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**ARCHAEOLOGICAL SOLUTIONS LTD**

**OUTBUILDINGS AT POYNDON FARM,  
SILVER STREET, GOFF'S OAK,  
HERTFORDSHIRE**

**HISTORIC BUILDING RECORDING AND  
ARCHAEOLOGICAL MONITORING AND RECORDING**

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NGR: TL 3225 0252	Report No. 3224
Parish: Cheshunt	Site Code: AS 1180
Approved: Claire Halpin MIFA	Project No. 3269
Signed:	Date: June 2009

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>Outbuildings at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire: Historic Building Recording</i>		
Project description	<p><i>In December 2008 Archaeological Solutions carried out a programme of historic building recording on outbuildings at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire. The purpose of the work was to investigate and clarify the origins and development of the existing buildings prior to residential conversion. Further, the programme aimed systematically to record the buildings in their existing state before work began. In May 2009 the site was subject to archaeological monitoring and recording during the construction work.</i></p> <p><i>The building recording found a range of buildings which were entirely modern with the exception of a two-storey brick stable block and the remains of an adjacent single storey timber framed and weatherboarded structure, both dated by cartographic evidence to the years between 1826 and 1842. With the exception of the east wall of the timber framed structure and the original lime render to the first floor of the stable block, very little of any historic interest now remains.</i></p> <p><i>Despite the potential for archaeological remains no features or finds were revealed during the monitoring and recording.</i></p>		
Project dates (fieldwork)	<i>19<sup>th</sup> December 2008 and 29<sup>th</sup> May 2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>Y</i>
P. number	<i>3269</i>	Site code	<i>AS 1180</i>
Type of project	<i>Historic Building Recording and Archaeological Monitoring and Recording</i>		
Site status	<i>Not listed</i>		
Current land use	<i>Disused agricultural buildings</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	<i>Two storey brick former stable block and fragment of single storey timber framed building, both early of C19 date</i>		
Significant finds (+dates)	<i>N/A</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Hertfordshire</i>	<i>Broxbourne</i>	<i>Cheshunt</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>EN7 5JG</i>		
Area of site	<i>c. 345 m<sup>2</sup></i>		
NGR	<i>TL 3225 0252</i>		
Height AOD (max/min)	<i>95/85m</i>		
<b>Project creators</b>			
Brief issued by	<i>Historic Environment Unit, Hertfordshire County Council</i>		
Project Officers	<i>Kathren Henry / Matthew Williams / Zbigniew Pozorski</i>		
Funded by	<i>Mr &amp; Mrs Needle</i>		
Full title	<i>Outbuildings at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire: Historic Building Recording</i>		
Authors	<i>Williams, M., Pozorski, Z..</i>		
Report no.	<i>3224</i>		
Date (of report)	<i>June 2009</i>		

# OUTBUILDINGS AT POYNDON FARM, SILVER STREET, GOFF'S OAK, HERTFORDSHIRE

## HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING

### **SYNOPSIS**

*In December 2008 Archaeological Solutions carried out a programme of historic building recording on outbuildings at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire. The purpose of the work was to investigate and clarify the origins and development of the existing buildings prior to residential conversion. Further, the programme aimed systematically to record the buildings in their existing state before work began. In May 2009 the site was subject to archaeological monitoring and recording during the construction work.*

*The building recording found a range of buildings which were entirely modern with the exception of a two-storey brick stable block and the remains of an adjacent single storey timber framed and weatherboarded structure, both dated by cartographic evidence to the years between 1826 and 1842. With the exception of the east wall of the timber framed structure and the original lime render to the first floor of the stable block, very little of any historic interest now remains.*

*Despite the potential for archaeological remains no features or finds were revealed during the monitoring and recording.*

### **1 INTRODUCTION**

1.1 Between December 2008 and May 2009 Archaeological Solutions Ltd (AS) carried out a programme of historic building recording on outbuildings, and archaeological monitoring and recording at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire (Location TL 3225 0252; Figs. 1 and 2). The work was commissioned by Hertford Planning Service Ltd on behalf of their clients, Mr & Mrs Needle, to satisfy a condition of Planning/Listed Building Consent relating to the proposed residential conversion of and construction of a link extension to existing buildings (Planning Appeal Ref. APP/W1905/A/08/2062953; Broxbourne Planning Ref.7/0310/07/F/WOL). The condition required the implementation of a programme of recording and analysis of the buildings in advance of the proposed works, and a programme of archaeological monitoring and recording during groundworks for the proposed conversion.

1.2 The work was conducted according to advice from Hertfordshire County Council Historic Environment Unit (HCC HEU) (A Instone, e-mail

dated 10/11/2008), and a specification prepared by AS (dated 12/11/2008). The latter approved by HCC HEU The building recording was carried out to Level 3 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice*, 2006. It was also carried out in accordance with the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001).

1.3 As set out in the English Heritage and IFA documents, the objectives of the historic building recording were:

- to compile a comprehensive and high quality record of the structures identified for alteration, with analysis and interpretation of those structures in conjunction with an associated documentary survey;
- to provide a review of the local historical context of the buildings, adequately detailed to place the findings of the archaeological recording in context, and;
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to alteration.

1.4 Research priorities for the region are outlined in the East Anglian regional archaeological research framework which notes that structures of the Industrial Age, dating from 1750 – 1960, face a high rate of loss due to renovation, conversion and redundancy (Brown & Glazebrook 2000). It should be noted that the buildings fall within this time frame.

1.5 The archaeological monitoring and recording conformed to the Institute of Field Archaeologists (IFA) *Code of Conduct and Standard and Guidance for Archaeological Watching Briefs* (revised 2001), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.6 The requirements of the project were archaeological monitoring of the alterations to the fabric of the existing buildings and groundworks of the proposed development, including service trenches etc, with the recording of any archaeology thereby revealed.

### *Planning Policy Context*

1.7 The relevant planning policies which apply to the effects of development upon 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).

1.8 PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment. This encourages protection of the character and appearance of conservation areas and protection of listed buildings from demolition and unsympathetic change, safeguarding their settings as far as possible. This condition is widely applied by local authorities.

1.9 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains *in situ*. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is also widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE (Figs. 1 & 2)**

2.1 Goff's Oak is a small village in south-east Hertfordshire, located on the B156 road between the neighbouring village of Cuffley c. 1.5 km to the west and the larger town of Cheshunt c. 3 km to the east. Although the M25 London Orbital motorway is c. 2.5 km to the south, the immediate setting of the village is rural with farms and open fields on all sides.

2.2 Poyndon Farm is situated to the south of Goff's Oak in an area of open fields just to the north of the minor road of Silver Street which runs approximately parallel with the B156 to the north. A short distance to the east is the valley of the Theobalds Brook. The farm itself is composed of a 19<sup>th</sup> century farmhouse on the south-west side of the site, an additional modern bungalow to the north-west, and a yard surrounded by agricultural buildings. The latter is made accessible by a track which runs between the two. On the eastern side of the yard is a barn and to the south is a low range of buildings which both fall outside the scope of this report. To the west and north are the two outbuildings (Fig. 2) with which this report is concerned. The two buildings are a former stable/barn (Building A) and a house (Building B).

## **3 METHOD OF WORK (Documentary Research and Historic Building Recording)**

### **3.1 Primary Sources: Documents and Maps**

Original documents were consulted at the Hertfordshire Archives and Local Studies centre (HALS) in Hertford. This material is listed in Appendix 1. The documentary and cartographic sources are discussed in Sections 4.1 and 4.2, the maps being reproduced as Figs. 3 - 11.

### **3.2 Secondary Sources**

The principal location of secondary sources was HALS. The library resources at AS were also consulted. These sources have been listed in the bibliography and referenced in the text where appropriate.

### 3.3 Fieldwork (Historic Building Recording)

3.3.1 The site was visited on 19<sup>th</sup> December 2008 in order to compile the description of the building and undertake the drawing and photographic work. The written description was produced by Matthew Williams. Drawings provided by the client were checked for accuracy and supplemented where necessary by Kathren Henry. These are included, with annotations, as Figs. 12-14.

3.3.2 The photographic recording was conducted by Matthew Williams using medium format (4.5 x 6 cm) black and white film and included all external views and general internal shots. This was carried out using a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the principal black and white photography. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of all the digital photographs is included below. Also included are selected digital plates as well as a photo location plan for the digital photographs, included in Fig. 12.

## 4 HISTORIC BACKGROUND

### 4.1 Documentary Sources

It has not been possible to find any documentary sources relating to Poyndon Farm. Sources of information which are usually consulted were examined including the Hertfordshire Census of 1851 and the *Kelly's Directories* series for Hertfordshire from 1851 – 1937. It was also not possible to find any relevant documentation in the Hertfordshire Archives and Local Studies Centre concerning any of the named individuals referred to on some of the maps discussed below.

### 4.2 Cartographic Sources

#### 4.2.1 *Dury & Andrews' Map, 1766* (Fig. 3)

This is the earliest map to show the site although its depiction is approximate. Bearing this in mind the absence of any buildings on the site cannot be taken as demonstrating that none had been built at this stage. The site is composed of open fields in use as farmland with the Turnford Brook clearly visible to the east. To the north Goff's Oak is labelled along with a depiction of a tree which is presumably the oak itself. Wormley Wood, Cuffley, and Cheshunt are all clearly labelled. Interestingly, it is clear that Cheshunt Common immediately to the west of Goff's Oak was still open, unenclosed and unimproved heathland at this date.

#### 4.2.2 *Map of the Parish of Cheshunt, 1802 (Fig. 4)*

This map provides a much more detailed depiction of the site than the earlier map and is the first to show a group of buildings on the site. According to the map there were three buildings at this time, all thin and rectangular in shape, and all orientated north – south. The site and the seven fields to its north and east are enclosed by a red line and labelled as being under the ownership of the Rev. J. Merewether. The surrounding area appears to have changed little since the production of the earlier map with open unenclosed land to the west and enclosed fields further to the east and north. Buildings are shown on the road at Goff's Oak itself.

#### 4.2.3 *Bryant's Map of Hertfordshire, 1822 (Fig. 5)*

This map inevitably provides less information than the previous document because of its much smaller scale. Poyndon Farm can still be seen although it is still not named. The three structures referred to above appear to remain unchanged, and the only new feature being a track connecting the buildings to Silver Street to the south. At some distance a large number of new buildings have now been constructed in Cuffley, Goff's Oak and Cheshunt.

#### 4.2.4 *Map of the Titheable Lands in the Parish of Cheshunt, 1826 (Fig. 6)*

This map provides the level of detail given by the parish map of 1802, and suggests that little had changed at the site since then. All buildings and field boundaries remain unchanged excepting one field to the south-east now appears to be under separate ownership, and the ownership of the site and the surrounding land has changed from the Rev. Merewether to a J. K. Sandon.

#### 4.2.5 *Cheshunt Tithe Map, 1842 (Fig. 7)*

4.2.5.1 This map shows considerable changes to both the site and the surrounding countryside. The buildings on the site are reconfigured and resemble to some extent what can be seen today. A new rectangular structure, east – west in orientation, now encloses a courtyard to the south. It is possible that this corresponds to Building A (Section 5 below). Attached to this, to the west, is an additional building, positioned diagonally across the north-west corner of the courtyard, which no longer exists. To the east, one of the three original rectangular structures appears to survive and may be the barn referred to below but not part of this report. To the south is a third building which may also be one of the original rectangular structures recorded on the earlier maps.

4.2.5.2 The accompanying *Tithe Award* of 1841 states that the owner of the property was still John Kidgell Sandon. The occupier was William Hussey while the property was described simply as a "Homestead" of 1 rod 32 perches in area for which 7s 6d was payable to the vicar in lieu of tithes. Hertfordshire Archives contains the Will of a John Kidgell Sandon of Cheshunt dating to 1846, but this makes no reference to Poyndon Farm.



4.2.5.3 It is noticeable on the Tithe Map that the surrounding countryside has been rapidly developed since the map of 1826 with extensive building and many areas of previously open land enclosed.

#### 4.2.6 *Second Edition Ordnance Survey Map, 1898* (Fig. 8)

This is the first map to name the farm, labelling it as “Poyndon Pits”. The map shows the site in essentially its modern configuration. The southernmost building has been demolished while the existing 19<sup>th</sup> century farmhouse has now been constructed. The surrounding field boundaries remain virtually unchanged.

#### 4.2.7 *OS Maps, 1914 & 1938* (Figs. 9 & 10)

These maps show no significant changes since the production of the Second Edition of 1898.

#### 4.2.8 *OS Map, 1971* (Fig. 11)

This map shows the farm almost exactly as it is today. Two new buildings have been added. It is the only map in the documentary record to refer to the site by its modern name of Poyndon Farm. While the fields immediately around the site remain unchanged, a short distance to the north-west and south-west there are now large areas of suburban housing.

### 4.3 Historic Photograph

The photograph shows the front (south) elevation of the two-storey section of the Building A (stable block), during its conversion into a garage in 1986. While it shows the first floor much as it is today with a single loading door to the west and a single fixed light window to the right, it also provides information on the original form of the ground floor which has now been lost. The building originally had two entrance doors in the centre with two fixed light windows to the right and left. All four openings had slightly cambered brick arches. To the left the end of a single storey weatherboarded structure can be seen which may correspond with the surviving internal features in Building A (Section 5.2.3 below).

## 5 THE BUILDING Figs. 13-15

### 5.1 Exterior

5.1.1 This report encompasses two buildings to the north and west of the courtyard at Poyndon Farm, named for these purposes as Building A and Building B respectively and labelled as such on the accompanying plans (Fig. 12). Building A comprises a two-storey former stable, with an appearance of 19<sup>th</sup> century date, with a series of attached single storey agricultural storage buildings to the west, east and north which appear from the outside to be entirely modern. To the east of this is a large barn which falls outside the

scope of this report. Building B is a simpler structure lying separately to the south-west and having a principal ground floor and attic both of which appear to be entirely modern.

5.1.2 The former stable in Building A is constructed of London stock bricks laid in Flemish bond. The joints are of traditional lime mortar which appears to be original and never to have been re-pointed in modern cement. The building has a modern asbestos sheet roof and modern plastic guttering. It is divided into two bays, both of which have been slightly extended to the south in the course of its conversion to a modern garage. This pent-roofed extension is again constructed of London stock bricks although modern cement mortar has been used here. To the right is a further single storey garage of London stock bricks with an asbestos roof which appears to be entirely modern and which links the two storey building with the barn (Plate 1).

5.1.3 The first floor retains on the front (south) façade a single loading door to the west along with a single two-light fixed window to the east. These two features are probably not original and are most likely to be replacements of mid-20<sup>th</sup> century date. To the rear (north) façade there is a barred, unglazed opening to the east and a further two-light fixed window to the west which appears to be the only surviving original window in the building (Plate 2).

5.1.4 To the west of the former stable is a single storey agricultural building apparently of entirely modern construction being built of breezeblock with a thin layer of cement render. The front (south) façade has three modern timber double side-opening casements and two double sliding timber doors along with a simple asbestos roof as before. To the side (west) elevation is a three-light fixed window while to the rear (north) is a further lean-to structure, again of one storey and constructed in concrete breeze block. This follows a simple pattern of alternating buttresses and six-light fixed windows. To the side (west) elevation of the lean-to is a single sliding metal door.

5.1.5 Building B is entirely modern in appearance and seems likely to date from the 1960s or 70s. The structure is a two storey storage building where the upper floor is formed within the roof space and is thus visible only on the north and south facades which house the gable ends. The building rests on a breezeblock plinth and is rendered with a simple pitched roof of corrugated metal. Exposed timber lintels are visible above the windows and doors.

5.1.6 The east façade has a large single vertical boarded side-opening wooden entrance door and two windows of three-light, side-opening casement form. The north façade has a single vertical boarded wooden roller door to the ground floor and a single side-opening vertical boarded loading door to the top floor, above which is a simple hood. The west façade is plain apart from two further windows of the same three-light, side-opening casement form as before. The south façade is likewise plain apart from two fixed-light windows with small top-opening casements, one to each floor.

## 5.2 Interior

5.2.1 The two bays to the ground floor of the former stable are plain brickwork cells which are whitewashed throughout. This appears to include some areas of original limewash. There is a modern plasterboard ceiling. The first floor section retains all the original floorboards and joists along with much of the original lime render to the walls. The loading door, two windows and the single unglazed opening to the front and rear elevations are all visible as described above (Plates 3 & 4).

5.2.2 The interior of the single storey garage linking the former stable to the barn is entirely modern, as it appears on the exterior. It does however enclose the east wall of the ground floor of the adjacent building. On this wall is preserved an area of internal limewash which shows the outline of an earlier building, also single storey although considerably lower in height (Plate 5).

5.2.3 The interior of the single storey building to the west of the former cart shed appears largely modern with breezeblock walls and modern doors and windows as described above. At the east end of the structure, however, some early 19<sup>th</sup> century timbers are retained which suggest that this building occupies the site of an older structure. Here a limewashed, primary braced timber framed end wall survives in good condition with weatherboarding on the external face implying that this building predated the adjacent mid-19<sup>th</sup> century stable. It is possible that this represents the only surviving part of the weatherboarded building noted on the historic photograph discussed above. There are also some surviving internal wooden boards which are of greater thickness than those to the exterior (Plate 6 & Elevation E – E1, Fig. 13). This corresponds with a small number of early 19<sup>th</sup> century roof timbers which also survive at this end of the building and which are discussed below. The remainder of the interior of this structure to the west, and the lean-to to the north, is however entirely modern.

5.2.4 The interior of Building B is entirely modern and has no features of any historic interest.

## 5.3 Roof

5.3.1 The two-storey former stable has a simple modern pitched roof of sawn softwood with a single central truss made up by a tie beam with raking queen struts. There is no wall plate and the rafters, which lie over the purlins, meet at a ridgeboard. The only historic elements are two reused iron ties of probable 19<sup>th</sup> century date.

5.3.2 Most of the roof of the adjacent single storey building to the west is similarly modern, again of sawn softwood although the five trusses are of slightly different form all having a tie beam, a collar beam and raking queen struts with purlins notched into the collar beams and rafters which lie over the purlins and meet at a ridgeboard. There is also a wall plate.

5.3.3 As discussed above, however, the east end of the roof retains a few timbers apparently of much earlier, probably early 19<sup>th</sup> century date. When the trusses are numbered from west to east (as on the accompanying plans, Fig. 12) these elements all fall within Trusses 4 and 5. These include the tie beams to both trusses, the collar beam to Truss 5, a horizontal, diagonal dragon-tie between the east end wall and the end of Truss 5, and the wall plate to Bays 5 and 6. This part of the roof also retains numerous original metal straps, probably of contemporary date.

5.3.4 The roof of Building B is entirely modern and has no features of any historic interest.

## 6 METHODOLOGY (Monitoring and Recording)

6.1. The archaeological monitoring comprised the observation of building alterations, completed groundworks, inspection of subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro forma* recording sheets, drawn to scale and photographed as necessary. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

6.2 The monitoring and recording was to include the ground reduction and foundation trenches for the new link building and the foundation trenches and pits within the existing buildings (A and B), as well as the structural alterations to the existing buildings. However, AS were only notified of the construction work after it had begun. The foundation trenches for the link building had been dug and partially backfilled with concrete, and the ground reduction of the building footprint had already taken pace. In addition, most of Building A had been demolished (leaving only the two storey former stable) and new foundations laid. Some foundation trenches and pits, adjacent to or within the former stable, were still open and available for inspection (Figs. 17-18).

## 7 DESCRIPTION OF RESULTS Fig. 18

### 7.1 Foundations adjacent to Building A

<i>Building A (former stable), S foundation trench, facing N</i>		
<i>0.00 = c. 90.23m AOD</i>		
0.00 – 0.15m	L2000	Concrete yard / floor surface.
0.15 – 0.28m	L2001	Made ground. Dark grey silt and brown/orange concrete and CBM rubble.
0.28m+	L2002	Natural mid/dark yellow clay, with flint gravel.

*Sample section 1 (DP 34)*

A new foundation trench had been cut at the base of the exterior wall of the former stable at the east end of Building A. No archaeological features or finds were present.

## 7.2 Excavation of the link building footprint

<i>Link Building footprint, W side, facing E</i>		
<i>0.00 = c. 90.15m AOD</i>		
0.00 – 0.15m	L2000	Concrete yard surface.
0.15 – 0.35m	L2001	Made ground. As above.
0.35m+	L2002	Natural clay. As above

*Deposit sequence of the link building footprint (DP 38)*

No archaeological features or finds were present.

## 7.3 Structural alterations to the Buildings

### 7.3.1 Former stable, Building A

The dividing wall between the two garages on the lower floor had been removed (DP 28), as had the modern southern extension and the brick south wall of the upper storey. The ground floor ceiling had been removed, revealing the timber floor joists of the upper floor. The southern end of these joists was also revealed due to the removal of the south wall of the upper storey (DP 29).

### 7.3.2 Building B

The floor of Building B had been removed and was being replaced (DP 40).

No new information was revealed by the structural alterations that enhanced the record or understanding of the buildings.

## 8 CONFIDENCE RATING

8.1 Not all of the groundworks were monitored. As the development had started before AS was notified, only partial foundation trenches were available for inspection. The excavation of the link building footprint had reduced the ground to below the surface of the natural clay, and therefore below the potential archaeological horizon.

## 9 DEPOSIT MODEL

9.1 The groundworks revealed that deposits were uniform within both of the monitored areas. The site was covered by modern concrete yard surface L1000, which also formed the floor of the barn (Building A). Below was L1001, a layer of dark grey silt mixed with CBM and concrete rubble. This deposit was probably created during construction/levelling works connected with the farm buildings.

9.2 The natural mid to dark yellow, compact clay L1002, was located below L1001 across the site at c. 0.30m below existing. It was recorded to a depth of 1m+ within foundation trenches.

## **10 DISCUSSION**

### **10.1 Historic Building Recording**

10.1.1 Of the buildings which fall within the scope of this report only the two storey stable block and the surviving timbers in the single storey building attached to its west side are of any historic interest, the remaining structures being entirely modern. The map based evidence considered above establishes that these two buildings were constructed between 1826 and 1842 while the presence of external weatherboarding to the timber framed east wall of the single storey structure implies that this was built shortly before the neighbouring stable block. This timber framed wall survives in good condition along with a few adjacent roof timbers. The only other notable survival is a substantial quantity of original lime render to the interior of the first floor of the stable block along with lime mortar in the brickwork joints visible on the exterior. With these two exceptions, however, all historic features have been lost or replaced.

### **10.2 Archaeological Monitoring and Recording**

10.2.1 Despite the potential for archaeological remains, no archaeological features or finds were present within the areas available for monitoring.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank Mr and Mrs Needle at Poyndon Farm for commissioning this report and for their hospitality during our visit to the site. AS would also like to acknowledge the assistance of their agents, Hertford Planning Service (in particular Mr Martin Norford and Ms Ann Timson for their assistance).

AS would like to acknowledge the assistance of staff at Hertfordshire Archives and Local Studies, and would like to acknowledge the input and advice of Mr Andy Instone of Hertfordshire County Council Historic Environment Unit.

## **DEPOSITION OF ARCHIVE**

An archive of all materials produced by the report has been created and listed. Copies of the final report will be lodged with the client, the local planning authority, Hertfordshire HER, and HALS. The archive will be lodged with HALS.

## BIBLIOGRAPHY

Brown, N. & Glazebrook, J. (eds.) 2000 *Research and Archaeology: a framework for the Eastern Counties*. East Anglian Archaeology Occasional Papers 8

Gover, J.E.B., Mawer, A., and Stenton, F.M. 1938, reprinted 1995 *The place-names of Hertfordshire*. English Place-Name Society

Pevsner, N. & Cherry, B. (2<sup>nd</sup> ed.) 1977 *The Buildings of England: Hertfordshire*. Penguin, Harmondsworth

## APPENDIX 1 PRIMARY SOURCES CONSULTED

### Cartographic Sources

Date	Description	Scale	Location	Reference
1766	Dury & Andrews' Map of Hertfordshire	-	HALS	
1802	A Map of the Parish of Cheshunt in the County of Hertfordshire. Henry Crawter, Surveyor, Cheshunt	-	HALS	D/ECr 125/3
1822	Bryant's Map of Hertfordshire	-	HALS	
1826	A Map of the Titheable Lands In the Parish of Cheshunt	-	HALS	D/ECr 67/4
1841	Cheshunt Tithe Award	-	HALS	DSA4/30/1
1842	Cheshunt Tithe Map	-	HALS	DSA4/30/2
1898	Second Edition Ordnance Survey Map	25": 1 Mile	HALS	Herts. XLI.7
1914	OS Map	25": 1 Mile	HALS	Herts. XLI.7
1938	OS Map	25": 1 Mile	HALS	Herts. XLI.7
1971	OS Map	1: 2500	HALS	TL 3202 3302



## APPENDIX 2 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<b>Site name and address:</b>	Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire, EN7 5JG
<b>County:</b> Hertfordshire	<b>District:</b> Broxbourne
<b>Village/Town:</b> Goff's Oak	<b>Parish:</b> Cheshunt
<b>Planning application reference:</b>	District: 7/0310/07/F/WOL Appeal: APP/W1905/A/08/2062953
<b>Client name/address/tel:</b>	Hertford Planning Service, Westgate House, 37 – 41 Castle Street, Hertford, Herts SG14 1HH Tel: 01992 552 173
<b>Nature of application:</b>	Residential conversion
<b>Present land use:</b>	Disused agricultural buildings
<b>Size of application area:</b> c. 345 m <sup>2</sup>	<b>Size of area investigated:</b> Entire area
<b>NGR (8 figures):</b>	TL 3225 0252
<b>Site Code:</b>	AS 1180
<b>Site director/Organisation:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Historic building recording and monitoring and recording
<b>Date of work:</b>	December 2008 and May 2009
<b>Location of finds/Curating museum:</b>	HALS
<b>Related SMR Nos:</b>	<b>Periods represented:</b> Early C19
<b>Relevant previous summaries/reports: -</b>	None
<b>Summary of fieldwork results:</b>	<p>In December 2008 Archaeological Solutions carried out a programme of historic building recording on outbuildings at Poyndon Farm, Silver Street, Goff's Oak, Hertfordshire. The purpose of the work was to investigate and clarify the origins and development of the existing buildings prior to residential conversion. Further, the programme aimed systematically to record the buildings in their existing state before work began.</p> <p>The investigation found a range of buildings which were entirely modern with the exception of a two-storey brick stable block and the remains of an adjacent single storey timber framed and weatherboarded structure, both dated by cartographic evidence to the years between 1826 and 1842. With the exception of the east wall of the timber framed structure and the original lime render to the first floor of the stable block, very little of any historic interest now remains.</p> <p>Despite the potential for archaeological remains no features or finds were revealed during the monitoring and recording.</p>
<b>Author of summary:</b> Gary Brogan	<b>Date of Summary:</b> June 2009

### APPENDIX 3 ARCHIVE CONTENTS FORM

Site Details	
<b>Site Name:</b> Poyndon Farm, Silver Street, Goff's Oak	<b>NGR:</b> TL 3225 0252
<b>County:</b> Hertfordshire	<b>Museum Collecting Area:</b> HALS
<b>Site Code:</b> AS 1180	<b>Project Number:</b> 3269
<b>Date of Work:</b> 19 <sup>th</sup> December 2008 29 <sup>th</sup> May 2009	<b>Related Work:</b> Historic Building Recording Archaeological Monitoring and recording

Brief/s		Specification/s	
Date	Present	Date	Present
N/A	Not produced on this occasion	12/11/08	Yes

Site Records (Description)		
3 x Context Sheets 4 x Misc recording sheets		
Site Drawings (Give Details of Formats & Size)		
<b>Drawn Plans &amp; Sections:</b> 1 A4 sheet of sections (monitoring and recording) 1 A3 sheet drawing film (HBR)		
<b>Architect's Drawings:</b> 3 sheets A1 floor plans, elevations and sections 4 sheet A3 sheets – annotated photocopies		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data
In report		Digital photographs and figures in digital format on CD

Reports		
Report No	Report Type	Present
3269	Historic Building Recording	Yes
3224	Historic Building Recording & Monitoring and Recording	Yes

Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes			
		1-8	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
Printed in report and separate printout in archive folder (HBR) Digital photograph record sheet (archaeological monitoring and recording)							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Printed index and CD included in archive (HBR) 31 photos of monitoring and recording							

#### DEPOSITION OF ARCHIVE

An archive of all materials produced by the report has been created and listed. Copies of the final report will be lodged with the client, the local planning authority, Hertfordshire HER, and Hertfordshire Archives & Local Studies (HALS). The archive will be lodged with HALS.



Photograph taken on 5th November 1986

## PLATES



1 Southern elevation of former stable, taken from the south (11)



2 Northern elevation of Building A, taken from the north (6)



3 Interior of first floor of former stable, taken from the south-west (15)



4 Interior of first floor of former stable, taken from the north-east (16)



5 East end wall of former stable, taken from the south-east (12)



6 Detail of southern section of timber framed wall to east end of single storey section of Building A (17)



**PHOTOGRAPHIC INDEX**



1

*Eastern elevation of Building B,  
taken from the east*



2

*Southern elevation of Building B,  
taken from the south*



3

*Western elevation of Building B,  
taken from the west*



4

*Western elevation of Building A,  
taken from the south-west*



5

*Western elevation of Building A,  
taken from the north-west*



6

*Northern elevation of Building A,  
taken from the north*



7

*Northern elevation of Building B,  
taken from the north-west*



8

*Northern elevation of Building B,  
taken from the north-east*



9

*Southern elevation of single storey  
section of Building A, taken from the  
south-east*



10

*Southern elevation of single storey  
section of Building A, taken from the  
south-west*



11

*Southern elevation of former stable,  
taken from the south*



12

*East end wall of former stable, taken  
from the south-east*



13

*Interior of eastern bay of garage in former stable, taken from the south*



14

*Interior of western bay of garage in former stable, taken from the south*



15

*Interior of first floor of former stable, taken from the south-west*



16

*Interior of first floor of former stable, taken from the north-east*



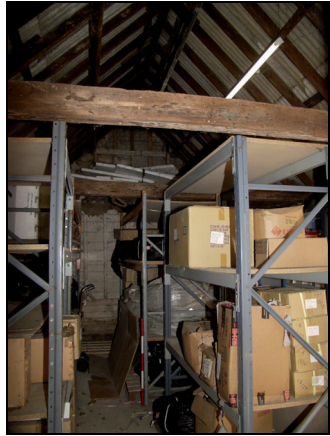
17

*Detail of southern section of timber framed wall to east end of single storey section of Building A*



18

*Detail of northern section of timber framed wall to east end of single storey section of Building A*



19

*Interior of single storey section of Building A, taken from the west*



20

*Interior of single storey section of Building A, taken from the east*



21

*Interior of ground floor of Building B, taken from the north-west*



22

*Interior of ground floor of Building B, taken from the south-east*



23

*Interior of loft of Building B, taken from the south-east*



24

*Interior of loft of Building B, taken from the north-west*

## PHOTOGRAPHIC INDEX (Monitoring and Recording)



DP 25. General view of the site, showing the former stable (Building A) to the left and Building B to the right. Taken from NNW.



DP 26. Farm buildings. Taken from SE.



DP 27. Building A. Taken from WSW.



DP 28. Former stable, Building A. Taken from SSW.



DP 29. Floor joists in former stable, Building A, first floor. Taken from S.



DP 30. E wall of former stable, Building A, showing foundation pit/trench. Taken from SW.



DP 31. Former stable, Building A, NE corner. Foundation pit/trench. Taken from S.



DP 32. Former stable, Building A, NW corner. Foundation pit/trench. Taken from S.



DP 33. Former stable, Building A, NE corner. Foundation pit/trench. Taken from N.



DP 34. Former stable, Building A, S foundation trench. Sample section. Taken from N.



DP 35. N wall of Building A with foundation pits/trenches. Taken from NE.



DP 36. Barn to the E of the site. Taken from SSE.



DP 37. Foundations for the link building. Taken from SW.



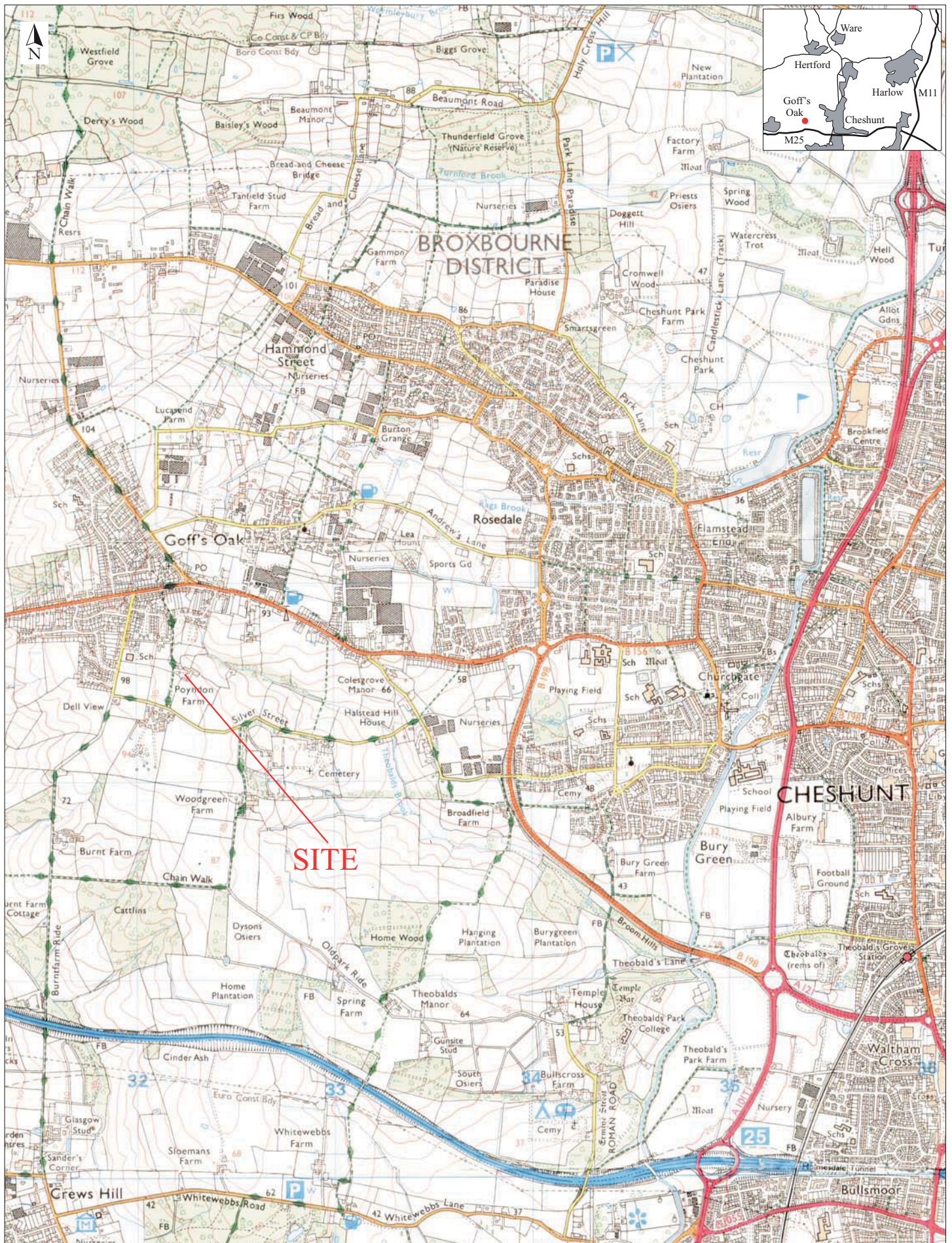
DP 38. Foundations for link building. Taken from E.



DP 39. Building B. Taken from SSE.



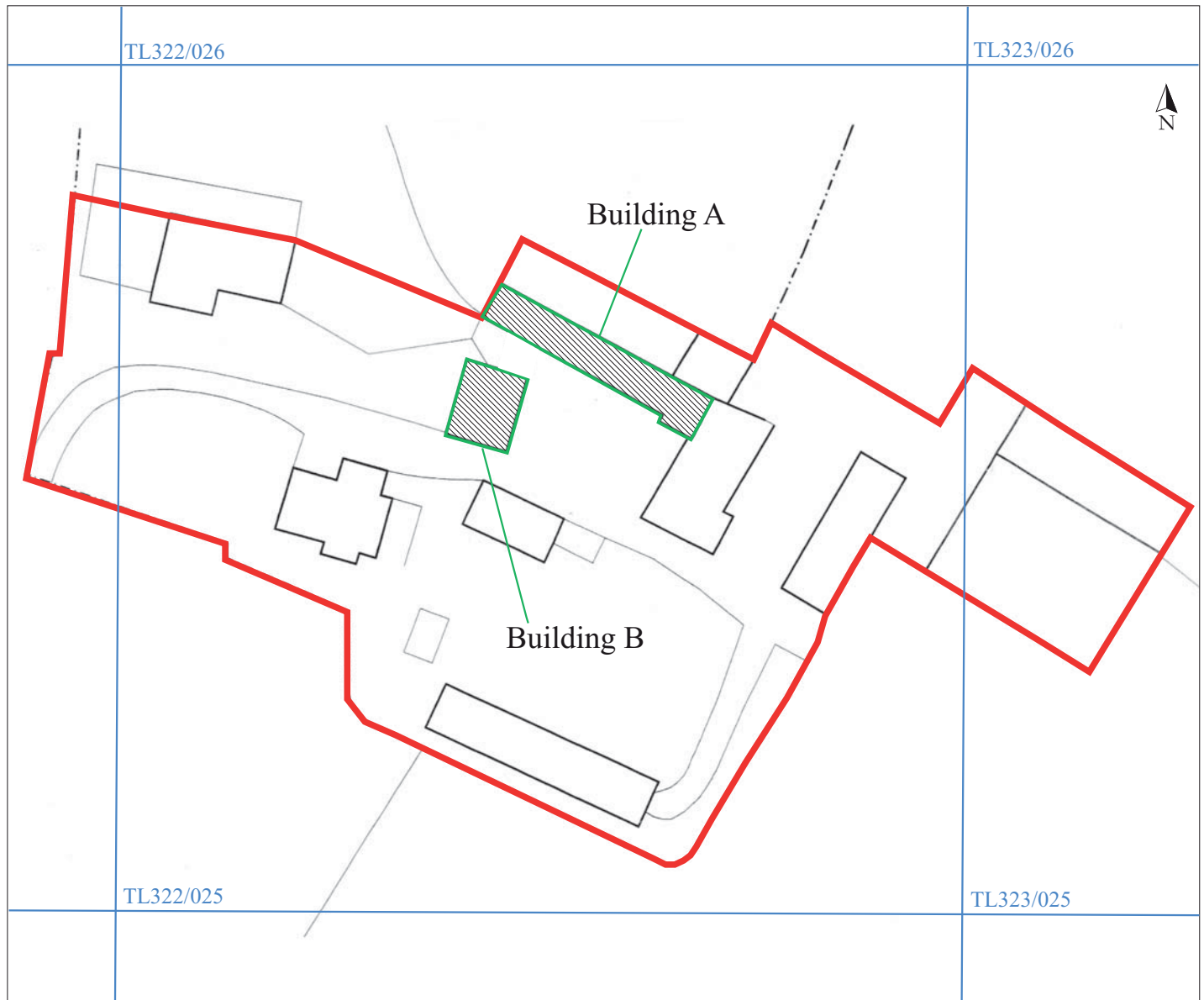
DP 40. Interior of Building B. Taken from SSE.



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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4

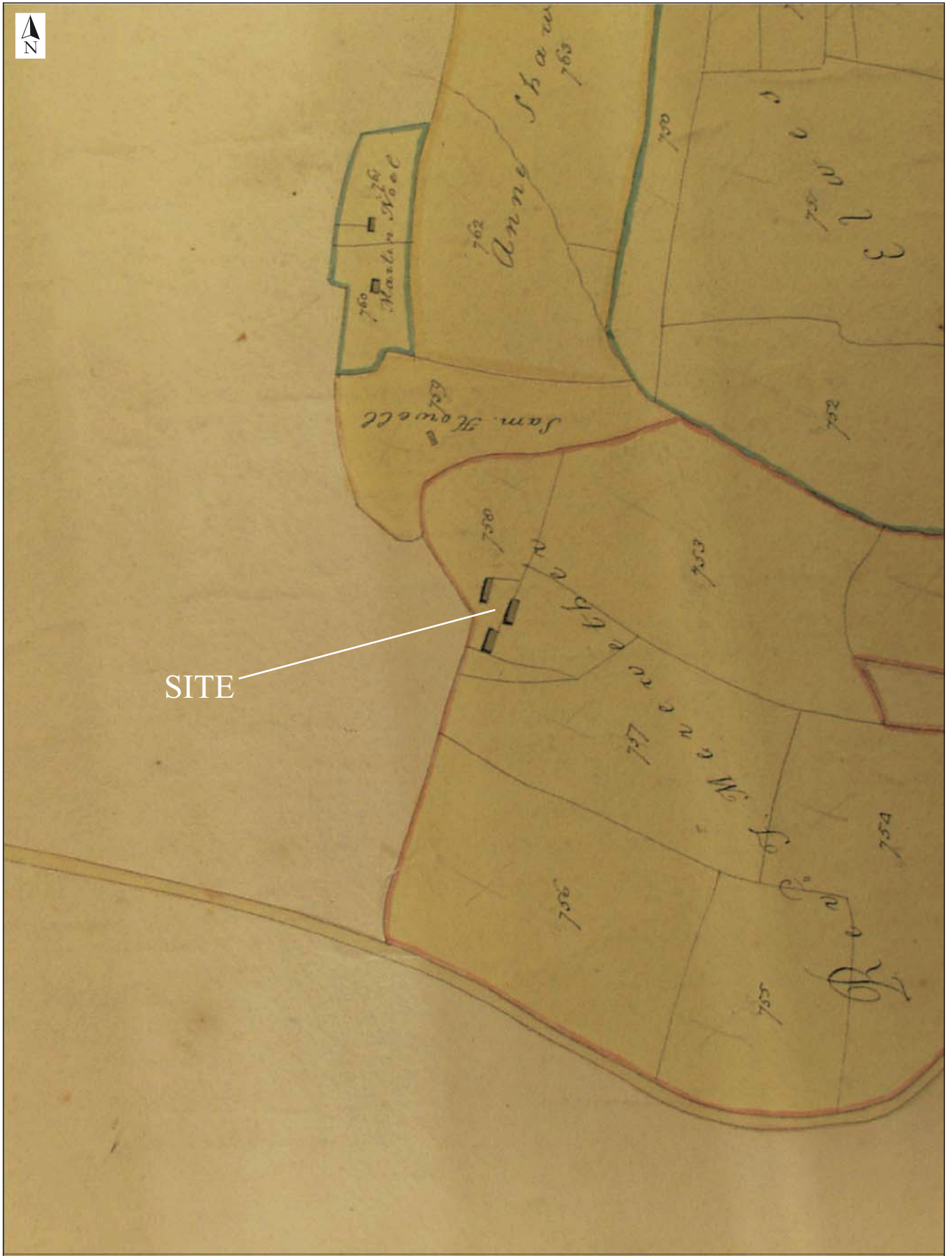




*Archaeological Solutions Ltd*  
**Fig. 2 Detailed site location plan**  
Scale 1:750 at A4



*Archaeological Solutions Ltd*  
Fig. 3 Dury & Andrews' map, 1766  
Not to scale

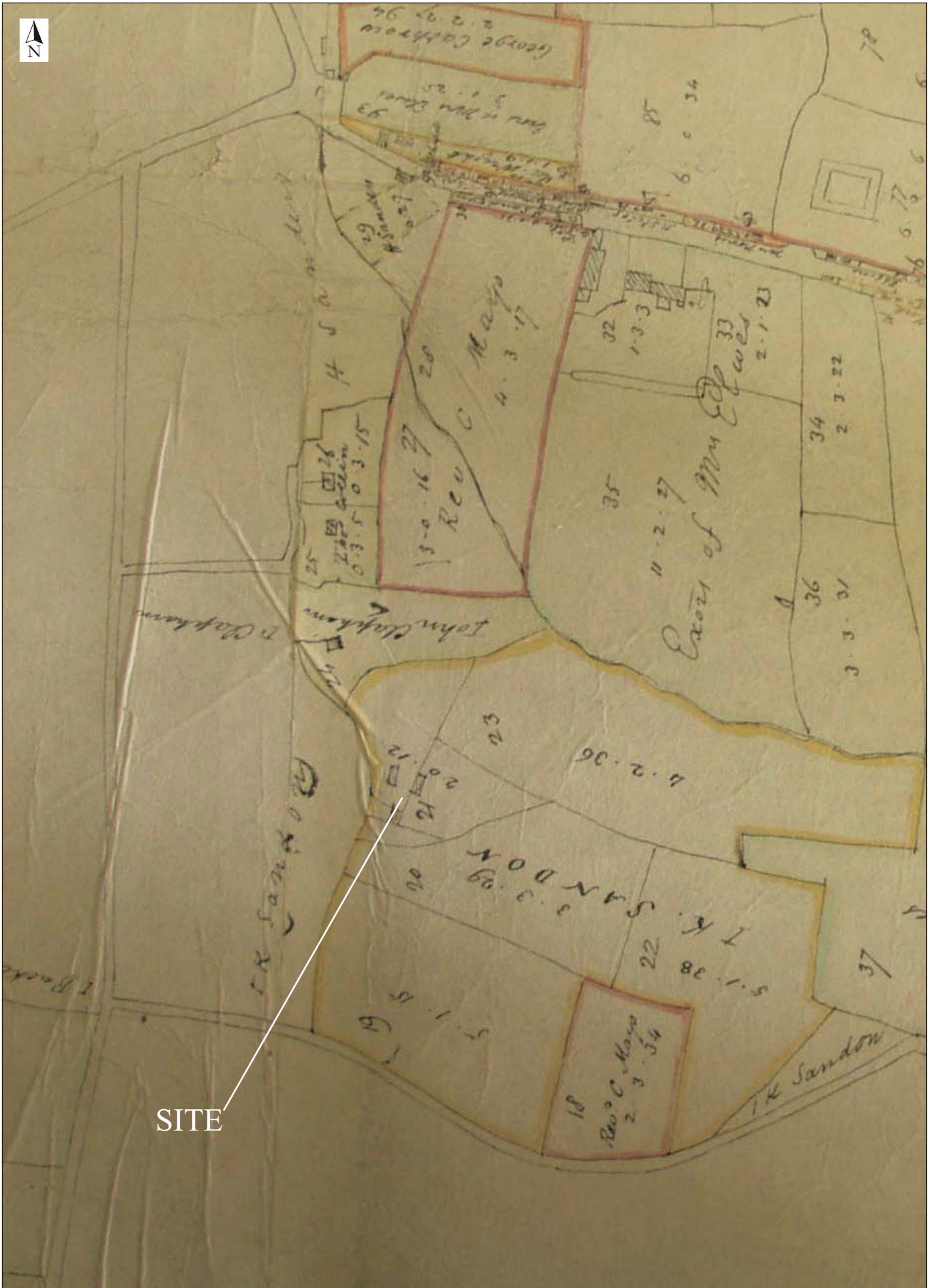


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**Fig. 4** Map of the Parish of Cheshunt, 1802  
Not to scale



SITE  
(Approx)

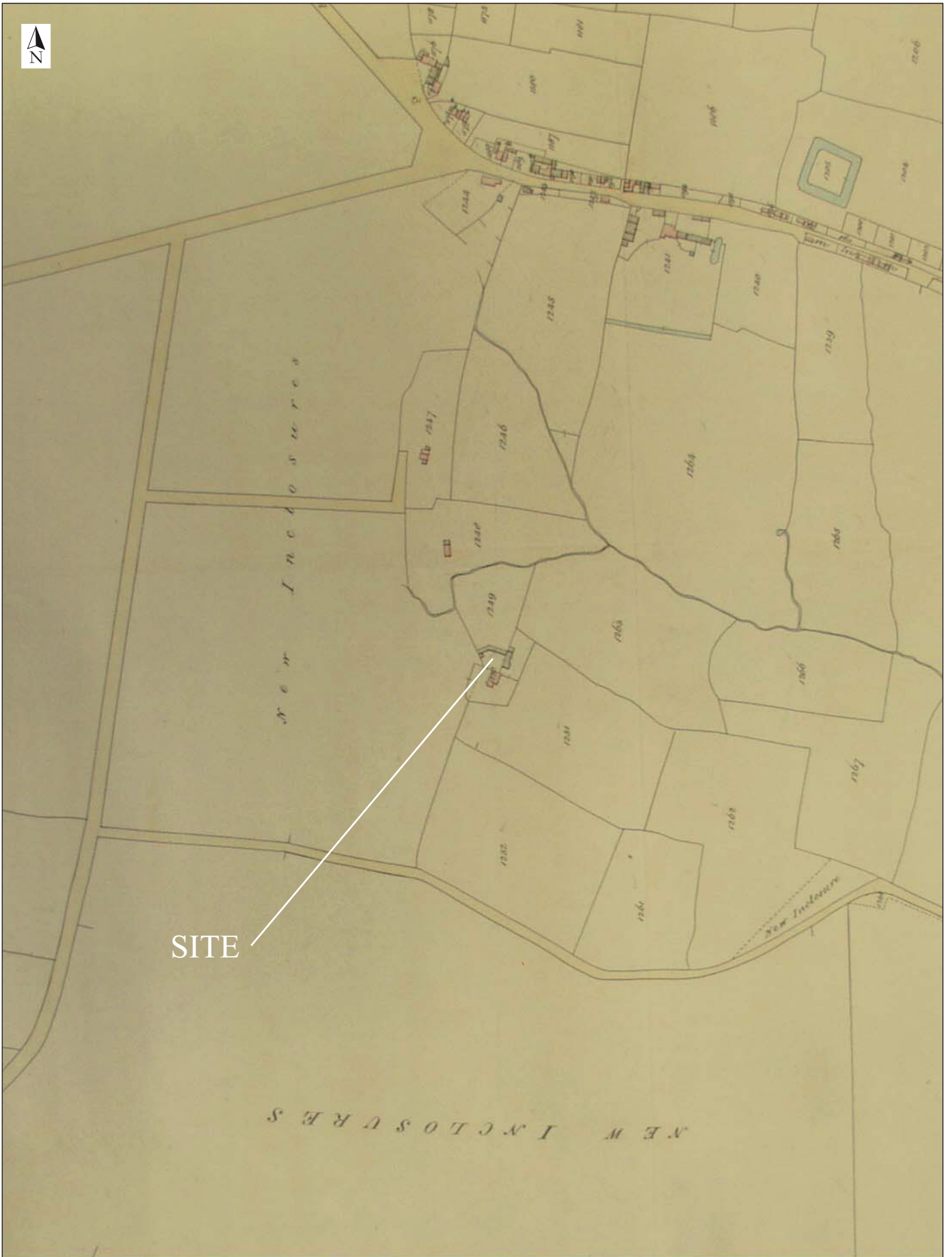
Archaeological Solutions Ltd  
Fig. 5 Andrew Bryant's map, 1822  
Not to scale



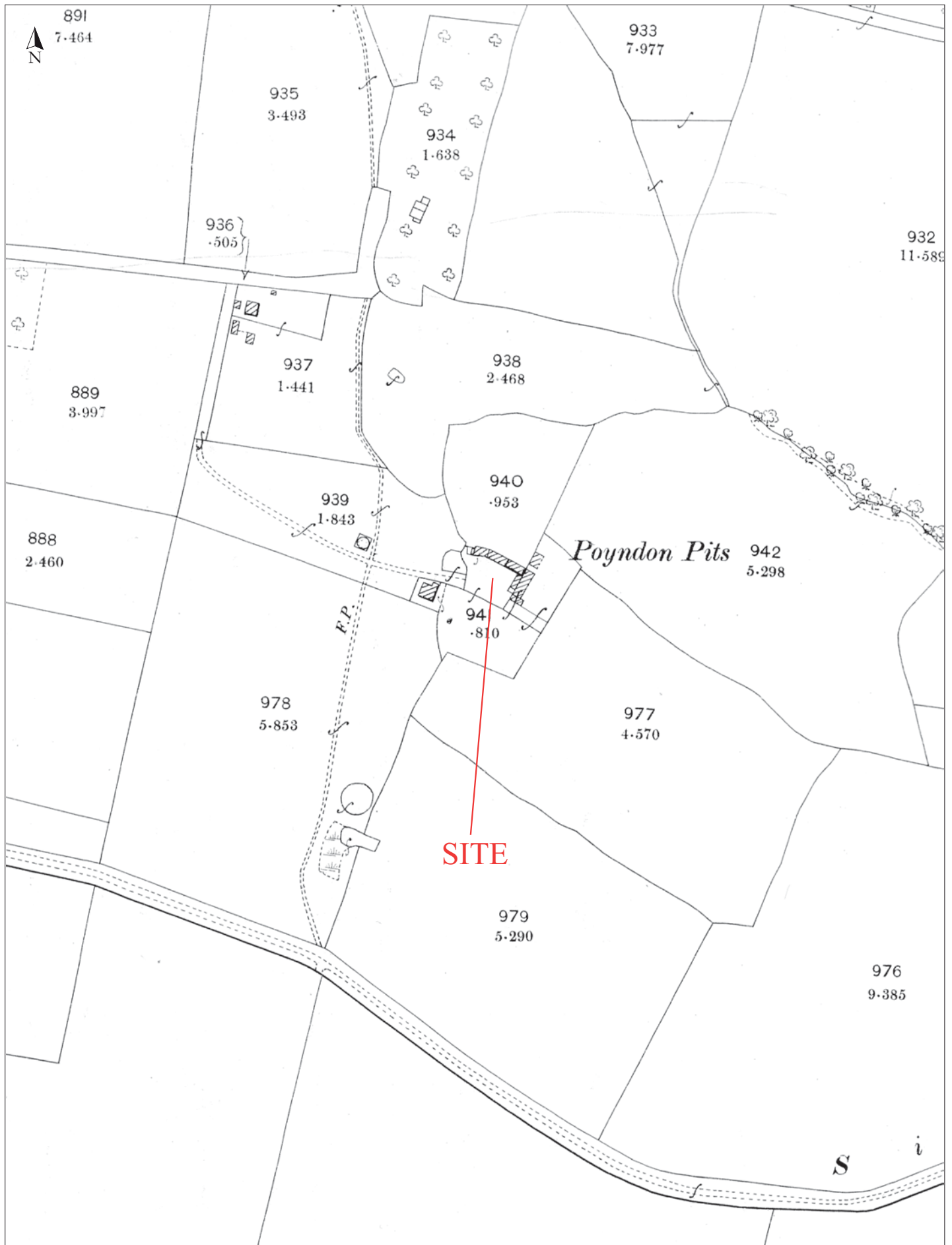
Archaeological Solutions Ltd

Fig. 6 Map of titheable lands, Cheshunt Parish, 1826

Not to scale

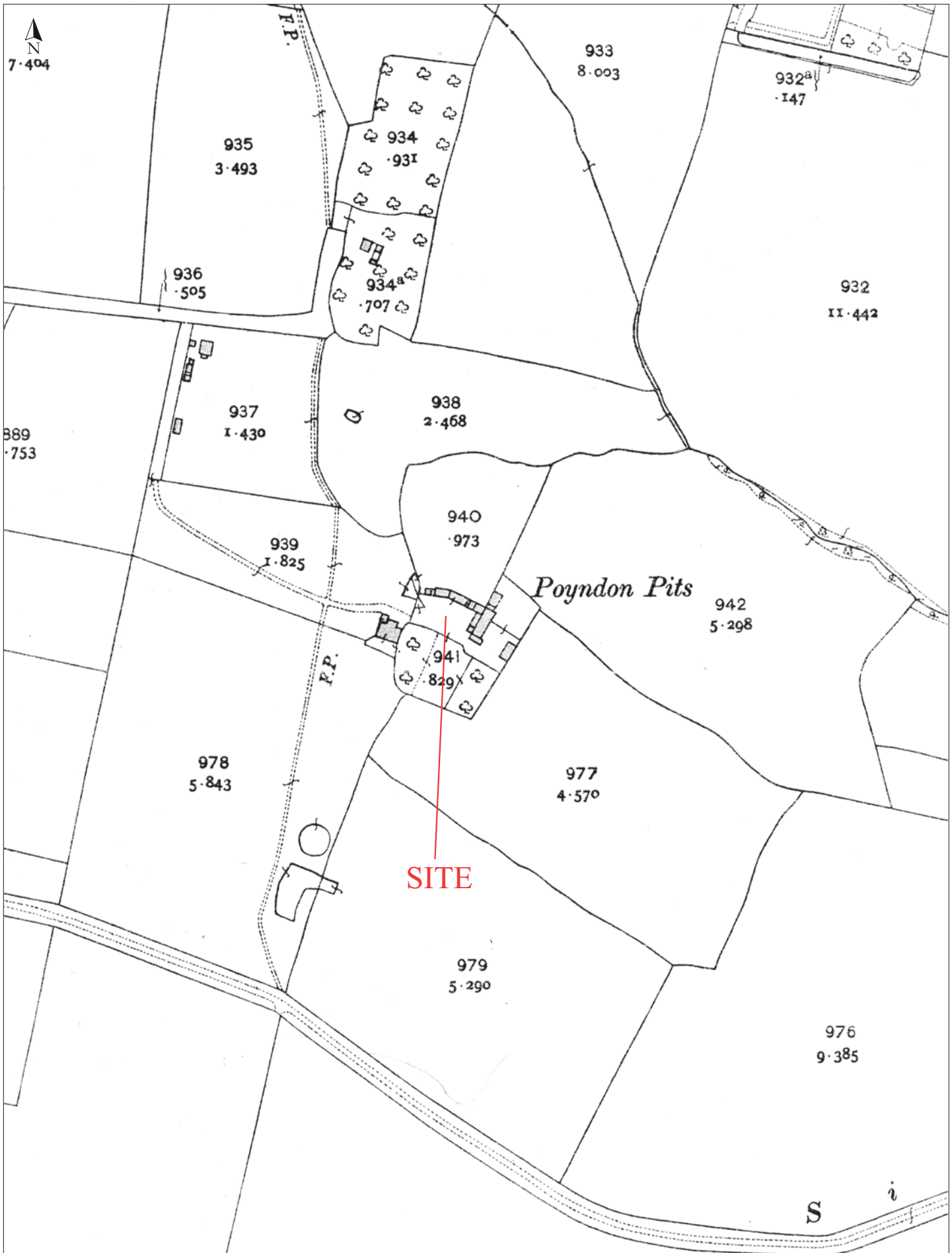


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**Fig. 7 Cheshunt tithe map, 1842**  
Not to scale



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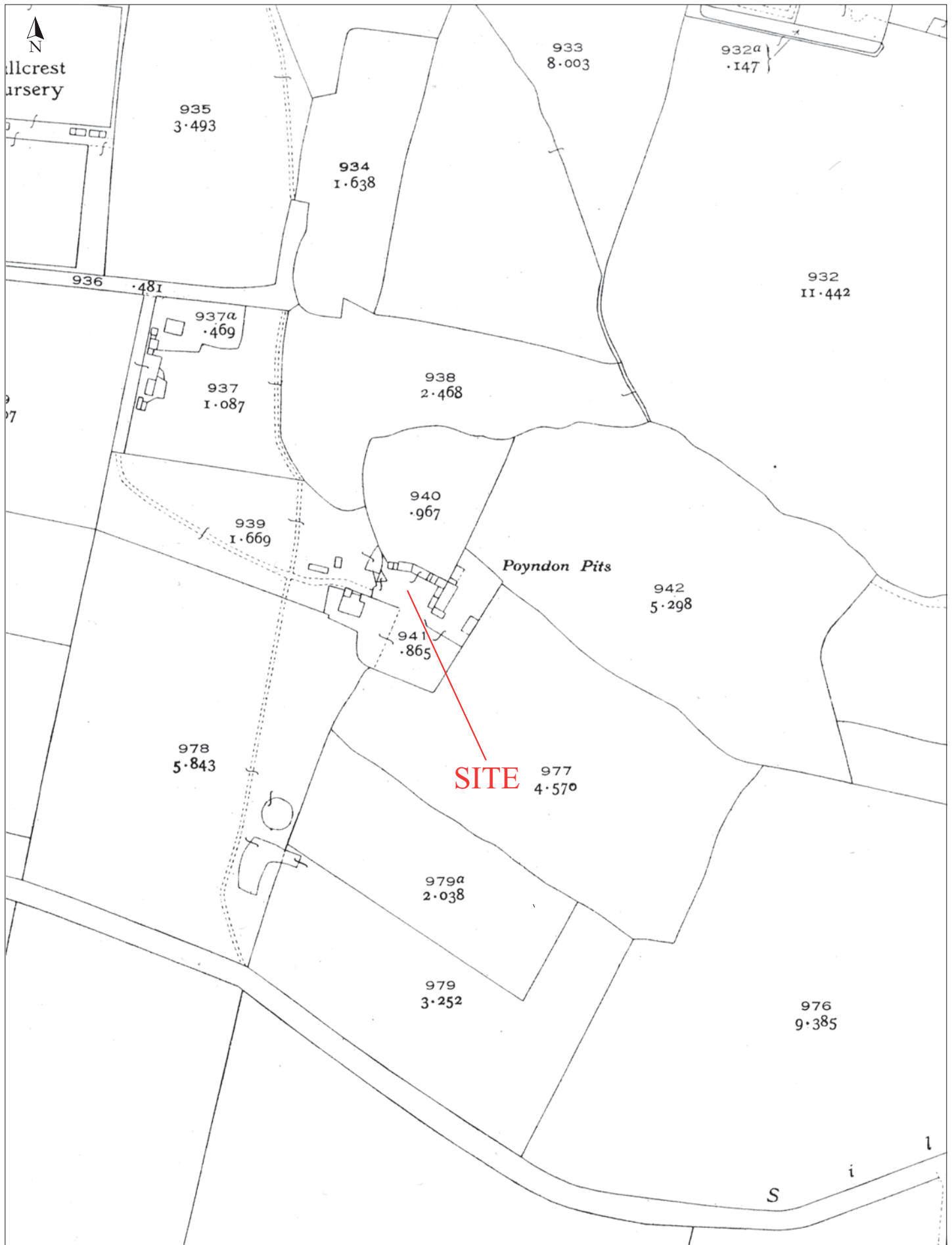
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**Fig. 8 2nd edition OS map, 1898**  
 Scale 25" to 1 mile at A4



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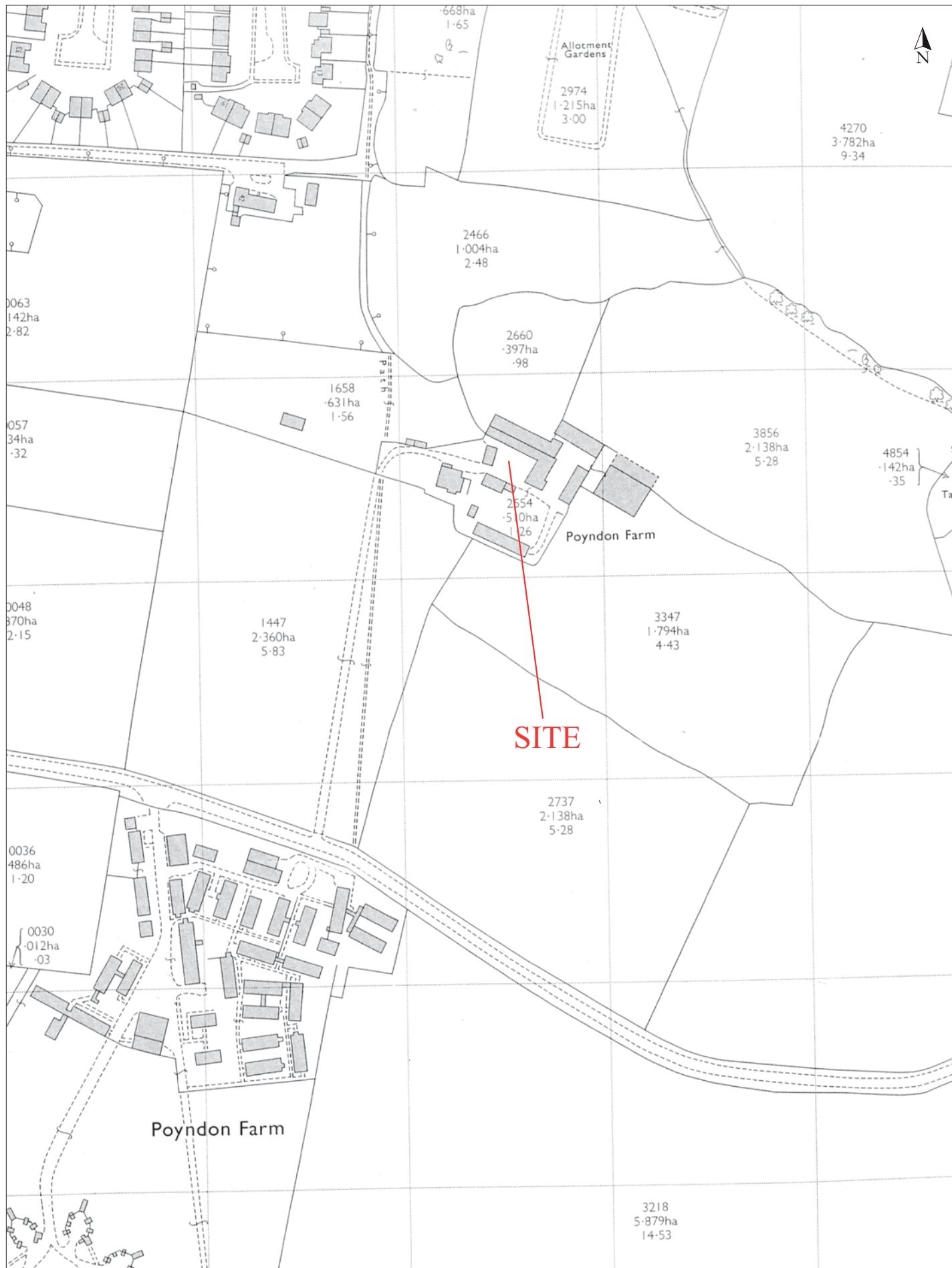
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**Fig. 9 OS map, 1914**  
 Scale 25" to 1 mile at A4





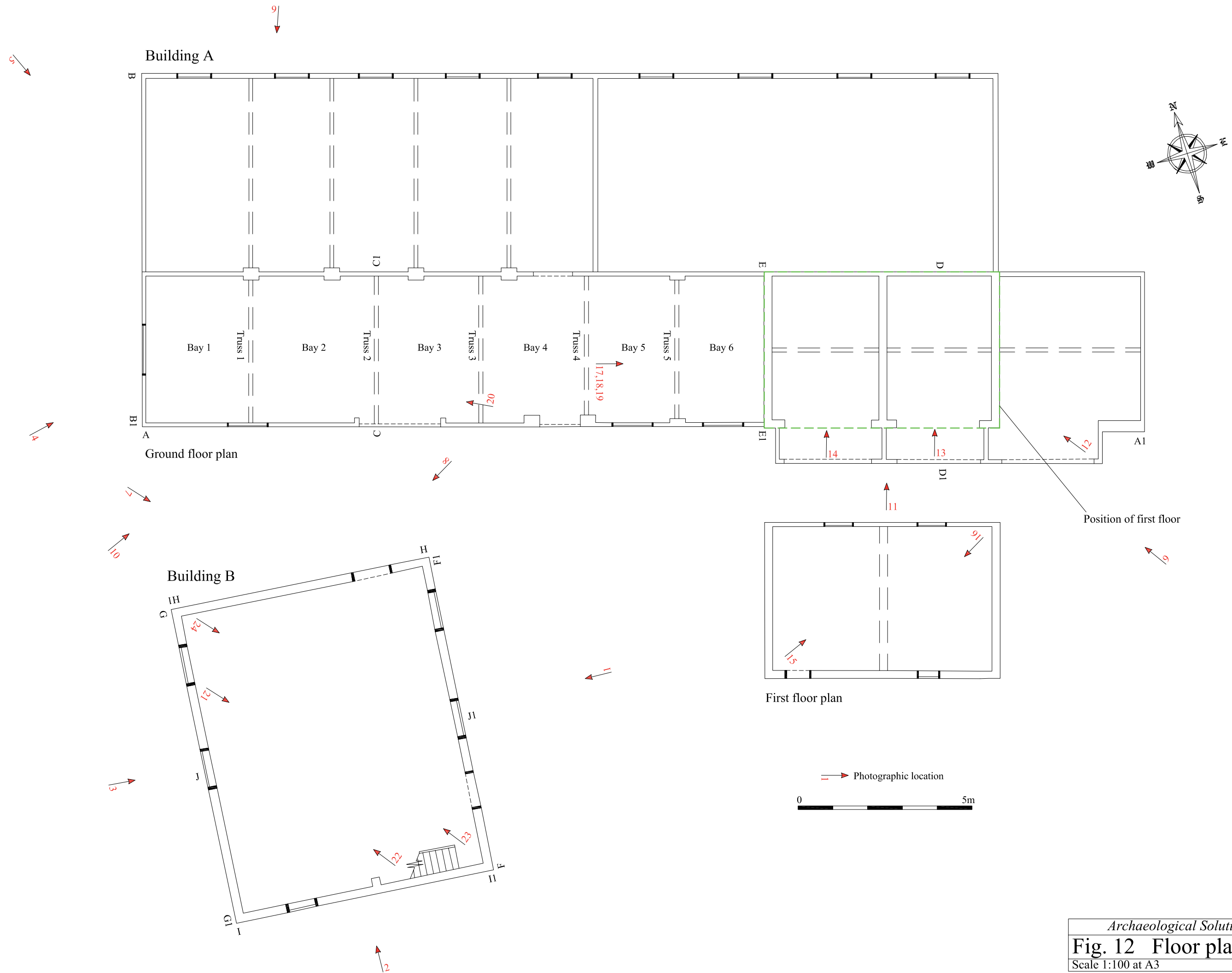
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**Fig. 10 OS map, 1938**  
 Scale 25" to 1 mile at A4

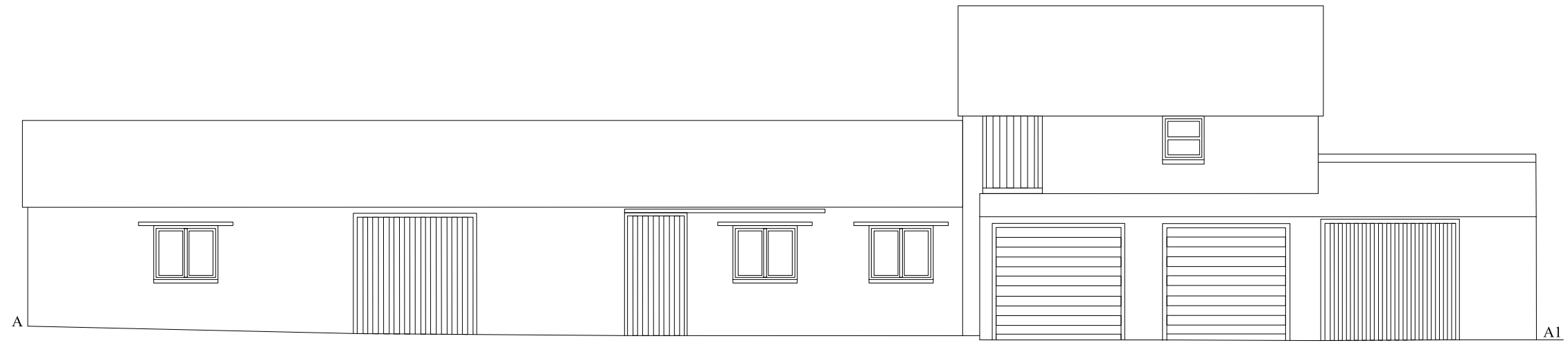


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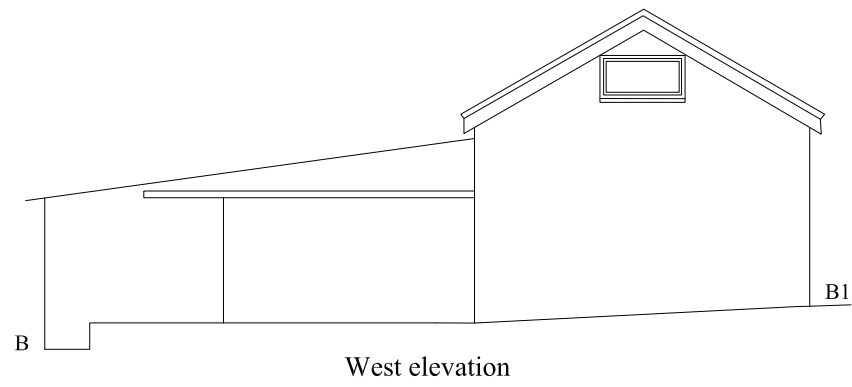
*Archaeological Solutions Ltd*  
**Fig. 11 OS map, 1971**  
 Scale 1:2500 at A4



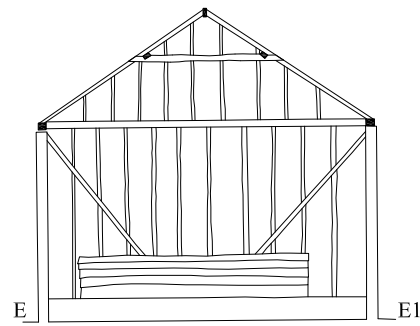
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**Fig. 12 Floor plans**  
 Scale 1:100 at A3



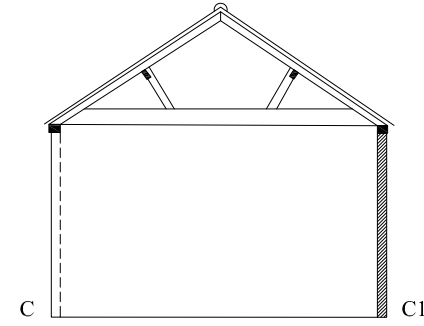
South elevation



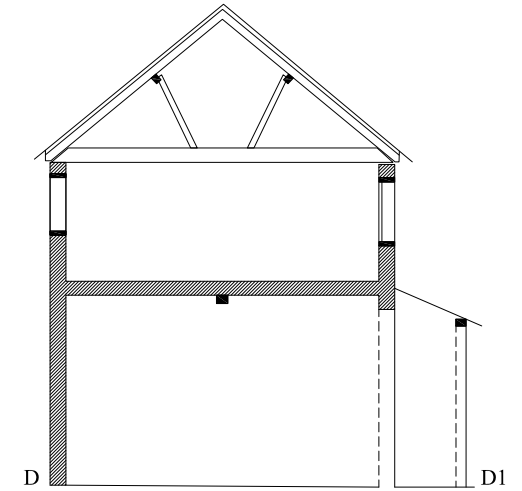
West elevation



Internal elevation



Cross-section

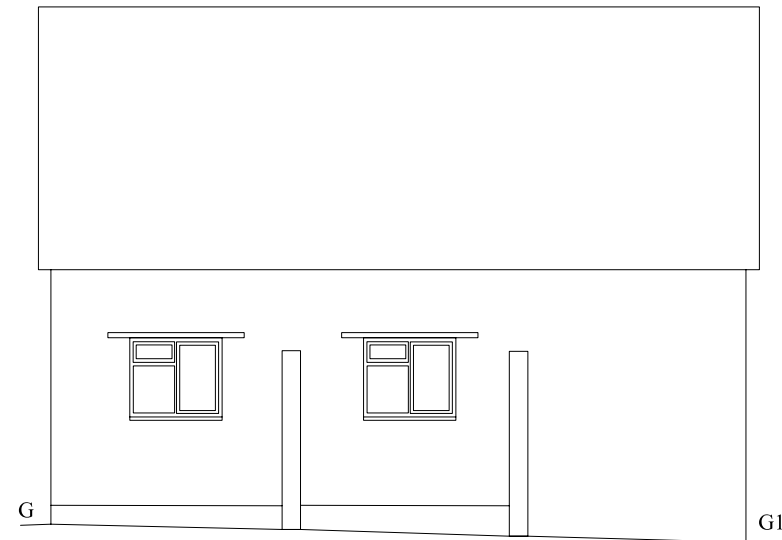


Cross-section

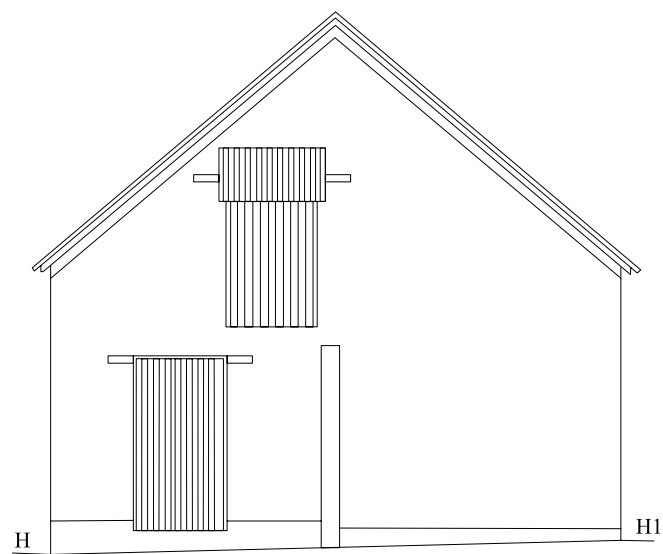




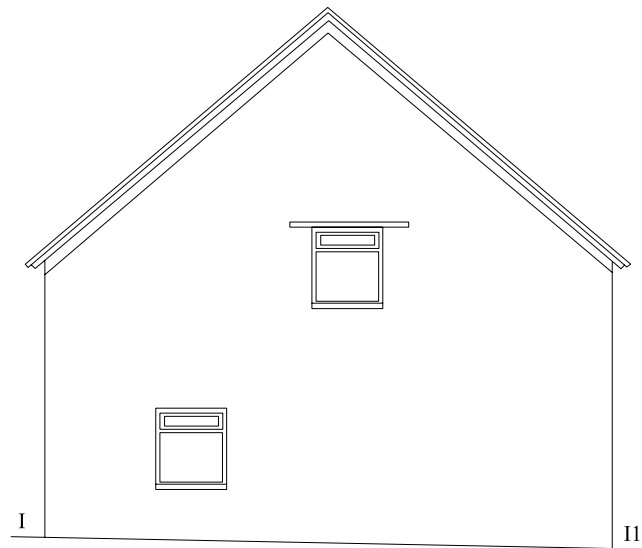
East elevation



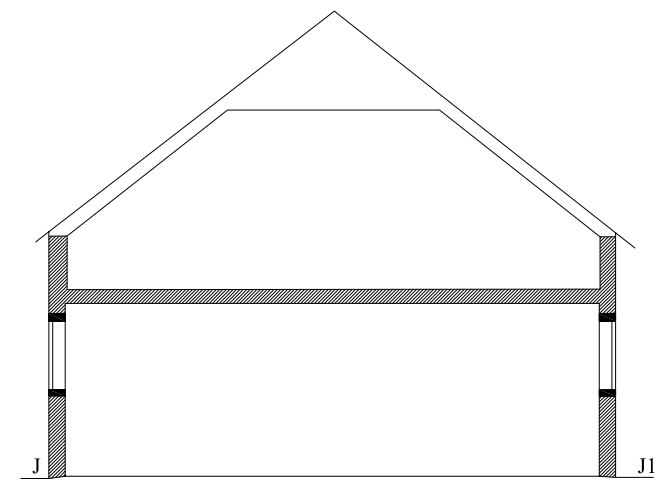
West elevation



North elevation



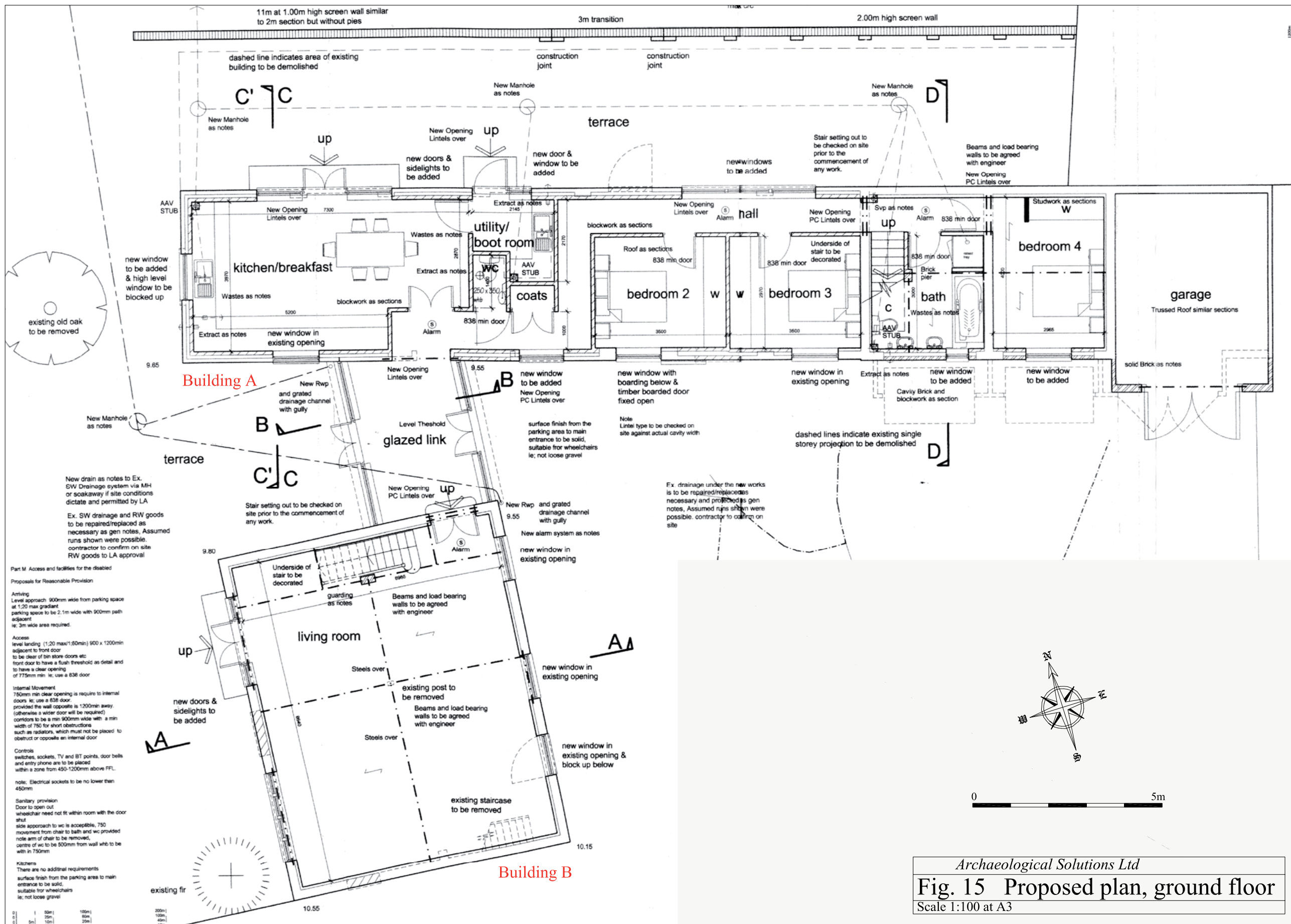
South elevation



Cross-section



Archaeological Solutions Ltd  
**Fig. 14 Elevations & section, Building B**  
 Scale 1:100 at A3



New drain as notes to Ex. SW Drainage system via MH or soakaway if site conditions dictate and permitted by LA  
 Ex. SW drainage and RW goods to be repaired/replaced as necessary as per notes. Assumed runs shown were possible. Contractor to confirm on site RW goods to LA approval

Part M Access and facilities for the disabled  
 Proposals for Reasonable Provision

Arriving  
 Level approach: 900mm wide from parking space at 1:20 max gradient parking space to be 2.1m wide with 900mm path adjacent ie. 3m wide area required.

Access  
 level landing (1.20 max/1.50min) 900 x 1200min adjacent to front door to be clear of both doors etc. front door to have a flush threshold as detail and to have a clear opening of 775mm min. ie. use a 838 door

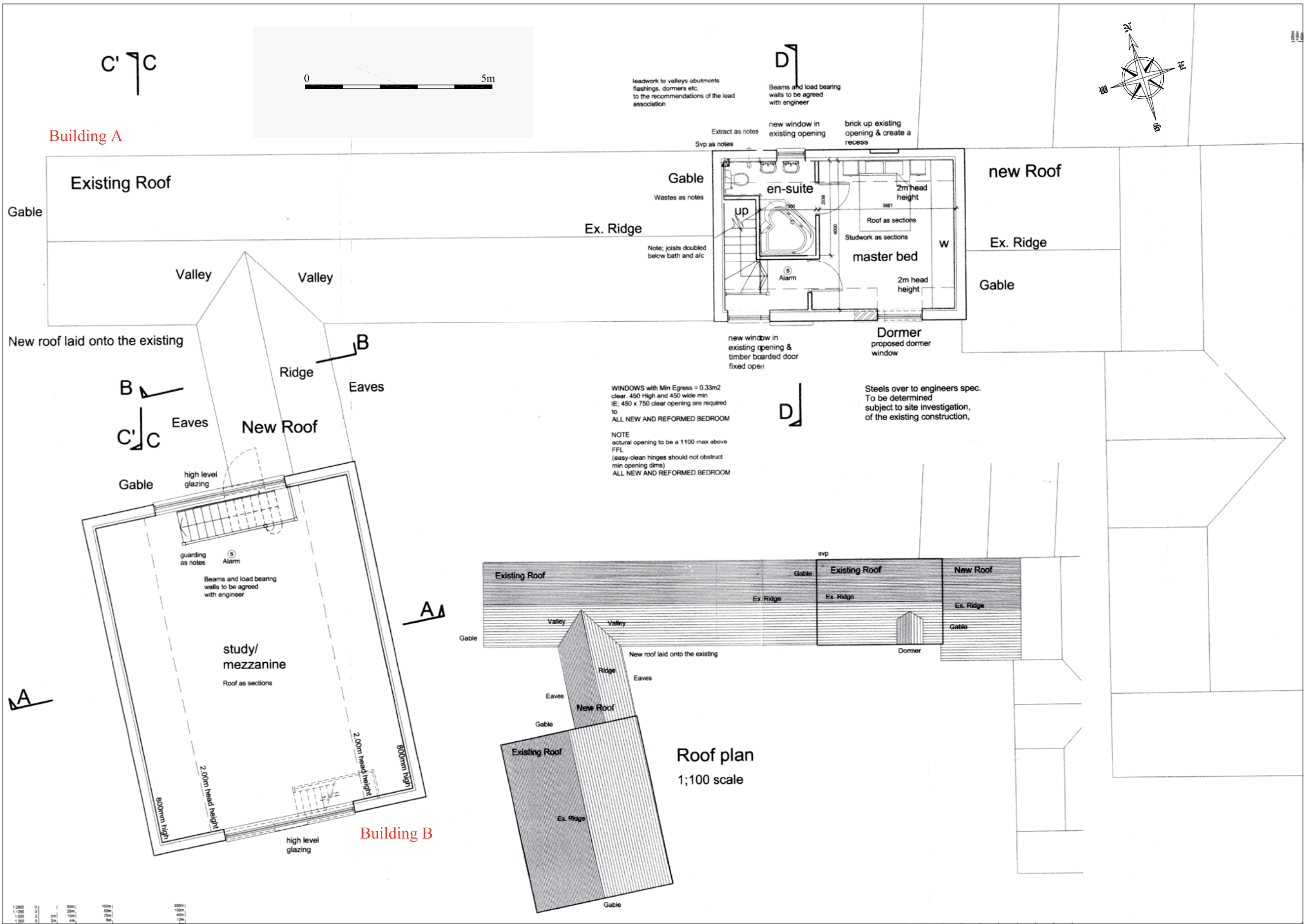
Internal Movement  
 750mm min clear opening is required to internal doors ie. use a 838 door provided the wall opposite is 1200mm away. (otherwise a wider door will be required) corridors to be a min 900mm wide with a min width of 750 for short obstructions such as radiators, which must not be placed to obstruct or opposite an internal door

Controls  
 switches, sockets, TV and BT points, door bells and entry phone are to be placed within a zone from 450-1200mm above FFL.  
 note: Electrical sockets to be no lower than 450mm

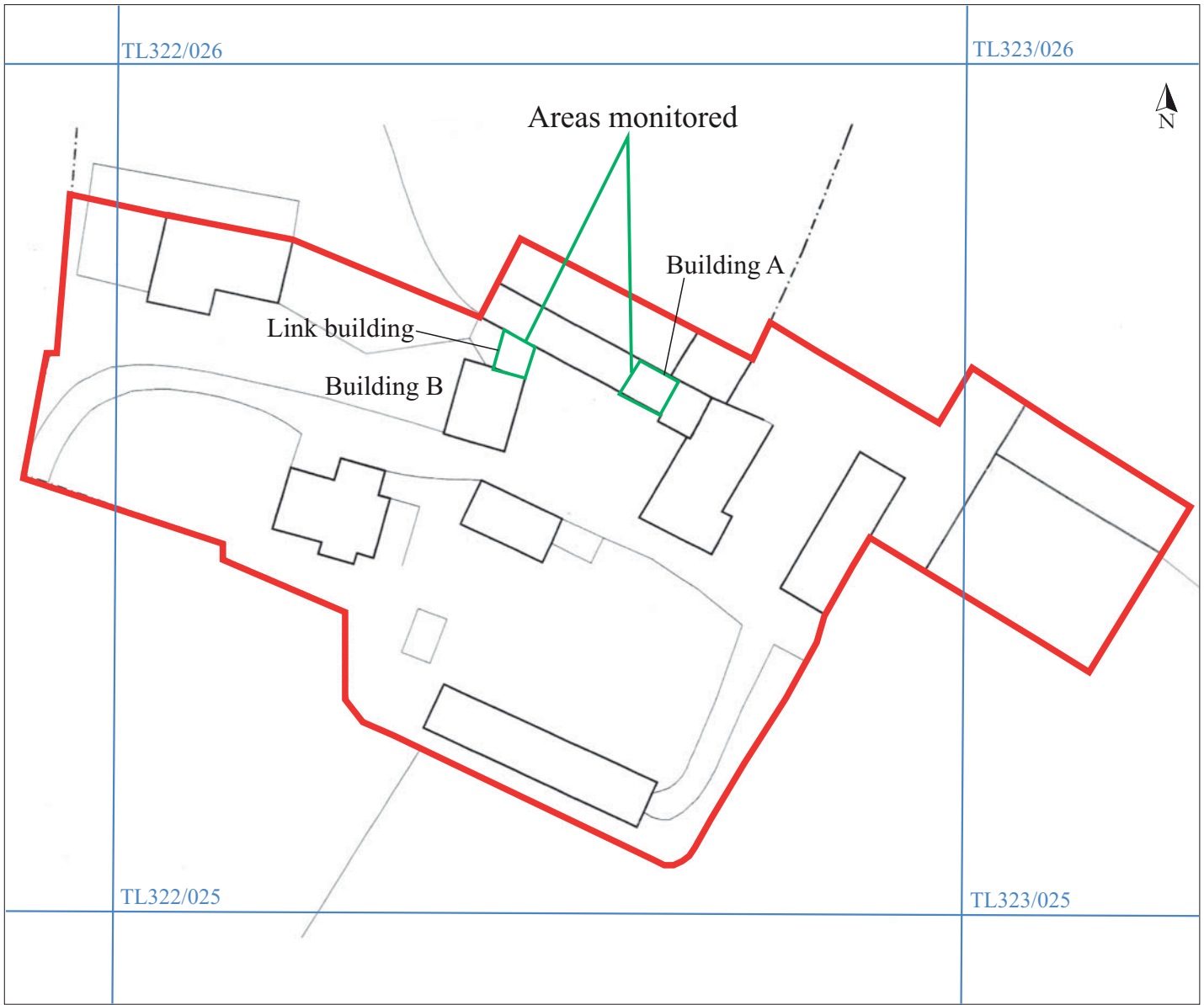
Sanitary provision  
 Door to open out wheelchair need not fit within room with the door shut side approach to wc is acceptable, 750 movement from chair to bath and wc provided note arm of chair to be removed, centre of wc to be 500mm from wall whb to be with in 750mm

Kitchens  
 There are no additional requirements surface finish from the parking area to main entrance to be solid, suitable for wheelchairs ie. not loose gravel

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**Fig. 15 Proposed plan, ground floor**  
 Scale 1:100 at A3



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**Fig. 16 Proposed plan, first floor**  
 Scale 1:100 at A3



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<b>Fig. 17 Area of watching brief</b>
Scale 1:750 at A4



