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BARN AT BENINGTON PARK FARM, BENINGTON,
HERTFORDSHIRE

ARCHAEOLOGICAL
MONITORING & RECORDING

Authors: Tansy Collins MSt Kathren Henry	
NGR: TL 3088 2354	Report No. 5509
District: East Herts	Site Code: AS 1882
Approved: Claire Halpin	Project No: 2529
MIfA Signed:	Date: 22 December 2017

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ARCHAEOLOGICAL SOLUTIONS LTD

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**P I House, Rear of 23 Clifton Road, Shefford,
Bedfordshire, SG17 5AF
Tel: 01462 850483**

**e-mail info@ascontracts.co.uk
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OASIS SUMMARY SHEET

Project details			
Project name	<i>Barn at Benington Park Farm, Benington, Hertfordshire</i>		
<p>Summary: <i>In July and August 2017, AS carried out archaeological monitoring and recording at Benington Park Farm, Benington, Hertfordshire. The monitoring was conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and a second ancillary building, convert the barn to three residential dwellings and construct three cart lodges. The monitoring forms the second part of the consent with the initial programme of working comprising an historic building recording of the barn, which is the subject of a separate report by AS (Collins 2017).</i></p> <p><i>The investigation encountered evidence for an early drainage system associated with the Benington Park estate. The system lay on the east side of the barn and consisted of a small brick-arched culvert constructed of red brick consistent with an 18th century, or perhaps very early 19th century, date. Above the culvert were a series of made ground layers. These contained no dating evidence, though the upper layer was a demolition layer containing many tile pieces consistent with a 17th to 19th century date, these presumably removed from the barn itself prior to the replacement of the roof in ironwork.</i></p> <p><i>Within the barn, 20th century activity removed almost all traces of previous floors apart from at the north end, where a brick floor surface partially survived over levelling layers along with the footing of a probable 19th century brick wall.</i></p>			
Project dates (fieldwork)	<i>31.07.17 and 02.08.17</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work	<i>-</i>
P. number	<i>2529</i>	Site code	<i>AS1882</i>
Type of project	<i>Archaeological monitoring and recording</i>		
Site status	<i>Within and around Grade II listed barn</i>		
Current land use	<i>Barn, empty</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	<i>17th century and later</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Benington</i>
HER/ SMR for area	<i>Hertfordshire HER (HHER)</i>		
Post code (if known)	<i>SG2 7BU</i>		
Area of site	<i>170m²</i>		
NGR	<i>TL 3088 2354</i>		
Height AOD (min/max)	<i>105m AOD</i>		
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. Archaeological Monitoring & Recording</i>		
Authors	<i>Collins, T.</i>		
Report no.	<i>5509</i>		
Date (of report)	<i>December 2017</i>		

BARN AT BENINGTON PARK FARM, BENINGTON, HERTFORDSHIRE

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In July and August 2017, AS carried out archaeological monitoring and recording at Benington Park Farm, Benington, Hertfordshire. The monitoring was conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and a second ancillary building, convert the barn to three residential dwellings and construct three cart lodges. The monitoring forms the second part of the consent with the initial programme of working comprising an historic building recording of the barn, which is the subject of a separate report by AS (Collins 2017).

The investigation encountered evidence for an early drainage system associated with the Benington Park estate. The system lay on the east side of the barn and consisted of a small brick-arched culvert constructed of red brick consistent with an 18th century, or perhaps very early 19th century, date. Above the culvert were a series of made ground layers. These contained no dating evidence, though the upper layer was a demolition layer containing many tile pieces consistent with a 17th to 19th century date, these presumably removed from the barn itself prior to the replacement of the roof in ironwork.

Within the barn, 20th century activity removed almost all traces of previous floors apart from at the north end, where a brick floor surface partially survived over levelling layers along with the footing of a probable 19th century brick wall.

1 INTRODUCTION

1.1 In July and August 2017 Archaeological Solutions Ltd (AS) carried out archaeological monitoring and recording at Benington Park Farm, Benington, Hertfordshire, (NGR TL 3088 2354; Figs.1 - 2). The monitoring was commissioned by Hibbs and Walsh on behalf of the client Mr Leach and conducted in order to fulfil part of a condition of planning consent to demolish a Dutch barn and a second ancillary building, convert the barn to three residential dwellings and construct three cart lodges (East Herts District Council (EHDC) Planning Ref. 3/14/1677/FP). The monitoring forms the second part of the consent with the initial programme of working comprising an historic building recording of the barn, which is the subject of a separate report by AS (Collins 2017).

1.2 The monitoring was carried out in accordance with advice issued by Alison Tinniswood of Hertfordshire County Council (HCC: dated 14th October 2014), and a written scheme of investigation compiled by AS (18th February 2015), and approved by HCC. It conformed to the standard outlined in 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 The principal objectives of the project were:

- archaeological monitoring of any works that affected any below-ground deposits/historic fabric, including clearance of overburden and monitoring of floor reduction within the barn;
- investigation and recording of features of archaeological interest that may be exposed, and any additional research/recording necessary to place the findings of the recording in their context;
- the project should produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' any archaeology thereby revealed; and
- The provision of an adequately detailed project report that will place the findings of the monitoring and recording in their local and regional context.

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 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 The site itself has been subject to previous assessments. This included an appraisal of the barn and a former stable range on the north-west side of the farmyard (Doyle *et al.* 2005). In addition to the current programme of archaeological monitoring and recording, the planning condition associated with the residential conversion of the barn and demolition of two outbuildings required the recording of the barn in its existing form. This recording is the subject of a separate report by AS (Collins 2017). 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).

2.3 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) infilled the farm yard immediately adjoining the main range. Ranges 2 and 3 are to be removed as part of this development and the groundworks monitored were focused on the interior of the barn and area on the east side of the barn.

3 METHODOLOGY

Background research

The barn and assessment site has been subject to background research which can be found in the earlier reports and is summarised here where appropriate with a number of historic maps reproduced as Figs. 3-5. The principal source of information was Hertfordshire Archives and Local Studies (HALS) for historic maps, while the Historic Environment Record (HER) data has been reproduced in Appendix 1.

Archaeological monitoring and recording

3.1 The archaeological investigation comprised the observation of ground reduction on the east side of the barn and within the building.

3.2 The ground levels were reduced by mechanical excavation under close archaeological supervision and all deposits were examined for archaeological features and deposits, which were recorded using pro forma recording sheets, drawn to scale and photographed as appropriate (Fig.6). Excavated spoil was searched for finds.

4 RESEARCH

4.1 *Topography, geology & soils*

4.1.1 The farm complex 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 is a substantially historic settlement, the earliest reference being that Offa, the king of Mercia between 757 to 796AD, was born at a castle here. The settlement is well-documented and was made the head of the Valognes barony after the Norman Conquest when Peter de Valognes, sheriff of the county, and his son are believed to have built the castle to the west of the site, and then subsequently rebuilt it after it was demolished at the behest of Henry II; ruins remain extant within the Benington Lordship estate.

4.2.2 Benington Park itself was formerly named Benington Place, sits within the area of a medieval deer park and the original house was thought to have been established as a hunting lodge (HHER 6468). In 1614, the estate was sold to Sir Julius Caesar, Chancellor of the Exchequer and Master of the Rolls to James I (HHER 6468), who had a house built for his son. The estate is shown on a number of historic cartographic sources, which generally show the arrangement of the estate in useful detail. The earliest is an estate map dated 1628, which is held in a private collection but reproduced in Spring (2012, p. 20). This has been reproduced as Fig. 3 and shows the layout with boundaries recognisable as today. The main house is depicted with avenues to the south-west and north-east, designed gardens to the south-east and a series of outbuildings to the south-west. The main house is shown to the north-west of the northern corner of the gardens and is the predecessor of the existing house. It was previously thought that the barn is shown on this map as a double range facing the approach to the main house, though closer comparison with later maps suggests the farm complex proper lay further west and the barn is possibly that shown further west.

4.2.3 Fig. 4, produced as a topographical map in 1766 is useful in showing the layout of the estate in general, though is not entirely useful in that it is not clear which buildings are which; the main house lies in the position of the earlier house but by this time it is thought to have burnt down and been rebuilt to the south-west. It is

possible that one of the buildings depicted is the barn though the layout is not as expected by comparison with the previous and subsequent maps. The next cartographic map included in the first edition Ordnance Survey (OS) map produced in 1878 which depicts the 18th century house to the north-west of the west corner of the gardens and the barn is shown beyond.

4.2.4 The barn is shown as a generally north-south range with further ranges extending west at the north and south ends with small units depicted on the west and east sides of the main body of the barn. The estate was sold in 1941 when the barn is likely the building described as a 'lofty brick and tiled barn' (HALS ref. D/ERy/B157). After 1923 the northern arm was removed and replaced, the replacement being later removed. The southern range lies in the position of an existing building (Building 2 of the historic building recording) though this must form a predecessor as the existing building is mid-20th century in date (Collins and Henry, 2017).

5 ARCHAEOLOGICAL MONITORING AND RECORDING

5.1 Description of results

5.1.1 Two sample sections were recorded, one within the north end of the building during the reduction of the floor level and one on the east side of the barn where the ground level was reduced as part of the works (Fig. 6). In most areas of the barn, any historic floor surfaces that may have existed had been lost with previous campaigns of work that saw concrete floors installed, with some areas of concrete extending to almost 0.5m deep.

5.1.2 The stratigraphy is described below:

<i>Sample section 1</i> <i>0.00 = 113.08m AOD</i>		
0.00 – 0.10m	L1000	Floor surface. Concrete, high aggregate content.
0.10 – 0.18m	M1001	Floor surface. Soft red brick floor surface laid in running bond.
0.18 – 0.34m	L1002	Floor surface/levelling layer. Compacted chalk layer to hold floor surface M1001.
0.34 – 0.47m+	L1004	Made ground. Form mid grey brown clayey silt with a high proportion of soft red brick and tile fragments.

<i>Sample section 2</i> <i>0.00 = 113.60m AOD</i>		
0.00 – 0.40m	L1007	Made ground, building rubble. Mid brown loamy silt with very frequent brick and tile fragments
0.40 – 0.60m	L1008	Levelling layer/made ground. Light orange brown silty gravel.
0.60 – 0.68m	L1009	Floor surface. Compacted chalk layer.
0.68 – 0.81m	L1010	Levelling layer. Compact, firm grey brown gravel.
0.81 – 0.81m+	L1011	Natural deposit. Homogenous firm mid orange brown clay.

5.1.3 Description: floor surfaces and levelling layers were encountered within the barn at the north end, and to the exterior on the east an early tunnel system (M1006) for drainage was found cut directly into the natural clay. Above this was a series of made ground layers.

5.1.4 Brick floor M1001 partially survived in the north end of the barn below concrete floor surface M1000 (0.1m deep). The floor surface was of soft red bricks, which measured an average of 9" x 4¼" x 2¼" (229mm x 108mm x 57mm) and were laid in running bond with no bonding material evident. The brick floor overlay a chalk deposit (L1002, 0.08-0.18m deep), seemingly a levelling layer to hold the floor, which itself overlay a further made ground deposit L1004 (0.21m+ deep). A further deposit was encountered within the barn at the north end close to the east wall. This consisted of L1003 which was a distinct area of compacted red brick rubble (0.15m deep and 0.45m wide). It did not appear to be cut into chalk layer 1002 and was possibly contemporary forming part of a levelling strategy to hold floor surface M1001 (Fig. 6).

5.1.5 Brick floor M1001 abutted the outer walls of the barn though disturbance meant the relationship between the floor and brick wall footing M1005 was not evident. Brick wall footing M1005 had been truncated to floor level and sealed with concrete floor M1000. It was constructed of soft red brick measuring 9" x 4¼" x 2¼" (229mm x 108mm x 57mm). The bonding pattern was not determined. This wall abutted the outer walls of the barn and was hence a secondary phase, though small mortices cut into the outer walls of the barn above appear to have been inserted to partially tie in upper section of the brick wall. It was positioned immediately adjacent to an inserted aperture in the east wall of the barn that held pipework for a lost 19th century boiler.

5.1.6 A small brick tunnel was encountered in the area of ground reduction to the east of the barn. This was consistent with an early system of drainage, perhaps 18th century in date, and extended approximately parallel with the barn. It was constructed of soft red bricks that measure an average of 9½" x 4¾" x 2¾" (241mm x 111mm x 70mm) with a pale buff coloured lime mortar. The tunnel measures 0.5m wide internally with a depth of at least 0.38m with the ceiling of the tunnel formed of a shallow brick arch (Fig. 6), with some bricks rubbed to a specific shape. Towards the north end, this tunnel was bisected by a Victorian drain containing the remains of glazed pipework. This extended west through the wall of the barn which is substantially disturbed in this area. On the opposite side of the barn, a further small brick arch was exposed in the west wall after the lowering of the floor level. The brick arch is of similar fabric to the barn itself though is not particularly accomplished and is likely to have been inserted into the pre-existing fabric. This is likely associated with brick tunnel M1006 and the Victorian pipework was added to replace part of the earlier system.

5.2 Confidence rating

5.2.1 Within the confines of the ground reduction, it is not felt that any factors inhibited the recognition of archaeological features or finds.

5.3 Deposit model

5.3.1 The stratigraphy within the barn at the north end consisted of concrete floor surface L1000 (0.1m deep) that overlay and sealed brick floor M1001 (0.08m). Brick floor M1001 overlay levelling layer L1002 (0.08-0.18m), which in turn was laid over made ground L1004 (0.21m+). The natural was not encountered within the north end of the barn, though elsewhere thick concrete flooring (up to 0.5m deep) directly overlay the natural geology.

5.3.2 To the east of the barn in the area of ground reduction a deep layer of made ground demolition rubble L1007 (0.4m) overlay levelling layer/made ground L1008 (0.2m). L1008 in turn overlay made ground L1010 apart from in an area of a former probably ephemeral structure where it overlay compact chalk surface L1009 (0.05-0.09m). L1010 immediately lay over the natural geology comprising mid orange brown clay.

6 DISCUSSION

6.1 Monitoring and recording during groundworks around the barn found evidence for an early drainage system associated with the Benington Park estate. This feature was encountered during ground reduction outside the barn on the east side and comprised a small brick-arched culvert (M1006) extending north-south, constructed of red brick and measuring 0.5m wide internally with a depth of at least 0.38m (the base was not accessible). This feature was cut into natural clay and was later truncated by late Victorian ceramic pipework which extended east-west below the barn itself. The form and brickwork of the culvert appeared consistent with an 18th century date or perhaps very early 19th century.

6.2 Above the culvert was a series of made ground layers (L1007-L1008 and L1009-L1010), with a single chalk floor surface (L1009) that may relate to a small unit visible here on historic maps. The upper layer (L1007) contained substantial demolition rubble including both brick and peg tiles. The specialist report notes the tiles are consistent with a date between the 17th and 19th centuries and so presumably those removed from the barn itself prior to the replacement of the roof in ironwork.

6.2 Within the barn, ground reduction found that in most areas any previous floor layers that may have existed had been lost with the addition of thick poured concrete, reinforced with iron bars. At the north end, however, an area of surviving brick floor (M1001) and the footing of a brick wall (M1005) was encountered, all sealed by a thin poured concrete floor (M1000). Below the floor surface were levelling layers and made ground (L1002-L1004). Diagnostically, the brick of the floor was consistent with bricks produced in the late 17th and 18th centuries in the region (App. 4) and may be original to the barn or part of a slightly later secondary phase, while the wall structure M1005 was consistent with a 19th century date and may have been part of a phase associated with the establishment of a boiler here (pipework and a hatch marked 'boiler' survives in the east wall of the barn itself).

ARCHIVE DEPOSITION

The full project archive will be prepared according to Historic England (MoRPHE) standards, which will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. It will be prepared in accordance with the UK Institute for Conservation's *Conservation Guideline No.2* and the *Guidelines for the Deposition of Finds in Hertfordshire* (2000), as well as the document *Archaeological Archives; a guide to best practice in creation, compilation, transfer and curation*, IFA/Archaeological Archives Forum, 2007.

The archive will be deposited at Hertford Museum and report copies will be lodged with the client, Hertfordshire HER, the LPA and HALS and two copies will be provided for the County Historic Environment Unit.

ACKNOWLEDGEMENTS

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

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

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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 (HER).

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 23566 29926	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

		<p>targeting 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.</p>
18678	TL 3100 2358	<p>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].</p>
Post-medieval		
11095	TL 30888 23537	<p>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.</p>
11096	TL 3054 2333	<p>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 floor. The farm buildings include a late 18th century granary,</p>

		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.
12108	TL 3100 2356	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]. 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].
12649	TL 2989 2363	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.
13233	TL 30958 23500	An 18th century country house which replaced an earlier one (which itself succeeded a hunting lodge) [18678] on a slightly

			<p>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].</p> <p>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.</p>
16815	TL 23207	30600	<p>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.</p>
16974	TL 23531	30346	<p>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].</p>
18309	TL 22773	31040	<p>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.</p>
30785	TL 22750	30821	<p>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</p>

		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
1766	Dury & Andrews map of Hertfordshire	5	69.5 miles: 1 degree	AS
1878	First Edition Ordnance Survey map; sheet XXI.2	8	25": 1 mile	HALS

Documents consulted for the original report (Collins and Henry 2017):

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 CONCORDANCE OF FINDS

Concordance of Finds

AS1882, P2529, Benington Park Farm, Herts

Feature	Context	Segment	Trench	Description	Spot Date (Pot Only)	Pot Qty	Pottery (g)	CBM (g)	A.Bone (g)	Other Material	Other Qty	Other (g)
	1001			Laid Floor				2842				
	1004			Made Ground		1	12	560	955	Oyster Shell Glass	2	12
	1006			Brick Tunnel				3135			3	5
	1007			Made Ground				455				

APPENDIX 4 SPECIALIST REPORT

The Ceramic Building Materials

Andrew Peachey

Watching brief excavations recovered a total of seven fragments (6992g) of late post-medieval to early modern CBM (Table 1), including two complete bricks sampled from extant structural features, and fragment of peg tile contained in made ground layers.

The fragments were recorded by fragment count and weight per context, with all data entered into a Microsoft Excel spreadsheet that will form part of the site archive.

CBM type	Date	Fragment Count	Weight (g)
Red brick	Late 17th-18 th C	1	2842
Soft red brick	19 th C	1	3135
Peg tile	Post-medieval (17th-19 th C)	5	1015
<i>Total</i>		7	6992

Table 1: Quantification of CBM

Commentary

The earliest variant of red brick was sampled from Floor L1001 and had dimensions of 220x100x60mm (8¾x4x2½ inches) with a slightly rough base, fairly regular arrises, and slightly creased faces; however it was given a superficially more regular appearance as the upper surface has been worn smooth, to a near glossy feel, by wear resulting from footfall across the floor that it formed part of. Bricks with these dimensions and technological traits were produced in the late 17th to 18th centuries in the region, potentially on one of the brickfields situated around Stevenage, Welwyn, Watton-at-Stone and Weston that are shown on late 19th century (1st edition) Ordnance Survey maps.

The second red brick was samples from Brick Tunnel M1006 and has dimensions of 230x110x65mm (9x4¼x2½ inches) with a smooth base and regular appearance; typical of soft red bricks produced in vast quantities in the 19th century. The brick is noteworthy because although 'complete' one side has been chiseled and then ground down, reducing the vertical side by approximately 20° to a slightly acute angle that would facilitate the angle (arch) of the designed structure.

Low quantities of post-medieval peg tile were contained in Made Ground Layers L1004 and L1007 in a moderately fragmented and un-abraded condition, therefore it is unlikely they have been re-deposited repeatedly. The peg tile have dimensions of ?x150x12mm with circular (15mm wide) pre-firing peg holes situated very close to the corners, and were manufactured in a red, medium sand-tempered fabric; potentially in the 17th to 19th centuries.

APPENDIX 5 CONTENTS OF THE ARCHAEOLOGICAL MONITORING AND RECORDING ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	Context, Photo, Digital Photo, Drawing
Context Sheets	11
Site drawings A1	-
Site drawings A3	1
Site drawings A4	-
Site photographs b/w	2
Site photographs colour slides	-
Digital Photographs	36

APPENDIX 6 HER SUMMARY SHEET

Site name and address:	<i>Barn at Benington Park Farm, Benington, Hertfordshire</i>
County: Herts	District: <i>East Herts</i>
Village/Town: <i>Benington</i>	Parish: <i>Benington</i>
Planning application reference:	EHDC Planning Ref. 3/14/1677/FP
Client name/address/tel:	Mr Peter Leach
Nature of application:	Residential conversion
Present land use:	Empty, former barn
Size of application area:	Size of area investigated <i>c.2000m²</i>
NGR (8 figures):	<i>TL 3088 2354</i>
Site Code:	<i>AS1882</i>
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Archaeological monitoring and recording
Date of work:	<i>31.07.17 and 02.08.17</i>
Location of finds/Curating museum:	Hertford
Related SMR Nos:	Periods represented: 18 th century and later
Relevant previous summaries/reports: -	Collins, T. and Henry, K. 2017 <i>Barn at Benington Park Farm, Benington, Hertfordshire. Historic building recording.</i> Archaeological Solutions unpublished report no. 5366.
Summary of fieldwork results:	<p><i>In July and August 2017, AS carried out archaeological monitoring and recording at Benington Park Farm, Benington, Hertfordshire. The project 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. This forms the second part of the consent with the initial programme of working comprising an historic building recording of the barn, which is the subject of a separate report by AS.</i></p> <p><i>The investigation encountered evidence for an early drainage system associated with the Benington Park estate. It lay on the east side of the barn and consisted of a small brick-arched culvert constructed of red brick consistent with an 18th century, or perhaps very early 19th century date. Above the culvert were a series of made ground layers. These contained no dating evidence, though the upper layer was a demolition layer containing many tile pieces consistent with a 17th to 19th century date, these presumably removed from the barn itself prior to the replacement of the roof in ironwork.</i></p> <p><i>Within the barn, 20th century activity removed almost all traces of previous floors apart from at the north end, where a brick floor surface partially survived over levelling layers along with the footing of a probable 19th century brick wall.</i></p>
Author of summary: T Collins	Date of Summary: December 2017

PHOTOGRAPHIC INDEX



DP 1
Interior of north end of barn during ground reduction, looking north



DP 2
Interior of north end of barn during ground reduction, looking south



DP 3
Interior of north end of barn during ground reduction, looking north



DP 4
Interior of north end of barn during ground reduction showing brick wall footing M1005, looking south



DP 5
Interior of north end of barn during ground reduction showing boiler inlet pipe in outer wall and remains of floor M1001 and wall M1005, looking north-east



DP 6
Sample section 1, looking north



DP 7
South wall (north half of the barn) exposed during ground reduction showing a timber bearer, looking south



DP 8
South wall (north half of the barn) exposed during ground reduction, looking south



DP 9
Exterior of the barn (east side) after ground reduction, looking south-west



DP 10
Exterior of the barn (east side) after ground reduction, looking south-west



DP 11
Exterior of the barn (east side) after ground reduction showing brick culvert M1006, looking south-west



DP 12
Upper surface of brick culvert M1006, looking west



DP 13
View of brick culvert M1006, looking north



DP 14
View of brick culvert M1006, looking south



DP 15
View of the brick arch of culvert M1006, looking north



DP 16
Made ground layers (L1007-1008 and L1010-1011) on the east side of the barn with compacted chalk surface L1010, looking north-east



DP 17
Sample section 2, looking east



DP 18
Ground reduction at the north end of the barn (north half), looking south



DP 19
Samples of later bricks found at the north end of the barn



DP 20
Wall footing M1005 at the north end of the barn (north half) with straight joint to outer barn wall, looking south



DP 21
Wall footing M1005 at the north end of the barn (north half) with straight joint to outer barn wall, looking south



DP 22
Ground reduction at the north end of the barn (north half), looking north



DP 23
Brick arch on the east side of the barn (north half) following ground reduction, looking west



DP 24
Brick arch on the east side of the barn (north half) following ground reduction, looking west



DP 25

West side of the barn (north half) showing position of probable former brick arch corresponding with one on east but here disturbed, looking east



DP 26

West side of the barn (north half) showing position of probable former brick arch corresponding with one on east but here disturbed, looking east



DP 27

East side of the barn (north half) after ground reduction, looking east



DP 28

North side of the barn porch following removal of the Dutch barn showing roof line (indicated) of former extension, looking south



DP 29

West side of the barn showing lime-washed walls marking the position of a former pent-roofed extension on this side, looking east



DP 30

West side of the barn showing lime-washed walls marking the position of a former pent-roofed extension on this side, looking east



DP 31
Interior of south end of barn during ground reduction, looking south



DP 32
Interior of south end of barn during ground reduction, looking south



DP 33
20th century pit at the south end of the barn, looking east



DP 34
Interior of south end of barn during ground reduction, looking north

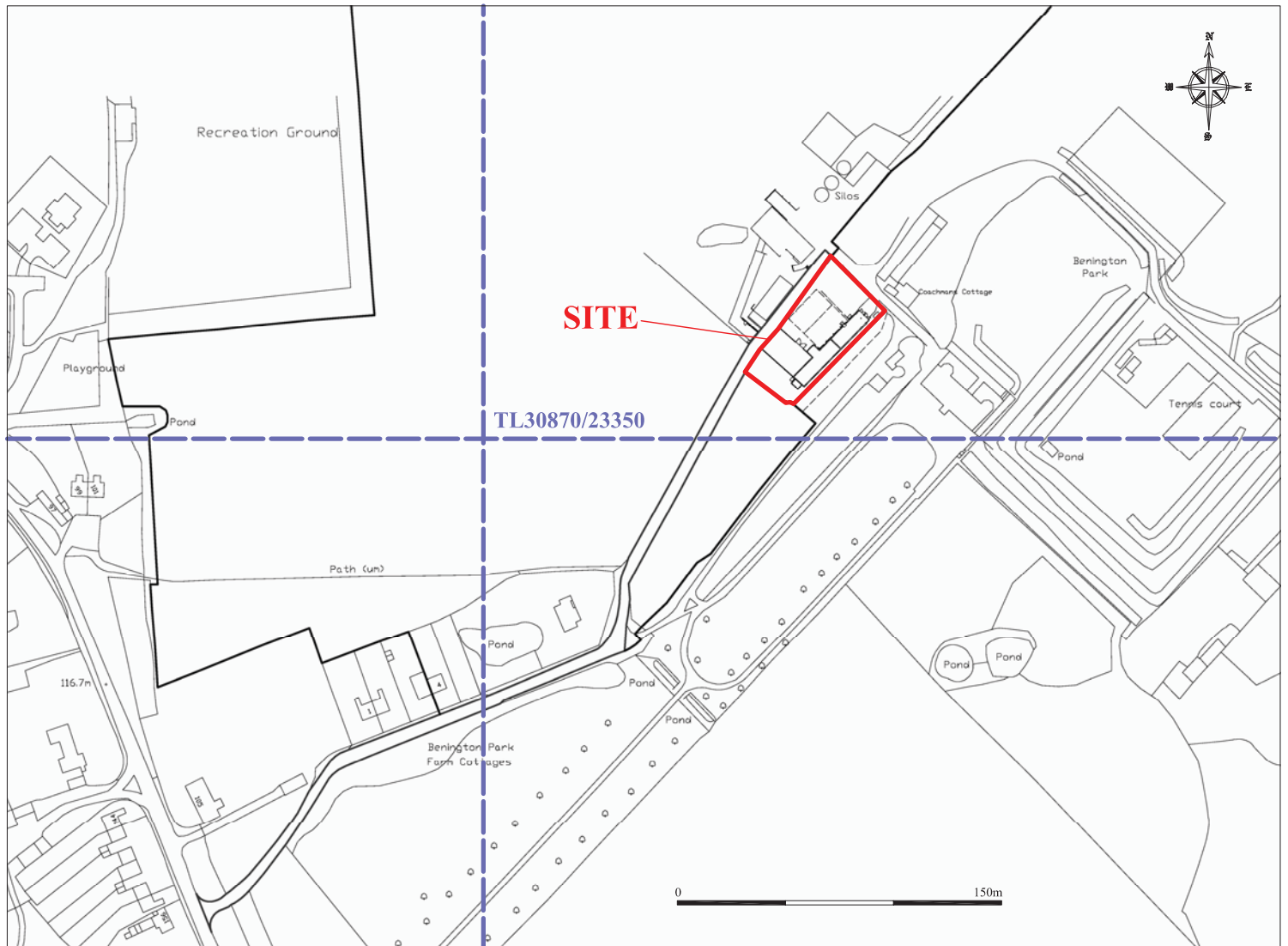


DP 35
Blocked doorway on the east side of the barn (south half), looking east



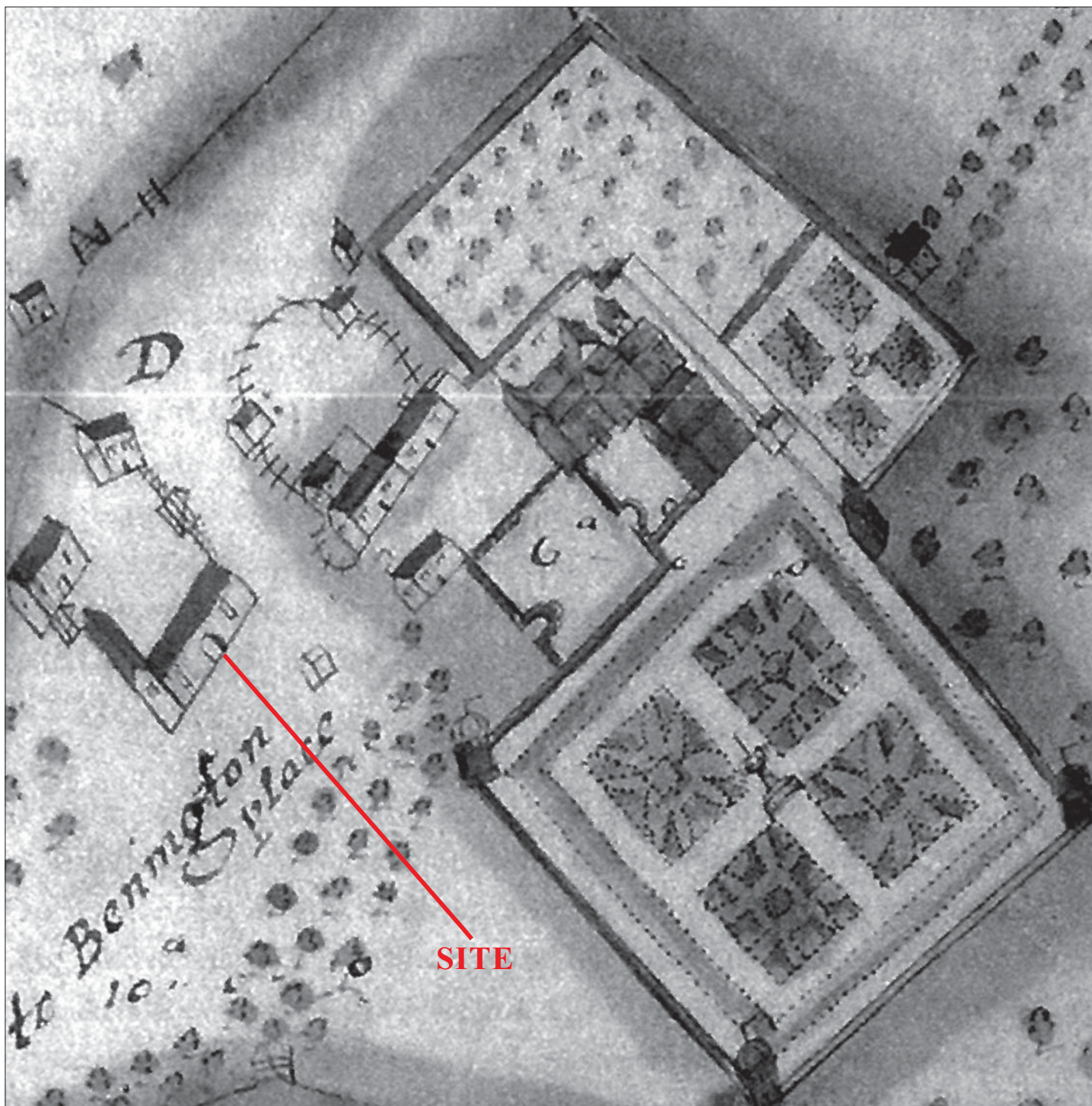
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Benington Park Farm, Benington, Hertfordshire (P2529)



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

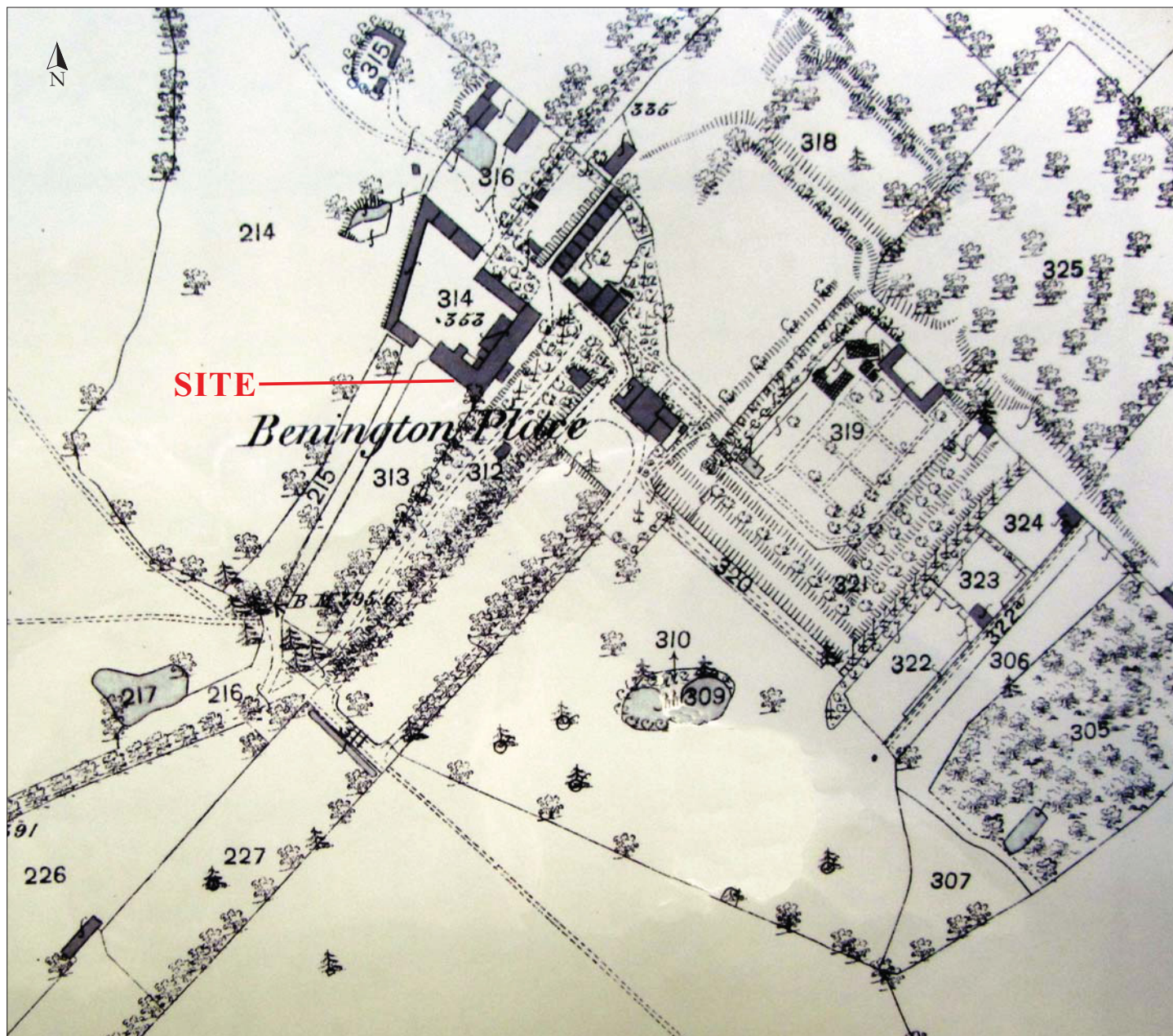


Private collection: reproduced from Spring (2012)

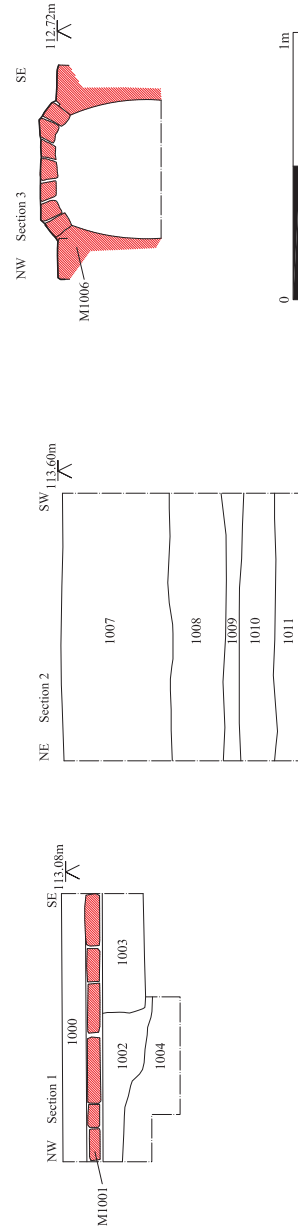
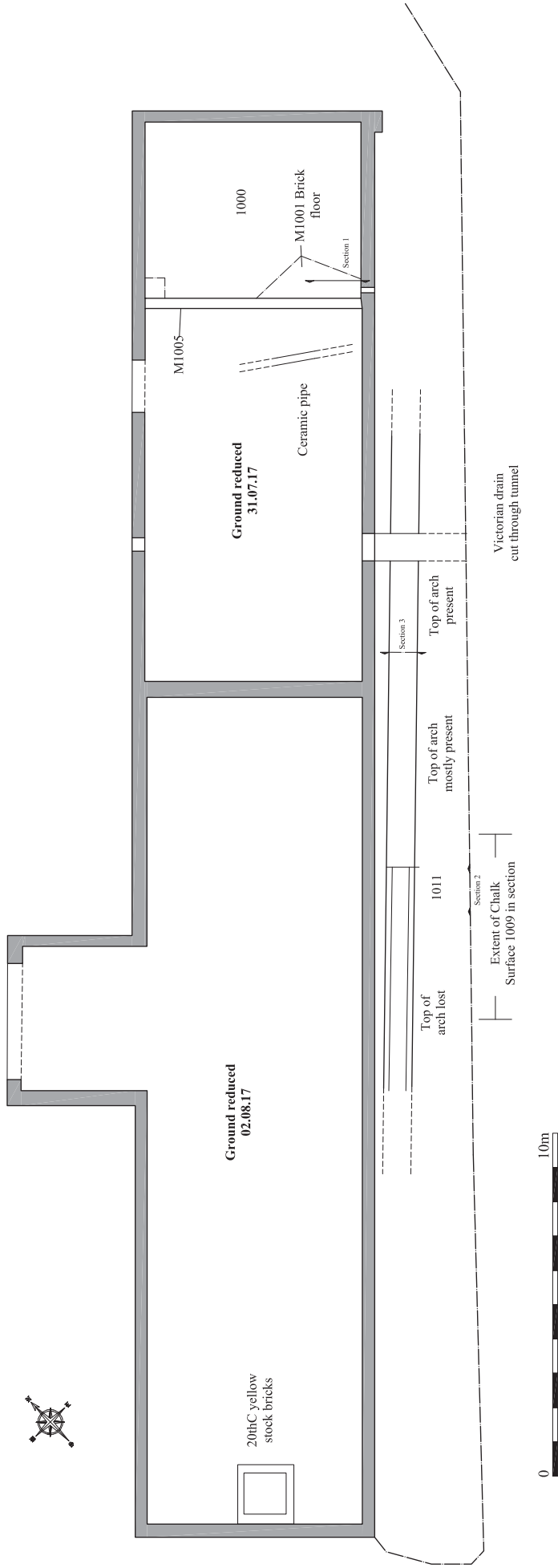
<i>Archaeological Solutions Ltd</i>
Fig. 3 Estate map, 1628
Not to scale
Benington Park Farm, Benington, Herts (P2529)



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Fig. 5 OS map, 1878
Not to scale
Benington Park Farm, Benington, Herts (P2529)

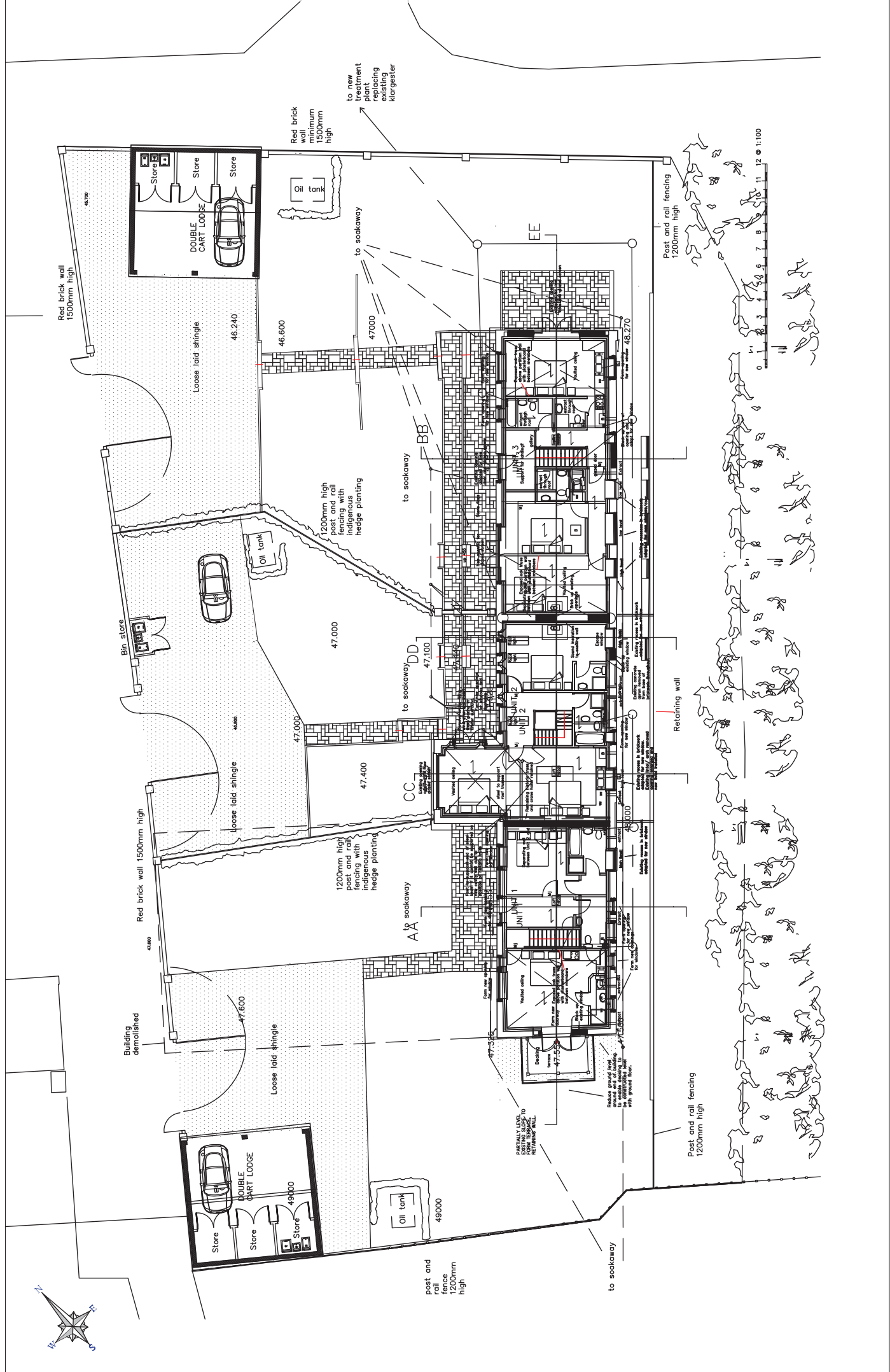


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Fig. 6 Monitoring of groundworks

Scale Plan 1:125, sections 1:20 at A3

Benington Park Farm, Benington, Hertfordshire (P2529)



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Fig. 7 Proposed development plan
Scale 1:200 at A3
Benington Park Farm, Benington, Hertfordshire (P2529)