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**ARCHAEOLOGICAL SOLUTIONS LTD**

**FIGMENT HOUSE, CHURCH STREET, WARE,  
HERTFORDSHIRE SG12 9EN**

**ARCHAEOLOGICAL MONITORING & RECORDING**

HER REF. 28/16

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Illustrations:	Kathren Henry	
NGR: TL 3576 1447	Report No: 5252	
District: East Herts	Site Code: AS 1850	
Approved: Claire Halpin MCIfA	Project No:6673	
	Date: 12 December 2016 Revised: 27/01/2016	

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*Geophysical surveys*  
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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>		<i>Figment House, Church Street, Ware, Hertfordshire SG12 9EN</i>	
<p><i>In September 2016 Archaeological Solutions (AS) carried out archaeological monitoring and recording during groundworks associated with the construction of a new single storey rear extension to Figment House, Church Street, Ware, Hertfordshire SG12 9EN (NGR TL 3576 1447). The monitoring was undertaken in compliance with a planning condition attached to planning permission for the change of use and alteration of a vacant office building to create 5no 2-bedroom flats and the demolition of existing single storey rear projection and the erection of a new single storey rear extension (EHDC Planning Ref. 3/16/0286/FUL), based on the advice of Hertfordshire County Council Historic Environment Unit (HCC HEU).</i></p> <p><i>The site lies within Area of Archaeological Significance No. 177 as identified on the East Hertfordshire District Council Local Plan, and within the historic medieval and post-medieval core of Ware. The Area identifies the late Saxon, medieval and post-medieval core of the town, and extensive prehistoric and Roman settlement remains which lay to the west of the later town in the vicinity of the Glaxo Smith Kline complex.</i></p> <p><i>The monitoring revealed a late 18<sup>th</sup> - early 19<sup>th</sup> brick cellar and layers of modern made ground.</i></p>			
Project dates (fieldwork)		27 – 28 September 2016	
Previous work (Y/N/?)		N	Future work (Y/N/?)
P. number		6673	Site code
			AS 1850
Type of project		<i>Archaeological Monitoring &amp; Recording</i>	
Site status		<i>Within Area of Archaeological Significance No. 177</i>	
Current land use		<i>Office building</i>	
Planned development		<i>Residential extension</i>	
Main features (+dates)		<i>Late 18<sup>th</sup>/ early 19<sup>th</sup> brick cellar</i>	
Significant finds (+dates)		<i>None</i>	
<b>Project location</b>			
County/ District/ Parish		<i>Hertfordshire</i>	<i>East Hertfordshire</i>
			<i>Ware</i>
HER/ SMR for area		<i>Hertfordshire Historic Environment Record</i>	
Post code (if known)		<i>SG12 9EN</i>	
Area of site		<i>c. 200m<sup>2</sup></i>	
NGR		<i>TL 3576 1447</i>	
Height AOD (min/max)		<i>c. 35m AOD</i>	
<b>Project creators</b>			
Brief issued by		<i>HCC HEU</i>	
Project supervisor/s (PO)		<i>Julie Walker</i>	
Funded by		<i>ZFS Properties Ltd</i>	
Full title		<i>Figment House, Church Street, Ware, Hertfordshire SG12 9EN. Archaeological Monitoring and Recording</i>	
Authors		<i>Walker, J.</i>	
Report no.		<i>5252</i>	
Date (of report)		<i>12 December 2016 (Revised 27/01/2017)</i>	

## FIGMENT HOUSE, CHURCH STREET, WARE, HERTFORDSHIRE SG12 9EN

### ARCHAEOLOGICAL MONITORING & RECORDING

#### **SUMMARY**

*In September 2016 Archaeological Solutions (AS) carried out archaeological monitoring and recording during groundworks associated with the construction of a new single storey rear extension to Figment House, Church Street, Ware, Hertfordshire SG12 9EN (NGR TL 3576 1447). The monitoring was undertaken in compliance with a planning condition attached to planning permission for the change of use and alteration of a vacant office building to create 5no 2-bedroom flats and the demolition of existing single storey rear projection and the erection of a new single storey rear extension (EHDC Planning Ref. 3/16/0286/FUL), based on the advice of Hertfordshire County Council Historic Environment Unit (HCC HEU),*

*The site lies within Area of Archaeological Significance No. 177 as identified on the East Hertfordshire District Council Local Plan, and within the historic medieval and post-medieval core of Ware. The Area identifies the late Saxon, medieval and post-medieval core of the town, and extensive prehistoric and Roman settlement remains which lay to the west of the later town in the vicinity of the Glaxo Smith Kline complex.*

*The monitoring revealed a late 18<sup>th</sup>/ early 19<sup>th</sup> brick cellar and layers of modern made ground.*

#### **1 INTRODUCTION**

1.1 In September 2016 Archaeological Solutions (AS) carried out archaeological monitoring and recording during groundworks associated with the construction of a new single storey rear extension to Figment House, Church Street, Ware, Hertfordshire SG12 9EN (NGR TL 3576 1447; DP 1; Figs. 1 and 2). The monitoring was undertaken in compliance with a planning condition attached to planning permission for the change of use and alteration of a vacant office building to create 5no 2-bedroom flats and the demolition of existing single storey rear projection and the erection of a new single storey rear extension (EHDC Planning Ref. 3/16/0286/FUL), based on the advice of Hertfordshire County Council Historic Environment Unit (HCC HEU),

1.2 The monitoring was undertaken in accordance to advice letter prepared by HCC HUE (dated 11<sup>th</sup> March 2016), and a written scheme of investigation (specification) prepared by AS (dated 6<sup>th</sup> April 2016), and approved by HCC HEU. The project conformed to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standard and Guidance for Archaeological Watching Brief* (2014), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

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

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

## **Planning Policy Context**

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE**

2.1 The site lies on the northern side of Church Street in the historic core of Ware. It comprises the existing vacant office building of Figment House, a Grade II listed building, formerly an Independent chapel, of late 18<sup>th</sup> century date. It is proposed to convert the existing offices to flats and demolish an existing rear projection and erect a single-storey rear extension.

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

3.1 Ware is situated alongside the wide floodplain of the river Lea, which runs a west-east course. The land rises gently to the north across the town centre, whilst from the southern riverbank, the land rises more sharply; reaching a height of c.65m AOD.

3.2 The underlying geological formation was that of the Lewes Nodular Chalk Formation and Seaford Chalk Formation, formed in the Cretaceous Period (British Geological Survey 1978). The site sits between two overlying soil types. The soils surrounding the river are typically loamy and clayey with naturally high groundwater, while those nearer the High Street are freely-draining, slightly acidic but base-rich (Soil Survey of England and Wales 1983).

### **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 The site lies within an Area of Archaeological Significance No. 177 as identified on the East Hertfordshire District Council Local Plan, and within the historic medieval and post-medieval core of Ware. The Area identifies the late Saxon, medieval and post-medieval core of the town, and extensive prehistoric and Roman settlement remains which lay to the west of the later town in the vicinity of the Glaxo Smith Kline complex.

4.2 The development of the successive settlements at Ware is detailed by Bryant *et al.* (1998). Archaeological investigations in this part of the town have revealed buried evidence of medieval and post-medieval occupation, late Iron Age ditches and residual evidence of Neolithic, Iron Age and Roman activity (Historic Environment Records (HER) 6439, 9138 and 9140). The Scheduled Ancient Monument of Ware Priory lies 150m to the south west (Scheduled Ancient Monument 29413). Standing medieval buildings and archaeological remains are recorded close to the Figment House site, including The Manor House (HER 9369), Albion PH (HER 9306), The Church of St Mary (HER 1692) and Chaseside (HER 9138). Excavations in 1985 in the gardens of the Manor House revealed Roman and Saxon finds, and also medieval pottery and some fragmentary evidence of timber structures and possible cloister structures (HER 9378).

### **5 METHODOLOGY**

5.1 Four internal footing pads, an internal service trench, the demolition of an existing rear projection (previously a Sunday school) and the footings for the new single-storey rear extension were monitored (Figs. 3-4).

## 6 DESCRIPTION OF RESULTS

### Footing Pad 1 (DPs 2-3)

<i>Section 1</i> <i>North West Facing</i> <i>0.00 = 35.28m AOD</i>		
0.00 – 0.16m	L1000	Concrete. Compact, mid grey concrete.
0.16 – 0.39m	L1001	Rubble. Friable, mid grey yellow gravel and red frogged brick rubble.
0.39m+	L1002	Buried Soil. Friable, mid grey brown silt with occasional small, sub-rounded and sub-angular flints.

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

### Footing Pad 2 (DPs 2 and 4)

<i>Section 2</i> <i>North West Facing</i> <i>0.00 = 35.31m AOD</i>		
0.00 – 0.16m	L1000	Concrete. As above, Footing Pad 1.
0.16 – 0.35m	L1001	Rubble. As above, Footing Pad 1.
0.35m+	L1002	Buried Soil. As above, Footing Pad 1.

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

### Footing Pad 3 (DPs 2 and 5)

<i>Section 3</i> <i>North West Facing</i> <i>0.00 = 35.28m AOD</i>		
0.00 – 0.15m	L1000	Concrete. As above, Footing Pad 1.
0.15 – 0.35m	L1001	Rubble. As above, Footing Pad 1.
0.35m+	L1002	Buried Soil. As above, Footing Pad 1.

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

### Footing Pad 4 (DPs 2 and 6)

<i>Section 4</i> <i>North West Facing</i> <i>0.00 = 35.32 m AOD</i>		
0.00 – 0.15m	L1000	Concrete. As above, Footing Pad 1.
0.15 – 0.30m	L1001	Rubble. As above, Footing Pad 1.
0.30m+	L1002	Buried Soil. As above, Footing Pad 1.

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



**Internal Service Trench (DP 2; backfilled before photographing)**

<i>Section 5</i> <i>West Facing</i> <i>0.00 = 35.29m AOD</i>		
0.0 – 0.12m	L1000	Concrete. As above, Footing Pad 1.
0.12 – 0.32m	L1001	Rubble. As above, Footing Pad 1.
0.32m+	L1002	Buried Soil. As above, Footing Pad 1.

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

**External Extension Footings (DPs 10-12)**

<i>Section 6</i> <i>South West Facing</i> <i>0.00 = 35.27m AOD</i>		
0.00 – 0.08m	L1000	Concrete. As above, Footing Pad 1.
0.08 – 0.18m	L1001	Rubble. As above, Footing Pad 1.
0.18 – 1.25m	L1002	Buried Soil. As above, Footing Pad 1.
1.25m+	L1006	Natural deposits. Compact mid orange silty clay.

<i>Section 7</i> <i>South East Facing</i> <i>0.00 = 35.31m AOD</i>		
0.00 – 0.10m	L1000	Concrete. As above, Footing Pad 1.
0.10 – 1.30m	L1002	Buried Soil. As above, Footing Pad 1.
1.30m+	L1006	Natural Deposits. As above, Section 6.

*Description: The wall of the former Sunday school, M1003, and a brick cellar, M1004/ M1005, were observed during the cutting of the footing trenches. A partial late 18<sup>th</sup> to early 19<sup>th</sup> century brick was sampled from L1001 (Section 6) and complete bricks of a similar date were sampled from M1003 and M1005 (see The Ceramic Building Materials, Appendix 2).*

**7 CONFIDENCE RATING**

7.1 Within the boundaries of monitoring it is not felt that any factors inhibited the recognition of archaeological features or finds.

**8 DEPOSIT MODEL**

8.1 Concrete L1000 was present across the site (c. 0.15 to 0.16m deep). It overlay L1001, a friable mid grey yellow gravel and red frogged brick rubble (c. 0.15 to 0.20m deep). L1001 overlay a buried soil (L1002), comprising friable, mid grey brown silt with occasional small, sub-rounded and sub-angular flints.

8.2 Outside the building, Concrete L1000 directly overlay Buried Soil L1002. The natural geology (L1006), comprised compact, mid orange silty clay, present at c.1.25m+ below the current ground surface.

## 9 DISCUSSION

9.1 The site lies within Area of Archaeological Significance No. 177 as identified on the East Hertfordshire District Council Local Plan, and within the historic medieval and post-medieval core of Ware.

9.2 The monitoring of the internal footing pads recorded revealed brick rubble, L1001, below the concrete floor. Below the brick rubble was a buried soil, L1002, which contained no finds. The footings were dug to 1m depth and the natural was not exposed.

9.3 The brick built former Sunday school – probably added or rebuilt during the 1850s (see below) – was demolished. More recent structural additions to the rear range, including timber partition walls and walls of concrete breeze block construction, were also demolished (DPs 7-9). No damage was caused to the core of the AD 1778 Grade II listed building during demolition.

9.4 The brick lined cellar room (M1004 and M1005), present within the external area of investigation, lay below the rear range (marked as ‘Sunday School’ on the 1881 Ordnance Survey Map (see [www.ourhertfordandware.org.uk](http://www.ourhertfordandware.org.uk))). It would not have been accessible within the existing layout and it is possible that the rear range was added or rebuilt in the 1850s, when it is thought the chapel was re-fronted (*ibid.*). The current footprint of the rear range certainly correlates with an 1851 plan of the building (*ibid.*), although may have been altered repeatedly since that date.

9.5 The cellar was constructed of orange brick interspersed with overburnt headers and stretchers with occasional examples having straight skintles. The bricks were well-laid in English bond with outer walls rising to a curved barrel-vaulted ceiling, all consistent with a late 18<sup>th</sup> or early 19<sup>th</sup> century date, while the floor was of compacted chalk. The space was reached via a series of steep steps (M1005) on the south-west side. The only other feature was a series of small opposing holes in the outer walls, which might be consistent with the removal of timber elements and suggests a series of shelves.

## 10 DEPOSITION OF THE ARCHIVE

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

## ACKNOWLEDGEMENTS

Archaeological Solutions Ltd (AS) would like to thank ZFS Properties Ltd for funding the project, and Mr Femi Alli for assistance.

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

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Gurney, D., 2003

*Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Paper 14 (ALGAO, East of England)

Soil Survey of England and Wales (SSEW), 1983

*Legend for the 1:250,000 Soil Map of England and Wales* (Harpenden, SSEW)

## **Website**

[www.ourhertfordandware.org.uk/page\\_id\\_\\_326\\_path\\_\\_0p34p3p33p2p28p.aspx](http://www.ourhertfordandware.org.uk/page_id__326_path__0p34p3p33p2p28p.aspx)  
(accessed 12/12/2016)

## APPENDIX 1      CONCORDANCE OF FINDS

Feature	Context	Description	Spot Date (Pottery Only)	Pottery (Qty)	Pottery (g)	CBM (g)	Animal Bone (g)	Other Material	Other (Qty)	Other (g)
-	1001	Rubble layer				2585				
1003	-	Wall				3540				
1005	-	Cellar steps				2563				

## APPENDIX 2      SPECIALIST REPORT

### **The Ceramic Building Materials**

*Andrew Peachey*

Two complete bricks and a further partial brick (in total 8688g) were sampled during archaeological monitoring and recording at Figment House, Ware. The red (sand-tempered) bricks were entirely of early modern date, probably produced in the late 18<sup>th</sup> to 19<sup>th</sup> centuries. All extant dimensions and technological traits were measured or characterized, and are included in this report.

Single complete bricks were sampled from the wall of the former Sunday school (M1003; 3540g) and the cellar steps (M1005; 2563g) respectively, and were of identical type, with dimensions of 230 x 100 x 65mm, a smooth base and sharp, regular arrises. Each brick would have weighed c. 2560g, though that from M1003 has layers of modern mortar, plaster and paint adhering to one header face. A partial brick was recovered from Rubble L1001 (2585g), with dimensions of ? x 110 x 65mm and a shallow rounded frog that was not stamped by a manufacturer, suggesting it is contemporary with the complete bricks from the extant structures, but was produced to a higher standard with a smoother finish and stronger fabric.

### APPENDIX 3            CONTENTS OF THE ARCHIVE

<b>Records</b>	<b>Number</b>
Brief	N
Specification	Y
Registers	(Registers, Drawing, Digital Photo)
Context Sheets	-
Site drawings A1	-
Site drawings A3	2
Site drawings A4	-
Site photographs b/w	-
Site photographs colour slides	-
Digital Photographs	15

## APPENDIX 4 HER SUMMARY SHEET

<b>Site name and address:</b>	Figment House, Church Street, Ware, Hertfordshire SG12 9EN
<b>County:</b> Herts	<b>District:</b> East Herts
<b>Village/Town:</b>	<b>Parish:</b> Ware
<b>Planning application reference:</b>	East Herts District Council Planning Ref. Ref. 3/16/0286/FUL
<b>Client name/address/tel:</b>	ZFS Properties Ltd
<b>Nature of application:</b>	Construction of an extension
<b>Present land use:</b>	Vacant office building (former chapel and Sunday school)
<b>Size of application area:</b> c. 200m <sup>2</sup>	<b>Size of area investigated</b> c. 20m <sup>2</sup>
<b>NGR (8 figures):</b>	
<b>Site Code:</b>	AS 1850
<b>Site director/Organization:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Archaeological Monitoring & Recording
<b>Date of work:</b>	27 – 28 September 2016
<b>Location of finds/Curating museum:</b>	Ware
<b>Related SMR Nos:</b>	<b>Periods represented:</b> late post-medieval/ early modern
<b>Relevant previous summaries/reports:</b> -	-
<b>Summary of fieldwork results:</b>	In September 2016 Archaeological Solutions (AS) carried out archaeological monitoring and recording during groundworks at Figment House, Church Street, Ware, Hertfordshire SG12 9EN (NGR TL 3576 1447).  The monitoring revealed a late 18 <sup>th</sup> / early 19 <sup>th</sup> brick cellar and layers of modern made ground.
<b>Author of summary:</b> Julie Walker	<b>Date of Summary:</b> 12 December 2016 (27/01/2017)



## PHOTOGRAPHIC INDEX



1: Front view of Figment House, looking S



2: Interior view of Footings 1-4 and backfilled service trench, looking N



3: Sample Section 1, looking SE



4: Sample Section 2, looking SE



5: Sample Section 3, looking SE



6: Sample Section 4, looking SE





7: Demolition of rear outbuildings, looking SW



8: Demolition of rear outbuildings, looking SW



9: Demolition of rear outbuildings, looking NE



10: Exterior rear footings, looking NW



11: Sample Section 6 (centre), looking SW  
(scale = 2m)



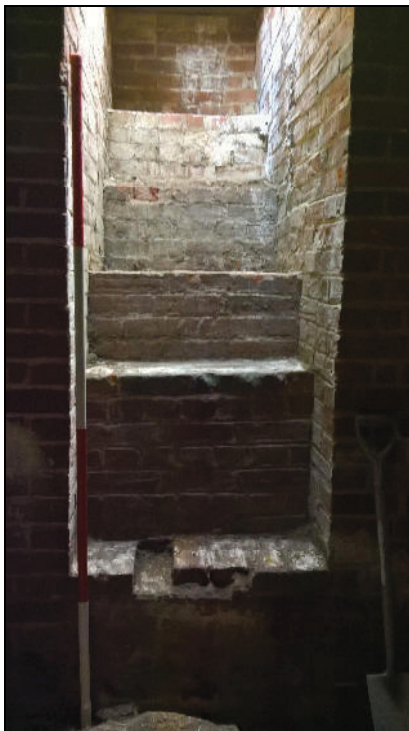
12: Sample Section 7 (right), looking SE  
(scale = 2m)



13: Cellar entrance, looking NE

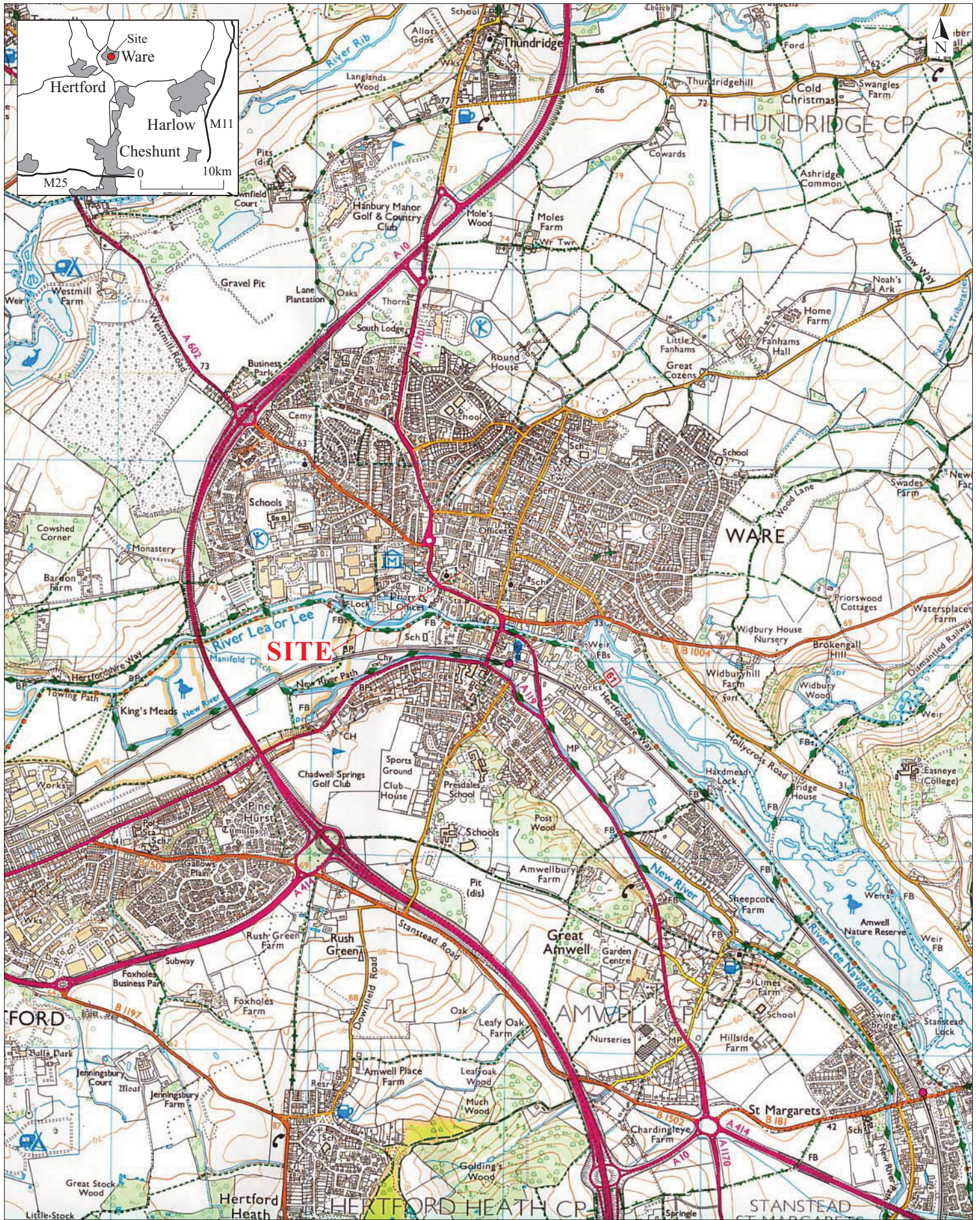


14: Cellar Interior showing English bond  
brickwork, looking NE



15: Cellar steps, looking SW





Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

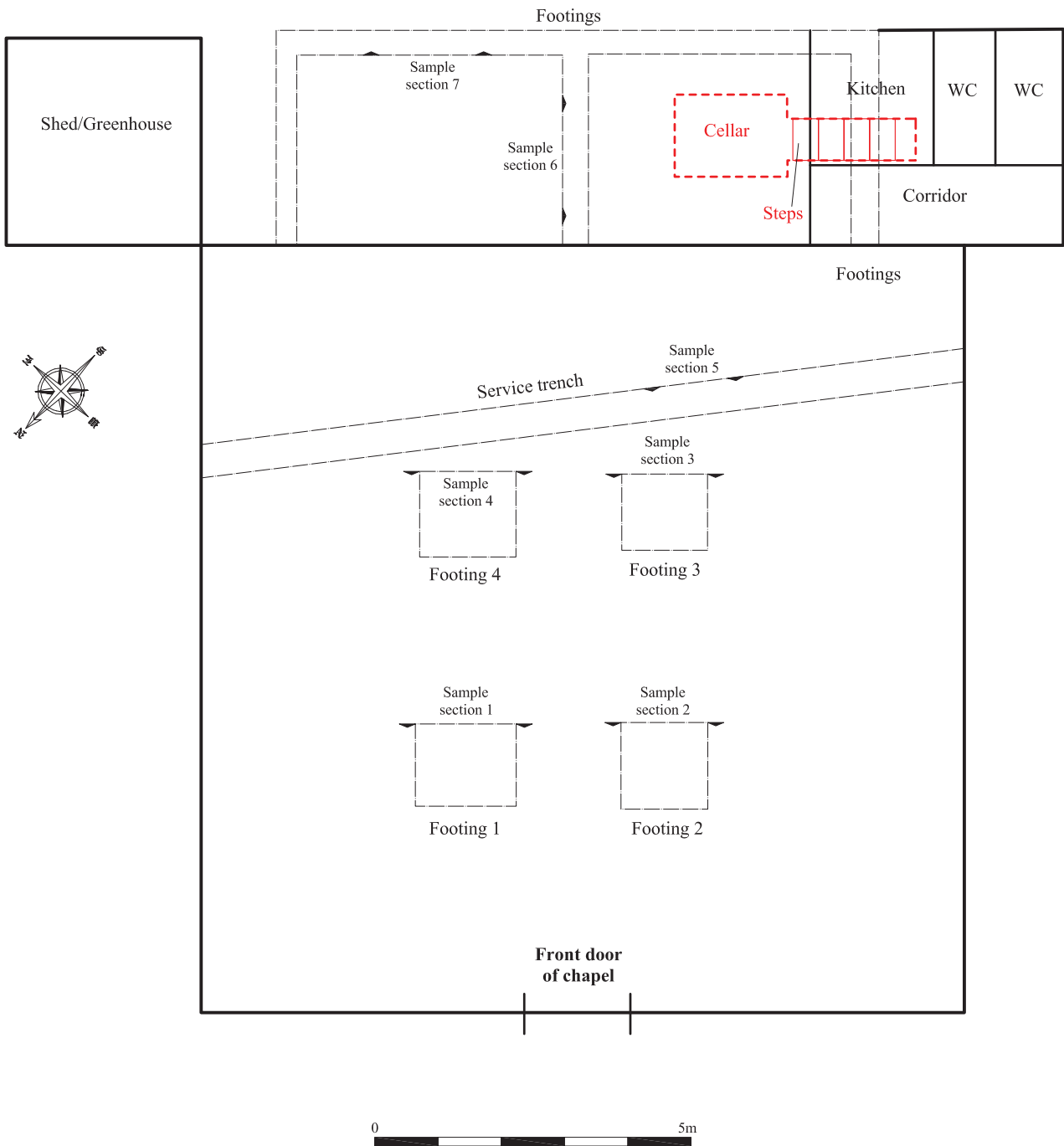
Archaeological Solutions Ltd  
**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Figment House, Church St, Ware, Hertfordshire (P6673)





0 50m

<i>Archaeological Solutions Ltd</i>
<b>Fig. 2 Detailed site location plan</b>
Scale 1:750 at A4
Figment House, Church St, Ware, Hertfordshire (P6673)

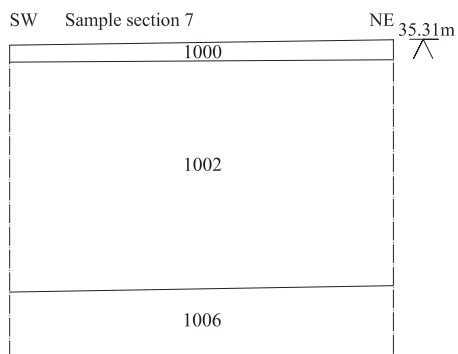
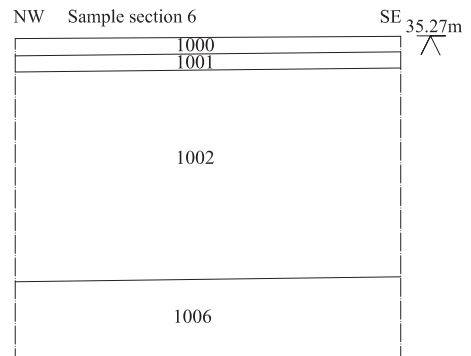
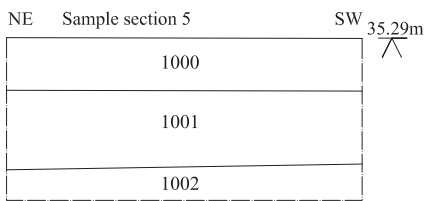
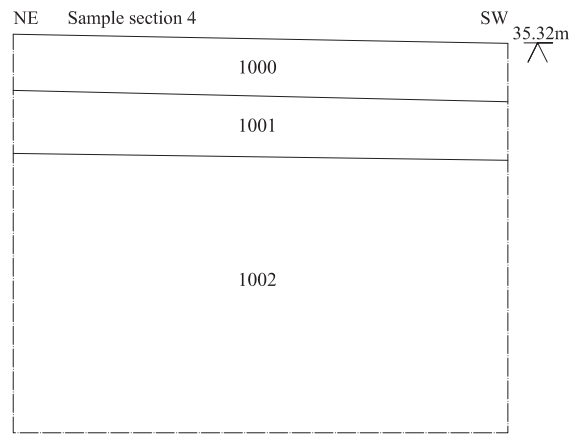
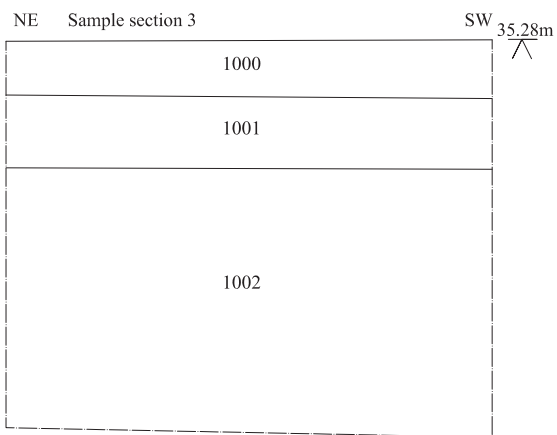
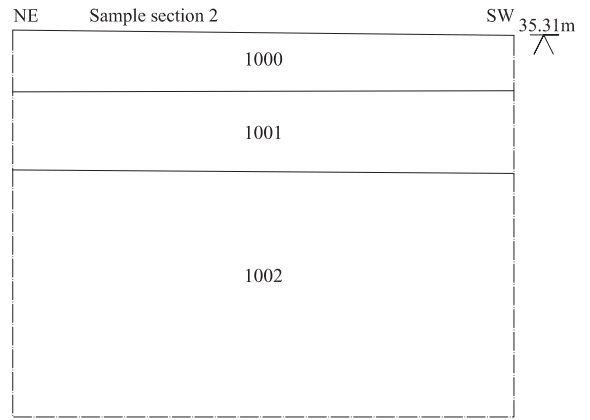
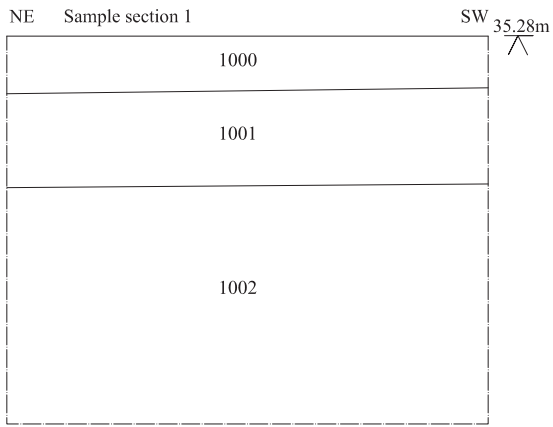


*Archaeological Solutions Ltd*

**Fig. 3 Plan of chapel & outbuildings**

Scale 1:100 at A4

Figment House, Church St, Ware, Hertfordshire (P6673)



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**Fig. 4 Sample sections**  
 Scale 1:20 at A4  
 Figment House, Church St, Ware, Hertfordshire (P6673)

