

**OUTBUILDING AT RUMBOLDS, SPRING LANE,  
COTTERED, HERTFORDSHIRE**

HISTORIC BUILDING RECORDING AND  
ARCHAEOLOGICAL MONITORING AND RECORDING

---

**ARCHAEOLOGICAL SOLUTIONS LTD**

**OUTBUILDING AT RUMBOLDS, SPRING LANE,  
COTTERED, HERTFORDSHIRE**

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

|   |                    |
|---|--------------------|
| Authors: Matthew Williams MA MSc<br>Lee Prosser BA PhD<br>Gary Brogan BSc |                    |
| NGR: TL 3255 2848   | Report No. 3223    |
| Parish: Cottered  | Site Code: AS 1179 |
| Approved: Claire Halpin MIFA  | Project No. 3320   |
| Signed:   | Date: May 2009     |

*This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

## **CONTENTS**

### **OASIS SUMMARY SHEET**

#### **SYNOPSIS**

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHOD OF WORK**
- 4 HISTORIC BACKGROUND**
- 5 THE BUILDING**
- 6 DISCUSSION (Historic Building Recording)**
- 7 METHODOLOGY (Archaeological Monitoring and recording)**
- 8 DESCRIPTION OF RESULTS**
- 9 CONFIDENCE RATING**
- 10 DEPOSIT MODEL**
- 11 DISCUSSION (Archaeological Monitoring)**

#### **ACKNOWLEDGEMENTS**

#### **DEPOSITION OF THE ARCHIVE**

#### **BIBLIOGRAPHY**

#### **APPENDICES**

- 1 STATUTORY LISTING**
- 2 PRIMARY SOURCES CONSULTED**
- 3 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET**
- 4 ARCHIVE CONTENTS FORM**

#### **PLATES**

#### **PHOTOGRAPHIC INDEX**

#### **FIGURES**

**OASIS SUMMARY SHEET**

| <b>Project details</b>   |   |                           |                 |
|--|---|---------------------------|-----------------|
| Project name   | <i>Outbuilding at Rumbolds, Spring Lane, Cottered, Hertfordshire: Historic Building Recording &amp; Archaeological Monitoring &amp; Recording</i> |                           |                 |
| Project description (250 words)  |   |                           |                 |
| <p><i>In December 2008 Archaeological Solutions (AS) carried out a programme of historic building recording on an outbuilding at Rumbolds, a Grade II*-listed house at Spring Lane, Cottered, Hertfordshire. In May 2009 AS conducted a programme of archaeological monitoring and recording. The purpose of the work was to investigate and clarify the origins and development of the existing building prior to its proposed demolition and replacement with a new outbuilding.</i></p> <p><i>The investigation revealed a small timber-framed agricultural building of limited interest. Much of the structure appears to have been constructed from reused elements of one or more earlier buildings, which underwent considerable modification in the more recent past, with the replacement of its roof and insertion of a block-work stable. A cold northerly aspect, coupled with repair in unsympathetic modern materials, has resulted in accelerated decay of much timberwork. The building could be given a probable 19<sup>th</sup> century date based on its overall form.</i></p> <p><i>No archaeological features or finds were revealed during the groundworks associated with the proposed development. It is possible that the construction of the building in the 19<sup>th</sup> century truncated the site.</i></p> |   |                           |                 |
| Project dates (fieldwork)  | <i>12<sup>th</sup> December 2008; 11<sup>th</sup> May 2009</i>  |                           |                 |
| Previous work (Y/N/?)  | <i>N</i>  | Future work (Y/N/?)       | <i>N</i>        |
| P. number  | <i>3320</i>   | Site code                 | <i>AS 1179</i>  |
| Type of project  | <i>Historic Building Recording &amp; Archaeological Monitoring &amp; Recording</i>  |                           |                 |
| Site status  | <i>Grounds of Grade II* listed building</i>   |                           |                 |
| Current land use   | <i>Outbuilding</i>  |                           |                 |
| Planned development  | <i>Demolition and replacement with new outbuilding</i>  |                           |                 |
| Main features (+dates)   | <i>Probable C19 timber structure in poor condition incorporating some reused elements of C17 or C18 date</i>                                      |                           |                 |
| Significant finds (+dates)   | <i>N/A</i>  |                           |                 |
| <b>Project location</b>  |   |                           |                 |
| County/ District/ Parish   | <i>Hertfordshire</i>  | <i>East Hertfordshire</i> | <i>Cottered</i> |
| HER/ SMR for area  | <i>Hertfordshire HER</i>  |                           |                 |
| Post code (if known)   | <i>SG9 9QH</i>  |                           |                 |
| Area of site   | <i>c. 1.25 ha.</i>  |                           |                 |
| NGR  | <i>TL 3255 2848</i>   |                           |                 |
| Height AOD (max/min)   | <i>130 / 125m</i>   |                           |                 |
| <b>Project creators</b>  |   |                           |                 |
| Brief issued by  | <i>Historic Environment Unit, Hertfordshire County Council</i>  |                           |                 |
| Project Officers   | <i>Matthew Williams / Lee Prosser / Gary Brogan</i>   |                           |                 |
| Funded by  | <i>Kim Franklin</i>   |                           |                 |
| Full title   | <i>Outbuilding at Rumbolds, Spring Lane, Cottered, Hertfordshire: Historic Building Recording &amp; Archaeological Monitoring &amp; Recording</i> |                           |                 |
| Authors  | <i>Williams, M., Prosser, L. and Brogan, G.</i>   |                           |                 |
| Report no.   | <i>3223</i>   |                           |                 |
| Date (of report)   | <i>May 2009</i>   |                           |                 |

# **OUTBUILDING AT RUMBOLDS, SPRING LANE, COTTERED, HERTFORDSHIRE HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING**

## **SUMMARY**

*In December 2008 Archaeological Solutions (AS) carried out a programme of historic building recording on an outbuilding at Rumbolds, a Grade II\*-listed house at Spring Lane, Cottered, Hertfordshire. In May 2009 AS conducted a programme of archaeological monitoring and recording. The purpose of the work was to investigate and clarify the origins and development of the existing building prior to its proposed demolition and replacement with a new outbuilding.*

*The investigation revealed a small timber-framed agricultural building of limited interest. Much of the structure appears to have been constructed from reused elements of one or more earlier buildings, which underwent considerable modification in the more recent past, with the replacement of its roof and insertion of a block-work stable. A cold northerly aspect, coupled with repair in unsympathetic modern materials, has resulted in accelerated decay of much timberwork. The building could be given a probable 19<sup>th</sup> century date based on its overall form.*

*No archaeological features or finds were revealed during the groundworks associated with the proposed development. It is possible that the construction of the building in the 19<sup>th</sup> century truncated the site.*

## **1 INTRODUCTION**

1.1 In December 2008 Archaeological Solutions Ltd (AS) carried out a programme of historic building recording on an outbuilding at Rumbolds, a Grade II\*-listed house at Spring Lane, Cottered, Hertfordshire (Location TL 3255 2848; Figs. 1 and 2). In May 2009 AS conducted a programme of archaeological monitoring and recording. The work was commissioned by Kim Franklin, the owner of the property, to satisfy part of a condition of Planning/Listed Building Consent relating to the proposed demolition and replacement of the building. The condition required the implementation of a programme of recording and analysis of the building in advance of the proposed works, along with archaeological monitoring and recording of the groundworks for the development.

1.2 The work was conducted according to a specification prepared by AS and dated 10<sup>th</sup> November 2008, informed by a design brief prepared by Hertfordshire County Council Historic Environment Unit (HCC HEU) dated 14<sup>th</sup> October 2008. The 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). The monitoring followed the procedures outlined in the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Watching Briefs* (revised 1999) and also the relevant sections of the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

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 structure identified for demolition, with analysis and interpretation of that structure in conjunction with an associated documentary survey;
- to provide a review of the local and regional historical context of the building, 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 building in its current form prior to demolition.

Objectives for the monitoring and recording of the groundworks were:

- to ensure the archaeological monitoring of aspects of the development likely to impact upon archaeological deposits
- to ensure the adequate recording of any archaeological remains revealed by the development programme
- To ensure the production, analysis, conservation and deposition of the project archive.

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 building probably dates from this period.

#### *Planning Policy Context*

1.5 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).

1.6 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.

1.7 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 Cottered is a small village in Hertfordshire which lies c. 4 km west of the town of Buntingford. The two settlements are connected by the A507 main road which runs east from Baldock through Cottered and joins the A10 from London to Cambridge at Buntingford. Otherwise, the village is quite isolated and, by comparison with the rest of the County, set in an area of relatively sparse settlement. There are numerous hamlets in the surrounding area, however, including Ardeley c. 2.5 km to the south-west, Rushden c. 2.5 km to the north-west, and Throcking c. 2 km to the east-north-east. Cottered lies at the top of a gentle slope which declines to the north-west towards the River Beane while in other directions the village is surrounded by undulating, sparsely wooded countryside.

2.2 The site, known as “Rumbolds”, lies approximately 1 km south-east of Cottered, at the end of a complex network of lanes which spread outwards from the village and include Burymead Lane and Spring Lane. There are numerous other small houses and farms in the area including Brook End to the north and Cottered Warren to the south-west. “Rumbolds” lies at the far north-east end of a short stretch of Spring Lane which runs north-east from Cottered Warren before turning north-west to reach Flanders Green. The site is on the south-east side of the lane at this point and comprises two buildings both aligned in a south-east – north-west orientation. “Rumbolds” itself is a substantial Grade II\* listed early 16<sup>th</sup> century house which lies to the south west of the site. The outbuilding which is the subject of the present report is a smaller timber structure which lies to the north-east.

## **3 METHOD OF WORK**

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

Original documents and maps were consulted at Hertfordshire Archives and Local Studies centre (HALS) in Hertford. This material is listed in Appendix 2. The documentary and cartographic sources are discussed in Sections 5.1 and 5.2, the maps being reproduced as Figs. 3-12.

### **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

3.3.1 The site was visited on 12<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 and Lee Prosser. Plans were drawn by Kathren Henry and Charlotte Davies. These are included, with annotations, as Fig. 13.

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. Supplementary black and white photography of architectural details was carried out using a Minolta Dynax 40 camera and 3.5 cm film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the principal black and white photography. Supplementary colour photography was carried out using an MZ-M Pentax camera and 3.5 cm Kodak elite slide film. 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 indicators of the position of digital photographs on the plans.

3.3.3 The groundworks for the proposed new outbuilding were monitored on 11<sup>th</sup> May 2009. The methodology for this is detailed in Section 7 below.

## 4 HISTORIC BACKGROUND

### 4.1 Documentary Sources

4.1.1 The property is poorly represented in surviving documentary sources. The main building is Grade II\*-listed and the accompanying listing (reproduced below as Appendix 1) of 1967, revised 1984, describes it as an “early C16 hall house, altered in C17, restored in the 1950s” but does not refer to the outbuilding now under consideration. The inclusion of the property within the map taken from the *Cottered and Broadfield Estate Survey* of 1823 – 1843 and discussed in Section 4.2.5 below confirms that historically it fell within the manor of Cottered (V.C.H. Vol. III p. 228). This manor appears in Domesday Book and was held by the Bishop Walkelin of Winchester at the time of the survey (Williams, A. & Martin, G. H. (Eds.) p. 371). It passed through numerous owners before it was bought by Robert Hyde Greg, who was the owner in 1847 according to the estate map discussed in Section 4.2.6 below.

4.1.2 Some information on the inhabitants of Rumbolds in the mid-19<sup>th</sup> century, when the house was known as “Rumboles”, is provided by the Hertfordshire Census data of 1851 which suggests that two families lived at the property. Levi Cornwell, unmarried and aged 24, is described as head of one household and a farmer of 24 acres. He lived with his sisters Lucy, aged 26, the housekeeper, and Mary, aged 15, who is described simply as a



“Companion”. The second family was composed of George Hills, an unmarried agricultural labourer aged 42, and his widowed mother Sarah Hills, aged 67 and again described as the housekeeper.

4.1.3 This information is corroborated by an entry in *Kelly's Directory of Hertfordshire* of 1851 which refers to Levi Cornwell as a farmer although in this instance his first name is spelt “Levy”. *Kelly's* of 1855 returns to the spelling given in the Census, however, and adds a John Cornwell who was also a farmer at “Rumbles”. In the directory of 1859 John Cornwell is no longer referred to although Levi Cornwell remains, now joined by a second Levi Cornwell junior, also a farmer. Entries in the directory between 1862 and 1869, meanwhile, refer to a single Levi Cornwell, still a farmer in Cottered. This reference disappears entirely in the 1870 edition and is replaced from 1886 until 1898 with entries referring to a Charles Cordel, farmer at Rumbolds, now using the modern name for the building. From 1906 until 1929 Charles Cordel is replaced by a Harry Cornwell as farmer at Rumbolds, while in the directories for 1933 and 1937, the last available, there is no reference to the property which may indicate that it was no longer in use for commercial farming.

## 4.2 Cartographic Sources

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

Although this is the earliest map to depict the site it provides little information. Nearby Flamden Green is clearly visible along with “Warren Farm” (now Cottered Warren) but it is not possible to discern the position of the site and none of the buildings on the map correspond to it. It is likely that the map is not entirely accurate.

### 4.2.2 *Plan of Warren Farm, 1775* (Fig. 4)

This map provides the first clear depiction of the site although no buildings are shown. The site is labelled as “Rumballs”, a field of 6 acres, 3 rods and 38 perches in size. This is given the lot number 21 although there is no accompanying description. The extended title of this map (given in Appendix 2) refers to the owner as a Mr Forrester.

### 4.2.3 *Cottered Enclosure Map, 1811* (Fig. 5)

This map provides the first depiction of any buildings on the site, clearly visible on the south-east side of Spring Lane. Two distinct structures are drawn in the same positions and set in the same orientation as those which remain today. It is not possible however to discern the plan form of the buildings from this map. Although numbered as plot 87, the land attached to the site is not described in the accompanying Enclosure Award which is part of the same document as the map. This is because the land was not included in the programme of enclosure, only those plots numbered in Roman numerals being referred to in the Award.

#### 4.2.4 *Bryant's Map, 1822 (Fig. 6)*

This map provides little further information owing to its small scale. It does however confirm the presence of two buildings on the site in the same arrangement as those which remain today.

#### 4.2.5 *Map from Cottered and Broadfield Estate Survey, 1823 – 1843 (Fig. 7)*

This bound volume of plans and descriptions of the various components of the Estate includes a section on Warren Farm which still includes the site, again referred to as “Rumballs”. Listed as lot number 86, the site is now said to be 6 acres, 3 rods and 24 perches in size. Buildings are not shown on the site in this instance, and the field is labelled as “arable” in a later hand written in pencil. The occupier of Warren Farm is given as Joseph Massey.

#### 4.2.6 *Plan of Cottered Warren Estate, 1847 (Fig. 8)*

This map appears only to show the buildings of “Warren Farm” and excludes all other structures in the area. It does however refer to the site as “Rumbalds” and give the quantity of land as 6 acres, 3 rods and 24 perches. The title of the map also provides the name of the landowner for the entire estate, Robert Hyde Greg Esq.

#### 4.2.7 *First edition Ordnance Survey Map, 1877 (Fig. 9)*

This is the first map to combine a reference to the site's name, now given as “Rumbles”, with a depiction of the buildings on the ground. The map now shows three structures and gives some information about their form in plan. The principal house is shown as it is today, north-west to south-east in orientation with a gable projecting to the north-east at the south-east end. The outbuilding to the north-east which is the subject of this report appears as a long, thin rectangle in plan and is orientated in the same direction as the main house. It also has small projections to the south-west at the north-west and south-east ends. The final building is much smaller and takes the form of a rectangle lying parallel with Spring Road to the south-west of the main house. It appears to be divided into three uneven parts with that to the centre being somewhat larger than those to the sides. The three buildings are apparently set in a small area of landscaped grounds with a small pond to the south and numerous trees. On the opposite side of Spring Lane is another small building with further tree planting around it. To the north Spring Lane takes an abrupt turn to the north-west before reaching The Place, another house set in a small area of woodland. Elsewhere the site is surrounded by open fields with numerous individual trees marked on the map.

#### 4.2.8 *Second edition OS Map, 1897 (Fig. 10)*

This map appears to show no changes since the first edition of twenty years before.

#### 4.2.9 OS Map, 1923 (Fig. 11)

The only change which appears to have taken place since the production of the previous map is the removal of the small building on the opposite side of Spring Lane. The property is now referred to by its modern name, "Rumbolds".

#### 4.2.10 OS Map, 1974 (Fig. 12)

This map again shows very little change, the only substantial alteration being the removal of the small outbuilding parallel to Spring Lane to the south-west of the main house.

## 5 THE BUILDING Fig.13

### 5.1 Exterior

5.1.1 The building is a single storey timber-framed structure, partly weatherboarded with some modern block-work infill and a corrugated sheet metal roof. It has most recently been used as storage and a stable, with a garage to the west.

5.1.2 The south elevation has exposed studwork panels, pierced by reused lattice and leaded windows (Plate 1). The sill is uneven in height across the length of the elevation and the entire façade gives the impression of heavy reuse of older timbers by their variation in size and positioning.

5.1.3 On the west gable end, the timber truss is visible, though heavily weathered. This frames a steel garage door, with modern oak weatherboarding in the gable above (Plate 2). The two principal corner posts swell to gentle jowls with notches. The north sill survives, though the south has been replaced; both rest on dwarf walls of approximately six courses of early to mid-20<sup>th</sup> century brick. The principals are linked by a waney, cambered tie-beam, preserving raking mortices for braces, although these have no corresponding sockets in the posts, but other weathered slots for studs. In addition the principal posts themselves preserve redundant mortices for braces: that to the south having once housed a downward brace, all indicating earlier reuse.

5.1.4 The north elevation is generally weather-boarded in oak but this has been much disturbed in the central section by the insertion of a more recent stable constructed in block-work (Plate 3). The east elevation is entirely modern and clad in oak weatherboarding (Plate 4).

### 5.2 Interior

5.2.1 The interior is arranged into six bays of varying size, caused by the repositioning of several surviving tie-beams. Bays 1 and 2 make up the former garage at the west end while Bays 3 and 4 contain a modern block-work stable area inserted to the north. Bays 5 and 6 appear least disturbed

and form a general storage area. The common form of construction is one of fairly regularly-spaced studs with more robust principals marking the bay divisions, though this system is only coherent at the east and west ends; elsewhere the degree of alteration is such that the replacement of studwork with timber of extreme slenderness imparts an impression of poor quality repair and modification. The roof has been entirely replaced with an assemblage of slender softwood members, propped from the tie-beams and covered with corrugated sheet metal, and is of no interest. Only a single assembly mark was noted, at the east end. No other markings were observed.

5.2.2 The west gable end uses modern timber of slender scantling with the exception of the principals noted above, and two weathered studs above the tie beam. The north panel of Bay 1 has a decayed sill beam with a wall-plate scarfed at the bay division and seven upright studs of which two appear to be pegged (Plate 5). All of the timber is waney and weathered and is clearly reused. The south side is of similar form although the sill has been replaced in two sections with modern oak with pegged chocks supporting the decayed footings of the studs (Plate 6). The individual panels are filled here and elsewhere on the south by expanded steel mesh and cement render. Liberal amounts of cement have been spread over the sill to provide a weatherproof seal.

5.2.3 The dividing truss to Bay 2 is expressed by a braced tie-beam which appears to have no original relationship to the adjoining timbers (Plate 7). Substantial uprights lie 300 mm to the east and preserve mortices for braces which might indicate that this was its original position. The timber is very waney – the tie-beam no more than a half-sawn branch which preserves various other redundant mortices. The south brace appears original but both are now nailed on to slender struts to the walls. Metal strapping and a cranked lateral timber now also provide extra support.

5.2.4 Bay 2 is of a similar form although the timbers are generally slender and of much poorer quality. The north wall has been replaced and the studs very small. The south panel is less coherent, with a decayed wall-plate framing a re-used 19<sup>th</sup> century iron lattice window in what appears to be an earlier doorway. Throughout Bays 1 and 2 the dwarf wall supporting the timber frame appears to be composed of entirely modern 20<sup>th</sup> century brickwork supported by thick cement. There is an earth floor across these two bays.

5.2.5 The truss to Bay 3 is the best preserved, and is represented in drawn section in Fig. 13 below. It retains jowled uprights (though with no notches); that to the north being much decayed and now hanging suspended above the sill. The tie-beam is waney and supported by iron strapping and stapling, but curved braces are notch-lapped and nailed, while the south brace is also properly morticed into the principal post. There are no visible signs of pegging for any struts above, however, although the modern nailed-on support props the existing roof. Bays 2 and 3 are divided by a corrugated metal sheet.

5.2.6 Bays 3 and 4 are dominated by the inserted stable which consists of cement breeze-block walls approximately two metres in height along with a window and door to the north and some remaining modern stable features such as a manger and internal horizontal shuttered windows. The original north wall has been removed, but along the south the common construction form remains (Plate 8). The sill has been replaced and while the studs vary in quality and degree of preservation they have all been infilled as before with expanded mesh, cement render and some block work. This section of wall is pierced by three windows, two of which are reused 19<sup>th</sup> century cast iron lattices while the third is composed of small, square leaded panes of 20<sup>th</sup> century date. The original wall plate appears to have survived but is set lower than that to the west, the difference being compensated for by inserting a second, higher beam of modern date extending across the tops of the tie beams to carry the roof.

5.2.7 While the tie-beam to Bay 4 now remains only as a stump on the south, the adjoining tie to Bay 5 survives in its entirety. To the south a jowled upright sits on a residual fragment of sill. The tie beam is very waney with no braces but some redundant mortices in the soffit.

5.2.8 The eastern bays of the building (Bays 5 and 6) are short in length and divided by the final truss. The timber is waney as before but the tie-beam is straighter and more robust than those seen elsewhere. The northern studwork is evenly spaced, regular in size and fairly well preserved. A single primary brace descends from the north-east corner while oak weatherboarding is visible to the exterior. To the south there is a secondary wall plate which is robust and of good quality. Much of the studwork is infilled with expanded mesh and cement, and so decayed, while some light is provided by a single window of 20 rectangular leaded lights.

5.2.9 The east gable end has lost its original sill with later underbuilding in breeze-blocks. There is a good quality wall plate and studs as on the flanking walls, again with downward primary-bracing from the north-east corner, pierced centrally by a lattice iron window. Studs in the upper part extend to the apex. The door to the exterior through this gable is modern.

## **6 HISTORIC BUILDING RECORDING DISCUSSION**

6.1 The quality and construction of the building reflects its humble origins, with evident repeated reuse and recycling of timber from earlier buildings. It has undoubtedly always had an agricultural purpose, but whether as a store, cart shed or something similar is not possible to ascertain, given the degree of decay and remodelling.

6.2 A difficult aspect to consider is date. Several of the timbers forming the trusses and undoubtedly many others in the walling system are of some antiquity. The jowling of the posts, use of curved braces and advanced weathering might indicate that elements of the timberwork could be of 17<sup>th</sup> century date or even earlier, but there are notable differences in their form

which gives them little coherence, and instead indicate random elements perhaps taken from more than one building. The only regularity is found at the east end, where timber of even quality is employed with primary bracing, suggesting a 19<sup>th</sup> century date for the overall form of the building as it currently stands.

6.3 Much of the timber is variable in quality. Most is waney, locally sourced oak, and advanced decay is present throughout the frame. This has clearly been caused by the use of cement and steel mesh for the infill panels in preference to weatherboarding, which has prevented the operation of the normal wetting and drying cycle, trapping moisture and rotting the oak. The north-east, which retains some earlier cladding, is not as badly affected by comparison.

6.4 Given the degree of remodelling, it is difficult to trace the evolution of the structure in any meaningful sense. The replacement of the roof in cheap, lightweight materials may have resulted from the weight of the previous roof on the frame. The presence of mid-19<sup>th</sup> century iron latticed frames from casement windows is noteworthy. These appear to be of similar dimensions to the east gable of the main house, and may have been recycled in the 1950s, when a refurbishment is recorded. The leaded panes are of more recent date.

6.5 Despite the presence of some early timber, the building retains little historic interest or integrity. Some well-meant and high quality repairs are present from the recent past, but it is unlikely that such a confused and fragmentary assemblage of timber could be repaired without completely dismantling what remains, and wholesale replacement, and that much of the surviving historic timber-frame is already beyond its viable life-span.

## **7 METHODOLOGY (Archaeological Monitoring and Recording)**

7.1 The area of the proposed new outbuilding was mechanically excavated using a 360° tracked excavator fitted with a smooth bladed ditching bucket under close archaeological supervision. The entire footprint of the outbuilding was stripped of overburden to a depth of 0.45m (Fig. 14).

7.2 The area was mechanically excavated to the level of the archaeological horizon and further excavation was undertaken manually. Exposed surfaces were cleaned by hand and examined for archaeological features, before mechanical excavation continued. Deposits were recorded using *pro forma* recording sheets, drawn to scale and photographed where appropriate.

## 8 DESCRIPTION OF RESULTS

### 8.1 Excavation of outbuilding footprint

**Fig. 14**

**Plate 9**

|   |       |   |                 |
|---|-------|---|-----------------|
| <i>Sample section 1: NW corner, SE facing</i> |       | <i>Fig. 14</i>  | <i>Plate 10</i> |
| <i>0.00 = 127.26m AOD</i>                     |       |   |                 |
| 0.00 –<br>0.15m                               | L1000 | Made ground. Firm brownish grey sandy clay, with modern brick rubble and flint. |                 |
| 0.15 –<br>0.45m                               | L1001 | Natural. Pale orangey brown, firm chalky clay.                                  |                 |
| 0.45m+  | L1002 | Natural. Mottled pale grey and pale brown chalky clay.                          |                 |

*Description:* No archaeological features or finds were present. Modern services traversed the excavated area

## 9 CONFIDENCE RATING

9.1 It was not felt that any factors inhibited the identification of archaeological finds and features during the excavation for the proposed new outbuilding.

## 10 DEPOSIT MODEL

10.1 A uniform deposit model was noted across the entire footprint of the proposed outbuilding. The ground surface was firm brownish grey sandy clay, with modern brick rubble and flint (L1000). This was consistently 0.15m thick. Two modern service trenches were located and these both ran east to west across the site. Natural pale orangey brown, firm chalky clay (L1001) was located directly below the made ground (L1000) and was 0.30m thick. Below this was natural mottled pale grey and pale brown chalky clay (L1002) that continued beyond the 0.45m depth of the trench.

## 11 DISCUSSION OF ARCHAEOLOGICAL MONITORING

11.1 Despite the potential for evidence of the medieval and early post-medieval development of the property, no archaeological finds or features were present.

11.2 It is possible that the construction or recent demolition of the 19<sup>th</sup> century timber framed building was the cause of the made ground layer L1000. Equally its construction may have led to the truncation of any previously existing deposits down to the natural chalk (L1001), in order create a firm foundation for the building.

## ACKNOWLEDGEMENTS

Archaeological Solutions Ltd would like to thank Ms Kim Franklin of Rumbolds for commissioning and funding the works, and for her kind assistance.

AS would also like to thank staff of HALS for their help with archival work.

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of HCC 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, HALS and the National Monuments Record, Swindon. 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

Page, W. (Ed., 1914, reprinted 1971) *The Victoria History of the Counties of England: Hertfordshire* Institute of Historical Research, University of London

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

Williams, A. & Martin, G. H. (Eds. 1992) *Domesday Book: A Complete Translation*. Penguin, Harmondsworth



## APPENDIX 1 STATUTORY LISTING

IoE Number: 159874

Location: RUMBOLDS, SPRING LANE (east side)

COTTERED, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Mr A. Gude

Date Photographed: 11 June 2002

Date listed: 22 February 1967

Date of last amendment: 06 July 1984

Grade II\*

TL 32 NWCOTTEREDSPRING LANE(east side)FLANDERS  
GREEN3/11Rumbolds

TL 32 NW COTTERED SPRING LANE (east side) FLANDERS GREEN 3/11 Rumbolds (formerly listed under General) 22.2.67 - II\* House. Early C16 open hall house, altered in C17, restored in 1950s. Timber frame on brick sill, roughcast with weatherboarding to lower part of W gable and steep thatched roof, half-hipped at W, with eaves stepping down from E to W at rear. A one and a half storeys, T-plan house facing N with a projecting 2-storeys, jettied E crosswing. Dramatically picturesque aspect from lane to W. Large central chimney with 2 diagonal shafts a third from W end, with lobby entrance. E wing has 2 rooms entered by twin doors from screens passage, one with 4-centred head, and stair at rear. Late C17 W bay of 2 storeys added with chimney also serving hall. Floor in hall inserted on moulded axial beam. C18 bread oven added to N end room (probably kitchen). N front has 3 brackets to the jetty of the E wing, and 2 dormers at the eaves flanking the door. 3-light flush casement window to left of door. 3 small flush casement windows with small panes to rear (S), and door opposite the chimney. Hall fireplace has splayed rear corners. Reversed curved bracing in E wing. Crown-post roof with struts to collar purlin. An impressive and picturesque late medieval house. (RCHM Typescript).

## APPENDIX 2 PRIMARY SOURCES CONSULTED

### Documentary Sources

| Date        | Description   | Location | Reference      |
|-------------|---|----------|----------------|
| 1851        | Hertfordshire Census data – converted to Microsoft Word document by the University of Hertfordshire | HALS     | Online library |
| 1851 - 1937 | Kelly's Directory of Hertfordshire  | HALS     | H.942.58       |
| 05/12/08    | Statutory building listing at <a href="http://imagesofengland.org.uk">imagesofengland.org.uk</a>    | online   | 159874         |

### Cartographic Sources

| Date      | Description   | Scale       | Location | Reference       |
|-----------|---|-------------|----------|-----------------|
| 1766      | Dury & Andrews' Map of Hertfordshire  | -           | AS       | Sheets 3 & 6    |
| 1775      | Plan of Warren Farm and some lands lying dispersed within the Parish of Cottered in the County of Hertford part of the Estate of Mr Forrester | -           | HALS     | XIII/52         |
| 1811      | Cottered Enclosure Map  | -           | HALS     | QS/E/23         |
| 1822      | Bryant's Map of Hertfordshire   | -           | AS       | Square B7       |
| 1823-1843 | Map from Cottered and Broadfield Estate Survey  | -           | HALS     | 37214           |
| 1847      | Map of Cottered Warren Estate   | -           | HALS     | D/ESmP3         |
| 1877      | First Edition Ordnance Survey Map   | 25": 1 mile | HALS     | XIII.7          |
| 1897      | Second Edition OS Map   | 25": 1 mile | HALS     | XIII.7          |
| 1923      | OS Map  | 25": 1 mile | HALS     | XIII.7          |
| 1974      | OS Map  | 1:10000     | HALS     | TL 3228<br>3328 |

### APPENDIX 3 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

|   |  |
|---|--|
| <b>Site name and address:</b>                                 | Rumbolds, Spring Lane, Cottered, Hertfordshire SG9 9QH   |
| <b>County:</b> Hertfordshire                                  | <b>District:</b> East Hertfordshire  |
| <b>Village:</b> Cottered                                      | <b>Parish:</b> Cottered  |
| <b>Planning application reference:</b>                        | 3/0990/07/FP   |
| <b>Client name/address/tel:</b>                               | Kim Franklin – owner / occupier  |
| <b>Nature of application:</b>                                 | Demolition and replacement with new outbuilding  |
| <b>Present land use:</b>                                      | Outbuilding  |
| <b>Size of application area:</b> c. 1.25 ha.                  | <b>Size of area investigated:</b><br>Outbuilding only – report excludes main house   |
| <b>NGR (8 figures):</b>                                       | TL 3255 2848   |
| <b>Site Code:</b>   | AS 1179  |
| <b>Site director/Organisation:</b>                            | Archaeological Solutions Ltd   |
| <b>Type of work:</b>  | Historic building recording & archaeological monitoring & recording  |
| <b>Date of work:</b>  | 12 December 2008 and 11 May 2009   |
| <b>Location of finds/Curating museum:</b>                     | Buntingford Museum   |
| <b>Related SMR Nos:</b>                                       | <b>Periods represented:</b><br>C19 with re-use of C17 and C18 elements   |
| <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 an outbuilding at Rumbolds, a Grade II*-listed house at Spring Lane, Cottered, Hertfordshire. In May 2009 AS conducted a programme of archaeological monitoring and recording. The purpose of the work was to investigate and clarify the origins and development of the existing building prior to its proposed demolition and replacement with a new outbuilding.</p> <p>The investigation revealed a small timber-framed agricultural building of limited interest. Much of the structure appears to have been constructed from reused elements of one or more earlier buildings, which underwent considerable modification in the more recent past, with the replacement of its roof and insertion of a block-work stable. A cold northerly aspect, coupled with repair in unsympathetic modern materials, has resulted in accelerated decay of much timberwork. The building could be given a probable 19<sup>th</sup> century date based on its overall form.</p> <p>No archaeological features or finds were revealed during the groundworks associated with the proposed development. It is possible that the construction of the building in the 19<sup>th</sup> century truncated the site.</p> |
| <b>Authors of summary:</b><br>Matthew Williams<br>Gary Brogan | <b>Date of Summary:</b> May 2009   |

## APPENDIX 4 ARCHIVE CONTENTS FORM

| Site Details   |   |
|--|---|
| <b>Site Name:</b> Outbuilding at Rumbolds, Spring Lane,<br>Cottered, Hertfordshire | <b>NGR:</b> TL 3255 2848  |
| <b>County:</b><br>Hertfordshire  | <b>Museum Collecting Area:</b><br>Buntingford                   |
| <b>Site Code:</b><br>AS 1179   | <b>Project Number:</b><br>3320                                  |
| <b>Date of Work:</b><br>December 2008 and May 2009                                 | <b>Related Work:</b><br>Archaeological Monitoring and recording |

| Brief/s    |         | Specification/s |         |
|------------|---------|-----------------|---------|
| Date       | Present | Date            | Present |
| 14/10/2008 | Yes     | 10/11/2008      | Yes     |

| Site Records (Description)  |                   |              |
|---|-------------------|--------------|
| Registers x 2 – context and drawing<br>Context sheets (1000) and (1002)- (1003) |                   |              |
| Site Drawings (Give Details of Formats & Size)                                  |                   |              |
| <b>Drawn Plans &amp; Sections:</b><br>1 x A3 sheet                              |                   |              |
| <b>Architect's Drawings:</b>  |                   |              |
| Digital Drawings  |                   |              |
| Printouts of Drawings   | Printouts of Data | Digital Data |
|   |                   |              |

| Reports   |   |         |
|-----------|---|---------|
| Report No | Report Type   | Present |
| 3223      | Historic Building Recording and Monitoring and<br>Recording | Yes     |
|           |   |         |

| Site Photographs                                    |           |      |              |                  |               |      |         |
|---|-----------|------|--------------|------------------|---------------|------|---------|
| Black & White Contact Prints                        |           |      |              |                  | Colour Slides |      |         |
| Film No   | Film Type | Negs | Negs Present | Contacts Present | Film No       | Negs | Present |
|   |           |      |              |                  |               |      |         |
| Photographic Location Plans Present? (Give Details) |           |      |              |                  |               |      |         |
| Digital Photographs (Give Details):                 |           |      |              |                  |               |      |         |
| 1-7   |           |      |              |                  |               |      |         |

### 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, Hertfordshire Archives & Local Studies (HALS) and the National Monuments Record, Swindon. The archive will be lodged with HALS.

**APPENDIX 5  
CONTENTS OF ARCHIVE – ARCHAEOLOGICAL MONITORING AND  
RECORDING**

| <b>RECORDS</b>                   | <b>NUMBER</b>    |
|----------------------------------|------------------|
| Brief                            | 15/04/08         |
| Specification                    | 12/05/08         |
| Registers                        | 4                |
| Context Sheets                   | 1001-1010        |
| Site Drawings A1                 | 0                |
| Site Drawings A3                 | 0                |
| Site Drawings A4                 | 2                |
| Site Photographs B/W             | Film No.2288 1-3 |
| Site Photographs Colour<br>Slide | Film No.2375 1-3 |
| Site Photographs Digital         | 1-3              |

## PLATES



1 South elevation taken from the south (4)



2 West elevation taken from the west (1)



3 North elevation taken from the north-west (2)



4 East elevation taken from the east (5)



5 North walls of Bays 1 and 2, taken from the south-west (6)



6 South walls of Bays 1 and 2, taken from the north-west (7)





7 Intermediate trusses of Bays 1 – 2 and 3 – 4, taken from the north-west (8)



8 South wall of Bays 4 and 5, taken from the north-west (12)



9 General view of the groundworks showing proximity to the house



10 Sample section, taken facing north-west

## PHOTOGRAPHIC INDEX



1

*West elevation taken from the west*



2

*North elevation taken from the north-west*



3

*South elevation taken from the south-west*



4

*South elevation taken from the south*



5

*East elevation taken from the east*



6

*North walls of Bays 1 and 2, taken from the south-west*



7

*South walls of Bays 1 and 2, taken from the north-west*



8

*Intermediate trusses of Bays 1 – 2 and 3 – 4, taken from the north-west*



9

*South wall of Bays 3 and 4 taken from the east*



10

*Detail of windows to south wall of Bay 3, taken from the east*



11

*North wall of Bay 4, taken from the south-west*



12

*South wall of Bays 4 and 5, taken from the north-west*



13

*Interior of block work stable inserted into Bays 3 and 4, taken from the south-east*



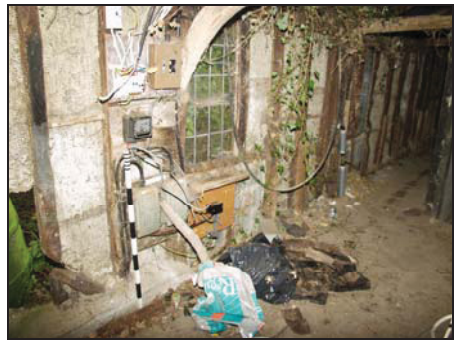
14

*East gable wall taken from the south-west*



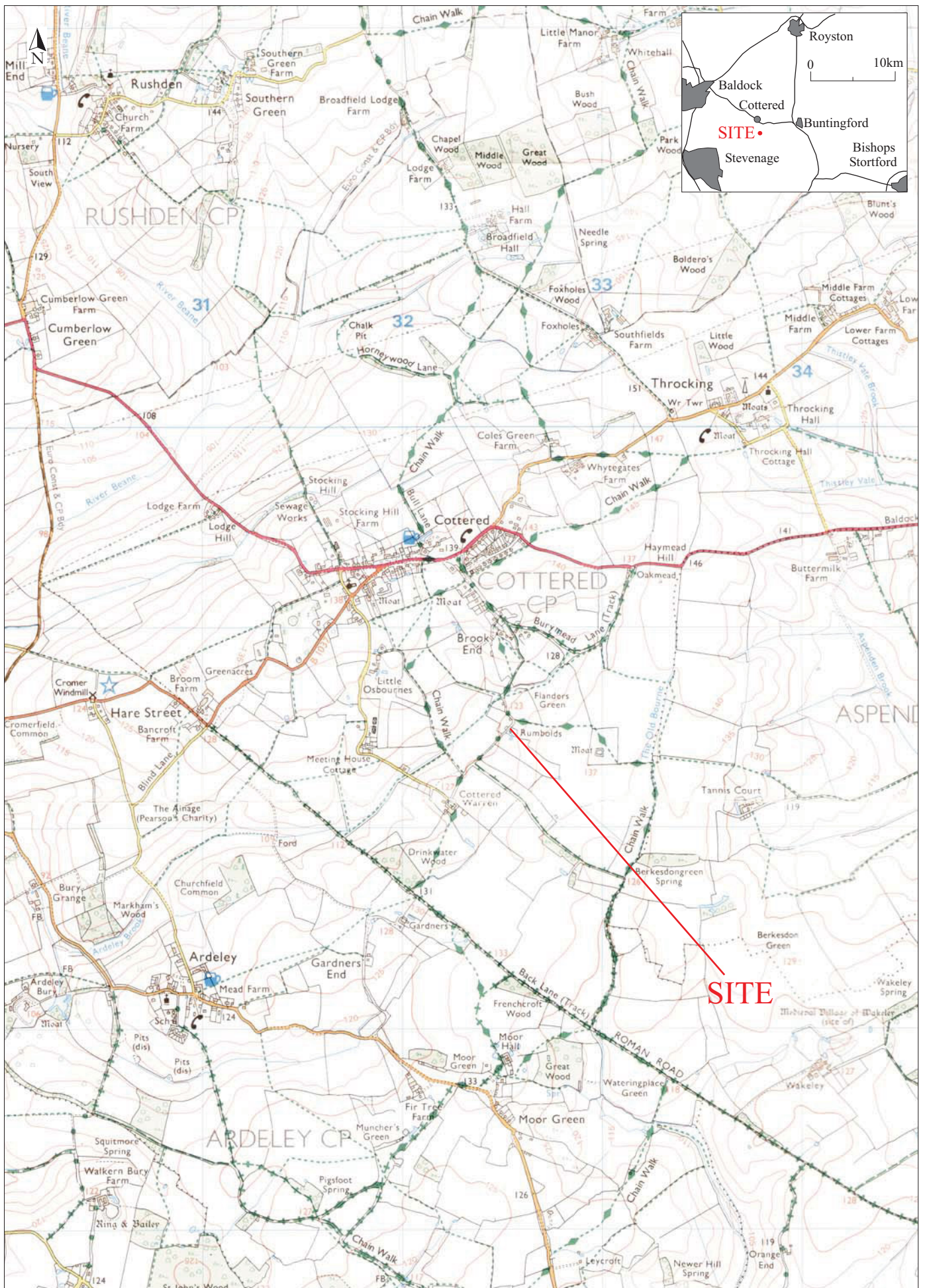
15

*Exterior of block work stable, taken from the south-east*



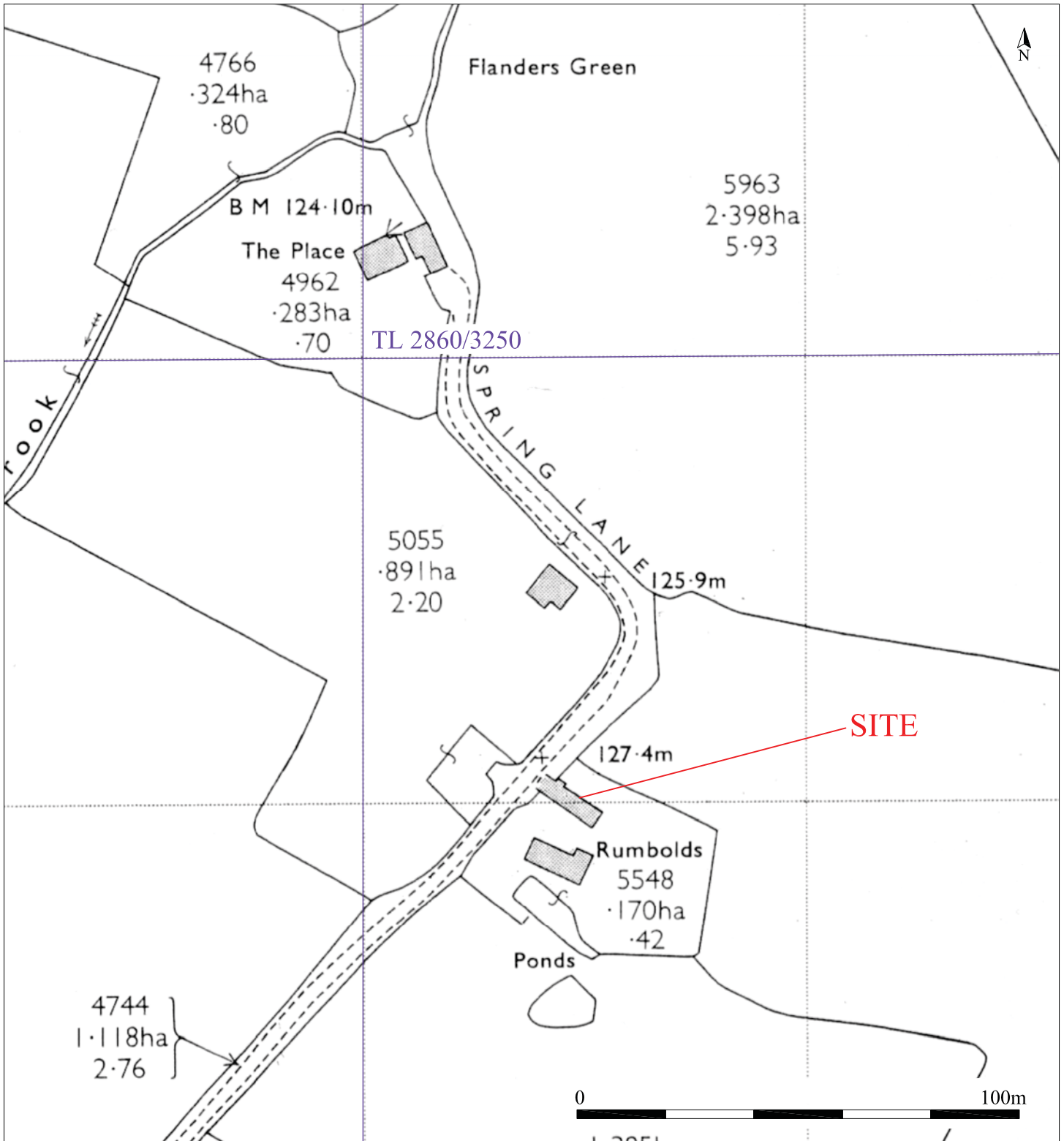
16

*South wall of Bays 5 and 6, taken from the north-east*



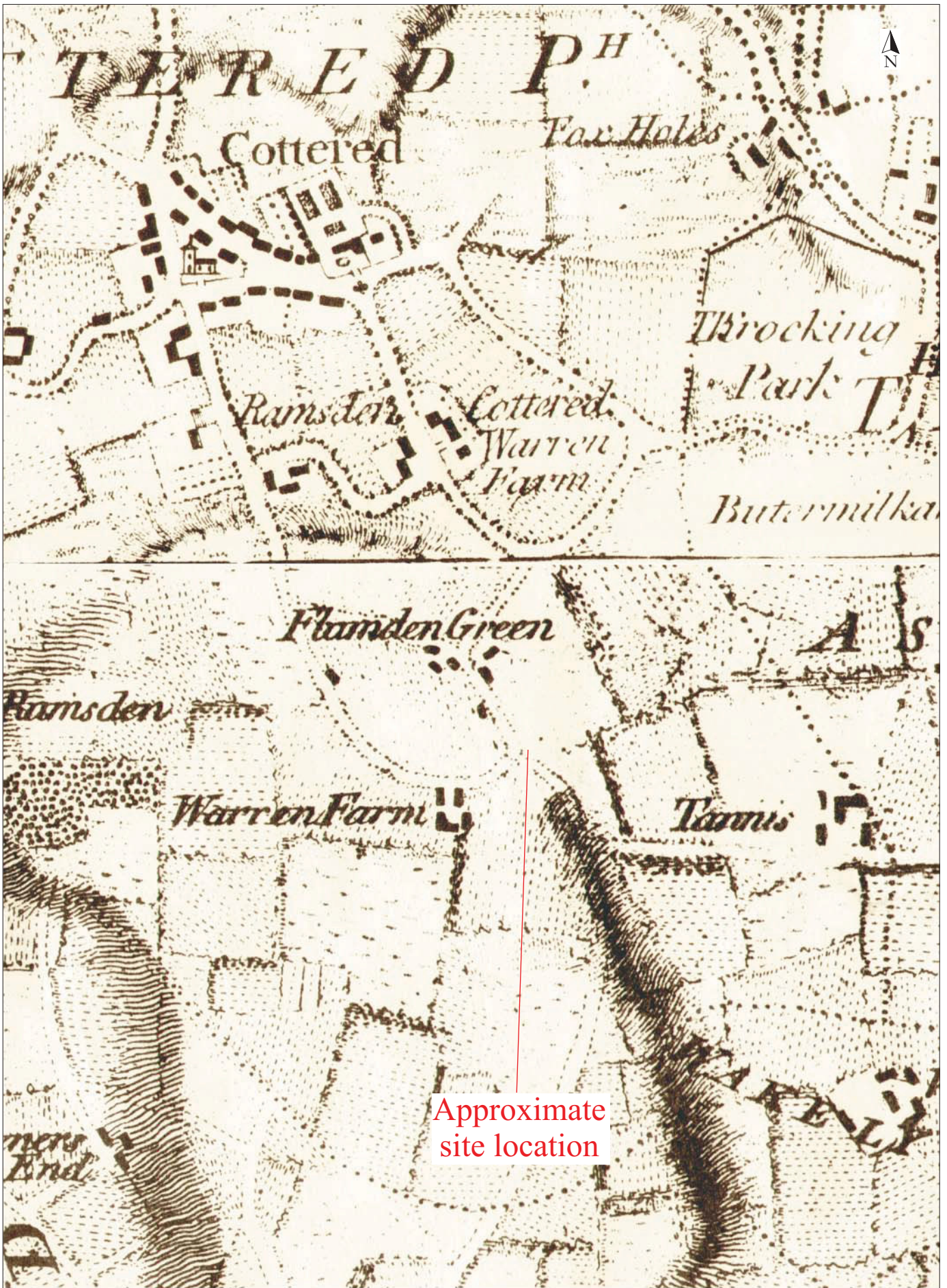
Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680

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



Reproduced from the 1974 Ordnance Survey 1:2500 map with the permission of Her Majesty's Stationary Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680.

Archaeological Solutions Ltd  
**Fig. 2 Detailed site location plan**  
 Scale 1:1250 at A4



Approximate  
site location

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





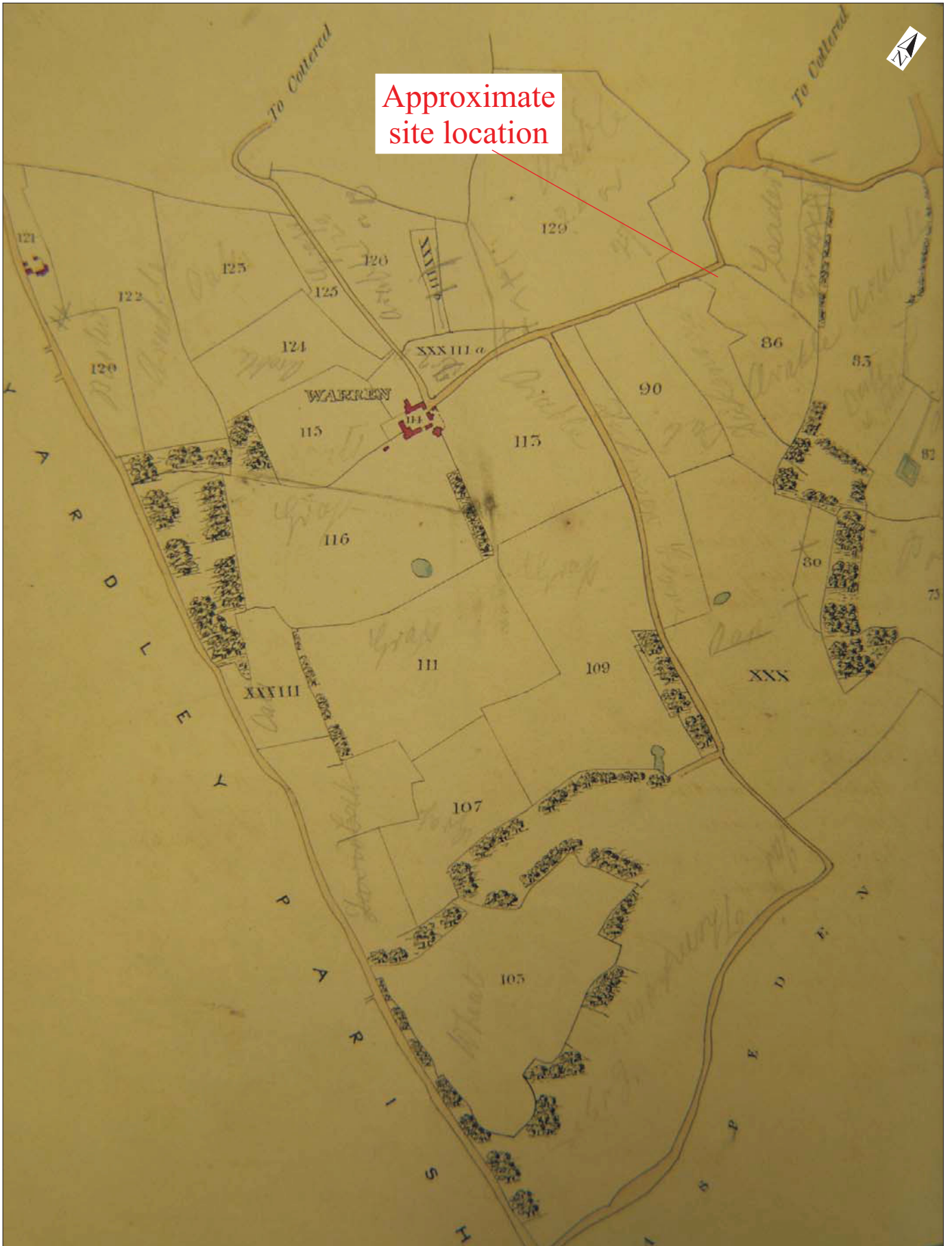
Fig. 4 Plan of Warren Farm, 1775

Not to scale





Archaeological Solutions Ltd  
Fig. 6 Bryant's map, 1822  
Not to scale



*Archaeological Solutions Ltd*

Fig. 7 Map from Cottered and Broadfield Estate survey, 1823-1843

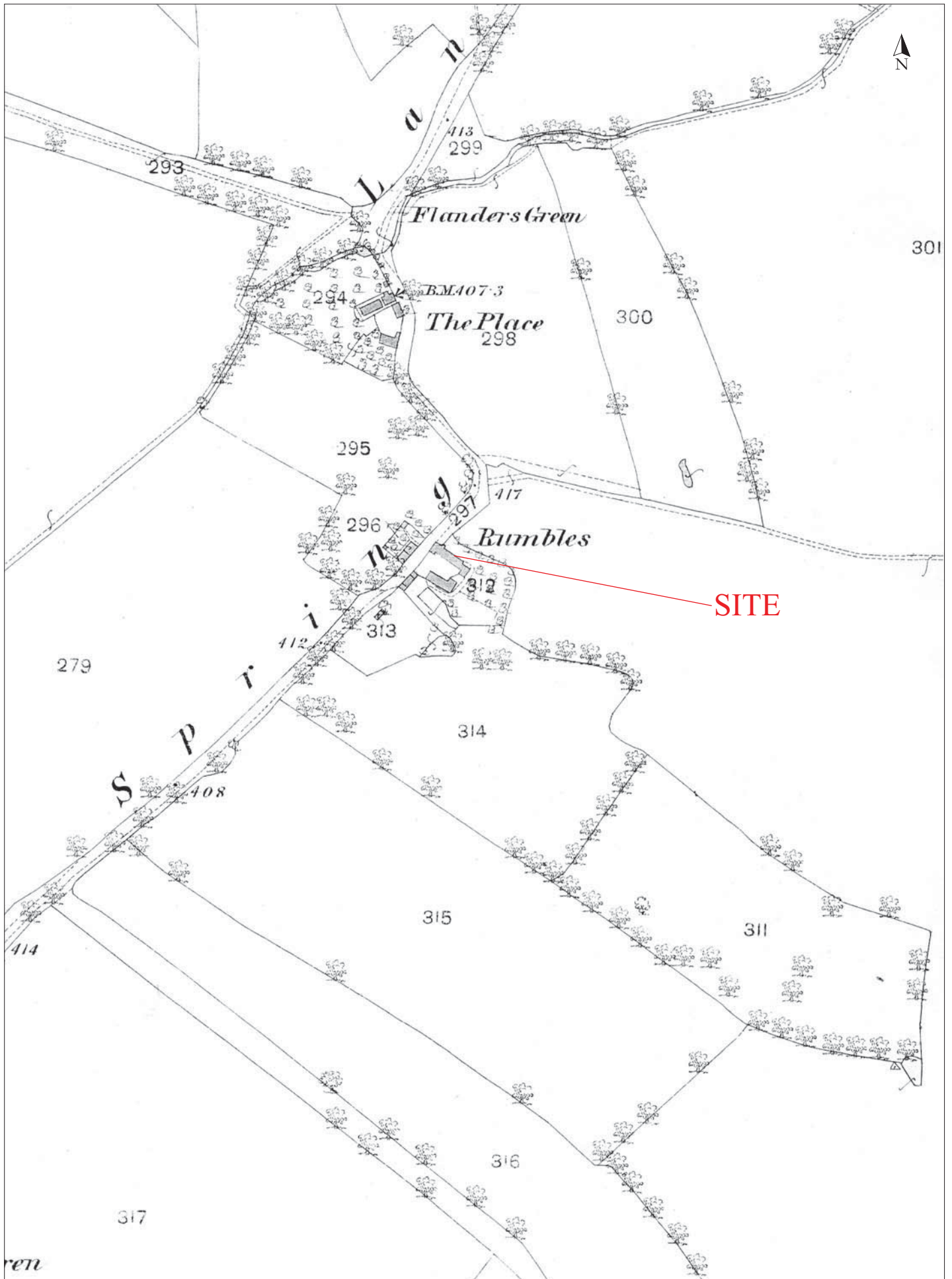
Not to scale



Archaeological Solutions Ltd

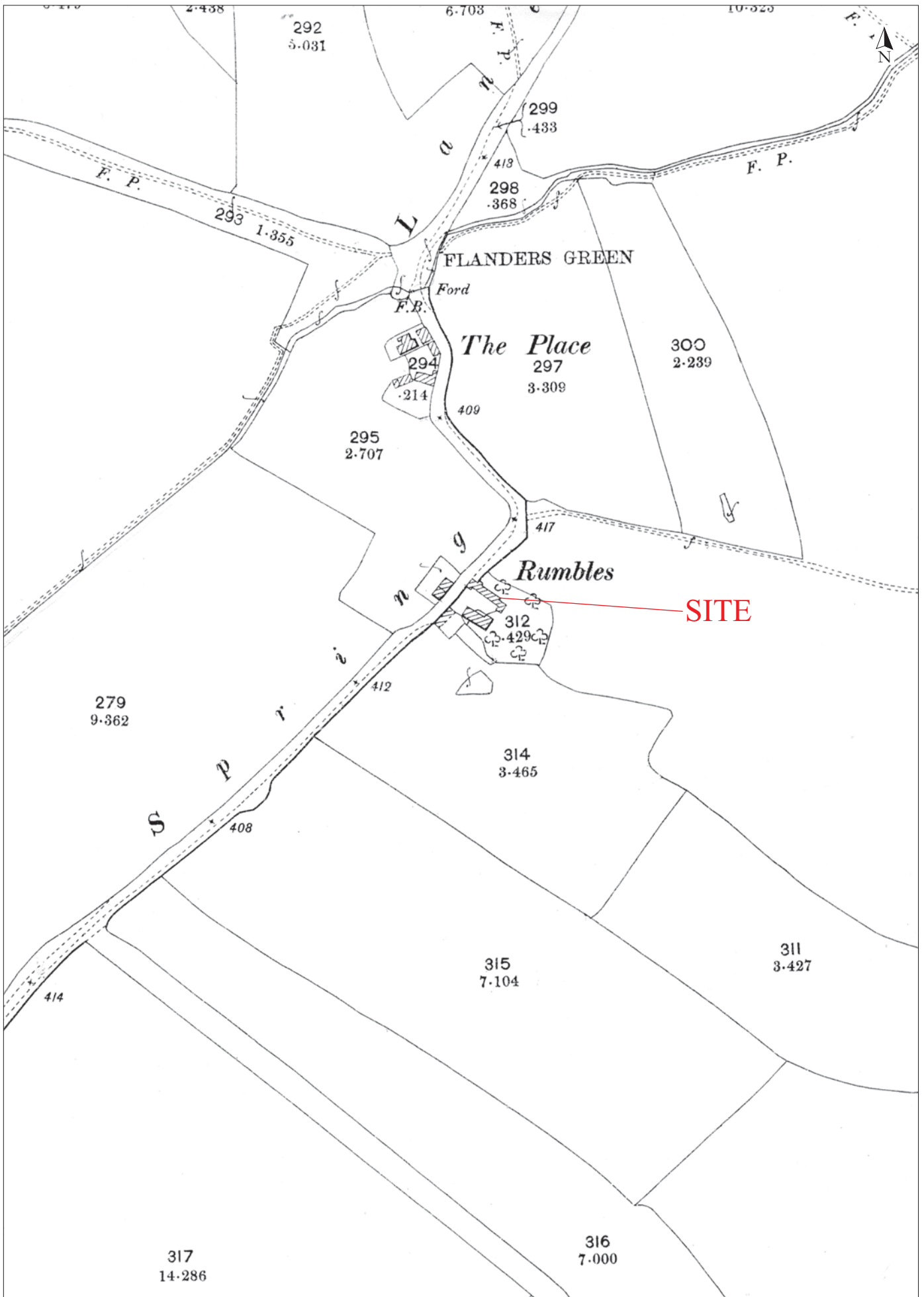
Fig. 8 Plan of Cottered Warren Estate, 1847

Not to scale



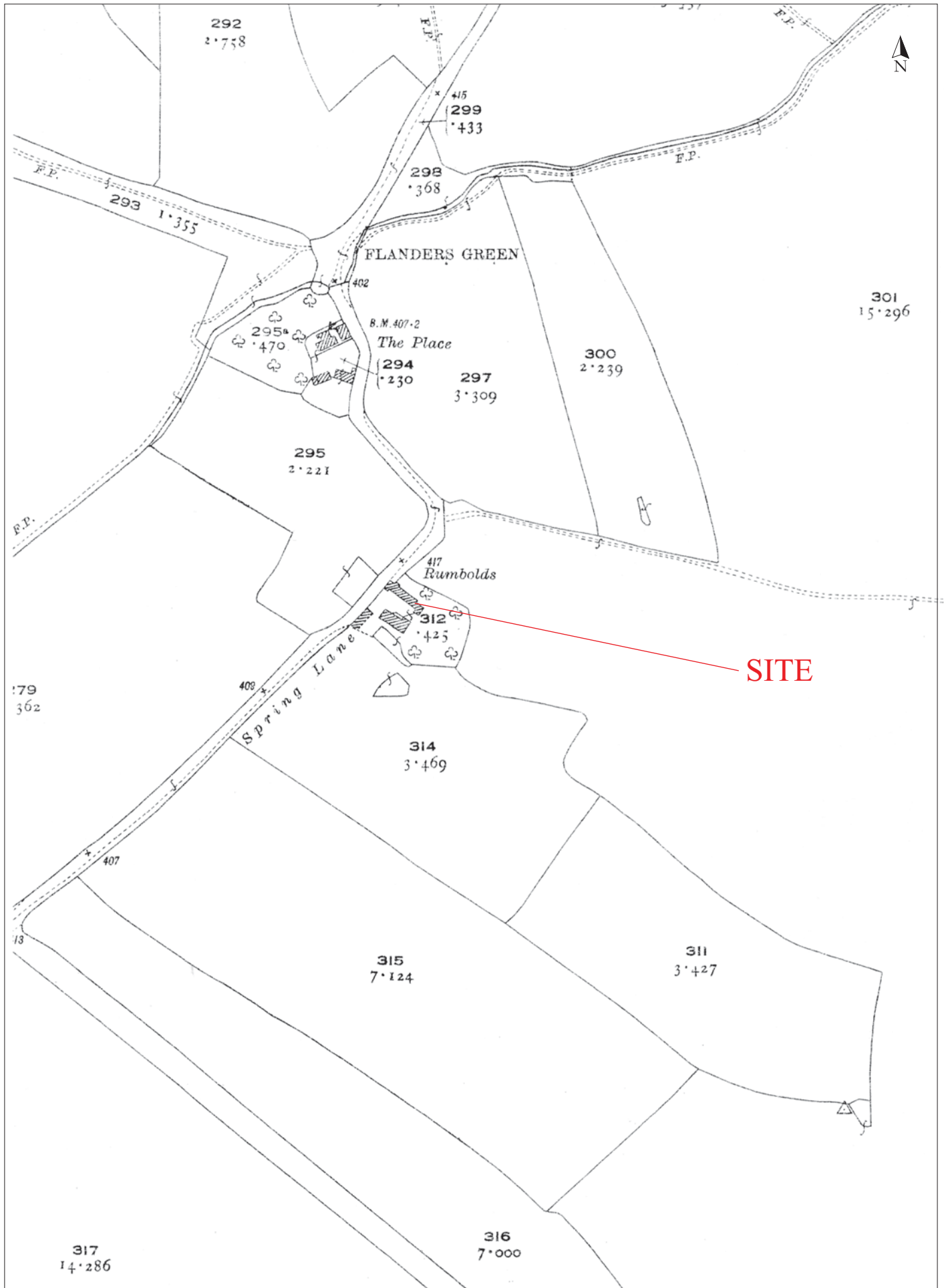
Reproduced from the 1877 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680

*Archaeological Solutions Ltd*  
**Fig. 9 1st edition OS map, 1877**  
 Scale 25" to 1 mile at A4



Reproduced from the 1897 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680

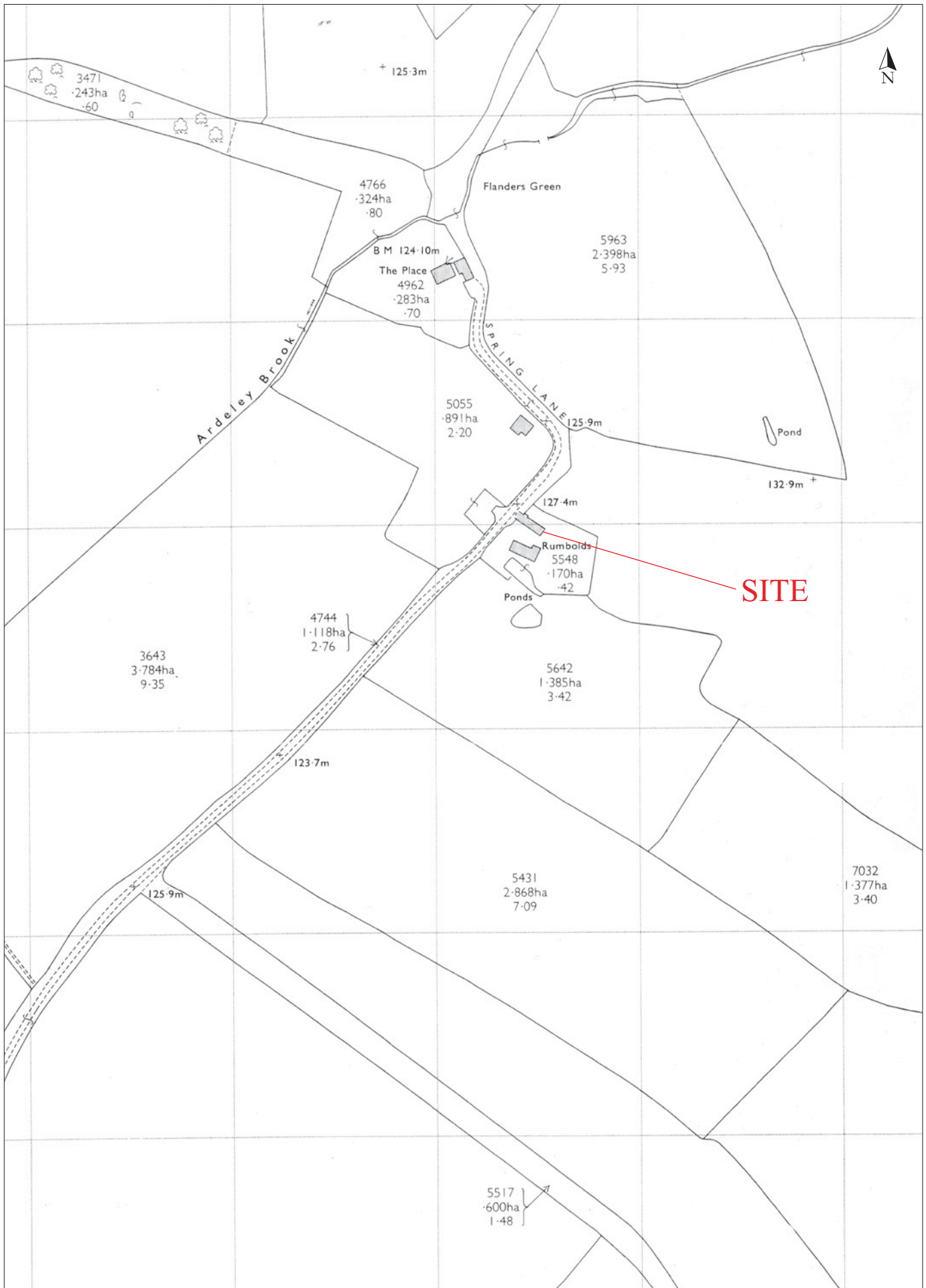
*Archaeological Solutions Ltd*  
**Fig. 10 2nd edition OS map, 1897**  
 Scale 25" to 1 mile at A4



Reproduced from the 1923 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680

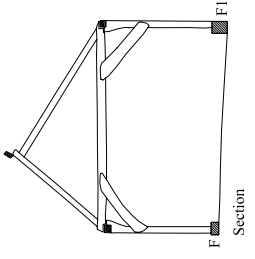
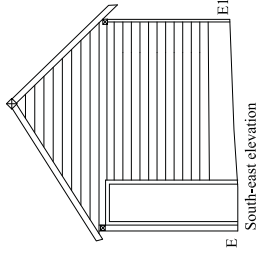
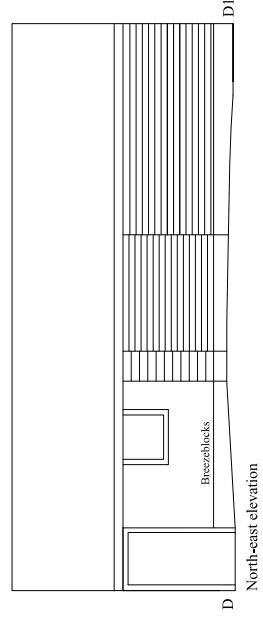
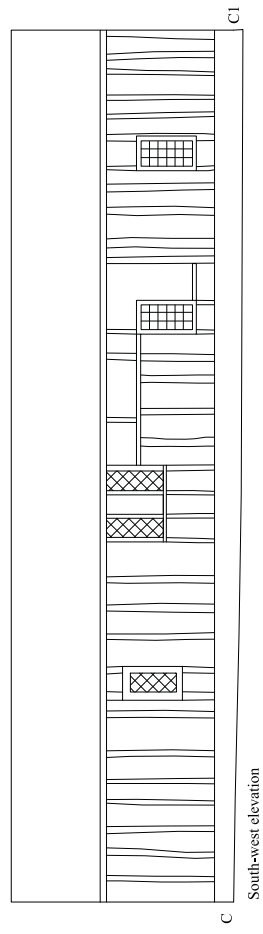
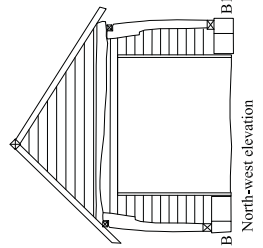
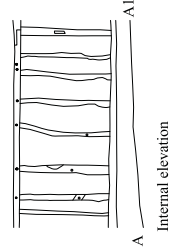
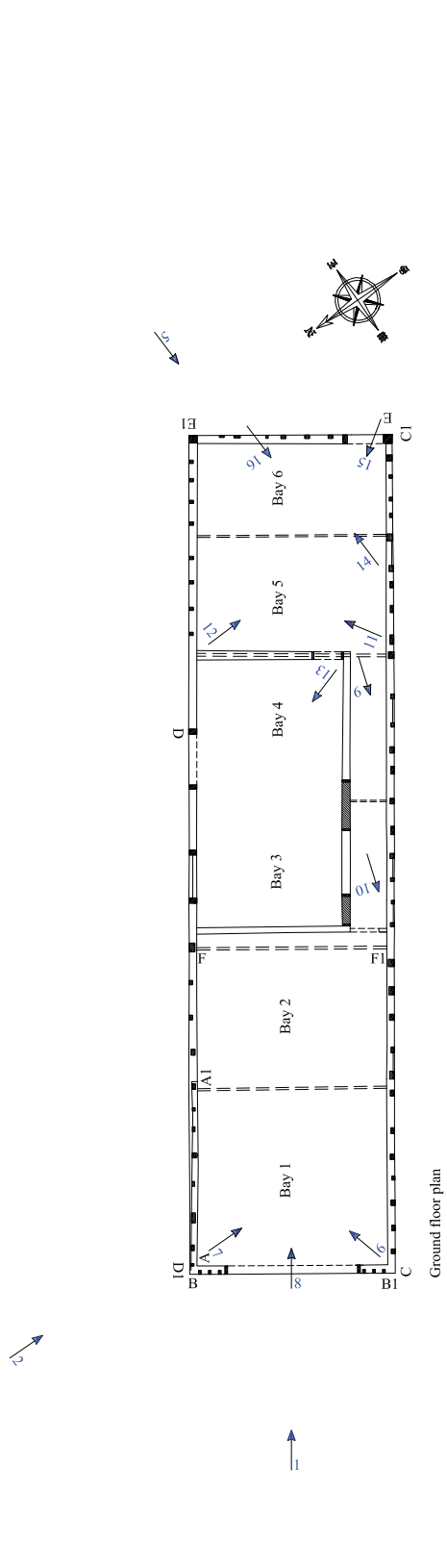
Archaeological Solutions Ltd  
**Fig. 11 OS map, 1923**  
 Scale 25" to 1 mile at A4



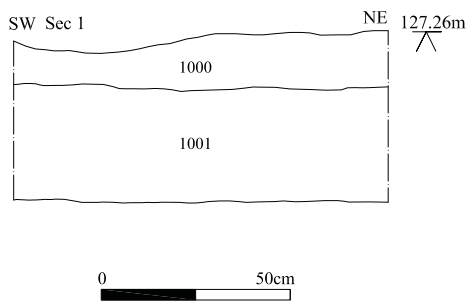
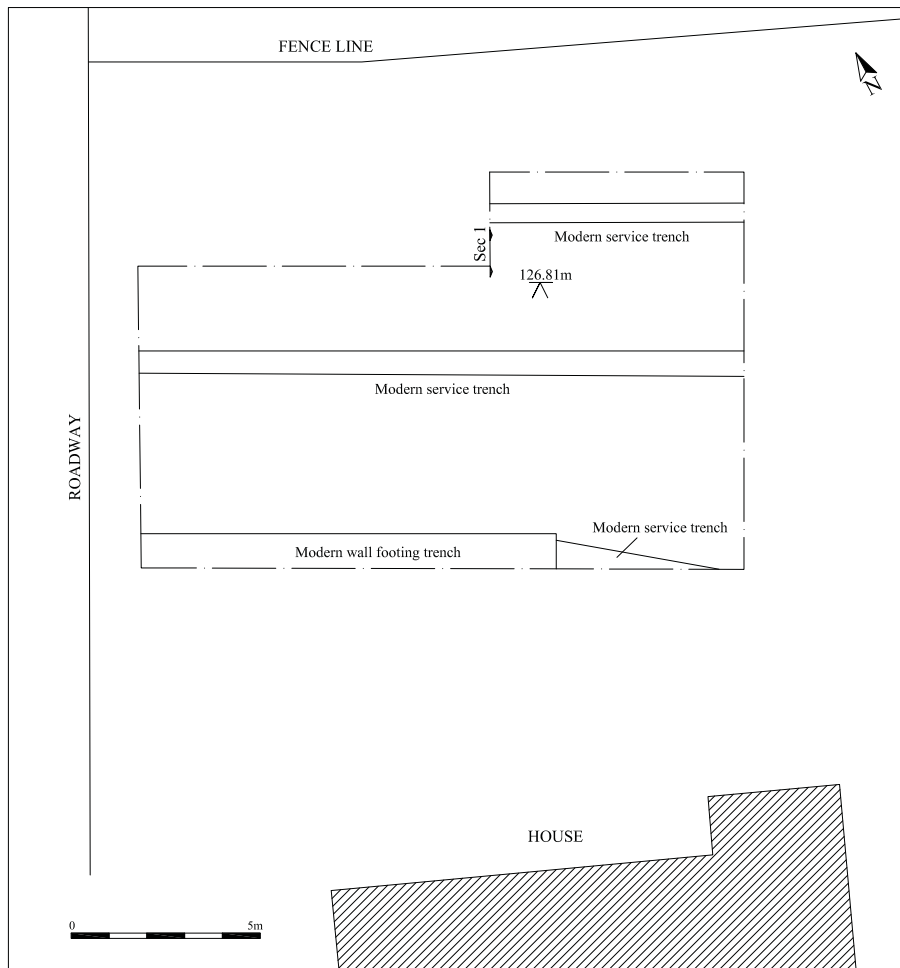


Reproduced from the 1974 Ordnance Survey 1:2500 map with the permission of Her Majesty's Stationery Office. Crown copyright  
 Archaeological Solutions Ltd  
 Licence number 100036680

*Archaeological Solutions Ltd*  
**Fig. 12 OS map, 1974**  
 Scale 1:2500 at A4



Archaeological Solutions Ltd  
**Fig. 13 Plans, photographic locations, elevations & section**  
 Scale 1:100 at A3



*Archaeological Solutions Ltd*

**Fig. 14 Trench plan & section**

Scale Plan 1:200, section 1:20 at A4