

**BUSH HALL HOTEL, MILL GREEN, HATFIELD,  
HERTFORDSHIRE**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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**ARCHAEOLOGICAL SOLUTIONS LTD**

**BUSH HALL HOTEL, MILL GREEN, HATFIELD,  
HERTFORDSHIRE**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

Authors: Kate Higgs BA	
NGR: TL 2380 0998	Report No. 2949
District: Welwyn Hatfield	Site Code: n/a
Approved: Claire Halpin MIFA	Project No. 3017
Signed:	Date: July 2009

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>		<i>Bush Hall Hotel, Mill Green, Hatfield, Herts.</i>	
<b>Project description (250 words)</b>			
<i>In October 2007, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment of the site of the Bush Hall Hotel, Mill Green, Hatfield, Hertfordshire. The work was commissioned prior to the finalisation of proposals for redevelopment, at the request of the client. The Bush Hall Hotel site has a high potential for remains dating from post-medieval, early modern and modern periods, but only a low or moderate potential for archaeological evidence pre-dating the medieval period. The potential of the site therefore refers almost exclusively to the post-medieval establishment of Bush Hall and its later development. The main hotel building is a Grade II listed former country house, which was requisitioned as a Red Cross hospital during World War II and later served as a preparatory school before becoming a hotel. The subsidiary and outbuildings located within the site are predominantly early modern in date, with modern extensions. As outlined in the Bush Hall Conservation Plan (DIA 2007), it is necessary that any planning proposals for the site are sympathetic to its history and local significance, as well as its importance as part of the larger Hatfield House estate.</i>			
<b>Project dates (fieldwork)</b>		<i>7<sup>th</sup> -16<sup>th</sup> October 2007</i>	
<b>Previous work (Y/N/?)</b>		<i>N</i>	<b>Future work (Y/N/?)</b>
<b>P. number</b>		<i>3017</i>	<b>Site code</b>
<b>Type of project</b>		<i>Archaeological desk-based assessment</i>	
<b>Site status</b>		<i>Grade II listed building</i>	
<b>Current land use</b>		<i>Country house hotel</i>	
<b>Planned development</b>		<i>Hotel renovation and extension</i>	
<b>Main features (+dates)</b>		<i>n/a</i>	
<b>Significant finds (+dates)</b>		<i>n/a</i>	
<b>Project location</b>			
<b>County/ District/ Parish</b>		<i>Herts.</i>	<i>Welwyn Hatfield</i>
<b>HER/ SMR for area</b>		<i>Hertfordshire HER</i>	
<b>Post code (if known)</b>		<i>AL9 5NT</i>	
<b>Area of site</b>		<i>c. 4.5ha</i>	
<b>NGR</b>		<i>TL 2380 0998</i>	
<b>Height AOD (max/ min)</b>		<i>c. 64m AOD</i>	
<b>Project creators</b>			
<b>Brief issued by</b>		<i>n/a</i>	
<b>Project supervisor/s (PO)</b>		<i>Archaeological Solutions</i>	
<b>Funded by</b>		<i>Nathaniel Lichfield and Partners</i>	
<b>Full title</b>		<i>Bush Hall Hotel, Mill Green, Hatfield, Herts; an</i>	
<b>Authors</b>		<i>Doyle, K.</i>	
<b>Report no.</b>		<i>2949</i>	
<b>Date (of report)</b>		<i>October 2007</i>	

# **BUSH HALL HOTEL, MILL GREEN, HATFIELD, HERTFORDSHIRE ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

## **SUMMARY**

*In October 2007, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment of the site of the Bush Hall Hotel, Mill Green, Hatfield, Hertfordshire. The work was commissioned prior to finalisation of proposals for development, at the request of the client. The Bush Hall Hotel site has a high potential for remains dating from post-medieval, early modern and modern periods, but only a low or moderate potential for archaeological evidence pre-dating the medieval period. The potential of the site therefore refers almost exclusively to the post-medieval establishment of Bush Hall and its later development.*

*The main hotel building is a Grade II listed former country house, which was requisitioned as a Red Cross hospital during World War II and later served as a preparatory school before becoming a hotel. The subsidiary and outbuildings located within the site are predominantly early modern in date, with modern extensions. As outlined in the Bush Hall Conservation Plan (DIA 2007), it is necessary that any planning proposals for the site are sympathetic to its history and local significance, as well as its importance as part of the larger Hatfield House estate. It is suggested that the development of Bush Hall Hotel incorporates a programme of archaeological trial trenching and/or monitoring and recording to mitigate against any potential impacts.*

## **1 INTRODUCTION**

1.1 In October 2007, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment of the site of the Bush Hall Hotel, Mill Green, Hatfield, Hertfordshire (NGR TL 2380 0998; Figs. 1 & 2). The work was commissioned by Nathaniel Lichfield and Partners on behalf of their client Mr Robert Fernley of Bush Hall Hotel and was carried out prior to the renovation and extension of the hotel. It was undertaken according to a specification prepared by AS (1<sup>st</sup> October 2007), in order to assist the leaseholders of Bush Hall in their tasks of maintaining and conserving the site.

1.2 The archaeological desk-based assessment sought to provide for the identification of areas of archaeological potential within the site, and consider the site within its wider archaeological context. The likely extent, nature, condition and importance of the archaeology were also described. The context of future development proposals for the site was examined and areas of significant previous ground disturbance identified.

1.3 The desk-based assessment project conformed to the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Desk-based*

*Assessments* (1994, revised 2001). The document *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Paper 14 (Gurney 2003) was also consulted. Documents such as the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001) and *Understanding Historic Buildings; a guide to good recording practice*, English Heritage 2006 were also consulted, though the site was not subject to a detailed historic building appraisal as part of the current assessment.

1.4 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment). PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

1.5 The principal objectives of the archaeological desk-based assessment were:

- to collate, verify and assess all information relevant to presence, survival and character of archaeological remains within the development site,
- to provide a predictive model of the sub-surface deposits likely to be present on the site, and assess their archaeological significance, and;
- to assess the impact of development proposal for the site on any identified archaeological remains.

## **2 DESCRIPTION OF THE SITE**

2.1 Bush Hall Hotel is situated at the north-western extent of the small hamlet of Mill Green, which lies 300m to the south-east (Fig. 1). It is located to the immediate north-east of Hatfield, and thus lies within the parish of Hatfield, the district of Welwyn Hatfield and within the county of Hertfordshire. The historic core of Hatfield Old Town lies approximately 1.4km to the south-south-west of the site, whilst Hatfield railway station lies 1.35km to the south-west. The site lies on the northern side of the south-west to north-eastern aligned A1000 trunk-road known as Chequers. The west to east orientated A414 or Hertford Road lies to the south of both the site and Mill Green.

2.2 The Bush Hall Hotel site lies on the edge of Hatfield Park, which is a Grade I Registered Park and Garden, and forms part of part of the Gascoyne Cecil estate. It is situated within a designated Green Belt, yet beyond the boundaries of Hatfield's Conservation Area (Fig. 1). The site comprises an irregularly shaped plot of land measuring c. 4.5 hectares in area and traversed by the course of the north-west to south-eastern aligned River Lea. The

grounds surrounding the site of the Bush Hall Hotel have been reduced in size during the 20<sup>th</sup> century due to the development of the A14 or Hertford Road and its access road, which forms the southern boundary of the Bush Hall Hotel site.

2.3 To its south-east, the site of the Bush Hall Hotel is demarcated by the, south-west to north-eastern aligned A1000 trunk-road known as Chequers. The site's eastern boundary is formed by a track leading to a number of private residential properties, as well as by a long property boundary running parallel to the northern bank of the River Lea. To the north and west of the site lie two agricultural fields. The main building forming Bush Hall Hotel is situated towards the central southern section of the site and is surrounded to the north and east by the Coach House and subsidiary buildings. The majority of the site thus remains undeveloped land and comprises areas of grass to the south, hard-standing car parking, woodland and undergrowth.

### **3 METHOD OF WORK**

Information was sought from a variety of available sources, and reference was made to the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Desk-based Assessments* (1994, revised 2001). The following material was consulted as part of the desk-based assessment;

#### **3.1 Archaeological databases**

The standard collation of all known archaeological sites and spot-finds in the area is the Hertfordshire Historic Environment Record (HER). In order to provide a representative sample, the HER database was searched for all known entries within a 1km radius of the site. Entries within this approximate 1km radius of the site are listed in Appendix 1, and plotted in Fig. 3. Their significance, where relevant, is discussed in Section 5.

#### **3.2 Historical & cartographic documents**

The principal sources for historical and cartographic documents were Hertfordshire Archives and Local Studies (HALS), based at County Hall, Hertford and Hatfield Public Library. Relevant cartographic sources are listed in Appendix 2 and reproduced in Figs. 4 - 13.

#### **3.3 Secondary sources**

The principal sources of secondary material were Hertfordshire Archives and Local Studies (HALS), based at County Hall, Hertford and Hatfield Public Library, as well as AS's own library. Relevant material is listed in the bibliography.

### **3.4 Geological/geotechnical information**

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983). No detailed geotechnical information was available at the time of writing.

### **3.5 Comprehensive site inspection**

In the course of the desk-based assessment, a physical walkover of the site was undertaken on Monday 15<sup>th</sup> October 2007 (DPs. 1 - 36). The inspection had the following purposes;

- to examine the areas of archaeological potential identified during the desk-based assessment, in particular, with a view to gauging likely survival or condition of the archaeological remains, and;
- to consider the significance of the above ground structures, historic buildings and historic landscape features, their settings and potential impacts for the proposed development.

## **4 TOPOGRAPHY, GEOLOGY & SOILS**

4.1 The site of the Bush Hall Hotel is situated on the outskirts of the urban area of Hatfield, yet only 1.6km to the north of Hatfield House and its surrounding historic park (Fig. 1). The site lies on generally flat ground at c. 64m AOD with only a very gentle slope down towards the River Lea, which lies at the eastern and north-eastern boundaries of the site. The surrounding relief slopes gently upwards to the north-east and south-west of the site. A series of boating lakes lie further up-stream long the River Lea c. 1.5km to the north-west of the site, whilst The Broadwater lies approximately 500m down-stream. At the eastern boundary of the site lies a smaller pond forming part of the hotel complex.

4.2 The solid geology of the Bush Hall Hotel site comprises Cretaceous chalk overlain by gravels, with alluvium and glaciofluvial drift associated with the River Lea in its northern and eastern sections (BGS 1977). The site is situated on the cusp of two soil associations; that of the Ludford and Thames, the latter of which lies along the course of the River Lea. Soils of the Ludford Association are described as deep, well drained coarse loamy and some sandy, locally flinty and in places over gravel (SSEW 1983), whilst Thames Association soils comprise stoneless, mainly calcareous clayey soils affected by groundwater. No detailed geotechnical information was available at the time of writing.



## **5 ARCHAEOLOGICAL & HISTORICAL BACKGROUND**

### **5.1 Prehistoric**

5.1.1 On the whole, evidence of prehistoric occupation in the Hatfield area remains limited and little understood. Nevertheless, Paleolithic activity has been indicated by the discovery of hand tools recovered from the northern side of the Hertford Road, in gravels laid down by the River Lea (Thompson 2002, 2). The two Palaeolithic findspots were found only 420m south-east of the site (HERs 266 & 1157), and thus indicate the potential for further remains to be found along the site's section of the River Lea. A large quantity of worked flints, some Mesolithic in date, has also been found along the banks of the river, attesting to the human exploitation of watercourses and its resources. To the north of Hatfield, towards Lemsford and Stanborough, are cropmarks of probable Bronze Age ring ditches and possible prehistoric field systems (Thompson 2002, 2). A mid to late Bronze Age landscape has also been identified by excavations within Hatfield Aerodrome, along with Iron Age pottery sherds.

### **5.2 Romano-British**

5.2.1 Despite its proximity to the Roman city of Verulamium (St Albans) (Kirby & Busby 1995, 1), relatively little is known of the Romano-British period in Hatfield, and Romano-British remains within any proximity of the site comprise only scattered finds. An as coin of Nero, dating to AD 64 – 66, was found along St Albans Road East 1.4km to the south-west of the site (Foundations Archaeology 2006). Roman settlement is suggested by possible 2<sup>nd</sup> century building, which may have existed between Park Street and the Great North Road in Hatfield Old Town. Romano-British pottery was also recovered from the site of Priory House, which also lies within Hatfield Old Town, and was associated with a possible robbed-out wall base (Thompson 2002, 2 - 3). It is also likely that a Romano-British road ran to the east of Hatfield Park and Bush Hall, passing through Newgate Street (Viatores 1964).

### **5.3 Anglo-Saxon**

5.3.1 No Anglo-Saxon finds or features are known from the vicinity of the Bush Hall Hotel site and remains within the whole of Hatfield are limited to sherds of pottery found on Hatfield Aerodrome (Thompson 2002, 3 - 5). Nevertheless, the settlement of Hatfield was recorded by Bede in c. 750 as *Haethfelth*, which is thought to have derived from the word for 'heath covered open land' (Gover, Mawer & Stenton 1970). The estate of Hatfield was given c. AD 970 by King Edgar to the new monastery at Ely and is listed in the Domesday Book as part of the land of the Abbot of Ely. In 1086, Hatfield comprised 40 hides, land for 30 ploughs, a priest for the villagers, four mills and enough woodland for 2,000 pigs (Morris 1976).

## 5.4 Medieval

5.4.1 A major route was established through Hatfield in the medieval period, and later became the Great North Road along which the railway station was later developed (Foundations Archaeology 2006). The medieval and Tudor town of Hatfield developed upon the hillside running down from the Bishop's Palace and the parish church (Kirby & Busby 1995, 2). It was established c. 1.3km south-south-west of the site at Bush Hall Hotel and was known variously as *Hethfeld*, *Hathfeld*, *Hatfeld* and *Hetfelle* in the 11<sup>th</sup> century, and later *Hadfeld*, *Hattfeld Episcopi* and *Kings Hatfelde* (Gover, Mawer & Stenton 1970). The manor was held by the bishops of Ely, who during the 13<sup>th</sup> century, encouraged its growth, established a market and rebuilt the church (Page 1912).

5.4.2 It is known that the manor of Hatfield was originally forest land, of which Hatfield Park is the survival (Page 1912, 91). The park was enclosed from the 13<sup>th</sup> century onwards and consisted of two portions from as early as 1277; the Great Park (Hatfield Wood) in the south-eastern section of the parish, and Middle Park (Millwards). The site of medieval deer park in Home Park lay 850m south-east of Bush Hall Hotel (HER 6473) and was an invaluable source of timber for the monastery. Hatfield Palace was built on the site of the present Hatfield House in 1485 (Thompson 2002, 5), whilst Woodhall Farm, which stands 650m to the north-west of the site (HER 10585) formed the medieval and post-medieval manorial site of '*Woodhall*'.

## 5.5 Post-medieval & early modern

5.5.1 Following the dissolution of the monasteries, the long association with the Bishops of Ely ended abruptly and Henry VIII took ownership of Hatfield as part of an exchange for other former monastic properties (Kirby & Busby 1995, 2). Henry VIII used Hatfield as a residence for his children, although it is mostly associated with Elizabeth I and her imprisonment during the later years of Mary's rule (Foundations Archaeology 2006). The manor of Hatfield was exchanged for Theobalds Park by James I and became the possession of Robert Cecil, the Earl of Salisbury, who demolished the Bishop's Palace and constructed Hatfield House in 1607 – 08 (Page 1912, 92; Thompson 2002, 5). Cecil bought up the arable land and emparked it, and the park bounds were newly defined, presumably to include that of the site.

5.5.2 The town of Hatfield expanded in the post-medieval period, but was predominantly confined to Hatfield Old Town, 1.3km south of the Bush Hall Hotel site. A quantity of post-medieval and early modern remains is known to lie beyond Hatfield Old Town and within proximity to the site, yet mainly consist of mid 19<sup>th</sup> century bridges (HERs 5120, 5149, 5217, 5599 & 5600), a horse trough on Bush Hall Lane (HER 5270), a former brickworks and kilns (HER 6882) and a relocated milestone (HER 11509). Hatfield Mill, however, stood 850m south-west of the site on a field called Burleigh Mead and comprised a grist mill originally powered by gas (HER 5707). A former watermill dating to 1672 also stood to the immediate east of the site (HER 5758) and another from 1762 within the hamlet of Mill Green (HER 5785).

## 5.6 Modern

5.6.1 Although a World War II pillbox once stood in Mill Green 200m south-east of the site (HER 6955), evidence of the modern period in the area surrounding the site is dominated by the creation of Hatfield 'New Town' in 1948 (Munby 1977, 242). Designed by the Corporation's architect Lionel Brett, Hatfield New Town was constructed to the west of the railway station and more than 1.5km to the south-west of the Bush Hall Hotel (HRDC 1920). The main influence in the decision to develop a New Town in Hatfield was the need to house the expanding workforce of the de Havilland's aircraft factory, which had been built in 1934 (*ibid.*).

## 6 THE SITE

6.1 Despite the Bush Hall Hotel occupying a historic and locally prominent former residential dwelling, very few documentary sources regarding the site are held by Hertfordshire Archives and Local Studies (HALS). The majority of documentary information relating to the site continues to be held by Hatfield House, given that Bush Hall Hotel forms part of the Gascoyne Cecil estate, and was made available by the Bush Hall Conservation Plan (DIA 2007). Although such records exist, it has not been possible at this stage to accurately date the building within the site, nor identify any of the architects associated with its development. Place-name evidence suggests that Bush Hall was recorded as '*lez Buysshis*', although the reference is known only in unidentified and undated rentals held in private hands (Gover, Mawer & Stenton 1970).

6.2 It is thought that the main Bush Hall Hotel building evolved from a farmhouse, with adjoining water mill, as by 1574 – 77 the property was accompanied by 120 acres of parkland (Kirby & Busby 1995; Bush Hall website). There is therefore a possibility that a 16<sup>th</sup> century dwelling, pre-dating the present structures, existed within the site; the HER database reveals that the main hotel building comprises a 17<sup>th</sup> century and later country house (HER 13336). The historic building listing for Bush Hall (see Appendix 3, below) reveals that it is a Grade II listed, red-brick double-pile house of two storeys and attics. The south-eastern frontage of the building is regarded as late 18<sup>th</sup> century in date, whilst the parapet and north-eastern extension are 20<sup>th</sup> century additions.

6.3 It is known that a variety of occupants and owners are associated with the site of Bush Hall Hotel during post-medieval, early modern and modern periods (see Appendix 5, below). The earliest known occupant was William Looker, who, according to a deed held by Hatfield House, erected buildings in a field called '*Bushy Close*' during 1673 (Hatfield deeds 13/686). In 1704, however, a deed of sale reveals that Bush Hall was sold to Joseph Huntman, who ran Ford Mill at Mill Green (DIA 2007, 13 - 16). The same deed (Hatfield deeds 13/688) describes the house in 1704 as;

*'All that messuage or tenement with the appurtenances heretofore erected and built in and upon a close or parcel of inclosed land commonly called or known by the name of Bushy Close situate lying and being near Ford Mills in the parish of Bishops Hatfield in the county of Hertford and now in the tenure or occupation of Daniel Addison the younger.'*

6.4 By 1729, a bond by Robert Huntman makes reference to *'all my estate called Bushy Hall in the parish of Hatfield'*, presumably after the field in which the house was built (Hatfield deeds 13/693). A Chancery degree of 1732 (Hatfield deeds 13/697) reveals that the ownership of Bush Hall had passed to Richard Samborne, who was the clerk to Robert Huntman, and refers to *'a messuage or tenement called Bushy Hall or Bush Hall'* (DIA 2007, 13 - 16). Richard Samborne's will of 1758, however, mentions coach and horses amongst his other possessions, and thus indicates that outbuildings comprising stables and coach storage would have existed within the Bush Hall Hotel site by the mid 18<sup>th</sup> century (Hatfield deeds 13/698).

6.5 In 1782, Bush Hall passed from the estate of Richard Samborne the younger and was sold to Thomas Young, yet his death in 1784 led to the estate being passed to his wife and her second husband, Nicholas Lewis (HALS Ref.). Further information received from Hatfield House indicates that in 1787 Nicholas and Frances Lewis acquired from Lord Salisbury a small strip of land in front of the house and some to its east, which was occupied by the stables and melon ground (DIA section 8.6). During the same period, the estate of Bush Hall was further enlarged with the purchase of Mount Pleasant Farm and part of Stanborough Farm by Nicholas and Frances Lewis (*ibid.*).

6.6 In 1799 Bush Hall was bought by Samuel Gausson of Brookmans Park, who sold it to the Marquis of Salisbury only a year later for the sum of £4,134 (Hatfield deeds 13/720 & 13/723). The Marquis of Salisbury leased Bush Hall to Sir William Johnston in 1801, and an associated document (Hatfield deeds 13/724) described the house as having a library on the ground floor, and that one of the first floor bow window rooms was used as a principal bedroom. Service rooms for the staff within the house included the Housekeeper's Room, the Butler's Pantry, the Cooks' Pantry and the Servant's Hall, very similar to that depicted on the 1845 plan (Fig. 8). The 1801 lease document also indicates that there was also a laundry, a dairy and a brew house within the site.

6.7 A lease and release document dated to Hatfield 10<sup>th</sup> – 11<sup>th</sup> March 1803 confirms that Sir William Johnston, Bart was resident of Bush Hall, Hertfordshire (a2a website; Centre for Buckinghamshire Studies Ref. D2/6/3 – 4). In 1808, after seven years of the Bush Hall lease to Sir William Johnston, the property reverted to Lord Salisbury, who sold it to Robert Chester at the reduced sum of £3,000 (Hatfield deeds 13/724; DIA 2007, 14). By 1836, however, Sir Robert Chester had sold the property back to the 2<sup>nd</sup> Marquis of Salisbury (Hatfield deeds 13/740) and the site of Bush Hall Hotel remained part of the Hatfield House estate, albeit with a variety of occupiers during the later 19<sup>th</sup> and 20<sup>th</sup> centuries (see Appendix 5, below).

6.8 The 1841 tithe apportionment, for example, reveals that Bush Hall was owned by Sir Lionel Lyde and occupied by John Spriggs (see Appendix 4, below; Ref. D/EL43/2), whilst Plate 1 gives an exterior view of the main Bush Hall building from the south-east between 1865 – 70 (EH NMR Ref. AL0319/042/01; Kirby & Busby 1995). Although dating to prior to the property's conversion into a country house hotel, the plate depicts the main frontage of the building almost the same as it was encountered during the site visit (see Section 8, below), although the single storey extension linked to the former barn and stables was yet to be constructed. By 1933, a document from the British Waterways Board archives reveals that a cable was laid under the bed of the River Lea to Bush Hall (London Metropolitan Archives Ref. ACC/2423/P/2370).

6.9 As with many large private houses during World War II, Bush Hall was requisitioned for the war effort on 1<sup>st</sup> January 1941 and became a Red Cross Hospital, with Miss Elizabeth Bennett as Commandant (Kirby & Busby 1995). Local history information has revealed that Bush Hall's large drawing room was taken over as a ward with all of its fireplaces and doors were covered, whilst all of the first floor bedrooms were turned into wards, bathrooms and a surgery (DIA 2007, 15). World War II bombing is also thought to have affected the site of Bush Hall Hotel as a bomb blast reputedly 'blew in the front door and smashed a lot of windows' (*ibid.*), whilst in 1944 the Hatfield to Hertford waterway cable crossing is also believed to have been the grounds of Bush Hall (London Metropolitan Archives Ref. ACC/2423/P/3570).

6.10 At the end of World War II, Bush Hall reverted to being a private residence. An estate agent advertisement for Bush Hall appeared in *The Field* magazine on 3<sup>rd</sup> December 1953 and describes the main building as a '*mainly Georgian but partly early Queen Anne*' house situated within 53 acres (Plate 2). Although Bush Hall was depicted as a private county residence with a range of farm buildings including a modernised cowhouse, it became a private preparatory school in 1953. In the 1960s, however, the lease of Bush Hall was taken by Mr Dioginous Euripides, who converted the site into a hotel and undertook a number of alterations including the conversion of The Coach House to provide bedroom accommodation (DIA 2007, 15).

## 7 CARTOGRAPHIC SOURCES

### 7.1 Andrews' & Dury's map, 1766

7.1.1 The Andrews' and Dury's 1766 topographical map of '*Hartford- Shire*' is the first cartographic source of Hertfordshire to depict '*Bush Hall*', although the relatively small-scale of the map does not depict the property in any particular detail (Fig. 4). The settlement of Hatfield in the 18<sup>th</sup> century was relatively large, nucleated around the area now known as Hatfield Old Town, whilst the site lay directly to the north of '*World's End*' and '*Hatfield Mills*'. The site in 1766 was situated within an exaggerated meander of the River Lea, and in a prominent position at the crossroads of two main thoroughfares. A large C-shaped structure comprised the main Bush hall building in 1766, whilst two

smaller structures stood to its east. Towards the centre of the site lay formal gardens.

## **7.2 Bryant's map, 1822**

7.2.1 Although dated fifty-six years later, Bryant's map of Hertfordshire from 1822 (Fig. 5) bears a strong resemblance to the 1766 Andrews' and Dury's map. Nevertheless, Bryant's map of 1822 clearly depicts the expansion and growth of the settlement of Hatfield, and the establishment of Hatfield Park as a significant landscape feature. The site in 1822 remained beyond the northern extent of settlement, although the hamlet of '*World's End*', which later became Mill Green, was not identified. The grey shading of the site reveals that Bush Hall comprised a manorial estate or parkland in 1822, and thus likely formed part of Hatfield Park. The 1822 map suggests that two further standing structures had been built within the site and to the north of the main Bush hall building, whilst '*Paper Mills*' stood beyond the eastern boundary.

## **7.3 Map of Hatfield parish farm names, 1824**

7.3.1 The map of Hatfield parish farm names is a modern interpretation of the agricultural land, as it is thought to have existed in 1824 (Fig. 6). Although the 1824 map does not illustrate any standing buildings, such as the main Bush Hall building itself, it is possible to locate the site by its position at the junction between the road leading to '*Stan-borough*' and the Old Hertford Road. The map clearly reveals that the irregularly shaped plot of land bound by the road junction and the River Lea, within which the site lies, was known by the name of '*Bush Hall*' (Kirby & Busby 1995). It is therefore apparent that '*Bush Hall*' comprised a major property and landscape feature by 1824. No enclosure map, which may have revealed further information about the site at Bush Hall, was available for the parish of Hatfield.

## **7.4 Parish of Hatfield tithe map, 1838**

7.4.1 The parish of Hatfield tithe map, which dates to 1838, is the first cartographic source to depict clearly the extent of development within the site (Fig. 7; Ref. D/EL43/1). The tithe map confirms that the site was dominated to the east and north-east by the meandering course of the River Lea. It reveals that in 1838 the main Bush Hall building had been extended, whilst a large outbuilding and a further smaller structure lay to the south-east. The accompanying tithe apportionment (Ref. D/EL43/2; Appendix 4), however, does not refer directly to Bush Hall, but instead described the plot (#454) as simply a '*cottage, barn and garden*' owned by Sir Lionel Lyde and occupied by John Spriggs. The undeveloped agricultural lands in the northern and western sections of the site were also under the same ownership and occupation.

## **7.5 Building plan of Bush Hall, 1845**

7.5.1 The building plan of Bush Hall, which dates to 1845, illustrates the property during its occupation Mrs. Elizabeth Branston (Fig. 8; DIA 2007). Although the plan does not show any of the gardens or grounds, it is

nevertheless significant in identifying each of the structures then existing within the site, as well as labelling each of the rooms. In 1845, the main Bush Hall building thus contained 16 ground floor rooms, and was shown to include cellars in at least its eastern section. Directly to the rear of the main structure lay a well, as identified during the site visit (see Section 8.5, below), whilst an outhouse containing the '*Brewhouse*', '*Toolhouse*' and '*Woodhouse*' lay to the north-east.

7.5.2 Towards the northern section of the site in 1845 stood a second outhouse containing the '*Greenhouse*', '*Stoke Hole*' and '*Apple Room*' (Fig. 8). To the south-east of the main Bush Hall building stood a large subsidiary building, which mainly housed a barn and the stables, as well as nine additional rooms. Further south-eastwards and against the south-eastern boundary of the site stood a small, narrow building, which in 1845 was described as '*Pig Sties*'. The building plan also revealed that whilst much of the surrounding area of the site consisted of gardens, a '*Court Yard*' lay between the main building and the River Lea and a '*Farm Yard*' to the rear of the pig sties. A '*Melon Ground*' was also identified at the south-eastern boundary of the site.

## 7.6 1<sup>st</sup> edition Ordnance Survey map, 1881

7.6.1 The 1<sup>st</sup> edition Ordnance Survey map, which dates to 1881, was only available in the small-scale of six inches to one mile (Fig. 9). Nevertheless, the 1881 map is significant in that it depicts a number of changes and developments to the site since the earlier cartographic source of 36 years previously. By 1881, the main Bush Hall building had been extended to the north-west, whilst the former barn and stables had been extensively altered and reduced in size. The pig sties identified in 1845 were no longer extant by 1881, but a much longer structure, which remains to this day, had been developed to the east of the former barn and stables. The majority of the site in 1881 continued to form part of a manorial estate or parkland, as indicated by the grey shading, although its south-easternmost corner formed part of an agricultural field.

7.6.2 The 1881 map (Fig. 9) reveals that to the rear of the main building of Bush Hall stood a small number of outbuildings, which were situated in intriguingly different locations from the '*Brewhouse*', '*Toolhouse*' and '*Woodhouse*' structure and the '*Greenhouse*', '*Stoke Hole*' and '*Apple Room*' building depicted in the 1845 plan. The property of Bush Hall also appears to have lain within significantly larger grounds, much of which was lost due to 20<sup>th</sup> century road construction. In 1881, the main drive to Bush Hall was from the south-west and past the '*Lodge*', rather than from the south-east. The 1881 map also suggests that the buildings comprising Bush Hall were ringed by a ditch or possible ha-ha feature, as was visible during the site visit (see Section 8.4, below; DP16). The property in 1881 also included a small area of flood land to the north-east and upon the northern bank of the River Lea.

## 7.7 2<sup>nd</sup> edition Ordnance Survey map, 1898

7.7.1 The 2<sup>nd</sup> edition Ordnance Survey map of 1898 (Fig. 10) also reveals significant development within the site of the Bush Hall Hotel, yet also contradicts the previous cartographic source of 18 years earlier. Most significantly, the previous 1881 map suggested that the pig sties identified in 1845 had been removed, yet the 1898 map clearly depicts the presence of the same building. The 1898 map, however is consistent in showing the long and narrow structure known as the Barn and in depicting the altered and smaller former barn and stables building. By 1898, a glasshouse or conservatory had been added to the northern elevation of the main Bush Hall building, whilst an outhouse stood to its north-east. Also to the north of the main building stood a complex of four glasshouses and two small brick sheds, the latter two of which still exist.

7.7.2 The 1898 Ordnance Survey map reveals that the majority of the site remained undeveloped, and that the majority of standing buildings were concentrated in the central southern section of the site (Fig. 10). All of the standing buildings in 1898 were delineated to the south and west by a curvilinear boundary, which ran the same route as the ditch identified during the site visit. Within the boundary was also a series of driveways and paths, and hard-standing, as well as two footbridges ('F.B.'s) leading to the section of the site on the northern bank of the River Lea. Beyond the ditch or possible ha-ha features, the remainder of the site was formed by sections of three fields, which in 1898 appeared to comprise parkland rather than cultivated land. A small pond also lay in the central northern section of the site.

## 7.8 3<sup>rd</sup> edition Ordnance Survey map, 1924

7.8.1 Despite the passage of 26 years, the 3<sup>rd</sup> edition Ordnance Survey map of 1924 depicts very little or change or development at either the northern extent of Hatfield or within the site of the Bush Hall Hotel itself (Fig. 11). The extant structures in the central southern section of the site had the same footprints as depicted in the 1898 map, and continued to be demarcated by the curvilinear ditch or possible ha-ha feature. What is significant, however, is that a number of new trees, particularly coniferous, had been planted within the site and were concentrated along its eastern boundary. The 1924 map also reveals that a small pit or negative feature had been created against the northern boundary of the site, and presumably comprised a 'Sand Pit' as existed further to the south.

## 7.9 4<sup>th</sup> edition Ordnance Survey map, 1937

7.9.1 Although there had been notable residential development to the west of the railway, almost linking New Town with the historic core of Hatfield, there are very few notable changes to the Bush Hall Hotel site on the 4<sup>th</sup> edition Ordnance Survey map of 1937 (Fig. 12). The footprints of the Bush Hall Hotel structures in 1937 remained unaltered, although a series of small possible pens or kennels had been developed beside the site's eastern boundary. Most significantly, however, a large rectangular feature, which may have



represented a tennis court, car park or temporary structure had been established to the west of the main building and close to the curvilinear ditch or possible ha-ha.

## 7.10 Ordnance Survey map, 1971 - 72

7.10.1 By the time of the final historic cartographic source, comprising the Ordnance Survey map of 1971 - 72, the estate and parkland surrounding Bush Hall had been reduced significantly due to the development of the A414 trunk-road and the 'B556' or Chequers, which also formed the access road to the A414 (Fig. 13). Despite the proximity of the main roads, by 1971 - 72 the site of Bush Hall Hotel was clearly labelled as a 'Hotel', yet its northern section was described as a 'Playing Field'. The 1971 - 72 map also suggests that the northern section of the curvilinear ditch or possible ha-ha feature had been destroyed, and the original south-western drive to Bush Hall terminated at the surviving southern section of the boundary.

## 8 SITE VISIT

8.1 A physical walkover of the site was undertaken on Monday 15<sup>th</sup> October 2007 in order to examine the areas of archaeological potential and to consider the significance of the above ground structures, historic buildings and historic landscape features. The site was accessed by the south-east to north-western aligned hotel drive, which leads off the A1000 or Chequers Road. The southernmost section of the site comprises a grassed area of the grounds surrounding Bush Hall Hotel, and in close proximity to the A414 trunk-road (DP 1). A large area of hard-standing car parking lies at the end of the drive and at the south-western end of the main hotel frontage (DP 2).

8.2 Beyond the south-western boundary of the site lies a large agricultural stubble field leading up to A414 trunk-road, but according to cartographic sources the field formerly formed part of the parkland surrounding Bush Hall (DP 3). The central section of the Bush Hall Hotel, located immediately beside the aforementioned agricultural field, is in use as a small golf course, which comprises a single hole and two raised banks (DP 4). To the east of the small golf course is a vehicular track leading north-westwards through the northern section of the site, and which lies on the same route as the trackways depicted on cartographic sources since 1845 (DP 5). On the western side of the track lies a go-kart racing course, demarcated by rows of car tyres (DPs 6 & 7).

8.3 In the northern section of the site at Bush Hall Hotel is a large earthen mound c. 3m in height, which serves to separate the go-kart course from the clay pigeon shooting area further northwards (DP 8). The clay pigeon shooting area of the hotel's grounds comprises an area of short maintained grass and includes a number of small, temporary structures acting as butts or storage (DPs 9 & 10). To the east of both the go-kart course and clay pigeon shooting area runs the roughly north-west to south-eastern aligned course of the River Lea (DP 11). Further southwards along the river, the site also continues on its

northern bank and consists of a formal, cultivated garden containing a small pond (DP 12).

8.4 To the immediate south of the main Bush Hall Hotel building lies a sunken fountain feature, which dominates the hotel's south-eastern frontage, surrounded by a hard-standing turning circle (DP 13). Part of the site's south-eastern boundary is formed by an early brick wall and the disused, original gateway entrance to the Bush Hall Hotel building (DP 14). The current south-east to north-western aligned drive, however, is flanked by a modern gateway, and is tarmac-surfaced (DPs 15 & 17). The modern gateway is situated in line with the course of a curvilinear ditch, which continues westwards across the southern section of the site (DP 16). The ditch, which is overgrown but up to 1m in depth, may represent a possible ha-ha feature first depicted on the tithe map of 1838 (Fig. 7).

8.5 Surrounding the main Bush Hall Hotel building and in the central southern section of the site stand a number of standing buildings of various dates. A permanent wooden structure stands beside the small golf course (DP 18), whilst a breeze-block built outhouse or workshop is located at the centre of the site and beside the River Lea (DP 19). To the north and rear of the main building is a large outbuilding flanked by a modern extension and an electricity sub-station, and in use as storage for go-karts and quad bikes (DP 20). Running perpendicular to the outbuilding is an original garden wall with a pavilion feature beyond (DP 21). Also to the rear of the main building is a small mound containing a covered well, as identified on the 1845 building plan of Bush Hall (DP 22). To the south and east lies a former tennis court and a range of modern chalet and pre-fab buildings (DP 23).

8.6 The main frontage of the Bush Hall Hotel building is at its south-eastern elevation, which overlooks the sunken fountain feature (DP 24). From the exterior, the western end of the hotel's south-eastern elevation appeared to comprise the earliest phase of its construction, and comprises the main entrance to the hotel's reception (DPs 25, 26 & 28). The south-eastern frontage of the Bush Hall Hotel site also includes, in addition to the main building, the former stable block, now known as The Coach House (DP 27). The rear of the main Bush Hall Hotel building also appears to be the 17<sup>th</sup> century brick-built core structure, which is topped by a wooden belfry (DPs 29 & 30).

8.7 The former stable block, which is known as The Coach House, is adjoined to the main hotel building by a modern single storey extension leading from its south-western frontage (DP 31). Its south-eastern frontage, however, consists of one and two storeys looking out onto the hotel drive (DP 32). An additional modern extension has been added to the eastern frontage of the former stable building, and the adjoining hotel patio (DP 33). Towards the eastern boundary of the site and within the hotel complex also stands a single storey and partially timber built former barn structure (DP 34). The south-eastern elevation of the former barn structure faces onto gravel hard-standing, and overlooks a modern wall adjoining the original gateway entrance (DPs 35 & 36).

## 9 CONSTRAINTS

**9.1 Scheduled Ancient Monuments (SAMs)** - The site does not incorporate any SAMs and none are known in the immediate surroundings.

**9.2 Tree Preservation Orders (TPOs)** - None of the trees on the site are protected by preservation orders, although a number of protected trees stand to the south within Hatfield Park.

**9.3 Areas of Archaeological Alert** - The site does not lie within an Area of Archaeological Significance or Alert.

**9.4 Listed buildings** - The site is dominated by the main Bush Hall building, which comprised a Grade II listed double-pile former house dating to the 17<sup>th</sup> century.

**9.5 Conservation Areas** - The site lies to the north of and beyond the extent of Hatfield's Conservation Area, which is centred upon Hatfield Old Town.

## 10 DISCUSSION

### 10.1 Archaeological potential

10.1.1 The archaeological desk-based assessment of the site of the Bush Hall Hotel, Mill Green, Hatfield was undertaken prior to proposals for development and in order to assist the leaseholders of Bush Hall in their tasks of maintaining and conserving the site. Such development proposals may cause extensive disturbance to underlying stratigraphy, and thus it is necessary to consider the extent of archaeology that will be revealed by associated groundworks. The site has a varied but significantly high potential for archaeological remains, as follows;

- *Palaeolithic – low to moderate.* Two Palaeolithic hand tools were discovered to the south-east of the site,
- *Mesolithic – low to moderate.* Mesolithic flints have been found along the course of the River Lea,
- *Neolithic – low.* No known Neolithic finds or remains have been found in the area,
- *Bronze Age – low to moderate.* Cropmarks of probable Bronze Age ring ditches and possible prehistoric field systems known to the north-west,
- *Iron Age – low.* No known Iron Age remains have been found in the area, other than a small quantity of sherds within Hatfield Aerodrome,
- *Romano-British - low.* Romano-British remains within any proximity of the site comprise only scattered finds,
- *Anglo-Saxon – low.* Anglo-Saxon settlement centred upon Hatfield Old Town to the south
- *Medieval - moderate.* Hatfield was a significant bishopric settlement during the medieval period, and the site would have occupied a prominent roadside position to the north,

- *Post-medieval – high.* Place-name evidence attests to Bush Hall as early as 1574, whilst buildings within the site are known from 1673 onwards,
- *Early modern - high.* The property of Bush Hall was extended and developed throughout the post-medieval period by a number of occupiers,
- *Modern - high.* Potential for evidence relating to World War II activity and its past use as a preparatory school prior to Bush Hall becoming a hotel.

10.1.2 On the whole, the site of Bush Hall Hotel has a relatively low potential for archaeological remains dating to the pre-medieval period, but a high potential for finds and features dating from the post-medieval period, when the Bush Hall property is known to have existed. Although evidence of early prehistoric occupation in the Hatfield area remains limited and little understood, there is a low to moderate potential for Palaeolithic remains given that two hand tools recovered from the northern side of the Hertford Road, in gravels laid down by the River Lea. Mesolithic flints have also been found along the course of the River Lea, and there is a low to moderate potential for further Palaeolithic or Mesolithic finds to be found along the site's section of the river.

10.1.3 Later prehistoric evidence within the area is also limited, and there is also only a low potential for Neolithic and Iron Age remains within the site. Although a small quantity of Iron Age pottery sherds were identified by excavations within Hatfield Aerodrome, the Hatfield area is not thought to have been extensively occupied during the Neolithic and Iron Age periods. For the Bronze Age, however, there is a low to moderate potential for the site as cropmarks of probable Bronze Age ring ditches and possible prehistoric field systems have been found to the north towards Lemsford and Stanborough, and a mid to late Bronze Age landscape was also identified within Hatfield Aerodrome.

10.1.4 Similarly, Romano-British activity in the area of Hatfield is limited and Romano-British remains within any proximity of the site comprise only scattered finds. Romano-British evidence has been found in limited quantities within Hatfield Old Town and a Romano-British road is thought to have run to the east of Hatfield Park and Bush Hall, passing through Newgate Street, the site has only a low potential for Romano-British finds. There is also only a low potential for Anglo-Saxon finds or features within the Bush Hall Hotel site, although there is a possibility that the former paper mill located to the immediate east of the site, or the corn mill within Mill Green to the south-east comprised two of the four Hatfield mills listed in the Domesday Book.

10.1.5 Although there is no evidence to suggest that the property of Bush Hall existed during the medieval period, the site nevertheless has a moderate potential for medieval remains. Hatfield was a significant bishopric settlement during the period, and was traversed by Great North Road along which the railway station was later developed. Although the manor of Hatfield was originally forest land, Hatfield Park was enclosed from the 13<sup>th</sup> century

onwards and Hatfield Palace was erected in 1485. The site of Bush Hall Hotel, however, would have occupied a prominent roadside position to the north of the town and park during the medieval period, and also lay in proximity to the mills known at Mill Green.

10.1.6 Place-name evidence attests to the presence of Bush Hall from as early as 1574, whilst buildings within the site are known from 1673 onwards. There is therefore a high potential for post-medieval, early modern and modern remains within the site, and specifically those associated with the known buildings within and past uses of Bush Hall Hotel. The main hotel building comprises a 17<sup>th</sup> century Grade II listed former county house, yet it has been extended and altered repeatedly throughout later centuries. Cartographic sources (see Section 7, above) also reveal that a large number of subsidiary buildings and outhouses stood within the site, with a number still extant.

## 10.2 Previous ground disturbance

10.2.1 Given that the majority of the site comprises former parkland and has not been built upon, previous ground disturbance within most of the site is not thought to be extensive. The central and northern sections of the site appear to have comprised parkland until the late 20<sup>th</sup> century, when it was labelled as a '*Playing Field*' in 1971 – 72 (Fig. 13) and has been retained as hotel grounds used for leisure purposes (see Section 8, above). The southern section of the site also remains undeveloped and comprises grassland, yet the construction of the A414 trunk-road, its access road and the A1000 trunk-road in the mid 20<sup>th</sup> century are also likely to have caused extensive ground disturbance to the southern boundary of the site.

10.2.2 In contrast, previous ground disturbance within the central southern and eastern sections of the site, which contains all of the standing buildings, will be extensive and will have been subject to truncation. The construction, and often demolition, of the buildings known to have existed within the site will have truncated and disturbed underlying stratigraphy, whilst the establishment of hard-standing for the driveways and area of car parking will also have been detrimental. Although no evidence for basemending was noted during the site visit, cellars known to have existed in the eastern section of the main Bush Hall Hotel building, and were identified on the 1845 building plan (Fig. 8).

10.2.3 The capped well located to the north of the main building will also have caused ground disturbance, as would have the sunken fountain to the south, the waterway cables possibly laid across the site and the construction of the ditch or possible ha-ha feature. The underlying geology of the site comprises gravels and alluvium and glaciofluvial drift associated with the River Lea, overlying the Cretaceous chalk solid geology. The known stratigraphy of the site will have had much influence upon the impact of previous ground disturbance within the site. It was also have an affect and be effected by the proposed redevelopment of the site, which will comprise the renovation and extension of Bush Hall Hotel (see Section 10.3, below; Fig. 14).

## 10.3 Proposed development

10.3.1 The proposed development of the site will comprise the renovation and extension of Bush Hall Hotel, and must aid the leaseholders of Bush Hall in their tasks of maintaining and conserving the site (Fig. 14). The proposed development will incorporate ground-works and construction within the site, which will affect the underlying stratigraphy and may impact upon the listed hotel building. The proposed development plan (Fig. 14) indicates that the proposed new buildings will comprised a lodge along the south-eastern drive, a new yard building, known as the Mill Building and located towards the eastern section of the site and a new extension building to the north, known as the North Building.

10.3.2 The proposed new buildings will be located in the central south and eastern sections of the site. Their locations will be consistent with sections of the site already subject to the most extensive previous ground disturbance, rather than within its relatively undisturbed parkland majority. In addition to the three proposed new buildings, the site's proposed development will also incorporate two new areas of car parking towards its western extent, and two proposed basement digester tanks, which will be located near the car park to the north-west of the proposed North Building, and in the north-western corner of the proposed Mill Building. One proposed lift pit is planned in the centre of the proposed North Building, along with a new basement which will contain plant. Sunken plant is proposed at the western extent of Bush Hall and to the rear of the Coach House (see Fig. 14). A basement which will also contain plant is proposed in the Mill Building.

## 11 CONCLUSION

11.1 The Bush Hall Hotel site has a high potential for remains dating from post-medieval, early modern and modern periods, but only a low or moderate potential for archaeological evidence pre-dating the medieval period. The potential of the site therefore refers almost exclusively to the post-medieval establishment of Bush Hall and its later development. The main hotel building is a Grade II listed former country house, which was requisitioned as a Red Cross hospital during World War II and later served as a preparatory school before becoming a hotel. The subsidiary and outbuildings located within the site are predominantly early modern in date, with modern extensions. As outlined in the Bush Hall Conservation Plan (DIA 2007), it is necessary that any planning proposals for the site are sympathetic to its history and local significance, as well as its importance as part of the larger Hatfield House estate. It is suggested that any further required archaeological investigation of the site in advance of the development proposals could be secured by condition on any planning approval, in order that any appropriate archaeological mitigation can be made.

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<http://www.a2a.org.uk/>

Bush Hall- luxury hotel facilities in Hertfordshire UK website;  
<http://www.bush-hall.com>

English Heritage's Images of England (IoE) website;  
<http://www.imagesofengland.org.uk>

National Archives (NA) website;  
<http://www.nationalarchives.gov.uk>

## APPENDIX 1 ARCHAEOLOGICAL DATABASE (HER)

HER No.	NGR TL	Description
<b>Palaeolithic ( to 8,500 BC)</b>		
266	2420 0986	Palaeolithic flint flakes comprising a single handaxe and one retouched flake found in a gravel pit in Hertford Road
1157	2420 0986	Palaeolithic implements from gravel pit, which presumably once existed on the north side of the Hertford Road
<b>Medieval (AD 1066 - 1500)</b>		
6473	2429 0930	Site of medieval deer park in Home Park, as the Hatfield estate was granted in the late 10 <sup>th</sup> century to the medieval bishops of Ely, as a source of timber for the monastery, but it may not have been enclosed until the 13 <sup>th</sup> century
10585	2348 1055	Documentary evidence indicates that Woodhall Farm is on or near the site of the medieval and post-medieval manorial site of Woodhall
<b>Post-medieval &amp; early modern (AD 1500 – 1900)</b>		
5120	2322 0917	1865 bridge on St Albans Road runs over the railway, but was rebuilt in 1908
5149	232 093	1850 bridge known as Wrestlers Bridges ran over the railway, but collapsed in 1966
5217	2305 1005	Site of an old road bridge dates from 1850, but has been rebuilt
5270	2402 0972	Horse trough on Bush Hall Lane has a dog trough at ground level and human trough with remains of push-button tap and chain for metal cups
5599	2321 1044	1850 railway bridge over the River Lea was rebuilt in late 17 <sup>th</sup> century
5600	2330 1075	1850 railway bridge, which was rebuilt in late 19 <sup>th</sup> century, forms the Hatfield and Welwyn Garden City boundary
5707	2329 0921	Hatfield Mill was built on a field called Burleigh Mead, beside the railway and the Great North Road, and was a grist mill first gas powered, and then electric dating from the late 19 <sup>th</sup> century
5758	239 100	Former watermill at The Cottage, Chequers, Mill Green Lane dates to at least 1672, when it was a paper mill, but was demolished following a fire
5785	2400 0977	Former water corn mill dating to 1762
6882	2322 1000	Former brickworks and kilns, as identified from the 1896 Ordnance Survey map, but subsequently developed by the construction of the A414
11509	2401 0975	Relocated milestone located outside the front door of Mill Green Museum formerly stood on the line of the former Great North Road at the south-eastern corner of Hatfield Station Yard
13336	23790 09975	Bush Hall comprises a 17 <sup>th</sup> century and later country house, now in use as a hotel
<b>Modern (AD 1901 - present)</b>		
6955	2375 0972	It is reliably reported that a World War II pillbox once stood in Mill Green, about 200 yards west of the mill
<b>Undated remains</b>		
11239	2385 1045	A large artificial pond, with a dam and associated earthworks survives within the woodland to the north of the drive to Woodhall Farm and is part of Creswick Plantation

## APPENDIX 2 CARTOGRAPHIC EVIDENCE

Date	Description	Scale	Fig. No.	Location
1766	Topographical map of Hartford- Shire; Andrews' & Dury's map	1 mile : 1.95 inches	4	AS library
1822	The county of Hertford, from actual survey; Bryant's map	7/8 mile : 1 inch	5	AS library
1824	Map of Hatfield parish farm names	As shown	6	Kirby & Busby 1995
1838	Parish of Hatfield tithe map	-	7	HALS
1845	Building plan of Bush Hall	-	8	DIA 2007
1881	Hertfordshire sheet XXXV.3; 1 <sup>st</sup> edition Ordnance Survey map	6" : 1 mile	9	HALS
1898	Hertfordshire sheet XXXV.3; 2 <sup>nd</sup> edition Ordnance Survey map	25" : 1 mile	10	HALS
1924	Hertfordshire sheet XXXV.3; 3 <sup>rd</sup> edition Ordnance Survey map	25" : 1 mile	11	HALS
1937	Hertfordshire sheet XXXV.3; 4 <sup>th</sup> edition Ordnance Survey map	25" : 1 mile	12	HALS
1971 - 72	Plan TL 2209 – 2309 & TL2210 – 2310; Ordnance Survey map	1:2,500	13	HALS
1999	Ordnance Survey Explorer 182 St Albans & Hatfield; site location	1:25,000	1 & 3	AS
2007	Detailed site location plan	1:1,250	2	Client
2009	Proposed development plan	1:1,500	14	Client

### Historic documents consulted at HALS;

Parish of Hatfield tithe map, 1838

Ref. D/EL43/1

Parish of Hatfield tithe apportionment, 1841

Ref. D/EL43/2

### **APPENDIX 3 LISTED BUILDING SCHEDULE**

IoE Number: 158344

Location: BUSH HALL HOTEL, CHEQUERS (north side), HATFIELD, WELWYN HATFIELD, HERTFORDSHIRE

Date listed: 9<sup>th</sup> December 1983

Date of last amendment: 9<sup>th</sup> December 1983

Grade II

Mill Green TL 20 NW HATFIELD CHEQUERS (north-west side) 8/81 Bush Hall Hotel

Grade II listed. Double-pile house, now hotel. C17 red brick rear, late C18 red brick front with 1970s NE extension. Plain tile roofs. 2 storeys and attics. Front elevation has 3-window centre and 3- window shallow canted right hand bay and lower 3-window shallow- canted left hand bay with 2 C19 tile-hung dormers. Parapet with modern coping. Glazing bar sash windows with gauged brick lintels. Rear elevation has 4 hipped casement dormers and wooden belfry with 4 arched openings, moulded cornice and lead top. External gable end stacks. Floor band.

**APPENDIX 4  
PARISH OF HATFIELD TITHE APPORTIONMENT, 1841**

#	Land Owner	Occupier	Plot Name	Area (a.r.p.)	Rent (£.s.d.)*
450	Earl Cowper	George Currell	Cottage & garden	-/1/28	1s.
451	"	Isaac Taylor & others	Cottages & gardens	-/1/33	-
452	Sir Lionel Lyde	John Spriggs	Cottage, barn & garden	-/1/30	-
453	"	"	Field by cottage, barn & garden	1/1/7	-
454	"	"	Cottage, barn & garden	1/1/31	-
455	"	"	Field by cottage, barn & garden	2/1/32	-

\* Payable to the Rector

## **APPENDIX 5 OCCUPANTS OF BUSH HALL, 1704 - 2007**

The following list of occupants of Bush hall between 1704 and the present is based on information provided in a letter, dated 19<sup>th</sup> April 1991, to Miss Muriel Laurence from Robin Harcourt Williams, Librarian and Archivist to the Marquis of Salisbury at Hatfield House. The letter was reproduced in the Conservation Plan for Bush Hall (DIA 2007);

Until 1704     Looker Smith,

1704 - 1724     Joseph Huntman, a member of the Tallow Chandler's Company of the City of London and owner of property elsewhere in Hatfield. In 1693 Lord Salisbury leased to him the corn mill at Mill Green (now the Museum) and the paper mill near Bush Hall (Turbine Cottage stands on the site of it). Joseph Huntman remained tenant of the corn mill until his death in about 1725,

1724 - 1730     Robert Huntman, solicitor of London, who died in 1730,

1730 - 1732     John Thrale Huntman, son of Robert Huntman,

1730-1758     Richard Samborne, formerly clerk to Robert Huntman. Richard Samborne died in 1758. The house may have passed to his widow, but by it was in the possession of his daughter, Mary Samborne, spinster,

1773-1782     Richard Samborne, brother of Miss Mary Samborne,

1782-1783     Mary Hopewell, principal beneficiary under the will of Richard Samborne, and who adopted the name Mary Samborne,

1783-1784     Thomas Young of Broad Street, London, Esquire. He bought the property in June 1783 but died in November 1784,

1784-1799     Frances Young, widow of Thomas Young. She remarried some time between 1785 - 1787. Her second husband was Nicholas William Lewis, gentleman,

1799-1800     Samuel Robert Gausson of Brookmans Park, Esquire. He bought Bush Hall and Mount Pleasant in June 1799 and sold them to the Marquis of Salisbury in December 1800,

1800-1808     Sir W. Johnston took a lease from the Marquis of Salisbury,

1808-1836     Sir Robert Chester. Master of Ceremonies to King George III, George IV, William IV and Queen Victoria,

1836             Bush Hall repurchased by the Second Marquis of Salisbury and let to tenants,

1884             HJB Kendall,

1884             Beatrix Potter's parents took Bush Hall for a summer holiday, where she apparently made a number of sketches,

1885-1922 Arthur Lewis Stride, Civil Engineer and managing director of the London, Tilbury and Southend Railway,

1922-1941 Lt Col R N Greenwood MC,

1941 - 1946 Red Cross Hospital,

1946 - 1953 Reverted to private residence,

1953 Private Preparatory School,

1960s - 1998 Hotel under ownership of Dioginous Euripides,

1998 - 2007 Hotel under present ownership.

## APPENDIX 6 HISTORIC MONUMENTS RECORD SUMMARY SHEET

<b>Site name and address:</b>	Bush Hall Hotel, Mill Green, Hatfield, Herts.
<b>County:</b> Hertfordshire	<b>District:</b> Welwyn Hatfield
<b>Village/Town:</b> Ware	<b>Parish:</b> Hatfield
<b>Planning application reference:</b>	TBA
<b>Client name/address/tel:</b>	Nathaniel Lichfield and Partners
<b>Nature of application:</b>	N/a
<b>Present land use:</b>	Country house hotel
<b>Size of application area:</b>	<b>Size of area investigated</b>
<b>NGR (8 figures):</b>	TL 2380 0998
<b>Site Code:</b>	n/a
<b>Site director/Organization:</b>	Archaeological Solutions
<b>Type of work:</b>	Archaeological desk-based assessment
<b>Date of work:</b>	7 <sup>th</sup> -16 <sup>th</sup> October 2007
<b>Location of finds/Curating museum:</b>	None/n/a
<b>Related SMR Nos:</b>	<b>Periods represented:</b> n/a
<b>Relevant previous summaries/reports: -</b>	Donald Insall Associates (DIA) 2007
<b>Summary of fieldwork results:</b>	<p>In October 2007, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment of the site of the Bush Hall Hotel, Mill Green, Hatfield, Hertfordshire. The work was commissioned prior to proposals for development. The Bush Hall Hotel site has a high potential for remains dating from post-medieval, early modern and modern periods, but only a low or moderate potential for archaeological evidence pre-dating the medieval period. The potential of the site therefore refers almost exclusively to the post-medieval establishment of Bush Hall and its later development.</p> <p>The main hotel building is a Grade II listed former country house, which was requisitioned as a Red Cross hospital during World War II and later served as a preparatory school before becoming a hotel. The subsidiary and outbuildings located within the site are predominantly early modern in date, with modern extensions. As outlined in the Bush Hall Conservation Plan (DIA 2007), it is necessary that any planning proposals for the site are sympathetic to its history and local significance, as well as its importance as part of the larger Hatfield House estate.</p>
<b>Author of summary:</b> Doyle, K.	<b>Date of Summary:</b> 21 <sup>st</sup> July 2009



## PHOTOGRAPHIC INDEX



*DP1  
Southernmost section of the grounds surrounding Bush Hall Hotel comprising a grassed area with the A414 trunk-road beyond, view south*



*DP2  
Car park area located within the site and at the south-western end of Bush Hall Hotel frontage with grounds beyond, view south-westwards*



*DP3  
Agricultural stubble field located at the south-western boundary of the site but originally part of the parkland, view west*



*DP4  
Area of the Bush Hall Hotel grounds in use as a small golf course comprising a single hole and two raised banks, view north-west*



*DP5  
Vehicular track aligned approximately north-westwards through the northern section of the site, view south-eastwards*



*DP6  
Course of the go-kart track, which is demarcated by rows of car tyres, located in the central section of Bush Hall Hotel grounds, view west*



*DP7*

*The go-kart track, as demarcated by the rows of car tyres, located at the centre of the hotel's grounds, view south-east from a mound*



*DP8*

*Earthen bound located towards the centre of Bush Hall Hotel grounds between the go-kart track and the clay pigeon shooting area, view east*



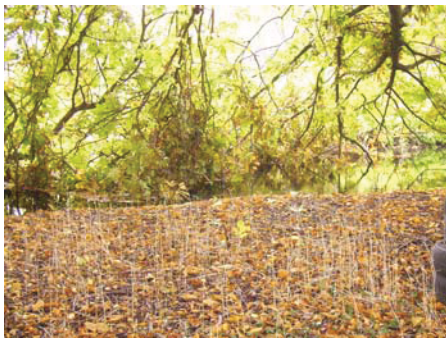
*DP9*

*The clay pigeon shooting area of the ground to the north of Bush Hall Hotel containing a number of small structures, view east*



*DP10*

*The clay pigeon shooting area within the hotel's grounds, with the northern extent of the site beyond, view north-west*



*DP11*

*Course of the River Lea, which flows on a roughly north-west to south-eastern alignment along the north-eastern boundary of the site*



*DP12*

*Course of the River Lea as it flows directly past Bush Hall Hotel, with the pond beyond, view north-eastwards*



*DP13*

*Sunken fountain feature located at the front of Bush Hall Hotel's south-eastern frontage with car parking beyond, view eastwards*



*DP14*

*Early brick wall and disused original gateway entrance to the Bush Hall Hotel building located at the eastern extent of the site, view east*



*DP15*

*Modern gateway into Bush Hall Hotel running south-east to north-westwards from the A1000 road, view south-eastwards*



*DP16*

*Course of the curvilinear ditch located in the southern section of the Bush Hall Hotel grounds, view westwards*



*DP17*

*Main drive entrance to Bush Hall Hotel running south-east to north-westwards from the A1000 road, view south-eastwards*



*DP18*

*Permanent wooden structure located within the site and beside the small golf course, with a series of parked vehicles beyond, view east*



*DP19  
Breeze-block built outhouse or workshop located towards the centre of the hotel's grounds and besides the River Lea, view north*



*DP20  
Modern extension to the outbuilding located to the north of Bush Hall Hotel and towards the northern section of the site, view eastwards*



*DP21  
Corner of the modern extension to the outbuilding, with a prefab buildings, original garden walls and The Pavilion beyond, view east*



*DP22  
Earthwork mound thought to comprised a closed well, with the former tennis court beyond,*



*DP23  
Range of modern chalet and pre-fab structures located to the rear of the main Bush Hall Hotel building, view south-eastwards*



*DP24  
South-eastern and main frontage of Bush Hall Hotel, with the sunken fountain feature in the foreground, view north-westwards*



DP25

*Western end of the hotel's south-eastern elevation, which is thought to comprise the earliest section of the building, view northwards*



DP26

*Western frontage of Bush Hall Hotel comprising its main entrance to reception, and the earliest section of the building, view east*



DP27

*South-eastern frontage of Bush Hall Hotel comprising the main building and the former stable block, the latter known as The Coach House*



DP28

*Hipped roof core of the main hotel building with in-filled arch and thought to date to the 17<sup>th</sup> century, view eastwards*



DP29

*Rear of the main Bush Hall Hotel building consisting of a 17<sup>th</sup> century brick-built core structure, view south-eastwards*



DP30

*Wooden belfry with four arched openings located atop the 17<sup>th</sup> century core of the main hotel structure, view south-eastwards*



*DP31  
South-western frontage of the former stable building, which is adjoined to the main hotel building by a single storey extension, view north-east*



*DP32  
South-eastern frontage of the former stable building, which is known as The Coach House section of Bush Hall Hotel, view north*



*DP33  
Modern extension added to the western frontage of the former stable building, and the adjoining hotel patio, view northwards*



*DP34  
Single storey and partial timber built former barn structure, which forms part of the Bush Hall Hotel complex, view north-east*



*DP35  
South-eastern elevation of the former barn structure located towards the eastern extent of the site, view northwards*

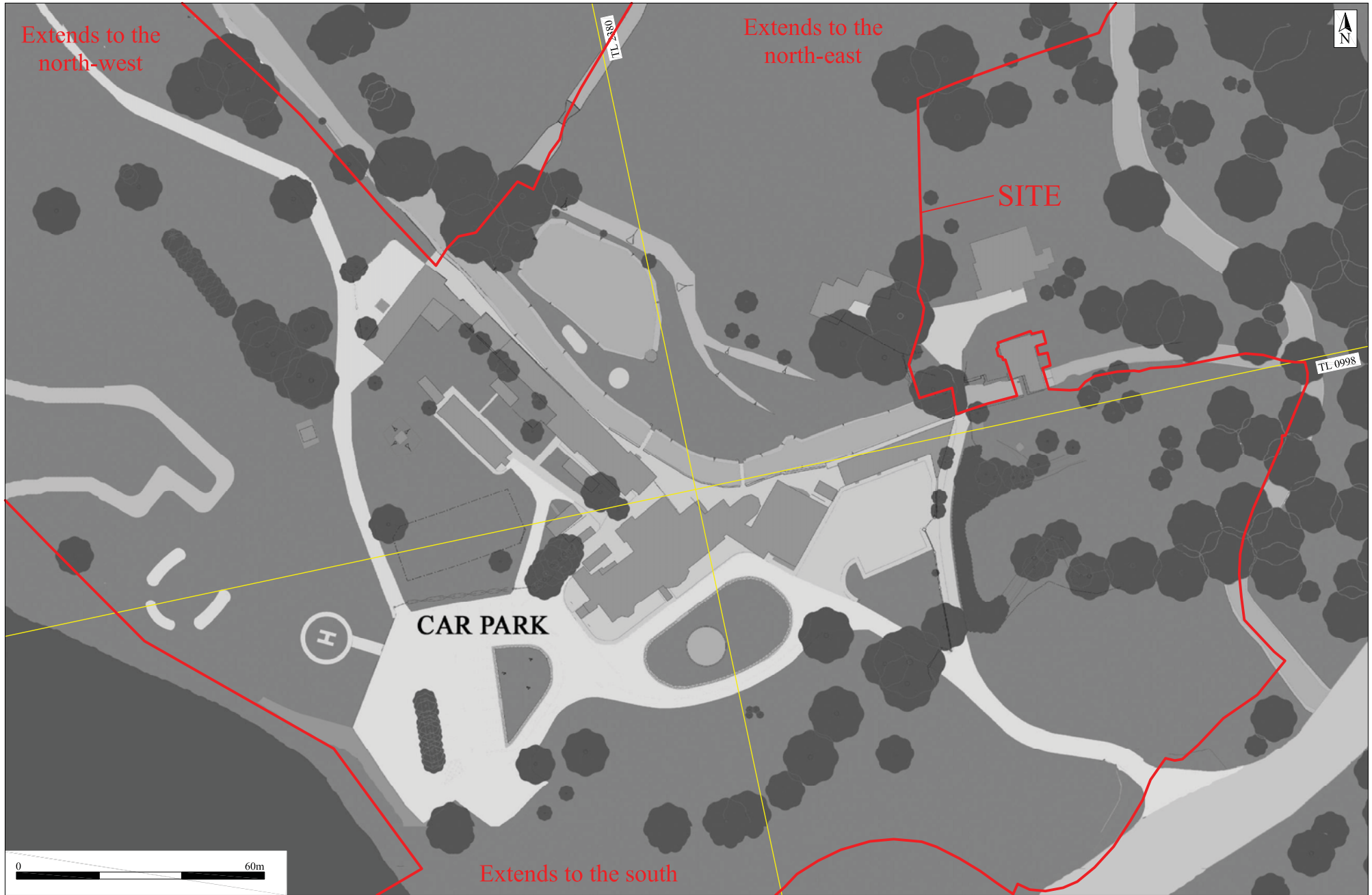


*DP36  
Modern brick wall adjoining the disused original gateway entrance to the Bush Hall Hotel building, with the former barn structure beyond*



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**Fig. 1 Site location plan**  
 Scale 1: 25000 at A4

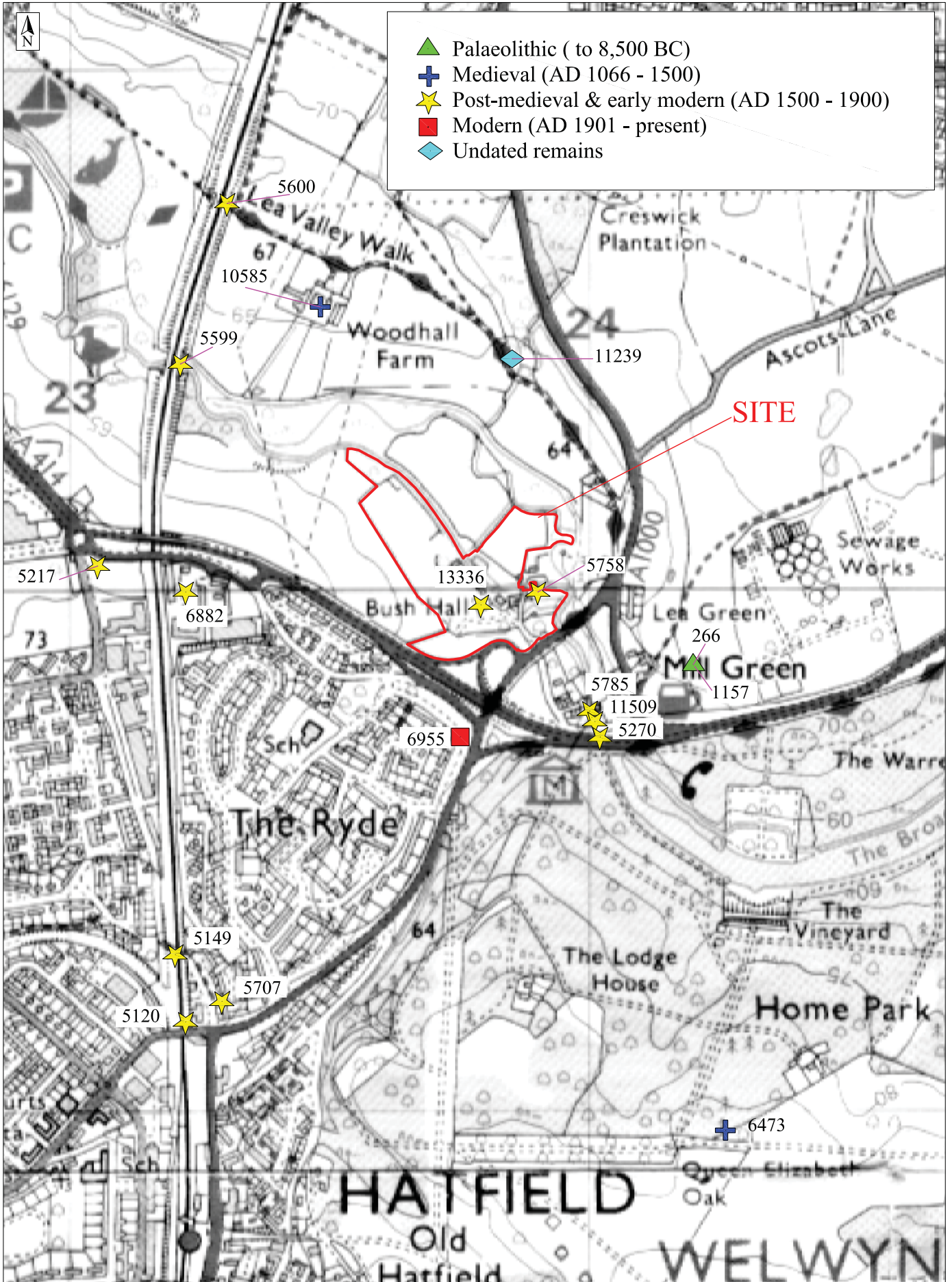


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**Fig. 2 Detailed site location plan**

Scale 1:1250 at A4



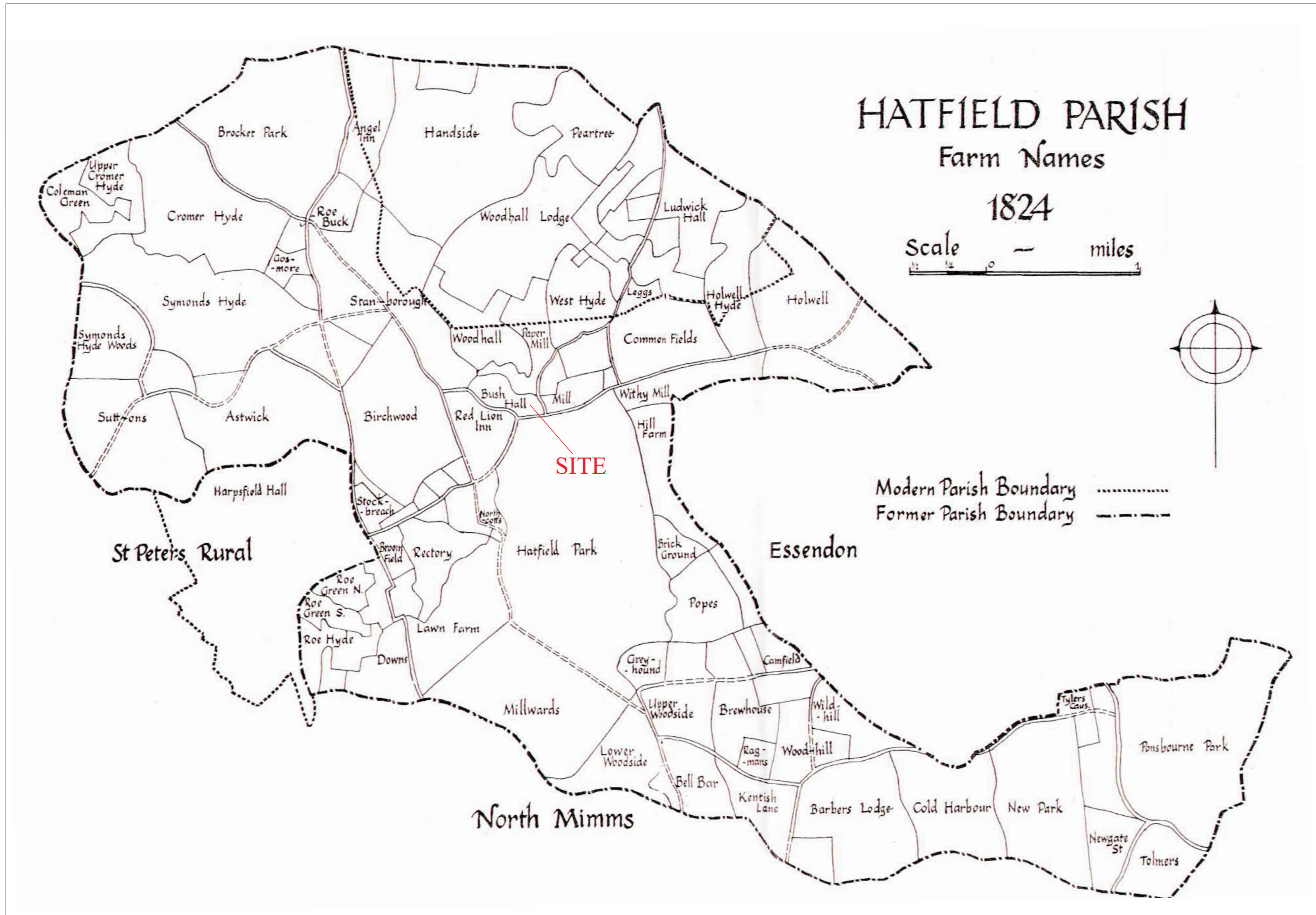


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**Fig. 3 HER data**  
 Scale 1:10000 at A4







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**Fig. 6** Map of Hatfield parish town names  
 Scale as shown at A3



*Archaeological Solutions Ltd*  
**Fig. 7 Tithe map, 1838**  
Not to scale

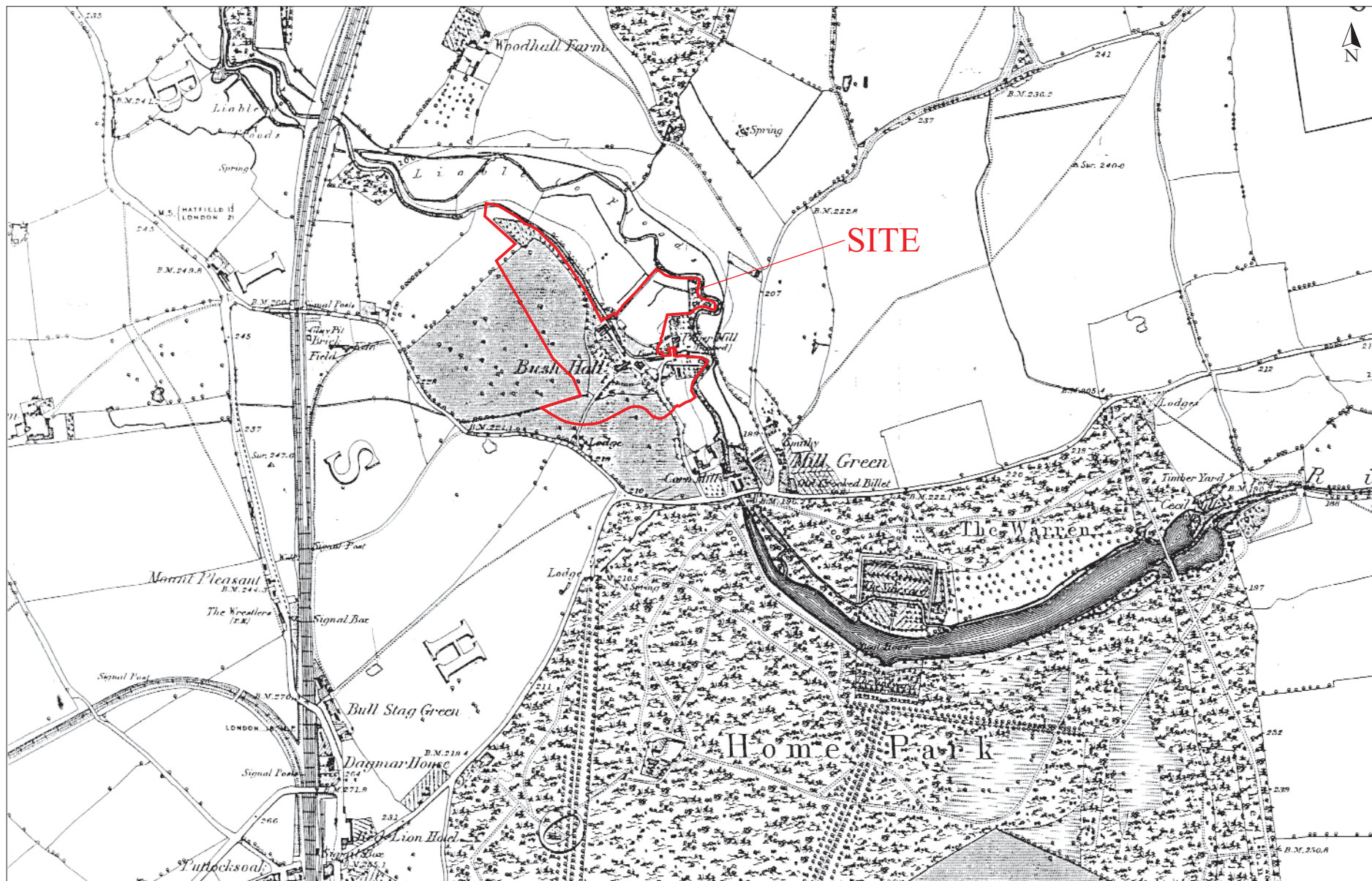
- House
- 1 Drawing Room
  - 2 Hall
  - 3 Dining Room
  - 4 Study
  - 5 Butlers Pantry
  - 6 Stairs
  - 7 Footmans Pantry
  - 8 Pantry
  - 9 Store Room
  - 10 Kitchen
  - 11 Scullery
  - 12 Servants Hall
  - 13 Dairy
  - 14 Larder
  - 15 Bakehouse
  - 16 Knife House
  - 17 Part of Cellars
  - 18 Brewhouse
  - 19 Cool Room
  - 20 Wood House
  - 21 Coal Sheds
  - 22 Barn
  - 23 Harness Room
  - 24 Coach House
  - 25 Stables
  - 26 Shed
  - 27 Hen Houses
  - 28 Pig Sties
  - 29 Breck House
  - 30 Stoke Hole
  - 31 Apple Room
  - 32 Garden
  - 33 Court Yard
  - 34 Farm Yard
  - 35 Allon Ground



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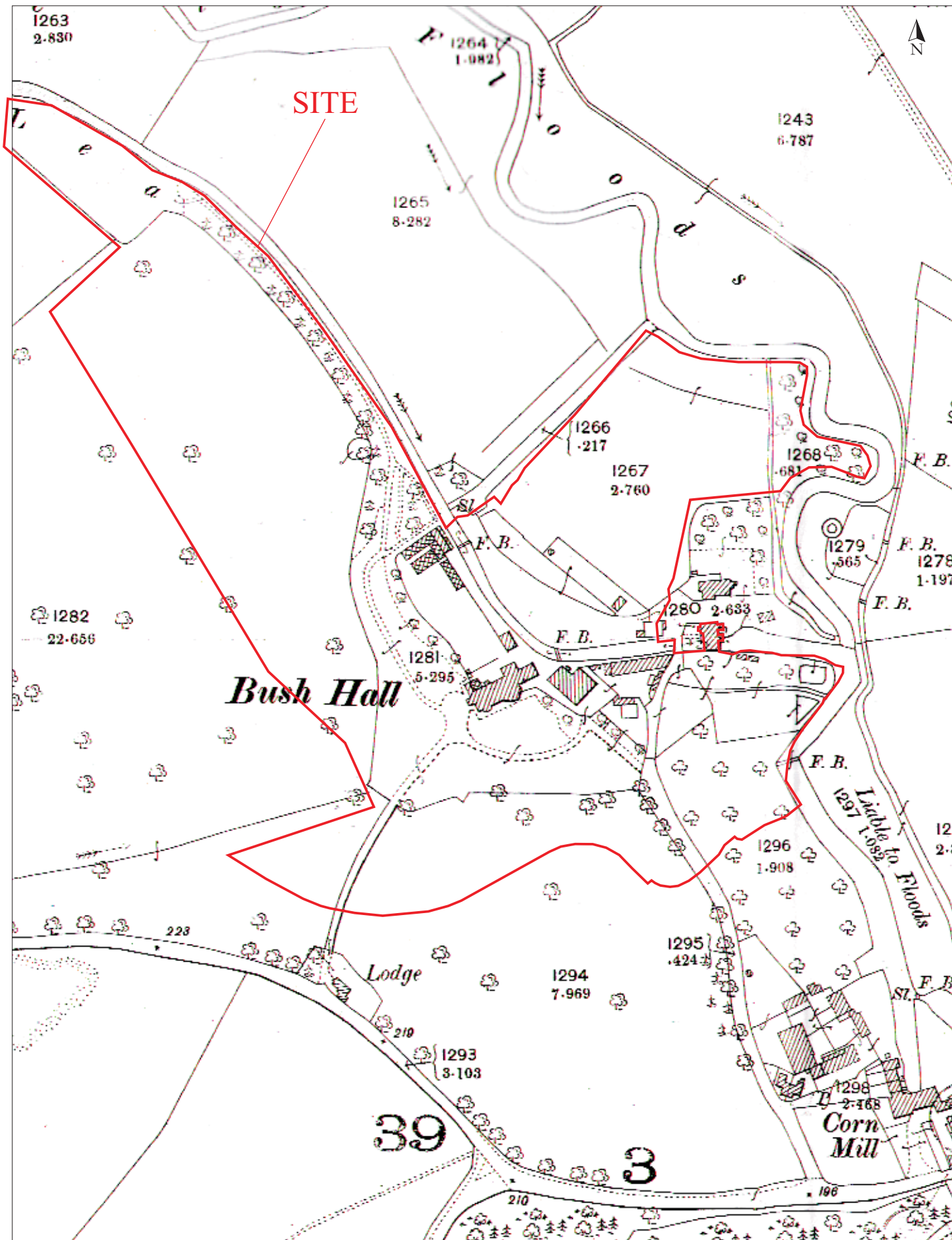
Fig. 8 Building plan of Bush Hall, 1845

Scale Not to Scale



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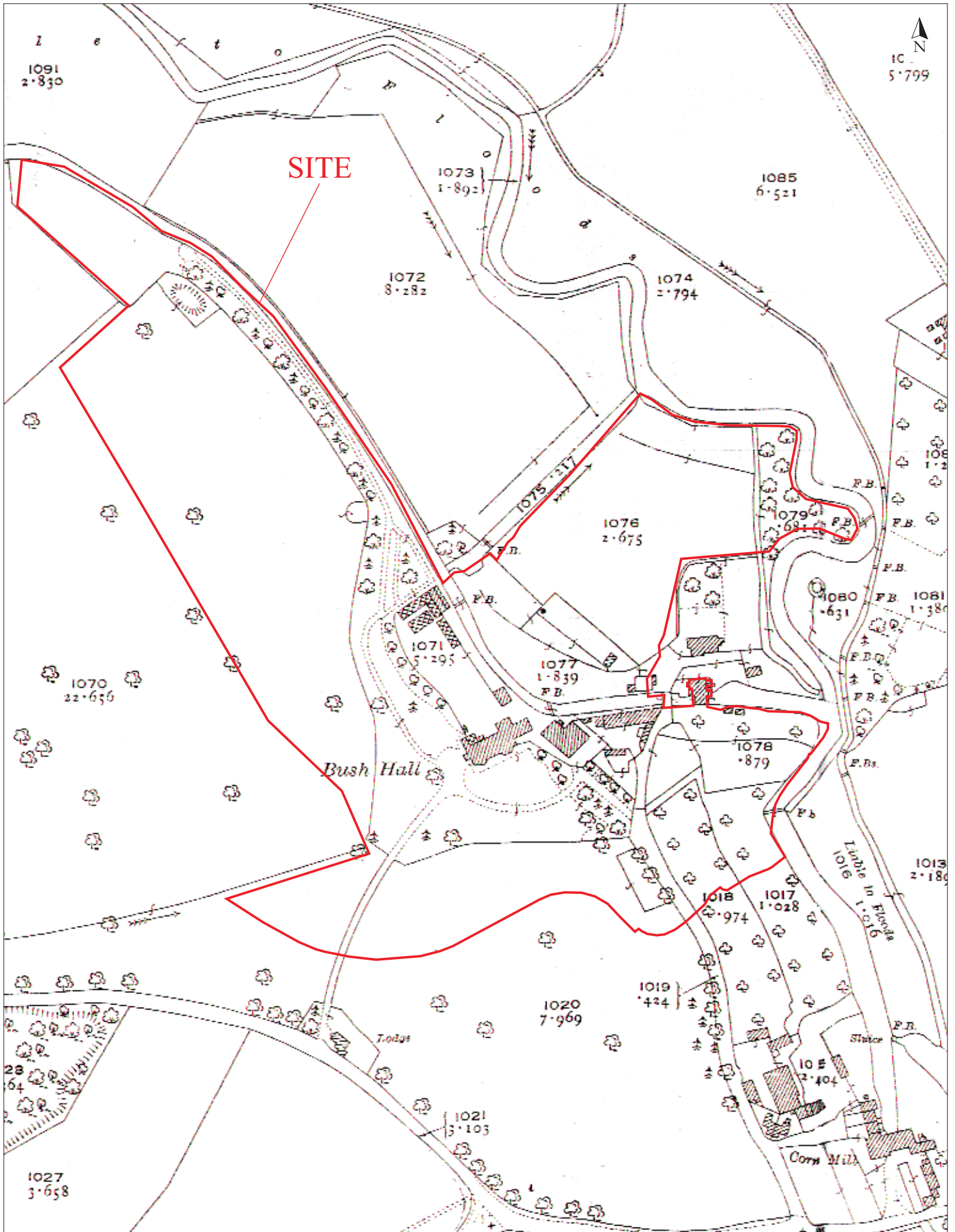
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**Fig. 9 1st edition OS map, 1881**  
 Scale 6 inch to 1 mile at A4



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 Fig. 10 2nd edition OS map, 1898  
 Scale 25 inch to 1 mile at A4





SITE

Bush Hall

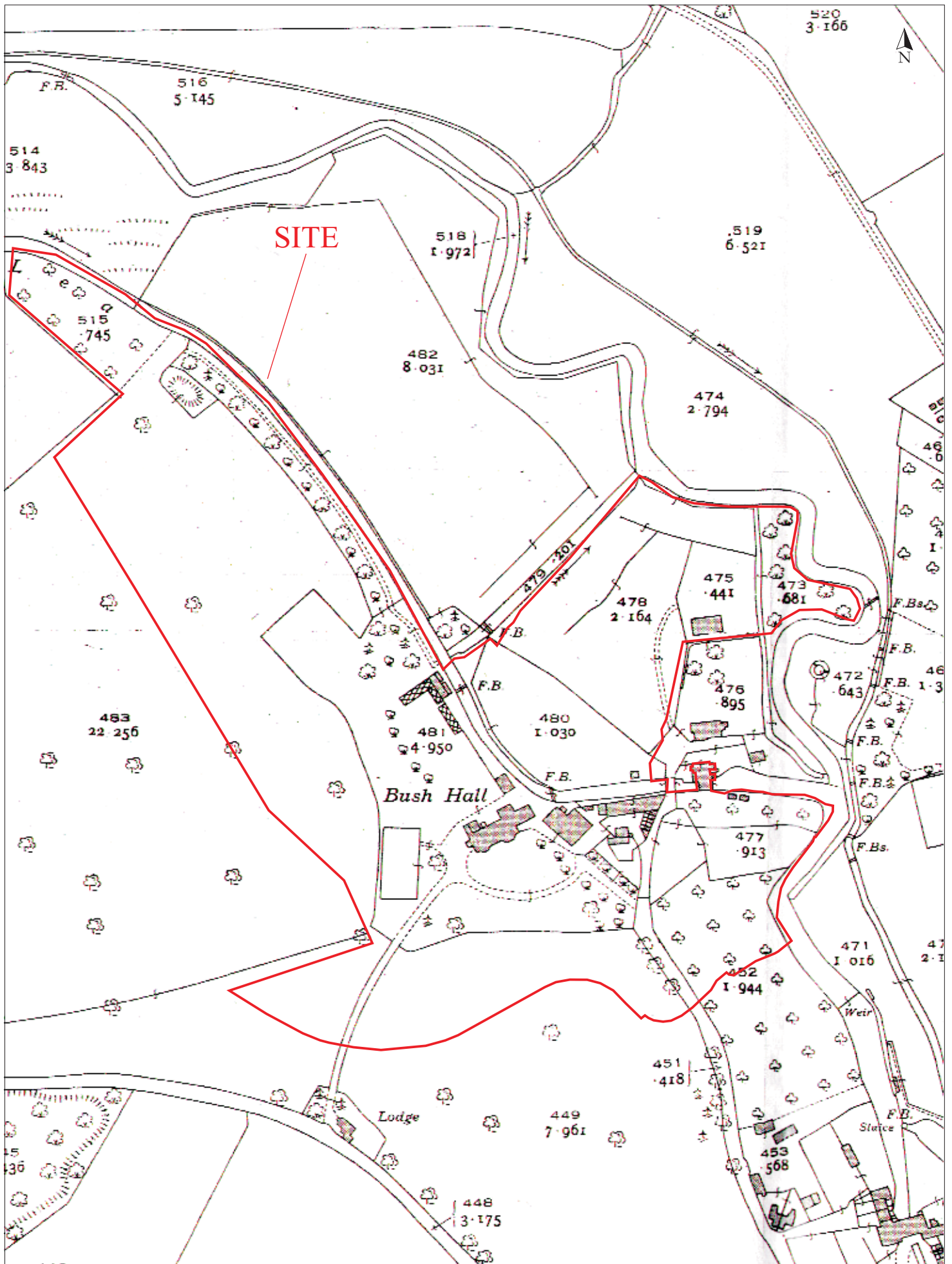
Lodge

Ladle in Florida

Corn Mill

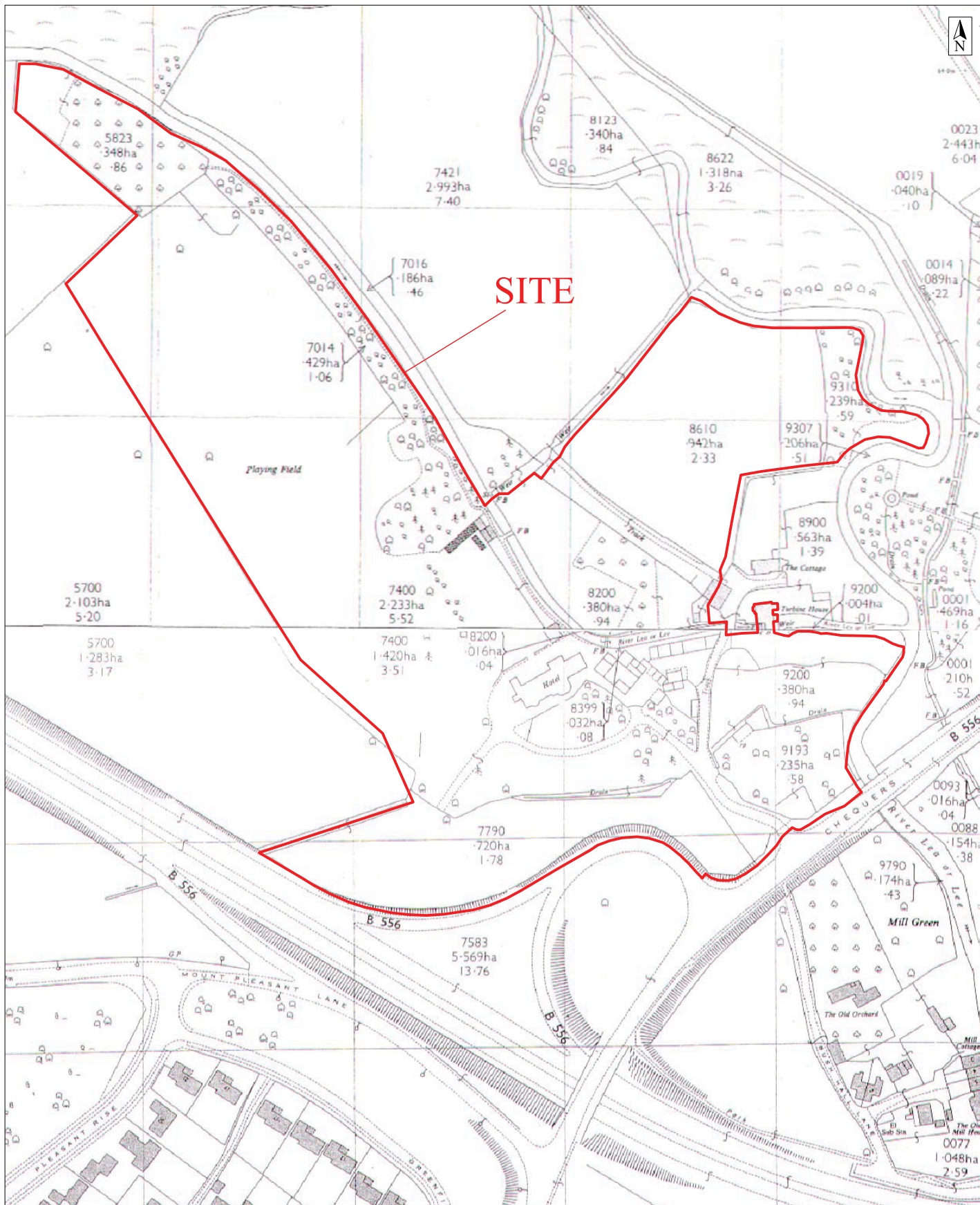
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 Fig. 11 3rd edition OS map, 1924  
 Scale 25 inch to 1 mile at A4



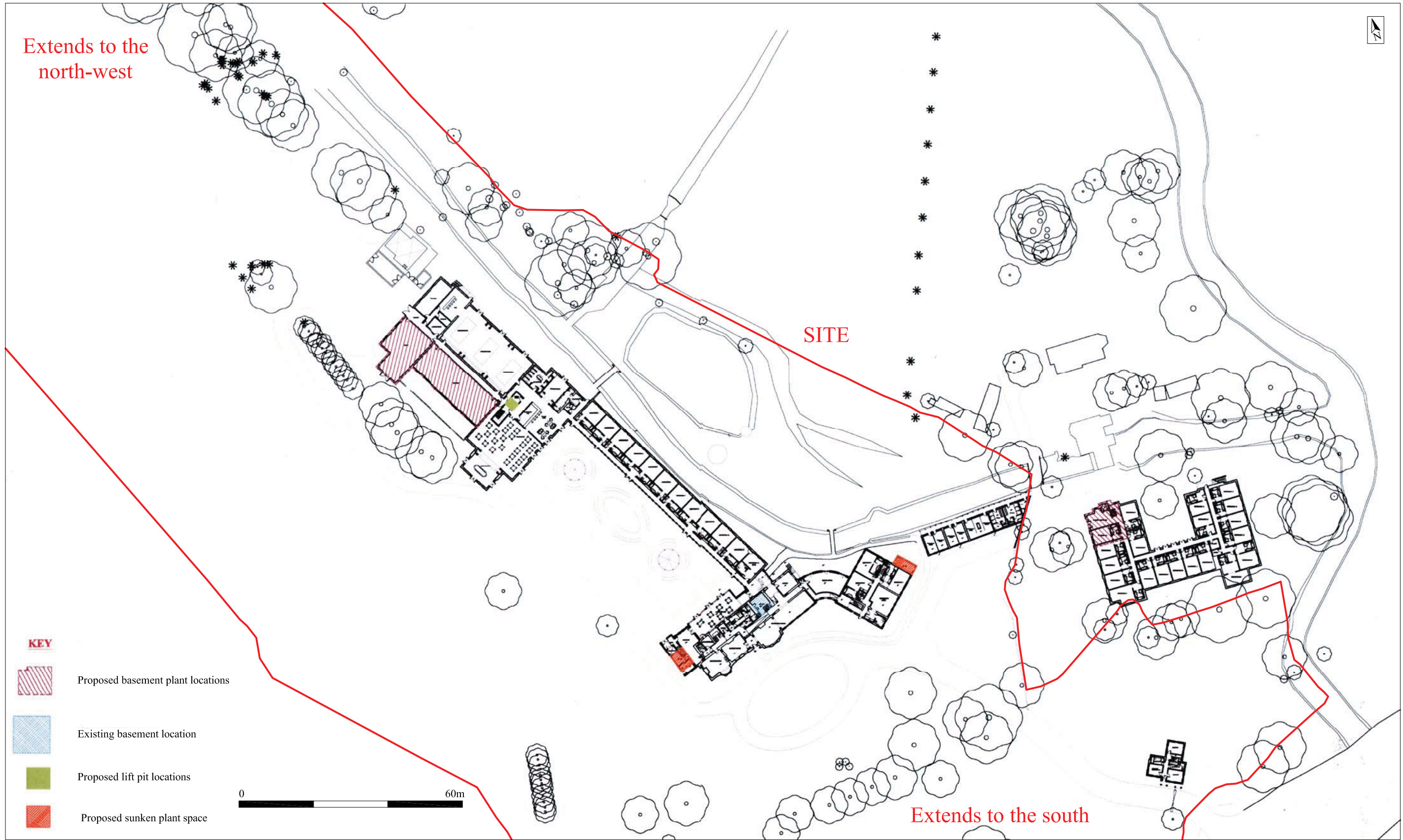
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**Fig. 12 4th edition OS map, 1937**  
 Scale 25 inch to 1 mile at A4



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**Fig. 13 OS map, 1971-72**  
 Scale 1: 2500 at A4



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**Fig. 14 Proposed development plan**

Scale 1:1000 at A3