

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING:

**MEMORIAL HALL
MANGROVE ROAD
COCKERNHOE
OFFLEY
HERTFORDSHIRE**

NGR: TL 122 232

on behalf of Hill Partnerships Ltd



Calli Rouse BA PIFA

November 2009

ASC: 1142/OEA/2



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Site Data

<i>ASC project code:</i>	OEA	<i>ASC Project No:</i>	1142
<i>OASIS ref:</i>	Archaeol2-67304		
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Cockernhoe		
<i>Civil Parish:</i>	Offley		
<i>NGR (to 8 figs):</i>	TL 1245 2366		
<i>Present use:</i>	Village hall		
<i>Planning proposal:</i>	Demolition and reconstruction		
<i>Planning application ref/date:</i>	07/01780/1		
<i>Local Planning Authority:</i>	North Hertfordshire District Council		
<i>Date of fieldwork:</i>	22 nd April 2009		
<i>Client:</i>	Hill Partnerships Ltd Unit 2 Osprey House Trinity Business Park Chingford E4 8TD		
<i>Contact name:</i>	Neil McQuire		

Internal Quality Check

<i>Primary Author:</i>	Calli Rouse	<i>Date:</i>	18/11/2009
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<i>Revisions:</i>		<i>Date:</i>	
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<i>Edited/Checked By:</i>	Karin Semmelmann	<i>Date:</i>	18/11/2009
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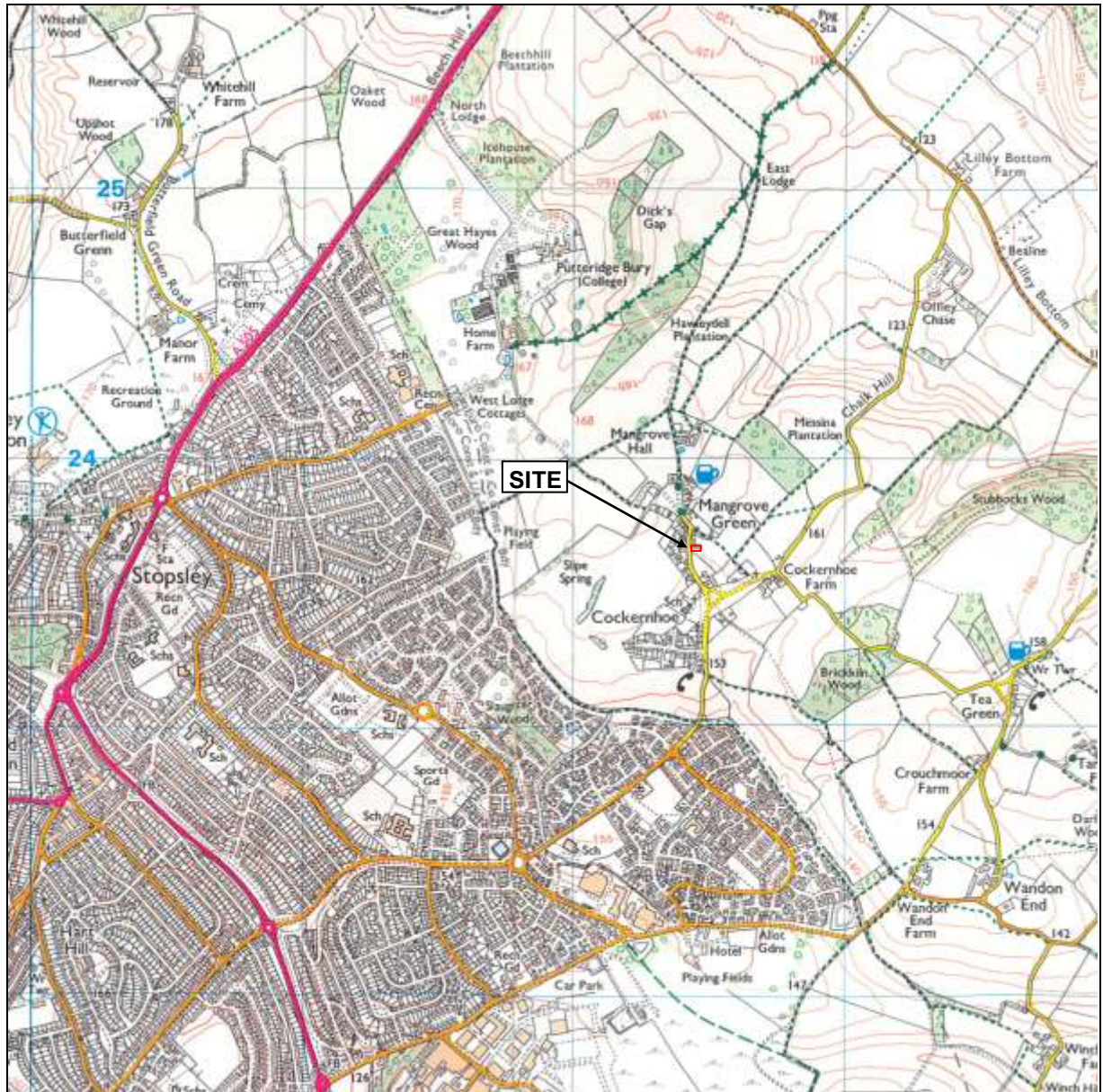


Figure 1: General location (scale 1:25,000)

Summary

In April 2009, ASC carried out an historic building recording of the Memorial Hall in Cockernhoe, Hertfordshire, in advance of the demolition and replacement of the existing Hall. The main building was built in 1956 and is a steel framed, timber clad structure comprising the main hall with toilets at the eastern end, and a central stage and flanking passageways at the western end. A store room and kitchen were added not long after the initial construction of the hall, and are constructed of the same materials. Two brick outbuildings were added to either side of the front of the building by the early 1970s.

1 Introduction

1.1 In April 2009 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of the Memorial Hall, Cockernhoe, Hertfordshire. The project was commissioned by Hill Partnership Ltd, and was carried out according to a project design prepared by ASC (Rouse 2009), and a brief (Instone 2008) prepared on behalf of the local planning authority (LPA), *North Herts District Council*, by their archaeological advisor (AA), *Hertfordshire County Council Historic Environment Unit*. The relevant planning application reference is 07/01780/1.

1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15) as a condition of planning permission for development involving buildings on the site.

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The site is situated in Cockernhoe, in the administrative district of North Hertfordshire, centred on Ordnance Survey National Grid Reference TL 1245 2366 (Fig. 1).

The Memorial Hall is situated in the northern part of the village, on the east side of Mangrove Road (Fig. 2). It sits in a sub-rectangular area of ground, and is surrounded by residential buildings to the north, and open fields to the east and west.

1.5.2 *Proposed Development*

The development proposal comprises the demolition of the existing Memorial Hall, and the construction of a replacement village hall on the same site (Fig. 2).

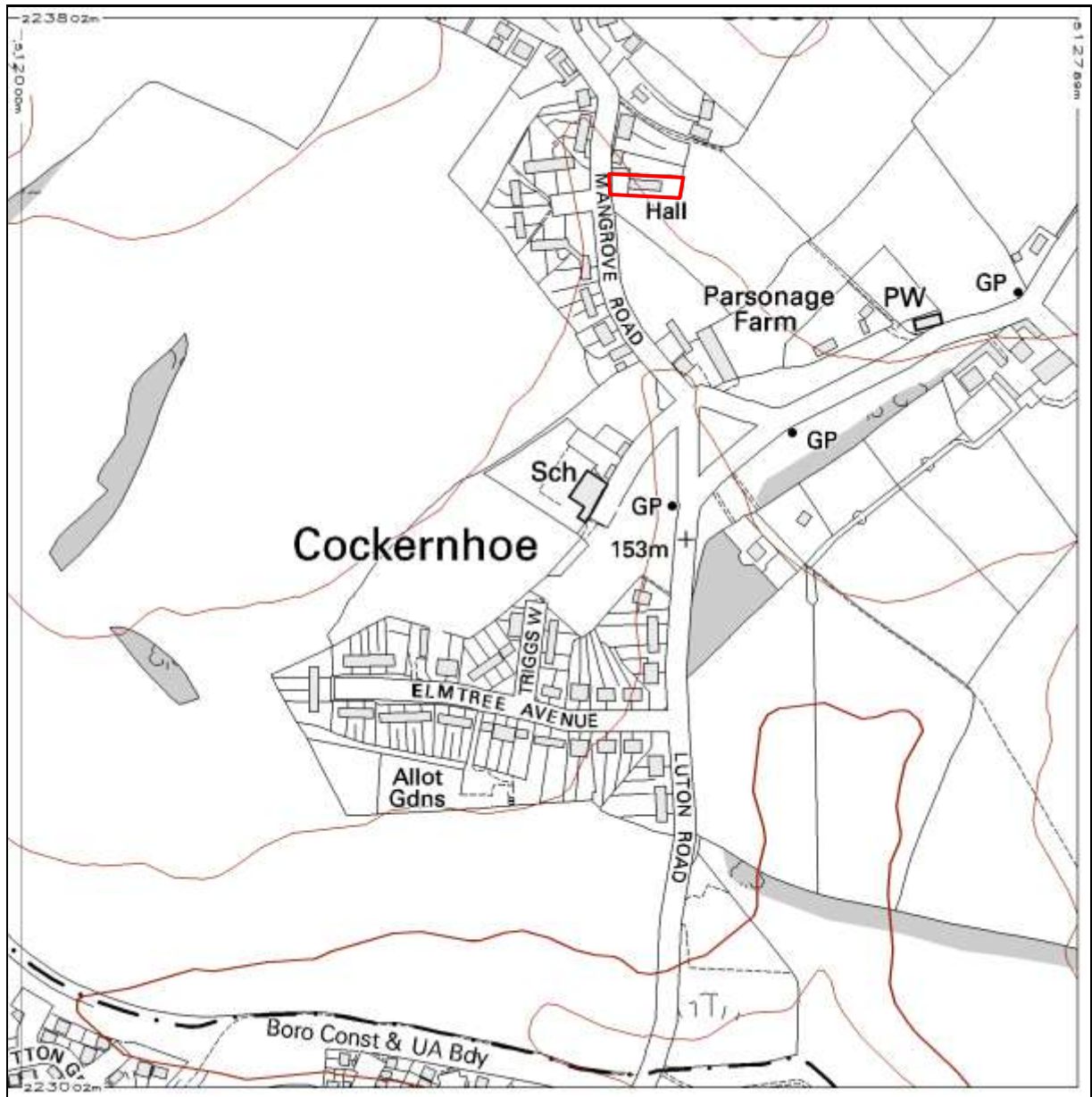


Figure 2: Site plan (scale 1:5000)

2 Aims & Methods

2.1 Aims

In line with the requirements of the AA, the aims of the building recording were:

- To compile a detailed record at an appropriate level of the structures concerned
- To ascertain the structural history and development of the buildings, within their local context

2.2 Standards

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The survey followed the standards, conventions and specifications defined by English Heritage (EH 2006). The survey was undertaken to EH Level 2.

3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from Hertfordshire Archives and Local Studies (HALS) and ASC's own library.

3.2 *Medieval* (1066-1500)

Mangrove Green is referred to as *Manegrave* in 1240, and *Mangraveffeld* in 1532. Gover interprets this as 'thicket in common use or possession' from the Old English *gemaene* and *graeft* (Gover *et al* 1938: 19).

The St Ledger family held the manor of Cockernhoe as part of the estate of Offley. It is mentioned as 'an oxhouse called qukerno' in an extent of the manor in 1326 (VCH 1971:41). It descended with the manor of Offley until 1813 when it was sold to Richard Oakley of Hitchin (*ibid*).

The fields surrounding Cockernhoe and Mangrove Green contain earthworks, which have been interpreted as representing a shrunken medieval settlement (HER 6430). These earthworks have been identified as an Area of Archaeological Significance.

3.3 *Post-Medieval and Modern* (1500-present)

The villages of Cockernhoe and Mangrove Green are now joined, with a school and former church situated between the two settlements. The cartographic evidence shows that this has not always been the case, and that the villages formed distinct hamlets until the early 20th century.

Following the end of WWII, a national programme of rebuilding was implemented (English Heritage 2007). The Memorial Hall, constructed in 1956 (www.north-herts.gov.uk/village-halls_1_.pdf) was probably built as part of that programme, along with the pre-fabricated houses on Elmtree Avenue, to the south. Recording of a sample of these will be the subject of a separate report.

Prefabricated houses were built from 1944 to 1948 as part of a national programme of rebuilding following World War II. Initial plans for 500,000 prefabricated homes became unsustainable due to high building costs, and the programme was abandoned (English Heritage 2007). The houses on Elmtree Avenue, located in the southern part of the village, were constructed as part of this programme.

3.5 *Cartographic Evidence*

The earliest map showing the hall is the 1972 Ordnance Survey map (Fig. 5). The hall was built in 1956, but is not shown on the 1960 Ordnance Survey map, as it was based on a survey completed in 1951 (Fig. 4). The 1972 map shows the hall in detail, with the two brick outbuildings flanking its front end. These are not shown on later maps (Figs. 2 & 6), as the scale does not allow sufficient detail.

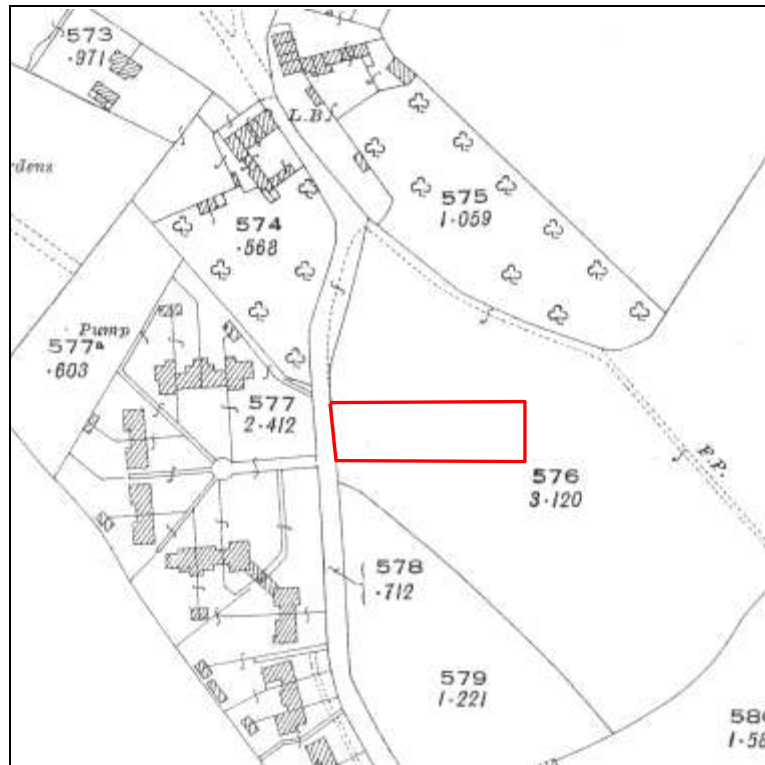


Figure 3: Extract from 1924 Ordnance Survey Map (scale: 25 inches to 1 mile)

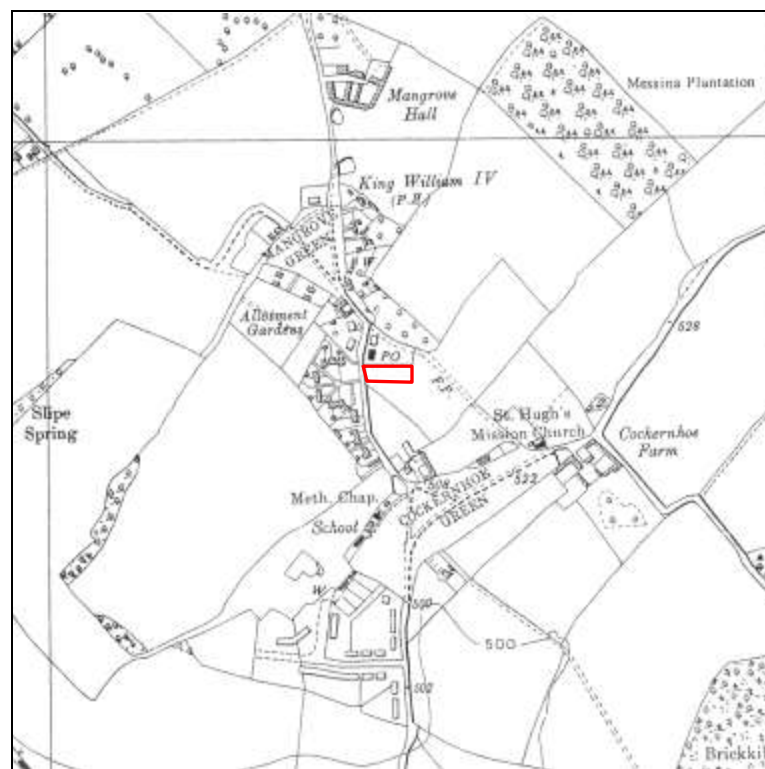


Figure 4: Extract from 1960 Ordnance Survey Map, surveyed 1951 (scale 1:10,000)



Figure 5: Extract from 1972 Ordnance Survey Map (scale 1:10,000)

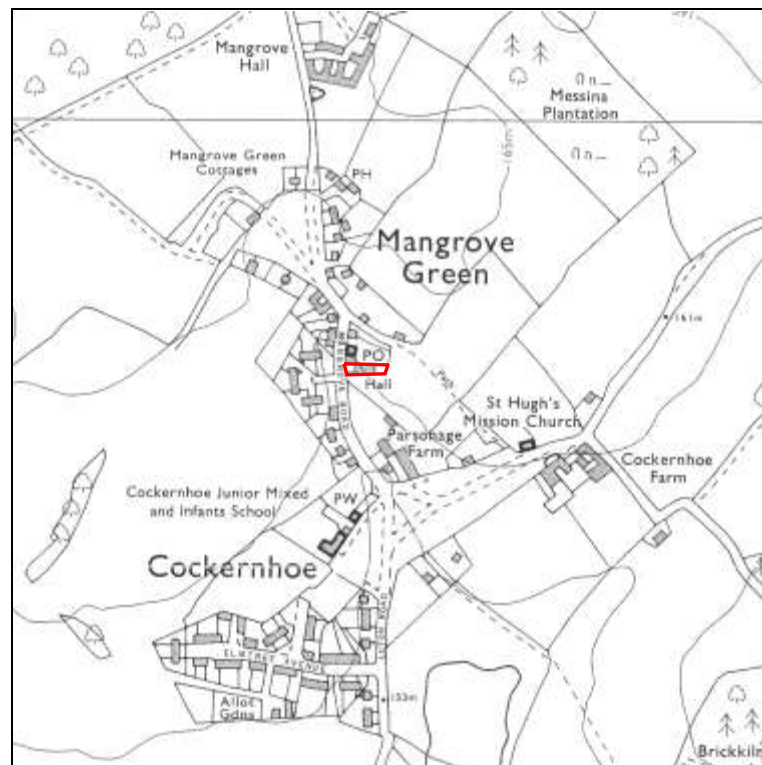


Figure 6: Extract from 1986 Ordnance Survey Map (scale 1:10,000)

4 Memorial Hall

4.1 *General*

The Memorial Hall is a detached, timber clad, steel framed building that was erected in 1956. It comprises three units that have been united to form the hall proper, storage facilities and a kitchen. The western unit, which contains the hall and WCs, is orientated east to west and has a pitched roof. The eastern building, which is the kitchen, is orientated north to south. The infill has a flat roof and consists of a passageway on either side of a store. The front of the building is flanked by two single storey, one room brick built structures, with flat roofs.

4.2 *West Elevation* (Fig. 7, Plate 1)

This has a double door under a simple porch and a 2-light modern UPVC window on either side. Either side of the main building are single storey brick structures, constructed in an English bond. Both have a single door with a concrete lintel, set on the side closest to the main building, and one 2-light window with a sub-divided inner pane.

4.3 *East Elevation* (Fig. 7, Plate 2)

This has a 4-light modern UPVC window immediately below the eaves.

4.4 *South Elevation* (Fig. 8, Plate 3)

There is a single door at the western end and a double door towards the eastern end of the hall. Between the eastern door and the end of the hall are three modern UPVC windows; two of 2 lights and one of 3 lights. Between the two doors are four 3-light windows and a 2-light window is located between the western door and the end of the hall.

The kitchen end of the complex has a door to the east of a 3-light modern UPVC window.

The unit between the hall and kitchen has no openings.

4.5 *North Elevation* (Fig. 8, Plate 4)

The hall has a series of 2 and 3-light windows and no doors. There are no openings in the north wall of the kitchen, but there is a door in the unit between the hall and kitchen.

4.6 *Interior* (Fig. 10, Plates 5-12)

Room 1 (Plates 5-8)

Size: 12.09 × 7.51m, height 4.18m

Location: Western end of the building

Description: Hall. The main entrance to this is in the west wall, which opens into a narrow passage created by the insertion of toilet facilities in the northwest and southwest corners of the building.

The hall itself has a stage at the western end with access on either side to the store room and kitchen beyond. The access to the left of the stage has a hinged counter and a serving area beyond. There is a door on both sides of the back of the stage; that to the north has been blocked.

The ceiling consists of a series of plasterboarded trusses. There are skirting boards to the walls, which are part boarded and painted blue above. The floorboards run east to west, except for on the stage where they run north to south.

Room 2 (Plate 9)

Size: 4.26 × 1.74m

Location: Behind the stage

Description: Store. This is located within the infill between the hall and kitchen. The store has a plasterboard ceiling beneath a flat roof, concrete floor and wood walls. There is a modern door in the north wall, a step up to the hall door in the west wall and the same to the kitchen in the east wall.

Room 3 (Plates 10 & 11)

Size: 7.53 × 3.64m

Location: Eastern end of the building

Description: Kitchen. The walls and ceiling are painted and the floor is tiled. There is a modern door and a 3-light window in the south wall above the sink. There is a 4-light window in the east wall and two doors in the west wall opening into the passages on either side of the store.

Room 4 (Plate 12)

Size: 2.26 × 1.97m

Location: South of the stage

Description: Passage. The walls and ceiling are painted and the floorboards run east to west. There is a dado rail and plain skirting, a door to the stage in the north wall, another to the hall in the west wall and a 3-light window in the south wall.

In the east wall is an opening into a small carpeted area, which is located within the infill between the two main buildings. The south wall of this area is angled, and there is a door into the kitchen in the east wall.

Toilets

Size: 2.7 × 2.7m

Location: Western end of the building

Description: Both toilets have painted walls and ceilings, and tiled floors. Both have a single cubicle with a modern door located in the outer corner. Both have a single 2-light modern uPVC window in the centre of the western wall, and modern doors opening into the lobby. The toilet in the south western corner has a modern external door in its south east corner.

Lobby (Plate 5)

Size: 2.1 × 2.7m

Location: Western end of the building

Description: The walls and floor of the lobby areas in Room 1. There is a set of external double doors in the western wall, and doors to the toilets in the north and south walls. The lobby is separated from Room 1 by a heavy curtain. There is a notice board affixed to the southern wall, above the wooden boarding.



Plate 1: Memorial Hall, east elevation



Plate 2: Memorial Hall, west elevation, 2m scale



Plate 3: Memorial Hall, south elevation, 2m scale



Plate 4: Memorial Hall, north elevation, 2m scale



Plate 5: Memorial Hall, Room 1, looking west, 2m scale



Plate 6: Memorial Hall, Room 1, looking east, 2m scale



Plate 7: Memorial Hall, serving hatch in Room 1, looking west, 2m scale



Plate 8: Memorial Hall, stage in Room 1, looking east, 2m scale



Plate 9: Memorial Hall, Room 2, looking south, 2m scale



Plate 10: Memorial Hall, Room 3, looking north, 2m scale



Plate 11: Memorial Hall, Room 3, looking south, 2m scale



Plate 12: Memorial Hall, Room 4, looking west, 2m scale

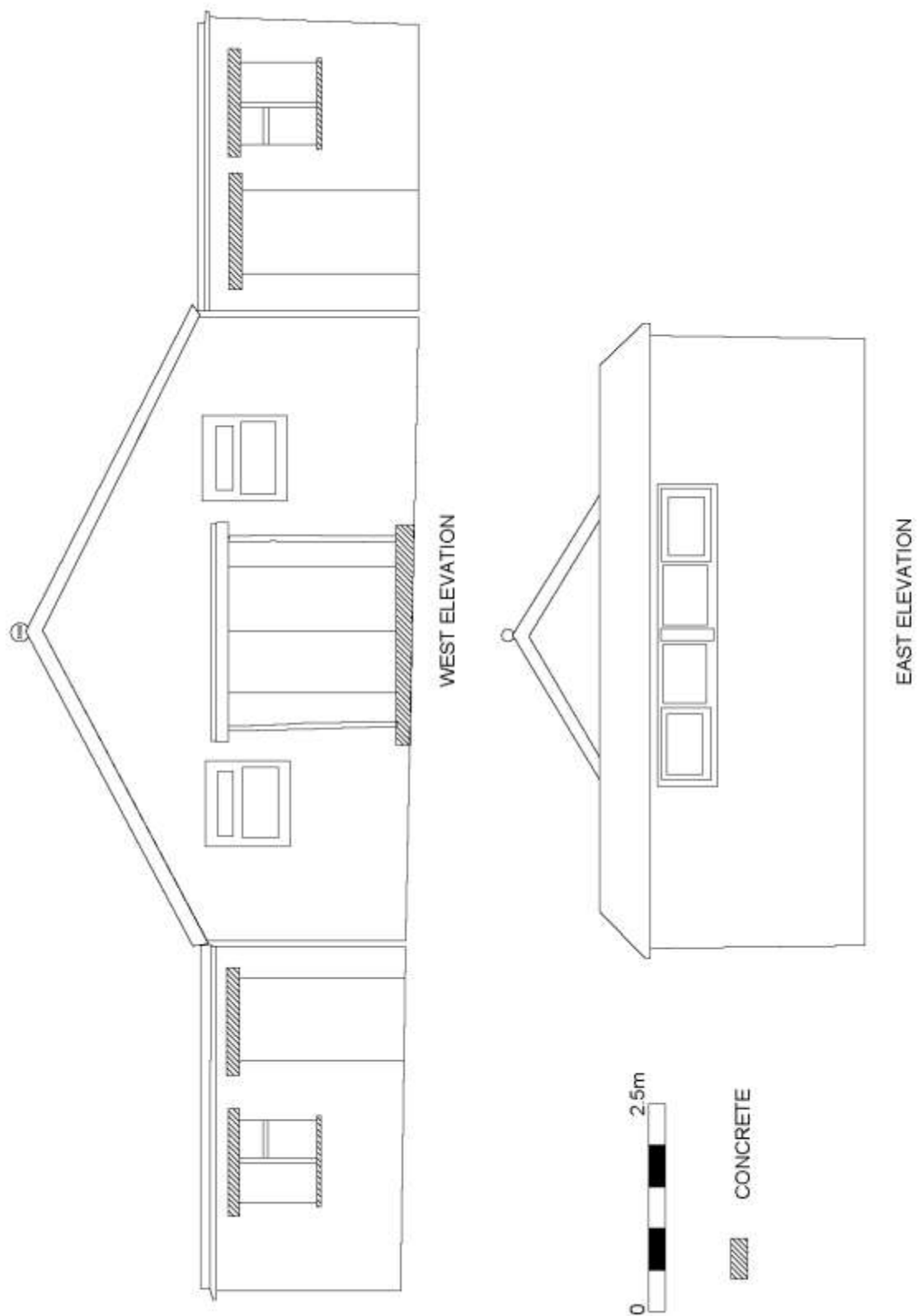


Figure 7: Memorial Hall, east and west elevations (scale 1:75)

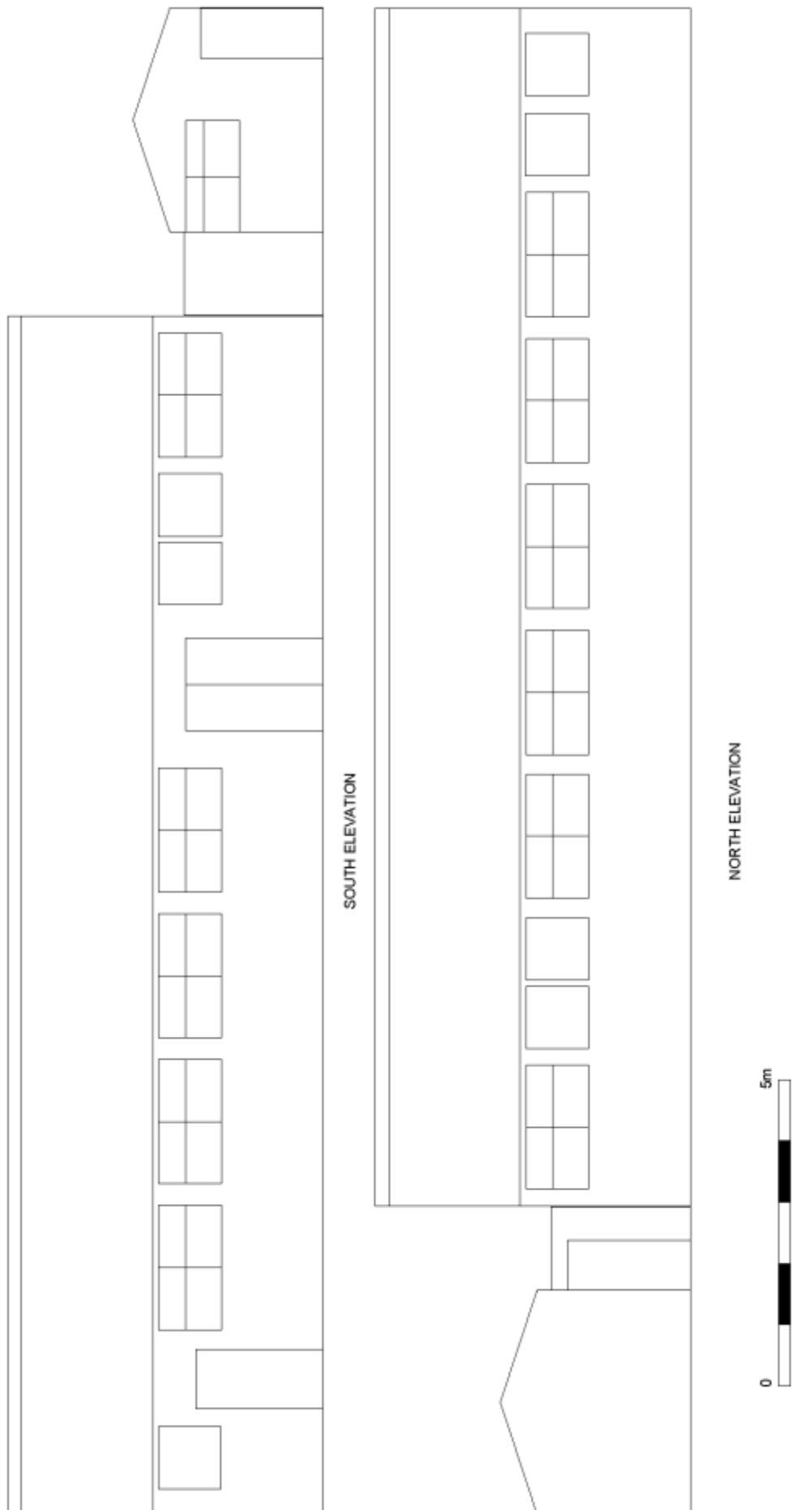


Figure 8: Memorial Hall, north and south elevations (scale 1:100)

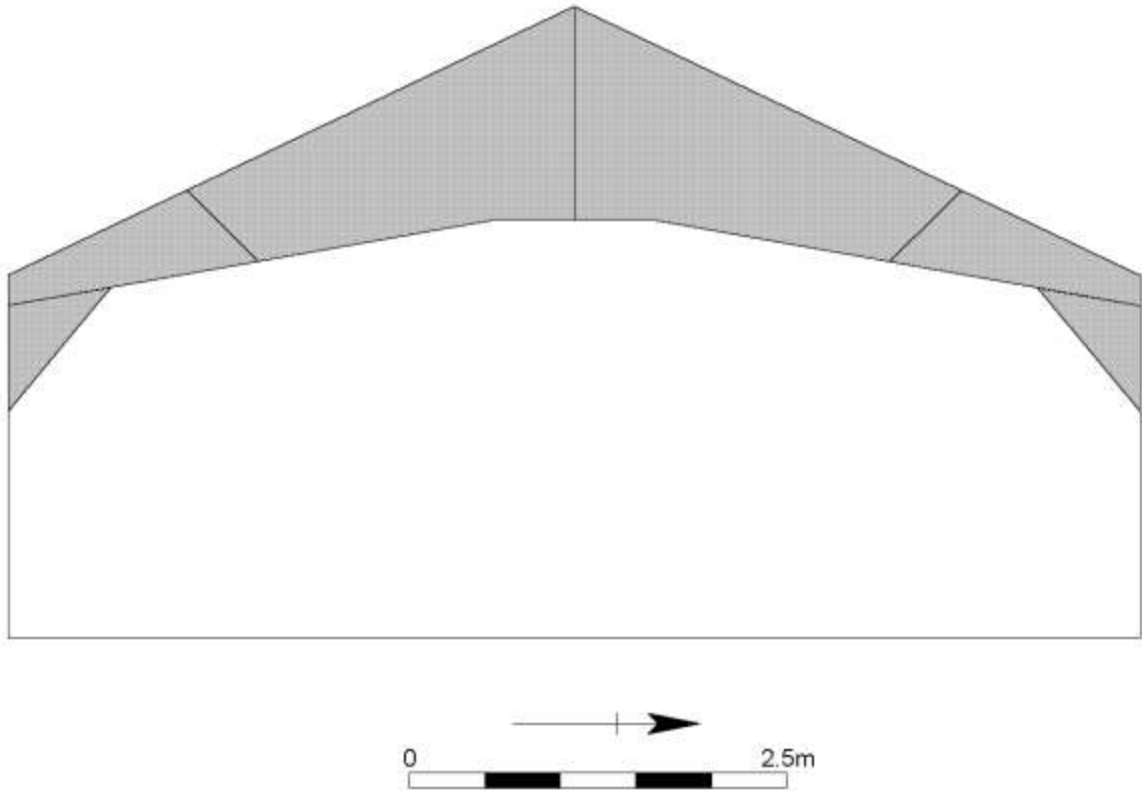


Figure 9: Memorial Hall, section (*scale 1:50*)

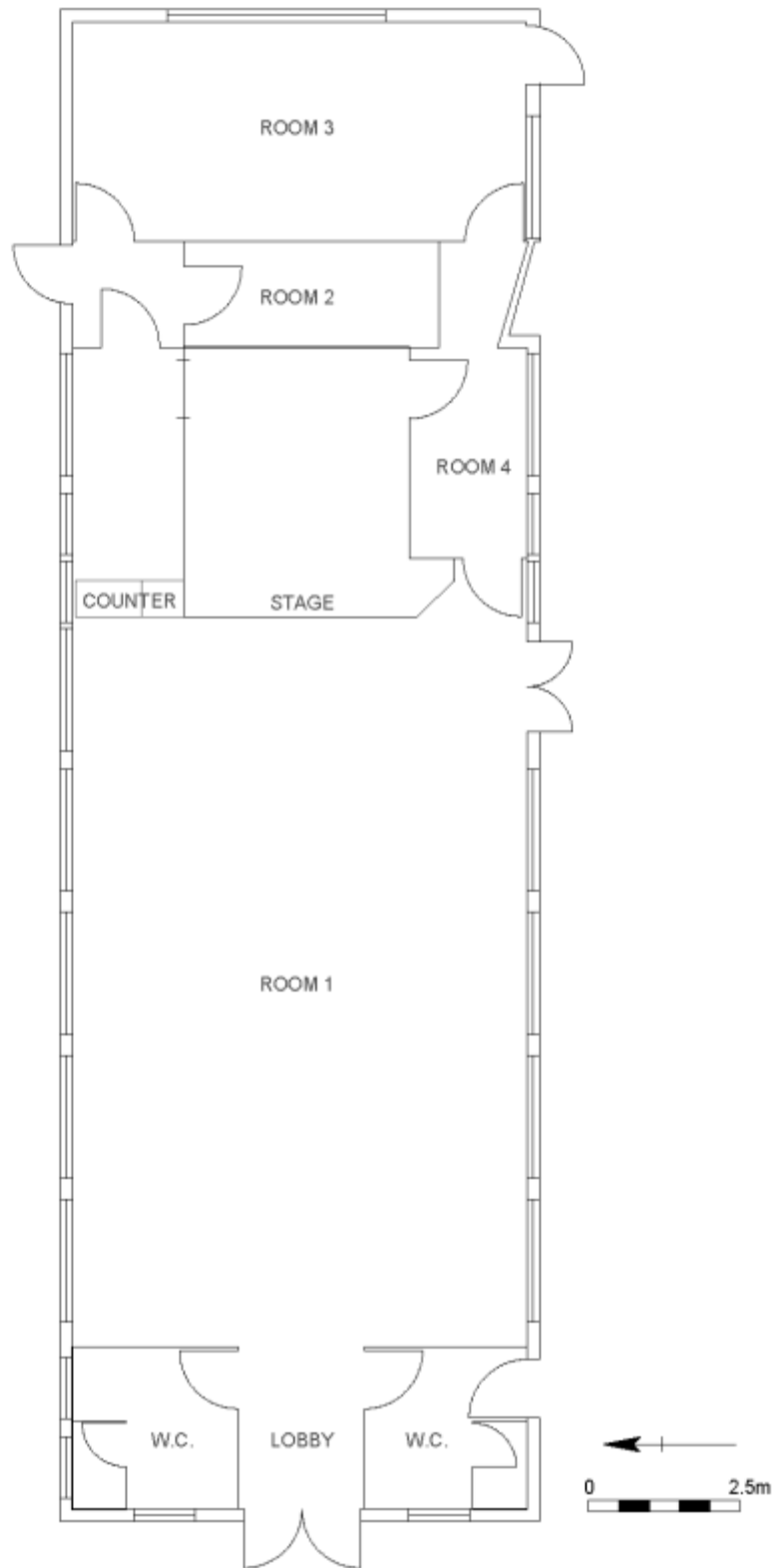


Figure 10: Memorial Hall plan (scale 1:125)

5 Conclusions

- 5.1 The earliest cartographic evidence for the Hall dates to 1972, where the main building is shown as a single structure. However, on closer inspection, it becomes apparent that the kitchen was built as a separate structure, which in turn created the store room to the rear of the stage. There is no cartographic evidence to show when they were added on to the main structure. However, they are likely to have been constructed before the outbuildings, as they are built in the same style and materials as the Hall.
- 5.2 The 1972 OS map shows the hall with the brick outbuildings already in place. However, both brick structures butt up against the Hall. If they were constructed at the same time, it would be more likely that the three buildings would have been one continuous structure, rather than three separate entities. It is also likely that they would have been constructed of the same materials, as with the kitchen and store room. It is therefore reasonable to conclude that the Hall was constructed on the site in 1956, and the outbuildings were added within the next 20 years, possibly to provide extra storage.
- 5.3 A survey of the village halls in the district was carried out *c.*2004 by North Hertfordshire District Council to assess the current status and standard of the village halls across the district (www.north-herts.gov.uk/village-halls_1_.pdf). Of the 42 halls surveyed, the majority (25) were constructed between World War I and World War II. It is possible that this reflected a newfound sense of community, following the conflict between 1914 and 1918. The Cockernhoe Memorial Hall falls into the post-WWII group, having been constructed in 1956, but is among the earliest in this group.

6 Acknowledgements

The project was commissioned by Hill Partnerships Ltd. The writer is grateful to Neil McQuire for his assistance. The project was monitored by Andy Instone of the *Hertfordshire County Council Historic Environment Unit* on behalf of the local planning authority.

The project was managed for ASC by Karin Semmelmann MA MIFA. Fieldwork was carried out by Karin Semmelmann and Calli Rouse BA PIFA. The report was prepared by Calli Rouse and edited by Bob Zeepvat BA MIFA.

7 Archive

7.1 The project archive will comprise:

1. Project Design
2. Report
3. Historical & Survey notes
4. Architect's survey drawings
5. List of photographs
6. B/W prints
7. B/W negatives
8. CDROM with copies of all digital files.

7.2 The archive will be deposited with Hertfordshire Archives and Local Studies (HALS).

8 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000a Institute for Archaeologists' *Code of Conduct*.
- IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Rouse 2009 *Project design for Historic Building Recording at Elmtree Avenue, Cockernoe, Hertfordshire* ASC/1142/OEA/1

Books and Historical Sources:

- English Heritage 2007 *The Modern House and Housing Selection Guide: Domestic Buildings 4* (HMSO).
- Gover, J. E. B., Mawer, A. and Stenton, F. M. 1938 *The Place-Names of Hertfordshire* (Cambridge University Press).
- Page, W. (ed) 1971 *Victoria History of the County of Hertford* (Dawsons).
- www.north-herts.gov.uk/village-halls_1_.pdf

Maps

- XI 15 1924 25 Inches to 1 Mile Ordnance Survey Map
- TL 12SW 1960 1:10,000 Ordnance Survey Map
- TL 1223/1323 1972 1:2500 Ordnance Survey Map
- TL 12SW 1986 1:10,000 Ordnance Survey Map

Appendix 1: List of Photographs

SITE NO/CODE: 1142/OEA			Site Name: Memorial Hall, Cockernhoe, Offley, Hertfordshire
Shot	B&W	Digital	Subject
1	1/25	0044	North elevation, looking south west, 2m scale
2	1/24	0045	North elevation, looking south west, 2m scale
3	1/23	0046	North elevation of kitchen, looking south west, 2m scale
4	1/22	0047	West elevation, looking east, 2m scale
5	1/21	0048	South elevation, looking north east, 2m scale
6	1/20	0049	South elevation of kitchen, looking north east, 2m scale
7	1/19	0050	South elevation, looking north east, 2m scale
8	1/18	0051	East elevation, looking west, 2m scale
9	1/17	0052	Room 1, looking east, 2m scale
10	1/16	0053	Room 1, looking west, 2m scale
11	1/15	0054	Passage to south of the stage, looking west, 2m scale
12	1/14	0055	Passage to south of the stage, looking east, 2m scale
13	1/13	0056	Room 2, looking north, 2m scale
14	1/12	0057	Room 2, looking south, 2m scale
15	1/11	0058	Room 3, looking south, 2m scale
16	1/10	0059	Room 3, looking north, 2m scale
17	1/9	0060	Room 3, looking north west, 2m scale
18	1/8	0061	Room 4, looking west, 2m scale
19	1/7	0062	Room 4, looking east, 2m scale
20	1/6	0063	Stage, looking west, 2m scale
21	1/5	0064	Toilets on north side, looking north east, 2m scale
22	1/4	0065	Toilets on north side, looking north, 2m scale
23	1/3	0066	Toilets on south side, looking south, 2m scale
24	1/2	0067	Toilets on south side, looking east, 2m scale
25	-	0068	Women's Institute plaque/notice board, looking north

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report



Shot 1



Shot 2



Shot 3



Shot 4



Shot 5



Shot 6



Shot 7



Shot 8



Shot 9



Shot 10



Shot 11



Shot 12



Shot 13



Shot 14



Shot 15



Shot 16



Shot 17



Shot 18



Shot 19



Shot 20



Shot 21



Shot 22



Shot 23



Shot 24



Shot 25

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Memorial Hall, Cockernhoe, Offley, Hertfordshire		
Short Description:	In April 2009, ASC carried out an historic building recording of the Memorial Hall in Cockernhoe, Hertfordshire, in advance of the demolition and replacement of the existing Hall. The main building is a steel framed, timber clad structure containing the main hall with toilets at the eastern end, and a central stage and flanking passageways at the western end. A store room and kitchen were added not long after the initial construction of the hall, and are constructed of the same materials. Two brick outbuildings were added to either side of the front of the building by the early 1970s.		
Project Type: (indicate all that apply)	Historic building recording		
Site status: (eg. none, SAM, Listed)	None	Previous work: (eg. SMR refs)	None
Current land use:	Community	Future work: (yes / no / unknown)	No
Monument type:	Building	Monument period:	1950s
Significant finds: (artefact type & period)	None		
PROJECT LOCATION			
County:	Hertfordshire	OS reference: (8 figs min)	TL 1245 2366
District	North Hertfordshire	Parish:	Offley
Site address: (with postcode if known)	Memorial Hall, Mangrove Road, Cockernhoe, Offley, Hertfordshire		
Study area: (sq. m. or ha)		Height OD: (metres)	c.165
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	Andy Instone	Project design originator:	C. Rouse
Project Manager:	K. Semmelmann	Director/Supervisor:	K. Semmelmann
Sponsor / funding body:	Hill Partnerships Ltd		
PROJECT DATE			
Start date:	22/04/2009	End date:	22/04/2009
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	N/a	None	
Paper:	Hertfordshire Archives and Local Studies (HALS)	Archive box	
Digital:		CD	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: Memorial Hall, Cockernhoe, Offley, Hertfordshire		
Serial title & volume:	ASC Ltd Report ref. 1142/OEA/2		
Author(s):	Calli Rouse BA PIFA & Karin Semmelmann MA MIFA		
Page nos	1-25	Date:	18/11/2009