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**BARN AT BENINGTON PARK FARM,
BENINGTON, HERTFORDSHIRE**

HISTORIC BUILDING RECORDING

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NGR: TL 3088 2354	Report No: 5366	
District: East Herts	Site Code: AS1882	
Approved: Claire Halpin CMIfA	Project No: 2529	
	Date: 25 April 2017	

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Barn at Benington Park Farm, Benington, Hertfordshire</i>		
<p><i>In March 2017 AS carried out historic building recording of a barn at Benington Park Farm, Benington, Hertfordshire. The building recording was conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and second ancillary building, convert the barn to three residential dwellings and construct three cart lodges (East Herts EC Planning Ref. 3/14/1677/FP). The current recording programme saw the further recording of the barn following an appraisal in 2005. The barn is a substantially historic building of much interest and a certain complexity. The principal phase is of brickwork and outlines a double structure, with a threshing barn at one end, complete with wind-eyes and porch, and the other forming a probable storage use. Only one truss partially survives but demonstrates the original roof was of queen post form and well-constructed. It is consistent with a date in the 17th century.</i></p> <p><i>However, problems of dating arise from the appearance and fabric of the south-east elevation that faces the avenues leading to the main house. A series of blind panels incorporate fine red rubbed brick voussoirs which with decorative corbels of similar brick are more suggestive of an early 18th century date, a contrast with the relatively crude brickwork surrounding. There may be a tentative suggestion that the entire range is of an early 18th century date, but the brickwork in general is more consistent with that earlier date and it may be suggested the show façade was rebuilt to provide an entry building (perhaps paired with a second on the opposite side of the avenue visible on historic maps) to the rebuilt 18th century house.</i></p> <p><i>The late 19th century and 20th century saw much alteration with the loss of the roof, but nevertheless, the barn remains an important survivor and an intriguing historic building. Building 2, a Fletton brick and iron range, was added in the earlier 20th century replacing a previous range in the same position and Building 3 was added in the 1970s and is of typical Atcost type construction.</i></p>			
Project dates (fieldwork)	14 th March 2017		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	-
P. number	2529	Site code	AS1882
Type of project	<i>Historic building recording</i>		
Site status	<i>Curtilage listed</i>		
Current land use	<i>Barn, empty</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	17 th century		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Benington</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>SG2 7BU</i>		
Area of site	170m ²		
NGR	TL 3088 2354		
Height AOD (min/max)	105m AOD		
Project creators			
Brief issued by	<i>Alison Tinniswood, Historic Environment Advisor</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Mr Peter Leach</i>		
Full title	<i>Barn at Benington Park Farm, Benington, Hertfordshire: Historic Building Recording</i>		
Authors	<i>Collins, T. & Wilson, L.</i>		
Report no.	5366		
Date (of report)	April 2017		

BARN AT BENINGTON PARK FARM, BENINGTON, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

SUMMARY

In March 2017 AS carried out historic building recording of a barn at Benington Park Farm, Benington, Hertfordshire. The building recording was conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and second ancillary building, convert the barn to three residential dwellings and construct three cart lodges (East Herts EC Planning Ref. 3/14/1677/FP). The archaeological monitoring and recording will be the subject of a separate report.

The current programme of work saw the further recording of the barn following an appraisal in 2005. The barn is a substantially historic building of much interest and a certain complexity. The principal phase is of brickwork and outlines a double structure, with a threshing barn at one end, complete with wind-eyes and porch, and the other forming a probable storage use. Only one truss partially survives but demonstrates the original roof was of queen post form and well-constructed. It is consistent with a date in the 17th century.

However, problems of dating arise from the appearance and fabric of the south-east elevation that faces the avenues leading to the main house. A series of blind panels incorporate fine red rubbed brick voussoirs which with decorative corbels of similar brick are more suggestive of an early 18th century date, a contrast with the relatively crude brickwork surrounding. There may be a tentative suggestion that the entire range is of an early 18th century date, but the brickwork in general is more consistent with that earlier date and it may be suggested the show façade was rebuilt to provide an entry building (perhaps paired with a second on the opposite side of the avenue visible on historic maps) to the rebuilt 18th century house.

The late 19th century and 20th century saw much alteration with the loss of the roof, but nevertheless, the barn remains an important survivor and an intriguing historic building. Building 2, a Fletton brick and iron range, was added in the earlier 20th century replacing a previous range in the same position and Building 3 was added in the 1970s and is of typical Atcost type construction.

1 INTRODUCTION

1.1 In March 2017 Archaeological Solutions Ltd. (AS) carried out historic building recording of a barn at Benington Park Farm, Benington, Hertfordshire (NGR TL 3088 2354; Figs.1 - 2). The building recording was commissioned by Seb Walsh (Hibbs and Walsh) on behalf of Mr Peter Leach and conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and second ancillary building, convert the barn to three residential dwellings and construct three cart lodges (East Herts EC Planning Ref. 3/14/1677/FP). The second part of the consent requires a programme of archaeological monitoring and recording of any

groundworks associated with the development. This will be the subject of a separate report by AS. The current recording augmented and updates a previous outline appraisal completed by AS in 2005 (Doyle, Gibson & Goldsmith 2005).

1.2 The project was undertaken following advice issued by Alison Tinniswood of Hertfordshire County Council (HCC: dated 14th October 2014) and in accordance with a written scheme of investigation prepared by AS (dated 18th February 2015) and approved by HCC. Procedures outlined in Historic England's *Understanding historic buildings: a guide to good recording practice* (2016) and the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).

1.3 The objectives of the project were:

- to produce a comprehensive and high quality record of the existing buildings in their present form to Historic England Level 3,
- to conduct additional recording/research necessary to place the findings of the recording in context and to provide a review of the local and regional historical context of the structures
- produce a high quality, fully-integrated archive suitable for long-term deposition in order to –preserve by record' the buildings in their current form prior to alteration.

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 (Figs. 1-2)

2.1 The historic village of Benington is located c.4km east of Stevenage in the county of Hertfordshire, with Benington Park Farm and House located 0.65km to the east of the core of the village. The farm complex is located in the south-west quarter of the Benington Park estate, with the main house of Benington Park lying c. 60m to the south-east. A tree-lined avenue to the south of the site, orientated roughly south-west to north-east extends from Town Lane to the house. A separate track leads from Town Lane, passes estate cottages to the north and runs through the centre of the farmyard before turning to approach the house from the north. The farm complex itself includes a number of buildings of varying dates arrayed around the farmyard. Many are currently utilised as workshops and for light-industrial use.

2.2 A previous assessment was conducted by AS on two buildings within the complex. This included an appraisal of the barn which is the subject of this assessment, as well as a second building consisting of former stables enclosing the north-west side of the farmyard that were added in the 19th century. The barn is not listed independently on the National Heritage List for England, but is considered curtilage listed to the main house (National Heritage List Entry no. 1175496, website 1). The main structure of the barn (Range 1) is aligned south-west to north-east and forms the south-east side of the farm complex, so that the working side fronts into the farm yard and the south-east side faces the approach to the main house from the south-west. A later building (Range 2) extends north-west from the south-west end of the barn and a large Dutch barn (Range 3) infills the farm yard immediately adjoining the main range. Ranges 2 and 3 are to be removed as part of this development.

3 METHODOLOGY

3.1 Information was sought from a variety of available sources, and reference was made to the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for archaeological desk-based assessments* (2014). The following material was consulted as part of the assessment:

Archaeological databases

3.2 The standard collation of all known archaeological sites and find spots within Benington comes from the Hertford Historic Environment Record (HER). Where relevant, these sites and finds are discussed in Section 4.2 and listed in Appendix 1.

Historical and cartographic sources

3.3 Documentary and cartographic sources can help to establish a geographical, topographical and historical context for archaeological remains on the site and in the surrounding area. The social and economic contexts in terms of land ownership and changes in land use can often also be inferred. The principal source for this type of evidence was the Hertford Archives and Local Studies (HALS), based in Hertford. Relevant documents are listed in Appendix 2 and reproduced in Figs. 3-11.

Secondary sources

3.4 The principal sources for this type of evidence was Hertford Archives and Local Studies (HALS), based in Hertford, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

Fieldwork

3.5 The site was visited between the 14th March 2017 in order to undertake the technical analysis, the drawn survey and photographic work. The written description and photographic recording was carried out by Tansy Collins while the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 14-18).

3.6 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film for long-term archival storage and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Colour photographs were taken using a Canon 80D digital SLR camera (24 megapixels), duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 14-15).

4 BACKGROUND RESEARCH

4.1 Topography, geology & soils

4.1.1 The site is located at c.105m AOD on sloping land to the east of the village of Benington. The height of the surrounding land decreases gently to the north-east of the appraisal buildings to form the small valley of the Dane End Tributary, c.350m to the north-east. The watercourse flows roughly north-west to south-eastwards at a height of approximately 90m AOD, whilst a spot height of 116m AOD lies 80m east of the appraisal buildings.

4.1.2 The site, and much of eastern Hertfordshire, Bedfordshire and western Essex, contains soils of the Hanslope association (SSEW 1983). Soils of the Hanslope association are described as slowly permeable calcareous clayey soils. Some such soils are slowly permeable non-calcareous clayey soils. Hanslope association soils can be at slight risk of water erosion and are used agriculturally for winter cereals with some other arable and some grassland. These soils in the Benington area are underlain by chalky till, which itself overlies a solid geology of boulder clay.

4.2 Archaeological and historical background

4.2.1 Benington Manor was the head of a Saxon lordship that purportedly extended into Sacombe, Layston, Ashwell, Hinxworth and Radwell (HHER 6468). The king of Mercia, King Offa, was born in 770 AD in a castle c.1.2km to the west of the site that is now Benington Lordship. Even by the early 9th century, Bertulph, a subsequent King of Mercia, had retained his palace at Benington.

4.2.2 Before the Norman Conquest Benington manor was held by Ælmar or Æthelmar and after by Peter de Valognes, sheriff of the county, who made it the head of the Valognes barony. He and his son, Roger, are believed to have built the castle at Benington. Benington village itself was mentioned in the Domesday Book as '*Belintone*'.

4.2.3 King Henry II had the castle keep demolished as an unlicensed castle, but undaunted, Roger's son rebuilt it (Page 1912). The lords of the manor continued to live in Benington following the destruction of the castle, probably on the site of the present manor house, Benington Lordship, adjacent to the castle c.1.2km to the west of the site (HHER 18678). Benington Place sits within a medieval deer park that formerly served the Lordship and the house presently standing is thought to have originated as a hunting lodge (HHER 6468).

4.2.4 In 1614 the Earls of Essex sold the manor to Sir Julius Caesar who was Chancellor of the Exchequer and Master of the Rolls to James I (HHER 6468). Julius built a new house for his son at Benington Park and this is marked on both the 1676 Seller's map and 1695 Oliver map (Figs. 3 & 4). Of more relevance is an estate map dated 1628, which is held in a private collection but reproduced in Spring (2012, p. 20). This shows the layout with boundaries recognisable as today with the main house with avenues to the south-west and north-east, designed gardens to the south-east and a series of outbuildings to the south-west in the vicinity of the assessment buildings. It cannot be stated with certainty but there is a double range depicted in approximately the correct position as the barn which exists today. The house to which this map relates burnt down, and although the Caesar's had the house rebuilt, this left the family deeply in debt and the estate was subsequently sold to Sir John Chesshyre. A second fire destroyed the house and in 1745 the present house was built (HHER 13233). The previous appraisal (Doyle, Goldsmith & Gibson 2005) found the assessment building (Range 1) to date from the first half of the 17th century, likely added as a phase of expansion after the acquisition of the estate by the Caesar family.

4.2.5 Dury and Andrews' produced topographical maps and as such the buildings are often not well-depicted, but nevertheless some detail is evident on the 1766 maps (Fig. 5). The planned gardens are visible to the south-east of the house at the end of an avenue from the road. Here there are building arrayed around what appears to be a courtyard immediately to the south-west of the house, though it may be more likely that these consist of two entry buildings facing the approach to the house, one now lost but the Building 1 forming the second though no detail can be discerned.

4.2.6 In an 1801 valuation held at the Hertfordshire Archives and Local Studies (HALS ref. DE/Hx/Z20) the grounds are listed as consisting of a park of eight acres, the walk (avenue) though the only reference to outbuildings is a reference to 'by the barn' which is presumably the assessment structure. The Bryant map of 1822 is inconclusive given the sites position between two pages (Fig. 6). In 1830 the farm was selling 10 powerful cart horses & colts, sheep and geese (HALS: Herts Mercury 17th July pg 1) and likely relates to a number of survive outbuildings in the vicinity such as stables and livestock shelters.

4.2.7 The 1838 tithe map shows the arrangement of outbuildings in detail for the first time and the assessment building is clearly depicted; it lies to the west of the main house and is part of a larger irregular shaped courtyard enclosed by buildings on all sides with an entrance on the south and north sides (Fig. 7). The assessment building frames the east side of the courtyard and has two projecting west extensions. In addition, a narrow range is shown along the west side of the barn and a small projecting element is shown on the east. These structures no longer exist apart from the porch on the west (the southern outbuilding is much later in date, see below) though their presence is suggested in the surviving physical fabric noted below. The tithe award reveals that at this time the land was owned by Leonard Proctor Esq. and occupied by several men who presumably ran the farm (Appendix 2).

4.2.8 The First Edition Ordnance Survey map of 1878 shows the assessment building with more clarity (Fig. 8). The main barn is shown as a single range with further ranges at the south and north ends enclosing the courtyard as before and the small attached units on the west and east. The 1898 OS map shows there has only been small-scale change to the farm complex and the only alteration depicted in plan of the barn itself is the removal of the small projecting unit on the east side (Fig. 9).

4.2.9 According to the Hertfordshire Mercury newspaper in 1901, R. T. Hargreaves was selling horses, colts, sheep and geese by auction, and again in 1902, including pigs, because the farm was to be let. In the following valuation of 1908-10 R.T. Hargreaves is still listed as the owner and occupier of the house, garden and stabling of Benington Park (HALS ref. IR/Z/8/1). Another valuation in 1916 includes a map, but this is a copy of the second edition Ordnance Survey map. This valuation then lists a range of brick and tile buildings comprising a four-stall stable with harness room, hay store, cow-house for six, calf pen, another four-stall stable, loose box, harness room and loft above, a loose box, five-stall stable and chaff house, a large and lofty barn about 80ft by 20ft, pigsty, timber and tile hay barn (HALS ref. 37325). Of these, the large and lofty barn is likely the assessment building and the width is consistent, though the existing barn is some 130 feet so it is not entirely clear. The accounts at this time clearly reflect that mixed livestock as well as arable was the focus of the farm.

4.2.10 The Ordnance Survey map of 1923 shows almost no change in the outbuilding arrangement, apart from some additional small ranges attached to the inner side of the south range within the courtyard which could be stalls or pens (Fig. 10). The estate seems to have been sold in 1941 as sales particulars outline the extent of the agricultural outbuildings (HALS ref. D/ERy/B157). There is a map attached to this valuation, but it does not add much more detail than the 1923 map

and is perhaps based on this (Appendix 4). The farm buildings are described as 'conveniently arranged and in good order', and include three Bull Boxes, Wintering Yard, Cattle Shed and a fine old timbered barn used as Implement Shed. It is clear that at this time the farm was being used in dairy production as the listing includes three Model Cowhouses, served by a "Vaccars" 3-unit Electric Milking Machine, cooling rooms and sterilising rooms. The barn is noted as a 'lofty brick and tiled barn', part used as a Ration-Mixing Store and partly as an Implement Shed with granary over, and although the roof is now clad in corrugated sheeting, this demonstrates it was previously tiled.

4.2.11 At some point after 1923, the northern arm extending from the assessment building was removed and replaced with a wider range but seemingly aligned along the same axis and this is shown on an aerial photograph taken in 1971. However, by 1980, this too appears to have been removed and instead the existing Building 3 is visible in the space to the west of the barn (Fig.12). In the 1990 photo the arrangement remains exactly as shown in the previous source (Fig. 13).

5 THE BUILDINGS (Figs. 14-18)

5.1 The principal focus of the recording is the barn (Building 1) which was found during a previous survey to be early 17th century in date and likely constructed after 1614 when the estate was acquired by the Caesar family (Doyle *et al*, 2005). The barn was inspected in detail at that time, and this current project utilises those findings and description but augments them with additional detail, and provides for a photographic recording of the barn as it exists now and for detailed drawn survey to illustrate the buildings (Figs. 14-18). Buildings 2 and 3 were also recorded.

Building 1

Exterior

5.2 Building 1 is a long double barn constructed of slender red bricks typical of a 17th century date (Plate 1). The bricks are thin (measuring 9¼" x 4½" x 2¼" or 235mm x 114mm x 57mm), set in lime mortar and laid in a random bond. Much of the brickwork is generally laid in a variable bond but in places an English bond type is visible. Variation is seen in places where Flemish bond is used, particularly along the south-east wall. The barn has a gabled low-pitch roof which is clad with corrugated asbestos. The roof guttering is supported by angle iron brackets.

5.3 The north-west, principal elevation of Building 1 faces into the farmyard and is abutted by Building 2 to the south-west and adjoined by Building 3, a Dutch barn, to the north-west. The walls are covered in render to approximately 2m in height and much of the brickwork above, adjacent to the Dutch barn, is colour-washed. The render reflects the position of the north-west range visible on historic maps and the narrow, probable lean-to attached to the barn. A projecting porch located off-centre has a swept roof, now also covered in corrugated asbestos.

5.4 The north-west side of the porch, particularly the north-east jamb, is in very poor condition with bricks falling away and large cracks (Plate 2). The existing brick

jamb may have been rebuilt but at a relatively early date and the gate posts retain pintles for earlier double doors. Above, a timber lintel is likely original and has empty mortices that may confirm the early alteration. A modern steel roller shutter 'up-and-over' door is set behind the original portal framing. The north-east side of the porch displays render as noted above, but above this two narrow blocked ventilation slits are visible.

5.5 Adjacent to the north-east on the main body of the barn, a doorway with timber lintel is blocked with 20th century brickwork. This may be an original doorway but the area is heavily painted and not entirely evident. Further to the north-east is a 19th century doorway now raised above ground level by six brick courses. It has a segmental arched head containing a half-door and once had a louvre or over-light above which is now boarded over. Above this is a single fixed sheet of glass.

5.6 The north-east elevation has a 20th century projecting brick porch with brickwork set in a cement mortar. It contains 20th century double two-leaf doors made of sheet and angle iron and has a lean-to roof covered with corrugated iron. The north-east gable end of the barn visible above the projecting unit is clad with 20th century weather-boarding.

5.7 The opposing south-east elevation of the barn is now substantially covered in vegetation but is partially visible and was photographed during the previous survey. The brickwork displays the mixed bonding pattern with some areas of Flemish bond (Plate 3). The lower level of the elevation is partially obscured by a 20th century addition built of Fletton bricks and there have been windows inserted. Two windows lie offset to the south-east set one above the other and include a lower fixed light with an upper domestic six-over-six sash window set below a concrete lintel. Above, the gable has been entirely rebuilt in 20th century brickwork laid in English bond and has a three-light metal-framed window, with outer two-pane fixed lights and a central top-hung casement. The sill is of bull-nosed Staffordshire blue bricks. Of note is the evidence for two original tall ventilation slits, that to the north-west marked by queen closers and blocked and that to the south-east disturbed by the insertion of the windows but visible in outline.

5.8 The south-east wall is of much interest and presents many problems of interpretation. The most dominant phase expressed includes three sets of blind panels with the original brickwork laid in regular Flemish bond likely reflecting a desire to present the best brickwork towards the approach to the house. At high level a timber bearer is visible, which contrasts with the other elevations where no bearer is present. Each blind panel was given a fine flat-gauged brick arch with fine lime putty joints and fairly wide splays, while the central set of three were given an additional touch where two decorative brick corbels frame the set (Plate 4). These voussoirs were suggested as of late Georgian date, but the exposure of the corbels during this recording might allow the date for insertion to be refined to a slightly earlier date in the earlier 18th century.

5.8 Alteration and slight differences are evident along the entire elevation. The northern set of blind panels includes a slightly wider central voussoir over an original large doorway (with queen closers), latterly blocked and given a wide 14-pane casement. The outer panels now contain smaller two-light casements, though one

now holds ducting. To the north of this set, an additional window has been inserted and close by at ground level a small aperture encloses an iron hatch marked boiler. The northern blind window of the central set has been altered and a six-over-six sash window inserted at high level abutting the eaves. To the south, the final set of three has been altered with the north panel having a doorway inserted below a cambered brick arch, itself subsequently infilled with 19th century red brick, some showing straight skintles (Plate 5). This area of the elevation displays more extensive alteration with a large circular blocked aperture at low level and a small circular blocked aperture above to the south.

Interior

5.10 The barn consists of two separate units and while the original roof structure has been lost, some elements can be reconstructed. The southern unit originally comprised six bays with the south-westernmost being a short bay, while the northern unit was likely of four or five bays. The existing roof is set at a much shallower pitch that would have been present originally and is all of iron trusses. The two spaces are divided by a full-height wall, which is all tied in and part of the original construction, and does not appear to have originally held doorways or apertures. The floor level has been considerably raised and is now of concrete, though is said to have latterly been covered in red brickwork arranged in a herringbone pattern (personal comment by a person previously connected with the farm in 2005). There has been much alteration, but a number of clues survive which provide evidence relating to the original layout.

Southern unit

5.11 The southern range is entered through the porch on the north-west wall which is located in the fourth bay from the south-west. The outer walls are of exposed brickwork, though heavily limewashed in places, with much of the space displaying render to approximately 1m height, likely relating to early 20th century regulations for the keeping of livestock (Plate 6). The positions of the original bays are marked on Fig. 15 and a number of original and early features survive. The most notable of these include a series of ventilation apertures (or wind-eyes) which consist of tall ventilation slits with deeply splayed reveals and sills with timber lintels. These are only visible in certain walls, with some fully blocked and others with a thin later of brick towards the outer edge. There are two blocked examples at the southern end, two visible in the west wall of the third bay, and to the north beyond the porch four are visible on the west side of the final two bays (Plate 7). Furthermore, shorter examples are visible in the northern and southern sides of the porch. There is a doorway in the north-west side of the first bay (now boarded over), and the lack of ventilation apertures here perhaps suggests that there was always a building extending north-west from this point. Also of note is that the recessed panels visible from the exterior are not evident from within. At the northern end of the space, a doorway inserted into the north-west side is blocked, and on the south-east side of the porch bay a further inserted doorway has been blocked, though it may be that this replaces an original aperture for ventilation for threshing in the central bay. The north-east wall contains two doorways, neither of which is original. The ground floor doorway is now blocked with reclaimed old bricks and a higher doorway to the south-east is blocked with 20th century Fletton bricks.

5.12 The south-west end of the barn has seen the most change and the south-west wall has two windows inserted, one which disturbs an original wind-eye, and elsewhere two iron straps are visible. On the south-east side of this area is an inserted doorway and adjacent to this a large circular aperture is infilled, which presumably accommodated machinery or drive-shafts relating to a later function associated with the insertion of an enclosed upper floor in the late 19th or early 20th century (Plate 8). This upper floor is supported on slender joisting with cross-bracing and the partition to the main body of the barn at upper level is of slender boarding with a folding door and adjacent crane for lifting produce to the upper floor. The remains of a boarded partition within the space suggest the presence of bins for grain storage. This floor is given access via a staircase which reuses the treads and risers from a domestic setting.

5.13 The original roof structure was of six bays with wall posts inset and stepped over oak bearers in the brickwork. One truss survives intact to tie-beam height (lost above), and the scars of others are visible in the outer walls, with three wall posts surviving at the south-west end which have upper tenons visible for jointing the post to the tie beam and the remnants of cut-off wind braces. The surviving truss is of good quality hand-sawn timber with a slightly cambered tie-beam and slightly curved elegant arch braces, these triple pegged to the wall posts and tie-beam (Plate 9). The wall posts are pegged to the tie-beam and at the south end of the truss a small stump of wall-plate survives. Carpenters assembly marks are visible on the post, brace and tie-beam, but also towards the upper edge of the tie-beam adjacent to peg-holes indicating that the original roof was of queen post form.

5.14 The present roof is constructed of slender angle-iron with 'queen posts' and triangular bracing, held together with bolted gussets. The roof is covered with corrugated asbestos which is supported by five slender angle-iron 'purlins' in each roof pitch. The trusses are attached to the wall by vertical wall plates, bolted through the brickwork.

Northern unit

5.15 The northern unit is similar to that to the south but has been considerably altered and clearly originally fulfilled a substantially different function (Plate 11). It is entered at the north-east end which has been built forward approximately 2m from the original end wall. An inner double portal frame in timber marks the former entrance to the space, and retains some early fabric though it is unclear whether there was originally an entrance here or this simply represents an early alteration. The central post is replaced though the outer two may be early in addition to the robust lintel above.

5.16 The floor is cement and has been raised approximately 1m above its original level to be level with the exterior ground at the north-east end. Much of the walling is rendered to three-quarter height, especially towards the south-west end, and there is evidence of divisions for housing cows. The north-west wall contains a roughly central 19th century doorway with a boarded, ledged and braced door, now joined as one with a single fixed sheet of glass located above. The south-east wall contains four windows; two narrow and two broad (Plate 12). The narrow window apertures

have splayed sills and one contains a two-light side-hung casement probably dating to the 19th century. The other is now boarded but was presumably similar. The two broad windows each contain a fixed light of 7x2 panes.

5.17 Two binding joists are extant at the south-west end for a high set upper floor which probably originally continued right through. The timbers appear to be of oak and have empty mortices for bridging joists. On the north-west at high level in this area, disturbed brickwork possibly marks the position of loading aperture or evidence for an original truss position. No evidence for the original roof construction is apparent. It was likely of similar form to Unit 1, though there is less evidence visible and the outer walls are heavily limewashed or painted at high level. The present roof, constructed of iron trusses and corrugated asbestos is a continuation of that above Unit 1.

Building 2

5.18 This building extends north-west from the southern end of the barn (Plate 13). It forms a four-bay brick built range aligned north-west to south-east with a relatively shallow pitched roof covered in corrugated sheeting. The brickwork is laid in Flemish bond and is all painted, with a low concrete render plinth and where this has fallen away Fletton brick is visible. The north-east side has three brick pilasters and the interior is lit from the south-west through three three-light iron casements with tile sills typically of the middle of the 20th century. The interior is given access from the south-west through two large modern sliding doors, while to the south-east there are four timber fixed casements, each with six panes.

5.19 The interior forms a single open space with an office and store partitioned in modern materials at the south-east end. The brickwork is again painted apart from at high level on the north-west where the Fletton bricks are exposed. The roof structure is visible and includes three iron trusses supported over the outer brick wall to the south-east, but on I-profile iron stanchions to the north-east. The clearly suggests this range was formerly open on this side, but has latterly been infilled with brickwork and given large timber windows.

Building 3

5.20 This building comprises a large Dutch barn which is of concrete Atcost type construction with two parallel roofs with trusses of pre-cast concrete, the central line of bay posts shared between the two ranges, and the roofs including pre-cast concrete purlins in sections all covered with corrugated cement sheeting (Plate 15). This building was constructed in the 1970s.

6 DISCUSSION

6.1 The current programme of historic building recording of the barn at Benington Park Farm has allowed further fabric to be observed which rather than clarifying the previous appraisal provides information that might suggest a more complex evolution. The form and appearance of the barn when observed from the west and within is entirely consistent with an early 17th century date, and as indicated by the

previous appraisal, was perhaps constructed by Sir Julius Caesar, who was Chancellor of the Exchequer and Master of the Rolls to James I and bought Benington Park in 1614 for his son. In its original form it comprised a long double barn of red brick divided into two separate units. Unit 1 is the larger of the two with an offset porch on the north-west and wind-eyes to provide ventilation both for the stored crops but also in the area of the porch to provide light and ventilation onto the threshing floor. Only a single truss survives partially intact to tie-beam level. It is well-constructed with short outer posts, slightly curved braces to the tie-beam which bears evidence for a queen post upper structure. Alteration saw the loss of most of the roof structure and its replacement with iron trusses in the late 19th / early 20th century when the south-west end was given a first floor granary.

6.2 Unit 2 to the north-east continues the brickwork of the former unit, but was originally arranged in a different manner with no ventilation apertures and no obvious threshing area. Evidence for an upper floor was visible, which probably extended throughout and suggests a function for storage of crops and animal fodder. A secondary floor was inserted in the 19th or 20th century utilising two original binding joists, and otherwise this space has been much altered with none of the roof structure surviving.

6.3 There is a double range visible on a map of the estate dated 1628 (Spring 2012) consistent with the existing fabric noted above, though a potential later date is suggested when the barn is viewed from the south-east and it is this side which faces the position of the avenue to the main house. This side is architecturally designed and clearly formed a show façade visible to those approaching the house. Vegetation prevented this side being viewed closely during the original appraisal, and it was thought at that time that the elevation was given this treatment in the early 19th century, thus altering the earlier elevation. The elevation includes blind panels arranged in three sets, all apertures given fine rubbed brick voussoirs and the central set framed by two decorative corbels in the same fine rubbed brickwork. The surrounding brickwork is indeed fairly crude and out of keeping with the accomplished appearance of the voussoirs and corbels and is more consistent with an earlier 17th century date. However, detailed inspection found that the blind panels are original and there is no real evidence that the voussoirs and corbels are inserted into pre-existing fabric and so the date for the whole must be considered. Such red rubbing bricks in this type of composition are not seen before the end of the 17th century, and so it must be considered whether the entire barn could be of 18th century date utilising historic construction forms but being given a fine show façade.

6.4 The south-east elevation presents an architecturally restrained appearance and with the simple blind panels with the fine brickwork is seemingly typical of an early 18th century date. Further evidence can be considered, which as noted in the appraisal includes the use of Flemish bond on the show façade as opposed to a relatively random bond seen elsewhere. This use of a finer bonding pattern is not uncommon, even in the 17th century, but it may also suggest this side elevation was in fact rebuilt in the earlier 18th century to provide a domestic appearance. There brickwork is disturbed in many places meaning this cannot be stated with certainty, but there may be evidence for rebuilding seen at the corners of the building as well as the presence of a an upper timber bearer on this side which is not present on any other side. There is also a companion building visible on historic maps from the 18th

century that might demonstrate two entry buildings at this time, perhaps reinforcing the suggestion that a pre-existing building was reworked in the earlier 18th century.

6.5 Building 2 extends north-west from the south-west end of the original barn. This range is early-mid 20th century in date but replaces a range visible on historic maps, which may have been contemporary with the original barn as suggested by evidence suggesting there may have always been an additional range on this side. It is constructed of Fletton brick with iron roof trusses and pierced by a mix of metal-framed and timber casements with tile sills. The final range assessed (Building 3) includes a Dutch barn of concrete Atcost type construction added to infill the yard of this side.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2)/Historic England (MoRPHE) standards. Copies of the final report will be lodged with the Hertfordshire Heritage Environment Record (HER) and OASIS. The project archive will be lodged with Hertfordshire Archives and Local Studies.

ACKNOWLEDGEMENTS

Archaeological Solutions Ltd (AS) would like to thank Peter Leach for funding the work and Mr Seb Walsh (Hibbs and Walsh) for assistance.

AS is also pleased to acknowledge the recommendations of Ms Allison Tinniswood of Hertfordshire County Council and the advice of Dr Lee Prosser.

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SSEW 1983 *Soil survey of England and Wales: Legend for the 1:250,000 soil map of England and Wales* Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

Websites

1 National Heritage List for England
<https://historicengland.org.uk/listing/the-list/list-entry/1175496>

APPENDIX 1 HISTORIC ENVIRONMENT RECORD

The following sites are those that lie within a 1km radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HHER).

HER	NGR SP	Description
Romano-British		
1332	TL 3094 2295	Coin of Claudius found in the garden in 1939.
Medieval		
6468	Centroid TL 31373 23718 (MBR: 1760m by 1360m)	<p>Benington was the head of a Saxon lordship of some importance which extended apparently into Sacombe, Layston, Ashwell, Hinxworth and Radwell. It was held before 1066 by Aelmar. William the Conqueror granted the lands of Aelmar to Peter de Valognes comprising six and a half hides in the demesne and a park 'for beasts of the chase'. Here Peter or his son built the castle. A park appears on Saxton's 1577 map. It may have evolved into Benington Park. Significant names in the area are Benington Park (farm); Hailey Park Wood; Park Wood; Park Covert. There is some possibility of confusion between the medieval deer park, and the later parks of Benington Park and Benington Lordship; how they each relate to the medieval park is uncertain.</p> <p>The boundaries of the medieval deer park are still discernible in the landscape, filling the NE corner of the parish and in a shallow valley on the boulder clay plateau. Its Saxon owner, Aelmar of Benington, was one of the chief landowners in the county at the Norman conquest, and his name suggests that his main residence was at Benington (presumably adjacent to the church, which he owned). His successor Peter de Valognes, even more powerful, made Benington the caput of his barony, and was probably responsible for the earthworks at the Lordship, the manorial centre next to the church. Either Aelmar or Peter could have laid out the deer park, about a mile to the east. Medieval records largely record incidents of breaking in and stealing deer, including a major event in 1316 involving many men from as far away as Suffolk. This appears to have been due to the unpopularity of the then owner, John de Benstede. By the mid 14th century two parks are recorded, the great park and Hayly Wood west of the Lordship, land now occupied by Lordship Farm. By the late 15th century the Benstedes had given way to Sir William Say, whose accounts refer to a warren and a park keeper. In 1498-9 Sir William built a new lodge and repaired the southern boundary with wooden fencing plastered with clay. On his death in 1529 the manor went to his son-in-law, the earl of Essex. A survey for Queen Mary, who held it briefly, referred to the park being 'in great decaye'. By 1580 it had been disparked, although when the estate was sold in 1613-14 to Sir Julius Caesar it was again 'a hunting seat and large park of deer'. It was not maintained, but appears on a 1628 estate map. Some of the boundaries shown on this map survive as earthwork banks, public footpaths and other features.</p>
15670	TL 29926 23566	A late medieval timber-framed hall house with a long west cross-wing, the hall rebuilt in the mid 17th century as a two-storey house with a red brick chimney and jettied east cross-wing; by 1693 it was already an inn. It was altered in the mid 19th century. The asymmetric north front has a gabled and jettied two-storey

		cross-wing at each end; the exterior has basketwork panelled pargeting over a weather-boarded apron, and tiled roofs. In the centre, one bay from the west wing, is the chimney, backing onto the cross passage at the west end, with two service doors into the west cross-wing. The 17th century east wing is less deep, with space for a stair. The hall has a large open fireplace, with a wall painting of c.1720 over it, showing a stag hunt in a wooded landscape; also a large early 18th century corner cupboard and the 17th century staircase in the east wing, and other unaltered details.
18678	TL 3100 2358	The house at Benington Park originated as a hunting lodge in the medieval deer park, and is documented from 1498-9 when Sir William Say spent a good deal of money on 'new making' the lodge 'with a roof', to provide shelter during visits for hunting. By 1556 it was described as a 'capital mansion or place in the park', which descended to the earls of Essex. Whether and when the lodge was rebuilt is not documented, but it was 'a hunting seat' when the third earl sold Benington Park in 1613-14 to Sir Julius Caesar. Sir Julius is said to have bought the estate and built a house here for his son Charles (1590-1642), and in 1628 Charles commissioned a detailed plan. His great-grandson Charles (1673-1741) is said to have demolished the old house and built a new one in its place (or more probably, updated and altered the original); but the new house almost immediately burnt down and rebuilding it left Charles so deep in debt that on his death in 1741 the Benington estate was sold to Sir John Chesshyre. A second fire destroyed the house in 1745, and Chesshyre rebuilt on a different site, about 70m to the SW. For this house, see [13233].
Post-medieval		
11095	TL 30888 23537	Examination of the farm buildings at Benington Park (shown on late 19th century mapping as Benington Place) found that the barn was built in the early 17th century. Unusually, it is of red brick, a long double barn divided into two units. The larger part has an off-centre NW porch, and bays for storing crops before and after threshing. Alterations have removed most of the original roof structure; in the 19th or 20th century an upper floor was inserted at the SW end. The smaller unit, also altered, was not designed for threshing, and it appears to have originally had an upper floor (since replaced). This unit was probably for the storage of crops and animal fodder. In the early 19th century the SE wall of the barn was given recessed panels in good quality gauged brickwork, evidently to improve the view from Benington Park House. The stable range, on the farther side of the trapezoidal farmyard, appears to have been built in stages in the early to mid 19th century, in yellow stock brick. The brick barn was presumably built by Sir Julius Caesar or another member of the Caesar family, who lived at Benington Park from 1614.
11096	TL 3054 2333	In 1878 (and 1898) this was Garratt's Farm; the change of name is 20th century. The oldest part of the farmhouse, the south end, is timber-framed and dates to the early-mid 17th century, a three-cell two-storey and attics house with a central-chimney plan; facing east with a winding stair beside the chimney. In the later 18th century a north wing was built in red brick, the symmetrical front in grey brick with red brick gauged arches. This wing is taller, and replaced the north parlour end of the original house, providing a new entrance hall and two lofty rooms, with chambers and attics above. This new front has central entrance with Doric doorcase, and two large Venetian windows on each

		<p>floor. The farm buildings include a late 18th century granary, timber-framed and weatherboarded on a tarred red brick plinth. It is a tall single-storey building south of the house, with a door in each end and a central boarded door with a ladder in the west gable. The other farm buildings around the yard to the west, shown on, include a timber-framed barn. This appears to survive, although the layout has been altered and added to. A separate complex, but belonging to the farm, stands 130m to the SE. Groundworks for an extension at the north end of the farmhouse in 2012 revealed only comparatively recent overburden over clay natural.</p>
12108	TL 3100 2356	<p>Benington Park, previously known as Benington Place. The Caesars bought the estate in 1614 and held it until 1743. It originated as a hunting lodge [18678] within a deer park; see [6468].</p> <p>Elaborately landscaped gardens are shown on plans of 1628 and 1743. 'The 1628 map shows a substantial house built in the late Tudor or Jacobean style and a large, square, walled garden to the south. A building at the north end of the NE wall of the garden appears to be two or three storeys high - perhaps a hunting stand or the 17th century park-keeper's lodge. Magnificent earthwork terraces 100m long around three sides of a square survive today on the site of the Jacobean garden and were probably the work of Sir Charles Caesar'. The park has been ploughed since the early 18th century but several of the early 18th century avenues of trees survive. Mary Caesar built a wilderness and grotto in the 1720s but these have not survived. The earthworks 'are certainly the most impressive in the county and must be among the best in England', but dating them has proved elusive. Their sheer scale must mean that they are an adaptation of a natural valley, but this implies that the 1628 map is 'either inaccurate or schematic' in its depiction of the garden. As a result, 'there is no direct evidence for a garden at Benington between 1628 and the 1720s', and although the garden and the layout of the park as shown on the 1743 plan 'are entirely consistent with a late 17th- or early 18th-century date' even the 1743 plan has inconsistencies. Much work was carried out between 1694 and about 1730, but how much was already in place from earlier layouts is entirely unclear. A pair of late 18th century stone urns and an early 19th century stone ornamental structure, possibly once a fountain, are Listed. These are in the garden NE of the house [13233]. For the home farm, see [11095].</p>
12649	TL 2989 2363	<p>Construction of an extension behind no.1 Town Lane, Benington, revealed a post-medieval brick-lined well and a wall foundation. They appear to correspond with features on the later 19th century OS maps, which show a building and a pump. The building is also on the 1840 tithe map. The only finds were some sherds of post-medieval red ware. Pound Cottage itself, once called Town House, was built in the 16th century as a timber-framed open hall house, on a brick sill. In the 17th century an upper floor was inserted into the hall, with a red brick chimney stack. This made a one and a half storey, lobby-entry plan house with central chimney. The top of the tall chimney dates to the 18th century. The house was extended by one bay to the west in the 1970s, making the front almost symmetrical with central boarded door. Set slightly back at the east end is a lower single-storey extension of painted brick and tile, which used to be a harness maker's shop.</p>
13233	TL 30958	<p>An 18th century country house which replaced an earlier one</p>

	23500		(which itself succeeded a hunting lodge) [18678] on a slightly different site; the estate was owned by the Caesar family until 1743. The building was extended and altered in the later 19th century, and reduced in the 20th. The central block is three bays wide, two storeys and basement, double-pile plan with gable chimneys; at the east end is a large two-storey extension with half-octagonal full height projection at the rear. There is a central pediment with semi-circular window and a square projecting closed porch. For the park and gardens, see [12108]; home farm, [11095]. The estate is named Benington Place. Sir Julius Caesar, Chancellor of the Exchequer and Master of the Rolls to James I, bought Benington Lordship from the earls of Essex in 1614, but the Caesar family actually lived at Benington Park.
16815	TL 23207	30600	A group of farm buildings 130m SE of the farmhouse and main yard at Finches Farm [11096]. The main building is an early to mid 17th century barn in red brick, with an attached shelter shed added in the late 18th century. The barn has an unusual composite construction, largely of red brick in irregular bond with weather-boarded tops to each gable and flint panels in the west gable. It is a tall un-aisled structure on a tall plinth, 8 bays long, with gabled porches and buttresses added to the west corners. Running south from the SE corner of the barn is the five-bay shelter shed, the west side open to the yard. Its rear wall is of flint with brick piers, lining Whempstead Road. The red brick wall at the south end is a surviving fragment of another 17th century brick barn, shown on the 1878 OS map, but destroyed by fire in the 20th century. These buildings have been restored and new structures added at the south end.
16974	TL 23531	30346	A building here is marked 'Methodist Chapel (Wesleyan)' on the 1878 OS map. It was a rectangular building set back from the road, with one narrow end facing Town Lane, and with a garden on the west side. This was an area of small buildings on what looks like waste at the side of the road, some distance east of the village. By 1898 the chapel had been replaced by a pair of semi-detached buildings with the plan of late 19th century byelaw housing, on the chapel site and in the garden. This was one of the 'various places of meeting for Protestant Dissenters (which) were certified in Benington between 1810 and 1851', and was built in 1835. For the Primitive Methodist chapel, see [30784].
18309	TL 22773	31040	The farmhouse at Gosmore Farm is 'an unusual, large, symmetrical, two-storeys square house' in red brick, three windows on each side, and a large central chimney. It was built in the mid 17th century, the bricks laid in irregular bond. Inside are timber beams and wide fireplaces. To the east the surviving farm buildings were converted into housing in the 1980s. The main timber-framed barn dates to the later 17th century, the frame now exposed with white panel infill and dormer windows. Its lower wings, which project forwards, date to the early 19th century, and the east wing, facing the lane, has a flint rear wall with brick piers. The 1881 OS map shows the farm, unnamed, with the farm buildings ranged around three sides of the yard NE of the house, at the small hamlet called Hebing End and with very little beyond it. Little change had taken place by 1898.
30785	TL 22750	30821	A building marked 'Methodist Chapel (Primitive)' is shown here on the 1881 OS map. It was a rectangular building with a longer side facing the road, and a small rear projection. The congregation, formed c.1850, met in a barn until a purpose-built

		chapel was erected here in 1862; a Sunday School was added in 1905. In 1933 the chapel was replaced with a new brick church and adjoining hall.
Undated		
10337	TL 3082 2449	Apparent semi-circular feature describing a potential diameter of approximately 25m.
10338	TL 3137 2417	SOILMARKS OF LINEAR FEATURES NEAR WALKERN PARK COVERT, WALKERN, probably field boundaries.
10339	TL 3091 2398	Probable field boundaries, seen from the air
12378	TL 3008 2410	Registered common land. Two commons, NGR = approximate centre point for Cabbage Green.
12379	TL 3080 2300	Registered common land. Nine, predominantly linear, sections of common, NGR = approximate centre point.
16930	TL 31500 23100	An area of cropmarks showing pits and possible enclosures.

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1676	Seller's a county map of Hertfordshire	3	-	AS
1695	Oliver's map of Hertfordshire	4	-	AS
1766	Dury & Andrews map of Hertfordshire	5	69.5 miles: 1 degree	AS
1822	Bryant's map of Hertfordshire	6	5 furlongs: 1 mile	AS
1838	Benington tithe map	7	-	HALS
1878	First Edition Ordnance Survey map; sheet XXI.2	8	25": 1 mile	HALS
1898	Second Edition Ordnance Survey map; sheet XXI.2	9	25": 1 mile	HALS
1923	Ordnance Survey map; sheet XXI.2	10	25": 1 mile	HALS
1971	Aerial photograph; TL3023/3123 292	11	25": 1 mile	HALS
1980	Aerial photograph; TL3023/3123 292	12	25": 1 mile	HALS
1990	Aerial photograph; TL3023/3123 292	13	25": 1 mile	HALS

Documents consulted:

DE/Hx/Z20- Valuation of 1801

IR/Z/81- Aston & Benington 1908-1910

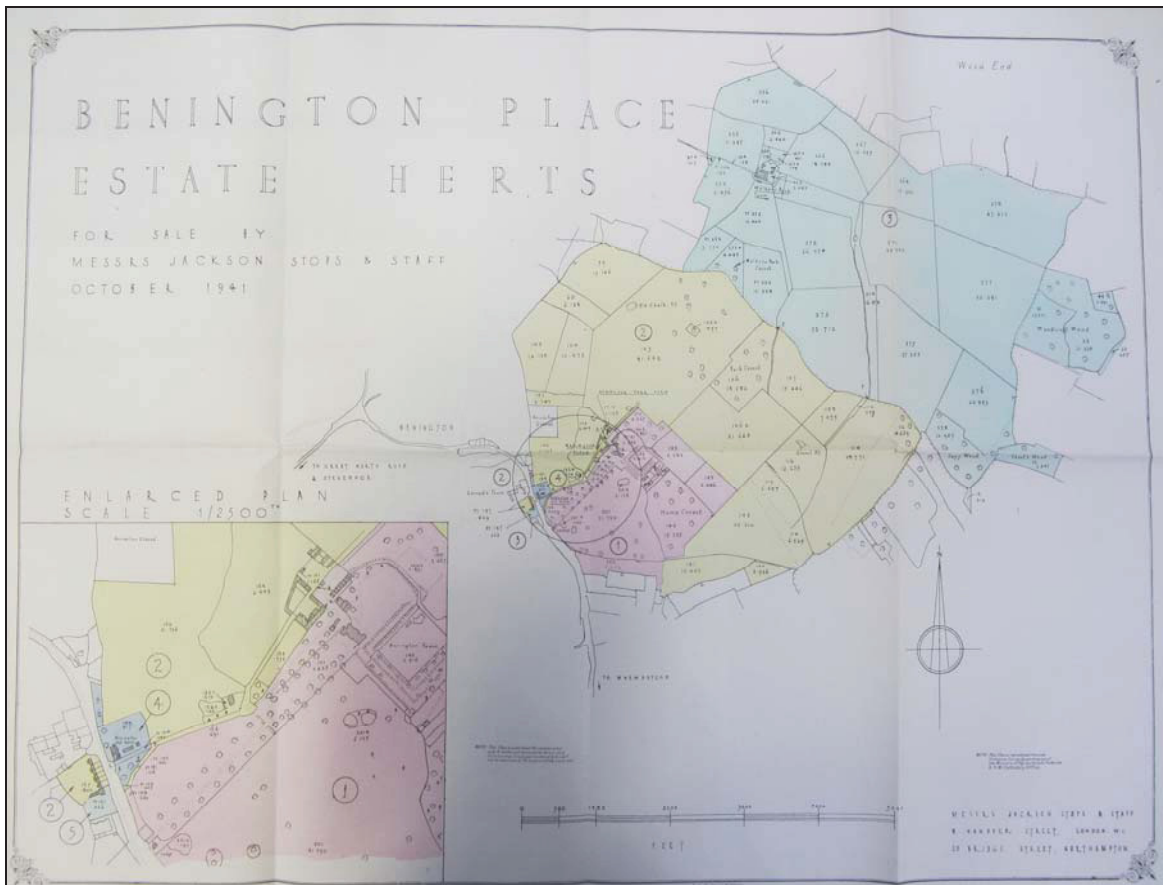
37325- Valuation of 1916

D/ERY/B157- Sales particulars from 1941

APPENDIX 3 TITHE APPORTIONMENT

Plot	Landowner	Occupier	Cultivation	Quantity (A.R.P)
174	Leonard Proctor Esq.	John Smith, William Wigram, Thomas Clinton & John King John Armstrong	Trackyard	0. 3. 3
175			Slip	0. 1. 17
176			Saw pit close	6. 0. 25
177			The barn, stables & yard	1. 0. 0

APPENDIX 4 SALES PARTICULARS MAP 1941



Above: The accompanying map from the 1941 Sales particulars showing Benington Park Farm as a separate unit, marked in yellow.

APPENDIX 4 HER SUMMARY SHEET

Site name and address:	Barn at Benington Park Farm, Benington
County: Herts	District: <i>East Herts</i>
Village/Town: <i>Benington</i>	Parish: <i>Benington</i>
Planning application reference:	East Herts EC Planning Ref. 3/14/1677/FP
Client name/address/tel:	Mr Peter Leach
Nature of application:	Conversion of barn, demolition of ancillary buildings
Present land use:	Former barn - empty
Size of application area:	Size of area investigated
NGR (8 figures):	TL 3088 2354
Site Code:	AS1882
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Historic building monitoring and recording
Date of work:	14 th March 2017
Location of finds/Curating museum:	Hertford
Related SMR Nos:	Periods represented: Early 17 th century and later
Relevant previous summaries/reports: -	-
Summary of fieldwork results:	<p><i>In March 2017 AS carried out historic building recording of a barn at Benington Park Farm, Benington, Hertfordshire. The programme of work saw the further recording of the barn following an appraisal in 2005. The barn is a substantially historic building of much interest and a certain complexity. The principal phase is of brickwork and outlines a double structure, with a threshing barn at one end, complete with wind-eyes and porch, and the other forming a probable storage use. Only one truss partially survives but demonstrates the original roof was of queen post form and well-constructed. It is consistent with a date in the 17th century.</i></p> <p><i>However, problems of dating arise from the appearance and fabric of the south-east elevation that faces the avenues leading to the main house. A series of blind panels incorporate fine red rubbed brick voussoirs which with decorative corbels of similar brick are more suggestive of an early 18th century date, a contrast with the relatively crude brickwork surrounding. There may be a tentative suggestion that the entire range is of an early 18th century date, but the brickwork in general is more consistent with that earlier date and it may be suggested the show façade was rebuilt to provide an entry building (perhaps paired with a second on the opposite side of the avenue visible on historic maps) to the rebuilt 18th century house.</i></p> <p><i>The late 19th century and 20th century saw much alteration with the loss of the roof, but nevertheless, the barn remains an important survivor and an intriguing historic building. Building 2, a Fletton brick and iron range, was added in the earlier 20th century replacing a previous range in the same position and Building 3 was added in the 1970s and is of typical Atcost type construction.</i></p>
Author of summary: T. Collins	Date of Summary: April 2017

APPENDIX 5 BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: <i>Benington Park Farm, Benington</i>					NGR: <i>TL 3088 2354</i>		
County: Hertfordshire				Museum Collecting Area: Hertford			
Site Code: <i>AS1882</i>				Project Number: <i>2529</i>			
Date of Work: <i>March 2017</i>				Related Work: -			
Brief/s				Specification/s			
Date	Present			Date	Present		
<i>Advice: 14th October 2014</i>	<i>Yes</i>			<i>18th February 2015</i>	<i>Yes</i>		
Site Records (Description)							
<i>3 sheets A4 notes</i>							
Site Drawings (Give Details of Formats & Size)							
<i>1 sheet A3 drafting film</i>							
Architect's Drawings:							
<i>3 sheet A3 plans annotated</i>							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
<i>In report</i>						<i>Digital photographs and drawings on CD</i>	
Reports							
Report No		Report Type				Present	
<i>5366</i>		<i>Historic building recording</i>				<i>Yes</i>	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
<i>1</i>	<i>120mm</i>	<i>9-15</i>	<i>Yes</i>	<i>Yes</i>	<i>1</i>	<i>1-6</i>	<i>Yes</i>
<i>2</i>	<i>120mm</i>	<i>1-8</i>	<i>Yes</i>	<i>Yes</i>			
Photographic Location Plans Present? (Give Details)							
<i>In report and separate printout in archive folder</i>							
Digital Photographs (Give Details):							
<i>Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.</i>							

PLATES



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DP 7

South-east elevation (Building 1: barn) showing blind panels with blocked apertures, taken from the north-east



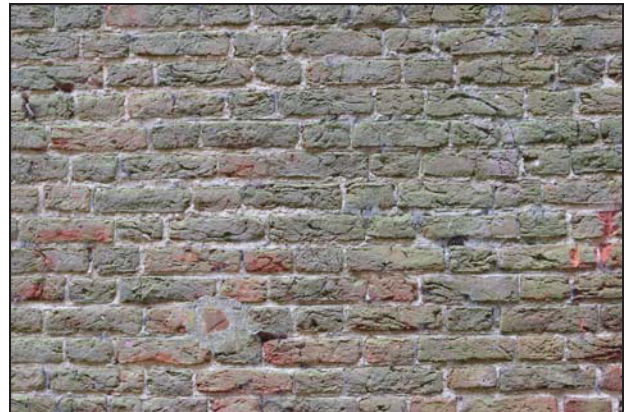
DP 8

South-east elevation (Building 1: barn) showing blind panel with inserted aperture subsequently blocked, taken from the south-east



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DP 17

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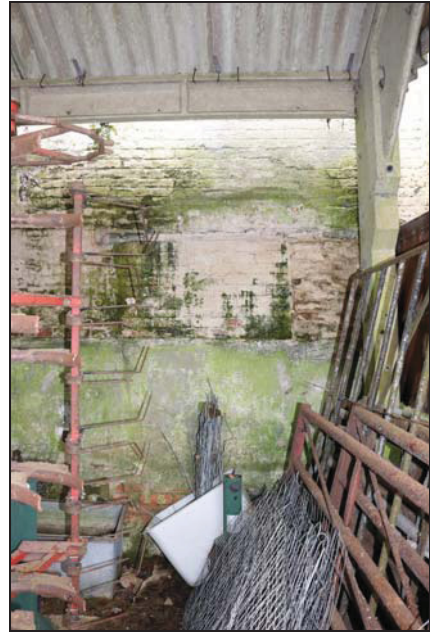
DP 18

North-east brick jamb of the barn porch (Building 1) showing cracked brickwork, taken from the north-west



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DP 30

North-west wall of the northern unit (Building 1: barn) showing boarded door, taken from the south-east



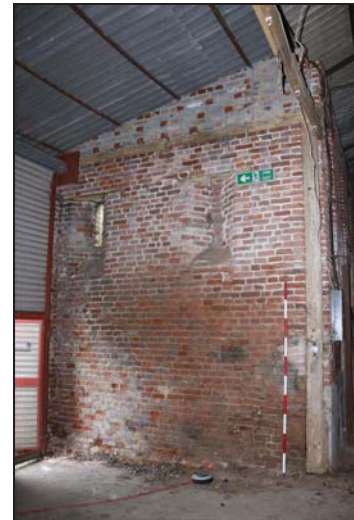
DP 31
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Detail of the iron truss over the southern unit (Building 1: barn), taken from the south-west



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North-west wall of the barn (Building 1: south end) showing a blocked wind-eye viewed from within Building 2, taken from the north-west



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Interior of Building 2 showing iron trusses and Fletton brickwork to the outer walls, taken from the south-east



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DP 78

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DP 80

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DP 82

Detail of the window aperture in the northern unit (Building 1: barn) showing heavily played sill, taken from the north



DP 83

View of the original binding joists in the northern unit (Building 1: barn), taken from the north-east



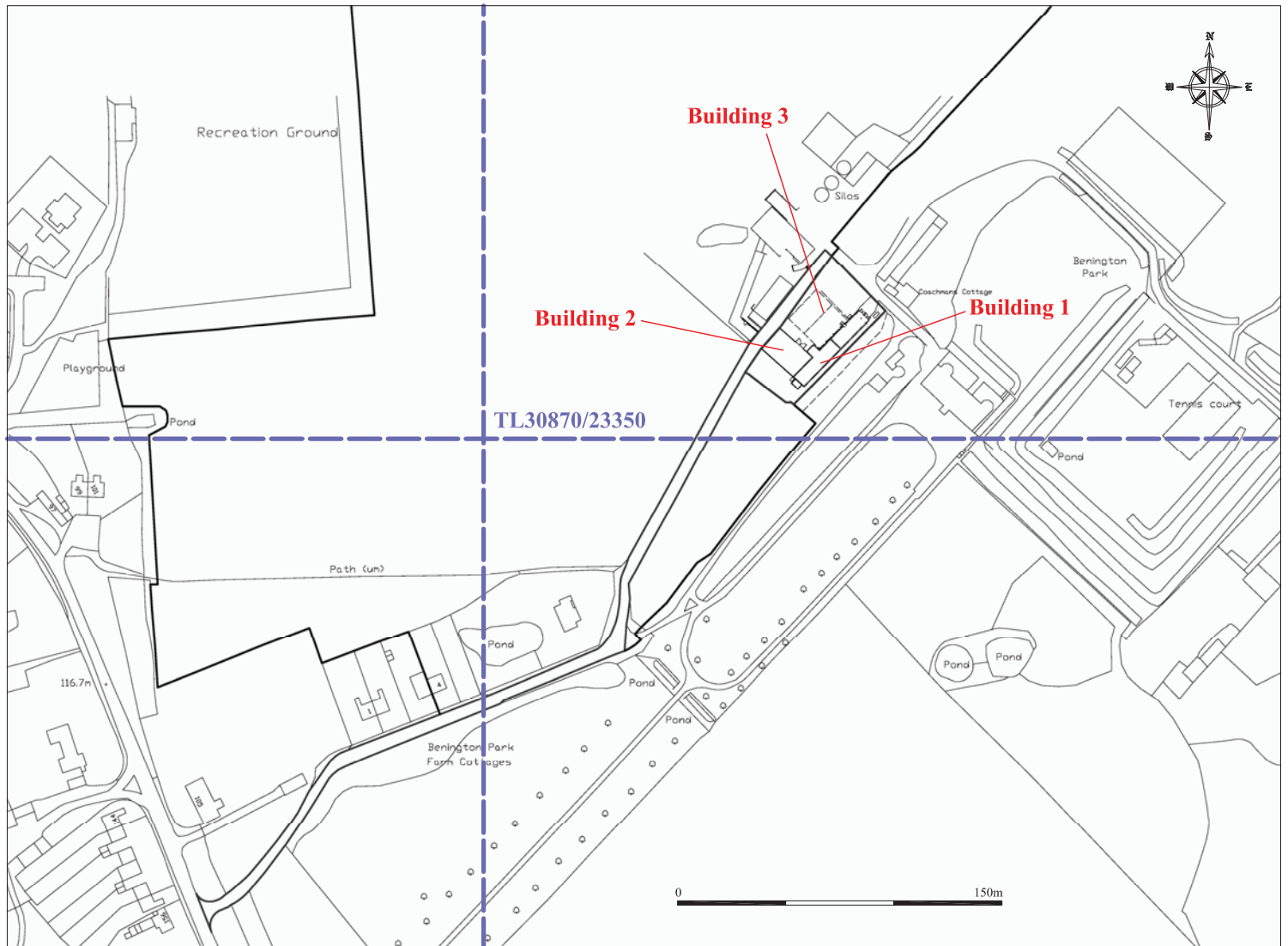
DP 84

View of Building 3 with Building 1 visible beyond, taken from the north



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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Benington Park Farm, Benington, Hertfordshire (P2529)

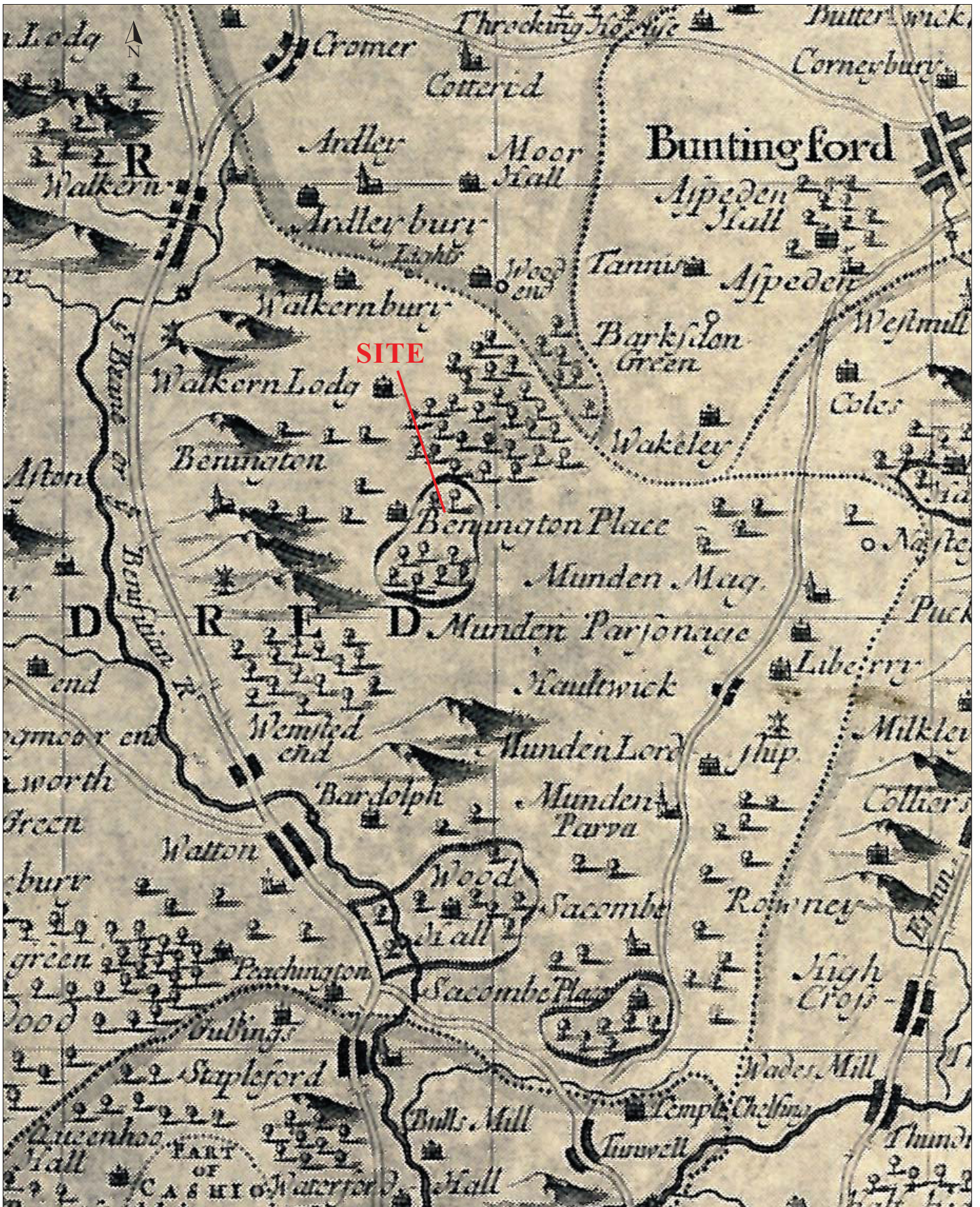


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Fig. 2 Detailed site location plan
Scale 1:3000 at A4
Benington Park Farm, Benington, Hertfordshire (P2529)



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Fig. 3 John Seller's map, 1676
Not to scale
Benington Park Farm, Benington, Herts (P2529)



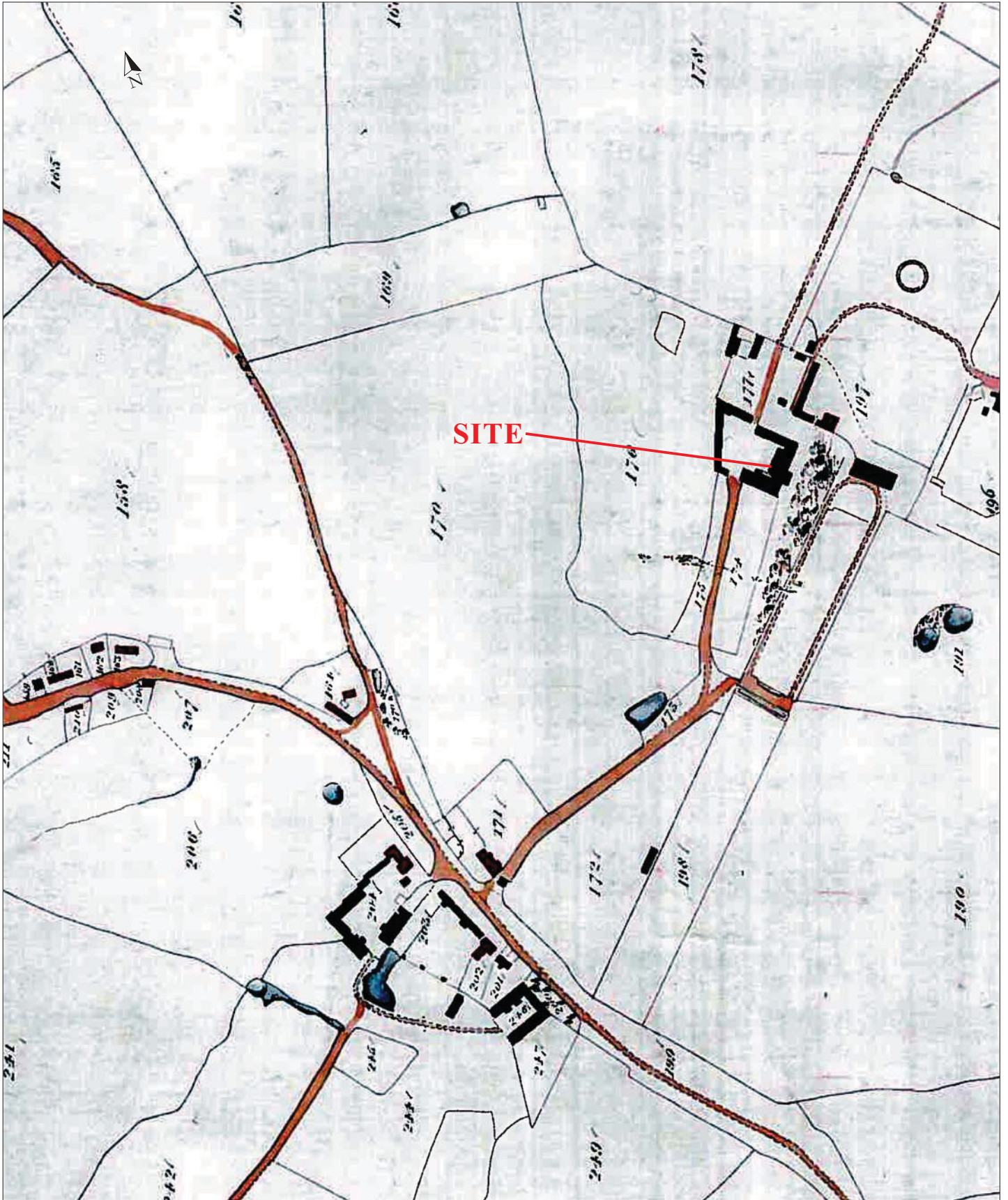
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Fig. 4 John Oliver's map, 1695
Not to scale
Benington Park Farm, Benington, Herts (P2529)



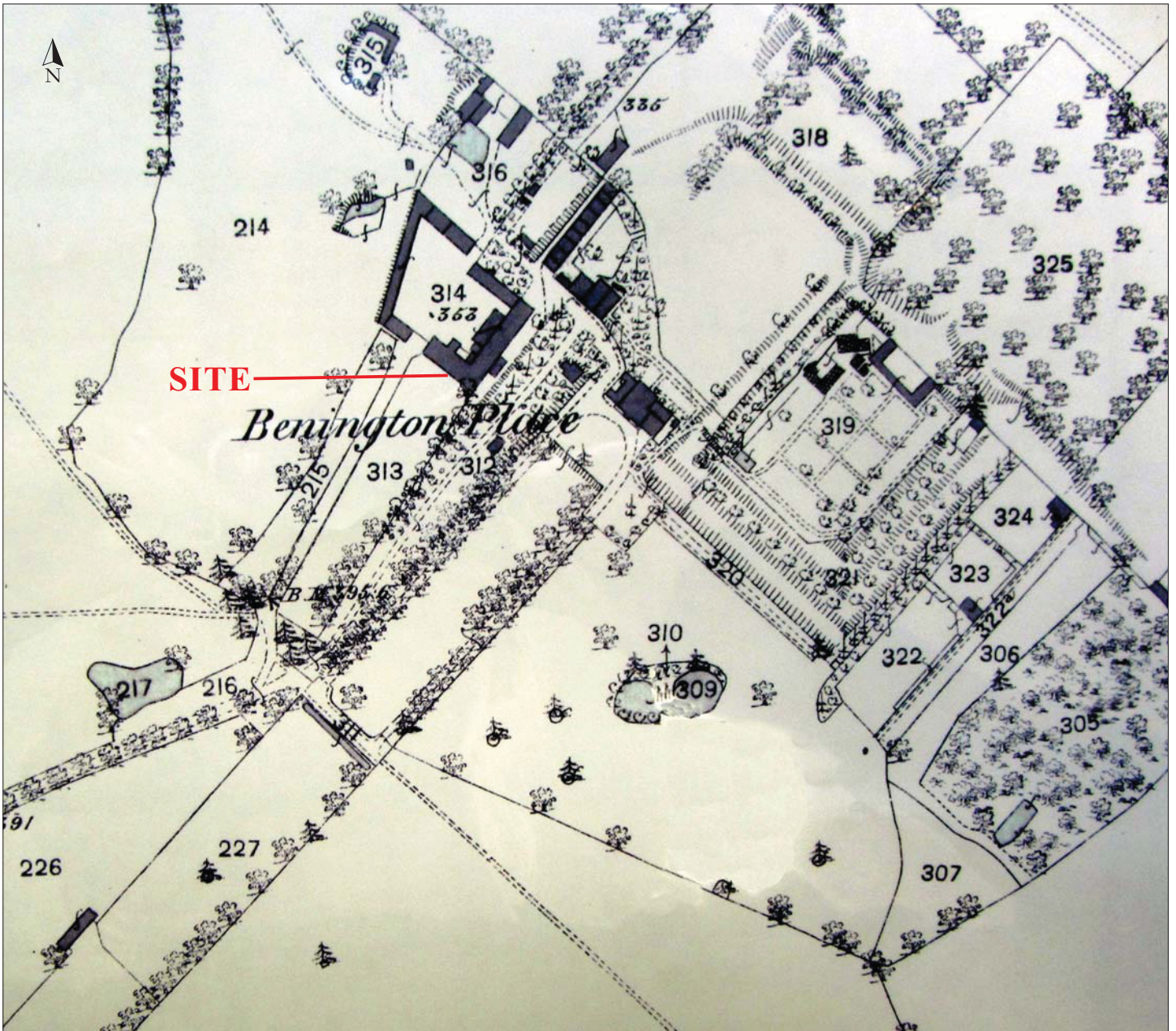
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Fig. 5 Dury & Andrews' map, 1766
Not to scale
Bennington Park Farm, Bennington, Herts (P2529)



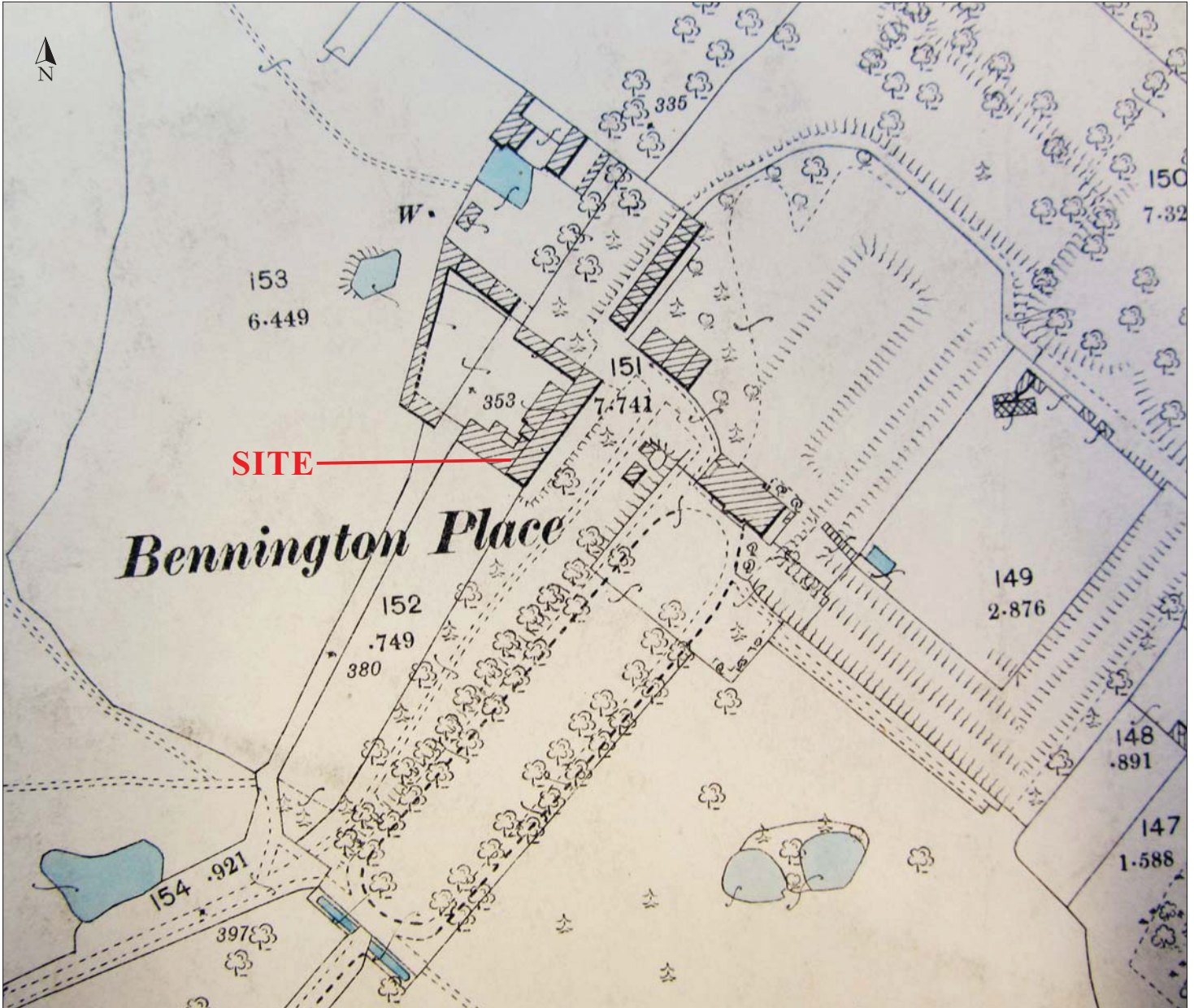
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Fig. 6 Andrew Bryant's map, 1822
Not to scale
Benington Park Farm, Benington, Herts (P2529)



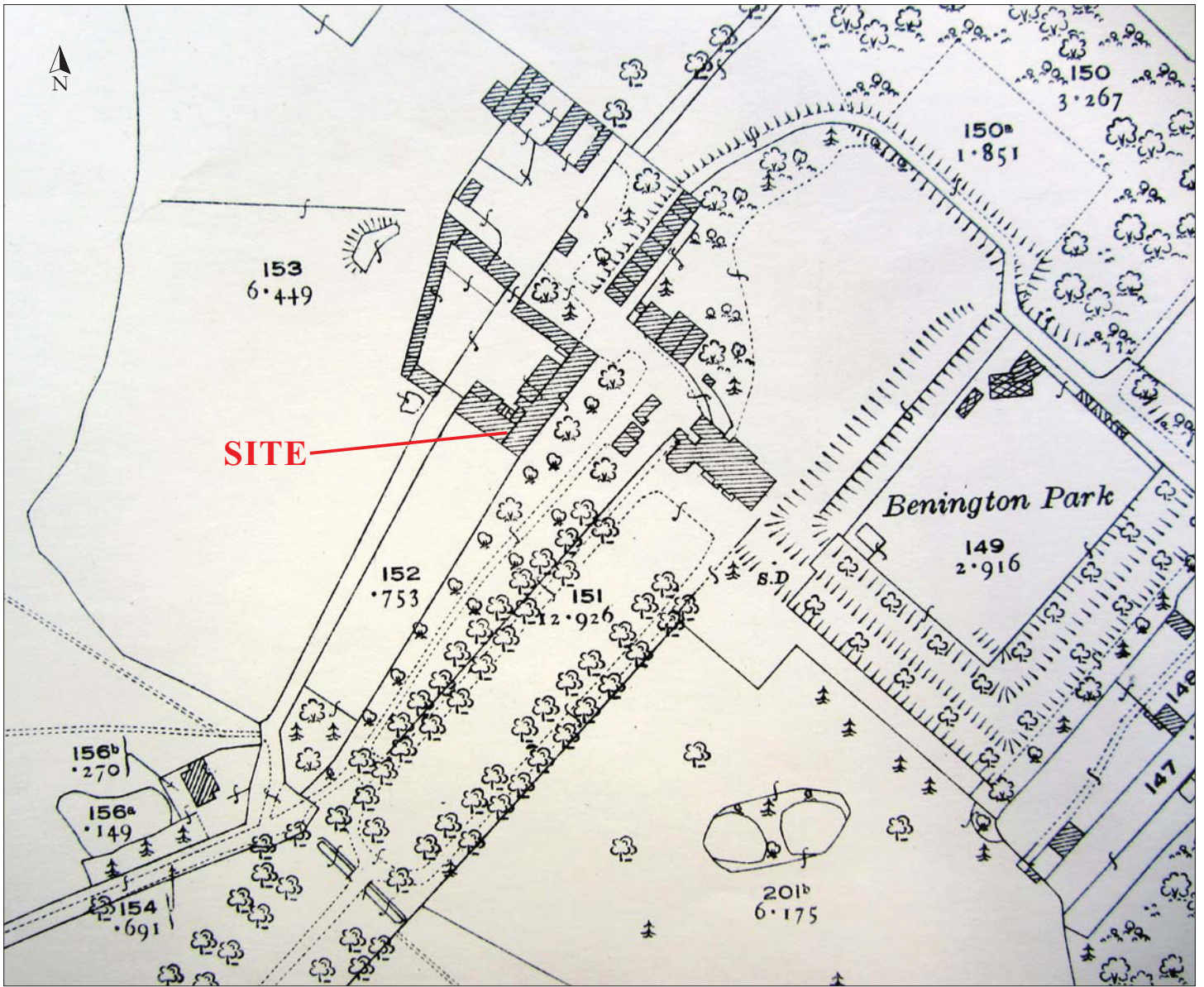
<i>Archaeological Solutions Ltd</i>
Fig. 7 Tithe map, 1838
Not to scale
Benington Park Farm, Benington, Herts (P2529)



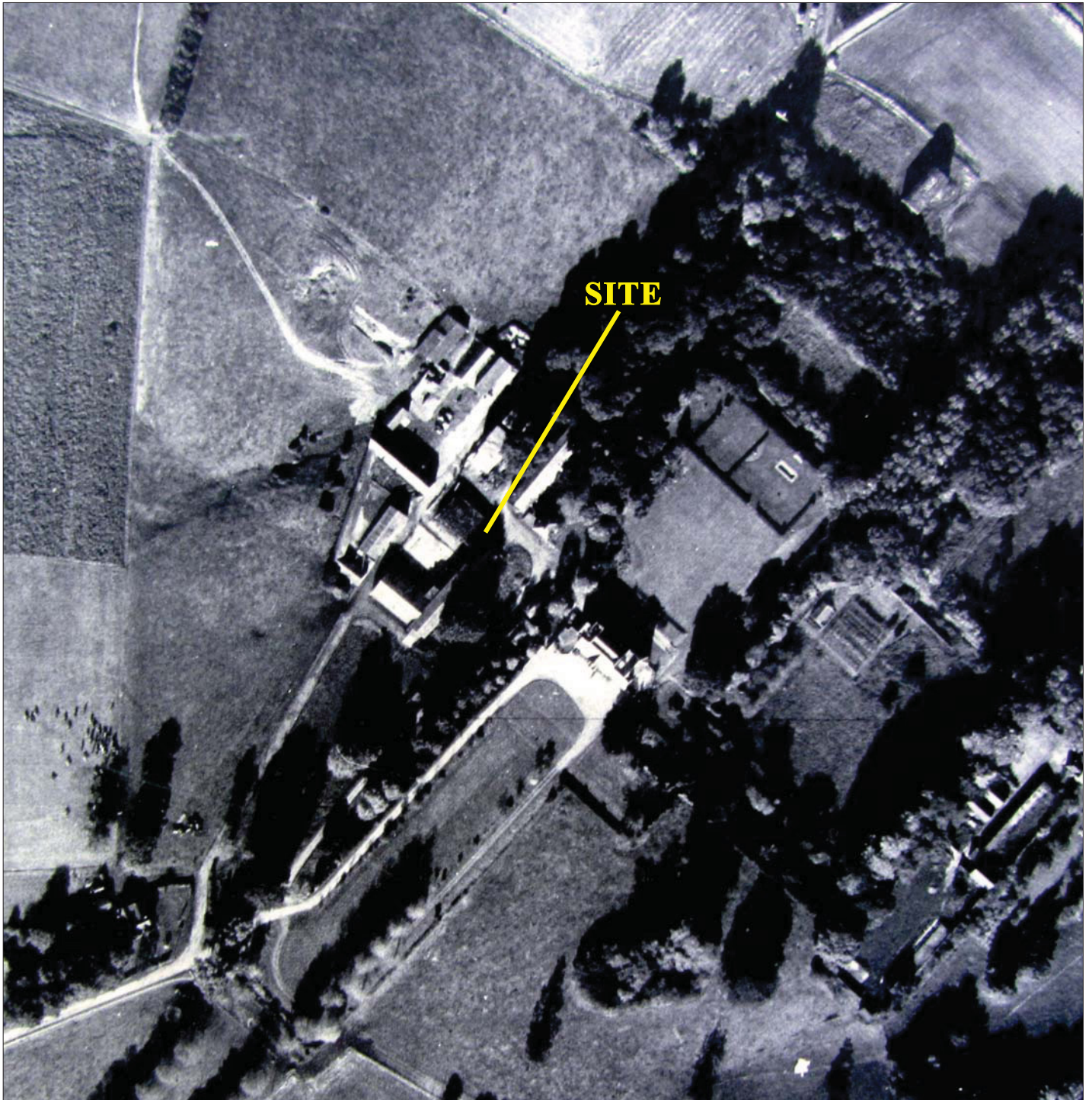
<i>Archaeological Solutions Ltd</i>
Fig. 8 OS map, 1878
Not to scale
Benington Park Farm, Benington, Herts (P2529)



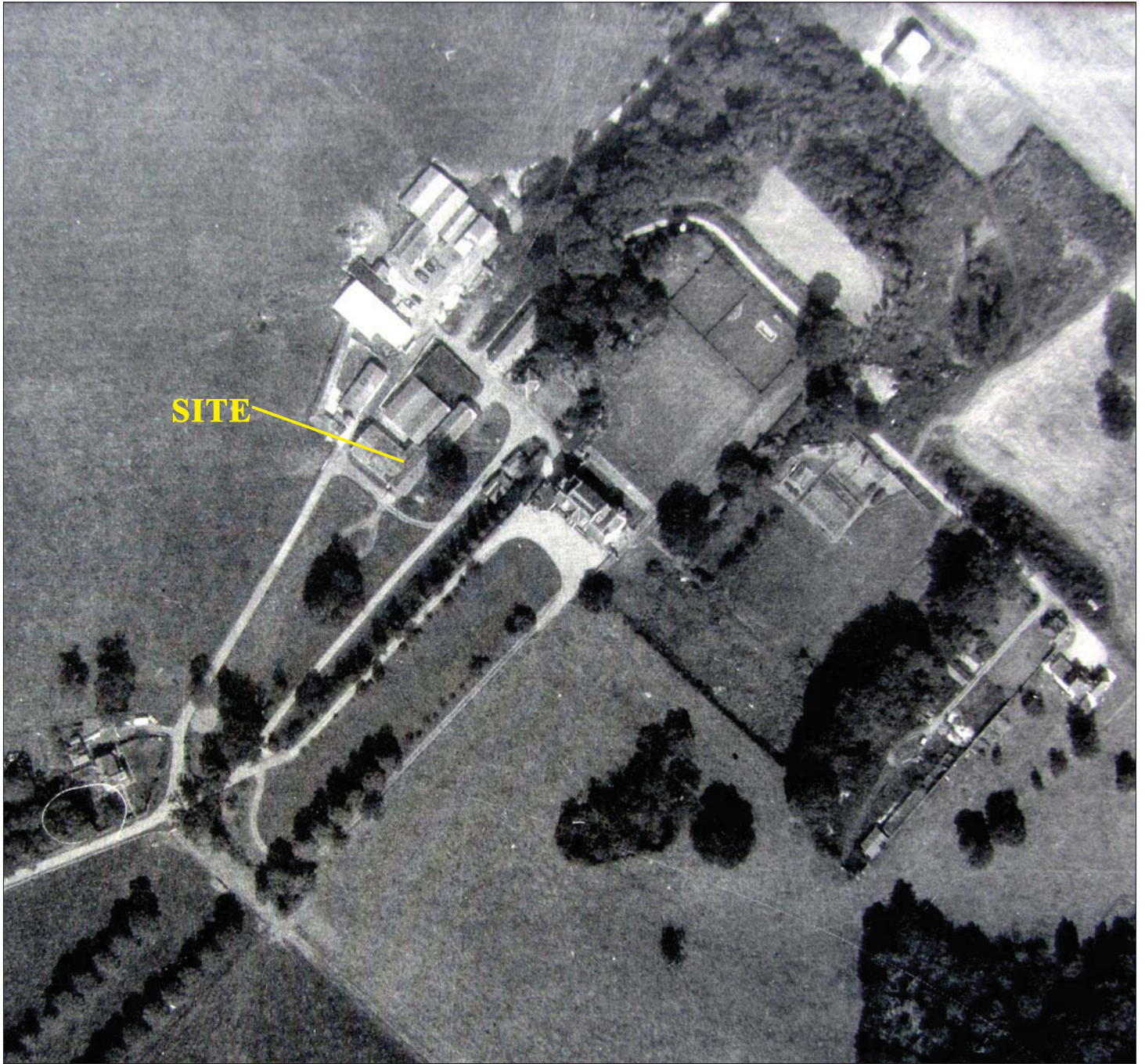
<i>Archaeological Solutions Ltd</i>
Fig. 9 OS map, 1898
Not to scale
Bennington Park Farm, Bennington, Herts (P2529)



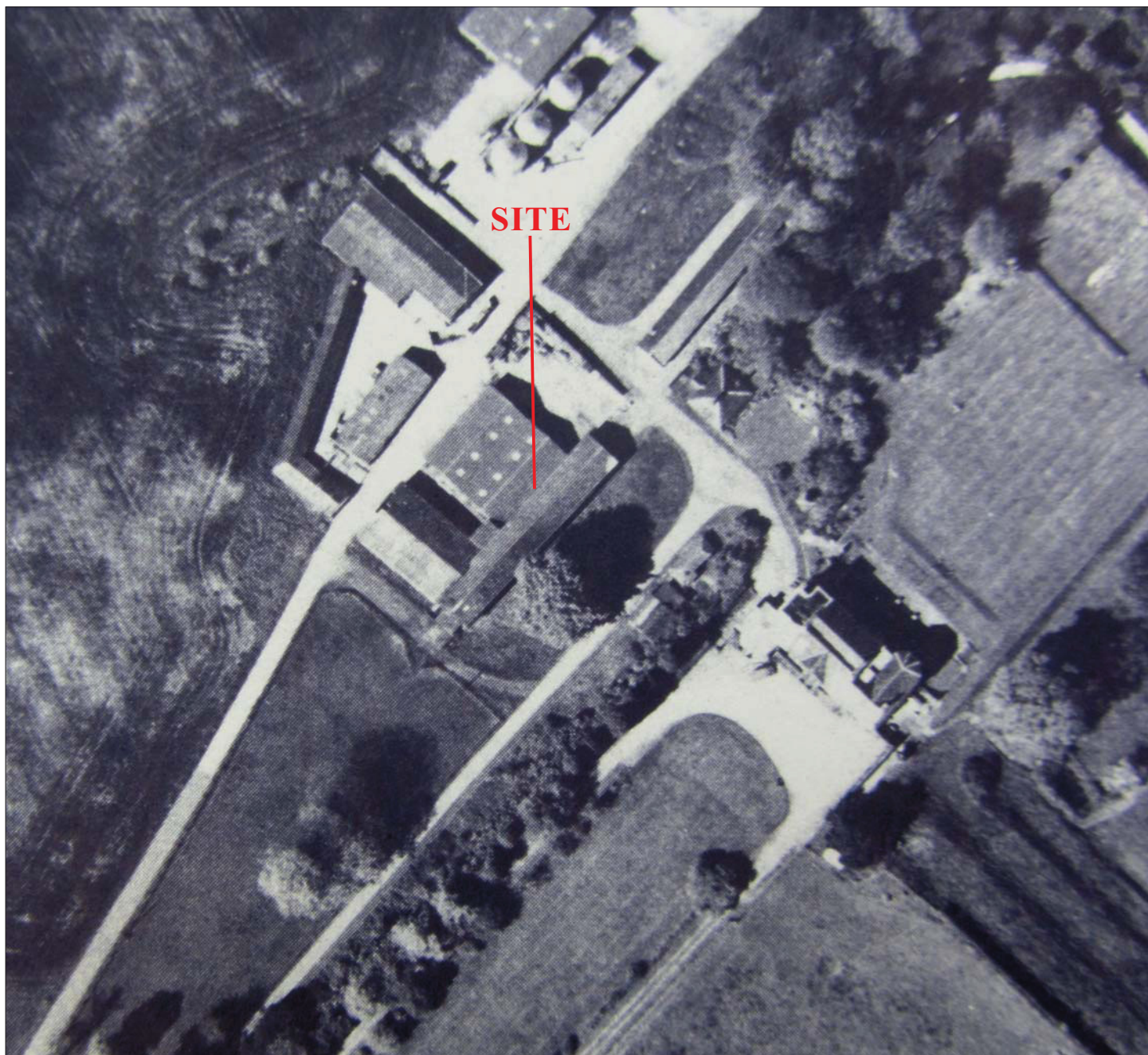
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Fig. 10 OS map, 1923
Not to scale
Benington Park Farm, Benington, Herts (P2529)



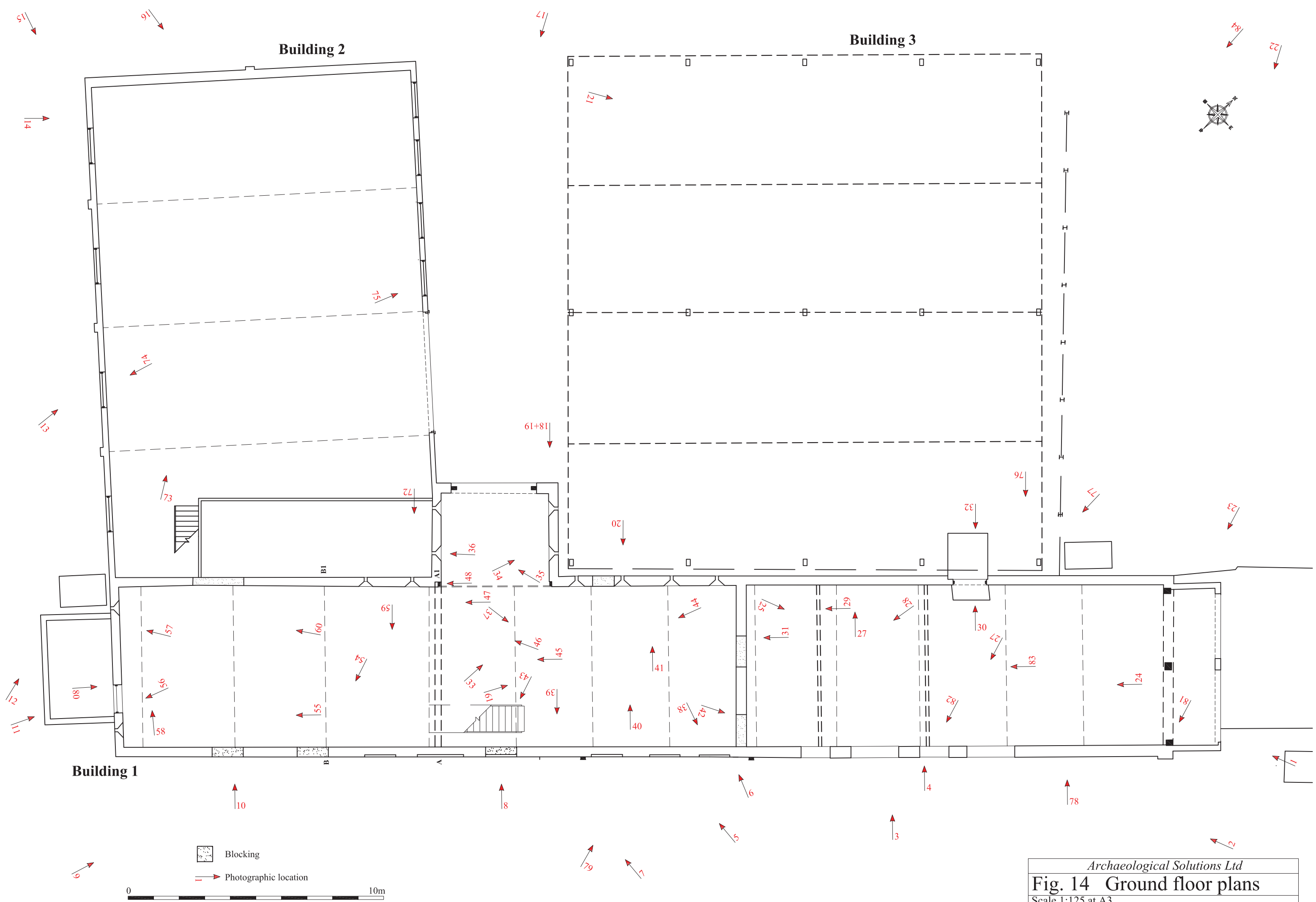
<i>Archaeological Solutions Ltd</i>
Fig. 11 Aerial photograph, 1971
Not to scale
Benington Park Farm, Benington, Herts (P2529)



<i>Archaeological Solutions Ltd</i>
Fig. 12 Aerial photograph, 1980
Not to scale
Benington Park Farm, Benington, Herts (P2529)



<i>Archaeological Solutions Ltd</i>
Fig. 13 Aerial photograph, 1990
Not to scale
Benington Park Farm, Benington, Herts (P2529)

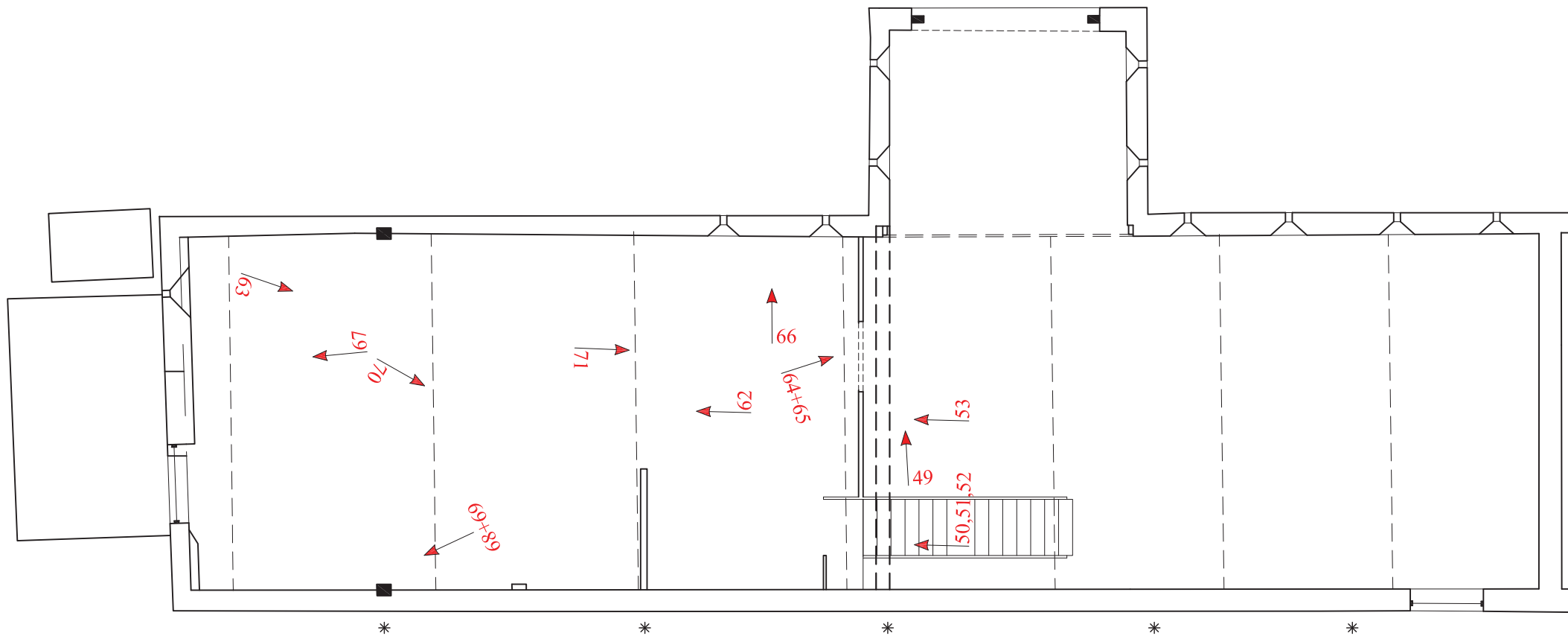


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Fig. 14 Ground floor plans

Scale 1:125 at A3

Benington Park Farm, Benington, Hertfordshire (P2529)

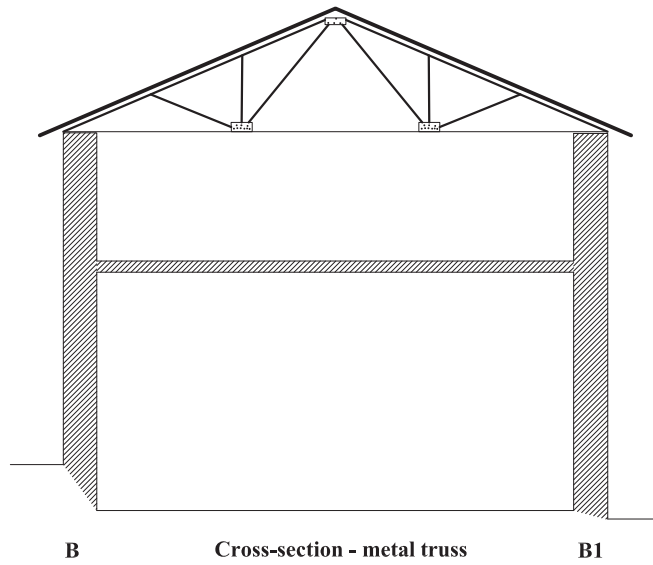
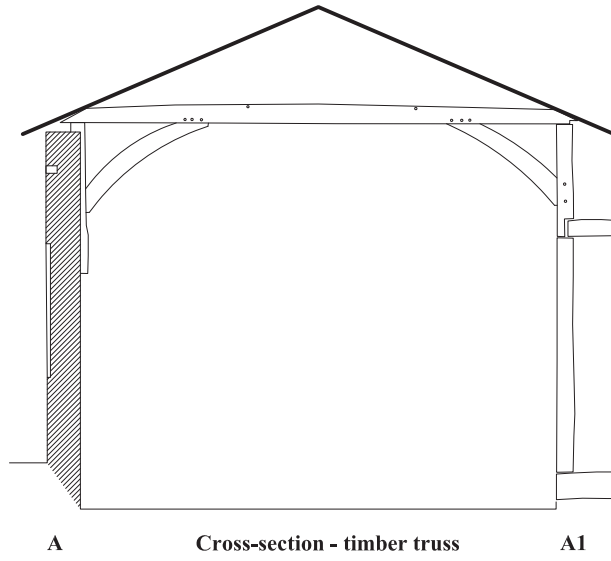


* Position of original truss

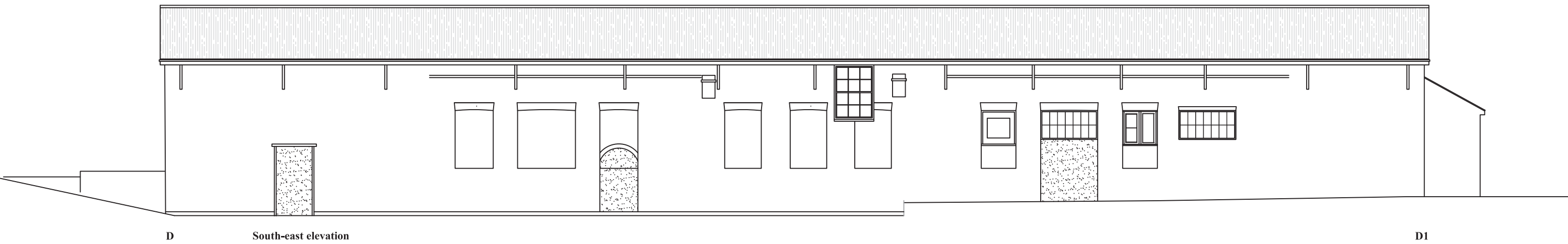
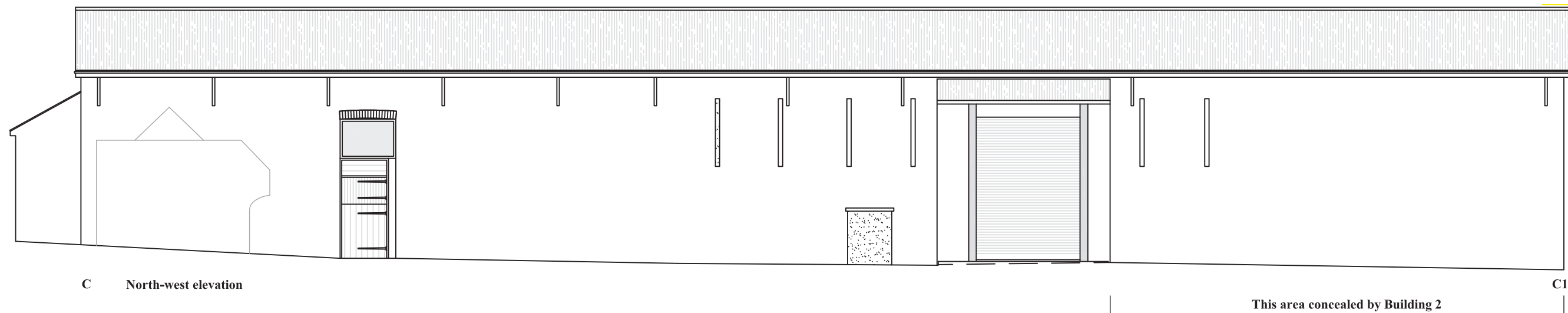
→ Photographic location

0 5m

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Fig. 15 First floor plan - B1
Scale 1:100 at A4
Benington Park Farm, Benington, Hertfordshire (P2529)



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Fig. 16 Cross-sections - B1
Scale 1:100 at A4
Benington Park Farm, Benington, Hertfordshire (P2529)



 Blocked aperture



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Fig. 17 Elevations - B1
Scale 1:125 at A3
Benington Park Farm, Benington, Hertfordshire (P2529)

