

## Archaeological Services & Consultancy Ltd

**WATCHING BRIEF:  
PLOUGH COTTAGE  
CHURCH YARD  
TRING  
HERTFORDSHIRE**

NGR: SP 92485 11505

*on behalf of Bryden Wood Limited*



Bob Zeepvat BA MIFA

June 2011

ASC: 1392/TPC/2



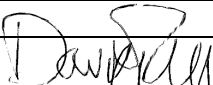
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## Site Data

<i>ASC site code:</i>	TPC	<i>Project no:</i>	1392
<i>OASIS ref:</i>	Archaeol2-92321	<i>Event/Accession no:</i>	n/a
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Tring		
<i>Civil Parish:</i>	Tring		
<i>NGR (to 8 figs):</i>	SP 92485 11505		
<i>Extent of site:</i>	c.500 sq m		
<i>Present land use:</i>	Workshops		
<i>Planning proposal:</i>	Conversion of existing workshops to dwellings		
<i>Planning application ref/date:</i>	001174/10		
<i>Local Planning Authority:</i>	Dacorum Borough Council		
<i>Date of fieldwork:</i>	10/02/11 – 12/02/11		
<i>Client:</i>	Bryden Wood Limited 99 Charterhouse Street London EC1M 6HR		
<i>Contact name:</i>	Adam Jordan		

## Internal Quality Check

<i>Primary Author:</i>	Bob Zeepvat	<i>Date:</i>	27 <sup>th</sup> June 2011
<i>Revisions:</i>		<i>Date:</i>	
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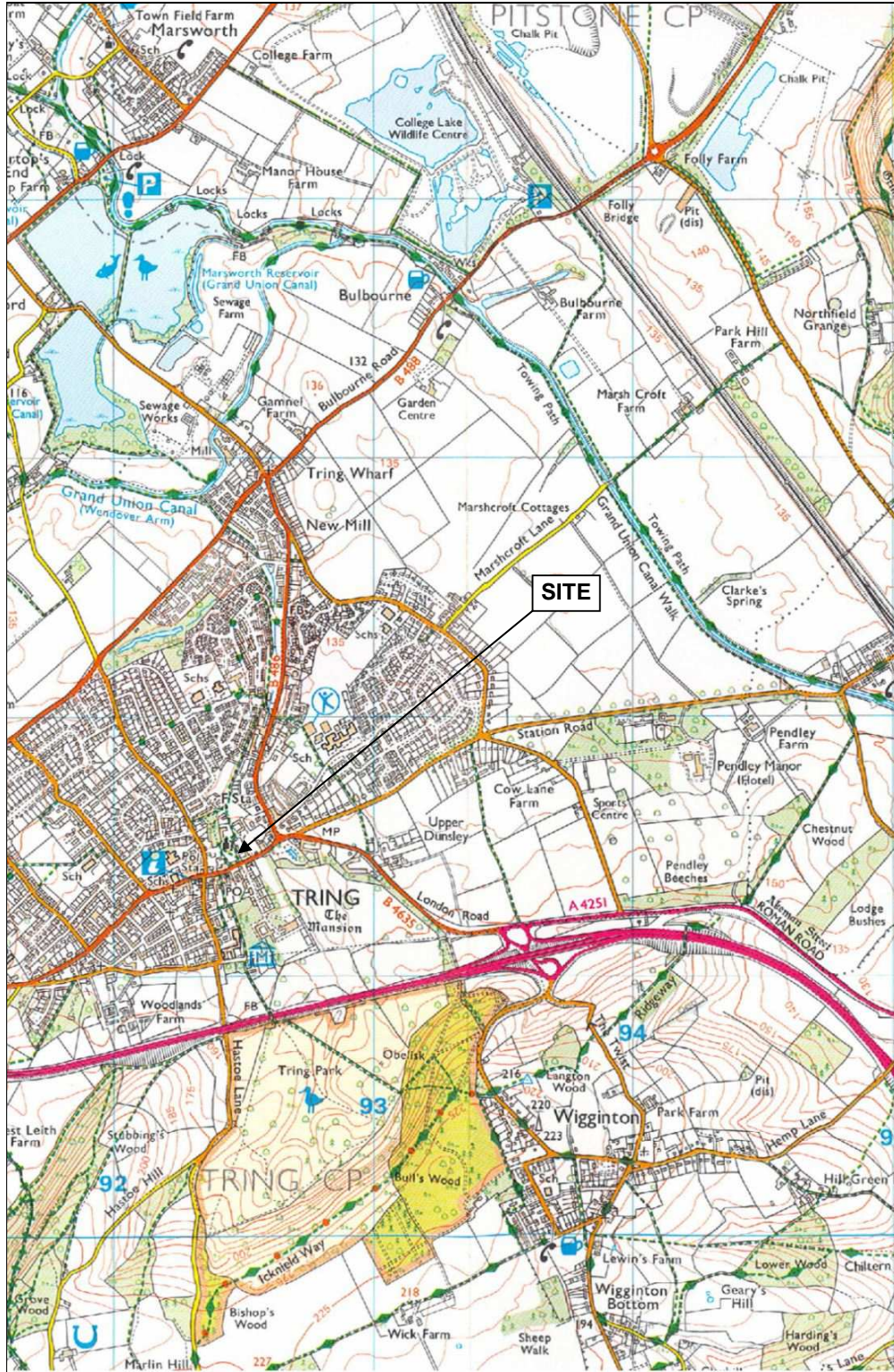


Figure 1: General location (scale 1:25,000)

## Summary

*In February 2011 a watching brief was undertaken during the conversion of a range of 19<sup>th</sup>-century two-storey brick workshops in Tring for residential use. The site is located in Church Yard, close to the parish church and in the historic core of the town.*

*Removal of the brick interior floors of the range, and subsequent excavations beneath the floors, revealed only make-up layers probably related to the construction of the existing buildings, and were too shallow to reach any earlier underlying deposits. It appears unlikely that the development has disturbed any evidence for earlier activity on the site.*

## 1. Introduction

1.1 In February 2011 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at Plough Cottage, Church Yard, Tring, Hertfordshire. The project was commissioned by *Bryden Wood Ltd*, and was carried out according to a project design prepared by ASC (Rouse 2011) and approved by the *Hertfordshire County Council Historical Environment Unit*, archaeological advisors (AA) to the local planning authority (LPA), *Dacorum Borough Council*. The relevant planning application reference is 001174/10.

### 1.2 *Planning Background*

This watching brief was required under the terms of *Planning Policy Statement 5* (PPS5), as a condition of planning permission for the development of the site.

### 1.3 *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 and is also accredited ISO 9001, in recognition of its high standards and working practices.

### 1.4 *The Site*

#### 1.4.1 *Location & Description*

The development site is located within the Hertfordshire borough of Dacorum, within the town and parish of Tring, at NGR SP 92485 11505 (Fig. 1).

The site comprises an irregular piece of land to the east of the church of St Peter and St Paul. Access to the site is from Church Yard, which forms its western boundary. The site is largely covered by the workshops that are the subject of the proposed development. The site is surrounded by residential and commercial development (Fig. 2).

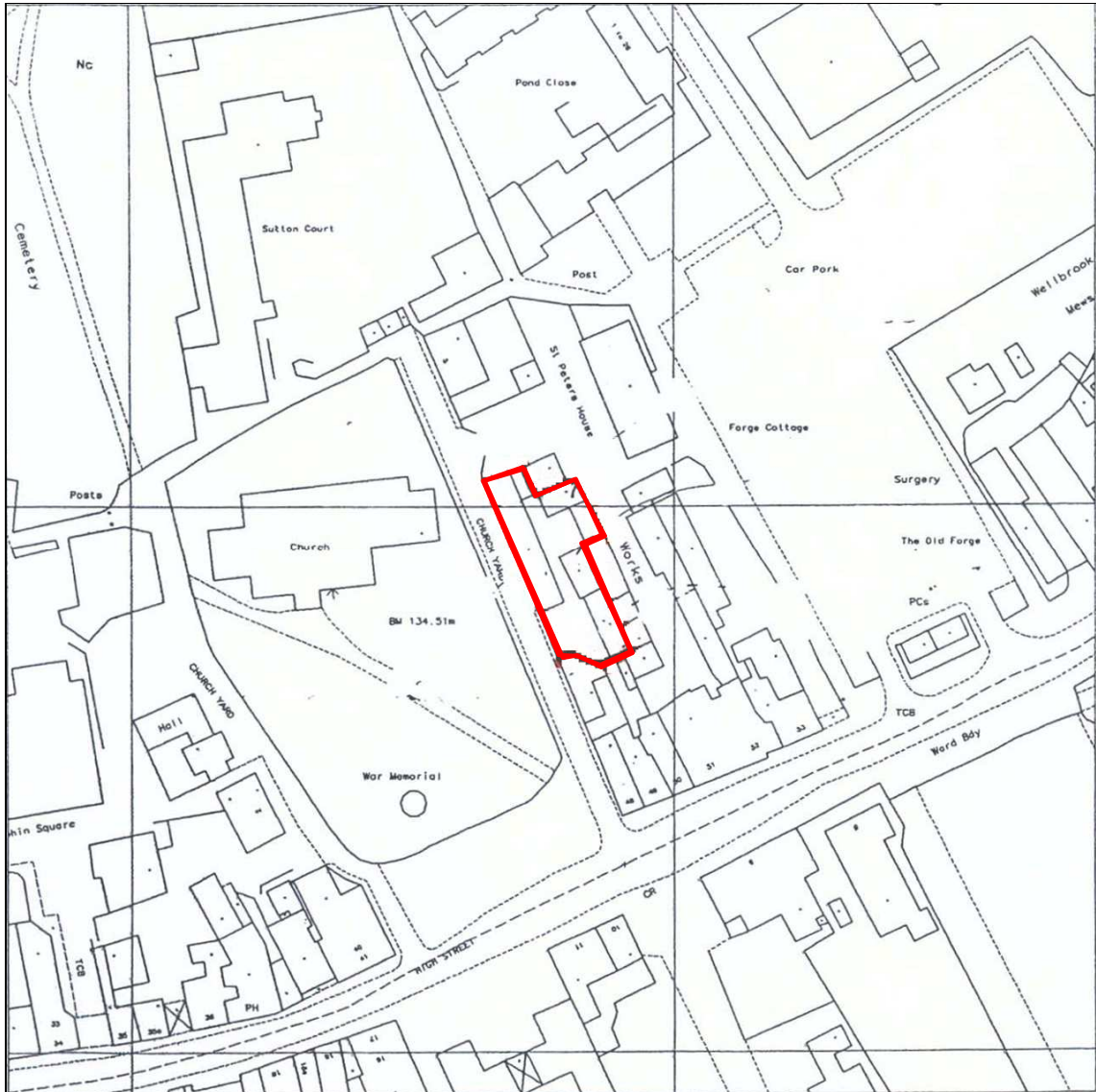
#### 1.4.2 *Geology & Topography*

The soils of the area belong to either the Andover 1 Association, characterised as *shallow well drained calcareous silty soils over chalk on slopes and crests. Deep calcareous and non-calcareous fine silty soils in valley bottoms. Striped soil patterns locally over chalk* (Soil Survey 1983, 343h), or the Charity 2

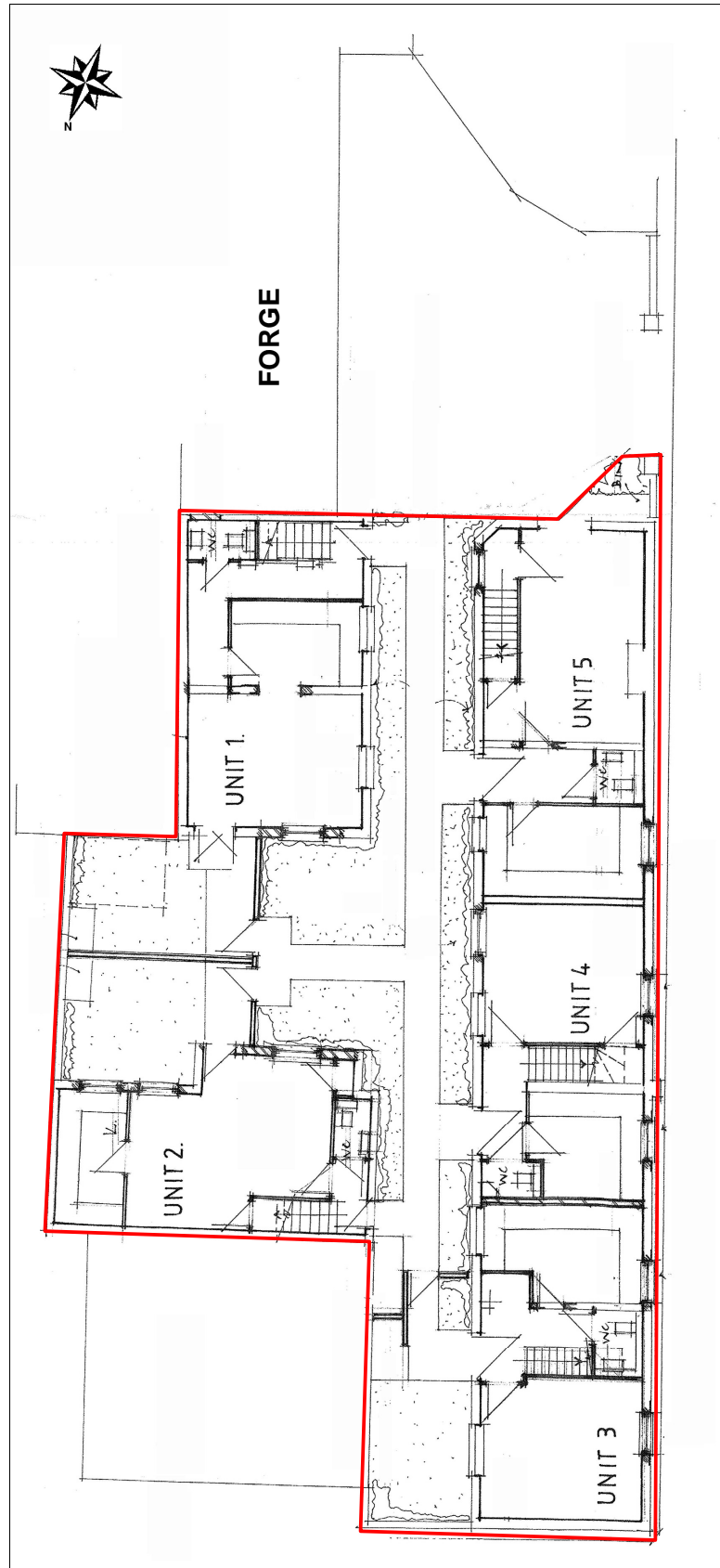
Association, characterised as *well drained flinty fine silty soils in valley bottoms. Calcareous fine silty soils over chalk or chalk rubble on valley sides, sometimes shallow over flinty and chalky drift over chalk (ibid 571m)*. The underlying geology comprises Cretaceous Middle Chalk (BGS, Sheet 238). The site is largely flat, and lies at an elevation of *c.135mAOD*.

#### 1.4.3 Proposed Development

The proposed development comprises the conversion of the existing workshops to five 2-bedroom dwellings (Fig. 3).



**Figure 2:** Site plan (scale 1:1250)



**Figure 3:** Proposed development (*not to scale*)

## **2. Aims & Methods**

### **2.1 Aims**

As described in the project design (Section 3.1), the aims of the watching brief were:

- To ensure the archaeological monitoring of all aspects of the development programme likely to affect archaeological remains
- To secure the adequate recording of any archaeological remains revealed by the development programme
- To secure the analysis, conservation and long-term storage of any artefactual/ecofactual material recovered from the site

### **2.2 Standards**

The work conformed to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), 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 work was carried out according to the project design (Section 3.3), which required:

- The archaeological monitoring of footing trenches and associated services
- The rapid investigation and recording of any archaeological features/deposits
- Examination of spoil-heaps for archaeological material

### **2.4 Constraints**

It was not possible to monitor groundworks in Units 1 and 2, as ASC was not informed when work was to start on them.



### 3. Archaeological & Historical Background

- 3.1 The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. The site lies within an area of archaeological and historical interest (Hunns 2000), and has the potential to reveal evidence of a range of periods.

This section has been compiled with information from the Hertfordshire Historic Environment Record (enquiry ref. HER 275/10), and other readily available sources.

3.2 **Prehistoric** (before 600BC-AD43)

Tring has been an area of importance since prehistoric times, and a group of Bronze Age 'Beaker' burials have been discovered c1km northeast of the development site. Communications during the Bronze Age and later periods were probably dominated by an important track, now known as the *Ickniel Way*, which passed c.1km north of the development site and a number of round barrows and ring ditches (prehistoric burial mounds) have been recorded adjacent to the Ickniel Way.

3.3 **Roman** (AD43-c.450)

A number of Roman sites are also known in the area and a major Roman road, now known as *Akeman Street*, (HER4590) passed through the area (Copeland 2009), which linked *Verulamium* (St Albans) with *Corinium* (Cirencester). The Roman road followed the approximate line of 'Park Street', which passes c.0.5km to the south of the site. A Roman coin hoard has been recorded c1.4km northeast of the site and in addition a coin of Arcadius, dating to c383AD has been found in Grove Road, c1.3km to the northeast of the site.

3.4 **Saxon - Medieval** (c.450-1500)

Little is known of the early development of Tring, but a settlement probably developed adjacent to the former Roman road during the Saxon period. Tring is first mentioned in the Domesday survey of 1086 when it was referred to as *Tredunga* or *Treunge* (Williams & Martin 2003). The hundred of Tring comprised '39 hides' and was one of the largest in Hertfordshire.

The site is located within the core of the medieval settlement (HER19) whose development was dominated by the church of St Peter & St Paul (HER4382), which is located less than 100m to the west of the site, on the north side of the High Street. The church has 13<sup>th</sup> century origins and is dated by a lancet window in the north wall of the chancel (Pevsner & Cherry 1977, 367-368).

3.5 **Post-Medieval - Modern** (1500- present)

The post-medieval and modern development of the town is well documented, and shows a growth and diversification of economy during these periods, with lace making, straw plaiting and canvas making being among the thriving industries. There was also a tradition of brewing within the town, with at least four separate breweries existing within 500m of the development site during the post-medieval period (HER5400, 5449, 5454, 10395). The creation of the purpose-built cattle market in the

19<sup>th</sup> century by Lord Rothschild suggests a thriving pastoral community during this time (HER10390).

The earliest readily available map of Tring dates to 1879, and shows the site was already well developed by this point.

## **4. Results & Conclusions**

### **4.1 Results**

Two monitoring visits were made to the site (Appendix 1). Floor removals were monitored in Units 3, 4 and 5, located on the west side of the site.

The original floors in Units 3-5 comprised brick setts, which had been removed prior to the first monitoring visit. On the second visit, two shallow east-west trenches for new footings had been cut through the deposit beneath the setts, revealing a layer of grey soil *c.*100mm thick, containing sand, fragments of chalk and building debris. Below this in one trench was a layer (possibly only a lens) of redeposited chalk, *c.*50mm thick, above grey soil, similar to that above (Plate 1).

An excavation through the external wall of the building (Plate 2) revealed the presence of well-constructed brick footings, to a depth of *c.*8 courses below the original internal floor.

No archaeological features or finds were noted during the course of the watching brief.

### **4.2 Conclusions**

The watching brief did not reveal any evidence for earlier activity on the site, prior to the construction of the buildings undergoing conversion. Excavations within the buildings for new floors and wall footings were relatively shallow, and were all within made-up ground. If remains of earlier activity are present on this site, they are unlikely to have been disturbed by the present development.



**Plate 1:** East-west footing trenches, showing deposits described in text



**Plate 2:** Section through external wall, showing footings

## **5. Acknowledgements**

The project was commissioned by Adam Jordan of Bryden Wood Ltd. The project was monitored by Kate Batt of the HCC Historic Environment Unit on behalf of the local planning authority. Thanks are also due to the contractor for the development, Neil Durrant, for his assistance.

The project was managed for ASC by Bob Zeepvat BA MifA. Fieldwork was carried out by Jonathan Hunn BA PhD MifA. The report was prepared by Bob Zeepvat and edited by David Fell BA MA MifA.

## **6. Archive**

6.1 The project archive will comprise:

1. Project Design
2. Initial Report
3. Clients site plans
4. Site Monitoring Sheets
5. List of photographs
6. B/W prints & negatives
7. Original specialist reports and supporting information
8. CDROM with copies of all digital files.

6.2 The archive will be deposited with Dacorum Heritage Trust.

## 7. References

### *Standards & Specifications*

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 1991 *The Management of Archaeological Projects*, 2<sup>nd</sup> edition. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- Rouse, C 2011 *Plough Cottage, Church Yard, Tring, Hertfordshire: Project Design for Archaeological Watching Brief*. ASC Ltd doc. ref. 1392/TPC/1.

### *Secondary Sources*

- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Copeland T, 2009 *Akeman Street Moving through Iron Age and Roman Landscapes*. The History Press
- Hunns T, 2000 *Tring Extensive Urban Survey project. Assessment Report*. Hertfordshire County Council
- Pevsner N. & Cherry B. 1977 *The Buildings of England: Hertfordshire* Yale University Press
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).
- Williams, A. & Martin, G.H. 2003 *Domesday Survey: A Complete Translation* Penguin Books, London

## Appendix 1: Monitoring Sheets

A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD			
Project: Church Yard, Tring		Project No/Code: 1392 1 TPC	Sheet: 1 of 2		
Client/Developer Bryden Wood Ltd		Date of visit: 10/2/11			
Contact: Neil Durant		Phone: 07796025058			
Duration of Visit (inc. travel):	Start: 9.00 am	Finish: 10.45 am			
Completed by: JRH					
Development Type:					
Footings	Services	Roads	Levelling ✓	Quarrying	Pipelines
Other (specify):					
Site & weather conditions: Dull & wet.					
Observations: 1st visit to determine current state of development and programme schedule. All rooms have had their cobbles removed and some initial ground reduction has taken place but fairly slight. No archaeological debris noted.					
Comments: Building enclosed in scaffolding. Three internal foundations to be dug + drains. Next week? N.O to phone.					



**A.S.C. LTD**

**ARCHAEOLOGICAL FIELD MONITORING RECORD**

Project: <i>Church Yard, Tring</i>		Project No/Code: <i>1392 1 TPC</i>	Sheet: <i>2 of 2</i>			
		Date of visit: <i>12/2/11</i>				
Client/Developer: <i>Bryden Wood Ltd</i>						
Contact: <i>Neil Durnant</i>			Phone: <i>07796025058</i>			
Duration of Visit (inc. travel):	Start: <i>9.00 am</i>	Finish:				
Completed by: <i>JRH</i>						
<b>Development Type:</b>						
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling	Quarrying	Pipelines	Other (specify):
<b>Site &amp; weather conditions:</b> <i>Dry &amp; dull.</i>						
<b>Observations:</b> <i>Observed two E-W foundations within the third 'new' dwelling (ie last but one room from the N. end). The nearest one is c.5m long x 0.62m wide x 0.28m deep (0.5m deep from original stable surface). This was filled by a mass of grey soil, chalk and building debris about 100mm thick; below this was a layer of re-deposited chalk. The 2nd foundation was narrower being 0.4m wide and 0.24m deep. The Section revealed a earthy chalk and building debris rich horizon. Clearly of 19th century date.</i>						
<b>Comments:</b> <i>No features or pre-19th artefacts noted.</i>						



## Appendix 2: List of Photographs

SITE NAME: Plough Cottage, Tring, Hertfordshire			SITE NO/CODE: 1392/TPC
Shot	B&W	Digital	Subject
1		1287	Interior view of rooms with the cobbles removed
2		1288	Ditto
3		1289	Ditto
4		1290	Upper storey of old stables looking north west
5		1291	Rear alleyway of property during building work looking north west
6		1292	View north west looking down Church Yard to covered site
7		1293	The development site looking north
8		1294	One of the cross walls with its cobbles removed
9		1295	Detail of blocked upper door to former hay loft
10		1303	View west to two foundation trenches in end room
11		1304	View WNW of southernmost foundation trench in end room
12		1305	View northwest of northernmost foundation trench in end room
13		1306	View of small foundation at east end of existing cross wall

### Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Plough Cottage, Tring	OASIS reference:	Archaeol2-92321
Short Description:	<p>In February 2011 a watching brief was undertaken during the conversion of a range of 19<sup>th</sup>-century two-storey brick workshops in Tring for residential use. The site is located in Church Yard, close to the parish church and in the historic core of the town.</p> <p>Removal of the brick interior floors of the range, and subsequent excavations beneath the floors, revealed only make-up layers probably related to the construction of the existing buildings, and were too shallow to reach any earlier underlying deposits. It appears unlikely that the development has disturbed any evidence for earlier activity on the site.</p>		
Project Type:	Watching Brief		
Previous work: (eg. SMR refs)	none	Site status: (eg. none, SAM, listed)	None
Current land use:	Yard & outbuildings	Future work: (yes/no/unknown)	unknown
Monument type:	n/a	Monument period:	n/a
Significant finds: (artefact type & period)	none		
PROJECT LOCATION			
County:	Hertfordshire	OS reference: (8 figs min)	SP 92485 11505
Site address: (+ postcode if known)	Plough Cottage, Church Yard, Tring, Hertfordshire		
Study area: (sq. m. / ha)	c.500 sq m	Height OD: (metres)	135
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	K Batt, HCC	Project design originator:	C Rouse, ASC
Project Manager:	R Zeepvat, ASC	Director/Supervisor:	R Zeepvat, ASC
Sponsor / funding body:	Bryden Wood Ltd		
PROJECT DATE			
Start date:	10/02/11	End date:	12/02/11
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Dacorum Heritage Trust	None	
Paper:		Pd, report, site records, photos.	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Archaeological Watching Brief: Plough Cottage, Church Yard, Tring, Hertfordshire		
Serial title & volume:	ASC Ltd Report ref. 1392/TPC/2		
Author(s):	Bob Zeepvat BA MIFA		
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