#### ARCHAEOLOGICAL SOLUTIONS LTD

## PROPOSED NEW DEVELOPMENT, LAND AT WICKHAM COTTAGE & HULVER, DANE O'COYS ROAD, BISHOP'S STORTFORD, HERTFORDSHIRE

AN ARCHAEOLOGICAL EVALUATION

Authors: Zbigniew Pozorski	
NGR: TL 48543 22484	Report No: 5284
District: East Herts	Site Code: AS 1862
Approved: Claire Halpin MCIfA	Project No: 6538
	Date: 16 January 2017

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#### **OASIS SUMMARY SHEET**

Project details						
Project name	Propose	d new d	evelopmer	nt, Land a	at Wickham	Cottage &
	Hulver,	Dane	O'Coys	Road,	Bishop's	Stortford,
	Hertford	shire	_			

In January 2017 Archaeological Solutions (AS) carried out an archaeological evaluation at land at Wickham Cottage & Hulver, Dane O'Coys Road, Bishop's Stortford, Hertfordshire (NGR TL 48543 22484). The evaluation was commissioned by Grange Builders LLP and was undertaken in compliance with a planning condition attached to planning permission for the construction of 3No dwellings following partial demolition of Hulver House.

The site is situated on the north-western edge of Bishop's Stortford, above the valley of the River Stort. It is located within Area of Archaeological Significance 245 which covers an area of multi-period activity from the early prehistoric to the Roman periods. Investigations close to the site have revealed remains of late Iron Age and Roman activity, including an extensive ditch complex. Therefore the site had a potential for prehistoric and Roman archaeological remains.

In the event the evaluation revealed no archaeological features or finds.

Drainet dates (fieldwarts)	11/01/2017				
Project dates (fieldwork)	11/01/2017	Ft (\( /\ \ \ /\ \ \ \ )			
Previous work (Y/N/?)	N	Future work (Y/N/?)	N		
P. number	6538	Site code	AS 1862		
Type of project	An Archaeol	ogical Evaluation			
Site status	Within Area	of Archaeological Signi	ficance 245		
Current land use	Rear garder	s of Wickham Cottage	and Hulver		
Planned development	Construction of Hulver Ho	of 3No dwellings follo	wing partial demolition		
Main factures (I dates)	oi nuivei no	ouse			
Main features (+dates)	-				
Significant finds (+dates)	-				
Project location	T	_			
County/ District/ Parish		e East Hertfordshire	Bishop's Stortford		
HER/ SMR for area	Hertfordshire HER				
Post code (if known)	CM23 2JP				
Area of site	c. 3200m <sup>2</sup>				
NGR	TL 48543 22484				
Height AOD (min/max)	81/83m				
Project creators					
Brief issued by	Requirements of HCC HEAT				
Project supervisor/s (PO)	Zbigniew Pozorski				
Funded by	Grange Builders LLP				
Full title	Proposed new development, Land at Wickham Cottage &				
	Hulver, Dane O'Coys Road, Bishop's Stortford,				
	Hertfordshire. An Archaeological Evaluation				
Authors	Pozorski, Z.				
Report no.	5284				
Date (of report)	January 201	7	January 2017		

## PROPOSED NEW DEVELOPMENT, LAND AT WICKHAM COTTAGE & HULVER, DANE O'COYS ROAD, BISHOP'S STORTFORD, HERTFORDSHIRE

### AN ARCHAEOLOGICAL EVALUATION

#### SUMMARY

In January 2017 Archaeological Solutions (AS) carried out an archaeological evaluation at land at Wickham Cottage & Hulver, Dane O'Coys Road, Bishop's Stortford, Hertfordshire (NGR TL 48543 22484). The evaluation was commissioned by Grange Builders LLP and was undertaken in compliance with a planning condition attached to planning permission for the construction of 3No dwellings following partial demolition of Hulver House.

The site is situated on the north-western edge of Bishop's Stortford, above the valley of the River Stort. It is located within Area of Archaeological Significance 245 which covers an area of multi-period activity from the early prehistoric to the Roman periods. Investigations close to the site have revealed remains of late Iron Age and Roman activity, including an extensive ditch complex. Therefore the site had a potential for prehistoric and Roman archaeological remains.

In the event the evaluation revealed no archaeological features or finds.

#### 1 INTRODUCTION

- 1.1 In January 2017 Archaeological Solutions (AS) carried out an archaeological evaluation at land at Wickham Cottage & Hulver, Dane O'Coys Road, Bishop's Stortford, Hertfordshire (NGR TL 48543 22484; Figs. 1 & 2). The evaluation was commissioned by Grange Builders LLP and was undertaken in compliance with a planning condition attached to planning permission for the construction of 3No dwellings following partial demolition of Hulver House (East Herts DC Planning Ref.3/16/2315/FUL).
- 1.2 The evaluation was undertaken in accordance to the requirements of Hertfordshire County Council Historic Environment Advisory Team (HCC HEAT) and a written scheme of investigation (specification) prepared by AS (dated 07/12/2016) and approved by HCC HEAT. The project conformed to the Chartered Institute for Archaeologists (ClfA) Code of Conduct and Standard and Guidance for Archaeological Field Evaluation (2014), and the document Standards for Field Archaeology in the East of England (Gurney 2003).
- 1.3 The evaluation aimed 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 further evidence of late prehistoric and Roman activity. It was also important to understand the level of any previous truncation on the site and also to ascertain whether it would be possible to mitigate the development proposals to accommodate any surviving archaeological remains within the area of proposed redevelopment.

#### 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 northern side of Dane O'Coys Road on the north western edge of Bishop's Stortford, above the valley of the River Stort. It comprises the existing residential semi-detached dwellings of Wickham Cottage and Hulver, set in a mature residential plot. The site forms a narrow plot adjacent to a larger development to the east. It is proposed to partially demolish the Hulver house and build a detached dwelling and two semi-detached dwellings in the rear garden plot.

#### 3 TOPOGRAPHY, GEOLOGY AND SOILS

- 3.1 The site lies on gently sloping and undulating land forming part of the floodplain of the River Stort, which flows north to south approximately 400m to the east. The lies between 81 and 83m AOD.
- 3.2 The settlement of Bishop's Stortford is situated on a cusp of two different solid geologies comprising both Lower Eocene Reading Beds, namely a complex of vertically and laterally varying gravels, sands, silts and clays, to the north and Eocene London Clay to the south (British Geological Survey 1978).
- 3.3 The site also lies on the cusp of two different soil associations, which overlie tertiary clay geology to the west and chalky till to the east (Soil Survey of England and Wales 1983). The former is overlain by soils of the Wickham 4 Association, which are described as slowly permeable seasonally waterlogged fine loamy over clayey and fine silty over clayey soils associated with similar clayey soils, often with brown subsoils. To the east are deep, well drained fine loamy over clayey, coarse loamy over clayey and fine loamy soils, some with calcareous clayey subsoils of the Melford Association.

#### 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The site is located within an area of multi-period activity dating from the early prehistoric to the Roman periods. Archaeological investigations have been undertaken in association with the development of 'Bishop's Stortford North', and in the future the 'Eastern Neighbourhood'. An evaluation some 150m west of the current site took place in 2012, revealing late Iron Age and Roman activity in the form of an extensive ditch complex and a late Iron Age pit with evidence of late Bronze Age and Roman activity (HER 30301). Investigations by AS in 2009 during the redevelopment of Whitehall to the south west also revealed evidence of the late Iron Age/Roman complex (Pozorski *et al* 2009 (2012); HER 17995).
- 4.2 Other finds of early prehistoric date are known from the Stort valley. An ovate Palaeolithic hand axe was found 300m to the south of the site (HER 13312). Mesolithic flints were recovered from a site 700m to the south-east (HER 2133). Further evidence of possible Mesolithic occupation is known along the River Stort 800m to the south-east with finds of a tranchet axe, several flakes and cores (HER 2849).
- 4.3 The earliest settlement within Bishop's Stortford dates from the Romano-British period, and was located at the point where *Stane Street*, the Roman road from St Albans to Colchester, crossed the Stort (Margery 1973). The settlement appears to have been centred on the Cannons Close estate to the east and along the northern side of *Stane Street* (Ellcock 1970). Romano-British remains have been recovered from the area surrounding the site, mainly comprising finds of Roman coins dating from the reigns of Hadrian (AD 117 138) to Constantine (AD 306 337) (HERs 1342, 2134, 2143 & 2296).

Late Roman pottery sherds and ironwork were also found along *Stane Street* 850m to the south-west (HER 127). Excavations at Grange Paddocks 600m to the south revealed two distinct phases of Roman occupation dated to the 1<sup>st</sup> and later 3<sup>rd</sup> century (HERs 6505 & 12051; Crank, McDonald & Murray 2001).

- 4.4 The Roman settlement at Bishop's Stortford had fallen into disuse by the 5<sup>th</sup> century, along with the *Stane Street* river crossing. The area of North Street, High Street and Market Street in the present town are thought to date to the Saxon period (Orton 1976). Relatively little is known of the Saxon town. The Domesday Book of 1086 refers to the town as *Storteford*, likely to have derived from a reference to the River Stort (Gover *et al* 1938). On the eastern bank of the river opposite the town stood Waytemore Castle, which is variously attributed to Edward the Elder in the 10<sup>th</sup> century or William I following the Conquest in the later 11<sup>th</sup> century (Page 1912).
- 4.5 Following the Conquest, the manor of Stortford was sold by William I to William, Bishop of London, and remained in the possession of successive Bishops of London until 1868 (Page 1912). The town's present name Bishop's Stortford resulted from this ecclesiastical association, with the Bishops owning land and a palace at Much Hadham. During the medieval period, Rye Street or *Rystret*, which lies 500m to the east of the site, was one of the four major roads leading from the town and demarcated by a cross (Gover *et al* 1938). It became known as Crabb's Cross, but was destroyed either at the Reformation or during the Commonwealth (HER 2830). From the medieval period onwards, Bishop's Stortford developed into a thriving commercial centre, attested by the large numbers of inns in the town and the presence of a fair three times a year (BSDLHS 1973).
- 4.6 Perhaps the most important event in the later history of Bishop's Stortford was the opening of the Stort Navigation in 1769, linking Bishop's Stortford with London via the early 18<sup>th</sup> century Lea Navigation. This provided a further incentive to commercial development, leading to an increase in brewing and malting, which became the town's most important industries during the 19<sup>th</sup> century. The north-western section of the town, which includes the site, however, remained dominated by agricultural properties such as the early 16<sup>th</sup> century farmhouse at Dane O'Coys Farm (HER 11100), an early modern windmill along Whitehall Lane, series of water meadow drains beside the River Stort, Foxdells Farm and the former farmstead at Whitehall (HERs 6857, 10230, 15328 & 15327).

#### 5 METHODOLOGY

- 5.1 Three trenches were excavated using a mechanical 360° excavator fitted with a toothless ditching bucket (Fig. 2). The trenches measured 20 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

**Trench 1** (Fig. 2, DP 3-4)

Sample section 1A (DP 5): west end, south facing			
0.00 = 82.40m	0.00 = 82.40m AOD		
0.00 - 0.18m	L1000	Topsoil. Mid brownish grey, soft, clayey silt with	
		frequent roots.	
0.18 – 0.37m	L1001	Subsoil. Light greyish brown, friable, clayey silt with	
		occasional CBM fragments and frequent roots.	
0.37m +	L1002	Natural mid yellow, compact, silty clay with	
	moderate small stones and flints.		

Sample section 1B (DP 6): east end, north facing				
0.00 = 82.01m  AOD				
0.00 – 0.19m   L1000   Topsoil. As above				
0.19 – 0.32m L1001 Subsoil. As above.				
0.32m +	L1002	Natural clay. As above.		

Description: No archaeological remains or finds were present.

**Trench 2** (Fig. 2, DP 7-8)

Sample section 2A (DP 9): west end, south facing 0.00 = 82.80m AOD		
0.00 – 02.0011 AOD   Topsoil. As above, Trench 1.		
0.21 – 0.28m L1001 Subsoil. As above, Trench 1.		
0.28m +	L1002	Natural clay. As above, Trench 1.

Sample section 2B (DP 10): east end, north facing				
0.00 = 82.21m  AOD				
0.00 – 0.21m	L1000	Topsoil. As above, Trench 1.		
0.21 – 0.32m L1001 Subsoil. As above, Trench 1.				
0.32m +	L1002	Natural clay. As above, Trench 1.		

Description: No archaeological remains or finds were present.

**Trench 3** (Fig. 2, DP 11-12)

Sample section 3A (DP 13): north end, east facing		
0.00 = 82.30 m AOD		
0.00 - 0.19m	L1000	Topsoil. As above, Trench 1.
0.19 – 0.29m L1001 Subsoil. As above, Trench 1.		
0.29m +	L1002	Natural clay. As above, Trench 1.

Sample section 3B (DP 14): couth end, west facing		
0.00 = 82.79m  AOD		
0.00 – 0.21m	L1000	Topsoil. As above, Trench 1.
0.21 – 0.30m L1001 Subsoil. As above, Trench 1.		
0.30m +	L1002	Natural clay. As above, Trench 1.

Description: No archaeological remains 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 Topsoil L1000, a mid brownish grey, soft, clayey silt with frequent roots (0.18 0.25m thick). It overlay Subsoil L1001, a light greyish brown, friable, clayey silt with occasional CBM fragments and frequent roots (0.08 0.14m thick).
- 8.2 The natural clay, L1002, was present at 0.28 0.35m below existing ground level and comprised a mid yellow, compact, silty clay with moderate small stones and flints.

#### 9 DISCUSSION

- 9.1 The site had a potential for archaeological remains, in particular for Iron Age and Roman archaeology. It is located within Area of Archaeological Significance 245 which covers an area of multi-period activity dating from the early prehistoric to the Roman periods. Archaeological investigations close to the site have revealed remains of late Iron Age and Roman activity, in particular an extensive ditch complex.
- 9.2 In the event no archaeological features or finds were present. No indication of any previous development of the site was identified with the exception of modern drainage. Little evidence of previous truncation was apparent and no residual finds were recovered.

9.3 It seems that the site was located just beyond the area of prehistoric and Roman activity recorded nearby.

#### 10 DEPOSITION OF THE ARCHIVE

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

#### **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank Grange Builders LLP for funding the project and for their assistance (in particular Messrs Stuart Brown and Trevor Grange).

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of Hertfordshire County Council Historic Environment Advisory Team, and staff of the Historic Environment Record.

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## APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within a 500m radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HHER).

HER	NGR TL	Description			
Prehistoric (t	Prehistoric (to AD 43)				
2133	4855 2190	Mesolithic flints found in 1963 at No. 35 Barrelsdown Road			
2849	4890 2190	Excavation in 1966 at The Meads found a tranchet axe, several flakes and cores and some pottery suggestive of possible Mesolithic occupation			
13312	48620 22188	An ovate Palaeolithic handaxe found in 1987 at No. 19 Lindsey Road			
17995	483 224	Ditch containing late Iron Age pottery, Roman tile fragments, and animal bone. This is presumably part of a larger late Iron Age to Roman complex (30301) on the north side of Dane O'Coys Road.			
30301	483 225	Late Iron Age ditch complex, and a Roman pit. Evaluation following geophysics in the fields north of Dane O'Coys Road and Whitehall revealed an extensive complex of ditches and a pit containing late Iron Age material, with a small amount of Romano-British material and residual late Bronze Age.			
Romano-Briti	ish (AD 43 – 410)				
127	4790 2190	Late Roman 4 <sup>th</sup> - 5 <sup>th</sup> century pottery sherds and ironwork found in the footings of a new estate along Stane Street			
1342	4820 2180	Two Roman coins, one of Hadrian, the other illegible found <i>c.</i> 1950 to the west of Oak Hall on Cricketfield Lane			
2134	4880 2212	A bronze Urbs Roma of Constantinian (AD 308 - 337) and pottery sherds found in the garden of the Fox Inn, Rye Street, in 1954			
2143	4885 2235	Roman coin of Antoninus Pius found in 1959 to the south-west of The Grange			
2296	4815 2185	Roman coins of Constantine (306 - 337), sestertius and dupondius of Hadrian (117 - 138), found in 1936 or 1967 in a ditch to the south of Cricketfield Lane			
6505	4895 2207	Excavation in advance of building work at Grange Paddocks revealed a small concentration of pits and post holes cut into gravel dumps representing two distinct phases of Roman occupation dated to the 1 <sup>st</sup> and later 3 <sup>rd</sup> century			
12051	4893 2212	Linear ditches interpreted as enclosures or field boundaries, containing 2 <sup>nd</sup> - 3 <sup>rd</sup> century pottery, and finds of human and animal bone, brick, tile and unidentifiable iron objects suggestive of Roman occupation and cemetery at Grange Paddocks			
Medieval (AD	1066 - 1500)	· · · · · · · · · · · · · · · · · · ·			
2830	4870 2200	Crabb's Cross stood at Rye Street, probably at its intersection with an ancient way, but was destroyed either at the Reformation or during the Commonwealth			
Post-medieva	al (AD 1500 – 1750				
11100	4777 2205	The range of farm buildings at Dane O'Coys Farm is brick and weatherboarded, does not appear to form part of a planned layout, whilst the farmhouse is early 16 <sup>th</sup> century in date			
Early modern	(AD 1750 – 1900)				

6856	4865 2210	Brickworks identified on Lindsey Road from the 1898 second edition OS map and visible at ground level as a large pit
6857	4855 2240	Windmill along Whitehall Lane first shown on Bryant's map of 1822, and probably built only a few years previously
10007	4875 2221	Former cottage hospital on Rye Street, now converted to residential use, presumably flats
10230	4900 2225	A series of water meadow drains beside the River Stort to the north of Bishop's Stortford
10754	4803 2168	The old grammar school in the town centre was demolished and relocated to the site on Hadham Road probably in the 1860s, but closed in 1930 and has since been demolished and replaced by Springfield Court
10759	4804 2227	The 19 <sup>th</sup> century Volunteer Corps rifle range to the north of Cricket Field Lane is marked on the 1874 - 79 OS map with a target 'butt' at its west end and the range extending approximately 400m to the east
10760	4765 2203	Barracks of the 1 <sup>st</sup> Hertfordshire Light Horse Volunteer Corps built in 1865 by John Dobede Fairman, a wealthy local maltster, on land that he owned in Silver Leys, and comprising a single storey brick structure with a slate roof
11590	4870 2200	Milestone on Rye Street with the numeral '29', located on the 'old' route maintained by the Hockerill Highway Trust, which formed part of the road from London to Newmarket and Cambridge
15327	4840 2245	Whitehall comprises a farmstead with ranges of buildings around a yard located to the south of Dane O'Coys Road, with 20 <sup>th</sup> century college buildings to the west of the farm
15328	48845 22822	Foxdells Farm on Foxdells Lane comprises a mid 19 <sup>th</sup> century two storey farmhouse and matching barn in red brick with white brick dressings and roof of old red tile
15329	4889 2249	The Grange on Foxdells Lane/Rye Street comprises a large early 19 <sup>th</sup> century country house, altered in the mid 19 <sup>th</sup> century and now divided into several properties

## APPENDIX 2 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Υ
Registers	1 (Digital Photo)
Context Sheets	3
Site drawings A1	0
Site drawings A3	1
Site drawings A4	0
Site photographs b/w	9
Site photographs colour slides	9
Digital Photographs	17

## APPENDIX 3 HER SUMMARY SHEET

Site name and address:	Land at Wickham Cottage & Hulver, Dane O'Coys Road, Bishops Stortford, Hertfordshire
HER enquiry number:	284/16
County: Herts	District: East Herts
Village/Town:	Parish: Bishop's Stortford
Planning application	East Herts DC Planning Ref.3/16/2315/FUL
reference:	
Client name/address/tel:	Grange Builders LLP
Nature of application:	Construction of a new development of 3No dwellings following partial demolition of Hulver House
Present land use:	Residential plot with rear garden
Size of application area:	Size of area investigated
c.3200m2	108m2
NGR (8 figures):	TL 48543 22484
Site Code:	AS 1862
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Trial trench evaluation
Date of work:	11/01/2017
Location of finds/Curating	Bishop's Stortford
museum:	
Related SMR Nos:	Periods represented: None
Relevant previous	-
summaries/reports: -	
Summary of fieldwork results:	In January 2017 Archaeological Solutions (AS) carried out an archaeological evaluation at land at Wickham Cottage & Hulver, Dane O'Coys Road, Bishop's Stortford, Hertfordshire (NGR TL 48543 22484). The evaluation was commissioned by Grange Builders LLP and was undertaken in compliance with a planning condition attached to planning permission for the construction of 3No dwellings following partial demolition of Hulver House.  In the event the evaluation revealed no archaeological features or finds.
Author of summary:	Date of Summary:
Z Pozorski	January 2017

## **PHOTOGRAPHIC INDEX**



DP 1. The site. Looking south.



DP 2. The site. Looking north-north-west.



DP 3. Trench 1. Looking south-west.



DP 4. Trench 1. Looking east.



DP 5. Trench 1, west end. Sample section 1A. Looking north.



DP 6. Trench 1, east end. Sample section 1B. Looking south.



DP 7. Trench 2. Looking north-west.



DP 9. Trench 2, west end. Sample section 2A. Looking north.



DP 11. Trench 3. Looking south-west.



DP 8. Trench 2. Looking east.



DP 10. Trench 2, east end. Sample section 2B. Looking south.



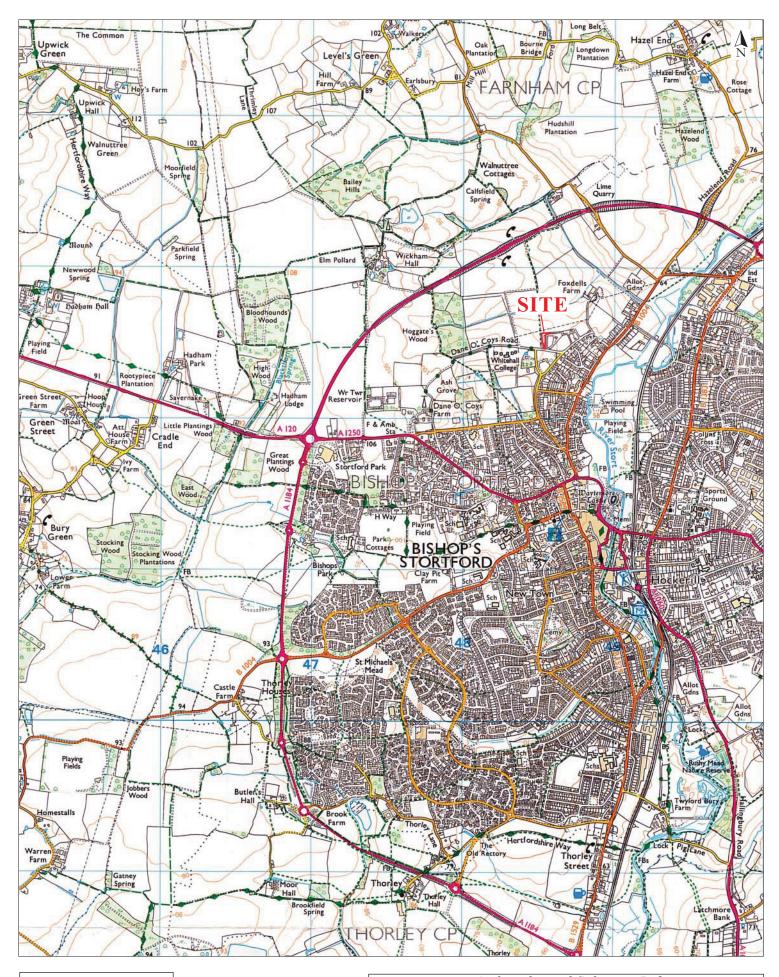
DP 12. Trench 3. Looking north.



DP 13. Trench 3, north end. Sample section 3A. Looking west.



DP 14. Trench 3, south end. Sample section 3B. Looking east.



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# Fig. 1 Site location plan

Scale 1:25,000 at A4

Wickham Cottage and Hulver, Bishops Stortford, Hertfordshire (P6538)



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# Fig. 2 Detailed site location plan Scale 1:600 at A4 Wickham Cottage and Hulver, Bishops Stortford, Hertfordshire (P6538)