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**THE SUN INN, 101 HIGH STREET, MARKYATE,
HERTFORDSHIRE**

AN ARCHAEOLOGICAL EVALUATION

Authors: Zbigniew Pozorski	
NGR: TL 06267 16271	Report No: 5249
District: Dacorum	Site Code: AS 1852
Approved: Claire Halpin MCIfA	Project No: 5945
	Date: 7 November 2016

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OASIS SUMMARY SHEET

Project details			
Project name	<i>The Sun Inn, 101 High Street, Markyate, Hertfordshire</i>		
<p><i>In November 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Sun Inn, 101 High Street, Markyate, Hertfordshire (NGR TL 06267 16271). The evaluation was undertaken in compliance with a planning condition attached to planning permission for the residential conversion of the existing Grade II listed Sun Inn and the construction of three dwellings to the rear with carport, parking and driveway.</i></p> <p><i>The Sun Inn lies on the eastern side of the High Street in the historic core of Markyate. The building is Grade II listed having its origins as a 16th century open hall. The site had a potential for Roman remains as it is located on the eastern side of the former Roman road which follows the course of the High Street. It also had a potential for medieval and post-medieval remains due to its location within the historic core of Markyate.</i></p> <p><i>The evaluation revealed a post-medieval (17th – 18th century) pit which contained residual medieval (13th – 15th century) pottery sherds.</i></p>			
Project dates (fieldwork)	03/11/2016		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	N
P. number	5945	Site code	AS 1852
Type of project	<i>An Archaeological Evaluation</i>		
Site status	<i>Grade II listed building</i>		
Current land use	<i>Former public house with rear car park and garden</i>		
Planned development	<i>Residential conversion and construction of three new dwellings</i>		
Main features (+dates)	<i>Post medieval pit</i>		
Significant finds (+dates)	<i>Residual medieval (13th – 15th) pottery</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>Dacorum</i>	<i>Markyate</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>AL3 8JG</i>		
Area of site	<i>c.1200m²</i>		
NGR	<i>TL 06267 16271</i>		
Height AOD (min/max)	<i>123/124m</i>		
Project creators			
Brief issued by	<i>HCC HEU</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski</i>		
Funded by	<i>Cairnpark Properties (The Vale) Limited</i>		
Full title	<i>The Sun Inn, 101 High Street, Markyate, Hertfordshire: An Archaeological Evaluation</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>5249</i>		
Date (of report)	<i>November 2016</i>		

THE SUN INN, 101 HIGH STREET, MARKYATE, HERTFORDSHIRE

AN ARCHAEOLOGICAL EVALUATION

SUMMARY

In November 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Sun Inn, 101 High Street, Markyate, Hertfordshire (NGR TL 06267 16271). The evaluation was undertaken in compliance with a planning condition attached to planning permission for the residential conversion of the existing Grade II listed Sun Inn and the construction of three dwellings to the rear with carport, parking and driveway.

The Sun Inn lies on the eastern side of the High Street in the historic core of Markyate. The building is Grade II listed having its origins as a 16th century open hall. The site had a potential for Roman remains as it is located on the eastern side of the former Roman road which follows the course of the High Street. It also had a potential for medieval and post-medieval remains due to its location within the historic core of Markyate.

The evaluation revealed a post-medieval (17th – 18th century) pit which contained residual medieval (13th – 15th century) pottery sherds.

1 INTRODUCTION

1.1 In November 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Sun Inn, 101 High Street, Markyate, Hertfordshire (NGR TL 06267 16271; Figs. 1 & 2). The evaluation was undertaken in compliance with a planning condition attached to planning permission for the residential conversion of the existing Grade II listed Sun Inn and the construction of three dwellings to the rear with carport, parking and driveway (Dacorum Planning Ref. 4/00109/14/FUL). The evaluation followed programme of historic building recording/monitoring of The Sun Inn building (Collins 2016). This current report relates to the archaeological evaluation of the proposed new house plots only.

1.2 The evaluation was undertaken in accordance to advice from Hertfordshire County Council Historic Environment Advisory Team (HCC HEAT) and a written scheme of investigation (specification) prepared by AS (dated 21/03/2016) and approved by HCC HET. The project conformed to the Chartered Institute for Archaeologists (CIfA) *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, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. In particular, it was important to establish the presence or absence of any medieval or post-medieval activity present on the site. 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 village of Markyate lies in the county of Hertfordshire on the fringe of the Chiltern Hills, close to the border with both Bedfordshire and Buckinghamshire. High Street extends north-west / south-east along the course of the former Roman Watling Street.

2.2 The Sun Inn lies on the north-east side of High Street. It is Grade II listed, described as a former open hall with cross-wing to the north and

various other alterations and lies within the Markyate Conservation Area as identified by Dacorum Borough Council. It is two storeys fronting on to High Street, with a large carriageway giving access to a rear plot of land where the proposed three dwelling are to be located.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site is situated on a land gently rising towards the west at between 123 and 124m AOD. The Markyate area is characterised by an underlying geology of chalk mainly of the Holywell Nodular Chalk Formation and New Pit Chalk Formation, which has given rise to an attractive down-land environment (British Geological Survey 1978). The soil is generally fertile, comprising plateau drift and clay with flints of the Batcombe Association, although small areas of well-drained Coombe 1 Association soils also impinge into the area (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The Sun Inn was subject to a detailed historic building appraisal and archaeological desk-based assessment (Prosser 2013). In summary:

The building appraisal confirmed the listing description and allowed the phasing and development of the structure to be defined. The northern cross-wing may have been part of the original open hall, much modified and extended to the rear. Some confusion is evident as to the origin of the Sun Inn, as another older hostelry of the same name has been identified with a nearby property on the opposite side of the High Street. The evidence does suggest that the building was configured as an inn in the 17th century with carriageway and rear courtyard, which latterly housed various outbuildings including a smithy. Extensive modifications took place in 1967, with a large section removed below roof level to widen the access through the carriageway. Little impact is proposed to the historic fabric, with mainly modern plasterboard partitions from the 1960s to be removed. A 20th century outhouse on the rear range to be removed has no historic importance.

The site does retain a potential for buried archaeological remains of medieval and post-medieval date. Little evidence has so far been found of occupation of the core of Markyate until the late medieval period, with the few 16th and 17th century extant buildings suggesting the expansion of this earlier settlement. The 'back-yard' nature of the rear of the plot suggests a potential for typical back plot remains such as rubbish pits, property boundaries and industrial features of this period, and traces of foundations of former outbuildings shown on historic cartographic sources may be present in this area. The line of the former Roman road shadowing the High Street does also have a potential for roadside remains of this period to be present.

4.2 The historic building monitoring and recording at The Sun Inn was carried out by AS in October 2016 (Collins 2016). In summary:

The 2016 phase of work saw the monitoring of approved alterations which were limited to the removal of modern plasterboard partitions installed in the 1960s and the removal of a 20th century unit to the rear. This allowed some additional information to be recorded, but revealed no additional evidence for the evolution of the building and the reversal of 20th century alterations has reinstated the earlier proportions of some areas.

5 METHODOLOGY

5.1 One trench was excavated using a mechanical 360° tracked excavator fitted with a toothless ditching bucket (Fig. 2). The trench was proposed to be located within the footprint of the terrace of new dwellings in the rear part of the site; however, when the trial trenching was carried out the foundation trenches for the new structures had been excavated and were open. The evaluation trench was relocated to the immediate south-east adjacent to the line of the new house plots. In addition the open foundation trenches were inspected for archaeological features and finds and recorded.

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 (Figs. 3 - 4, DP 2-3)

<i>Sample section 1A (DP 5): south-west end, south-east facing</i>		
<i>0.00 = 123.68m AOD</i>		
0.00 – 0.06m	L1000	Modern tarmac, surface of car park.
0.06 – 0.17m	L1001	Made ground. Mid grey, friable, sandy silt.
0.17 – 0.22m	L1002	Dark yellow, loose, sand.
0.22 – 0.46m	L1003	Mid to dark grey, friable, sandy silt with moderate CBM fragments.
0.46 – 0.94m	L1004	Made ground. White, friable, chalk with yellow, loose, sand.
0.94m +	L1005	Natural mid yellow and light grey, loose, sandy gravel with flints.

<i>Sample section 1B (DP 6): north-east end, north-west facing</i> <i>0.00 = 123.09m AOD</i>		
0.00 – 0.41m	L1006	Modern made ground. Mid grey, loose, silty sand with debris and CBM.
0.41 – 0.48m	L1007	Mid to dark yellow, loose, sand.
0.48 – 0.65m	L1008	Buried topsoil. Dark grey, friable, sandy silt.
0.65 – 0.84m	L1009	Subsoil. Mid greyish brown, friable, silty sand with occasional CBM fragments.
0.84m +	L1005	Natural gravel. As above.

Description: Trench 1 contained post-medieval (17th – 18th century) Pit F1010. It contained residual sherds medieval (13th - 15th century) pottery.

Pit F1010 was rectangular in plan (4.20+ x 1.10 x 0.38m; DP 4). It had moderately sloping sides and a concave base. Its fill, L1011, was a dark brownish grey, friable, sandy silt with frequent stones and flints. It contained residual sherds medieval (13th - 15th century) pottery and fragments of post-medieval (17th – 18th century) CBM, including a brick.

Foundation trenches for new houses and car port (Fig. 3, DP 7, 8, 11)

<i>Sample section 2 (DP 9): north-east trench, south-west facing</i> <i>0.00 = 123.10m AOD</i>		
0.00 – 0.86m	L1006	Modern made ground. As above, Trench 1.
0.86m +	L1005	Natural gravel. As above, Trench 1.

<i>Sample section 3 (DP 10): central trench, north-east facing</i> <i>0.00 = 123.30m AOD</i>		
0.00 – 0.37m	L1006	Modern made ground. As above, Trench 1.
0.37m +	L1005	Natural gravel. As above, Trench 1.

<i>Sample section 4 (DP 5): car port trench, south-west facing</i> <i>0.00 = 123.70m AOD</i>		
0.00 – 0.19m	L1012	Modern made ground. Dar brownish grey, loose, sandy silt with CBM fragments.
0.19 – 0.43m	L1013	Made ground. Mixed light brown, friable, clayey silt with chunks of white chalk and CBM rubble.
0.43 – 0.76m+	L1014	Made ground. White, loose, chalk with stones and CBM fragments.

Description: No archaeological features or finds were present.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds despite the fact that the foundation trenches had already been cut. These trenches were open and inspected.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by made ground deposits. The natural, L1005, was present at 0.84 – 0.94m below existing ground level and comprised a mid yellow and light grey, loose, sandy gravel with flints.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for Roman, medieval and post-medieval archaeology. The Sun Inn building is Grade II listed and originated as the 16th century open hall. The site is located on the east side of a former Roman road which followed the course of the High Street. It is also located within historic core of Markyate.

9.2 One archaeological feature was revealed: a post-medieval (17th – 18th century) pit which contained residual medieval (13th – 15th century) pottery sherds. The rear of the site was landscaped, possibly in the 1960s, to provide a levelled garden area to the rear of car park.

10 DEPOSITION OF THE ARCHIVE

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

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AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of Hertfordshire County Council Historic Environment Team and Mr Matt Adams (formerly of Hertfordshire County Council Historic Environment Team).

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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 No.	NGR TL	Description
Roman		
2050	TL 060 165	<p>Settlement along Roman Watling Street, known until the 20th century as Markyate Street.</p> <p>Description: Markyate's narrow High Street is the Roman Watling Street; the village was bypassed in 1957. Part of the housing is characterised by long narrow plots, apparently post-medieval. The upper reaches of the river Ver, apparently canalised, ran past these plots on the NE side of the village; show that each property on this side had a footbridge across the river to a further plot beyond. The river has now been diverted and built over. The 18th century church [11201] has only been a parish church since 1877; the village was in the medieval parish of Caddington, 3km to the north. In the late 19th century the NW part of the village, which is shown on the OS maps as Markyatestreet, was in Bedfordshire. In 1849 Upton noted that 'The town of Markyate Street is situated partly in Flamstead and partly in 3 other parishes. A small portion of it is in Bedfordshire', and in the 1851 religious survey it was referred to as 'Flamstead Market Street'- since it was always larger and more of a commercial centre than the small village of Flamstead.</p>
4174		The stretch of Watling Street [9525] through Markyate to the county boundary. It has never gone out of use, although partly bypassed in Markyate itself.
Post-medieval		
7024	TL 06014 16428	<p>Lion Brewery, Albert Street. 19th century brewery, of which the brewery house and the yard survive.</p> <p>Description: Site of a brewery, identified from the 1879 OS map. The buildings have been demolished and the site is now occupied by modern houses - this is not the case. Most of the buildings have gone, but the yard remains empty, behind 8 Albert Street (below).</p> <p>The brewery was occupied by Albert Pearman Rowley from the mid- late 1850s to possibly the early 1890s. An 1891 plan of it shows a dwelling house, malting, malthouse, malt kiln, boiler house, brewery, stables and office. The brewery produced several types of beer. Mineral waters were also produced here under Alfred William Rowley who took over in the 1870s.</p> <p>Albert Rowley and his son owned the brewery from the 1850s to 1890. All that survives is the brewery house, 8 Albert Street, which has the name 'The Old Brewers Yard' on its boundary wall. The layout is shown on the 1880 map, when Albert Street was called New Street and Cowper Rise was a footpath along the edge of a field; the Lion Brewery occupies the end of New Street, backing onto open land. The house dates to c.1820, a two-storey double-fronted house in plum brick with lighter red brick arches, stucco plinth and dressings, and hipped slate roof.</p>
7025	TL 0636 1617	Site of Markyate Gas Company works, London Road, Markyate

		<p>19th century local amenity, which lasted into the 20th century</p> <p>Description: Site of a gas works, identified from the 1879 OS map. The site is now occupied by housing.</p> <p>It is shown on the 1880 OS map with a large circular gasholder behind the works and offices on the street front, within a rectangular plot just beyond the existing housing along Watling Street (London Road). There was little change by 1898 but by 1924 a second gasholder had been built, and the works are named as 'Markyate Gas Co.' The works disappeared in the mid 20th century, and by 1972 the site was a coach depot.</p>
7026	TL 06069 16231	<p>Old Brewery, 25-27 Pickford Road</p> <p>Post-medieval house which operated a small brewery from the 18th century</p> <p>Description: Site of a brewery, identified from the 1879 OS map. The buildings have been demolished and the site is occupied by houses. This is not the case. The 1880 OS map shows the site, named Old Brewery; the layout shown is the same on present mapping, and the street frontage building is Listed. 'Reputed to have started in the 1700s, this was probably a small isolated domestic brewery. The houses with an arched rear access survive', as nos.25-27. No.27 Pickford Road is a timber-framed building, of the 17th century or earlier, a two-storeys and attics house under a steep old red tile roof, with a two-storey gabled rear wing and a long single-storey timber- framed outhouse. The timber framing of the house is visible in the gable ends; the rear wing and the outhouse are weatherboarded. In the early 18th century a new brick front was added to the house, in chequered red and blue bricks. The bay windows and their pentice are 19th century. The rear access arch is via no.25.</p>
10087	TL 0613 1651	<p>Post-medieval pits behind 75 High Street.</p> <p>Late 19th and early 20th century pits, apparently the earliest occupation of the site.</p> <p>Description: Several pits of late 19th to 20th century date, over fluvio-glacial deposits, suggest that the Ver valley was 'perhaps more dynamic in the Pleistocene' than is generally believed, and that the site was unoccupied until the late post-medieval period.</p> <p>The 1880 OS map shows the site of the pits in the rear yard of no.75, immediately in front of a row of outhouses. This is one of the plots on the NE side of the High Street which ran to the river Ver, this one with an alley on its northern boundary leading to a footbridge. The laying out of these plots is of uncertain date but more likely to be medieval than later.</p>
12086	TL 0605 1646	<p>Wesleyan Methodist Chapel, Albert Street.</p> <p>Work started on building the chapel in 1859, replacing an early 19th century chapel [18743] by the river which continued to be used by the Sunday School until 1879. In 1880 a new Sunday School building was opened adjacent to the Albert Street chapel. A new entrance off Wesley Street was added in 1967 along with an extension to the rear of the schoolroom. The 1879 Sunday School building became the church hall, and was recorded before being sold for residential development in 2005 to raise funds for the chapel itself.</p>
12087	TL 06045 16325	<p>Markyate Baptist Chapel, Buckwood Lane.</p> <p>1870s Baptist chapel, which replaced an 18th century predecessor, with its own burial ground.</p> <p>Description: The land at Buckwood Lane was purchased in 1731 for a purpose-built meeting house. This was replaced in 1870-1873 with the present Chapel. It was built by George Palmer of Liverpool Road, Luton for £640 plus the old materials. The</p>

		<p>Sunday School Hall was extended in 1897.</p> <p>The building is shown on the 1880 OS map as 'Baptist Chapel (General)', a wide rectangular building set back at the end of a straight pathway from the road, the plot marked 'Burial Ground'. It was then at the western edge of Markyate. Little change has taken place since. In the 1851 ecclesiastical census the original building was the 'First Baptist Chapel, Markyate Street', with three services every Sunday</p>
12089	TL 06185 16319	<p>Particular Baptist Chapel, Pickford/Cleveland Road. 1850s chapel</p> <p>Description: A brick building with slate roof, built by Benjamin Goodyear. Goodyear led a breakaway movement from the Baptist Church and funded his own chapel. The rift is mentioned in the Baptist minute book dated 1848 but the exact date of the chapel is uncertain. It was extended in 1859 with the addition of a schoolroom and vestry. It has more recently been used as a factory.</p> <p>The chapel is shown on the 1880 OS map, marked 'Baptist Chapel (Particular)'. Like so many of these chapels it is a long rectangular building set back slightly from the road frontage, this one within a narrow plot. It is not marked as a chapel on the 1898 OS map, or later mapping</p>
12090	TL 06175 16406	<p>The Sun Public House</p> <p>16th century open hall house with 19th century brick front; the Bull's Head until the 1840s.</p> <p>Description: A 16th century building with later additions, including a 19th century brick front. Its current name, the Sun, dates from the 1840s; it was previously known as the Bull's Head.</p> <p>It is Listed as a timber-framed 16th century open hall house with a north cross-wing. In the late 17th century an upper floor was inserted into the hall and a rear wing added at the NE corner, making a two- storey L-plan building facing SW onto the High Street. In the 19th century it was updated with a brick front, and brick casing was also added to parts of the side and rear. In the southern two bays is a very wide carriage arch. Inside are traces of the smoke hood in the open hall, framed partitions, and a 17th century staircase.</p> <p>This was one of Markyate's coaching inns on Watling Street, and is shown on the later 19th century OS maps with a pump and a smithy in the rear yard. Most of the outbuildings in the yard have been demolished.</p>
12093	TL 06082 16486	<p>42 High Street.</p> <p>Once the Bull & Butcher PH, now the post office.</p> <p>Description: In the 19th century this was the Bull & Butcher public house. An auction notice of 1851, the earliest documentation, gives the name of the tenant as Thomas Burgoine. The public house closed in 1930. Since then the building has been used for various shops, including a Post Office. It has remained the post office.</p> <p>It is not shown on the later 19th century maps as a public house, but it did have a carriage arch on the north side, leading into a narrow space with small outbuildings for a length of 70m. This had not changed by 1924. In the later 20th century Wesley Road was pushed through along the northern boundary of this yard, the shape of which is still visible.</p>
12094	TL 06110 16449	<p>The Green Man, 50 High Street.</p> <p>19th century public house called the Green Man and the Sportsman, closed in 1913; possibly on the site of an earlier inn.</p> <p>Description: The Green Man dates from the early Victorian period, with the first landlord recorded in 1839; on the 1880 OS</p>

		map it is named The Sportsman. The Green Man closed on 31 December 1913 after renewal of the licence was refused. It was possibly built on the site of the Bell inn, the earliest landlord of which is recorded in 1669.
12096	TL 06089 16508	The Plough, 65 High Street. 19th century public house called The Plough, which closed in 1913. Description: The earliest recorded landlord of The Plough was William Ellingham, 1861-1864. The public house closed on 31 December 1913. The only recorded brewers and owners are Adey & Whites of St Albans, 1910. A large almost square building, it is not marked as a public house on the later 19th century OS maps.
12097	TL 05954 16664	Red Lion public house, 20 High Street, Markyate 19th century ale house, possibly on the site of the Cock inn; closed in 2010 Description: The Red Lion was originally an ale house. At its sale in 1845 the two-storey brick building with slate roof contained two bedrooms, taproom, bar, closet and basement with cellars for wine, coal and beer. There was a wood barn and weatherboarded thatched stable. The premises are still a public house. It is possibly built on the site of the Cock inn. The Red Lion, once known as the Cock, closed in 2010; see for the possibly associated building on the NW side. The later 19th century OS maps show a small plot with outbuildings running along the whole of the north side behind the pub. Following closure in 2010 the building became a private house. The side elevation shows signs that the building is possibly older than the 19th century
12098	TL 05940 16724	11 High Street, Markyate The Old Malthouse; 17th century or earlier house which had a brewhouse and malthouse in 19th century Description: In the 1841 Census, the building was occupied by Robert Shemeld, who was described as a maltster. In 1850 he was producing malt and brewing. The buildings in 1850 consisted of a malting, brewery, barn, stable and three houses, which enclosed a yard. All the buildings were thatched. One building survives, on a prominent corner site on the street frontage. This is a timber-framed house of 17th century or earlier date, five bays long, two storeys, cellar and (former) attics, but originally only three bays, with central chimney, lobby-entry plan with the stair in a turret behind the chimney stack. It is said to have once had cruck blades built into the south wall, but this wall disappeared when a new south bay was added in place of an end lean-to in the 1960s. The frame of the former south gable was reconstructed at the extended south end, with patterned brick infill. In the early 18th century the house was modernised with a brick front, in red bricks chequered with grey headers
12099	TL 06180 16352	Sebright House (the Sebright Arms), 76 High Street, Markyate Mid-18th century town house in red brick, which became a public house in the 1820s and reverted to private occupation in 1967. Description: The Sebright Arms was an inn; the earliest recorded landlord is William Goodyear, in 1826-32. The 1838 tithe map shows one or more beer houses attached to the building. It closed in 1967 and became a private house. It is now called Sebright House, with Sebright Cottage the 19th century stable building behind. The house dates to the mid-18th century, and was evidently built as a town house. It is a symmetrical three-storey building three bays wide, in fine red brickwork on a low stucco plinth and with steep tiled roofs. The plan is of central entrance

		and end chimneys, with the staircase at the rear centre, and with a two-storey rear service wing at the SW corner. All the windows have flat gauged arches; the ground floor has two bowed oriels, and an elaborate doorcase on fluted Doric pilasters with semi-circular fanlight. The stable building, added in the 19th century (perhaps when the house became an inn), is in plum brick. It is shown as a public house on the later 19th century OS maps, and as 'Hotel' on the 1924 map.
12100	TL 06208 16358	<p>117-121 High Street, Markyate</p> <p>Two 17th century or earlier timber-framed houses, updated in the 18th century with a brick frontage, and altered in the 19th century when they were two beer houses and a shop</p> <p>Description: No.117, the Star and Garter was a beer house called the Star & Garter. The earliest recorded landlord was William Clarke in 1860; before 1861, it was known as the Queen's Head. It is now a private house.</p> <p>Nos.117-121, now two houses and a shop, are in origin two adjacent timber-framed houses built in the 17th century or earlier. No.117 was the Star & Garter until c.1970, and before 1914 no.119 was the Old Red Lion. This is a long two-storey block at the south end of the historic High Street, given a fashionable new front in the 18th century in chequered red and grey brick. In the 19th century nos.119-121 were given a painted stucco facing, and no.121 had a shopfront inserted.</p> <p>No.117 has end chimneys and a two-storey NE rear wing. The framing in the north gable shows that the house was originally jettied on the street frontage, but the front now has a diamond pattern of red header bricks in the centre, applied vermiculated rustication as lintels with raised keystones over the ground floor windows, and a moulded doorcase. No. 119 has casement windows with shutters, and a lobby entrance by the chimneystack. No. 121, 'a picturesque corner building', has a neat pilastered shop front with canted corner entrance, and a cusped bargeboard over the south gable.</p> <p>The row of outbuildings at the rear of no.121, shown on the later 19th and early 20th century OS maps, have been demolished</p>
12101	TL 06140 16406	<p>64 High Street, Markyate</p> <p>A late 16th-century timber-framed building, once the Sun inn</p> <p>Description: The original Sun Inn was at 64 High Street (the name was transferred to the public house across the street in the 1840s). It is a late-sixteenth century timber-framed building. In one of the rooms there is a sixteenth century wall painting of a faun or satyr amid large scale scrolling. The front of the building has stucco moulding which was added in the late eighteenth or early nineteenth century. The sale of the inn in 1844 included all the buildings from nos. 58 to 64 and the outbuildings. In the early twentieth century, no.64 was used as a cafe. The visible fragment of wall painting belongs to an extensive all-over pattern of classical scrolling foliage with figures of fauns, satyrs etc.</p>
12102	TL 06055 16528	<p>The Swan Public House.</p> <p>Post-medieval inn, now a public house</p> <p>Description: The Swan was a coaching inn. The building dates from at least the early 17th century with later additions, and in 2002 was still a public house.</p> <p>It is an 'early 17th century or earlier' building, timber-framed behind later brick casing; it is a two-storey, two cell house originally with a lobby entry and central chimney plan, facing east onto the High Street. The SW rear wing was added in the later 17th century. This wing is also two storeys and two bays, with a cellar, a large internal chimney, and higher floor levels than in the</p>

		front range. The staircase in this wing was originally behind the central chimney in the front range. In the early 18th century the north bay of the house was extended and the street frontage brought up to date with a casing of grey brick, with wide vertical bands of red brick and a stucco plinth. The Swan is shown on the later 19th century OS maps with outbuildings lining a compact rectangular rear yard, with access at the south end of the building. This layout has not altered much since.
12103	TL 05919 16751	5 High Street (the White Hart), Markyate Later 19th century ale house, rebuilt in 1905 after a fire; a private house since 1971 Description: The earliest landlord of the White Hart ale house was Sarah Blinker in 1881-89. The pub was closed in 1971 and converted to a private house. The house was rebuilt in 1905 after a fire, although it retains a steep roof pitch (covered in slate). It is a two-storey building with basement and attics, two windows wide, in plum brick with red brick dressings. It stands on an acutely angled corner, the canted south end a prominent feature. The symmetrical front has a central plastered recess with 'THE WHITE HART' in decorative relief lettering above the door, which has a rectangular fanlight. The large ground-floor windows have acid-etched decorative glass panels
12104	TL 05959 16654	Site of the White Horse, 22 High Street, Markyate Post-medieval beer house closed in 1909 and demolished in the 1960s Description: The White Horse was a small beer house. The earliest recorded landlord is James Messenger, 1837-41. It closed on 31 December 1909 and became a private house. This was demolished in the 1960s and a new house built on the site
16647	TL 06248 16339	Site of Lower Farm, London Road. Post-medieval farmstead Description: Lower Farm is shown on as ranges of farm buildings around two sub-rectangular yards, in the angle between London Road and Hicks Road at the SE end of the High Street. The farmstead survived into the 20th century, and it is possible that one small building still stands facing London Road.
16648	TL 06260 16316	Site of Hospital Farm, London Road. Post-medieval farmstead Description: Hospital Farm is shown on the 1880 OS map immediately SE of Lower Farm [16647], facing onto London Road at the SE end of the High Street. It survived into the 20th century, backing onto fields along the upper reaches of the river Ver.
16649	TL 06136 16309	Home Farm, 8-10 Pickford Road. Also called Mayfield, Jordan's, and Markyatestreet Farm; the home of Thomas Pickford the carrier Description: This building, now divided into six properties, was a farmhouse called Mayfield and later Jordan's Farm; it was the home of Thomas Pickford (d.1811), the founder of the well-known firm of carriers (hence the street name). The oldest part dates to the late 17th century or earlier and is apparently timber-framed. In the early 18th century it was cased in dark red brick with random grey headers and light red dressings. This made a symmetrical four-bay front range with central entrance, pedimented wooden doorcase, a blank recess over the door, and end chimneys. In the mid-18th century a second house was attached on its east side, two bays wide. This is at a slight angle to the older house, but is a careful copy in a slightly sandier and lighter red brick. At the rear are two-storey timber-framed gabled wings and outshuts. The

		<p>whole building was much altered internally during its subdivision in 1975.</p> <p>The house is shown on OS maps without the rearmost extension, and named Markyatestreet Farm. The extensive farm buildings stood to the west and north, but have now all disappeared; Sebright Road runs across their site.</p>
17368	TL 05946 16678	<p>Site of post-medieval cottages, High Street, Markyate</p> <p>Post-medieval building, possibly a brewhouse, which became two cottages by 1850 and was demolished by 1924</p> <p>Description: Evaluation of a plot on the north side of the Red Lion public house in Markyate High Street uncovered the fragmentary remains of a building which once stood on the street frontage. It appears to be the L-plan building shown on the 1880 OS map. The footings and layer of rubble consisted of red handmade bricks; a few later bricks marked 'London Brick Company' were also present in the rubble. The footings of only three walls survived, each of two rows of stretcher-laid bricks. The rear wall of the building appears to have been a retaining wall to the west, the front of the plot having been dug out to make a level site. Within the area these walls enclosed was a well, lined with flint for a depth of about 60 cm; below this it cut through the natural chalk. It was not bottomed; the observed fill was recent.</p> <p>The presence of buildings here on the 1766 map implies that the site had already been terraced by the mid 18th century. The footings could belong to a building of this date, certainly one earlier than the mid 19th century. Documentary records for c.1850 record two cottages here, the dividing wall apparently crossing the well. This must have been capped but not backfilled by this date. 'It is possible that this was originally a single 17th or 18th century building with an internal well', perhaps a brewhouse attached to the Cock (later the Red Lion). By the mid 19th century it had been divided into two cottages, which were demolished in the earlier 20th century.</p> <p>Map evidence shows that the cottage nearer to the Red Lion was demolished by 1898 and an extension built at the back part of the level ground from the north wall of the pub. By 1924 the other cottage had also gone</p>
17549	TL 06065 16514	<p>38 High Street, Markyate</p> <p>House and shop built on open ground in 1860, and demolished in 1998 after a fire.</p> <p>Description: No.38 was a two-storey brick building with cellars and a slate roof, fronting the west side of the High Street. It is shown on OS maps in a fairly small plot, lined with outbuildings; the garden of no.40 extended behind no.38. In the later 20th century the property suffered severe fire damage and was left empty for at least 10 years, before being demolished in 1998. A brick dated 1860 was found during the demolition, and this seems likely to be the date of its construction. Evaluation recorded details of the cellars on the street frontage, and explored the yard behind. All the finds were later 19th century and there was no sign of any occupation before 1860; this was confirmed during a subsequent watching brief. No. 38 was evidently erected upon an empty plot, which had possibly belonged to no.40.</p>
18743	TL 06144 16537	<p>Site of Wesleyan Methodist Chapel, Roman Way.</p> <p>Early 19th century Wesleyan chapel, succeeded by a more central chapel in 1859</p> <p>Description: A rectangular building at the far end of the plot behind 65 High Street is shown on the 1880 OS map as 'Sunday School'. It was approached by a footpath within the plot, but also stood beside one of the alleys leading from the High Street to a</p>

		<p>footbridge over the river Ver, which then ran along the rear of the High Street plots. This was the original Wesleyan chapel, built in 1808-9, and superseded by a more central chapel [12086] built in Albert Street in 1859. The old building was used as the Methodist Sunday School until a new one opened at the Albert Street chapel in 1879. It was demolished later in the 20th century.</p> <p>In 1849 Upton described the Markyate Wesleyan chapel as 'zealous and useful', with three services each Sunday.</p>
30362	TL 05935 16799	<p>Site of village pound, Church End, Markyate Post-medieval animal pound Description: The village pound is shown on the 1880 OS map, a subrectangular area marked 'Pound' at the edge of a wide open area in Luton Road at the church gate, on the northern edge of the village. This open area lay at the entrance to the park at Markyate Cell [4463], the pound being alongside the avenue to the church [11201] and the entrance lodge to the park. The pound is not shown on the 1898 map</p>
30496	TL 06173 16299	<p>Site of the 'iron room', Pickford Road, Markyate 1870s 'tin tabernacle' used as the parish Sunday School for a century Description: The Iron Room is shown (reproduced from an early 20th century postcard) by, and was built as the parish Sunday school for the new ecclesiastical parish of Markyate, instituted in 1877. Its name came from its construction, from corrugated iron sheets; at the time such 'tin tabernacles' could be bought by mail order from the Army & Navy Stores in London and were often used for mission rooms and nonconformist chapels. Like many, this one (at the other end of the village from the church [11201]) was a rectangular building with its narrow gable end facing the road. It is shown when new on the 1880 OS map with rear offices, and marked 'Church' without denomination. It was never used as a church; the 1898 map marks it 'Sunday School', and by this date it had a front porch (which was apsidal) and outbuildings on the NE side. It remained the Sunday School into the 20th century but is shown on the 1972 map as 'Community Centre'. It was used as the parish hall, and was replaced by housing when a new village hall was built in the 1990s</p>
30918	TL 06129 16424	<p>58-62 High Street, Markyate Late 16th century timber-framed building, probably part of the Sun inn Description: The three houses which are nos.58-62 High Street were built as a single property, possibly an inn and probably in the late 16th century. The building was probably part of the Sun inn at no.64 [12101]. It was timber-framed, the frame now visible only inside no.58 and in the end wall of no.62 facing the carriageway to no.64. This end wall also has some 'fine' 17th century red brickwork. No.62 is 'said to have been the tack-room for the inn stables', and has part of a gallery at the back. The whole building was refronted in the 18th century with a plastered finish, as a tall two-storey continuous range. In the mid 19th century nos.58 and 60 were refronted again, in stucco lined as ashlar, and given rear extensions in flint and brick with slate roofs. No.58 has large boarded double doors to a carriage arch to the rear, and a panelled door with rectangular fanlight. At the south end of the range (no.62) is a small 19th century plastered shopfront with door approached up two steps. The 1880 OS map shows the building divided into three, with an outbuilding, now gone, behind no.58</p>
30956	TL 06102 16497	<p>67-73 High street, Markyate Timber-framed 17th century or earlier houses, given a continuous</p>

		<p>brick frontage (with no.65) in the late 18th to early 19th century</p> <p>Description: Nos.67-73 High Street were once four adjoining houses, and became two houses and a post office with shop. They are timber-framed and date to the 17th century or earlier; in the 18th century they were given brick fronts and rear extensions, and were altered in the 19th century. The brick casing is red, chequered with grey headers. No.73 has an 'early pattern' of letter box (disused) set in the front wall.</p> <p>The four houses are shown on the later 19th century OS maps, with a long row of outbuildings along the NW boundary behind no.67. Access to the rear, one large space behind all four houses, was beside no.73. The 1923 map shows the alteration since 1898 of nos.71-73 into one property, with rear additions and marked 'P.O.'.</p> <p>The letter box and stamp vending machine date to the reign of George V. At some time after 1930 the post office moved across the street to no.42 [12093].</p> <p>The 18th to early 19th century brick frontage is continuous from nos.65-73, with pegtile roof, and it is unclear how many separate properties are hidden behind. Examination of the ground floor of nos.71-73 in 2015 found much alteration, especially relating to the conversion into the post office, although earlier traces survive. The brickwork of the south gable wall, overlooking the side passage to the rear yard, is original, but there are several phases of extension to the rear. Some of these are alterations to pent-roofed spaces apparently of early 19th century date, as the original rear door survives in one of these</p>
20th century		
12105	TL 06219 16313	<p>Site of the Healey Mineral Water Business, 84 High Street.</p> <p>Description: In the early twentieth century William Healey moved his mineral water business from premises in Pickford Hill to 84 High Street (the business had been started in 1887 by William Healey). The business continued at these premises until the 1930s. Most of the buildings appear to survive.</p>

APPENDIX 2 CONCORDANCE OF FINDS

Feature	Context	Segment	Trench	Description	Spot Date (Pot Only)	Pot Qty	Pottery (g)	CBM (g)	A.Bone (g)	Other Material	Other Qty	Other (g)
1010	1011		1	Fill of pit	Residual medieval (13 th – 15 th C) pottery. 17 th – 18 th C CBM	4	59	1030	15	Shell	1	4

APPENDIX 3 SPECIALIST REPORTS

The Pottery

Peter Thompson

The archaeological evaluation recovered four lightly to moderately abraded residual medieval sherds from context L1011. Two sherds are South Hertfordshire-type greywares deriving from two different vessels. One is part of a flat base, the other a shoulder with wheel-made rilling. The other two medieval coarsewares superficially look similar with grey cores and pale orange-brown surfaces, but are in two different fabrics. One is a strap handle in a fabric containing moderate medium to coarse rounded grey and milky quartz, with occasional angular fragments. The other is a body sherd in a fine sandy fabric with occasional small voids. As a group the sherds would fit a 13th-14th centuries date, but are residual within a later context.

Methodology

The sherds were analysed and recorded in keeping with the Post-Roman Pottery Research Group Guidelines (Slowikowski 2001, Table 1). Relevant fabric codes are provided in brackets.

Key:

SHER (3.20): Hertfordshire greyware late 12th-14th

MCW (3.20/5.00): Medieval coarseware 13th-15th

Feature	Context	Quantity	Date	Comment
	1011	2x18g SHER 2x30g MCW	13 th – 15 th C	SHER: x1 flat jar base x1 jar body sherd with rilling MCW: x1 strap handle

Table 1: The sherds by context

Bibliography

Slowikowski, A., Nenk, B. and Pearce, J. 2001 Minimum Standards for the Processing, Recording, Analysis and Publication of Post-Roman Ceramics, *Medieval Pottery Research Group Occasional Paper 2*.

The Ceramic Building Materials

Andrew Peachey MCIfA

Pit F1010 L1011 contained three fragments (1030g) of highly abraded post-medieval CBM. The bulk comprised a single fragment (1015g) of red brick with partial dimensions of ?x50x110mm, with a fairly smooth base and slightly irregular arrisses; characteristic of bricks manufactured in the 17th to 18th centuries. Two small fragments (15g) of peg tile in a red sandy fabric were also associated with the brick and are likely contemporary.

APPENDIX 4 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	1 (Digital Photo)
Context Sheets	15
Site drawings A1	0
Site drawings A3	1
Site drawings A4	0
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	15

APPENDIX 5 HER SUMMARY SHEET

Site name and address:	The Sun Inn, 101 High Street, Markyate, Hertfordshire
County: Herts	District: Dacorum
Village/Town:	Parish: Markyate
Planning application reference:	Dacorum Planning Ref. 4/00109/14/FUL
Client name/address/tel:	Tabacon Group
Nature of application:	Residential conversion and construction of three new dwellings
Present land use:	Disused public house with rear car park and garden
Size of application area: c.1200m ²	Size of area investigated c.50m ²
NGR (8 figures):	TL 06267 16271
Site Code:	AS 1852
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Trial trench evaluation
Date of work:	03/11/2016
Location of finds/Curating museum:	Dacorum
Related SMR Nos:	Periods represented: 18 – early 19 th C.
Relevant previous summaries/reports: -	Collins, T., 2016, <i>The Sun Inn, 101 High Street, Markyate, Hertfordshire: historic building monitoring and recording</i> . AS unpublished report No 5221. Prosser, L., 2013, <i>The Sun Inn, 101 High Street, Markyate, Hertfordshire. Archaeological Desk-Based Assessment Historic Building Appraisal and Impact Assessment</i> .
Summary of fieldwork results:	<i>In November 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Sun Inn, 101 High Street, Markyate, Hertfordshire (NGR TL 06267 16271). The evaluation was commissioned by the Tabacon Group and was undertaken in compliance with a planning condition attached to planning permission for the residential conversion of the existing Grade II listed Sun Inn and the construction of three dwellings to the rear with carport, parking and driveway.</i> <i>The evaluation revealed a post-medieval (17th – 18th century) pit which contained residual medieval (13th – 15th century) pottery sherds.</i>
Author of summary: Z Pozorski	Date of Summary: November 2016

PHOTOGRAPHIC INDEX



DP 1. The site. Looking west.



DP 2. Trench 1. Looking east-north-east.



DP 3. Trench 1. Looking south-west.



DP 4. Pit F1010. Looking west-south-west.



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



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



DP 7. Foundation trenches for new houses. Looking south-south-west.



DP 8. Foundation trenches for new houses. Looking north-east.



DP 9. Foundation trenches for new houses. Sample section 2. Looking north-east.



DP 10. Foundation trenches for new houses. Sample section 3. Looking south-west.



DP 11. Foundation trenches for new car port. Looking north.

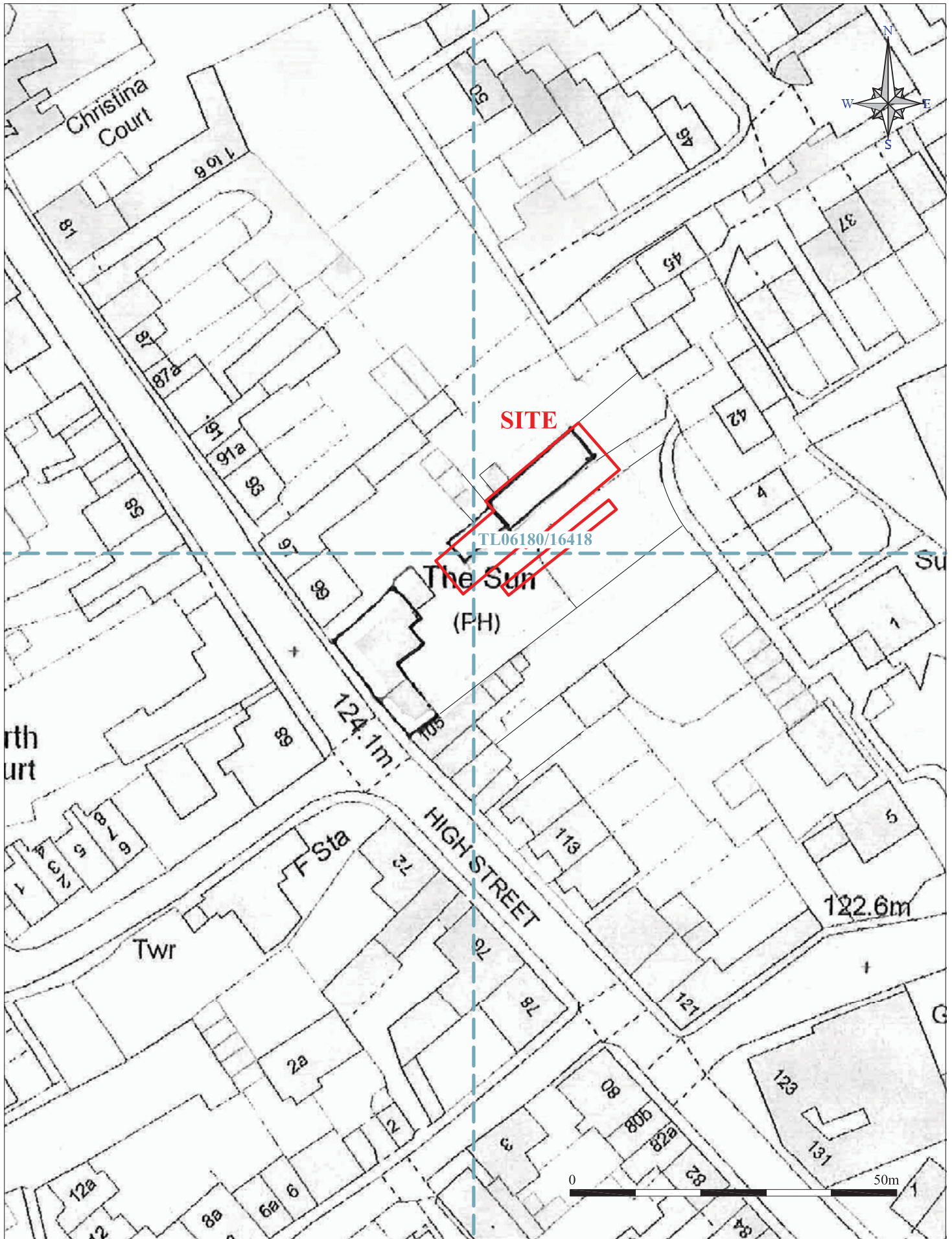


DP 12. Foundation trenches for new car port. Sample section 4. Looking north-east.



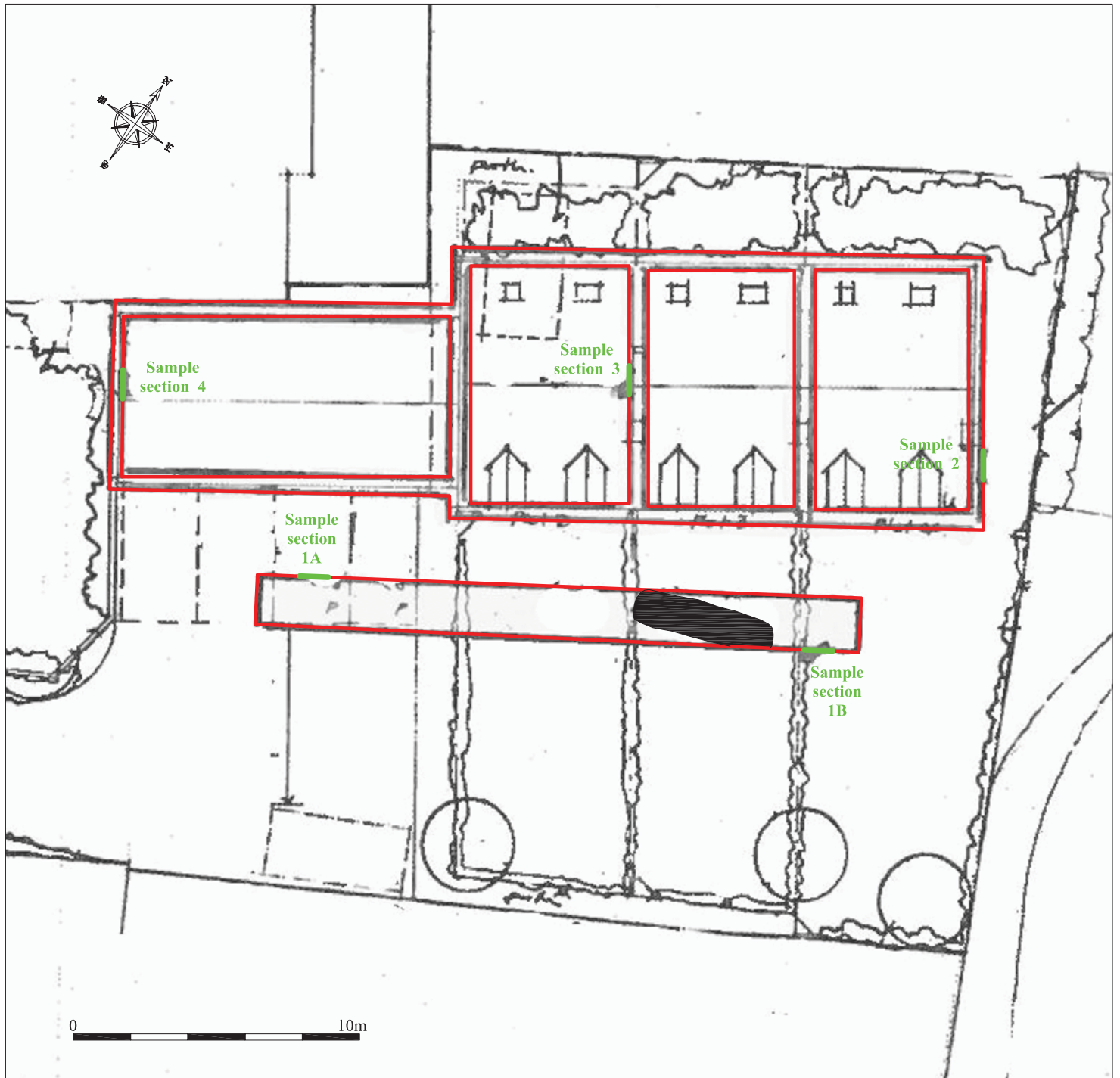
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Fig. 1 Site Location
 Scale 1:25000
 The Sun Inn, Markyate, Hertfordshire (P5945)

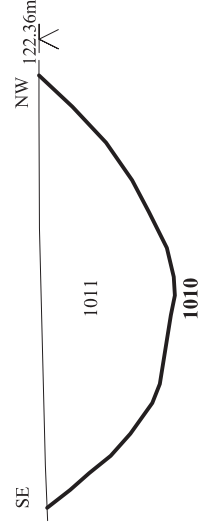
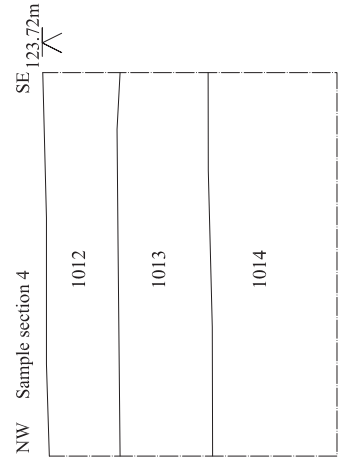
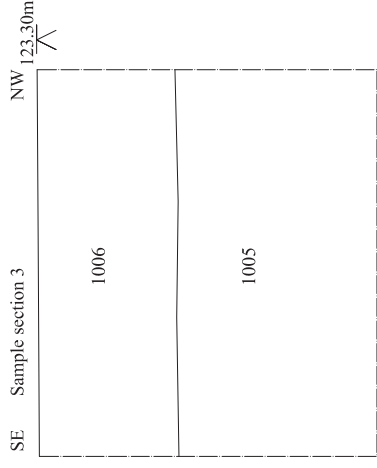
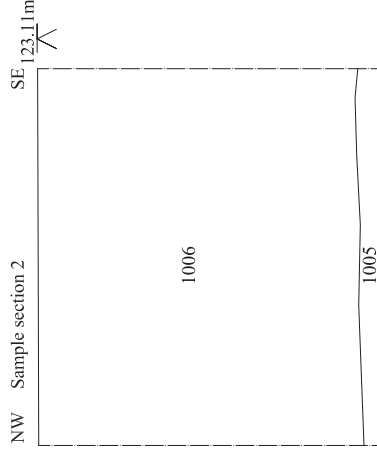
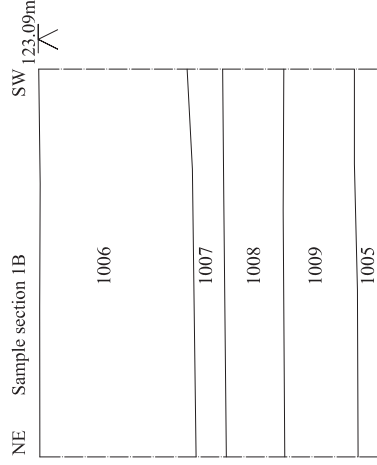
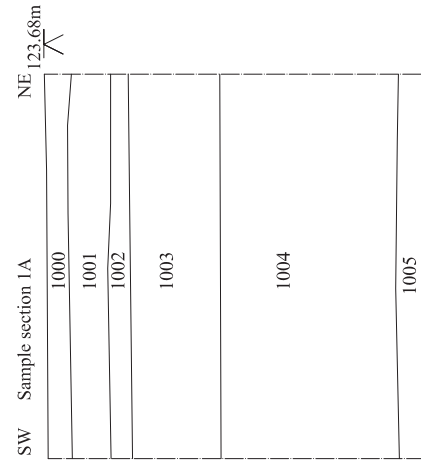
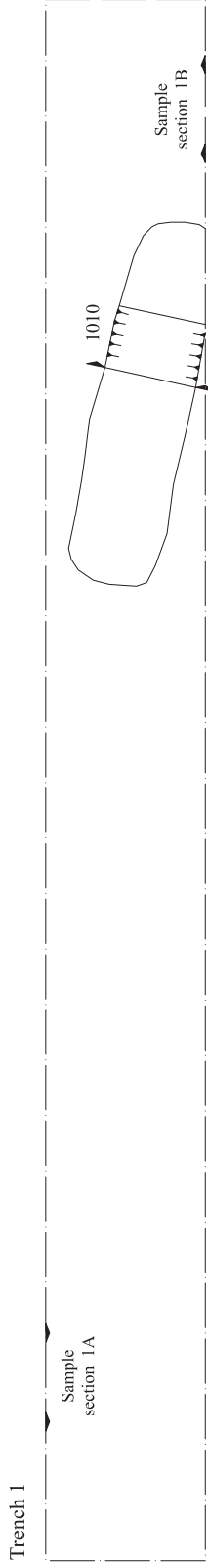


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Fig. 2 Detailed site location plan
 Scale 1:750 at A4
 The Sun Inn, Markyate, Hertfordshire (P5945)



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Fig. 3 Trench location plan
Scale 1:200 at A4
The Sun Inn, Markyate, Hertfordshire (P5945)



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Fig. 4 Trench plan and sections

Scale Plan 1:100, sections 1:20 at A4

The Sun Inn, Markyate, Hertfordshire (P5945)