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**PISHIOBURY HOUSE, PISHIOBURY DRIVE,
SAWBRIDGEWORTH, HERTFORDSHIRE CM21 0AF**

ARCHAEOLOGICAL MONITORING & RECORDING

HER Enquiry No. 140/17

Author: Andy Newton (Fieldwork & report) Lauren Wilson (Background research)	
NGR: TL 48082 13412	Report No: 5429
District: East Herts	Site Code: AS 1901
Approved: Claire Halpin MCIfA	Project No: 7102
	Date: 27 October 2017

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OASIS SUMMARY SHEET			
Project details			
Project name	Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire CM21 0AF		
<p>In June 2017 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring in association with the residential conversion of Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire. The monitoring was undertaken in compliance with a planning condition attached to planning approval for the residential conversion of the mansion into a number of dwellings (EHDC Planning Ref. 3/15/0683/LBC). The monitoring was undertaken based on the advice of the Hertfordshire County Council Historic Environment Advisory Team (HCC HEAT).</p> <p>Pishiobury House lies within Area of Archaeological Significance 203 identified on the Local Plan. The area contains the Grade II* listed Pishiobury House and its Registered park land and also earlier features such as the Scheduled Ancient Monuments of a probable Neolithic causewayed enclosure and Bronze Age, Iron Age and Roman remains, including Roman inhumation burials. The park land at Pishiobury was reputedly landscaped by Capability Brown, with the house being remodelled in 1782-3 by James Wyatt, though fragments of an earlier building survive or have been reused. The house has been subject to recent historic building recording by Barry Hillman-Crouch.</p> <p>Monitoring of ground reduction and the excavation of service trenches was conducted on the west and north sides of the mansion. Numerous modern services were recorded as well as layers of made ground. Of most note was a mixed layer (L1003) which consisted principally of red brick rubble which was likely linked with the deposition of a section of masonry (M1004), also of red brick, and representing the raising of ground level using material from an earlier phase of the house or from demolition of an outbuilding. The foundations of the mansion were also exposed on the north side of the house and included a red brick buttress supporting a pilaster above.</p>			
Project dates (fieldwork)	14, 16, 21 & 28 June 2017		
Previous work (Y/N/?)	N	Future work	N
P. number	7102	Site code	AS1901
Type of project	Archaeological monitoring & recording		
Site status	Within Area of Archaeological Significance 203		
Current land use	Office		
Planned development	Conversion to residential		
Main features (+dates)	Section of fallen wall, modern services.		
Significant finds (+dates)			
Project location			
County/ District/ Parish	Hertfordshire	East Hertfordshire	Sawbridgeworth
HER for area	Hertfordshire Historic Environment Record		
Post code (if known)	CM21 0AF		
Area of site	c.200m2		
NGR	TL 48082 13412		
Height AOD (max/ min)	c.40-50m AOD		
Project creators			
Brief issued by	Hertfordshire County Council Historic Environment Team		
Project supervisor/s (PO)	Archaeological Solutions Ltd		
Funded by	M & D Developments		
Full title	Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire CM21 0AF. Archaeological Monitoring & Recording		
Authors	Newton, A. & Wilson, L.		
Report no.	5429		
Date (of report)	October 2017		

PISHIOBURY HOUSE, PISHIOBURY DRIVE, SAWBRIDGEWORTH, HERTFORDSHIRE CM21 0AF

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In June 2017 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring in association with the residential conversion of Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire. The monitoring was undertaken in compliance with a planning condition attached to planning approval for the residential conversion of the mansion into a number of dwellings (EHDC Planning Ref. 3/15/0683/LBC). The monitoring was undertaken based on the advice of the Hertfordshire County Council Historic Environment Advisory Team (HCC HEAT).

Pishiobury House lies within Area of Archaeological Significance 203 identified on the Local Plan. The area contains the Grade II listed Pishiobury House and its Registered park land and also earlier features such as the Scheduled Ancient Monuments of a probable Neolithic causewayed enclosure and Bronze Age, Iron Age and Roman remains, including Roman inhumation burials. The park land at Pishiobury was reputedly landscaped by Capability Brown, with the house being remodelled in 1782-3 by James Wyatt, though fragments of an earlier building survive or have been reused. The house has been subject to recent historic building recording by Barry Hillman-Crouch.*

Monitoring of ground reduction and the excavation of service trenches was conducted on the west and north sides of the mansion. Numerous modern services were recorded as well as layers of made ground. Of most note was a mixed layer (L1003) which consisted principally of red brick rubble which was likely linked with the deposition of a section of masonry (M1004), also of red brick, and representing the raising of ground level using material from an earlier phase of the house or from demolition of an outbuilding. The foundations of the mansion were also exposed on the north side of the house and included a red brick buttress supporting a pilaster above.

1 INTRODUCTION

1.1 In June 2017 Archaeological Solutions Ltd (AS) carried out archaeological monitoring and recording at Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire CM21 0AF (NGR TL 48082 13412; Figs. 1 – 2). The project was conducted in order to fulfil part of a planning condition associated with planning consent for the residential conversion of Pishiobury House from office accommodation into 4no three bedroom apartments, 1no two bedroom apartments and 1no one bedroom apartment (EHDC Planning Ref. 3/15/0683/LBC). The required works were based on the advice of Hertfordshire County Council Historic Environment Advisory Team (HCC HEAT), and a separate element of the monitoring

and recording includes all alterations to the historic fabric of the building which will be the subject of a separate report by AS.

1.2 The monitoring adhered to advice issued by the Hertfordshire County Council Historic Environment Advisor (HCC HEA, dated 12 May 2015), and a written scheme of investigation (WSI) compiled by AS (dated 8 March 2017). It was also undertaken according to the requirements of the document, *Standards for Field Archaeology in the East of England* (Gurney 2003), and the *ClfA Standard and Guidance for Archaeological Watching Briefs* (2014).

1.3 An historic building recording report is also to be prepared.

1.4 The requirements of the archaeological monitoring were:

- The archaeological monitoring of all groundworks associated with the scheme likely to have an impact on any remains;
- The analysis, conservation and long-term storage of any artefactual/ecofactual material recovered from the site in appropriate conditions;
- The provision of an adequately detailed project report that will place the findings of the monitoring and recording of the development programme in their local and regional context, having made reference to the relevant regional research agendas and through cartographic, documentary and other research; and
- The full analysis and interpretation of the site archive in order to promote local and regional research, and the appropriate dissemination and publication of the project results.

Planning policy context

1.5 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.

1.6 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 Pishiobury House lies within its own extensive parkland and is located at c.830m to the south of the town of Sawbridgeworth and c.1km north-east of the city of Harlow. The Essex/Hertfordshire border follows the line of the River Stort which meanders its way north to south. The site comprises the house and immediate surrounding garden to the north-west.

2.2 The mansion is Grade II* on the National Heritage List for England (NHLE entry no. 1307762; App. 1), while the parkland is also registered as a Grade II listed Park and Garden (NHLE entry no. 1000217). A extensive assemblage of outbuildings to the south have mostly been converted for residential use and are mostly listed Grade II or II*. These include an 18th century barn (NHLE entry no. 1176805), an 18th century dairy (NHLE entry no. 1101616), a late 16th century stable range (NHLE entry no. 1176781), a garden cottage and wall (NHLE entry no. 1101660) and ha-ha (NHLE entry no. 1347832). Of most relevance to the areas of monitoring are the mansion and the ha-ha as it is those extant features that may relate to any below ground evidence found. However, the ha-ha extends parallel on the west side of the house before curving in a serpentine manner to the west so that it was unlikely to have formerly continued across the area of the monitoring and no evidence was found to suggest it formerly continued to the south.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 Sawbridgeworth lies on the west side of the River Stort valley. Pishiobury Drive with the house, is actually located within a meander of the river and is enclosed on three sides by the river at a distance of roughly 100m. The site lies at between c.48-50m AOD with the land gently sloping north-westwards towards High Wych.

3.2 The underlying geology of the area is the Lewes Nodular Chalk Formation and Seaford Chalk Formation, the Thanet and Lambeth Group lie in close proximity to the north-west. The overlying soil type is a freely draining slightly acidic but base-rich soil.

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

An extensive historic building recording has been previously carried out by BJHC (Hillman-Crouch 2015) and the following text largely utilises this recording with additional supplements from the Historic Environment Record and Sawbridgeworth Extensive Urban Survey (Seddon & Bryant 1999).

Prehistoric

4.1 Of local importance, an early Neolithic causewayed enclosure lies within Pishiobury Park, c.540m to the north-east of the house (HHER 2605). It comprises three rows of ditches, each of which is interrupted by a series of gaps or 'causeways'. The ditches extend for a distance of c.130m and generally follow the contours of the valley side. The site only appears on aerial photographs (HHER 7647), as all visible 'above-ground' evidence of it has been removed by continuous ploughing of what was, until recently, arable land (Seddon & Bryant 1999, 2). The site is designated as a Scheduled Monument (Ref: 1016411).

4.2 Evidence for a probable Neolithic habitation site was found during the housing development of the Rowney Farm area of Pishiobury Park in 1935-7 (HHER 588). The data was not well recorded, but is known to have comprised pottery, flint and bone tools (Seddon & Bryant 1999, 3). In closer proximity to the house a Neolithic flint axe is recorded c.260m to the north-west of the house, however the national grid reference is approximate (HHER 589).

Romano-British

4.3 A known Roman villa site lies 4.5km to the north-east at Little Hallingbury on the Essex side of the valley. The site of a probable Roman temple or villa is known at Spelbrook Farm 2km to the north of the town and there is a concentration of finds of the period to the west of the park (Seddon & Bryant 1999, 4). A cemetery of 3rd-4th century date lies c.820m to the west and it comprises 24 burials and grave goods (HHER 2796). During the construction of a cesspool close to the newly-built Rowney Lodge in Pishiobury Park, a small brown jug or vase and two Roman cinerary urns, apparently containing cremations, were found (Seddon & Bryant 1999, 4; HHER 1688).

Anglo-Saxon

4.4 A find of a Saxon iron arrowhead comprises the only find or feature of this period in the vicinity of the site. It is recorded c.250m to the north-west along Pishiobury Drive (HHER 6533).

Medieval

4.5 In c.1144, a grant of land by Geoffrey de Mandeville consisting of '74 librates of land' mentions the manor of Pishiobury (Page 1912, 336) though was included in the Manor of Sawbridgeworth until the end of the 13th century. The successors of the Mandevilles, the de Says granted the heiress of Pishiobury hunting rights on the Pishiobury estate in return for free warren throughout the manor (WEA 1967, 14).

A rental of 1294 reveals that Pishiobury comprised a manor house, 242 acres of arable, 29 acres of meadow, 27 acres of pasture and 156 acres of park. Shortly afterwards an inventory of c.1307-13 described the manorial buildings as consisting of an outer court with barn, grange and dovecote, and an inner court with hall and chapel and rooms built over them (Smith 1993, 170; Seddon & Bryant 1999, 5). In the early 14th century the manor had a hall with chapel and chambers, its location is

uncertain but it might have been a moated site in the park probably nearer the town to the north (HHER 12163).

Post-Medieval

4.6 A survey drawn up in 1534 describes a large, well-wooded park, the perimeter of which was nearly two miles in length, and which contained game, deer and coneyes (rabbits) and a keepers' lodge (Page 1912; 338). In 1585 a new manor house was built by Sir Walter Mildmay, possibly on the site of an earlier moated house, though Smith believed the existing house to retain some 16th century brickwork, see below. The estate was sold in 1611 to Lionel Cranfield, Earl of Middlesex, for whom Inigo Jones designed the porch and other alterations in 1615 (NHLE entry no. 1000217). The historian Chauncy later described the house as being a "very neat and fair Pile of a building..." (Chauncy 1700, 351). It was possible refaced by Sir Thomas Hewitt in 1662; a portrait of the house pre-1702 shows a sundial above the entrance porch as engraved with this date (Appendix 2). The architectural style of the house in this painting is Elizabethan/Jacobean and depicts large chimney stacks, wide mullion-transom windows and formal gardens. A fire reputedly burned down the house in 1782, and a new house was designed for Jeremiah Miles by James Wyatt in Gothic Revival style (HHER 12163), later illustrated in Neale's *Views of Seats* in 1821 (Appendix 3). Another 19th century engraving (Appendix 4) also shows the house.

4.7 The HER notes that nothing remains of the pre-Wyatt house, as does the 2015 HBR (Hillman-Crouch 2015, 60). However Smith (1993, 170) records 16th century brickwork at the corner piers of the house and indeed the brickwork here is of possible 16th or 17th century date, while the stables and barn are, in the main, of c.1600 (Pevsner 1977, 221). The reuse of materials from the earlier manor house is further implied by the presence of some internal 16th century fixtures and fittings (Page 1912, 338). Furthermore the NHLE description notes it was remodelled after fire, not rebuilt (HE Ref: 1307762).

4.8 During the rebuilding of the house, the park landscape was remodelled by 'Capability' Brown, who introduced an ornamental lake and removed the tree-lined avenues (Cussans, 80). Prior to this the house had formal ornamental gardens, typical of 17th century mansion houses (HHER 7335). The 18th century landscape survives virtually intact (Seddon & Bryant 1999, 5-6).

4.9 Cartographic sources produced in Hillman-Crouch (2015, 57-59) show that from 1839 at the time of the tithe through to the 20th century the house and outbuildings retained their general layout intact.

Modern

4.10 In 1939-42 the house was converted into an approved school, and then into offices in 1985-87 (HHER 12163).

5 METHODOLOGY

5.1 The archaeological monitoring included an area of ground reduction and the excavation of a long service trench (Figs. 3 - 4).

5.2 The archaeological investigation comprised the observation of all groundworks likely to affect archaeological remains, the inspection of the subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Encountered features and deposits were cleaned by hand and recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds.

6 DESCRIPTION OF RESULTS Figs. 3 - 4

6.1 The encountered stratigraphy was recorded in sample sections presented below:

<i>Sample section 1</i> 0.00 = 48.34m AOD		
0.00 – 0.13m	L1000	Tarmac road.
0.13 – 0.50m	L1001	Re-deposited Natural/made ground. Firm, mid orange brown sandy clay with frequent small angular and rounded flints, Occasional CBM fragments.
0.50 – 0.90m	L1002	Subsoil. Firm, mid grey brown, clay silt with frequent small angular flint.

<i>Sample section 2</i> 0.00 = 48.42m AOD		
0.00 – 0.14m	L1000	Tarmac. As Sample Section 1.
0.14 – 0.57m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.57 – 0.95m+	L1002	Subsoil. As Sample Section 1.

<i>Sample section 3</i> 0.00 = 48.47m AOD		
0.00 – 0.05m	L1000	Tarmac. As Sample Section 1.
0.05 – 0.26m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.26 – 0.95m+	L1002	Subsoil. As above

<i>Sample section 4</i> 0.00 = 48.80m AOD		
0.00 – 0.15m	L1000	Tarmac. As Sample Section 1.
0.15 – 0.70m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.70 – 1.10m	L1003	Made ground. Orange red brick rubble, with extensive mortar adhering, in a pale grey brown silty matrix.

<i>Sample section 5</i> 0.00 = 49.95m AOD		
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0.00 – 0.10m	L1000	Tarmac. As Sample Section 1.
0.10 – 0.60m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.60 – 0.98m+	M1004	Orange red brick (190 x 110 x 60mm) bonded with pale yellow grey mortar.
0.55 – 0.98m+	L1002	Subsoil. As above

<i>Sample section 6</i> <i>0.00 = 49.93m AOD</i>		
0.00 – 0.61m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.61 – 0.80m+	L1002	Subsoil. As above

<i>Sample section 7</i> <i>0.00 = 49.98m AOD</i>		
0.00 – 0.19m	L1005	Topsoil. Firm, dark brown organic sandy silt.
0.19 – 0.64m	L1001	Re-deposited Natural/made ground. As Sample Section 1.
0.64 – 0.90m	L1002	Subsoil. As above

Description: The area of ground reduction and service trench contained numerous modern services. Towards the eastern end of the area of ground reduction, towards the house (Fig. 3 Section 5) a short length of a masonry (M1004) was revealed. The foundations of the mansion were exposed on the north elevation of the house (DP5).

M1004 was constructed of orange red brick measuring approximately 7½" x 4⅓" x 2½" (191mm x 110mm x 63mm) bonded with a pale grey buff coloured lime mortar. It appeared to represent a section of wall, positioned on its side so that the brick courses were set at an angle and clearly not *in-situ*. The character and position of the masonry, as well as the surrounding and nearby deposits (particularly L1003) suggest this was laid down as part of the building up of the ground level using demolition material presumably from the earlier phases of the house. It was not possible to retrieve an intact brick for inspection.

On the north side of the house, the excavation of the service trench exposed brickwork forming the foundations of the mansion and presumably also supporting the cellared areas. The masonry consists of orange brickwork with wide lime mortar joints which projects as a wide buttress below the pilaster that rises up the elevation (DPs 3 and 5).

7 CONFIDENCE RATING

7.1 Within the parameters of the monitoring it is not felt that any factors restricted the identification of archaeological features or finds.

8 DISCUSSION

8.1 A programme of archaeological monitoring and recording conducted at Pishiobury House had the potential to reveal remains of prehistoric, Roman, medieval and post medieval date. Known archaeology within the area of the estate

include a probable Neolithic causewayed enclosure (scheduled ancient monument) and Bronze Age, Iron Age and Roman remains, including Roman inhumation burials. The mansion is Grade II* listed, with associated buildings listed either Grade II or II*, while the parkland was landscaped by Capability Brown and is also listed as well as lying within Area of Archaeological Significance 203 identified on the Local Plan.

8.2 Areas of ground reduction and excavation of service trenches was conducted on the west and north sides of the mansion. Numerous modern services were encountered and layers of made ground, particularly a mixed layer of demolition rubble (L1003) on the west side which consisted principally of red brick rubble. This was likely linked with the deposition of section of masonry (M1004), also of red brick, close to the house (Fig. 3 Section 5), which may represent ground raising that utilised masonry from an earlier phase of the house or from the demolition of an outbuilding.

8.3 The foundations of the mansion were also exposed on the north side and included a red brick buttress which was expanded below ground level to support the pilaster that rises up the elevation (DP10).

8.4 Monitoring and recording during alterations to the fabric of the mansion are part of an ongoing programme of work and will be the subject of a separate report by AS.

DEPOSITION OF THE ARCHIVE

Archive records, with an inventory, will be deposited at Bishop's Stortford Museum. The archive will be quantified, ordered, indexed, cross referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank M & D Developments for funding the archaeological monitoring archaeological monitoring, and Andrew Kellock Architect for commissioning the works and for assistance.

AS is also pleased to acknowledge the staff of the Hertfordshire Historic Environment Record, in particular Dr. Isobel Thompson. AS would also like to thank the staff of the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford.

AS would like to acknowledge the input and advice of Ms Alison Tinniswood, HCC Historic Environment Advisor.

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APPENDIX 1 NATIONAL HERITAGE LIST ENTRY

PISHIOBURY PARK MANSION AND ATTACHED OFFICES AND GARDEN WALLS AND NORMAN GATEWAY

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PISHIOBURY PARK MANSION AND ATTACHED OFFICES AND GARDEN WALLS AND NORMAN GATEWAY

List entry Number: 1307762

Location: PISHIOBURY PARK MANSION AND ATTACHED OFFICES AND GARDEN WALLS AND NORMAN GATEWAY, PISHIOBURY DRIVE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Hertfordshire	East Hertfordshire	District Authority	Sawbridgeworth

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 06-Jun-1952

Date of most recent amendment: 02-Oct-1981

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 160836

List entry Description

Details:

PISHIOBURY DRIVE 1. 5253 (East End) 6.6.52 Pishiobury Park Mansion and attached offices (formerly listed as _ Pishiobury Park and outbuildings) and garden TL 480 134:6/29 walls with Norman gateway II* GV 2. Probably 1580-90 for Sir Walter Mildmay. Brick courtyard house, altered internally and possibly refaced for Sir Thomas Hewitt in 1662. Remodelled after fire by James Wyatt 1782-3 in Gothic Revival style for Jeremiah Milles: Offices C18/C19. Much interior detail renewed probably c.1904 (dated rainwater head). Red brick with stucco details and slate roof behind crenellated parapet. C16/C17 brickwork survives in faces of projecting corners. Elsewhere, fine jointed Flemish bond brickwork of c.1783. A square house of 2 1/2 storeys with symmetrical 5 window fronts to W (entrance), N and E. Offices and walled garden attached on S with 2 courtyards of outbuildings and walled kitchen garden extending to S. The W front follows the arrangement in an engraving of c.1700 in Chauncy, with projecting end bays inset from the angles. The Gd floor sash windows have 4 centred arched heads, those in the end bays under a coved, rubbed brick arch, and all topped by moulded stucco labels. 1st floor and attic sash windows have stucco hood moulds. Central porch stuccoed and crenellated has 4 centred arch and door. Door flanked by lancets. N front has broad outer bays divided by pilasters from 3 window centre. Windows as W front but Gd floor outer windows have side lancets under same arch, like front door. E (garden) front has same fenestration but 3 central bays have crenellated pediment. Interior of entrance hall has late C16 small panelled scratch moulded oak panelling. Elizabethan square courtyard roofed over as high central stair hall. Circular skylight in coved ceiling. Upper part of hall has cornice and continuous unenclosed frieze, probably late C18, of stucco medallions, oval and rectangular alternately, with husk swags. Cantilevered stair in 2 flights along S and E walls rises to 1st floor gallery. Stair retains Wyatt's

wrought iron balustrade with honeysuckle medallions. Lower part of hall remodelled in early C20 with neo-classical frieze and exotic very fine late C18 carved marble fire surround with dancing nymphs at sides and a central cupid. Central E room most important interior with full height late C16 mitred oak panelling (said by RCHM (1911) to be from N room of W front). Larger panels between windows probably c.1662. Late C16 chimneypiece is the most important internal feature. Stone fire surround with Ionic pilasters and medallioned frieze, framed by oak fluted Ionic pilasters on pedestals, supporting a strapwork ovolo cornice. Above is a triple arched overmantle with fluted Corinthian colonnettes supporting consoles, frieze and cornice. Main room on N front Gd floor is late C18, the walls divided into large panels by raised reeded mouldings with paterae at the corners. Marble fireplace carved with musical instruments. N room of W front lacks C16 oak panelled dado noted by RCHM (1911) but retains fine late C16 stone fire surround carved with grotesque animals and acanthus foliage and Elizabethan scratch moulded oak door. Round headed arch to servants' stair has similar moulding to porch, so stair may be by Wyatt. Adjoining the house on the S are the usual offices grouped round a small court or light well. On the W of this is a high single storey kitchen lit by a central C18 window flanked by sunk panels. The lower part of the kitchen W wall is in C17 brick. On the SW is a late C18 brick octagonal food store with slate roof and octagonal louvre. On the E of the court a c.1783, 2 window block with rubbed brick arches, extended upward and altered internally probably in C19. It is joined to house by a diagonal 1 window bay where the former sash window with rubbed brick arch has been replaced by a French window. Adjoining the SE corner of the house is the walled garden showing 3 periods of brickwork about equal in height, being late C16, mid C17 and late C18. On the N side, entrance is by the Norman Gateway, a stucco Norman Revival gateway, presumably mid C19, with shafts and scalloped capitals, chevron and diapered arches, and Celtic interlace tympanum. Grounds, lake and planting said to be by Capability Brown. An historic brick Elizabethan courtyard house retaining some fine interior features remodelled by Wyatt. The crenellated exterior presents an attractive combination of brick and stucco. A small number of opening shapes and moulding profiles have been deployed in a way both varied and unified. It shows the restrained early phase of Wyatt's Gothic work, as well as C18 Gothic Revival at its best. (RCHM (1911) 203-4; Pevsner 2nd Rev Ed(1977) 271; RCHM Typescript).

Selected Sources

Pevsner, N, Cherry, B, *The Buildings of England: Hertfordshire*, (1977)

Inventory of the Historical Monuments of Hertfordshire, (1910)

Register of Parks and Gardens of Special Historic Interest in England, Part 21 Hertfordshire,

National Grid Reference: TL 48082 13412

APPENDIX 2 HISTORICAL PAINTING



Above: late 17th century portrait of the house presented to Lady Wiseman by J. Drapentier, Lady Wiseman sold her house to William Gardener in 1702 so the painting must pre-date this (Hillman-Crouch 2015, 55).

APPENDIX 3 HISTORICAL PAINTING



Above: From Neale's *Views of Seats* the south-east elevation of the house d.1821 from Hillman-Crouch (2015, 55).

APPENDIX 4 HISTORICAL PAINTING



Above: Historical engraving most likely dating to the 19th century, accessed from HALS.

APPENDIX 5 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	Context, Photo, Digital Photo, Drawing
Context Sheets	6
Site drawings A1	-
Site drawings A3	2
Site drawings A4	-
Site photographs b/w	-
Site photographs colour slides	-
Digital Photographs	19

APPENDIX 6 HER SUMMARY SHEET

Site name and address:	<i>Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire CM21 0AF</i>
County: Hertfordshire	District: East Herts
Village/Town: <i>Sawbridgeworth</i>	Parish: Sawbridgeworth
Planning application reference:	<i>3/15/0683/LBC</i>
Client name/address/tel:	<i>M & D Developments</i>
Nature of application:	<i>Conversion to residential</i>
Present land use:	<i>Offices</i>
Size of application area:	Size of area investigated <i>c.200m2</i>
NGR (8 figures):	<i>TL 48082 13412</i>
Site Code:	<i>AS 1901</i>
Site director/Organisation:	<i>Archaeological Solutions Ltd</i>
Type of work:	<i>Archaeological monitoring and recording.</i>
Date of work:	<i>14, 16, 21 & 28 June 2017</i>
Location of finds/Curating museum:	<i>Bishop's Stortford</i>
Related SMR Nos: <i>12163 7335</i>	Periods represented: <i>Medieval to Modern</i>
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p><i>In June 2017 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring in association with the residential conversion of Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire. The monitoring was undertaken in compliance with a planning condition attached to planning approval for the residential conversion of the mansion into a number of dwellings (EHDC Planning Ref. 3/15/0683/LBC). Pishiobury House lies within Area of Archaeological Significance 203 identified on the Local Plan. The area contains the Grade II* listed Pishiobury House and its Registered park land and also earlier features such as the Scheduled Ancient Monuments of a probable Neolithic causewayed enclosure and Bronze Age, Iron Age and Roman remains, including Roman inhumation burials. The park land at Pishiobury was reputedly landscaped by Capability Brown, with the house being remodelled in 1782-3 by James Wyatt, though fragments of an earlier building survive or have been reused.</i></p> <p><i>Monitoring of ground reduction and the excavation of service trenches was conducted on the west and north sides of the mansion. Numerous modern services were recorded as well as layers of made ground. Of most note was a mixed layer (L1003) which consisted principally of red brick rubble which was likely linked with the deposition of a section of masonry (M1004), also of red brick, and representing the raising of ground level using material from an earlier phase of the house or from demolition of an outbuilding. The foundations of the mansion were also exposed on the north side of the house and included a red brick buttress supporting a pilaster above.</i></p>
Author of summary: <i>Newton, A., & Wilson, L.</i>	Date of Summary: <i>October 2017</i>

PHOTOGRAPHIC INDEX



1
East end of the southern service trench (south-west corner of house), looking east



2
East end of the southern service trench (south-west corner of house), looking north-east



3
West end of the southern service trench, looking west



4
Service trench on the north side of the house, looking south-east



5
Eastern half of the southern service trench, looking east



6
Sample section 1, looking north



6
Sample section 2, looking south



7
Sample section 4, looking north



8
Sample section 5 showing section of masonry 1004, looking north-west



9
Sample section 7, looking north

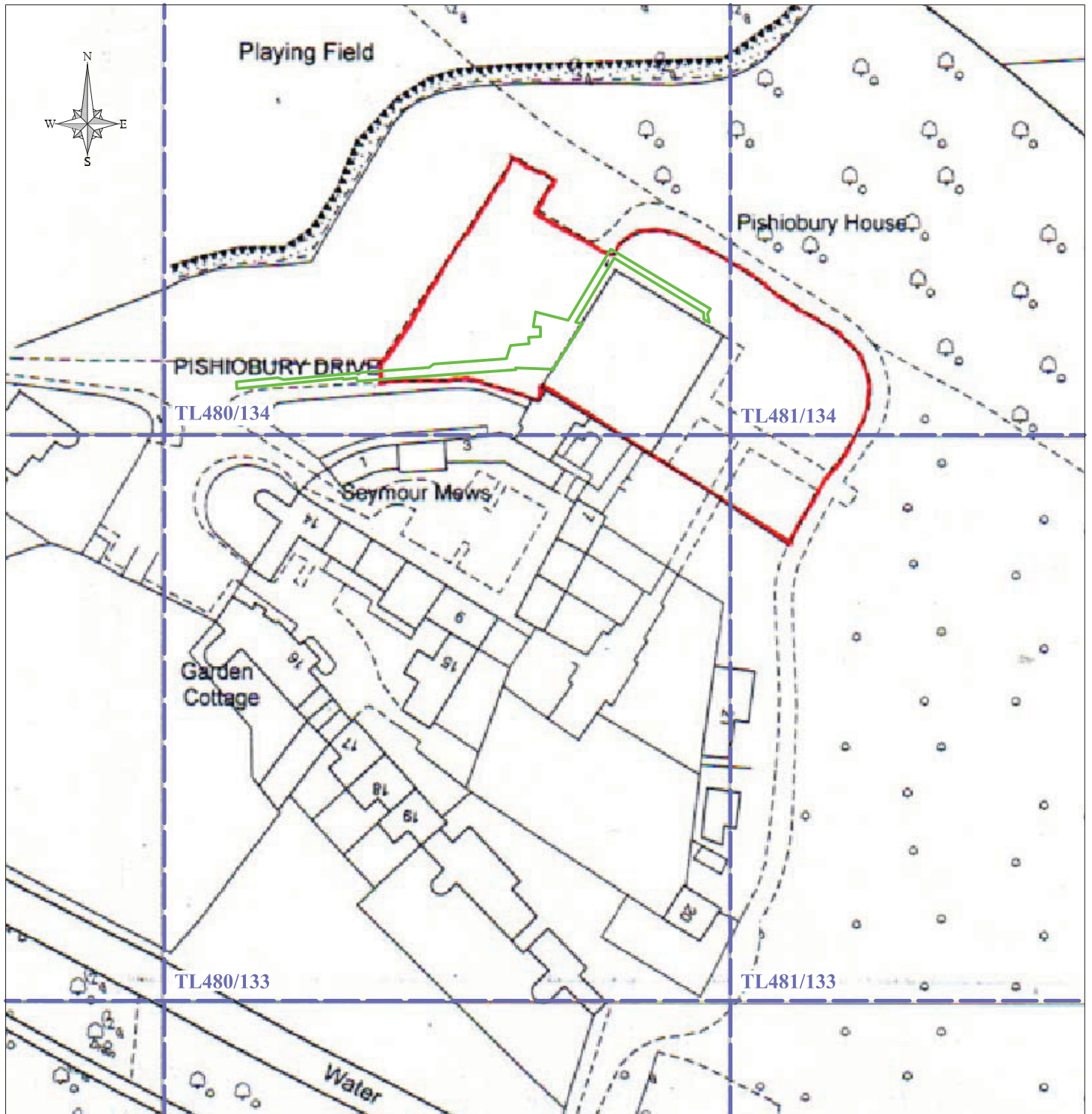


5
Exposed footings on the north elevation of the house, looking south



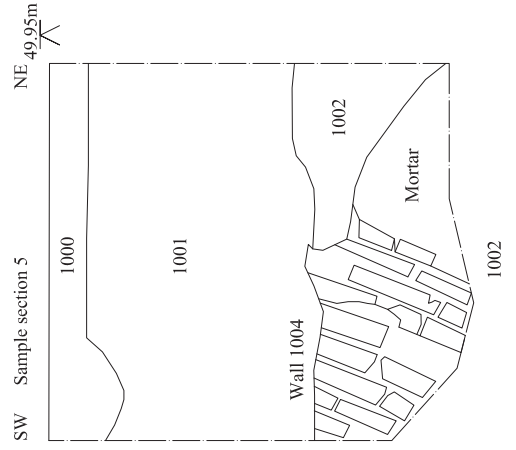
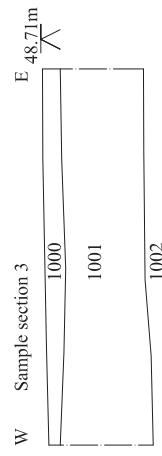
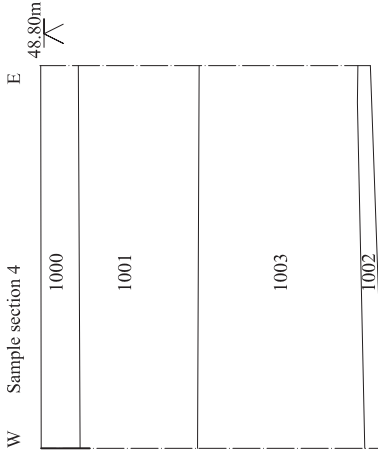
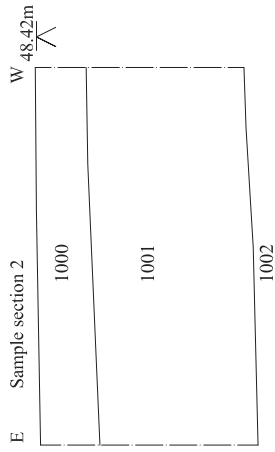
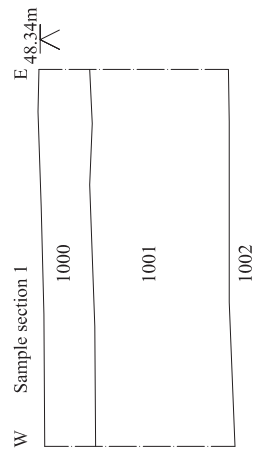
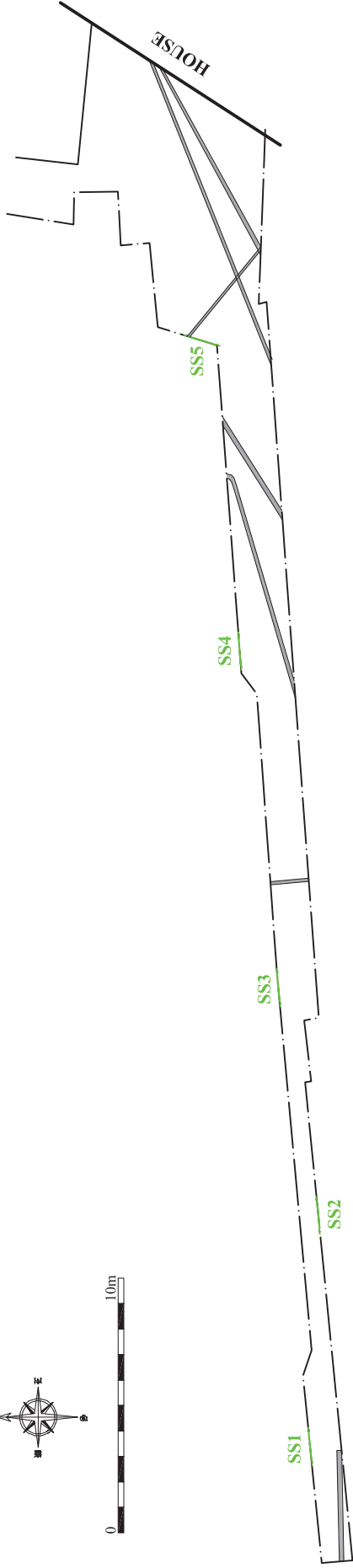
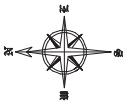
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Pishiobury House, Sawbridgeworth, Hertfordshire (P7102)



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<i>Archaeological Solutions Ltd</i>
Fig. 2 Detailed site location plan
Scale 1:1000 at A4
Pishiobury House, Sawbridgeworth, Hertfordshire (P7102)

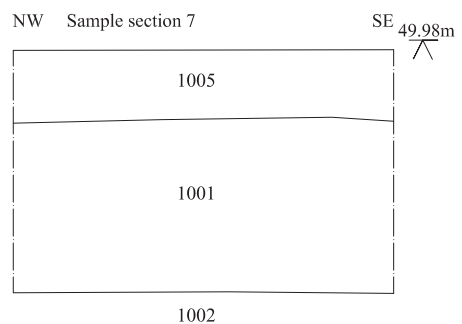
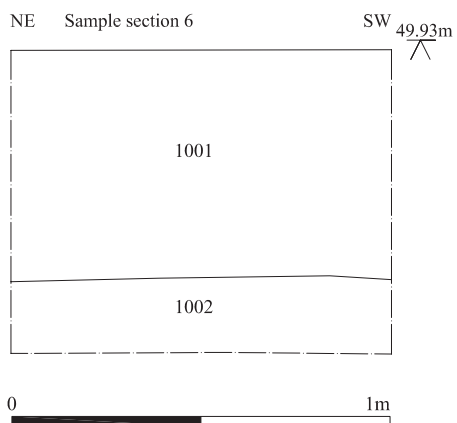
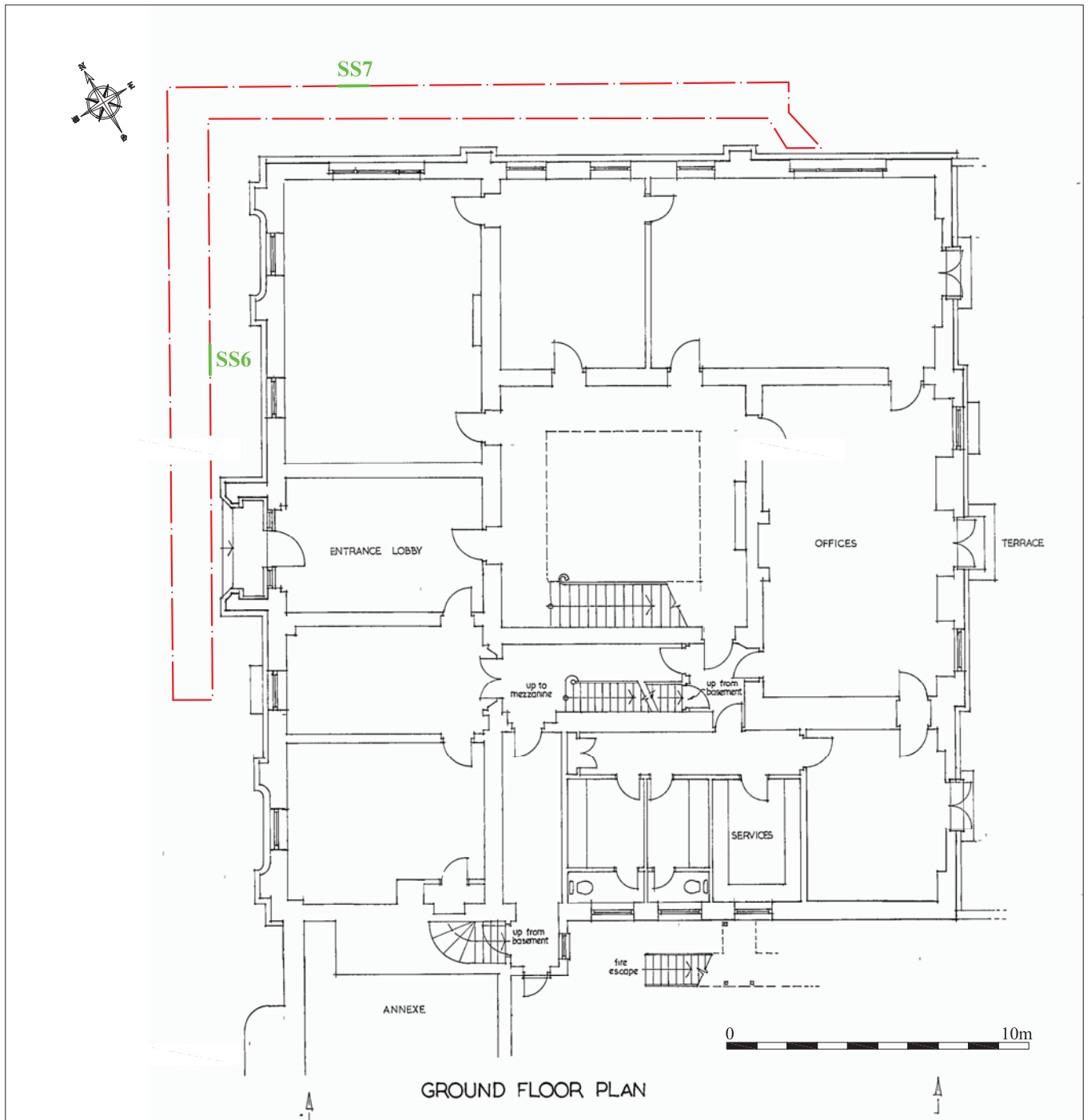


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Fig. 3 Trench plan and sections

Scale Plan 1:250, sections 1:20 at A4

Pishiobury House, Sawbridgeworth, Herts (P7102)



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Fig. 4 Trench location plan
 Scale 1:200 at A4
 Pishiobury House, Sawbridgeworth, Herts (P7102)