
ARCHAEOLOGICAL SOLUTIONS LTD

**PICCOTTS END HOUSE, 106 PICCOTTS END,
HEMEL HEMPSTEAD, HERTFORDSHIRE**

**ARCHAEOLOGICAL IMPACT ASSESSMENT &
HISTORIC BUILDING IMPACT ASSESSMENT**

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NGR: TL 0518 0902		Report No. 3276
District: Dacorum		Site Code: AS 1201
Approved: Claire Halpin MIFA		Project No. 3445
Signed:		Date: April 2009

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Piccotts End House, 106 Piccotts End, Hemel Hempstead, Herts</i>		
Project description (250 words)	<i>In April 2009, Archaeological Solutions Ltd (AS) carried out an archaeological and historic building impact assessment at Piccotts End House, Hemel Hempstead, Hertfordshire. The work was commissioned by Atelier Architecture and Design in order to support a planning application for the conversion of existing outbuildings. Outbuildings at Piccotts End House comprise a late 18th or early 19th century stable and carriage house, together with a mid-19th century extension providing extra accommodation for horses and a second carriage. A third, triple-gable granary dates to a short time after. This was subsequently modified to provide a carpenter's workshop. The appraisal found that despite internal remodelling and modification, the external appearance of the building had changed little and forms a good representative sample of typical outbuildings of the period.</i>		
Project dates (fieldwork)	<i>08/04/2009 – 30/04/2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3445</i>	Site code	<i>AS 1201</i>
Type of project	<i>Archaeological impact assessment & historic building impact assessment</i>		
Site status	<i>Area of Archaeological Significance No. 59</i>		
Current land use	<i>Outbuilding & shed</i>		
Planned development	<i>Residential dwelling & double garage</i>		
Main features (+dates)	<i>Late 18th / early 19th century outbuildings with 19th century additions</i>		
Significant finds (+dates)			
Project location			
County/ District/ Parish	<i>Herts</i>	<i>Dacorum</i>	<i>Hemel Hempstead</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)			
Area of site	<i>c. 525m²</i>		
NGR	<i>TL 0518 0902</i>		
Height AOD (max/ min)	<i>c. 92m AOD</i>		
Project creators			
Brief issued by	<i>n/a</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions</i>		
Funded by	<i>Atelier Architecture and Design</i>		
Full title	<i>Piccotts End House, 106 Piccotts End, Hemel Hempstead, Herts; an archaeological impact assessment & historic building impact assessment</i>		
Authors	<i>Collins, T. Prosser, L. Higgs, K.</i>		
Report no.	<i>3276</i>		
Date (of report)	<i>April 2009</i>		

PICCOTTS END HOUSE, 106 PICCOTTS END, HEMEL HEMPSTEAD, HERTFORDSHIRE ARCHAEOLOGICAL IMPACT ASSESSMENT & HISTORIC BUILDING IMPACT ASSESSMENT

SUMMARY

In April 2009, Archaeological Solutions Ltd (AS) carried out an archaeological and historic building impact assessment at Piccotts End House, Hemel Hempstead, Hertfordshire. The work was commissioned by Atelier Architecture and Design in order to support a planning application for the conversion of existing outbuildings.

Outbuildings at Piccotts End House comprise a late 18th or early 19th century stable and carriage house, together with a mid-19th century extension providing extra accommodation for horses and a second carriage. A third, triple-gable granary dates to a short time after. This was subsequently modified to provide a carpenter's workshop. The appraisal found that despite internal remodelling and modification, the external appearance of the building had changed little and forms a good representative sample of typical outbuildings of the period.

1 INTRODUCTION

1.1 In April 2009, Archaeological Solutions Ltd (AS) carried out an archaeological and historic building impact assessment at Piccotts End House, 106 Piccotts End, Hemel Hempstead, Hertfordshire (NGR TL 0518 0902; Figs. 1 & 2). The work was commissioned by Atelier Architecture and Design in order to support a planning application for the conversion of existing outbuildings to a residential dwelling and double garage. It was conducted according to advice from the Hertfordshire County Council Historic Environment Unit (HCC HEU; Ms. Kate Batt, dated 28th March 2007) and a specification (Written Scheme of Investigation) prepared by AS (dated 19th March 2009).

1.2 The archaeological impact assessment and historic building impact assessment has provided for the identification of areas of archaeological potential within the site, and includes a rapid assessment of the standing building. The likely extent, nature, condition and importance of the archaeology were described and the context of future development proposals for the site was examined and areas of significant previous ground disturbance identified. The documents *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Paper 14 (Gurney 2003) and the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Desk-based Assessments* (1994, revised 2001) were consulted. The rapid assessment of the standing structure followed procedures set out in English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006), and it also conformed to the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IFA 1999).

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

1.4 The principal objectives of the archaeological impact assessment were:

- to determine the location, extent, character, condition, significance and quality of the site's historic environment from documentary sources,
- to include a comprehensive appraisal of the context in which the archaeological evidence rests, aiming to highlight any research priorities relevant to further investigation of the site,
- to provide a predictive model of the archaeological remains likely to be present on the site, and include an appraisal of their significance, and;
- to provide sufficient information to enable the formation of a suitable management / investigation strategy for the site's historic environment in the light of the future planning proposal.

1.5 The principal objectives of the historic building impact assessment were:

- to appraise the likely impact of the development on the site's historic environment,
- to include a record of the standing structures facing alteration (EH Level 2) with their outline analysis and interpretation,
- provide a review of the local and regional historical context of the structures recorded by the project,
- to be adequately detailed to place the findings of the archaeological recording and impact assessment in context and to inform the planning decision, and;
- to include an appraisal of the development's impact on the structure and recommend whether any further mitigation is required.

2 DESCRIPTION OF THE SITE

2.1 The small hamlet of Piccott's End lies immediately to the north-west of Hemel Hempstead, with which it has a long and close connection (Fig. 1). Piccotts End House lies at the southern end of the settlement, fronting the road to the south-west. Further properties lie to the north-west and south-east, although the surrounding land to the north-east comprises predominantly open fields. The river Gade flows to the south-west.

2.2 The main house lies centrally on the south-west side of the property with outbuildings framing an open yard on two sides to the north. Several smaller outbuildings can be found at the northern edge of the property, near a

former walled kitchen garden. The assessment structures comprise an L-shaped range of linked buildings comprising former stables, a granary and workshop.

3 METHOD OF WORK

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

3.1 Archaeological databases

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

3.2 Historical & cartographic documents

The principal sources for historical and cartographic documents were Hertfordshire Archives and Local Studies (HALS), based at County Hall, Hertford. Relevant cartographic sources are listed in Appendix 2 and reproduced in Figs. 4 - 8.

3.3 Secondary sources

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

3.4 Geological/geotechnical information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983).

3.4 The buildings

3.4.1 The site was visited on 30th April 2009 in order to compile descriptions, a brief analysis of the building and undertake the photographic work. Tansy Collins and Lee Prosser carried out the written descriptions and photographic recording. Floor plans, sections and elevations provided by the client are included with annotations (Figs. 9-11).

3.4.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency 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 the digital photography and selected colour plates are included below together with location plots (Fig. 9).

4 THE EVIDENCE

4.1 Topography, geology & soils

4.1.1 The hamlet of Piccotts End is located within the valley of the river Gade, which flows in a northward direction 150m to the west of the site (Fig. 1). A local landscape character assessment (DBC 2004) places Piccott's End within the High Gade Valley. The site lies at a height of approximately 92m AOD, sloping gently to the south-west.

4.1.2 Piccotts End House is situated within Area of Archaeological Significance No. 59, as designated on the Local Plan, which records the medieval and later settlement. The site also lies within a Conservation Area and has been designated as part of Hemel Hempstead's Green Belt.

4.1.3 The local solid geology is chalk with overlying peri-glacial gravels and sub-alluvium in the valley floor, with cappings of clay with flints at the crests of slopes to the north-east (BGS 1978; DBC 2004). The local soils are of the Coombe 1 Association, described as well drained calcareous fine silty soils deep in valley bottoms, shallow to chalk or valley sides in places, all of which are at slight risk of water erosion (*ibid*).

4.2 Archaeological & historical background

Prehistoric

4.2.1 The area around Hemel Hempstead has revealed evidence for human activity from the prehistoric period onwards. The upland clay and chalklands, along with the river valleys, have been exploited since at least the Neolithic period (Gibson, Goldsmith & Grassam 2005) and substantial Neolithic and Bronze Age evidence has been discovered along the route of the A41 Kings Langley and Berkhamsted bypasses. Remains linked to Bronze Age settlements have been identified at Gadebridge Lane, whilst features dating to the late Bronze Age / early Iron Age and Romano-British periods were found at Buncefield Lane. Despite the potential for such finds, no prehistoric remains have been found in the vicinity of the site.

Romano-British

4.2.2 Occupation of the Hemel Hempstead area continued into the Romano-British period. In 1962, a Roman villa was revealed during the construction of the A4146 Leighton Buzzard Road, south-west of the site (HER 88). The winged corridor villa with timber antecedent, and bath house dated to the 1st century, were discovered within Gadebridge Park and had been demolished by the mid 4th century. Gadebridge Park has also yielded a small Roman coin hoard with 19 coins dating around 144BC - 79AD (HER 518) and a probable votive coin hoard of 173 bronze coins, dating from AD 259 – 353 (HER 1867). Additional finds from the Piccotts End area includes a Roman brooch found on the western bank of the river and a Roman Republican denarius (HERs 6209 & 13275).

Anglo-Saxon & medieval

4.2.3 Very little is known about the Saxon occupation in the area surrounding Piccotts End, although the Domesday Book reveals that before the Conquest the manor of Hemel Hempstead was held by two brothers who were men of Earl Lewin (Page 1908). By 1086, the manor contained four mills, one of which comprised 'Picotesmilne', subsequently Piccotts End Mill (*ibid*). In the medieval period, the area remained largely rural, with continuing clearance of the woodland which is believed to have characterised the region originally.

4.2.4 The medieval settlement in Hemel Hempstead lay 1.2km to the south of the hamlet, and is first documented as 'Pycot' in 1204 (Yaxby 1973; Gover, Mawer & Stenton 1938). Surviving medieval buildings are represented at Nos. 130 – 136 where a 15th century hall house preserves an important late 15th century religious wall painting, which was discovered in March 1953. This is thought to represent a pilgrim's wayside hostel or guest house (HER 6193; DBC 2004; Pevsner 2000).

Post-medieval & later

4.2.5 The hamlet of Piccotts End incorporates a number of important buildings of historic interest, which lie within the local Area of Archaeological Significance. Piccotts End Farm at No. 117 Piccotts End is 16th or early 17th century (HER 15390), whilst Piccotts End Mill comprises a large post-medieval mill and mill-house, possibly on an earlier Saxon site (HER 5786). The stables at the Boar's Head public house are thought to date to before 1736, when it had stabling for two horses (HER 12822), and the former West Hertfordshire Infirmary was established at Nos. 114 – 138 Piccotts End in 1827 (HER 12107; Page 1908). Additional post-medieval remains include earthworks of watercress beds or water meadows and Dolphin Cottage (HERs 9060 & 9884), whilst two early modern road bridges are recorded within Gadebridge Park (HERs 5208 & 7213).

The site

4.2.6 The assessment buildings lie within the curtilage of Piccotts End House, also known as 106 Piccotts End. The HER database lists the property as an early 19th century house of two and three storeys, with an associated turning circle, glasshouse and outhouses within a large rectangular plot (HER 15391).

4.2.7 No relevant documentary sources referring directly to the site were found in the Hertfordshire Archives and Local Studies (HALS). Historic map evidence does suggest, however, that alteration and addition has been carried out to the outbuildings associated with the house since 1843 and the production of the tithe map. This can also be confirmed by examination of the existing fabric.

4.2.8 The paper copies of the Lists of historic buildings produced by the Royal Commission in 1984 includes Piccotts End House as Grade II, though this listing has not been transferred to the digital database now maintained by English Heritage. The listing suggests the main house is early 19th century in date, but a cursory inspection suggests that it has earlier origins.

4.2.9 A bundle of insurance policies, premium tables and receipts dating from 1834 – 44 reveals that Piccotts End House was owned by Frederick Day (Ref. DE/Ls/B293), which corroborates the ownership noted in the 1843 parish of Hemel Hempstead tithe apportionment (see Appendix 3). It is proposed to convert existing outbuildings to a residential dwelling and double garage.

4.3 Cartographic sources

Parish of Hemel Hempstead tithe map, 1843 (Figure 4)

4.3.1 The earliest cartographic source to depict the site in any detail comprises the parish of Hemel Hempstead tithe map, which dates to c. 1843 (Ref. DSA4/48/2). The tithe map demonstrates that, as now, the main house and a range of outbuildings front the road to the south-west. In 1843 the assessment structures comprised only a long narrow range with a step forward to the north-east, along with a nearby pond.

4.3.2 The accompanying tithe apportionment reveals that the site formed part of a plot of land (#1370) described as a 'House, Yard and Garden', which was owned and occupied by Frederick Day (Ref. DSA4/48/1; see Appendix 3). Other than a small pond to the immediate north-east, and what appears to be a number of walls, the remainder of the land is entirely undeveloped.

1st edition Ordnance Survey map, 1878 (Figure 5)

4.3.3 The 1878 OS map reveals that the range of outbuildings were enlarged at some point since the production of the tithe map. The assessment

structures comprise, as before, a long range aligned north-west to south-east except an additional range now adjoins to the north-east.

4.3.4 The land outside the scope of the assessment, but within the curtilage of the main house, has also experienced substantial development with the addition of a number of structures including a glasshouse, some of which are still extant today. The pond is also still evident.

2nd edition Ordnance Survey map, 1898 (Figure 6)

4.3.5 This map indicates that no notable alterations occurred to the buildings in the last 20 years, with the exception of a pump that is now indicated to the immediate north-east of the south end of the assessment buildings.

4.3.6 In the surrounding area the buildings remain little altered and the nearby pond is still present.

3rd edition Ordnance Survey map, 1925 (Figure 7)

4.3.7 The 1925 OS map again shows no particular alteration has occurred to the assessment structures since 1898. However the pump noted above is no longer mentioned and the small pond to the north-east has been infilled.

4.3.8 The buildings nearby associated with the property have undergone reconfiguration with a number of buildings removed or extended, and the addition of two glass-roofed structures to the north.

Ordnance Survey map, 1974

4.3.9 The final cartographic source dates to 1974 indicates that a small amount of development has occurred in the area of the assessment buildings which comprises the addition of a small projecting unit on the south-east side of the northern range.

4.3.10 Elsewhere the outbuildings to the north have been minimised and now comprise two or three ranges with two glass-roofed structures. The main house has undergone development with a substantial extension added to the rear. In addition the lands associated with the main house have been opened out somewhat with the removal of a number of boundaries.

5 THE BUILDING

5.1.1 The outbuildings form an interesting and linked collection of typical late 18th / early 19th century structures appropriate to a minor country estate (Plate 1). The intended function is still easily discernible and comprised a large, brick, two-storey stable with blocked apertures for a dovecote in the gable, with flanking single-storey tack room and carriage house forming a modest, symmetrical ensemble. A second carriage house, store and stable extends this to the north, with a timber-fronted return comprising a raised, three-bay

granary. Two bays were later modified to accommodate a carpenter's workshop.

5.1.2 Nearby associated buildings and structures lie beyond the scope of the assessment but are worth noting for context. They include two walled kitchen gardens, a hot-house with its boiler-house and other minor timber buildings and sheds.

5.1.3 For clarity, the stable has been designated as Building 1 in the description below, with its tack room to the south as Building 2. The carriage house (Building 3) has an adjoining second carriage house and stable (Building 4). The granary is designated as Building 5. Lying immediately east of Buildings 1 and 2 is a circular brick construction, which perhaps represents a surviving remnant of the pump indicated on the 1898 OS map.

5.1.4 Buildings 1-4 are aligned north-west to south-east, although for ease of reference are described as north to south in the text below. Similarly Building 5 is referred to as east – west. All buildings are labelled on Fig. 9.

5.2 Exterior

Building 1

5.2.1 Building 1 (Plate 2) is a substantial and impressive stable block of two storeys in brick with a grey slate roof. The brick is a very fine sandy orange-red fabric with straight skintles, preserving much of the original pointing. A few kiss marks are visible along with a few darkened headers. The bricks measure an average of 8½" x 2½" 4¼" (216mm x 64mm x 108mm) laid in Flemish bond with ½" wide joints of buff-coloured lime mortar.

5.2.2 Original windows and doors lie only on the east side. These are arranged symmetrically with fine gauged voussoirs and wide splays. The principal door is set centrally and has a companion above, for loading fodder into the hay loft. The door is of heavy boarded form, preserving an upper blacksmith-made hinge with a round finial. We also see this style on the hinges of the upper loading door. A small inserted pane and a new lower hinge are the only modifications visible. The door is flanked by two windows, to the north being a short 24-pane pivoting casement, typical of a stable, in a heavy timber boxed frame. The window to the south was also originally of this form, but has been dropped and enlarged with a modern 8-over 8 sash.

5.2.3 In the gable an inserted circular window with nine panes interrupts an early stacked arrangement of little arch-headed doveholes, skilfully cut into the brick, but now blocked. The roof is framed by a plain bargeboard with a simple decorative moulding which we see also present at the heads of the two doors and elsewhere. A wind vane crowns the apex, and is probably modern.

5.2.4 The west façade presents blank brickwork to the roadway, except for an inserted 20th century Crittall-style casement at hay loft level. Both north

and south elevations have contemporary chimneystacks which are integral to the building, along with a terracotta pot on the south stack which is of similar form to those seen on the main house.

Building 2

5.2.5 An associated, single-storey probable former tack room abuts to the south with a hipped roof of grey slate. The doorway has a wide splayed gauged voussoir with a robust staff-moulded architrave. An adjoining 15-over-15 sash window is similarly set in a heavy, pegged frame finished with the simple mouldings seen on Building 1, but here is set at eaves level and has no voussoir. The door has three long panels and is possibly 19th century in date.

5.2.6 The building is also lit from the south by a two-light casement, each having six panes, set within a fairly heavy frame abutting the eaves, but this may be inserted as we see no queen closers on the adjoining brickwork. The east light is side-hung, to the west, where it almost abuts a gate pier, top hung.

Buildings 3 and 4

5.2.7 Buildings 3 and 4 now form a continuous single-storey range, but examination reveals that Building 3 was constructed with the stable as a carriage house, and originally formed a hip-roofed counterpoint to the tack room on the south. Both carriage houses have been extended east in timber, with new double doors. Their original external faces are described for the interior, below. The roof continues the tradition of slate with lead flashings. A store and stable at the northern end have robust doors with thick-pegged architraves, provided with overdoor ventilation slats. The south door has wide bead-moulded boarding with two heavy strap hinges on pintles, and preserves its original latch, catch, handle and large key escutcheon. There is also a little arched 'cat flap' and a small slot cut into the upper part of the door. The adjoining door is almost identical, but is divided as a conventional stable door. It retains a latch and handle although the lower strap hinges have been replaced.

5.2.8 The west wall continues the plain blank brickwork along the road-side, pierced only by occasional air-bricks with iron grilles. Here the structural divide between Buildings 3 and 4 is clearly evident (Plate 3) but also shows that a garden wall contemporary with the stables was later raised to provide the extension represented by Building 4.

5.2.9 The north elevation of Building 4 partly frames, with the back-wall of the granary, the enclosed kitchen garden, and is pierced only by a ten-light pivoted casement. This appears to have been inserted.

Building 5

5.2.10 The granary would have been an attractive addition, with a tripartite gabled and weather-boarded form, standing on industrial, iron stylobates, but its original form is now much altered with partial conversion to a workshop, and the addition of a secondary unit breaking forward from the façade to provide a cart shed or garage. The rear north wall, which encloses the kitchen garden, has been raised from a pre-existing garden wall in characteristically flinty Luton grey stocks, laid in a competent Flemish bond and measuring 9" x 2¾" x 4¼" (229mm x 70mm x 108mm). The gable brickwork projects slightly with fragments of lead flashing in the valleys. A few other features include hooks for drainpipes and timber fragments for a flimsy lean-to structure, no longer present.

5.2.11 The short east wall comprises weatherboarding over a low brick plinth pierced by a large simple two-light fixed window.

5.2.12 The main frontage (Plate 4), is as noted above, of painted weatherboarding with a slate roof. This is fairly robust, and appears to be of softwood. The gables are framed by simple bargeboards which disguise shaped purlin-ends. The west retains its original raised floor, preserving six tapering stylobates with discus-shaped heads; the paving seen in the courtyard extending beneath. Access is given from a rudimentary timber stair, now in poor condition which preserves an original 19th century cast-iron handrail with a scrolled end. The door is probably modern but has a little five-paned over-light. The central and east units have had their floors dropped, though internally some stylobates remain together with redundant mortices for the earlier floor joisting. The central unit is marred by a 20th century outshut construction, but the main façade preserves an original window of four fixed panes. At the junction of central and east bays is a boarded door, no longer used but which has an early latch and single pane overlight. In its earlier configuration, the east bay was probably reached by a stair and door as on the west. The stair has gone, leaving a redundant door set at high level, which has been chopped at the base to insert an unusually wide and low window of four panes, lighting the workbench within.

5.3 Interior

Building 1

5.3.1 Building 1 has been converted into a semi-domestic setting by removing most of the original stalls and stabling equipment. However, the original, attractive paviers survive, laid in herringbone pattern, and we can see patching where the original uprights for the stable stalls were located. A few fragments of this do survive.

5.3.2 The main door is of very sturdy construction with two ledges to this side preserving the original rim-lock and latch. A little upper fixed pane is a later insertion.

5.3.3 The original northern window retains some old glass and fairly slender glazing bars with a wide fillet characteristic of the later 18th century. The southern window is, as noted above, modern. Doors give access to the flanking lower units, though that to Building 2 does not appear to be of any age, and may be a later insertion. The carriage house by contrast is of three bead-moulded boards with four ledges, hand-made strap hinges with round finials on pintles, and is clearly contemporary with the building. The walls are punctuated by structural timber bearers into which some tether rings are fixed. Two principal joists visible in the ceiling have been encased in modern pine boarding. A modern pine staircase gives access to the hay loft and must replace a ladder.

5.3.4 The former hay loft is relatively simple, with a single, exposed roof truss. The loading door is of bead-moulded boards with two ledges. The circular window in the gable has modern glazing, but is surrounded by protruding arched heads framing the doveholes. A Crittall-style steel casement window pierces the west wall.

5.3.5 The roof truss is of king post form, all of softwood, which has received some abrasive treatment. It is of conventional form with a fairly robust tie-beam and shouldered king-post carrying raking struts. The king-post has a joggled head and is reinforced with a housed nut in the soffit of the tie-beam. A single purlin in each pitch is joggled over the principal rafter. The wall-plates are exposed on either side.

Building 2

5.3.6 Building 2 has been much remodelled with the installation of stores and a bathroom, partitioned by softwood boarding, but preserves a few earlier features. The floor is now cemented. The external door has three long moulded panels as we see on the exterior, while the adjoining 15-over-15 sash window matches that to the adjoining stable. It now has a Fitch patent catch which replaces something earlier.

5.3.7 The room is heated by a fireplace with slender stack on wide shoulders. This has been much modified, but preserves a brick surround and pine shelf. The existing grate is not original. The roof is clad with pine, but a single, waney and probable reused tie-beam remains exposed.

Buildings 3 and 4

5.3.8 The original frontage of Building 3 and the second adjoining carriage house added slightly later is preserved behind the later extension. They differ slightly. To the south, the original, wide doorway is flanked by two, high-set six-light windows, while to the north the building is recessed slightly and is more simple in form. Neither have original doors, but some pintles survive.

Building 3

5.3.9 The interior of the south carriage house (Building 3; Plate 5)) is floored with paviers. The walls have exposed brick, latterly lime-washed or painted, preserving in the south-east corner some wide vertical boarding which may once have been more extensive. The little windows flanking the doors have typically early 19th century style glazing bars and differ from the more archaic windows in the adjoining wings. The original door from the stable is overhung by a large wide shelf that rests on the shoulder of the adjacent chimneystack. This is identical in form with its companion in Building 2 but here less modified and preserving a simple shelf and iron restraints to the head of the grate. The original grate has been removed. Timber wall bearers form a matrix for various fixtures such as hooks and similar.

5.3.10 A single boxed-in tie-beam is visible while the ceiling is underdrawn, showing a hip on the north where the original lath and plaster surface remains. The original surface to the south has been partially removed and replaced with mineral fibreboard.

Building 4

5.3.11 The second carriage house is paved with the finer paviers seen in the stable. Although the walls have been painted, the south wall which was once external, is of conspicuously finer quality.

5.3.12 The east, west and north walls are constructed, as elsewhere with timber bearers. The exposed roof comprises two simple purlins resting on timber pads to the north with two common rafters cogged over in each pitch. There is a ridgeboard with heavy boarding supporting slates.

5.3.13 The north end of Building 4 forms a stable and adjoining store. The store door has a heavy frame with two ledges to the rear along with a large timber-cased rim-lock and housing for a slatted door to the upper hatch. A simple locking system for lower boards survives on the architraves (Plate 6). The interior is paved, while we see an identical roof structure running through. The space is now fitted with a racking system on either side with moveable trays (Plate 7).

5.3.14 The stable is paved in fine yellow paviers and was formerly divided into two stalls. Although mostly removed, the mangers and troughs, which are of cast iron, typically 19th century and mass-produced, survive on the west wall (Plate 8). There is a single purlin to a hipped underboarded roof which apparently preserves a lath and plaster ceiling.

Building 5

5.3.15 The remaining granary is entered via the stairs and modern door, but its overlight preserves typically delicate mid-19th glazing bars. The interior is lined with fine bead-moulded softwood boarding on three of the four walls to the apex. The east wall has been partitioned from the adjoining unit with

modern chip boarding, which also now forms the floor. This lies over large heavy floor boards on oak joists, which are visible from below. Redundant slots cut into the wall boarding indicate the locations for fixtures and fittings, now removed. The roof is constructed of fine common rafters, all with shaped staff-moulded corners rising to a ridgeboard. Bead-moulded boarding is visible behind the rafters.

5.3.16 The central and east units are now consolidated into a single workshop, but this area was clearly once also raised as part of a continuous granary. The original outer floor joists still rest on iron stylobates (Plate 9) though some have clearly been lost. The roof of the central section has probably been replaced, but the east bay retains its interior bead-moulded boarding and fine roof structure. Similarly the central bay preserves traces of lath and plaster walling (Plate 10), and may have had a slightly different original function.

5.3.17 The brick floor seen below the west unit extends into throughout this area. The current arrangement of windows on the south seems to suggest this change in use occurred in the 19th century, as a robust work bench is lit by the wide window described above which nonetheless has early 19th century glazing bars. This window lies beneath a redundant loading door, which was probably truncated at the time the window was inserted.

5.3.18 There are a few other fixtures and fittings worth mentioning. The disused door is probably of early 20th century date, while the central bay preserves some built-in timber storage units, which seem to relate to the earlier raised floor, and so must be of some age (Plate 11). These may have been seed bins or something similar. At the upper section we see truncated remnants of a lath and plaster ceiling.

6 DISCUSSION

6.1 The exterior of the house was briefly looked at to gain a sense of chronology and evolution and thus provide further clarity for the date of the out-buildings. The main house has antecedents which clearly date from the 18th century, with enlargements which can be ascribed on the basis of decorative mouldings in the shutters to the third quarter of the 18th century or the Regency period of c.1790-1820.

6.2 The earliest phase we can see in the outbuildings is the symmetrical stable block with its carriage house, suitable for a country gentleman, which was probably added at the end of the 18th century or very beginning of the 19th, when the house was being gentrified and extended. These buildings are particularly well-made with fine and beautifully-laid brickwork, and have not suffered from the usual over-zealous but often unnecessary re-pointing of bricks and replacement of windows. The windows with their tiny panes are distinctly old-fashioned, but may have served to distinguish the function and differentiate the status of the stable from the house, and from a practical point of view to have made the replacement of broken panes much cheaper.

Originally it was an attractive, inward-looking but self-contained group. Both flanking areas were provided with heating, a measure of the value of the equipment and carriage being stored, rather than as a concession to human comfort.

6.3 In the early – mid 19th century the range was extended to the north to create a second carriage house (this time unheated), and a second stable and storage unit (Building 4). This range used and incorporated some of the earlier garden walls. The storage unit retains a racking system which, although probably not early, has parallels with Victorian kitchen gardens and the cultivation of mushrooms such as we see at Audley End in Essex.

6.4 A third phase which post-dates the production of the tithe map and apportionment of 1843 saw an attractive and picturesque granary (Building 5) added. Again the existing garden walls were used to minimise cost, together with industrially-made stylobates. The granary was well-built with great attention to detail in the quality of the timber and finishes. The central unit may have been a more secure environment, possibly with a semi-domestic purpose, such as the processing and care of seeds or tools. At some stage in the 19th century, perhaps not long after the building's construction, two of the three units were converted to a single workshop by dropping the floor. The long workbench window is a practical but charming solution to the provision of light.

CONCLUSION

6.5 Overall the buildings must be seen as a distinct group, and even though they have been extensively remodelled, preserve a great deal of historic integrity, particularly in the survival of fixtures and fittings and our ability to 'read' them in their original form. They are of a type which we would expect to see in many modest gentlemen's country residences of the first half of the 19th century, but which were rarely maintained to the degree which is evident here. In mitigation of their conversion, attention should be drawn to the blank façade on the west wall, which was not meant to be pierced by windows. The distinctive elements which remain, to convey this historic integrity include the quality of the brickwork, the original windows, the paved floors, a number of fixtures and fittings on doors and windows, and the surviving mangers in the north stable. Retaining a representative sample of the stylobates in situ would allow a sense of the buildings origin as a granary to be retained.

ACKNOWLEDGEMENTS

AS would like to thank Atelier Architecture and Design for commissioning and funding the archaeological impact assessment and historic building impact assessment, in particular Mr. Stephen Melvin for all his help and advice. AS would also like to acknowledge Ms. Kate Batt of Hertfordshire County Council Historic Environment Unit (HCC HEU) for her advice and input. Thanks are also due to the staff at Hertfordshire Archives and Local Studies (HALS), in particular Ms. Susan Hall, and the staff at the Hertfordshire Historic Environment Record (HER), in particular Ms. Isobel Thompson.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) and RCHME standards. Copies of the final report will be lodged with the CAO, HALS and the National Monument Record, Swindon. The archive will be lodged with HALS.

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

The National Archives website;
<http://www.nationalarchives.gov.uk/a2a>

APPENDIX 1 ARCHAEOLOGICAL DATABASE (HER)

HER	NGR TL	Description
Romano-British (AD 43 – 410)		
88	0495 0865	SAM Roman settlement with villa in Gadebridge Park comprises a winged corridor villa with timber antecedent, and bath house dated to the 1 st century, a bathing pool added to the bath-house by AD 325 both of which were demolished by the mid 4 th century, although some occupation continued into the early 5 th century
518	0499 0865	Probable Roman coin hoard from Gadebridge Park comprised 19 coins from 144BC - 79AD found at various times around 1851 in the Park, and thought to be part of a hoard of denarii deposited after 73 AD
1867	0499 0872	Probable votive coin hoard from Gadebridge Park comprised 173 bronze coins, dating from AD 259 - 353, found with large number of small bronze objects (rings, brooches, bracelet fragments) in former waterlogged deposits of pool of probable public baths
6209	052 086	Roman brooch, made of bronze and heavily enamelled, found in 1977 on the western bank of River Gade, approx 125m east of Gadebridge Roman villa
13275	04730 08700	A Roman Republican denarius found in the rear garden of No. 125 Marlins Turn, Gadebridge, dates from 96 - 91BC, from the Auxiliary Italian mint
Medieval (AD 1150 – 1500)		
6193	0513 0911	Probable medieval guest house with wall paintings at Nos. 130 – 136 Piccotts End comprises a 15 th century hall house, for many years a range of four cottages containing very important late 15 th century wall paintings of religious themes including Baptism, Christ in Majesty and Saints discovered in March 1953, on the north-west wall
Post-medieval (AD 1500 – 1750)		
9060	04555 09406	Rectilinear earthworks of linear features on the floodplain of the River Gade, thought to represent watercress beds or water meadows
9884	0526 0890	Post-medieval house Dolphin Cottage was built in the 17 th century on the street frontage, and flanked on both sides by other buildings; extensions to the rear were put up after 1843, and in the early 20 th century
12822	0527 0885	Post-medieval stables at the Boars Head public house, is thought to date to before 1736, when it had stabling for two horses, the 'barn' in the rear yard is a two-storey, three bay stable block of red brick, and dates to the late 18 th - early 19 th century
15390	05140 09045	Piccotts End Farm at No. 117 Piccotts End comprises a 16 th or early 17 th century, two-storey timber-framed farmhouse with red brick nogging and plaster infill, which has only altered slightly since 1878
5786	0499 0920	Piccotts End Mill comprises a large post-medieval mill and mill-house, with much earlier origins; demolished after a fire in 1991

Early modern (AD 1750 – 1900)		
5208	0515 0822	Road bridge in Gadebridge Park was made by the local manufacturer J Cranstone c. 1830/40 with stone abutments, flat iron girder with segmented arch bracing and open decorative spandrels, but has been moved and replaced by a modern one
7213	0525 0805	Decorative iron Gade Bridge at Hemel Hempstead was made locally by Joesph Cranstone's Phoenix Works to give access to Sir Astley Paston Cooper's country seat, but has been moved from its original location and is now resting on breeze blocks and is used as a footbridge
12107	05176 09115	Old infirmary to the rear of Nos. 114 – 138 Piccotts End was opened by Astley Cooper, the pioneering in January 1827, was demolished about 30 years ago, and included a long three storey range with a mansard roof, and several small outbuildings
15391	05224 08999	Piccotts End House comprises an early 19 th century house with stucco exterior under hipped Welsh slate roof with a bracketed cornice

APPENDIX 2 CARTOGRAPHIC EVIDENCE

Date	Description	Fig. No.	Scale	Location
1843	Parish of Hemel Hempstead tithe map	4	1":2 chains	HALS
1878	Hertfordshire sheets XXXIII.3; 1 st edition Ordnance Survey map	5	25":1 mile	HALS
1898	Hertfordshire sheets XXXIII.3 & XXXIII.4; 2 nd edition Ordnance Survey map	6	25":1 mile	HALS
1925	Hertfordshire sheets XXXIII.3 & XXXIII.4; 3 rd edition Ordnance Survey map	7	25":1 mile	HALS
1974	Plans TL 0409 – 0509 & TL 0408 - 0508; Ordnance Survey map	8	1:2,500	HALS
2001	Ordnance Survey Explorer series 182; site location	1 & 3	1:25,000	AS
2009	Detailed site location plan	2	1:2,500	Client

Documents consulted at HALS;

Parish of Hemel Hempstead tithe map, n.d.
DSA4/48/2

Ref.

Parish of Hemel Hempstead tithe award, 1843

Ref. DSA4/48/1

Insurance policies, premium tables and receipts, 1834 – 44
DE/Ls/B293

Ref.

**APPENDIX 3
PARISH OF HEMEL HEMPSTEAD TITHE APPORTIONMENT, 1843**

Plot No. (#)	Owner	Occupier	Plot name	Land Use	Area (a. r. p.)	Tithe rent (l. s. d.)*	Tithe rent (l. s. d.)^
1370	Frederick Day	Himself	House, Yard & Garden	-	1 rood 21 perches	3s.	
1371	"	"	Meadow	Meadow	3 acres 10 perches	4s.	15s.
1372	Rev'd John Halsey & Sarah, his wife	Sean William	Meadow	Meadow	1 acre 3 perches	1s. 4d.	5s. 9d.

* Payable to the Vicar

^ Payable to Sir Astley P. Cooper

APPENDIX 4 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	Piccotts End House, 106 Piccotts End, Hemel Hempstead, Hertfordshire
County: Herts	District: Dacorum
Village/Town: Piccotts End	Parish: Hemel Hempstead
Planning application reference:	4/00287/09
Client name/address/tel:	-
Nature of application:	Residential dwelling & double garage
Present land use:	Outbuilding & shed
Size of application area:	Size of area investigated
NGR (8 figures):	TL 0518 0902
Site Code:	AS 1201
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Archaeological impact assessment & historic building impact assessment
Date of work:	April 2009
Location of finds/Curating museum:	Hertford
Related SMR Nos:	Periods represented: -
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p><i>In April 2009, Archaeological Solutions Ltd (AS) carried out an archaeological and historic building impact assessment at Piccotts End House, Hemel Hempstead, Hertfordshire. The work was commissioned by Atelier Architecture and Design in order to support a planning application for the conversion of existing outbuildings.</i></p> <p><i>Outbuildings at Piccotts End House comprise a late 18th or early 19th century stable and carriage house, together with a mid-19th century extension providing extra accommodation for horses and a second carriage. A third, triple-gable granary dates to a short time after. This was subsequently modified to provide a carpenter's workshop. The appraisal found that despite internal remodelling and modification, the external appearance of the building had changed little and forms a good representative sample of typical outbuildings of the period.</i></p>
Author of summary: Tansy Collins	Date of Summary: 6 th May 2009

**APPENDIX 5
ARCHAEOLOGICAL SOLUTIONS
HBR ARCHIVE FORM**

Site Details	
Site Name: Piccotts End House, 106 Piccotts End, Hemel Hempstead, Hertfordshire	NGR: TL 0518 0902
County: Hertfordshire	Museum Collecting Area: Hertford
Site Code: AS 1201	Project Number: 3445
Date of Work: My 2009	Related Work: ?

Brief/s		Specification/s	
Date	Present	Date	Present
None	None	19.03.2009	Yes

Site Records (Description)		
Notes (14 sheets A4)		
Site Drawings (Give Details of Formats & Size)		
Drawn Plans & Sections:		
Architect's Drawings: 3 A3 photocopies – annotated		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data
In report		Digital photographs and drawings on CD

Reports		
Report No	Report Type	Present
3276	Historic building assessment	Yes

Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	3-15	Yes	Yes	1	20-37	Yes
2	120mm	1-15	Yes	Yes			
3	120mm	1-15	Yes	Yes			
Photographic Location Plans Present? (Give Details) In report and separate printout in archive folder							
Digital Photographs (Give Details): Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

COLOUR PLATES



Plate 1 General view of the assessment buildings, taken from the south (39)



Plate 2 East façade of Building 1, taken from the east (5)



Plate 3 Line of queen closers (indicated) in the west wall (above level of the former garden wall) showing division between Buildings 3 and 4, taken from the west (40)



Plate 4 South elevation of Building 5, taken from the south (8)



Plate 5 Interior of Building 3, taken from the north-west (22)



Plate 6 Detail of locking bar system to the storage unit (Building 4), taken from the south-east (26)



Plate 7 Interior of storage unit (central area of Building 4), taken from the east (25)



Plate 8 Detail of manger in Building 4, taken from the east (29)



Plate 9 Detail of surviving stylobate in central unit of Building 5 (west wall), taken from the east (34)



Plate 10 South wall of the central unit of Building 5, taken from the north-west (37)



Plate 11 North wall of the central unit of Building 5, taken from the south (35)

PHOTOGRAPHIC INDEX



1

West façade of the assessment buildings fronting the road, taken from north-west



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West and south elevations of the assessment buildings, taken from the south-west



3

South and east elevations of Buildings 2 and 1, taken from the south



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East façade of Building 2 and Building 1 on the right, taken from the east



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East façade of Building 1, taken from the east



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View of east and south elevations of Buildings 3-5, taken from the east



7
East elevation of Building 4 (north end) and south elevation of Building 5 (west end), taken from the south-east



8
South elevation of Building 5, taken from the south



9
North elevation of Building 5, taken from the north



10
Ground floor of Building 1 (east side), taken from the south



11
Door giving access to Building 3 from Building 1, taken from the south



12
Typical sample area of the floor in Building 1, taken from the north



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Ground floor of Building 1, taken from the north-east



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View of east gable of Building 1 showing arched heads of the blocked dove holes, taken from the south-west



17

First floor of Building 1 (west side), taken from the south-east



18

Interior of Building 2 (east side), taken from the north-west



19
Interior of Building 2 (north side), taken from the south



20
South-east corner of Building 3 showing wide vertical boarding, taken from the north-west



21
South wall of Building 3, taken from the north-east



22
Interior of Building 3, taken from the north-west



23
Formerly external east wall of south carriage house (Building 3), taken from the north-east



24
North carriage house (south end of Building 4), taken from the east



25
Interior of storage unit (central area of Building 4), taken from the east



26
Detail of locking bar system to the storage unit (Building 4), taken from the south-east



27
Rear side of door to storage unit (Building 4), taken from the north-east



28
Interior of Building 4, taken from the east



29
Detail of manger in Building 4, taken from the east



30
Detail of joists beneath granary (west end of Building 5), taken from the south



31
Interior of the surviving granary area of Building 5 (west end), north-east



32
Interior of Building 5 (east end), taken from west



33
Detail of surviving stylobate in the east unit of Building 5 (north wall), taken from south-west



34
Detail of surviving stylobate in central unit of Building 5 (west wall), taken from the east



35
North wall of the central unit of Building 5, taken from the south



36
Roof space of east unit of Building 5, taken from the south-east



37

South wall of the central unit of Building 5, taken from the north-west



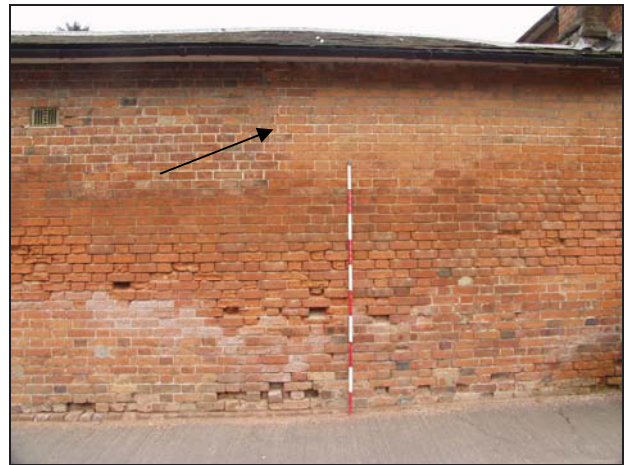
38

Detail of inserted 19th century window in east unit of Building 5, taken from the north-west



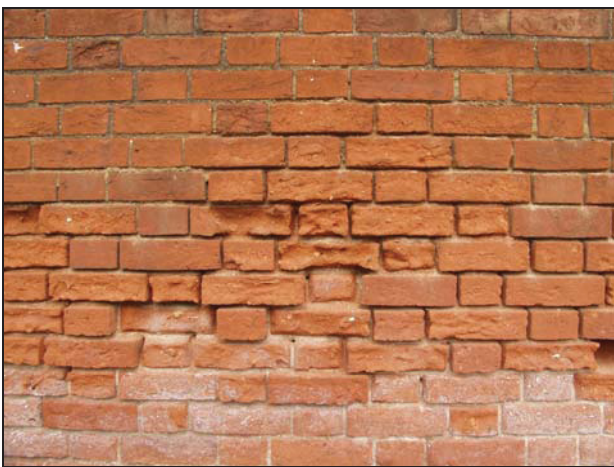
39

General view of the assessment buildings, taken from the south



40

Line of queen closers (indicated) in the west wall (above level of the former garden wall) showing division between Buildings 3 and 4, taken from the west



41

Typical brickwork of the former garden wall now forming part of Building 4, taken from the west



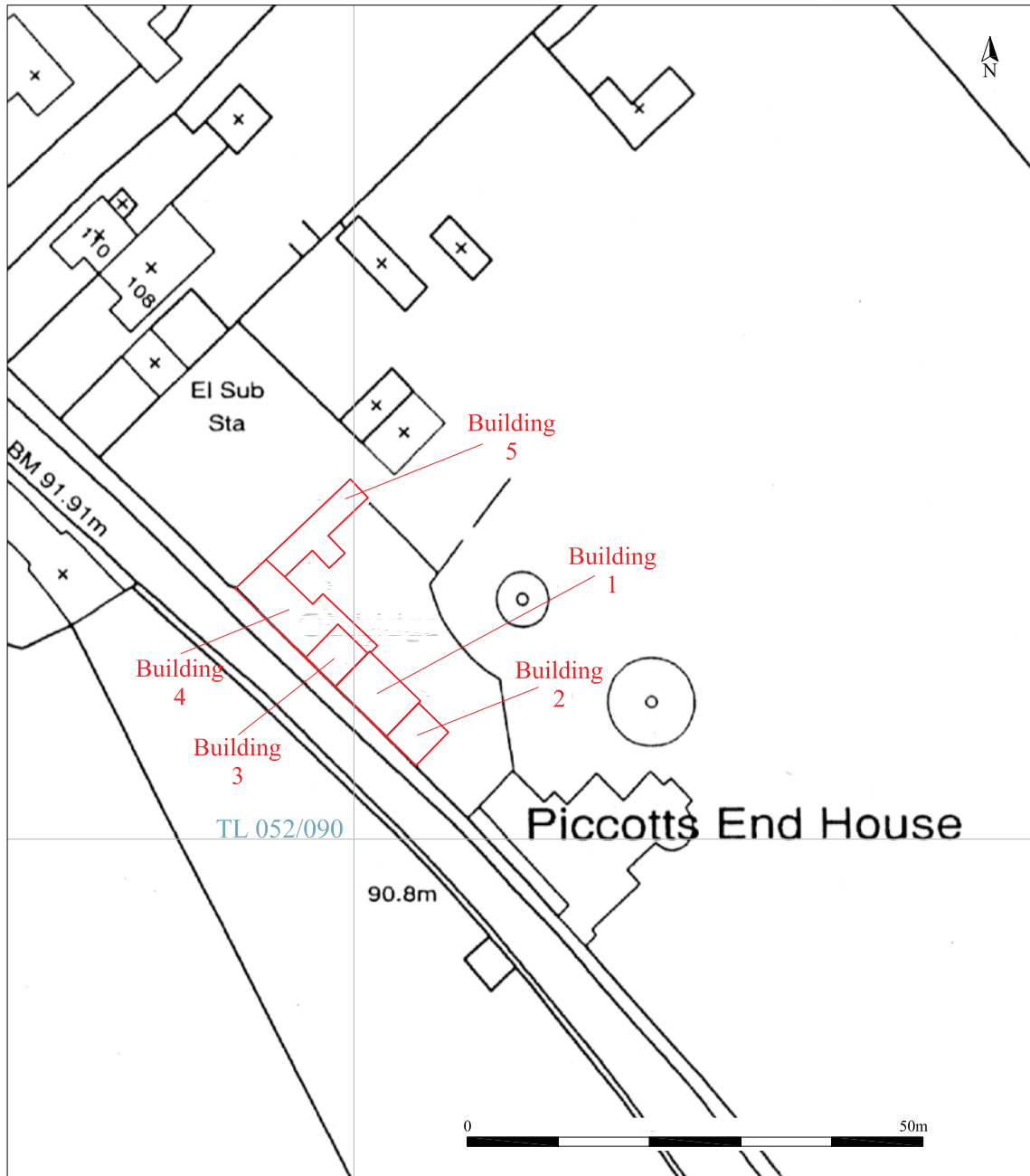
42

Typical brickwork of the former garden wall now forming part of Building 4, and additional brickwork above, taken from the west



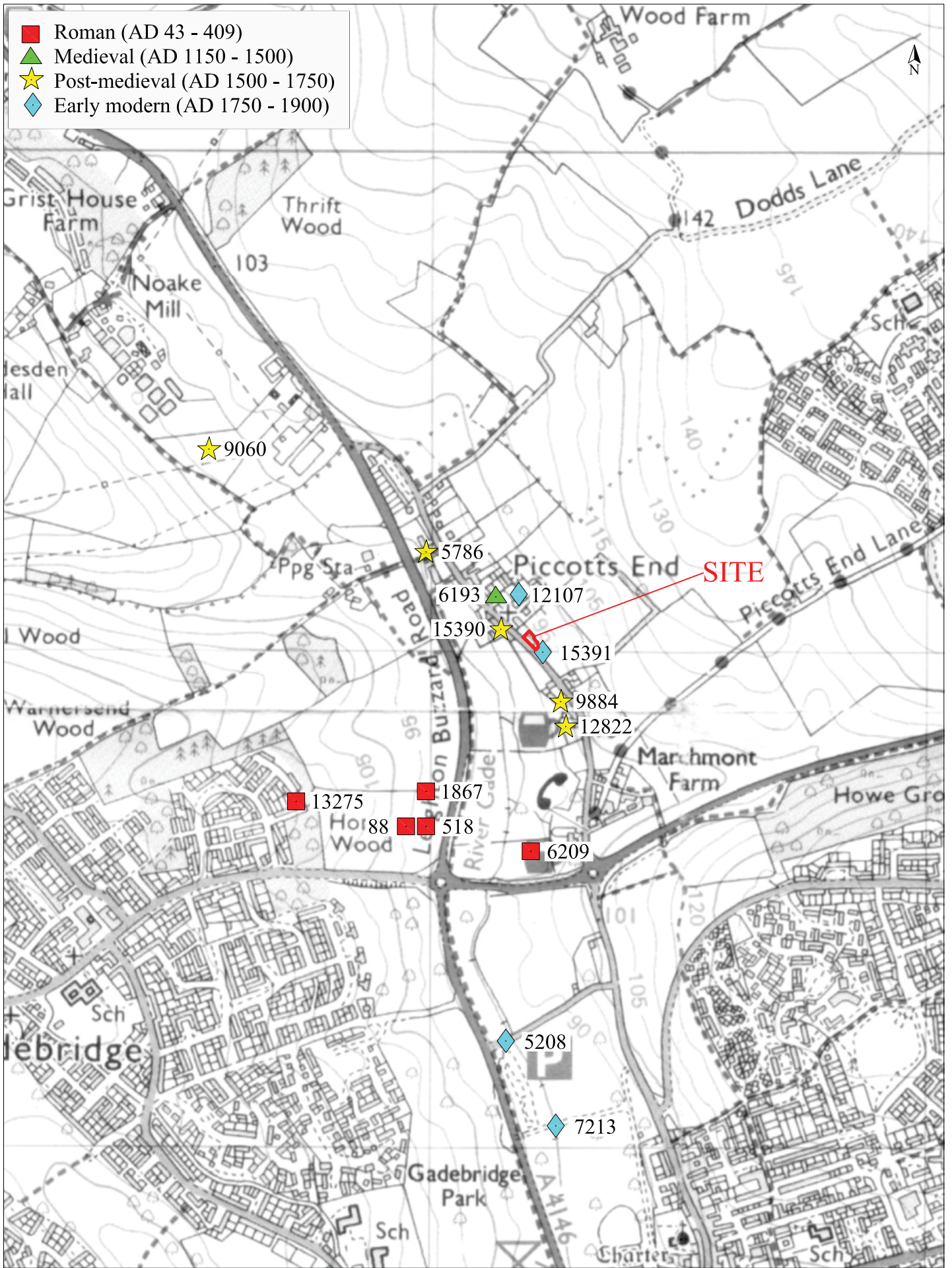
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Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4



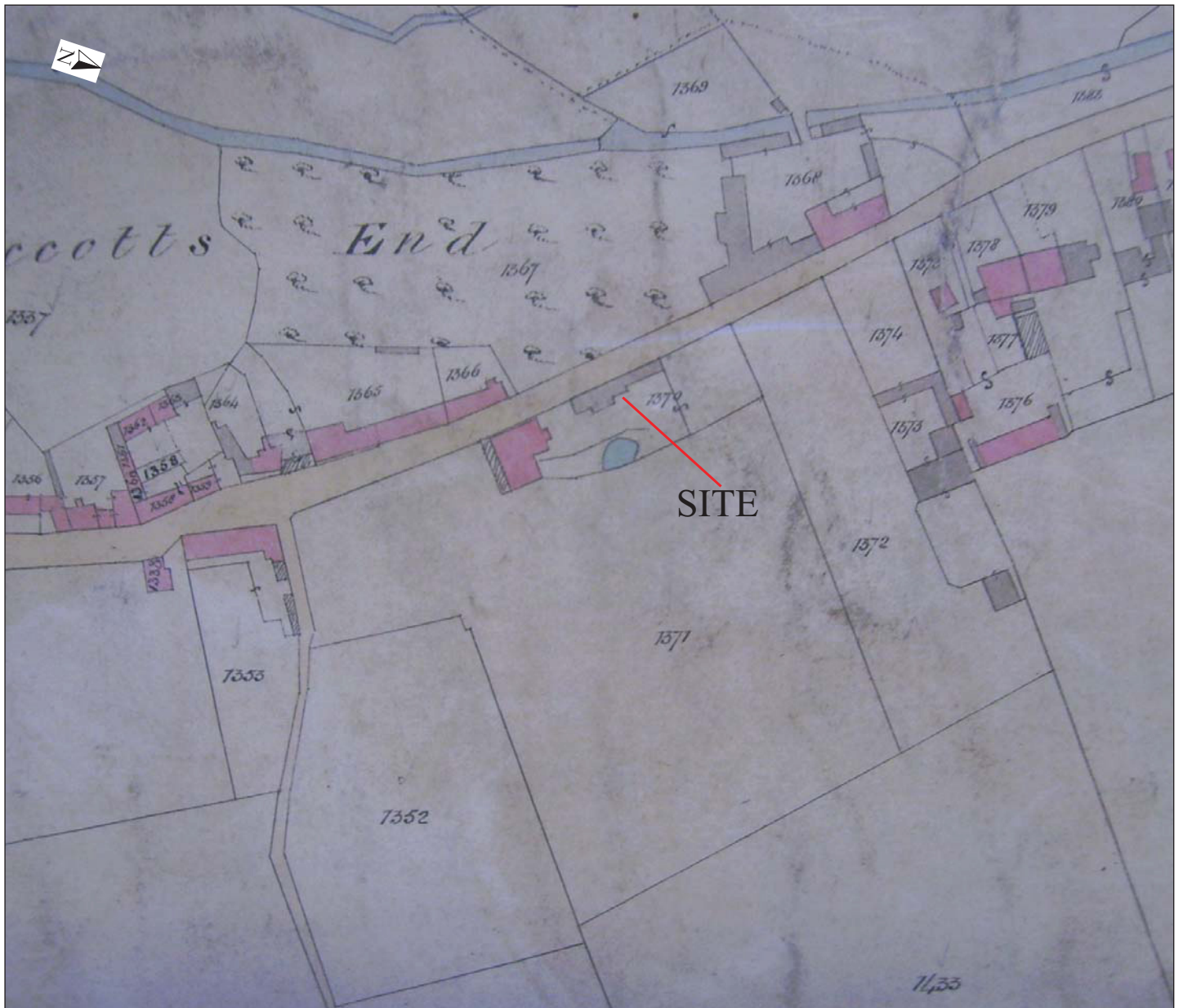
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Fig. 2 Detailed site location plan
 Scale 1:750 at A4

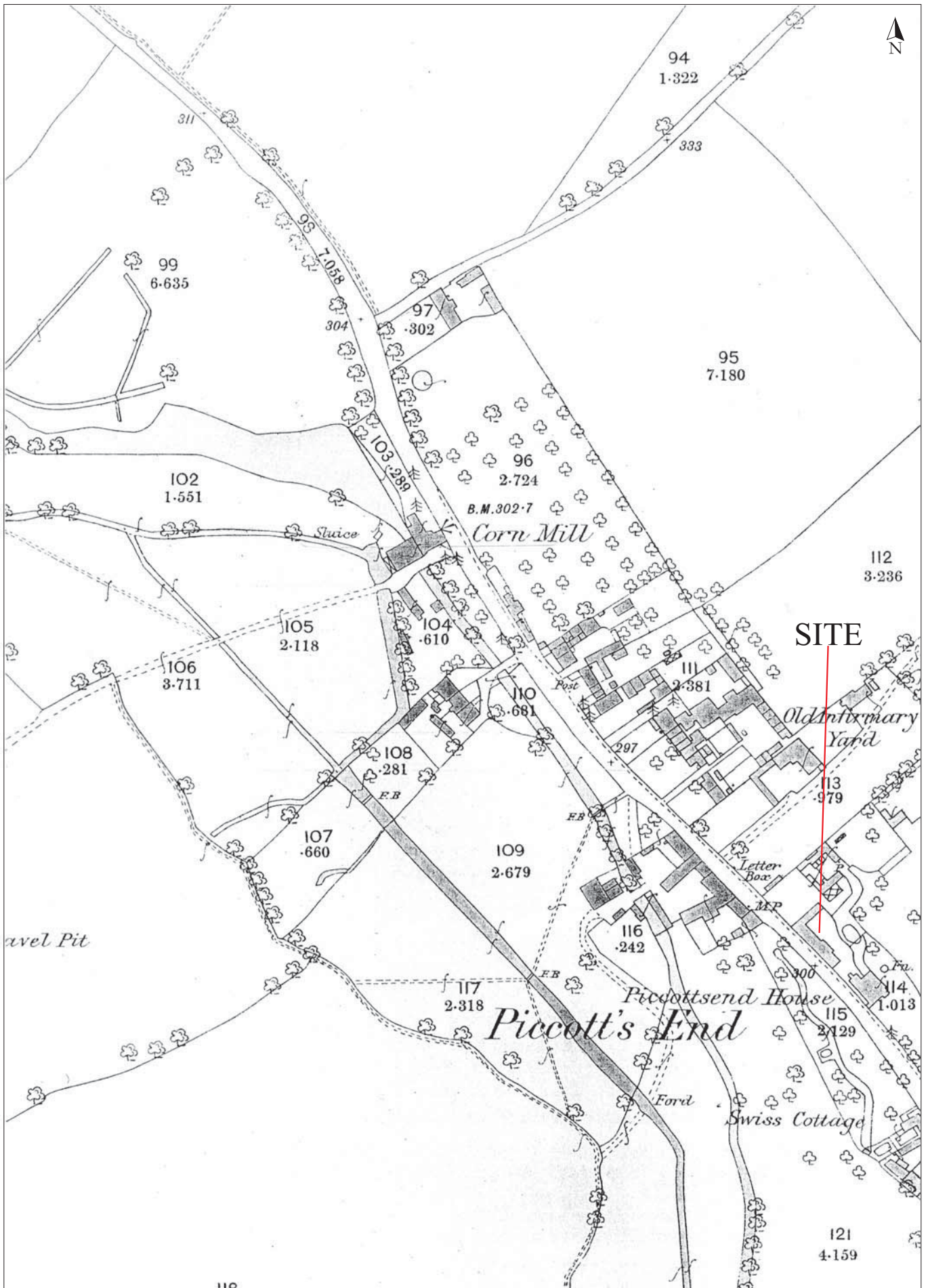


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Fig. 3 HER Data
 Scale 1:10,000 at A4

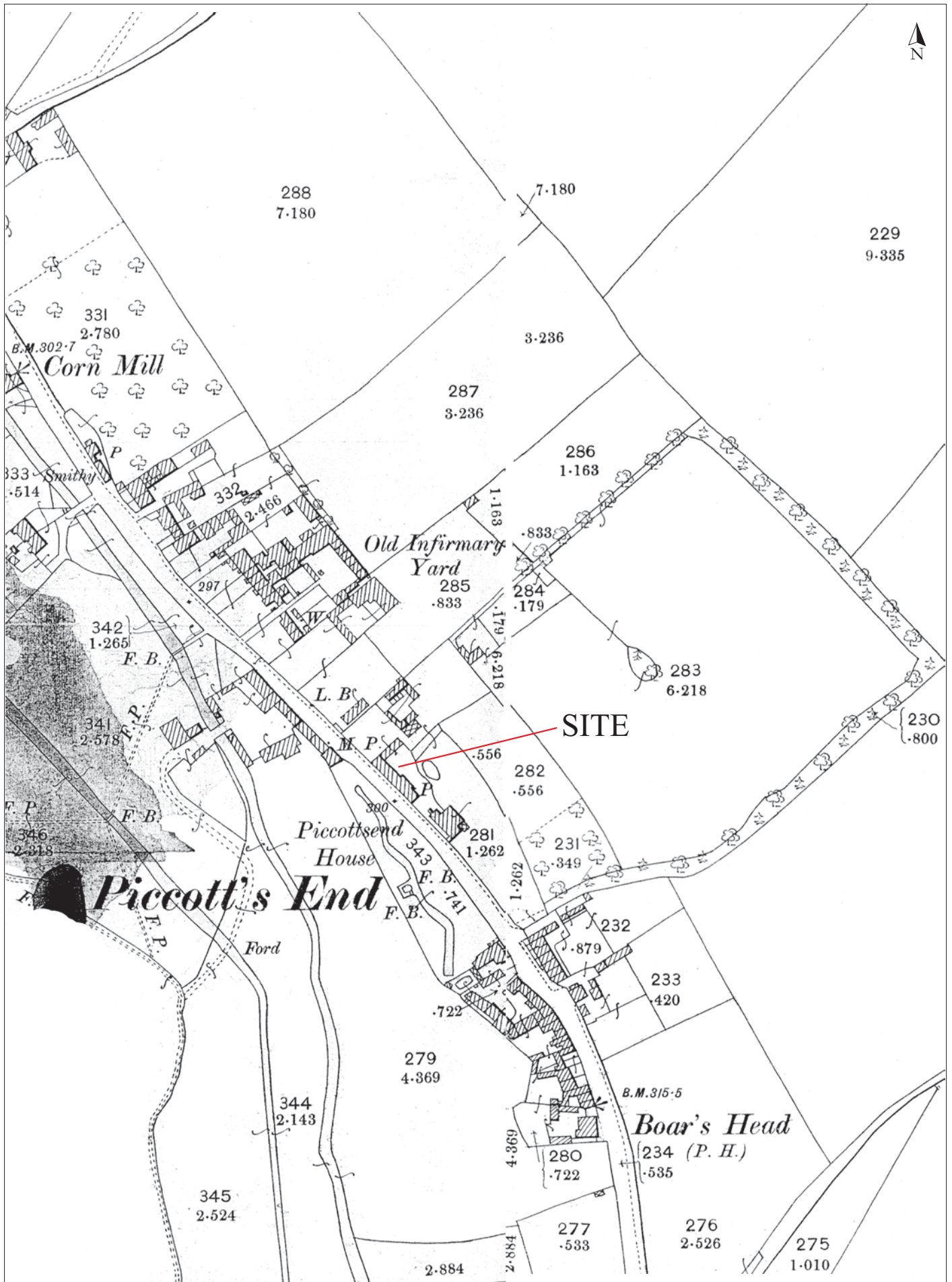


Archaeological Solutions Ltd
Fig. 4 Tithe map, 1843
Not to scale



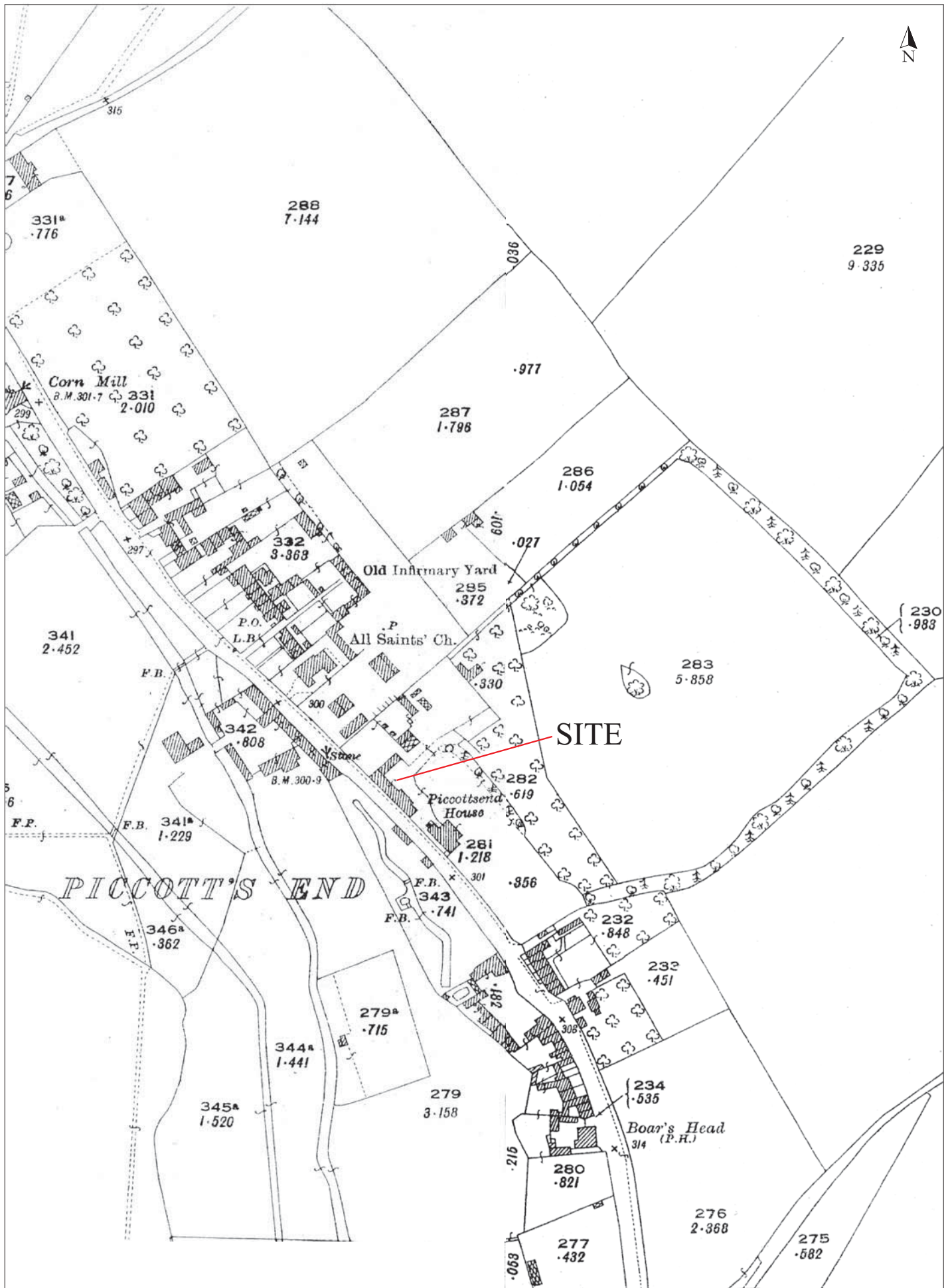
Reproduced from the 1878 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680

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Fig. 5 1st edition OS map, 1878
 Scale 25" to 1 mile at A4



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Archaeological Solutions Ltd
Fig. 6 2nd edition OS map, 1898
 Scale 25" to 1 mile at A4



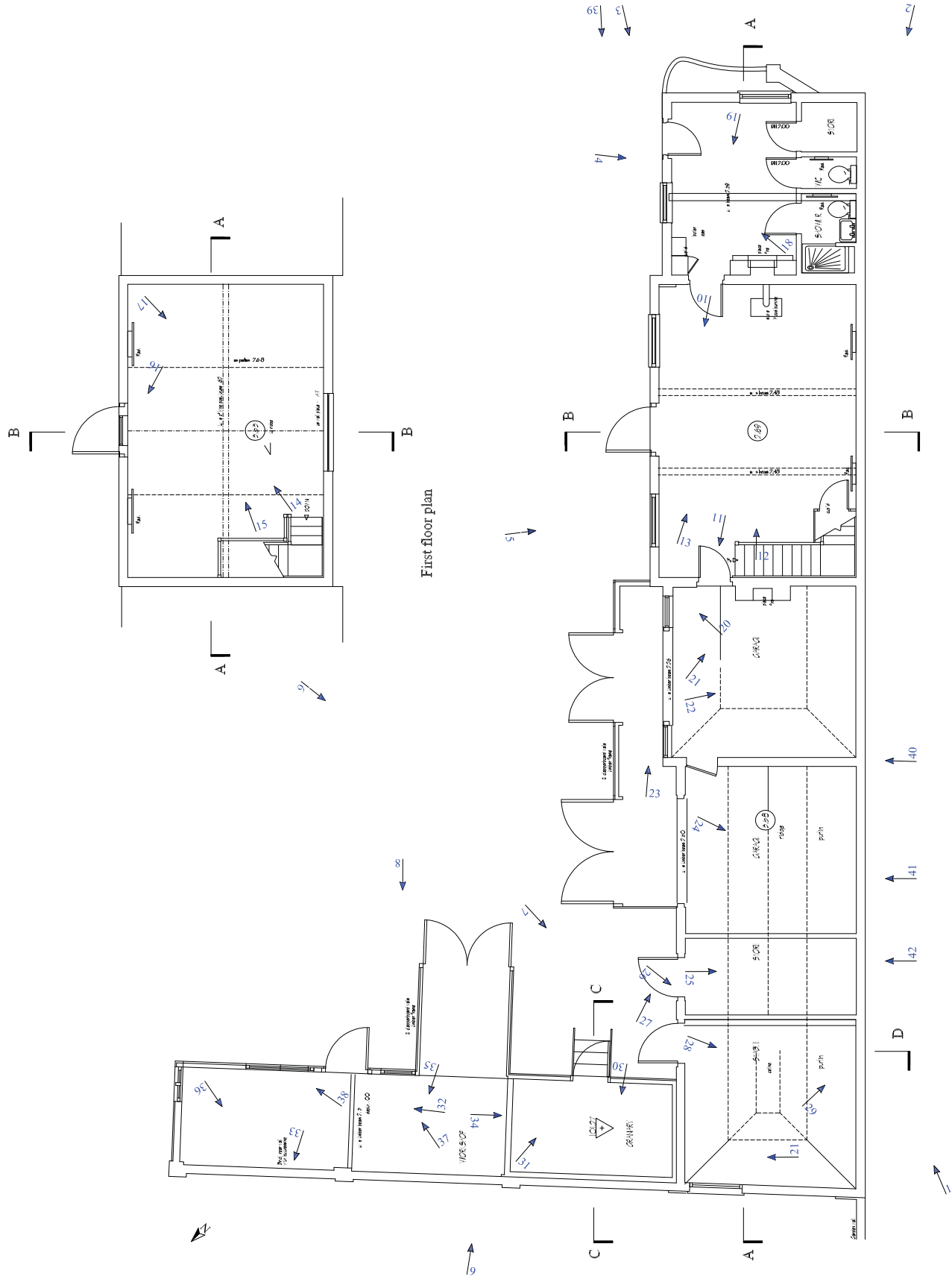
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Archaeological Solutions Ltd
Fig. 7 3rd edition OS map, 1925
 Scale 25" to 1 mile at A4

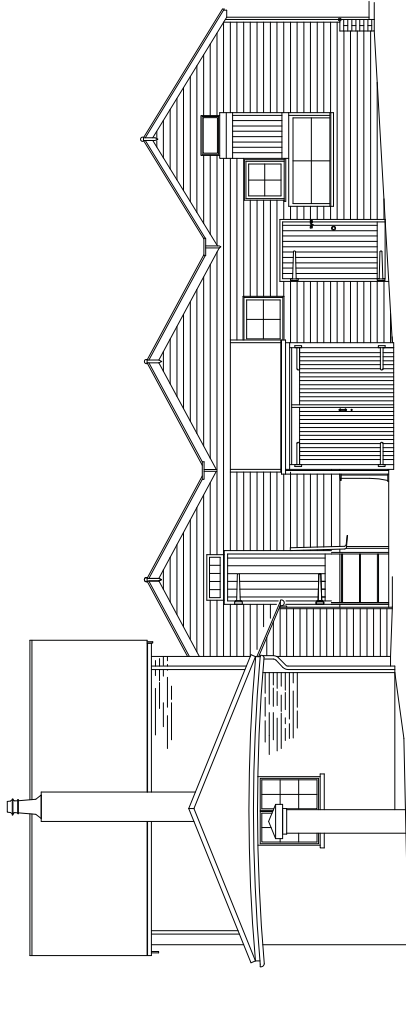


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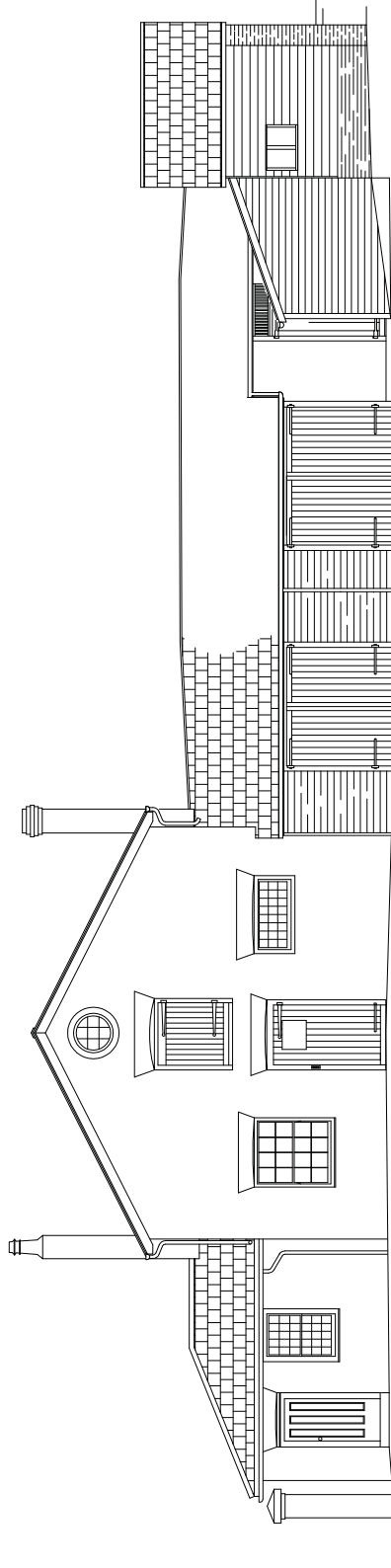
Archaeological Solutions Ltd
Fig. 8 OS map, 1974
 Scale 1:2500 at A4



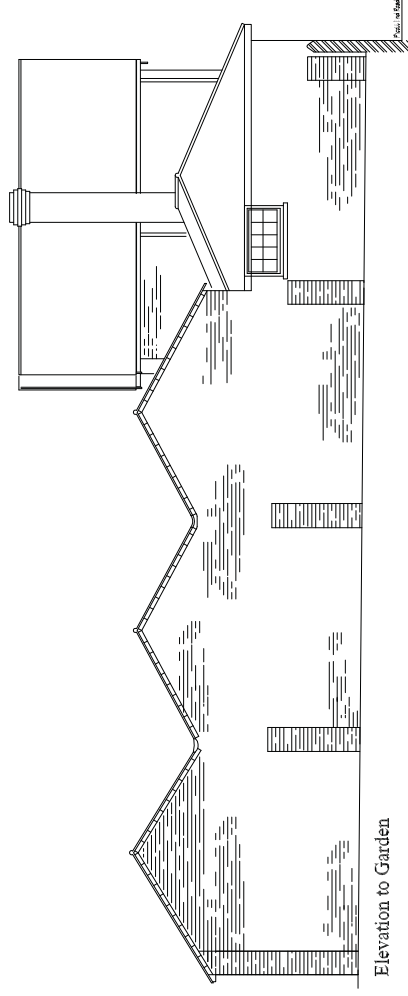
Archaeological Solutions Ltd
Fig. 9 Photographic location plans
 Scale 1:100 at A3



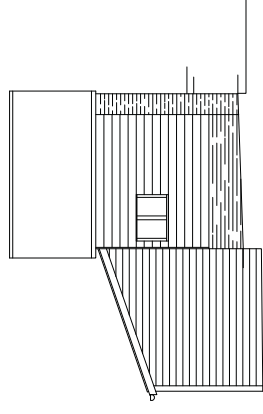
Side Elevation



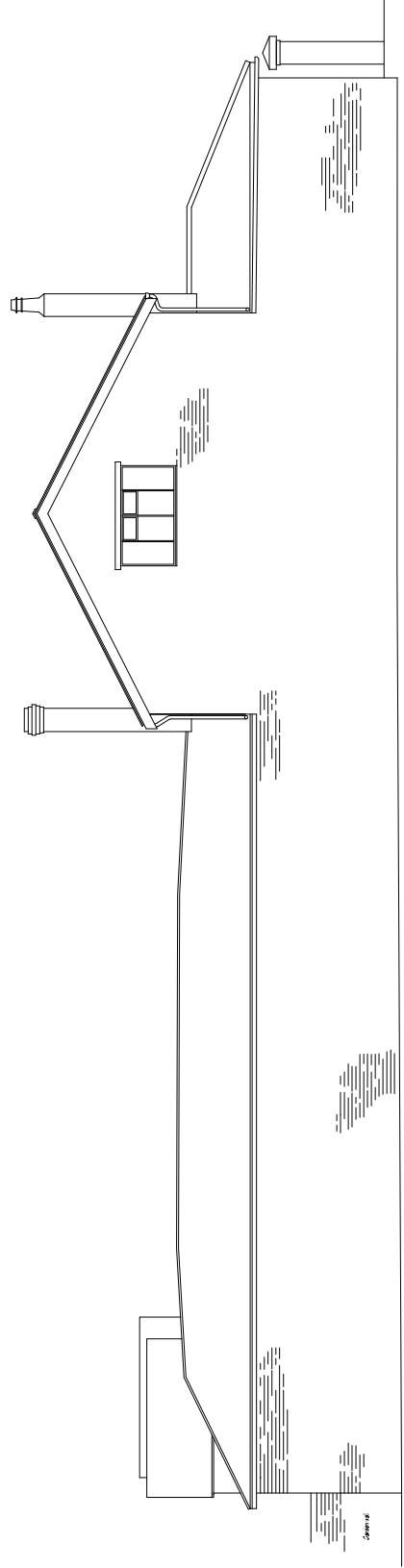
Elevation to Court yard



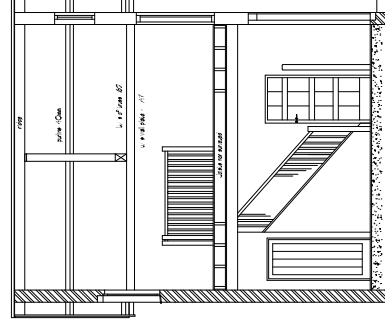
Elevation to Garden



End Elevation

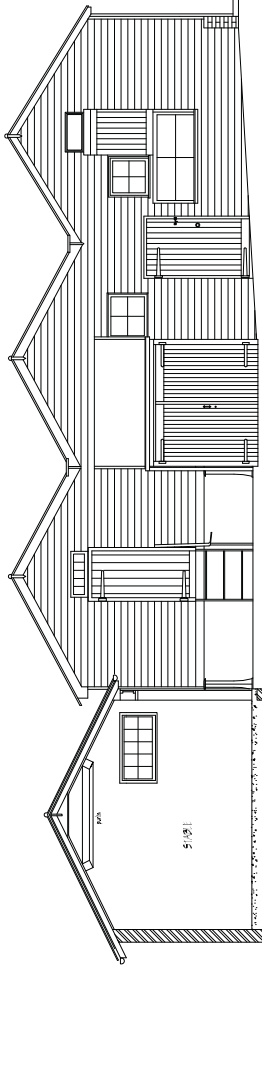


Elevation to Road



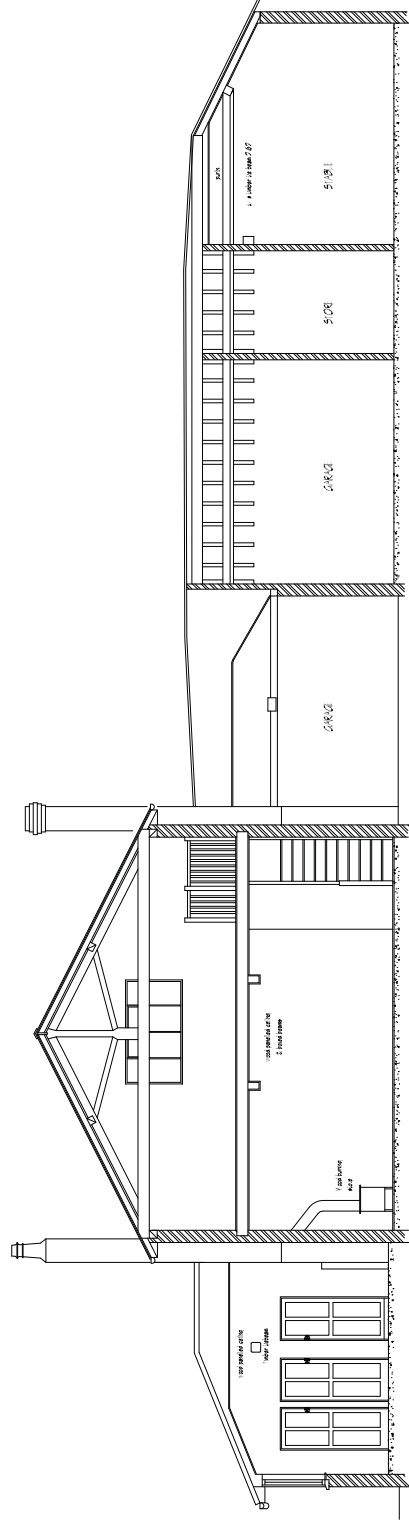
Section B - B



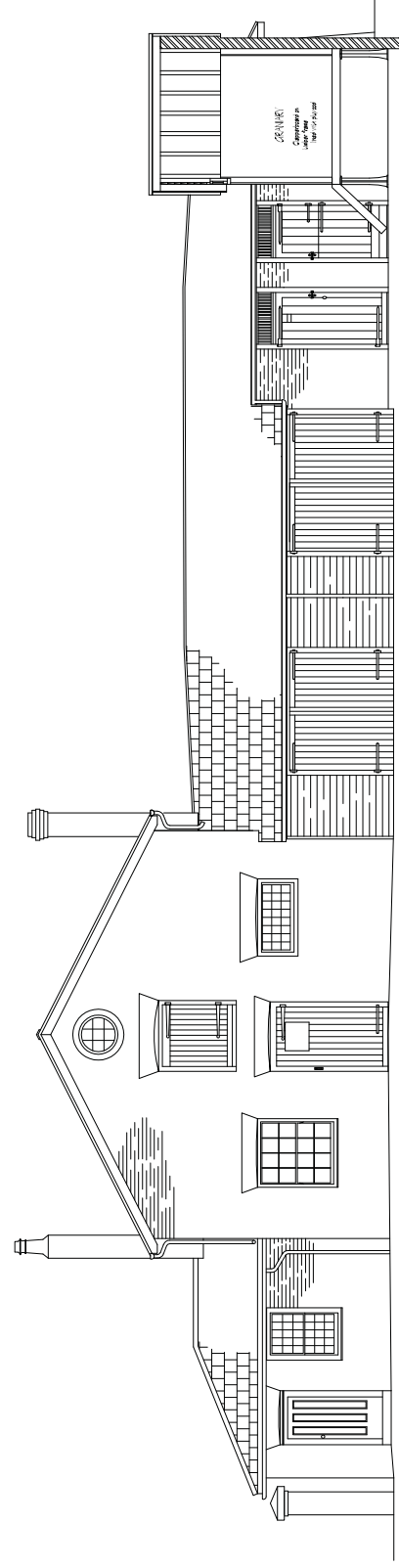


Section -D

Side Elevation to Yard



Section A - A



Elevation to Court yard

Section C - C

