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GARAGE SITE, FRANCIS ROAD, WARE, HERTFORDSHIRE

ARCHAEOLOGICAL MONITORING & RECORDING

HER Enquiry No: 179/14

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NGR: TL 3580 1457	Report No: 4667	
District: East Herts	Site Code: AS 1685	
Approved: Claire Halpin	Project No: 5722	
Signed:	Date: 21August 2014 Revised: 12/01/2015	

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OASIS SUMMARY SHEET

Project details			
Project name		Garage Site, Francis Road, Ware, Hertfordshire	
<p><i>In July and August 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at site at the Garage Site, Francis Road, Ware, Hertfordshire (NGR TL 3580 1457). The monitoring was commissioned by Bugler Developments Ltd in compliance with a planning condition attached to planning permission for the construction of two-storey linked buildings with some rooftop accommodation, comprising three two-bedroom houses and three flats with 29 parking spaces, 12 additional gardens and retained amenity grassed area. The monitoring followed an archaeological trial trench evaluation carried out by AS as the initial requirement of the condition.</i></p> <p><i>The site is situated in the Lea valley, within historic core of Ware. It is located within Area of Archaeological Significance 177, which identifies an area of the late Saxon, medieval and later settlement core of the town, and evidence of preceding Iron Age and Roman settlement. Medieval remains were found nearby at Crib Street and along Baldock Street. The site had a potential for medieval and post-medieval archaeological remains, the latter related to Ware's extensive post-medieval malting industry from the later 18th century. The site is known to have been occupied by ranges of maltings buildings throughout the 19th century into the mid 20th century when they were demolished.</i></p> <p><i>In the event the monitoring encountered the remains of a ?rectangular cellar or the lower part of a building, perhaps part of one of the 19th century maltings which previously occupied the site. The structure survived as two parallel walls comprising upper profiles of red bricks above lower, slightly flared profiles of irregular stones (including flint); all bonded by lime mortar. The details of construction, especially the lower profiles, might indicate an earlier (pre-19th century date). A layer of cobbles, probably a former yard surface, was also revealed beneath the topsoil.</i></p>			
Project dates (fieldwork)		28-30/07 and 05, 18/08/2014	
Previous work (Y/N/?)		Y	Future work (Y/N/?) N
P. number		5722	Site code AS 1685
Type of project		Archaeological Monitoring & Recording	
Site status		Within Area of Archaeological Significance 177	
Current land use		Garages	
Planned development		New residential dwellings	
Main features (+dates)		19 th century basement	
Significant finds (+dates)		-	
Project location			
County/ District/ Parish		Hertfordshire	East Herts Ware
HER/ SMR for area		Hertfordshire HER	
Post code (if known)		SG12 9HA	
Area of site		c.2200m ²	
NGR		TL 3580 1457	
Height AOD (min/max)		37.20-38.70m AOD	
Project creators			
Brief issued by		HCC HEU	
Project supervisor/s (PO)		Zbigniew Pozorski	
Funded by		Bugler Developments Ltd	
Full title		Garage Site, Francis Road, Ware, Hertfordshire. Archaeological Monitoring & Recording	
Authors		Pozorski, Z.	
Report no.		4667	
Date (of report)		August 2014 (Revised 12/01/2015)	

GARAGE SITE, FRANCIS ROAD, WARE, HERTFORDSHIRE

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In July and August 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at site at the Garage Site, Francis Road, Ware, Hertfordshire (NGR TL 3580 1457). The monitoring was commissioned by Bugler Developments Ltd in compliance with a planning condition attached to planning permission for the construction of two-storey linked buildings with some rooftop accommodation, comprising three two-bedroom houses and three flats with 29 parking spaces, 12 additional gardens and retained amenity grassed area. The monitoring followed an archaeological trial trench evaluation carried out by AS as the initial requirement of the condition.

The site is situated in the Lea valley, within historic core of Ware. It is located within Area of Archaeological Significance 177, which identifies an area of the late Saxon, medieval and later settlement core of the town, and evidence of preceding Iron Age and Roman settlement. Medieval remains were found nearby at Crib Street and along Baldock Street. The site had a potential for medieval and post-medieval archaeological remains, the latter related to Ware's extensive post-medieval malting industry from the later 18th century. The site is known to have been occupied by ranges of maltings buildings throughout the 19th century and into the mid 20th century when they were demolished.

In the event the monitoring encountered the remains of a ?rectangular cellar or the lower part of a building, perhaps part of one of the 19th century maltings which previously occupied the site. The structure survived as two parallel walls comprising upper profiles of red bricks above lower, slightly flared profiles of irregular stones (including flint); all bonded by lime mortar. The details of construction, especially the lower profiles, might indicate an earlier (pre-19th century date). A layer of cobbles, probably a former yard surface, was also revealed beneath the topsoil.

1 INTRODUCTION

1.1 In July and August 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at site at the Garage Site, Francis Road, Ware, Hertfordshire (NGR TL 3580 1457; Figs. 1 & 2). The monitoring was commissioned by Bugler Developments Ltd in compliance with a planning condition attached to planning permission for the construction of two-storey linked buildings with some rooftop accommodation, comprising three two-bedroom houses and three flats with 29 parking spaces, 12 additional gardens and retained amenity grassed area (East Herts Planning Ref. 3/13/1973/FP). The monitoring followed an archaeological trial trench evaluation carried out by AS (as the initial requirement of the condition; Fairclough & Mustchin 2015).

1.2 The monitoring was undertaken in accordance to requirements of Hertfordshire County Council Historic Environment Unit (HCC HEU) and a written scheme of investigation (specification) prepared by AS (dated 05/06/2014), and approved by HCC HEU. The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct* and *Standard and Guidance for An Archaeological Watching Brief* (revised 2008), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The objectives of the project of archaeological monitoring and recording were:

- to ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- to secure the adequate recording of any archaeological remains revealed by the development programme; and
- to secure the analysis, interpretation, publication (if required), long-term conservation and storage of the project archive.

Planning policy 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

2.1 The site lies on the southern side of Francis Road, off Crib Street in the historic core of Ware. The cul-de-sac of Monks Walk divides the site into two (west and east) parts linking the area to the south of the site to Francis Road. The site comprises a rectangular plot of land which until recently was occupied by three blocks of garages in the western part, contained within an area of hardstanding, and an area of grass in the eastern sector. The garages had been demolished and hardstanding removed as part of the current development.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 Ware is located astride the River Lea, with the site situated on land which slopes at 37.20-38.70m AOD and some 320m north of the river. The local soils are of those of the Melford association described as deep well drained fine or coarse loamy over clayey soils, which overlie chalky till (Soil Survey of England and Wales 1983). The underlying solid geology comprises Upper Cretaceous chalk (British Geological Survey 1978).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric

4.1 The Lea Valley appears to have been a particularly favoured area for human settlement from earliest times, and evidence of prehistoric occupation is known from a number of sites in and around Ware (Bryant *et al* 1998). Several shallow pits, found at the east end of Waggoners Yard during redevelopment of 22 Baldock Street approximately 135m south-east of the site, were found to contain Mesolithic worked flints and lithic debris (HHER 18150). Neolithic archaeological remains in the area are limited to occasional finds of flint implements and include a stone axe (HHER 2096) discovered near the railway line to the south of the site. Residual late Neolithic flint implements (HHER 6439) were recovered during excavations (EHTs 5375 & 4083) at West Street c.150m to the south-west (Partridge & Day 1979; Chapman 1997). Land at Foxholes Farm on higher ground c.2.5km to the south-west provides evidence of settlement from at least the 3rd millennium BC.

4.2 Bronze Age and early Iron Age settlement sites have been discovered at Foxholes Farm to the south-west, Moles Farm to the north-west and at the Cole Green bypass to the west of Hertford. An excavation at the GlaxoSmithKline (GSK) site situated along the line of Roman Ermine Street in Ware to the west of the site revealed a large quantity of Bronze Age struck flint and a small assemblage of pottery (Hounsell & Roberts 2003). Evidence of Iron Age settlement comprises largely scattered finds but a major settlement or small town possibly existed by the 1st century BC, acting as a staging point from the south to the important late Iron Age settlement at Braughing (Bryant *et al* 1998). Rescue excavations to the rear of West Street 230m to the south revealed a series of late Iron Age ditches (HHER 9140; HHER 6439) containing pottery (Chapman 1997; Shaw 1997).

Romano-British

4.3 Archaeological investigations at the GSK site c.650m to the west of the site revealed evidence for the presence of a small Roman town or ribbon settlement. It was established alongside Ermine Street, a major route way which ran from London to Lincoln and York, at the point where it crossed the Lea. Archaeological investigations conducted in the vicinity of the Ware Lock c.650m to the south-west revealed building foundations, a possible timber river frontage and burials. Evidence for iron-working and pottery production has also been identified. However, Roman finds in the vicinity of the site are also sparse with the closest consisting of a coin found in Baldock Street (HHER 1541), and residual finds off West Street and Church Street (HHER 6439). A coin of Constantius II (HHER 1539; 337 – 361 AD) was discovered at 25 High Street c.200m to the south. A small assemblage of Romano-British artefacts, including roof and flue tiles as well as 'hipposandals', or temporary iron horseshoes, (HHER 1542) was found in Star Street c.375m to the south-east.

Anglo-Saxon

4.4 There is little evidence of earlier Saxon activity in Hertfordshire, although discoveries of several isolated finds reveal traces of early activity in the town. The Anglo-Saxon settlement of Ware was a little further east of the Roman settlement, and Francis Road is located just beyond the south-east edge of the settlement core. The only Anglo-Saxon finds identified in the close vicinity of Francis Road are a pit located approximately 140m to the south-west of the site (HHER 9378), and a shallow ditch and some small pits excavated in Baldock Street, 170m to the west. The latter contained late Saxon grass-tempered and plain sandy ware pottery, which survived beneath an air raid shelter (HHER 9133). A *sceat* or 8th century Saxon coin and a bronze strap-end were discovered in the High Street (HHER 2119) c.200m to the west of the site.

4.5 By the late Saxon period, Ware was already an important estate. Despite its strategic location, the settlement was over shadowed by the growth in importance of neighbouring Hertford in the mid to late Saxon period, which, in the late 10th or early 11th century had become the centre of the new shire from which it is named. Late Saxon pottery (HHER 6439) was recovered from excavations to the rear of West Street c. 200m to the west (Partridge 1979).

Medieval

4.6 At the time of the Domesday survey the manor of Ware, situated in the Braughing Hundred, was held by Hugh de Grantmesil and was valued at 24 hides (Williams & Martin 2002, 383). The 12th century was a period of tremendous growth and prosperity for the town (HHER 20) with the establishment of a market. The 13th century manorial hall (Place House; HHER 9190) was situated c.175m to the south of the site. Other surviving 13th century buildings include a timber-framed house (HHER 9141) located 200m to the south-west. Between the 11th and 13th centuries the Anglo-Saxon settlement expanded mainly eastwards, and the site is situated within the northern end of the borough, in an area where burgage plots were laid out (Bryant et al 1998). The market at Ware is documented from 1199 (HHER 9171), while there was a bridge over the river Lea as early as 1191. It was this bridge,

which allowed a short cut to the north that enabled Ware to grow at the expense of Hertford (HHER 20). The Grade I listed parish church of St Mary is located 180m south of the site, which dates mainly to the 14th and 15th centuries (HHER 1692, 6429, 9127). The site of Benedictine Ware Priory is thought to have been located just to the south-west of the church (HHER 4013). Remains of medieval buildings and features have been excavated off West Street and Church Street (HHER 6439). Areas of medieval and post-medieval occupation have also been identified in Baldock Street (HHER 9134, 9135), and Chaseside (HHER 9118), and a medieval cess pit and possible medieval flint walls were excavated in Crib Street (HHER 12771). Late medieval buildings survive in the town including the two at 92 and 94 High Street (HHER 91367, 9368).

4.8 During the 14th century Ware became a quasi-borough, with unofficial rights and commercial privileges, attracting merchants, travellers and pilgrims. This prosperity continued throughout the 15th and 16th centuries. Ware became a major stopping point, with the proliferation of inns and hostelries becoming known as the 'guested town of Ware', and famous for the Great Bed, which was located in the Saracen's Head Inn (HHER 9355) and even warranted a mention by Shakespeare. Other late medieval inns included Hall House, the George Inn, the Bear Inn and the Cardinal's Hat (HHERs 9310 & 9311, 9312, 9309 & 9356).

Post-medieval and later

4.9 Ware's prosperity continued into the early modern era. Despite the dissolution of the priory and the decline of the pilgrim trade, the town continued to be an important stopping point on the journey north, hosting passing travellers and merchants in inns and taverns such as the Horn Inn, the Raven, the French Horn, the Bull and the Victoria public house (HHERs 9308, 9313, 9322, 9375 & 13490).

4.10 The 17th and 18th centuries brought new improvements to the town, influenced by the rapidly expanding metropolis of London to the south. Infrastructural projects within Ware included the canalisation of the river Lea and the construction of several bridges (HHER 5083). This resulted in greater navigability and also accessibility to the town.

4.11 Cartographic evidence suggests that the medieval town did not significantly grow in area during the post-medieval period, until the development of the malting and brewing industry in the town in the later 18th century (HHER 20). During the late 18th and early 19th centuries, the brewing and malt trade developed as a major industry in the town (HHER 9174; Edwards & Perman 1995). By the late 18th century, Ware was producing c. 5,000 quarters of malt a week for numerous London breweries and in 1880 there were c.80 maltings in the town (Branch Johnson 1970; Buchanan 1972). Such was the scale of the industry that many dwellings were replaced by malting and rear garden plots were utilised as well. The site is located in an area where these industries appear to have been concentrated, although most of the buildings have since been demolished. In particular, one maltings was located on Francis Road approximately 35m to the north of the site (HHER 9401), while a brewery stood on Princes Street a further 30m to the north. A second maltings was in Crib Street 75m to the south-west (HHER 9398). The former Old White Horse pub is a Grade II listed 19th century building located at 1 Francis Road, which is now a

private residence (HHER 30317). The White Horse Maltings, given a central grid reference approximately 35m south-east of the site but also including the site, are shown on the 1845 Tithe map of Ware (HHER 5414). They comprised three ranges of malt houses, but by 1851, two further maltings and further outbuildings had been added, extending beyond the site. Page and Co Ltd (Maltsters) owned the buildings until 1963, and they were demolished in 1966.

Previous investigation on the site

4.12 The site was subject to an archaeological trial trench evaluation carried out by AS in May 2014 (Fairclough & Mustchin 2015). In summary:

Two trial trenches were excavated. The evaluation revealed a pit, F1008, which contained mid 15th – 16th/early 17th century pottery. The pit cut an undated pit, F1010. Evidence of carbonised cereals and seeds was identified. The research potential of the site is thus for further evidence of late medieval/ early post-medieval activity, as has been previously recorded along neighbouring Baldock Street and Crib Street nearby.

5 METHODOLOGY

5.1. The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features and the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

5.2 The elements monitored comprised mechanically-excavated foundation trenches for the new block of flats (north part of the site) and new houses (south part of the site) as well as drainage trenches to the east and west of proposed buildings (Fig. 2). The north part of the site had been subject to initial ground reduction, also monitored, before the trenches were excavated.

6 DESCRIPTION OF RESULTS (Figs. 3 – 4)

6.1 Deposits encountered on the site during the monitoring were recorded in sample sections presented below.

Northern part of the site, area of new block of flats

<i>Sample section 1 (DP 6)</i> <i>North foundation trench, facing south-south-east</i> <i>0.00 = 38.40m AOD</i>		
0.00 – 0.20m	L2000	Topsoil. Mid brownish grey, friable, sandy silt.
0.20 – 0.30m	L2001	Possible yard surface. Layer of cobbles.
0.30 – 0.41m	L2002	Basal layer for L2001. Dark yellowish orange, friable, sandy gravel.
0.41 – 0.58m	L2003	White, compact, chalk.

0.58 – 1.02m	L2004	Light brown, compact, silty sand with occasional CBM fragments.
1.02 – 1.41m	L2005	Light yellowish brown, compact, silty sand.
1.41m+	L2006	Natural mid brownish yellow, compact, silty clay with gravel and chalk.

Sample section 2 (DP 8)
Central foundation trench, facing north-north-east
0.00 = 37.80m AOD

0.00 – 0.73m	L2014	Made ground. Mid to dark greyish brown, compact, clayey silt with occasional CBM fragments.
0.73m+	L2006	Natural clay and chalk. As above.

Sample section 3 (DP 10)
South foundation trench, facing north-north-east
0.00 = 37.52m AOD

0.00 – 0.18m	L2015	Modern made ground. Light grey, loose, sand with CBM rubble.
0.18 – 0.80m	L2014	Made ground. As above.
0.80m+	L2006	Natural clay and chalk. As above.

Southern part of the site, area of new houses

Sample section 4 (DP 12)
North foundation trench, facing south-south-east
0.00 = 37.50m AOD

0.00 – 0.27m	L2015	Modern made ground. As above.
0.27 – 0.78m	L2014	Made ground. As above.
0.78m+	L2006	Natural clay and chalk. As above.

Sample section 5 (DP 14)
Central foundation trench, facing south-south-east
0.00 = 37.46m AOD

0.00 – 0.16m	L2015	Modern made ground. As above.
0.16 – 0.75m	L2014	Made ground. As above.
0.75m+	L2006	Natural clay and chalk. As above.

Sample section 6 (DP 16)
Central foundation trench, facing south-south-east
0.00 = 37.43m AOD

0.00 – 0.27m	L2018	Modern made ground. Dark orangey yellow, loose, sand with small stones.
0.27 – 0.88m	L2014	Made ground. As above.
0.88m+	L2006	Natural clay and chalk. As above.

Trenches for new drainage

6.2 The trenches were located close to the eastern and western sides of new building and mostly located within, or adjacent to, a previously excavated area for new foundations. This resulted in the trenches containing mainly backfill of loose soil and CBM fragments. The surviving stratigraphy reflected that recorded within the new foundations (above).

<i>Sample section 7 (DP 17)</i> <i>East drainage trench, facing west-north-west</i> <i>0.00 = 37.75m AOD</i>		
0.00 – 0.14m	L2020	Modern made ground. Dark greyish brown, loose, silty sand with occasional CBM fragments.
0.14 – 0.64m	L2021	Modern made ground. Light yellowish brown, friable, sand with concrete and CBM rubble.
0.64 – 0.86m	L2014	Made ground. As above.
0.86m+	L2006	Natural clay and chalk. As above.

Description ?Cellar F2007 and a cobble surface, L2001, were recorded.

6.3 One archaeological feature was present in form of possible cellar F2007 (DP 4 – 5; Sample Section 8). It was located within the northern part of the site and was recorded in the northernmost foundation trench. The structure was probably rectangular (2.20 x 1.00+ x 1.60m) and located just off Francis Road. It comprised two parallel walls (M2008 and M2009), perpendicular to the street and 1.65m apart of each other. The walls were present just below Topsoil L2000 (as in the north section) and were 1.60m deep. The upper sections of the wall (c.0.55m deep and 0.24 – 0.26m wide) were constructed of mid to dark red bricks (220 x 110 x 65mm) bonded with white chalky mortar. The lower sections gradually widen to c.0.36-0.38m at the base and were constructed of stones, including flint, of different sizes and bonded with the same white, chalky mortar. The interior of the feature, between the walls, was infilled by L2011, a dark grey, loose, sand with moderate CBM fragments (bricks, roof tiles), slate tiles, china and glass and stoneware bottles, the latter including upper part of a white stoneware bottle with inscriptions 'F. Riddle' and 'Ware'. L2011 also contained large numbers of whelk shells. At the base of the feature was a layer (0.06 – 0.10m thick) of pale yellow, friable, sand (L2010).

6.4 On the western side of M2008 a construction cut (F2012; 0.35 x 1.20m) for the structure was present and it contained backfill L2013, a mid grey, friable, silty sand. On the eastern side of M2009 was F2016, probably a construction cut/trench for the wall or extension to the building but it may have been re-cut associated with the modern wall of the garages (M2019), present c.1m away from M2009. The space between M2009 and M2019 (backfill of F2016?) was filled with L2017, a mid grey, loose, sand with frequent modern CBM fragments and debris.

6.5 A layer of cobbles (L2001; 3.50+ x 1.00+ x 0.12m; cobbles: c.0.08 x 0.10 x 0.12m) was also present in the north-western corner of the site and was recorded in the northern foundation trench for new block of flats (L2001; 3.50+ x 1m+). It was present below the topsoil (at 0.20m below ground level) and consisted of levelled layer of stones lay tight but with no bonding material. The cobbles overlay a dark yellowish orange, friable, sandy gravel (0.05 – 0.12m thick; L2002). L2001 may have been a former yard or path.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by deposits of modern made ground as it was until recently occupied by a garage block. The made ground related to demolition/construction works was 0.10 – 0.40m thick. Along the northern limit of the site Topsoil L2000 (0.20m thick) was present and it overlay a former cobbled yard surface (L2001; 0.20m thick) and deposits of earlier made ground (1.10m thick in total). The most common deposit on the site was Made Ground L2014, a mid to dark greyish brown, compact, clayey silt with occasional CBM fragments (0.20 – 0.75m thick) and it overlay the natural geology. The latter, L2006, was a mid brownish yellow, compact, silty clay with local patches of gravel and chalk and it was present at 0.60 – 1.40m below existing ground level.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for medieval and post-medieval settlement evidence. The site is situated within the historic core of Ware, within Area of Archaeological Significance 177, which includes the late Saxon, medieval and later settlement. Iron Age and Roman remains are also present within the area. Medieval remains were found on nearby Crib Street and along Baldock Street. The site is known to have been occupied by ranges of maltings buildings throughout the 19th century and into the mid 20th century, prior to their demolition. The maltings were part of Ware's extensive post-medieval malting industry dating from the later 18th century.

9.2 The forerunning evaluation (Fairclough & Mustchin 2015) revealed a pit (F1008) containing mid 15th – 16th/ early 17th century pottery. The pit cut undated Pit F1010. Evidence of carbonised cereals and seeds was identified. The research potential of the site was thus for further evidence of late medieval/ early post-medieval activity, similar to that recorded along neighbouring Baldock Street and Crib Street.

9.3 In the event the monitoring encountered the remains of a ?rectangular cellar or the lower part of a building, perhaps part of one of the 19th century maltings which previously occupied the site. The structure survived as two parallel walls comprising upper profiles of red bricks above lower, slightly flared profiles of irregular stones (including flint); all bonded by lime mortar. The details of construction, especially the lower profiles, might indicate an earlier (pre-19th century date). A layer of cobbles, probably a former yard surface, was also revealed beneath the topsoil in the north-western part of the site. The majority of the site had been a subject to significant modern truncation in relation to the construction of the mid-20th century garages.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Ware Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Bugler Developments Ltd for funding the project and for their assistance.

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of Hertfordshire County Council Historic Environment Unit.

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within a 250m radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HHER).

HER	NGR SP	Description
Prehistoric		
18150	TL 3567 1454	Mesolithic Pits, Waggoners Yard, Baldock Street, Ware. Several shallow pits, found at the east end of Waggoners Yard during redevelopment of 22 Baldock Street in 1982-3, were found to contain worked flints and lithic debris. 'All of the recognisable flints belong to the mid-Mesolithic period. The collection includes points, blades, cores, hammer stones and various other lithic fabrics'. The site is on the east bank of the Upper Bourne, a watercourse (culverted in the 19th century) flowing south into the river Lea.
Roman		
1541	TL 35618 14526	Roman Coin, 18 Baldock Street, Ware. Bronze coin of Antoninus Pius (AD 138-61), laureate head; it was allegedly found in Church Street but may have come from the garden of 18 Baldock Street c.1953.
9378	TL 35693 14496	Possible Saxon And Roman Occupation, Ware Manor House, Ware. Small amounts of Roman and Saxon finds discovered during excavation in 1985 in the grounds of the 17th century building known as Ware Manor House [9369]. Saxon pottery came from a single pit. The Roman finds did not have a clear context.
Anglo-Saxon		
9133	TL 35634 14548	Anglo-Saxon Occupation, 20-22 Baldock Street, Ware. A shallow ditch and some small pits which, which contained late Saxon grass-tempered and plain sandy ware pottery, were discovered during excavation in 1983. The features had survived beneath an air raid shelter.
9164	TL 35561 14502	Late Saxon Settlement At Ware. Area of late Saxon settlement at Ware, more or less centred at the given NGR. Excavations between 13 and 23 Baldock Street revealed buildings aligned north-south and pre-dating medieval buildings. The settlement was probably delimited to the east and west by two streams (the lower and upper Bourne) which fed into the Lea.
Medieval		
20	TL 358 144	Medieval and later town of Ware. The market is documented from 1199. There was a bridge over the river Lea as early as 1191. It was the presence of this bridge, allowing a short cut to the north, that enabled Ware to grow at the expense of Hertford. Map evidence suggests that the medieval town did not grow in area significantly during the post- medieval period until the development of the malting and brewing industry in the town in the later 18th century.
1692	TL 3569 1443	St Mary's Church, Ware. Mainly 14th & 15th century large church with nave, transepts, chancel, aisles, south porch and west steeple. Restored in 1847-9 and 1886. 18th century sanctuary and transepts. 15th century font. See [6429] for the churchyard.
4013	TL 3578 1438 (point	Possible Site Of Alien Benedictine Priory, Near St Mary's Church, Ware. Ware Priory was one of the most important alien houses in England. Founded in 1081, with the gift of the church tithe, and lands, to the Abbey of St Evroul in Normandy, and suppressed in 1414. In 1415 it was granted to the Carthusians of Sheen. Its site is uncertain, but may be that of the old rectory (now called the Manor House [9369]), at TL 3571 1449. General opinion, though speculative, is that the site lay just east of St Mary's Church (TL 3562 1443). Its precinct, however, may have lain between the Upper Bourne watercourse, now

		culverted but which ran down the east side of Baldock Street, and Crib Street; this would place the precinct north of the church. See [9127, 9134].
6429	TL 3570 1446	St Mary's Churchyard, Ware. Excavation carried out before the construction of the church hall revealed, in one of two trenches, forty certain burials in wooden coffins. One pit containing 13th century pottery [9127] was excavated, but the cemetery appears to have destroyed any earlier occupation evidence, and in particular, any evidence for the alien priory [4013]. Monitoring of cable trenches for floodlighting across the south side of the churchyard in 2010 recorded a large amount of disarticulated human bone from at least five burials, disturbed by previous work. Four post-medieval iron coffin handles, all different so presumably from different coffins, and an iron buckle were also found. No grave cuts were seen, but a broken limestone gravestone was found reused as shoring for a modern drain. No lettering was seen.
6439	TL 3578 1438	Medieval And Post-Medieval Occupation, The White Swan, 2-5 West Street, & Church Street, Ware. Salvage excavation in 1979 revealed a small rectangular building, interpreted as a storeroom. Sherds of late medieval pottery were associated with the floor of the building. Part of the foundations for the western outhouse for the post-medieval inn was linked to the medieval structure. A single medieval pit containing 13th-14th century pottery was found 12m north of the building. In the northern part of the site were brick walls, remains of chalk floors, and an area of fired clay related to a former malthouse and malt kilns. Archaeological recording east of the above, for an extension to Tesco, revealed medieval and post-medieval occupation, and a few residual finds indicating late Neolithic, Iron Age and Roman activity nearby. The north half of the site contained features of post-medieval and later date, but in the southern half a thick garden soil and associated pits in the centre of the area was dated to the 13th and 14th centuries, and post-medieval chalk floors were preserved. In the medieval period this was probably a backyard area, with a single primary pottery group indicating domestic buildings nearby. Intensified use of this area in the late 15th-16th centuries is indicated by a gravel layer, a pit lined with pegtiles and several deep pits, which are probably quarry pits, and a flint wall on the Church Street frontage. This is interpreted as a major rebuilding of frontages, and construction of chalk floored buildings to the rear, during the 16th century, though the uppermost surviving chalk floors relate to 18th century buildings. In the 19th century a malt house stood on the east side of the northern part of the site but no features could be directly related to this building. For the malting, see [5410].
9127	TL 3570 1446	Medieval Pit, St Mary's Churchyard, Ware. A single pit containing 13th century pottery was found during excavations for the new church hall at St Mary's in 1980. It may relate to the alien priory at Ware [4013], the position of which has not been established. Other evidence had probably been destroyed by burials in the graveyard [6429] of St Mary's.
9134	TL 35636 14551	Medieval And Post-Medieval Occupation, 20-22 Baldock Street, Ware. Excavation in 1983 revealed a sequence of medieval and post-medieval occupation. Several large clay pits dating to the 12th-13th century were backfilled and a number of gullies, ditches and shallow pits dug, probably in the 13th century. In the 14th and 15th centuries two timber buildings were constructed; building 1 was of sole-plate construction with flint walls, and building 2 was founded on sill-beams. These buildings were probably demolished in the 18th century and the excavated area became a garden; a number of post-medieval garden features were also present. An 18th century brick culvert also ran across the site, carrying the Upper Bourne watercourse. In WWII an

		air raid shelter was constructed in the centre. The Bourne was culverted by Trinity College Cambridge (given the priory lands at the Dissolution) in the early 19th century. A large rubbish pit on the site contained pottery, animal bone, a small broken crucifix of Dorset limestone (probably Purbeck), and a silver seal depicting two angels and a clerical mitre. May relate to the medieval priory [4013], whose precinct may have encompassed the land between the Bourne and Crib Street and would include this pit.
9135	TL 35634 14548	Medieval And Post-Medieval Buildings, Ware Churchyard. Excavation in 1979 revealed evidence of fragmentary occupation dating from the 11th century, including the remains of a medieval cellar fronting onto Church Street with a 'bone wall'. Its footings were reused for a cottage built on the site in the 18th century. The area behind the cottage revealed a succession of post-medieval cobbled yards.
9138	TL 35754 14402	Medieval Occupation, Chaseside, Ware. Fragmentary evidence of medieval occupation revealed in evaluation in 1988. The site had been heavily truncated; the medieval evidence comprised the bases of a few features dated later than the 12th century.
9171	TL 35730 14355	Medieval Market Place, Ware. The planned layout of burgage plots lining the market place is shown on 19th century maps (1845, 1880); the market place has the form of two triangles, the western end much more elongated than the eastern, and with the usual blocks of late medieval infill.
9306	TL 35739 14498	Medieval Building (Albion Public House), 12-14 Crib Street, Ware. 15th century house, a two storey, two bay structure with a cross-wing with a crown-post roof. Lack of smoke blackening in roof indicates it was unheated before the insertion of stack in the 17th century, so the building may have been a shop before then. First recorded as the Albion PH in 1845. By 1866 it had a skittle alley in the carriageway at the side of the building.
9367	TL 35721 14358	Medieval Shop, 94 High Street, Ware. A probably 15th century building, part of the original infilling of the western market place. The original two-storey structure was two bays wide on a narrow (3.7 m) frontage and was probably a shop, with a doorway, single unglazed window and a jetty at the front (south). There is no evidence that it was heated. A third bay with a crown-post roof was added to the north in the early 16th century.
9368	TL 35726 14356	Site Of Medieval Building, 92 High Street, Ware. A building dating to the early 15th century stood on the site until 1898 when it was demolished. It was an early encroachment onto the western market place and may have originally been a shop similar to no. 94 [9367].
12771	TL 3573 1455	Medieval Cess Pit And Possibly Medieval Flint Walls, 17-23 Crib Street, Ware. A pit found beneath the remains of the 19th century maltings [9398] appeared to have been a cess pit. Many fragments of carbonised wood around the sides of the pit suggested a basketwork lining. The fill contained an assemblage of pottery dating to the period 1100-1360, as well as animal bones including a number of rat skulls and front limb bones with some evidence of knife cuts. This was possibly part of the medieval priory precinct; see [4013]. Two lengths of flint and mortar walling, one running E-W and the other N-S, had been badly damaged by the construction of the maltings; their date was not established but might be medieval. In construction they appeared the same as the footings of a later medieval building found on the east side of Baldock Street; see [9134].
13290	TL 35697 14385	Churchgate House, 15 West Street, Ware. A jettied timber-framed house built in the 15C, altered in the 16C and later extended. It consists of several ranges around a small central courtyard; two storeys, with a continuous first floor jetty (partly underbuilt) along the West Street frontage and the churchyard path which runs along the east elevation. This corner has a heavy dragon post. Inside the SE

		wing is a 15C crown post. <2> has elevation drawings and details. Deeds of the Ware Charity Trustees 'indicate a possible early 16C origin as the residence of a chantry priest, who also taught at the Free Grammar School across the church path, now demolished. It was subsequently a bakery and the home of a brewer'. In the north range is a baker's oven.
15373	TL 35693 14370	Gilpin House, 84 High Street, Ware. A house of 15th century origin, two-storeys and attics, timber-framed and stucco faced with quoins at two corners; underneath are extensive cellars. It was built encroaching onto the west market place, part of Middle Row, with one side facing the High Street and the other onto West Street. The High Street (south) front has twin gables, the rear has a setback gable with attics, under old red tile roof. The late 15th century part is on the east side, and may have been the cross-wing to a hall which has been rebuilt; or it was self-contained but unheated. Beneath the north-east bay is a contemporary (late 15th century) cellar, lined with flint; the roof structure in the attics shows that the original crown post was removed in the 17th century when a floor was inserted and the east gable built to form a garret, but the rear gable is original. The west range was built (or rebuilt) in the mid 17th century, and a brick chimney with adjacent staircase added on the north side. This new range also has cellars, with twin central fireplaces; the rooms on the north side on both ground and upper floors have elaborate mid 17th century decorative plasterwork, the ground floor ceiling including a cartouched shield bearing the arms of the Garth family. The ground floor of the building was opened out in the 19th century; the present shops are 20th century, with part-timber shopfronts, although in the east side is a panelled door with frieze and bracketed hood. The local tradition is that the house was built by Henry VII for his mother, Margaret Beaufort, who was granted the manor of Ware for life. The name Gilpin House was only acquired in the 1880s, when Randolph Caldecott's illustrations made Cowper's famous poem popular.
15963	TL 35606 14538	20 Baldock Street, Ware. This is a small, late medieval house of two bays, one of which was an open hall. An upper floor was inserted, a chimney-stack built, and the walls heightened in the late 17th century. The present rendered front and sash windows are early 19th century, as is the east extension.
20424	TL 35 14	Medieval silver long-cross penny. A silver long-cross penny of Richard II (1377-1399); York mint, North type 1a (no. 1329); doublestruck on reverse. Dimensions: 17.9mm diameter, 0.2mm thick. Weight: 1.1g.
Post-medieval		
5006	TL 35587 14704	Metal waymarker on the Cheshunt Turnpike; 21 miles from London. Milestone, made of metal, triangular, with semi-circular top plate. Against wall of Hope Maltings. The stone was put up c.1810-1820 by the Cheshunt Turnpike Trust. The raised lettering reads 'Ware Parish' (top), 'Wadesmill 2' (left hand side), and 'London 21' (right hand side). It appears to have been resited back from its original position in 1960s road widening.
5405	TL 3557 1466	Site of The Hope Maltings, 5-11 Baldock Street. Large complex of early 19th century maltings, demolished in the later 20th century. The whole Hope Maltings complex is on the tithe map (1845). All the buildings are present except for one in the middle, demolished 1945. Owned by Harrington Page Ltd since 1963. No.5 maltings largely rebuilt after fire in 1933. No.11 maltings largely rebuilt but still contains kiln and old hand operated pump for filling cisterns (not in use). No.12 maltings has 2 dismantled kiln cowls. No.14 maltings consists of modern building & kiln. Whole complex closed in 1966. Since demolished and built over.

		This was a substantial complex of early 19th century malthouses lining a narrow rectangular yard on the west side of Baldock Street. The later 19th century OS maps (1898, 1923) show the detail, with a small patch of trees in the SE corner. In 1880 the maltings still had gardens and orchards on their western side, but by 1898 Gladstone Road had been built across them, parallel with the maltings. The plan remained largely unchanged until construction of the roundabout in Baldock Street in the later 20th century, when the site was cleared.
5408	TL 3585 1448	Alina Maltings, N Side Of Church Street, Ware. 1 of 2 maltings (see also [5409]), brick with timber ends, 3 floors, each having 2 kilns. Tie plates on N malting have 'Goodfellow Ware' & on S kiln 'Chas Wells Ware'. Dated brick of 1855 in wall of building, and one of 1756 in garden wall. In SE corner of yard is a Victorian dwelling house. 1880 OS map shows malthouse between these 2 & Church Street, now demolished. Since 1959 the buildings have been used as a workshop & store. Since demolished, now occupied by industrial estate and carpark.
5409	TL 3587 1448	Site of East Malthouse at Alina Maltings, north of Church Street. 1 of 2 maltings (see also [5408]), brick with timber ends, 3 floors, each having 2 kilns. Tie plates on N malting have 'Goodfellow Ware' and on S kiln 'Chas Wells Ware'. Dated brick of 1855 in wall of building, and one of 1756 in garden wall. In SE corner of yard is a Victorian dwelling of brick. 1880 OS map shows malthouse between these two and Church Street, now demolished. Since 1959 the buildings have been used as a workshop and store. Since demolished, now occupied by industrial estate and carpark.
5410	TL 3580 1436	Site of malting, Church Street. The site comprises 3 buildings: 1: brick, 2 floors, weatherboarding at E end, kiln at rear; 2: brick, 3 floors, interior entirely of wood. Also has a kiln; 3: 2 floors, building of brick, timber & cement. Present on the 1845 tithe map, but the property is shown to have run from Church Street to West Street, whereas now it stops short of West Street. Messrs Stadium Ltd, manufacturer of motor components, occupy the building. Has since been demolished with only some of the walls surviving to a height of 1-2m. Now a car park.
5411	TL 3571 1458	Malting, S Side Of Coronation Road, Ware. Brick malting of 3 floors with no kiln visible. Most of present building appears to be late 19C but is said to incorporate the house which is shown on the 1845 Tithe map. Was Harrington & Son, and now Messers Damancy, manufacturing chemists. Has since been demolished and replaced by a building of a similar plan occupied by British Telecom.
5412	TL 3575 1451	Maltings, 16 Crib Street, Ware. Maltings comprising 2 buildings. N building partially modern but with early 19C brickwork at S end. Central kiln, 2 floors. S building is of brick with 3 floors and no kiln. Tithe map of 1845 shows it to be a dwelling. South building was a glove factory after being a malting, but now both occupied by Burford Elec. Co. and Cameron Instrument Co. Ltd. Both buildings have since been converted into dwellings. The N building now has 3 floors, tiled roof, and weatherboarding on E & W ends, & the S building has 2 floors.
5413	TL 3584 1470	Site of Great Western Maltings, Western House, Collett Road. Early 19th century malthouse complex, demolished in the later 20th century. 2 maltings, each of yellow stock brick and weatherboarded ends. Both have 3 floors and were built c.1840. There are 2 kilns still present and they are older than the buildings that surround them. A third malting on the 1880 OS map was burnt down in 1961. It too was brick and had 3 floors, of which only the shell survives. It was larger than the other 2 maltings. All the buildings had some tie plates with

		'Goodfellow Ware' or 'Chas Wells Ware' on them. Since 1959 site used as an electrical store. Since demolished. The maltings are shown on the 1845 tithe map as long rectangular purpose-built structures on a large open plot at the corner of Crib Street and Collett Road. The western building was a double structure with a long narrow yard down the centre. More detail is shown on the later 19th century OS maps (1880, 1895). In the later 20th century the site was cleared for two large residential blocks.
5414	TL 35824 14568	Site Of White Horse Maltings, Francis Road, Ware. White Horse maltings is a range of 5 maltings, brick with weatherboarded ends, and each having 3 floors. Three of the maltings have one kiln, the others, two kilns. 3 of the maltings appear on the 1845 Tithe map, and all 5 on the 1880 OS map. Up to 1963 owned by Page and Co Ltd, but is presently unoccupied. Demolished in 1966; the site is now occupied by an industrial estate and car park.
6868	TL 3572 1476	Site of malthouse, The Bourne, Ware. Early 19th century maltings. The building, a substantial rectangular structure, is shown on the 1845 tithe map and labelled 'Malthouse' on the later 19th century OS maps (1880, 1898). It was part of a compact complex with a house on the street and buildings lining a narrow yard, with the grounds of Collett Hall behind.
6869	TL 358 146	Site Of Malthouse, Deerfield Close, Ware. Malthouse, identified from the 1881 OS map, which has since been demolished. The site is now occupied by housing.
6870	TL 3580 1465	Site of brewery, Princess Street, Ware. Early 19th century brewery, replaced with housing by 1898. Malthouse, identified from the 1881 OS map, which has since been demolished. The site is now occupied by housing. The building was not a malthouse; it is marked 'Brewery' on the 1880 OS map and is also on the 1845 tithe map. By 1898 it had been replaced with new byelaw housing.
9136	TL 35564 14568	Pits and gullies dating from the 16th to the 19th century, typical of backyard use, were found during excavation in 1989. Some residual medieval pottery was also recovered
9303	TL 35602 14515	Inn Building, 14-16 Baldock Street, Ware. A 16th-century timber-framed building, rebuilt as an inn in the later 17th century with 5 bays fronting onto the street. It was divided into two shops in the 19th century.
9305	TL 35605 14570	The Old Bull's Head Public House, 26 Baldock Street, Ware. An early 16th century timber-framed house, two bays with jetty to west and crown-post roof. Wide gabled wing added in 17th century. Large two storey yellow brick extension built in late 19th century as Assembly Rooms. In the 19th century it became an inn and is now known as the Old Bull's Head, although it is not the historic site of this name.
9362	TL 35721 14491	St Mary's Almshouses, 1-8 Crib Street, Ware. In a prominent position at the corner of Church Street and Crib Street, the almshouses, for widows, were originally built in the early 17th century by the Ware Charity Trustees under an indenture of 1612. They were demolished and rebuilt on the same site in 1861; the replacements were designed by George Hitch and built by James Hitch. They are in plum-red brick, laid to Flemish bond, with stucco plinth, quoins and window surrounds, under old tiled roofs with a central band of fish-scale tiles and Welsh slate margins. The main block is in Crib Street, with a shorter wing in Church Street; the entrance is at the corner diagonal, into a rear courtyard with galleries supported on cast iron. Above the entrance is a tablet inscribed 'Rebuilt 1861', and a low gabled parapet with artificial stone kneelers and coping.
9363	TL 35765 14470	Old Independent Chapel, 19 Church Street, Ware. Independent chapel, built in 1778 in dark red brick with stone dressings. Arched central entrance and windows. Extensively altered in mid 19th century following the building of the Congregational Church on the High

		Street. The first minister was William Goodwine, father-in-law of the poet Shelley. The building is now used as a printing works.
9364	TL 35863 14351	Independent Chapel and Congregational Church, Leaside Walk, Ware. An Independent chapel built in 1816 by a breakaway group from the Old Independent Chapel [9363]. It was rebuilt as a Congregational church in 1859, half funded by Joseph Chuck of Widbury House, a leading Ware maltster. The building is in brick with stone window surrounds, the main south front in coursed limestone rubble with limestone dressings. This is in decorative Romanesque style; the plaque in the gable apex reads '1816 REBUILT 1859'. The windows are etched and painted quarries by Powell of Whitefriars. In 1978 Ware Methodists joined the United Reformed congregation (the combined Congregationalists and Presbyterians) to form the Leaside Church.
9369	TL 3571 1449	<p>'The Manor House', Church Street, Ware. A 17th century building with some reset 15th century fabric, suggesting an earlier structure. It was probably originally the Steward's house of the Rectory Manor. It has a north wing of 8 bays and a short south west range along the street frontage.</p> <p>Excavations in the gardens in 1985 uncovered a series of cobble surfaces and spaces, a hearth, a timber beam slot and post holes, suggesting timber buildings with cobbled paths and yards. Medieval pottery was associated with the hearth area and several pits. 'The timbers of the cottage next to the Manor House indicate that this could be the Gatehouse recorded in the 17th century'; it is certainly a 17th century building.</p> <p>No part of the present structure can be dated with any confidence before the 17th century. In the early 18th century a short wing was added to the SW. Towards the middle of the 19th century a service stair was built to the south; ground and first-floor corridors were added to the east; the present staircase was built; and the whole house was given new fireplaces, doors, windows, and ceiling cornices. The main entrance into the property from Church Street, and the layout of the garden, date to the same refurbishment. It is 'commonly assumed' that this is the site of the priory [4013], which was given to Trinity College, Cambridge, at the Dissolution in 1546. But the earliest tenant record for the Manor House is a 1533 grant of the 'parsonage and farm' to William King, of Ware, yeoman; by 1576, when the house, garden, gatehouse, granary and land were acquired by Michael Meade, it was known as The Parsonage (although not occupied by the parson), and belonged to Trinity College. The Meades were tenants until 1670. <4> gives details of the descent of this substantial property, which c.1800 was renamed The Rectory (classier, but as fanciful a name as Parsonage, especially as Ware is a vicarage). In the 1860s the farm (including barns, granary, cart lodge and cow house) was removed from the lease and in 1868 the property was The Glebe House. In 1951 Trinity sold the Manor House to Sir Stephen Chapman. It is still unclear whether any part of the standing building is 16th century; the north range stands on a flint plinth which may indicate an early date. Michael Meade's improvements in the early 17th century included new farm buildings and he may have improved the house as well. The south range appears to be a detached structure, joined to the north range in the late 18th century <4>.</p> <p>For the farmstead, see [18224].</p>
9398	TL 3573 1455	Site Of Maltings, 7-23 Crib Street, Ware. Site of maltings, linear in shape and stretching along the street frontage on the later 19th century OS maps. It ran from what is now no.7 Crib Street northwards for 46m, to no.23. By 1923 the malthouse had been demolished and the site left empty.

		In the later 1960s the plot which is now 17-23 Crib Street was cleared for a proposed ring road, which was never built; the plot became overgrown with trees. Investigation in 2004-6 before construction of a house on the street frontage recorded brick walls from a square sub-basement, early 19th century in date, with part of the opening to a firing chamber; the foot of an outside stair to the upper floors; and other remains. These were evidently part of the malthouse.
9401	TL 3580 1462	Site of maltings, Francis Road, Ware. Mid 19th century malthouse, demolished between 1898 and 1923. Site of large, L-shaped maltings, along the street frontage. It is shown on the later 19th century OS maps (1880, 1898) filling the space between Francis Road (then Whitehorse Road) and Princes Street to the north. It was built between 1845 and 1880; it is not shown on the 1845 tithe map. By 1923 the malthouse had been demolished and replaced with new houses along the Princes Street frontage. These have in turn been demolished and replaced with newer housing
9402	TL 3573 1441	Site of maltings, West Street, Ware. Site of L-plan maltings, well to the rear of the street frontage.
9403	TL 3579 1436	Site of maltings, Church Street, Ware. Linear in shape and behind the street frontage. Is this the same malting as [5410]?
9781	TL 3581 1436	Post-medieval structure, Church Street, Ware. A post-medieval floor comprising successive layers of compacted chalk. The dimensions of the building are unknown. The number of pegtiles 'denotes...a succession of rebuildings, or at least reroofings, of buildings on the properties'. 16th-17th century pottery was found beneath the floor. Two sherds of Iron Age pottery and one Romano-British rimsherd came from earlier contexts, but the majority of the pottery was medieval and post-medieval.
13557	TL 35605 14554	22 Baldock Street, Ware. A timber-framed house, with the main range facing west onto Baldock Street, and rear north and south wings at right angles. The front range has two storeys with attic and cellar; on the ground floor are a pair of 19C shops on either side of a central door into no.22. The roof timbers date this front range to the earlier 17C, but with some sooted rafters which were reused from an earlier building. The attic door appears to be 17C. In the 18C the south wing was added at the rear; the north wing was added in two stages during the 19C, when the house was refronted.
15601	TL 35712 14361	98 High Street, Ware. An early 19th century shop, on the site of an earlier building which itself encroached upon the medieval market place. Two storeys, one bay wide, with a brick front (now painted), and a parapet, the stone coping concealing a mid 20th century flat roof. The ground floor has a mid 20th century shop front; above is a sash window in the reveal under a flat arch within an arched panel. The other elevation, facing West Street, is stucco with masonry lining, and a sash window on each floor with architrave surrounds.
15964	TL 35586 14559	45 Baldock Street, Ware. House, of c.1500, of two storeys, the upper storey jettied to E. All old details are concealed by alterations of the 19th century.
15966	TL 35749 14370	8 West Street, Ware. House, subsequently used as the Town Hall and now offices <1>. It is an early 18th century house of brick, originally of two storeys and attics. It faces south and was refronted and heightened to three storeys in the early 19th century.
17798	TL 35604 14603	Site Of Monkey Row & 36 Baldock Street, Ware. Monkey Row was a narrow court or alley leading east from the side of 36 Baldock Street. <1> gives a short account of official attempts from 1954 onwards to remove Monkey Row, in particular no.1 which was integral with 36 Baldock Street. The alley is shown on later 19th century OS maps curving slightly, and lined on the south side with ten small cottages. No.1, with 36 Baldock Street, was dismantled in 1969 and taken to Wells-next-the-Sea in Norfolk, to be re-erected. The work revealed

		that many parts of the timber frame were re-used; it had four bays running from east to west, end on to the road. The windows suggested that the rear of the upper floor 'once served some semi-industrial use, perhaps connected with the malting trade, in which almost every house in the town once had a share'. The site is now occupied by the roundabout, with the car park to the east.
18149	TL 35675 14586	Site Of Cellar, Behind 17-23 Crib Street, Ware. Evaluation of the plot behind no.17-23 Crib Street in 2004-6 uncovered a roughly rectangular post-medieval brick cavity covered by a spread of wall plaster and mortar fragments. This was thought to be the cellar of a cottage in Monkey Row [17798], demolished in 1969, but the later 19th century OS maps show that Monkey Row did not extend this far. Nothing is visible here on earlier 20th century maps, so the nature of the cellar remains uncertain.
18223	TL 35646 14484	Site of school, Church Street, Ware. Early 19th century National School. The 1880 OS map shows an L-plan building marked 'School (Boys Girls & Infants)' on the north side of Church Street, west of the Manor House [9369]. Earlier 19th century maps shows that the school was built before 1844 on land west of the farm buildings which belonged to the Manor House until the 1860s; the 1851 OS map names it National School, one of the many schools built by Church of England parishes in the early 19 th century. By 1898 the building had been enlarged. A surgery now stands on the site
18224	TL 35665 14506	Site Of Post-Medieval Farm Buildings, Church Street, Ware. The Manor House [9369] was known from the 16th century to c.1800 as The Parsonage (although it was never the vicarage), and its leases and other documentation refer to the attached farmstead. The 'parsonage and farm' were leased in 1533; early 17th century terriers refer to new buildings put up by the tenant, Michael Meade, including a granary/dovecote, peas barn, and gatehouse. The farm appears on 1844 and 1851 maps, as barns and other buildings ranged around three sides of a subrectangular yard on the west side of the Manor House grounds, and close to the east side of the National School [18223]. In 1866 a repairs report for the landowner, Trinity College Cambridge, recommended that the barns, the granary, cart lodge and cow house be removed, the stables repaired, and a wall to be built between the garden (to the east) and the National School to the west. The farm was at this time removed from the Manor House lease. In effect this meant the demolition of the farmstead; it is not shown on the 1880 OS map.
18223	TL 35646 14484	Site Of School, Church Street, Ware. The 1880 OS map shows an L-plan building marked 'School (Boys Girls & Infants)' on the north side of Church Street, west of the Manor House [9369]. Earlier 19th century maps show that the school was built before 1844 on land west of the farm buildings which belonged to the Manor House until the 1860s; the 1851 OS map names it National School, one of the many schools built by Church of England parishes in the early 19th century. By 1898 the building had been enlarged. A surgery now stands on the site.
18591	TL 35900 14380	3-12 Bluecoat Yard, Ware. Terrace of ten 'Nurses' Cottages' built in the 1680s for the boys of Christ's Hospital and their nurses. Nos.3-12 Bluecoat Yard, the 'Nurses' Cottages' are a terrace of ten houses built as a single structure by Christ's Hospital in the 1680s. The site was bought in November 1685. 'Between June 1687 and November 1689 craftsmen were paid over £730 for building work, including construction of the cottages, which provided lodgings, under the supervision of nurses, for 150 boys'. The structure is timber-framed and plastered, two storeys and attics, with dormers and five red brick chimneys. The two end dwellings, nos.3 and 12, have single entrance

		doors; the others are in pairs. Inside they are simply fitted out with plank doors, newel stairs, and re-used structural timbers. Behind is a single-storey continuous range of washhouses, in plastered brick, which were added in the early-mid 19th century. In the south garden wall of no.3, of rebuilt brickwork, is a Portland stone tablet inscribed 'This wall was built in the sole charge of the Governors of Christ's Hospital in the year 1737'. Oak panelling found inside no.12 in 1977 dates to the mid 17th century, and could be original; 'I would assume that the room was originally panelled on all four sides in the same style'
18684	TL 35863 14748	Gospel Hall, Collett Road, Ware. Early 20th century meeting hall. In 1880 there was a small house and garden here near the corner with High Oak Road, but by 1898 this had been demolished leaving an empty plot next to a new pair of semi-detached houses on the street frontage. The 1923 map shows the 'Hall' on the site of the house, a nearly square building with small attached outhouses at the back of the plot. The hall is of yellow brick with slate roof, the slates laid in a diamond pattern; it is four bays long defined by flat buttresses and with a segment-headed window topped with red brick within each bay between the buttresses. At some time in the later 20th century the main door, in the westernmost bay, was replaced with a window and the hall extended in matching brickwork to the side and rear. All the original doors and windows were replaced either at the time or later, but the chimney at the top of the west end gable was retained.
30199	TL 35983 14486	18th century house which predates New Road. No. 67 'originated as a mid-18th century dower house on a footpath which pre-dated the construction of New Road in 1830', and was altered in the late 18th century. It has two storeys, basement and attic, the basement faced in stucco, and the front in yellow brick with a cornice band of red brick and green bottle ends. The attic in the slate roof has a box dormer behind a parapet. On the ground floor is a canted oriel bay, and a panelled front door with dummy fanlight. Above the door is a London Royal Exchange fire insurance plate, No.72928, dated 1778. At the north end is a passage door also with dummy fanlight. The 1845 tithe map shows the newly-laid out New Road, built up only on the west side and with no.67 at the north end of the housing.
3317	TL 35764 14606	The Old White Horse, 1 Francis Road, Ware. Mid 19th century public house, in private occupation since c.1960. The house on the corner of Francis Road, once officially 56 Crib Street, was built in the mid 19th century as the White Horse public house; it is present on an OS map of Ware published in 1851. It was probably built by its first owner, John Francis (hence the later street name), and is a two-storey building in yellow brick with slate roof. The Crib Street façade is now painted. The main façade faces Francis Road and has brick pilasters at each end and slightly projecting centre with a two-fold door under a semicircular dummy fanlight. The 1898 OS map names Francis Road 'Whitehorse Road'; by 1923 it was Francis Road, although the pub retained its licence until c.1960

APPENDIX 2 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	4 (Context, Digital Photo, Drawing, Drawing Sheet)
Context Sheets	22
Site drawings A1	0
Site drawings A3	0
Site drawings A4	5
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	36

APPENDIX 3 HER SUMMARY SHEET

Site name and address:	Garage Site, Francis Road, Ware, Hertfordshire
County: Herts	District: East Herts
Village/Town:	Parish: Ware
Planning application reference:	East Herts Planning Ref. 3/13/1973/FP
Client name/address/tel:	Bugler Developments Ltd
Nature of application:	Construction of two-storey linked buildings with some rooftop accommodation, comprising three two-bedroom houses and three flats with 29 parking spaces, 12 additional gardens and retained amenity grassed area.
Present land use:	Garages, car park, green area
Size of application area: c.1800m ²	Size of area investigated c.200m ²
NGR (8 figures):	TL 3580 1457
Site Code:	AS 1685
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Archaeological Monitoring & Recording
Date of work:	28-30/07 and 05, 18/08/2014
Location of finds/Curating museum:	Ware
Related SMR Nos:	Periods represented: 19 th century
Relevant previous summaries/reports: -	Fairclough, J. & Mustchin, A., 2014, <i>Garage Site, Francis Road, Ware, Hertfordshire SG12 9HA. An Archaeological Evaluation</i> . AS Report No. 4567
Summary of fieldwork results:	<p>In July and August 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at site at the Garage Site, Francis Road, Ware, Hertfordshire (NGR TL 3580 1457). The monitoring was commissioned by Bugler Developments Ltd in compliance with a planning condition attached to planning permission for the construction of two-storey linked buildings with some rooftop accommodation, comprising three two-bedroom houses and three flats with 29 parking spaces, 12 additional gardens and retained amenity grassed area. The monitoring followed an archaeological trial trench evaluation carried out by AS as the initial requirement of the condition.</p> <p>The monitoring encountered the remains of a ?rectangular cellar or the lower part of a building, perhaps part of one of the 19th century maltings which previously occupied the site. The structure survived as two parallel walls comprising upper profiles of red bricks above lower, slightly flared profiles of irregular stones (including flint); all bonded by lime mortar. The details of construction, especially the lower profiles, might indicate an earlier (pre-19th century date). A layer of cobbles, probably a former yard surface, was also revealed beneath the topsoil.</p>
Author of summary: Z. Pozorski & A.R.R. Mustchin	Date of Summary: August 2014 (Revised 12/01/2015)

PHOTOGRAPHIC INDEX



DP 1. The site. Looking south-west.



DP 2. North part of the site after initial ground reduction. Looking north-east.



DP 3. North part of the site with foundation trenches for new block of flats. Looking north-east.



DP 4. Block of flats. North foundation trench with possible cellar F2007. Looking west-north-west.



DP 5. Cellar F2007. Looking north-north-east.



DP 6. Block of flats. North foundation trench. Sample section 1. Looking north-north-east.



DP 7. Block of flats, central foundation trench. Looking east.



DP 8. Block of flats, central foundation trench. Sample section 2. Looking south-south-west.



DP 9. . Block of flats, south foundation trench. Looking east.



DP 10. Block of flats, south foundation trench. Sample section 3. Looking south-south-west.



DP 11. South part of the site with foundation trenches for new houses. Looking south-west.



DP 12. New houses, north foundation trench. Sample section 4. Looking north-north-east.



DP 13. New houses, central/north foundation trench. Looking west.



DP 14. New houses, central/north foundation trench. Sample section 5. Looking north-north-east.



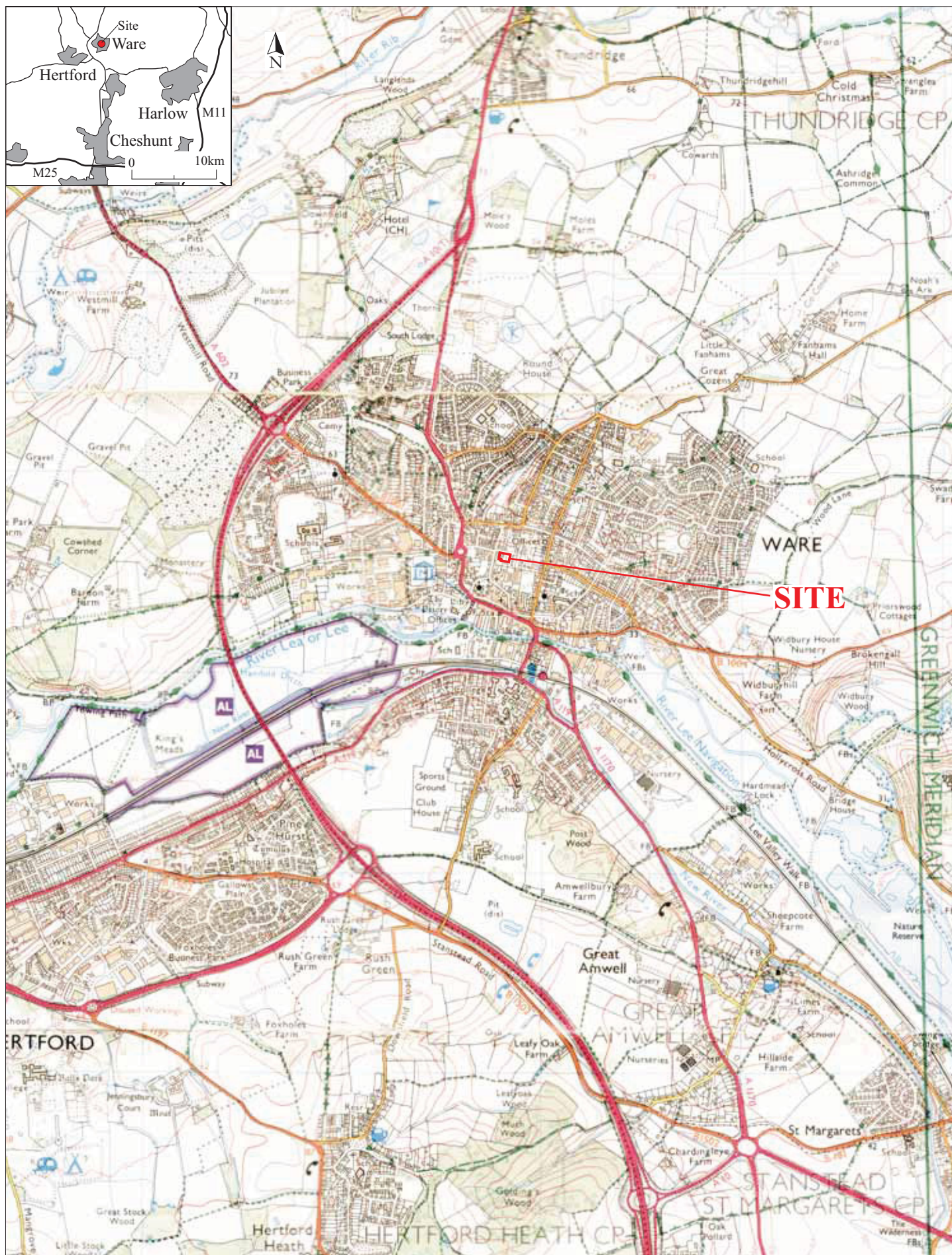
DP 15. New houses, east foundation trench. Looking north-east.



DP 16. New houses, east foundation trench. Sample section 6. Looking west-north-west.

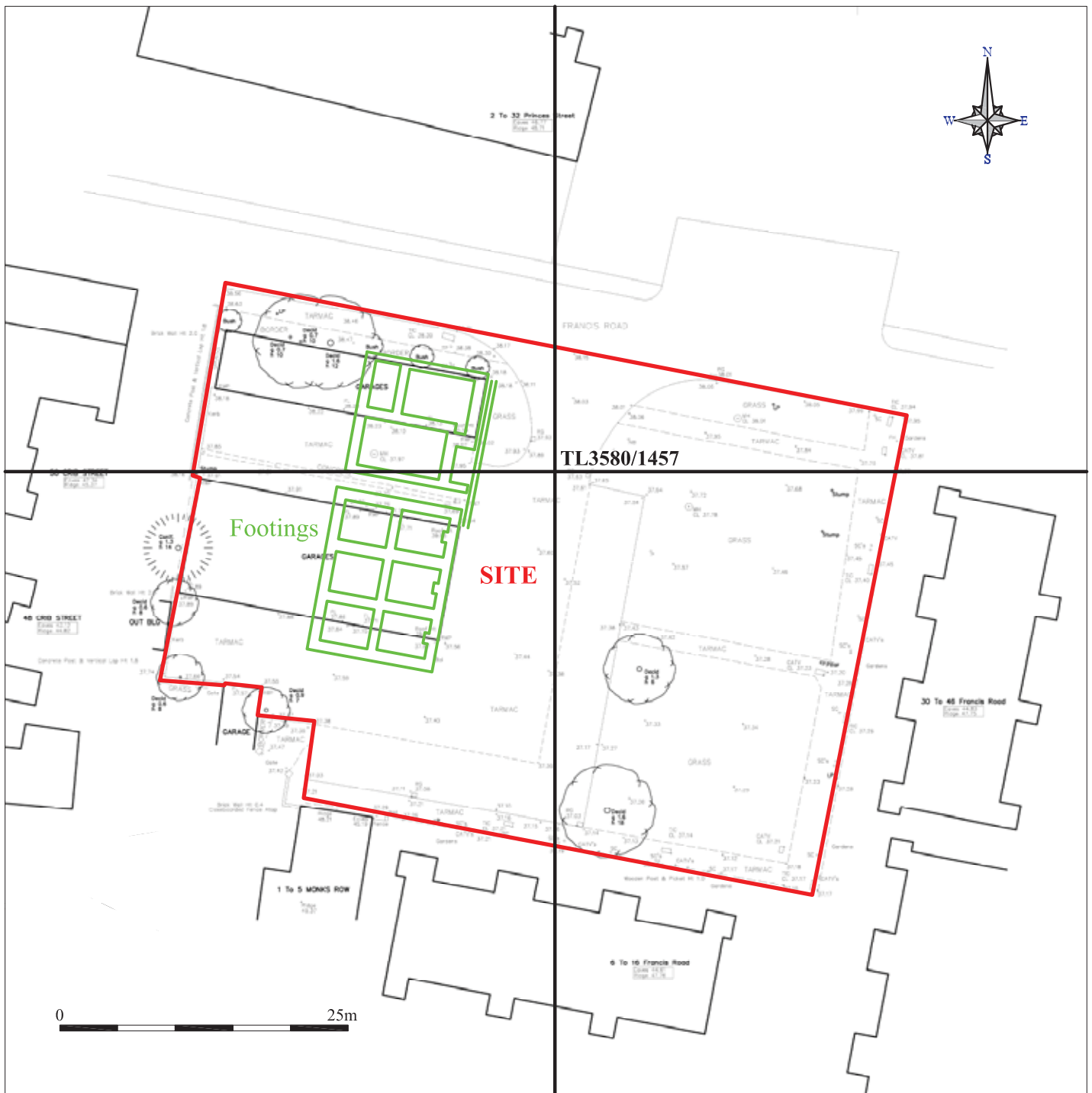


DP 17. New drainage trench to east of new houses. Sample section 7. Looking east-south-east.

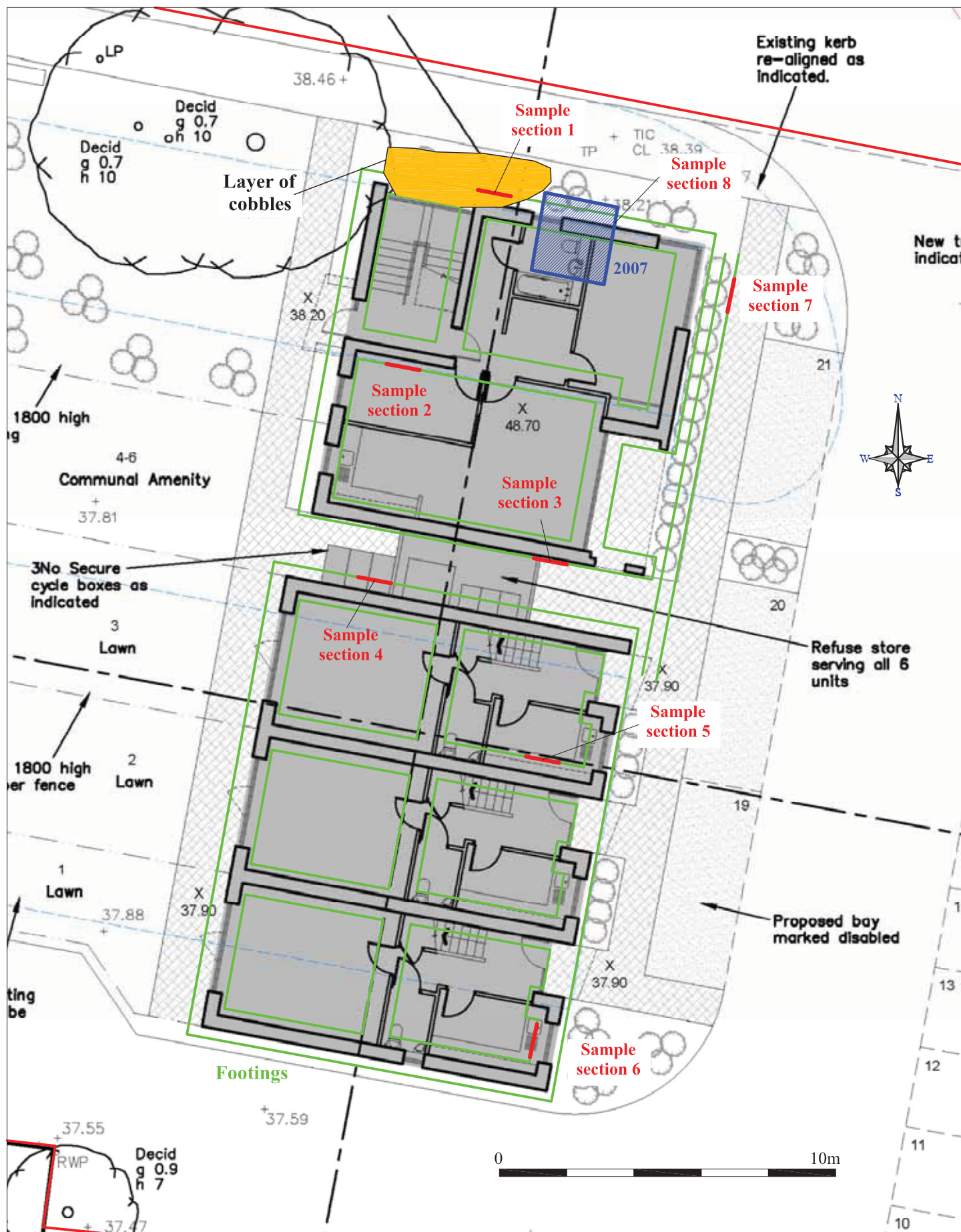


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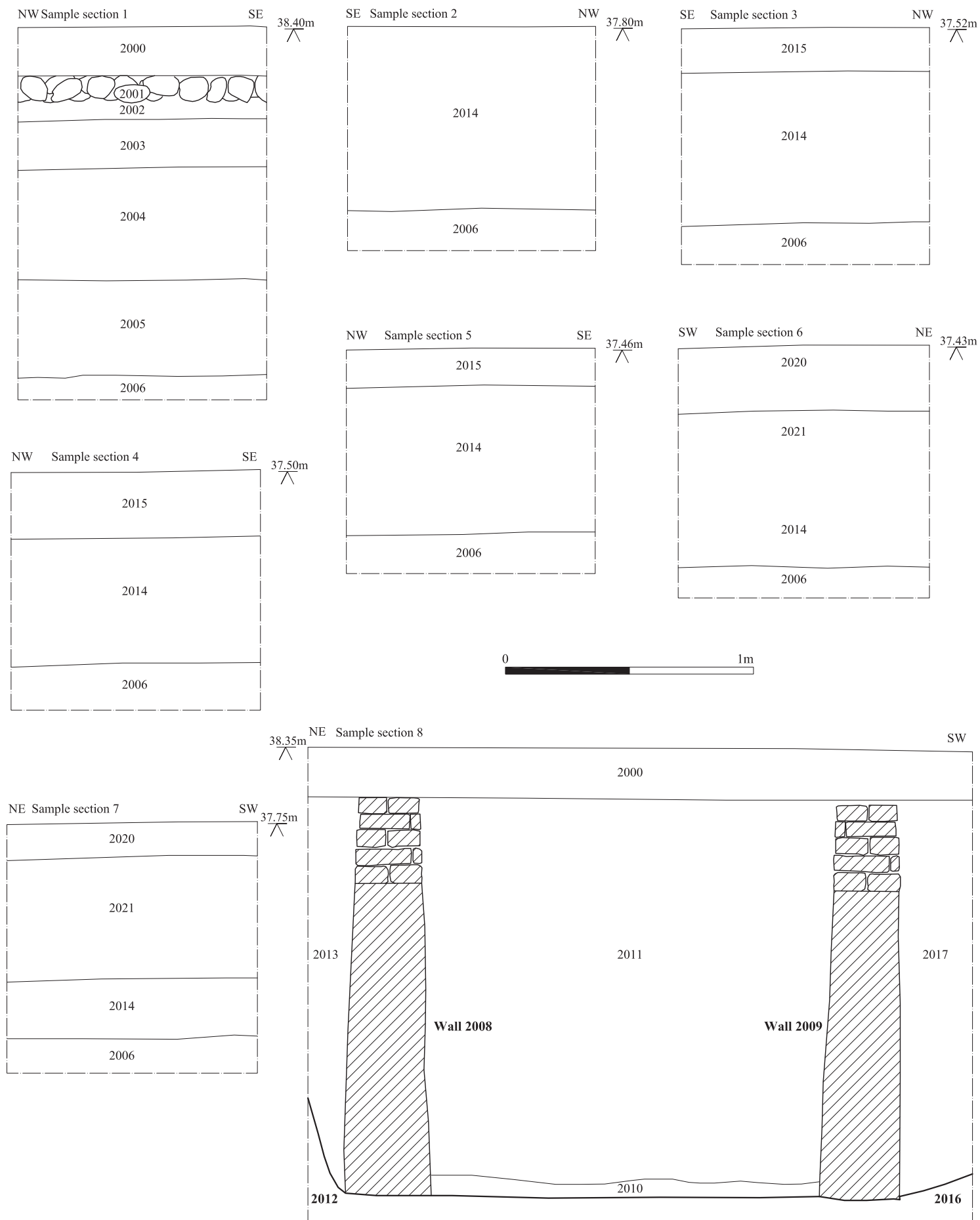
<p><i>Archaeological Solutions Ltd</i></p> <p>Fig. 1 Site location plan</p> <p>Scale 1:25,000 at A4</p>
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Fig. 2 Detailed site location plan
 Scale 1:500 at A4



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Fig. 3 Sample section location plan
 Scale 1:150 at A4



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Fig. 4 Sample sections
 Scale 1:20 at A4