

**ARCHAEOLOGICAL SOLUTIONS LTD**

**THE RED COW PUBLIC HOUSE, DUNMOW ROAD,  
BISHOP'S STORTFORD,  
HERTFORDSHIRE CM23 5HL**

**AN ARCHAEOLOGICAL TRIAL TRENCH EVALUATION**

(HER enquiry number 231/13)

|  |                       |
|--|-----------------------|
| Authors: Kamil Orzechowski MA (Fieldwork & report)<br>Kathren Henry (Graphics) |                       |
| NGR: TL 4937 2120  | Report No: 4492       |
| District: East Hertfordshire   | Site Code: AS1665     |
| Approved: Claire Halpin MIfA   | Project No: 5099      |
| Signed:  | Date: 27 January 2014 |

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**ARCHAEOLOGICAL SOLUTIONS LTD**

**P I House, Rear of 23 Clifton Road, Shefford,  
Bedfordshire, SG17 5AF  
Tel: 01462 850483**

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

**e-mail [info@ascontracts.co.uk](mailto:info@ascontracts.co.uk)  
[www.archaeologicalsolutions.co.uk](http://www.archaeologicalsolutions.co.uk)**



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**OASIS SUMMARY SHEET**

|   |  |                    |                    |
|---|--|--------------------|--------------------|
| <b>Project details</b>  |  |                    |                    |
| Project name  | <i>The Red Cow PH, Dunmow Road, Bishop's Stortford, Hertfordshire CM23 5HL</i>   |                    |                    |
| <p><i>In January 2014, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (NGR TL 4937 2120). The evaluation was carried out on behalf of Regency Properties Ltd in compliance with a planning condition attached to planning permission to redevelop the site. The public house building is to be retained and incorporated into the scheme. The proposed redevelopment is to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and construct 5 houses to the rear (Planning reference 3/13/0101/FP).</i></p> <p><i>In the event the evaluation revealed no archaeological features or finds. The site was disturbed; modern made ground directly overlay the natural deposits.</i></p> |  |                    |                    |
| Project dates (fieldwork)   | 22/01/2014   |                    |                    |
| Previous work (Y/N/?)   | N  |                    |                    |
| P. number   | P5099  | Site code          | AS1665             |
| Type of project   | Archaeological Evaluation  |                    |                    |
| Site status   |  |                    |                    |
| Current land use  | Former public house and first floor flat   |                    |                    |
| Planned development   | Conversion to 3 flats and office space with 5 houses to the rear   |                    |                    |
| Main features (+dates)  | -  |                    |                    |
| Significant finds (+dates)  | -  |                    |                    |
| <b>Project location</b>   |  |                    |                    |
| County/ District/ Parish  | Hertfordshire  | East Hertfordshire | Bishop's Stortford |
| HER/ SMR for area   | Hertfordshire HER (HHER)   |                    |                    |
| Post code (if known)  | CM23 5HL   |                    |                    |
| Area of site  | -  |                    |                    |
| NGR   | TL 4937 2120   |                    |                    |
| Height AOD (max/ min)   | 73-76.5m AOD   |                    |                    |
| <b>Project creators</b>   |  |                    |                    |
| Brief issued by   | Hertfordshire County Council Historic Environment Unit   |                    |                    |
| Project supervisor/s (PO)   | Kamil Orzechowski  |                    |                    |
| Funded by   | Regency Properties Ltd   |                    |                    |
|   |  |                    |                    |
| Full title  | <i>The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire CM25 5HL. An Archaeological Evaluation</i> |                    |                    |
| Authors   | Kamil Orzechowski  |                    |                    |
| Report no.  | 4492   |                    |                    |
| Date (of report)  | January 2014   |                    |                    |

**THE RED COW PUBLIC HOUSE, DUNMOW ROAD,  
BISHOP'S STORTFORD.  
HERTFORDSHIRE CM23 5HL**

**AN ARCHAEOLOGICAL EVALUATION**

**SUMMARY**

*In January 2014, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (NGR TL 4937 2120). The evaluation was carried out in compliance with a planning condition attached to planning permission to redevelop the site. The public house building is to be retained and incorporated into the scheme. The proposed redevelopment is to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and construct 5 houses to the rear (Planning reference 3/13/0101/FP).*

*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 11<sup>th</sup> 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 17<sup>th</sup> century particularly for its coaching inns and malting industry. In the mid 19<sup>th</sup> century brewing developed as a major industry with at least 20 maltings located within 500m of the site.*

*In the early 19<sup>th</sup> 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.*

*In the event the evaluation revealed no archaeological features or finds. The site was disturbed; modern made ground directly overlay the natural deposits.*

**1 INTRODUCTION**

1.1 In January 2014 Archaeological Solutions Ltd (AS) carried out an archaeological evaluation at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (NGR TL 4937 2120; Figs. 1-2). The evaluation

was carried out on behalf of Regency Properties Ltd in compliance with a planning condition attached to planning permission 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 construct 5 houses to the rear (Planning ref. 3/13/0101/FP).

1.2 The evaluation was conducted according to a brief issued by Hertfordshire County Council Historic Environment Unit (HCC HEU, Alison Tinniswood, dated 13<sup>th</sup> December 2013), and a specification (Written Scheme of Investigation) issued by AS (dated 16<sup>th</sup> December 2013), and approved by HCC HEU. It was carried out according to the Institute for Archaeologists *Standard and Guidance for Archaeological Evaluation* (revised 2008), and conformed with the guidelines set down in the document Gurney (2003) *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Paper 14/ALGAOEE.

1.3 Historic building recording is also to be undertaken. This report describes the results of the trial trench evaluation.

1.4 The principal objectives for the evaluation were:

- To determine the location, date, extent, character, condition, significance and quality of any surviving remains liable to be threatened by the proposed development. In particular, it was important to establish the presence or absence of any later prehistoric, Roman or post-medieval activity which is known locally. It was also important to understand the level of any previous truncation on the site and also to ascertain whether it will be possible to mitigate the development proposals to accommodate any surviving archaeological remains within the area of proposed redevelopment.
- To provide an adequately detailed project report to place the findings of the project in their local and regional context, with reference to the East Anglian Regional Research Frameworks and through relevant background research.

1.5 The project report provides for the identification of areas of archaeological potential within the site. It also considers the site within the wider archaeological context. The likely extent, nature, condition and importance of the archaeology is described. The context of the development proposal for the site is also examined.

## **Planning policy context**

1.6 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.

1.7 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 further 4-6 vehicles at the front. The property has been empty for some time.

## **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 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 PREVIOUS INVESTIGATION**

4.1 An archaeological desk-based assessment has been completed (Thompson 2012). In summary:

*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.*

*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 11<sup>th</sup> 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.*

*During the 17<sup>th</sup> 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 19<sup>th</sup> 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.*

*In the early 19<sup>th</sup> 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.*

## **5 METHODOLOGY**

5.1 Two trenches were excavated using a mechanical excavator fitted with a toothless ditching bucket (Fig. 2). The trenches each measured 15m x 1.80m.



5.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

## 6 DESCRIPTION OF RESULTS

The individual trenches are described below:

### Trench 1 (Figs.2-3)

|   |       |   |
|---|-------|---|
| <i>Sample section 1</i><br><i>0.00 = 75.32m AOD</i> |       |   |
| 0.00 – 0.05m  | L1000 | Tarmac surface.   |
| 0.05 – 0.16m  | L1001 | Modern levelling layer. Dark orange, loose, sandy gravel.   |
| 0.16 – 0.29m  | L1002 | Modern made ground. Mid grey, silty sand, friable with occasional - moderate demolition material. |
| 0.29m+  | L1003 | Natural. Mid greyish brown, firm, clay with frequent angular small and medium flint fragments     |

*Description:* No archaeological feature or finds were present.

### Trench 2 (Figs. 2-3)

|   |       |  |
|---|-------|--|
| <i>Sample section</i><br><i>0.00 = 75.35m AOD</i> |       |  |
| 0.00 – 0.05m                                      | L1000 | Tarmac. As above Tr.1.                 |
| 0.05 – 0.15m                                      | L1001 | Modern levelling layer. As above Tr.1. |
| 0.15 – 0.3m                                       | L1002 | Modern made ground. As above Tr.1.     |
| 0.3m+   | L1003 | Natural. As above Tr.1.                |

*Description:* No archaeological feature or finds were present.

## 7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

## **8 DEPOSIT MODEL**

8.1 The site was commonly overlain by Tarmac L1000 (up to 0.05m thick). Immediately below L1000 was modern levelling layer L1001, a dark orange, loose, gravel (up to 0.16m thick).

8.2 In both trenches, below L1001 was modern made ground L1002, a mid grey, friable, silty sand with occasional - moderate demolition material (0.15 – 0.3m below the existing ground level).

8.3 The natural geology, L1003, was present at 0.29m below the existing ground level and comprised a mid greyish brown, clay, firm with frequent angular small and medium flint fragments

## **9 DISCUSSION**

9.1 The site had a potential for archaeological remains of earlier activity. It is within Area of Archaeological Significance (AAS) No.114, as identified in the Local Plan. The AAS includes the historic (medieval and post-medieval) core of the town of Bishop's Stortford. No archaeological remains are known from the site itself, though evidence of later prehistoric, Roman, and post-medieval activity is known from the vicinity. Cartographic sources suggest that in the earlier post-medieval period the area was farmland, but by the earlier 19<sup>th</sup> century it was in use as a market garden. The Red Cow Public House was built some time between c.1838 and 1850, but had no documented link with the beer retail trade until 1881.

9.2 In the event the evaluation revealed no archaeological features or finds. The site was disturbed; modern made ground directly overlay the natural deposits.

## **10 ARCHIVE DEPOSITION**

10.1 Archive records, with an inventory, will be deposited with the finds from the site at Bishop's Stortford Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

## 11 ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank the client Regency Properties Ltd for funding the evaluation. AS is also grateful to Mr Scott Robertson of Helix Design Solutions Ltd for the commission and for his assistance.

AS is pleased to acknowledge the advice and input of Ms Alison Tinniswood of Hertfordshire County Council Historic Environment Unit (HCC HEU), and the assistance of the HER.

## 12 BIBLIOGRAPHY

British Geological Survey (BGS) 1978 *Legend for the 1:625,000 Geological map of the United Kingdom (solid geology)*; London. BGS, Mansfield

Gurney, D. 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper no. 14

Institute of Field Archaeologists 1994 (revised 2008) *Standard and Guidance for Archaeological Evaluation*. IFA, Reading

Thompson, P., Collins, T. & Summers, T. 2012 *The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire. A Desk-Based Assessment*. Archaeological Solutions Ltd unpublished report No. 4208

## APPENDIX 1      CONTENTS OF THE ARCHIVE

| <b>Records</b>                 | <b>Number</b>  |
|--------------------------------|--|
| Brief                          | Y  |
| Specification                  | Y  |
| Registers                      | 5 (Context, Drawing, Photo, Digital Photo, Photo ID) |
| Context Sheets                 | 4  |
| Evaluation trench record sheet | 1  |
| Site drawings A1               | 0  |
| Site drawings A3               | 0  |
| Site drawings A4               | 1  |
| Site photographs b/w           | 4  |
| Site photographs colour slides | 0  |
| Digital Photographs            | 17   |

## APPENDIX 2 HER SUMMARY SHEET

|  |  |
|--|--|
| <b>Site name and address:</b>                            | <i>The Red Cow PH, Dunmow Road, Bishop's Stortford, Hertfordshire CM23 5HL</i>   |
| <b>County:</b> Herts                                     | <b>District:</b> East Herts  |
| <b>Village/Town:</b>                                     | <b>Parish:</b> Bishop's Stortford  |
| <b>Planning application reference:</b>                   | East Herts Planning Ref. 3/13/0101/FP  |
| <b>Client name/address/tel:</b>                          | Regency Properties Ltd   |
| <b>Nature of application:</b>                            | Conversion and new dwellings   |
| <b>Present land use:</b>                                 | Former public house and car park   |
| <b>Size of application area:</b><br>c.1276m <sup>2</sup> | <b>Size of area investigated</b><br>c.60m <sup>2</sup>   |
| <b>NGR (8 figures):</b>                                  | TL 4937 2120   |
| <b>Site Code:</b>  | AS 1665  |
| <b>Site director/Organization:</b>                       | Archaeological Solutions Ltd   |
| <b>Type of work:</b>                                     | Trial trench evaluation  |
| <b>Date of work:</b>                                     | 22/01/2014   |
| <b>Location of finds/Curating museum:</b>                | Bishop's Stortford   |
| <b>Related SMR Nos:</b>                                  | <b>Periods represented:</b> none   |
| <b>Relevant previous summaries/reports:</b> -            | -  |
| <b>Summary of fieldwork results:</b>                     | <p><i>In January 2014, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation at The Red Cow Public House, Dunmow Road, Bishop's Stortford, Hertfordshire (NGR TL 4937 2120). The evaluation was carried out in compliance with a planning condition attached to planning permission to redevelop the site. The public house building is to be retained and incorporated into the scheme. The proposed redevelopment is to extend and convert the existing building to 3 two bed flats with 103.86 square metres of office space, and construct 5 houses to the rear (Planning reference 3/13/0101/FP).</i></p> <p><i>In the event the evaluation revealed no archaeological features or finds. The site was disturbed; modern made ground directly overlay the natural.</i></p> |
| <b>Author of summary</b><br>Kamil Orzechowski            | <b>Date of Summary:</b><br>January 2014  |



## PHOTOGRAPHIC INDEX



1  
Trench 1 post-excavation looking north



2  
Trench 2 post-excavation looking west

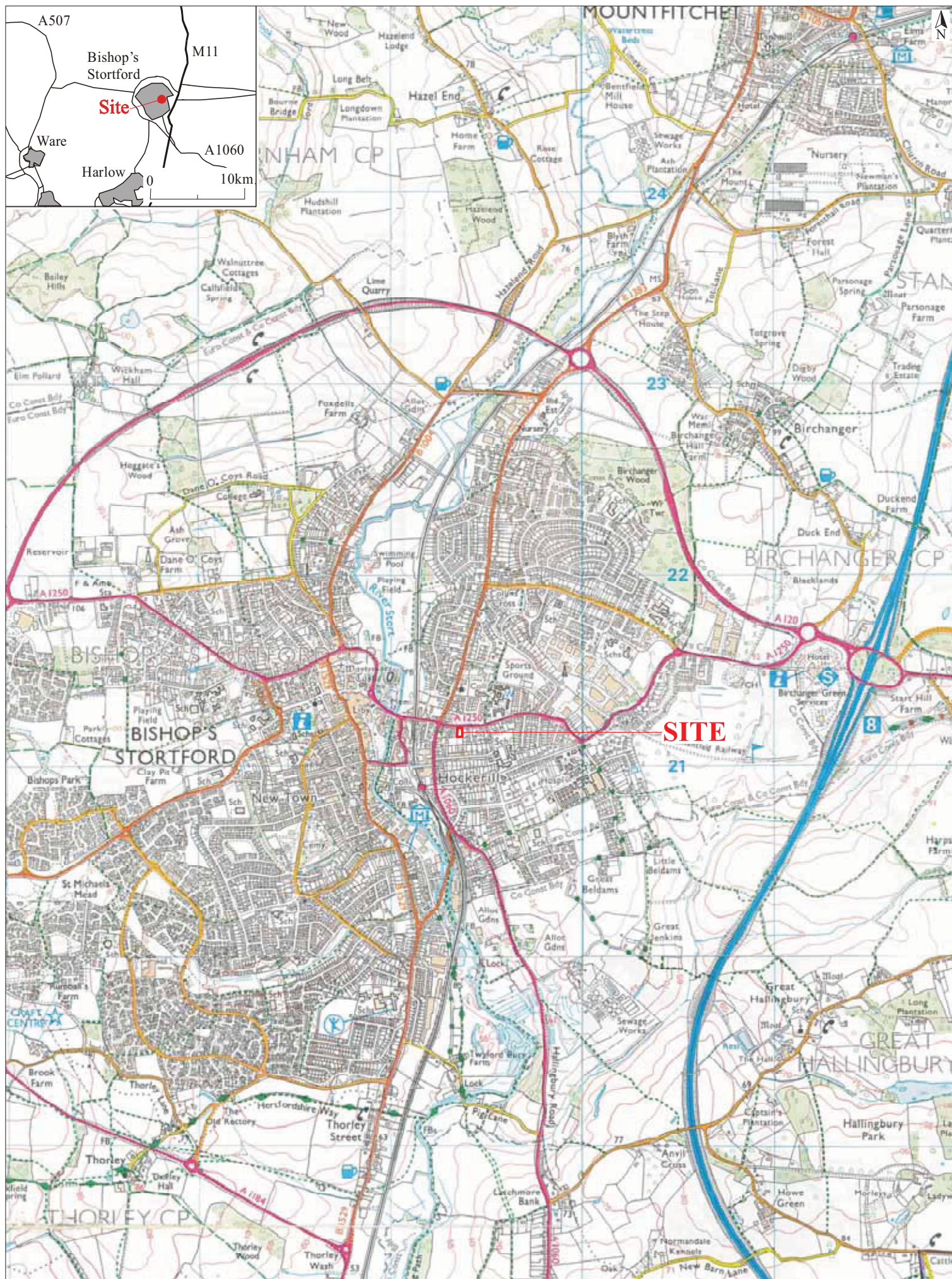


3  
Sample section 1, Trench 1 looking east



4  
Sample section 2, Trench 2 looking south





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**Fig. 1 Site location plan**  
 Scale 1:25000 at A4







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**Fig. 3 Proposed development**  
 Scale 1:250 at A4