originally built in Gothic style, a five-bay nave, baptistery, south porch, two vestries and a bell cote at its north east corner
160940	492 212	II	43 Hockerill Street, formerly the Red Lion: 17 th century timber-framed building. It has heavy moulded oak beams on both floors but the exterior was extensively remodelled in the late 19/early 20 th century, and a 20 th century shop frontage has been inserted into the ground floor
160935	491 212	II	23A Hockerill Street: A 16 th century timber-framed building with 20 th century plaster and roughcast walls. The interior has exposed timber work and a triple crown-post roof
160900	4900 2145	I	Waytemore Castle: 11 th century shell keep and below ground remains
160904	49040 21166	II	8 Dane Street: 17 th century timber-framed building two and a half storeys tall, with an overhanging sack hoist on curved brackets. Behind is a parallel block, also timber-framed. The front is of plaster and painted brick, the brick presumably an 18 th century or later updating. The plasterwork is pargetted, with two roses on the soffit and 'other 17 th century pargetted armorial motifs' on the walls. The shop front at the north end is 20 th century.

APPENDIX 3 CARTOGRAPHIC SOURCES

Fig. No.	Map	Date	Scale	Reference	Source
1	Site Location	Modern	1:25,000	-	OS Explorer
2	Detailed Site Location	Modern	1:1000	-	Client
3	HER Information	-		-	AS
4	Roman Bishop's Stortford	modern		Hunns 2000	Bishop's Stortford Extensive Urban Survey
5	Medieval Bishop's Stortford	modern		Hunns 2000	Bishop's Stortford Extensive Urban Survey
6	The 16 th and 17 th century town	modern		Hunns 2000	Bishop's Stortford Extensive Urban Survey
7	Dury and Andrews	1766	-	Map 6	HALS
8	Bryant	1822	-	Map 2	HALS
9	Bishop's Stortford Tithe	c.1840	-	DSA4/21/2	HALS
10	OS First Edition	1879	1:25,000	XXIII.6 XXIII.10	HALS
11	OS Second Edition	1898	1:25,000	XXIII.6 XXIII.10	HALS
12	OS	1939 1921	1:25,000	XXIII.6 XXIII.10	HALS
13	OS	1967	1:1250	TL4921 SW	HALS
14	OS	1989	1:1250	TL4921 SW	HALS

APPENDIX 4 TITHE MAP APPORTIONMENT (DSA4/21/1)

Plot	Owner	Occupier	Name	Use	A.R.P.
380	John Miller	Thomas Foulkes	-	yard	0 – 0 - 13
381	William Hawkes, William Nash, William Bird and others	John Moore	-	garden	0 – 0 – 27
580	?Beldham Edward Johns	John Clarke	Little Pasture	meadow	1 – 0 - 15
605	John Tucker	John Tucker	Nursery Ground	Market Garden	2 – 0 – 4
606	The Trustees of the Rail Road	The Trustees of the Rail Road	Ben's Close	meadow	1 – 3 – 0

PHOTOGRAPHIC INDEX



1

The Red Cow taken from the north-east, across Dunmow Road



2

The Red Cow taken from the north-west, across Dunmow Road



3

The northern part of the site taken from the north-west



4

The driveway on the west side of the site, taken from the north



5

The driveway towards the south of the site, taken from the north-north-west



6

The driveway and western part of the site taken from the south



7

The site, with the driveway and rear car park in the foreground, taken from the south-west corner



8

The site, taken from the south-east corner



9

The south-west corner of the site, taken from the eastern boundary



10

Detail of the eastern edge of the site taken from the east-centre



11

Rear range of the Red Cow with rebuilt western end, taken from the south-west



12

Area where the western single storey building joins the public house, taken from the south



13

The western gable ends of the Red Cow and rear block taken from the south-west



14

Detail of bench mark on the single storey block taken from the north



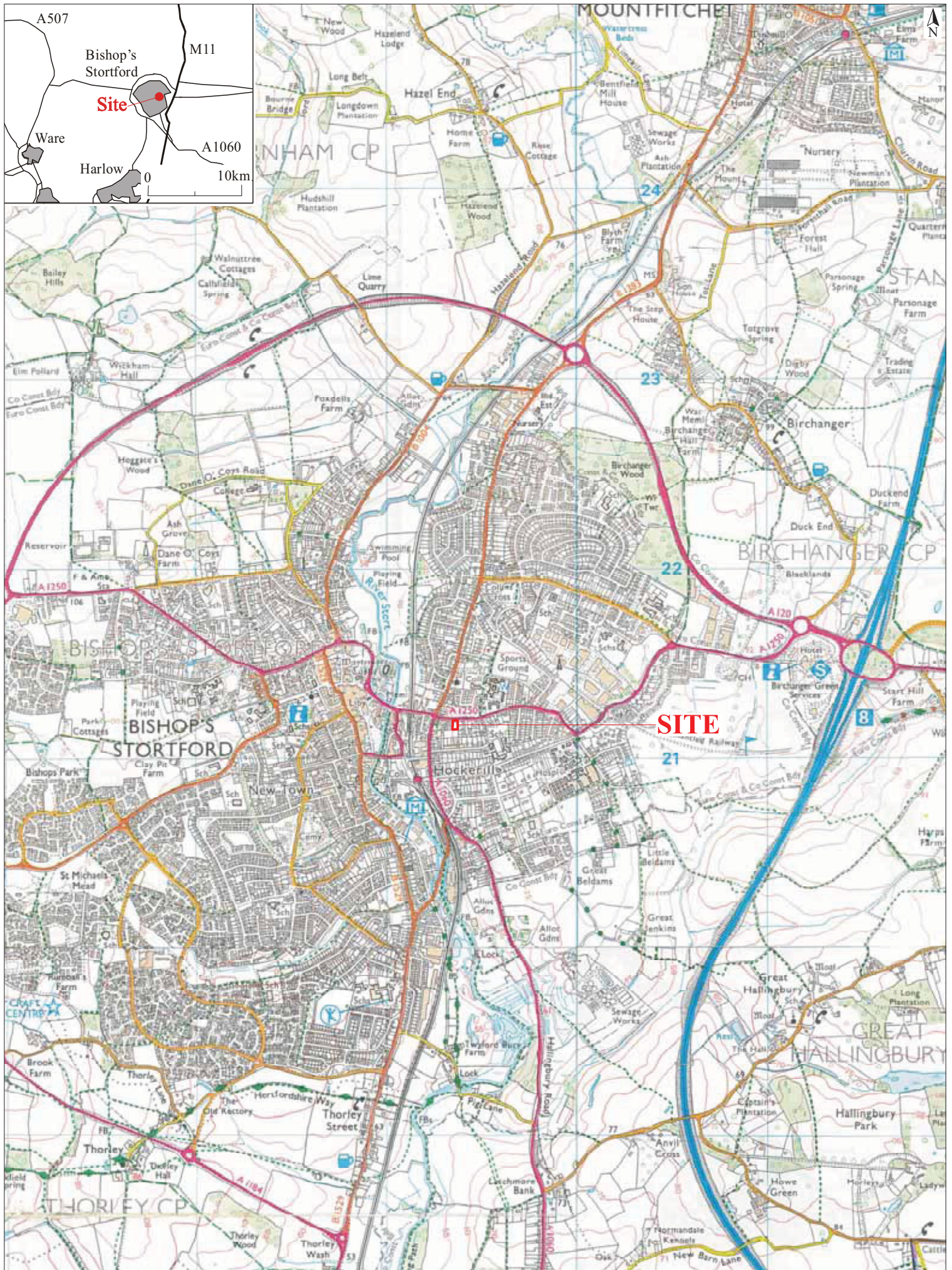
15

The south-east corner of the site, including the car park, taken from the north-west



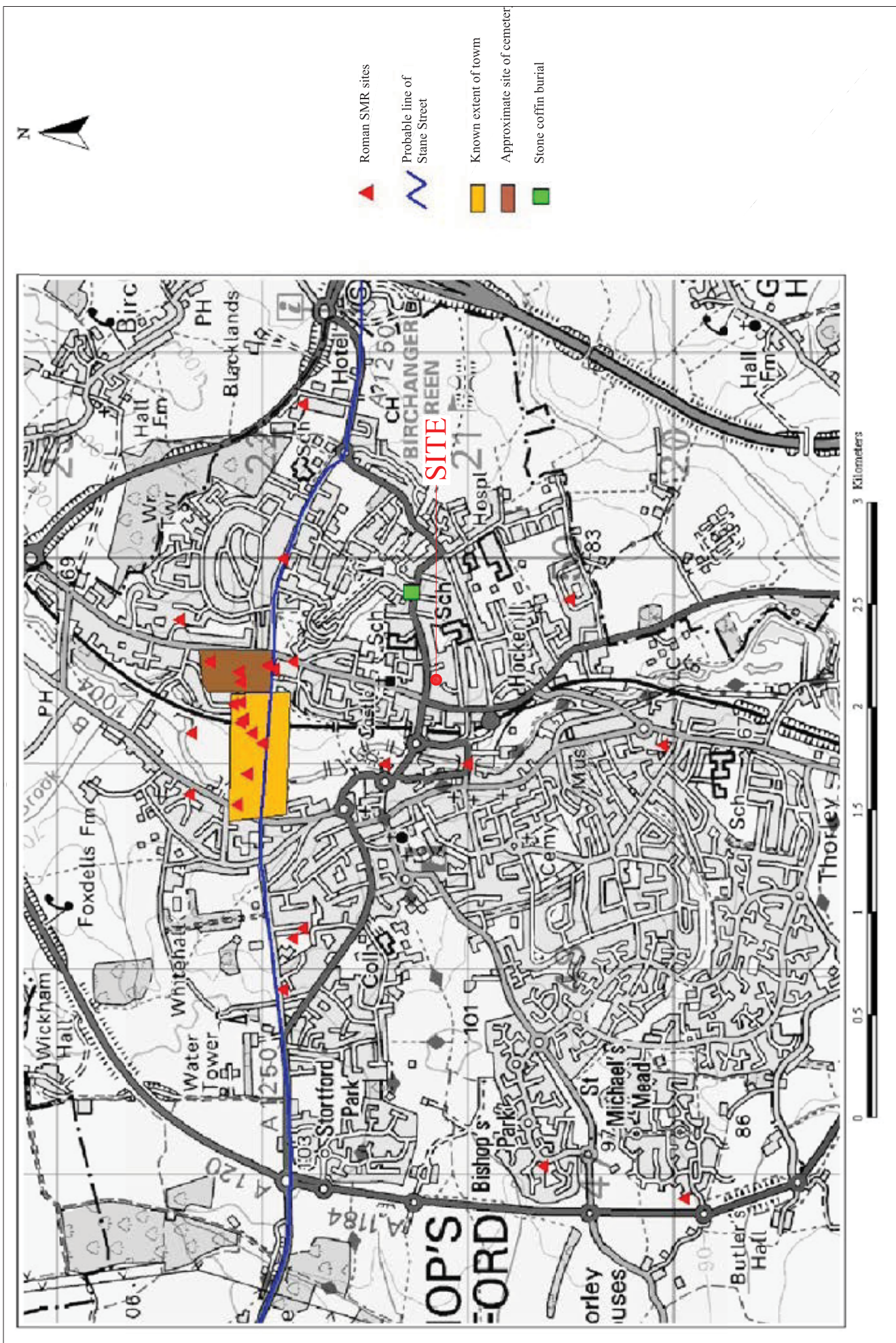
16

Detail of the brick work on the rear range, taken from the south-west



Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25000 at A4

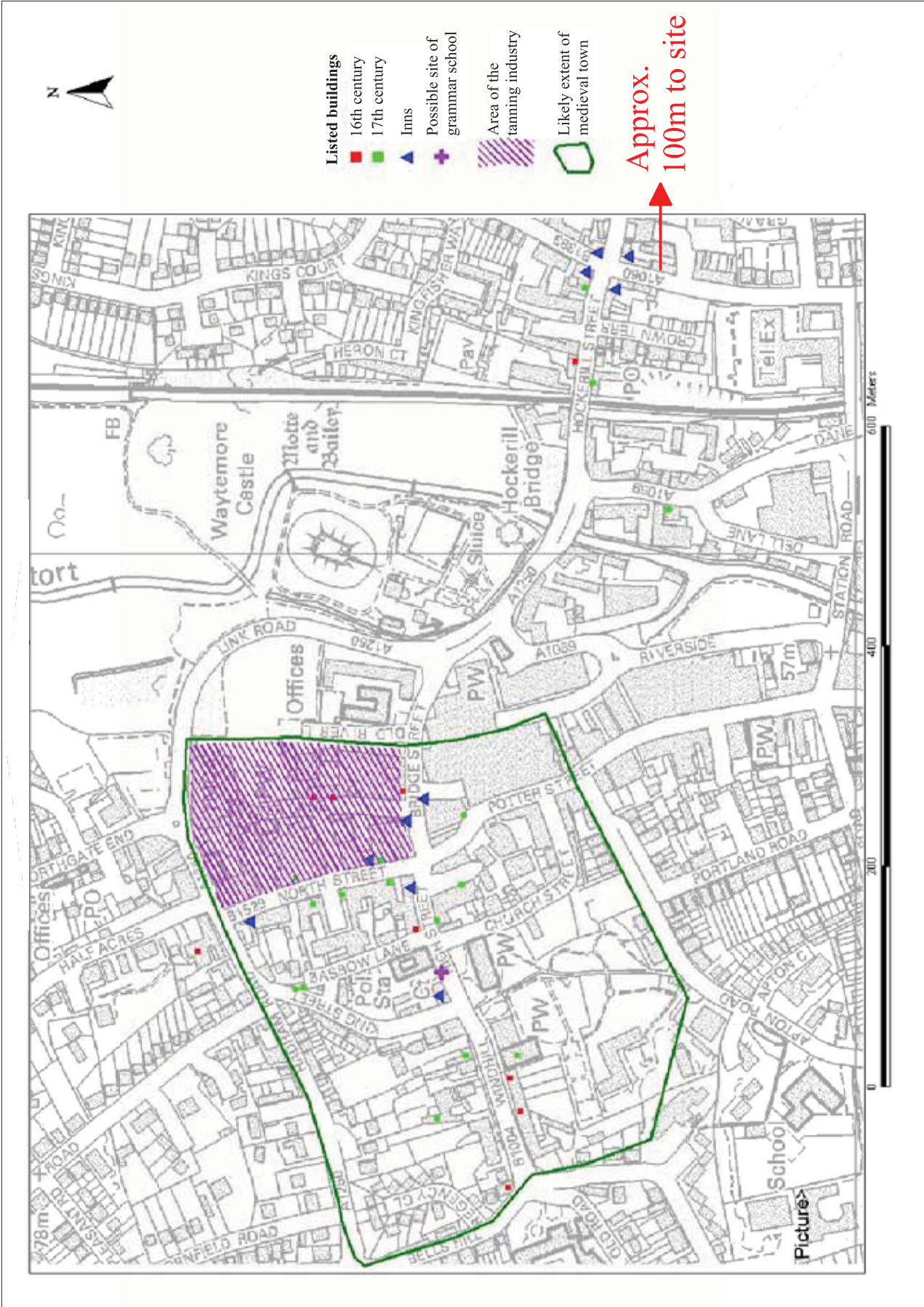


Taken from Humns (2000)

Archaeological Solutions Ltd

Fig. 4 Roman Bishop's Stortford

Scale 1:25000 at A4



- Listed buildings
- 16th century
- 17th century
- Inns
- Possible site of grammar school
- Area of the tanning industry
- Likely extent of medieval town

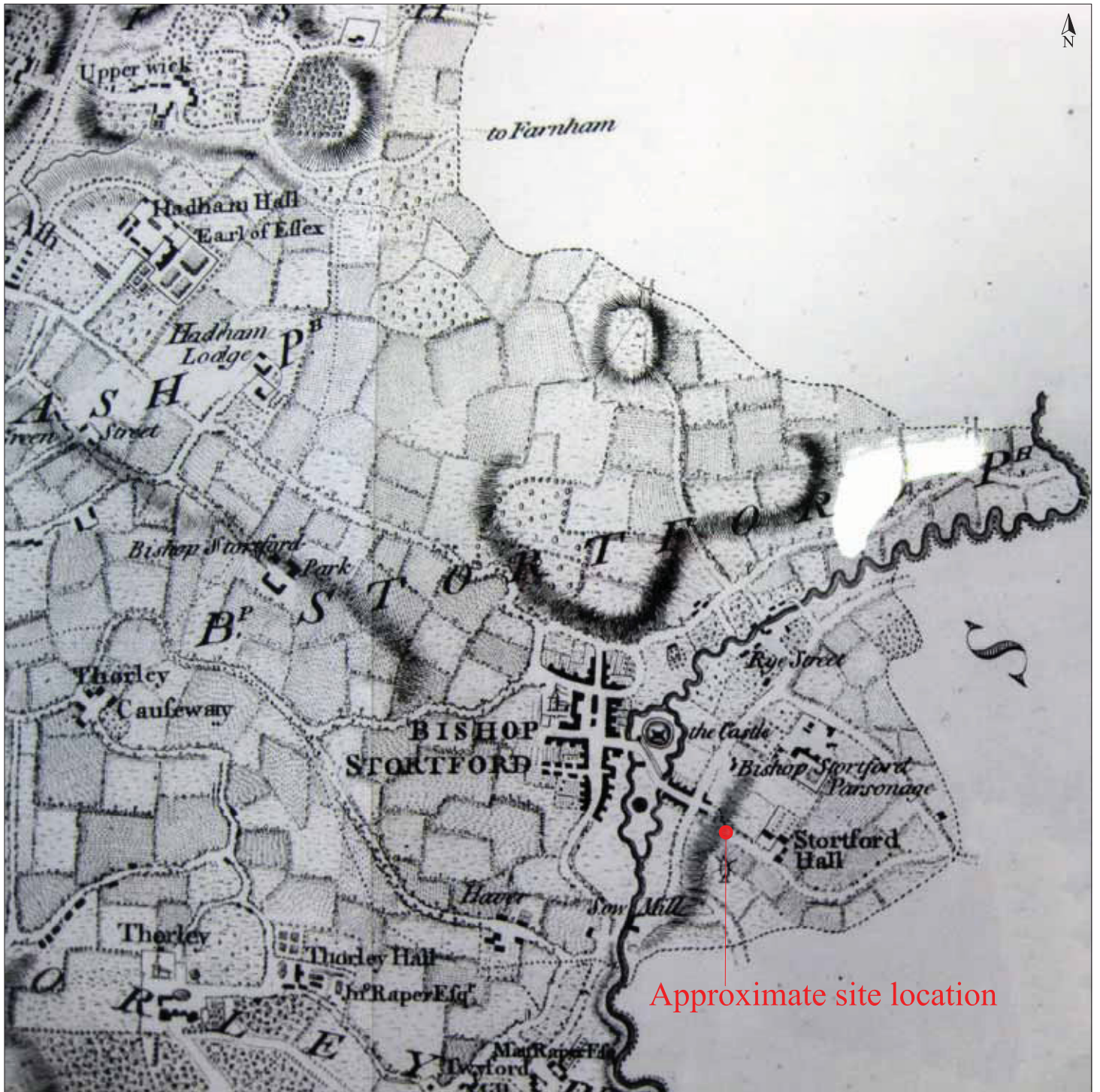
Approx.
100m to site

Taken from Humms (2000)

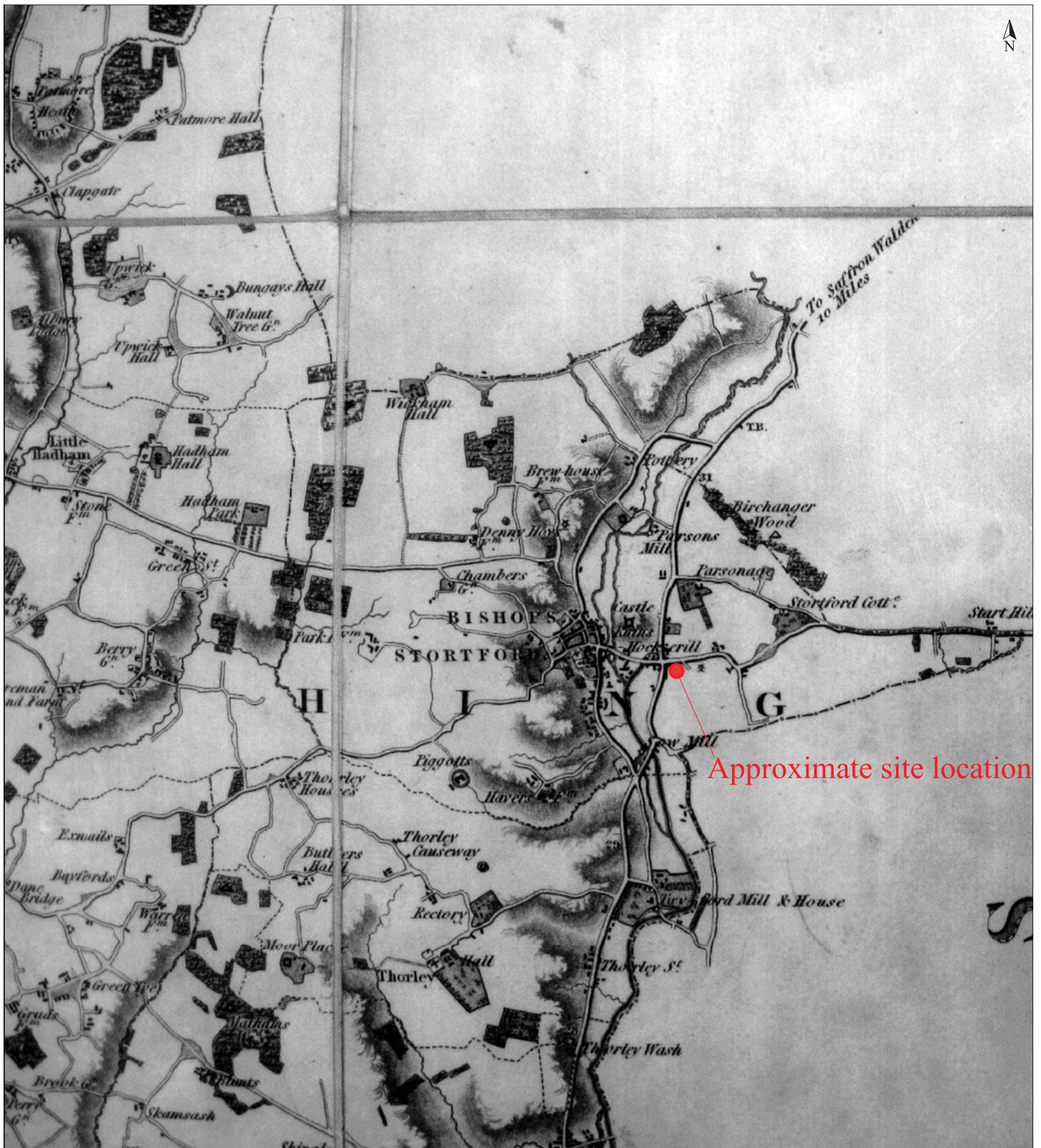
Archaeological Solutions Ltd

Fig. 6 The 16th and 17th century town

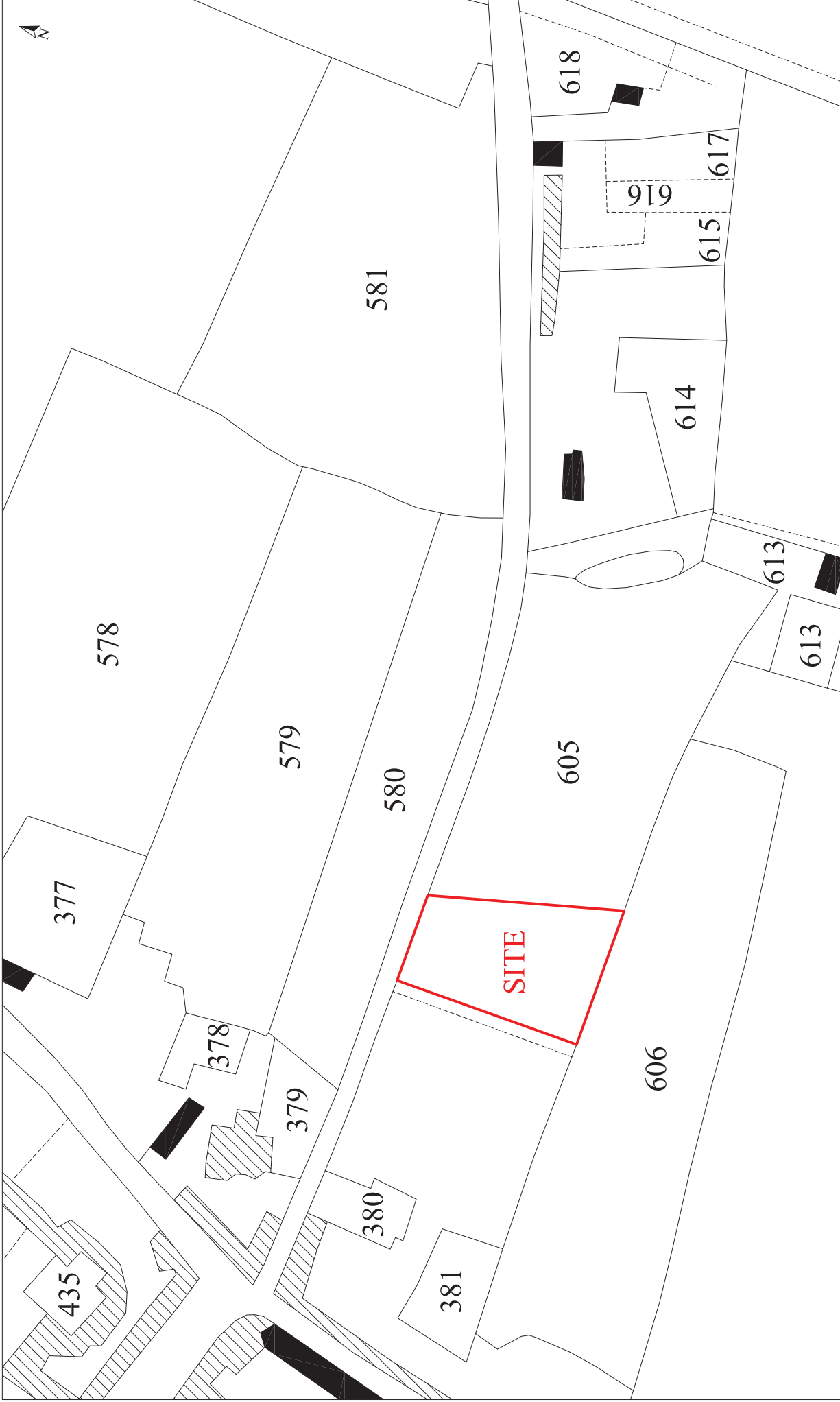
Scale 1:5000 at A4



Archaeological Solutions Ltd
Fig. 7 Dury and Andrews map, 1766
Not to scale



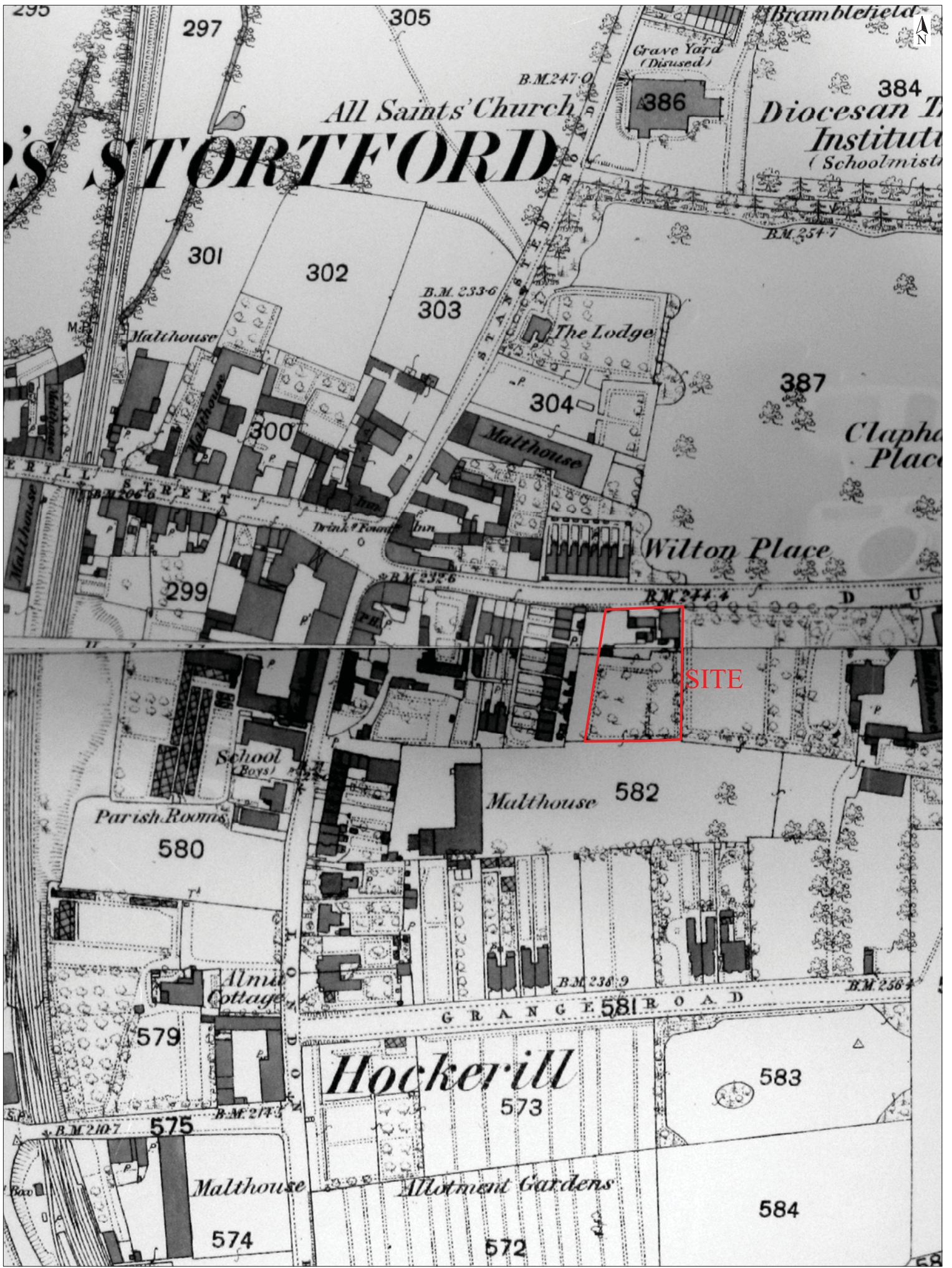
Archaeological Solutions Ltd
Fig. 8 Bryant's map, 1822
Not to scale



Archaeological Solutions Ltd

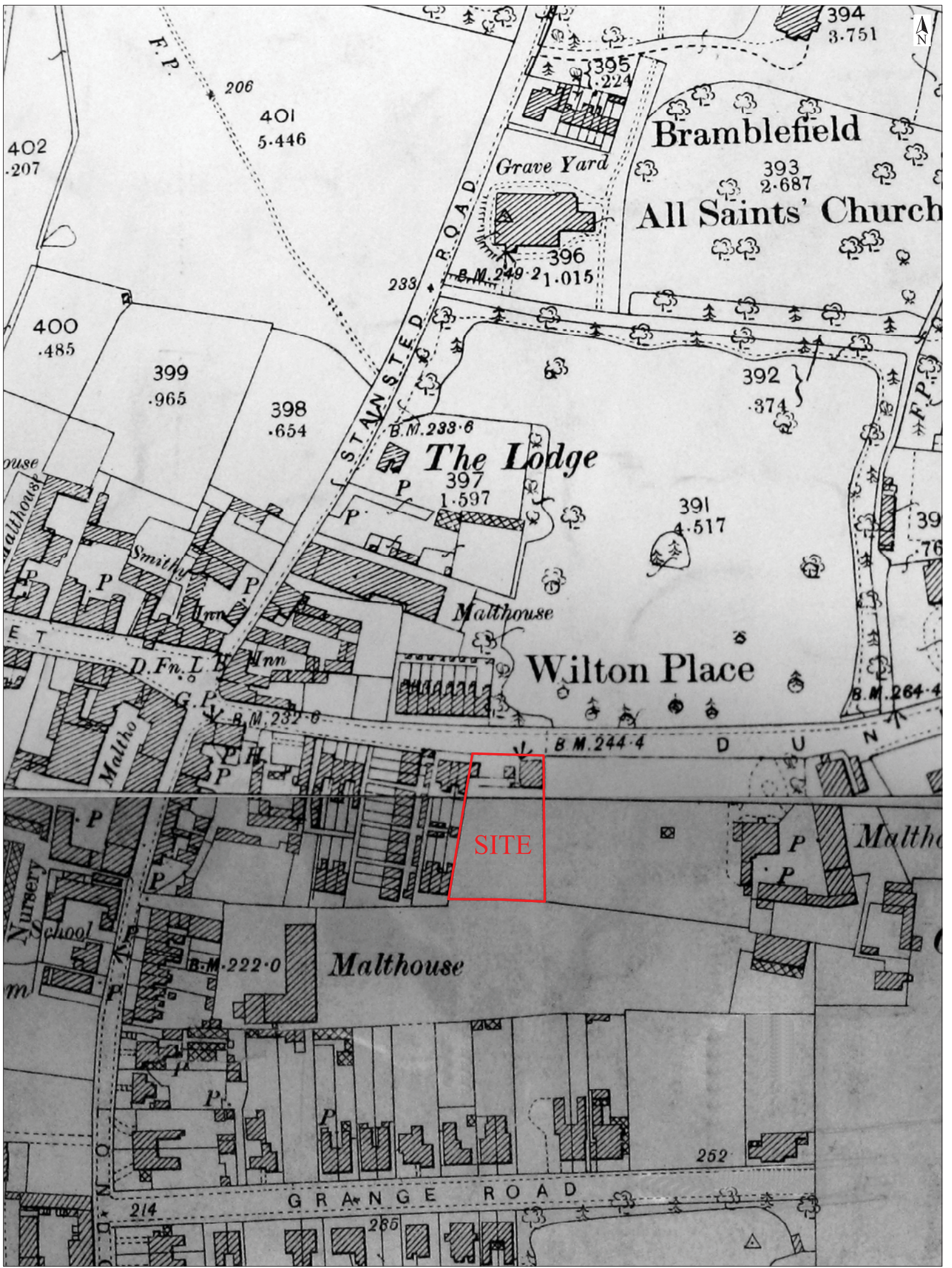
Fig. 9 Tithe map, c.1840

Not to scale



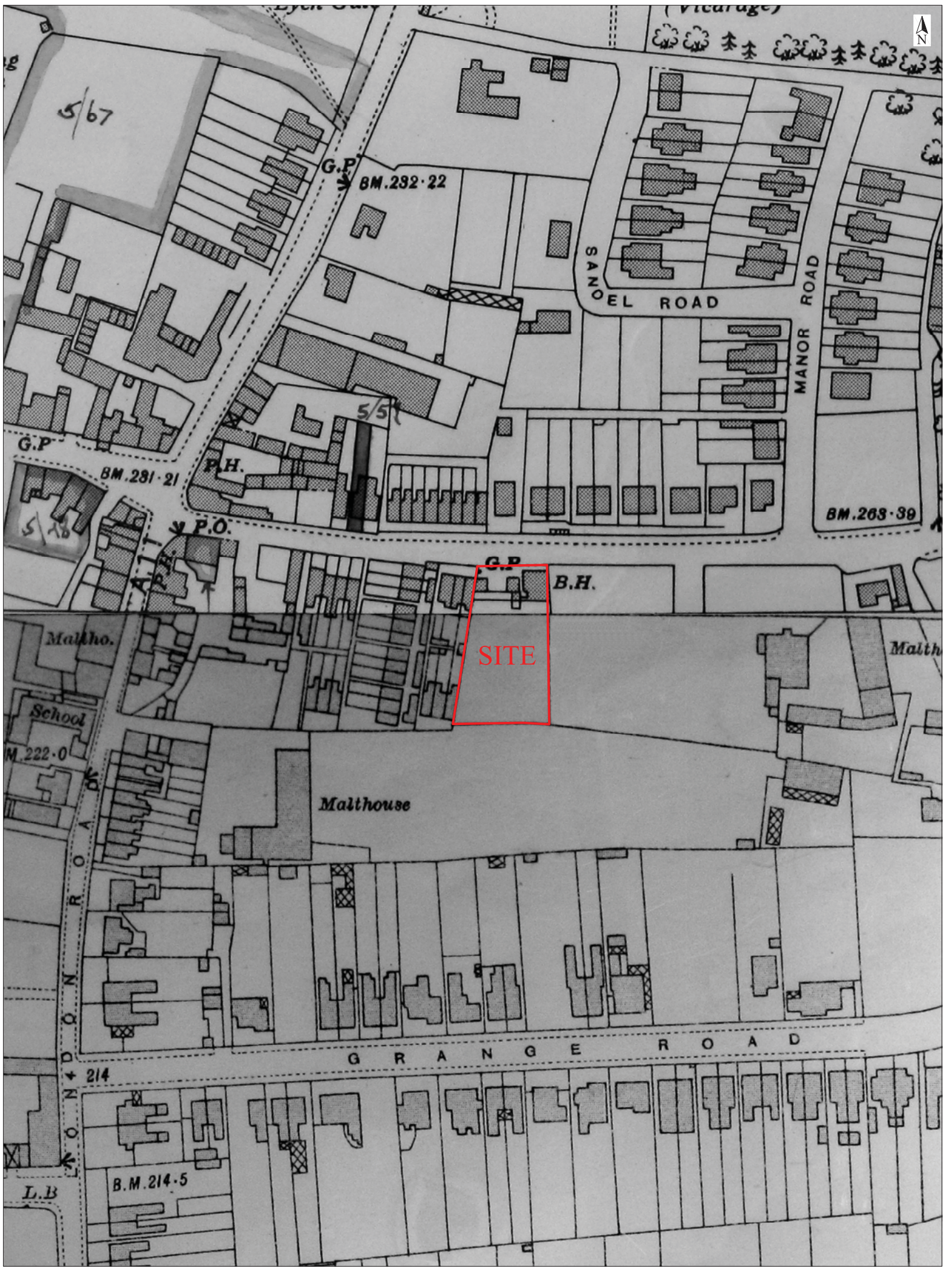
Reproduced from the 1879 Ordnance Survey 6" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
Fig. 10 OS map, 1879
Scale 1:1500 at A4



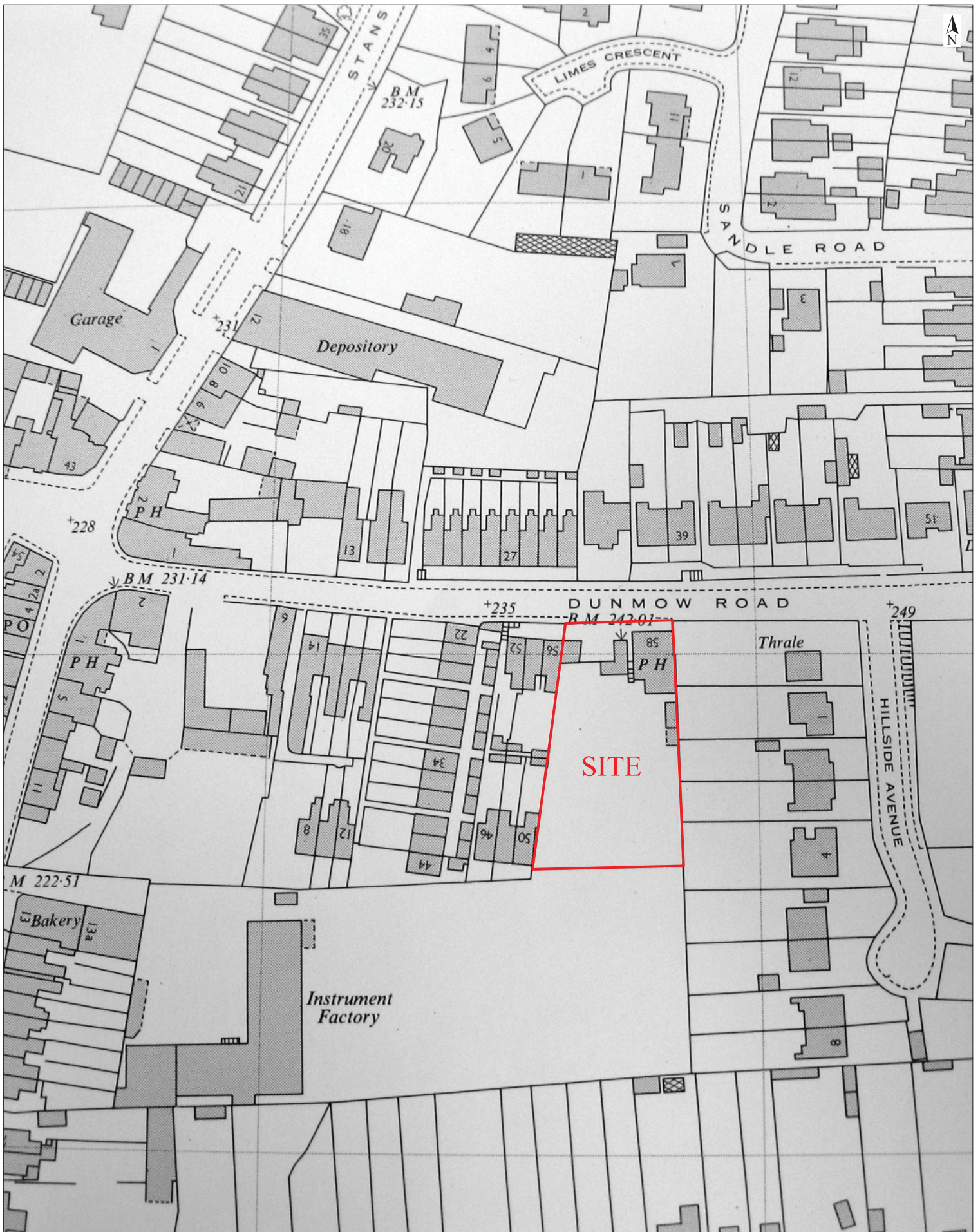
Reproduced from the 1898 Ordnance Survey 6" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
 Fig. 11 OS map, 1898
 Scale 1:1500 at A4



Reproduced from the 1921/39 Ordnance Survey 6" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
Fig. 12 OS map, 1921/39
Scale 1:1500 at A4



Reproduced from the 1967 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
Fig. 13 OS map, 1967
 Scale 1:1000 at A4



Reproduced from the 1989 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd
Fig. 14 OS map, 1989
 Scale 1:1000 at A4