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Shootersway, Berkhamsted,  
Hertfordshire

Heritage Statement

Report No. MK 199/20

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This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

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## **1. SUMMARY**

*CFA Archaeology Ltd carried out a desk-based assessment for the proposed development of a care home and associated parking at Shootersway, Berkhamsted, Hertfordshire; centred on SP 96606 08635. The site is located on the northern extent of a 19<sup>th</sup> century brickworks, it is also just to the north of a section of Grim's Ditch, the Iron Age earthwork which crossed Buckinghamshire and Hertfordshire on a roughly E-W orientation. It is understood that the below ground impact could be quite severe as the development consists of a large, 70 bed care home.*

## **2. INTRODUCTION**

### **2.1. General**

2.1.1. A desk-based assessment was undertaken by CFA Archaeology Ltd (CFA) in December 2019 on behalf of Emma Adams & Partners on Shooters Way, Berkhamstead, Hertfordshire to assess the potential effects on the cultural heritage resource of a proposed development.

2.1.2. This report is designed to provide an appropriate level of information on the archaeological resource within a 1km radius of the site, and assess the potential impact of the proposed development upon the archaeological resource.

### **2.2. The Site and Study Area**

2.2.1. The site is centred at SP 96606 08635 (Fig.1) at Shooters Way, Berkhamsted, Hertfordshire, HP4 3GY.

2.2.2. The proposed development site currently covers an area defined by a golf range comprising well kept flat grass land which is surrounded by hedgerow except for an access road to the site which adjoins Castle Montessori School which is located at the SE extent of development area.

2.2.3. The golf range is surrounded by four field parcels of arable land with a single house and associated land defining the boundary of the range at the NW extent. The A41 runs NW-SE and is located 200m SW of the proposed development area.

### **2.3. Soils and Geology**

2.3.1. The underlying geology of the site, according to the British Geological Survey (Geology of Britain Viewer 28/04/2015), comprises Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated). Sedimentary Bedrock formed approximately 84 to 94 million years ago in the Cretaceous Period. The local environment previously dominated by warm chalk seas.

## **3. METHODS AND OBJECTIVES**

### 3.1. **General Objectives**

3.1.1. The general objective of the study was to assess the proposed development area in terms of its archaeological and historic environment potential and significance.

3.1.2. The study aimed to:

- Identify the cultural heritage baseline within 1km of the proposed development area;
- Assess the proposed development site in terms of its archaeological and historic environment potential within the context of relevant legislation and planning policy guidelines; and
- Assess the potential for the development to affect the settings of heritage sites in the immediate vicinity of the proposed development area.
- Propose measures, where appropriate, to mitigate any predicted significant adverse effects, and to assess the residual affects following implementation of these mitigation measures.

### 3.2. **Methods and Standards**

CFA Archaeology is a registered organisation (RO) with the Chartered Institute for Archaeologists (CIfA). All work was conducted in accordance with relevant CIfA Standards and Guidance documents (CIfA 2014a; 2014b), English Heritage guidance (EH 2006 and 2008), and CFA's standard methodology.

#### 3.2.1. *Research Objectives*

The regional research framework for the area is the 'Research and Archaeology: a Framework for the Eastern Counties', Brown, Glazebrook 2000. This study aimed to identify and interpret any archaeological or historic remains and to assess their significance in terms of the contribution they could make to the further understanding of the periods which they relate to, and in accordance with the research aims of the regional research frameworks.

### 3.3. **Desk Based Research**

3.3.1. The following sources were consulted:

- Herefordshire Historic Environment Record was consulted to obtain information on known sites, find spots and monuments within a 1km study area, centred on the proposed development areas;
- The National Heritage List (Historic England 2017) was consulted to obtain information on Listed Buildings and other designated heritage assets.

- Historic Ordnance Survey maps were consulted on the National Library of Scotland website;
- Internet sources were consulted for information relating to general background, listed buildings and other heritage resources within the study area.
- Other relevant secondary documentary sources and books were also consulted where relevant.
- The Hertfordshire County Council archives was visited on 12 December 2019 to consult historic mapping and other relevant secondary documentary sources;

#### 3.4. **Archiving**

The project archive, comprising all CFA record sheets, finds, plans, reports and photographs will be ordered in accordance with the Cifa ‘Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives’ (CIFA 2014)

## **4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1. General**

Lists of records of monuments and archaeological events recorded in the Hertfordshire Historic Environment Record (HER) within the study area is set out in Appendices 1-4. The location of each asset is plotted on fig. 1. Numbers in brackets in the following text refer to the HER, listed building or scheduled monument Nos.

### **4.2. Heritage Assets within the Site**

The 1878 OS map shows a 'Brick Field' here, which was the site of Shootersway Brickworks, it showed a cluster of kilns, a lime kiln, and three small clay pits, in the field west of Darrs Lane (MHT12823, SP 96670845). No structures were shown here on the 1839 tithe map. The 1898 OS map shows the pits spreading to the north, with the earlier structures replaced by larger ones marked Brick Works. In the 20th century the works moved westwards to encompass an area at least 525m by 300m, and was marked on mid 20th century maps as the Shootersway Brick Works. The quarry edge was still visible. Investigation in 2004 found only modern disturbance.

### **4.3. Heritage Assets within the study area**

#### ***Prehistoric***

Soilmarks of a single-ditched circular enclosure (MHT4849, SP 95690938) 50m in diameter were discovered in Northchurch. To the south-east were soil marks of ditches which appear to incorporate a small square enclosure. These features were provisionally dated to the late Neolithic to the Early Bronze Age.

The Crawleys Lane site (MHT11472, SP 95500980) was one of several excavated along the route of the A41 bypass. Over 300 features and deposits of prehistoric and Roman date were investigated, and three main phases of activity were identified, dating to the late Neolithic and early Bronze Age, the late Iron Age and early Romano-British period, and the later Roman period. The late Neolithic/early Bronze Age features included a possible sub-rectangular structure which contained pottery, and an isolated crouched burial of probably a similar date. Two large parallel ditches which were partially sealed by a later track way may be contemporary. The pottery from the burial and these features included probable Peterborough Ware and Grooved Ware, rarely in the same features. Sherds of Food Urn type and incised Beaker were also found at the site. Much of the struck flint found (69 pieces) were believed to be residual, but it included core rejuvenation flakes, a borer, and a blade fragment which were found in association with Neolithic/early Bronze Age pottery.

#### ***Iron Age***

Grim's Ditch (MHT50, SP 945087), (MHT2022, SP 970083) (MHT1147, SP 95980877) (MHT11476, SP 95980877) was a series of linear earthworks, probably a large boundary ditch which ran through both Buckinghamshire and Hertfordshire. The preservation of this feature varies, it survived mostly in woodland. A section cut through it in Hastoe in Tring, contained an Iron Age pot sherd and revealed the ditch to originally be 5.5m deep.

Late Iron Age to Romano-British rectangular quarry pits, a building and metalled trackways were found on Crawleys Lane, Cow Roast in Wiggington (MHT11473, SP 95500980). The building of late Iron Age/early Roman date consisted part of a six-posted rectangular structure. The evidence appears to represent small-scale rural activity. Sherds of late Iron Age or early Romano-British pottery were recovered from certain features.

An Iron Age settlement was located at Pea Lane, Berkhamstead (MHT11480, SP 96400830), an evaluation of 3750 sq metres identified 926 features and deposits, of which 70% were excavated. Three phases were identified: An undated prehistoric phase consisted of a right-angled enclosure ditch and possible fence line. Other features which were in the northern part of the trench contained struck and burnt flint. The main phase dated to the Iron Age and contained nine possible structures (four roundhouses, five four-posted structures) within a large rectilinear enclosure. Over 300 pits associated with the enclosure were also identified. The third phase was represented by a large circular pit, which contained some post-medieval tiles. 56 struck flints were recovered which appeared to be residual, although knapping debris was found in two contexts. Two leaf shaped arrowheads and a single scraper were found, possibly Neolithic/Bronze Age. Overall 95 sherds of pottery (weighing 359g) were found dating from the Early Bronze Age to Roman periods.

Find spots include two Late Iron Age coins, one was found in 1872 near the cow roast inn and was a bronze of Tascovanus (MHT142, SP 96231029), the second was a bronze of Cunobelinus. More late Iron Age coins, and Roman finds, were recovered from Hamberlins Farm, on Cow Roast (MHT12867, SP 95850997). This included, at least three late Iron Age gold staters, a range of brooches and early Roman coins which were found by metal detectorists at Wycherly Hill and Hamberlins Hill in December 2005. Various finds thought at first to be votive have since been identified as Roman (and post-medieval), but not votive in nature.

### ***Roman***

The Cow Roast Inn is the site of a Roman settlement in Northchurch (MHT1874, MHT6956, SP 9571030), aerial photographs show Akeman Street running across the site with clear side roads and enclosed buildings. Excavations revealed a well, a ditch, pottery, coins and a late Iron Age cremation, a magnetometer survey showed results suggestive of an intensively occupied site. A study of 250 coins from the site suggested an early Roman period, and small, rural settlement. Akeman Street itself (MHT4594, SP 96860892) ran from Verulamium to the county boundary west of Tring and roughly followed the old A41. A pale brown horizon, 0.12m deep, containing sherds of Romano-British pottery and three fragments of ironworking debris were found at 8, Cow Roast, Wiggington (MHT12140, SP 95651035).

A late Roman circular building, possibly a shrine (MHT182, SP 97270930) was revealed by an excavation at Springwood Estate in Northchurch, it was 30m north-east of a villa and



contained a wall of mortared flints, there seemed to be no discernable entrance. A central chalk feature may have held a post and much of what would have been the floor was covered by a layer of chalk. Eighty coins from 244-380 AD were located in the building. A Roman villa (MHT1859, SP 97260926), close to the river Bulbourne, was occupied during the 1st century AD, and after being abandoned in 170AD it was reoccupied and rebuilt sometime after 339AD. It was a winged corridor building containing 10 rooms, room number 4 were paved with a plain red tessellated pavement, a few tesserae of which were found in situ. A coin hoard was deposited in room 2 in 270AD. The remainder of the building was destroyed by a 20th century housing estate. A Roman foundation (MHT1861, SP 9609102) was identified at Norcott Court farm on the north-east side of the railway cutting. The building was alligned approximately north-south and made of flint and pale grey mortar, it had an unknown purpose. Four Roman coins dating between 180-340AD were found throughout the building.

A Roman hypocaust was discovered during construction of a tennis court (MHT1334, SP 96740940) at Dudswell Rise in 1953. An examination of the garden failed to produce further material. Archaeological observation of footings for a new house revealed three features containing Roman pottery, brick and tile, and iron. The builders' spoil heap yielded 49 Roman potsherds, two early medieval sherds, a glass rim, and iron slag. The site fronts onto Akeman Street (MHT11776, SP 97220899). Foundations for a new garage were observed to cut through one or two pits (and a chalk layer which may have been a floor surface). Associated pottery was later 1st to 2nd centuries AD. The site was within the known area of Roman settlement (MHT12729, SP 95741018).

Romano-british metal working activity and other related features were located near Boswick lane in Dudswell (MHT4860, SP 96600950). The features were observed in 1977 in foundation trenches for housing. Three pits and a bowl furnace found west of Boswick Lane were Flavian; east of the lane were 19 more pits and wells, 5 bowl furnaces, and a damaged Neronian cremation. Finds included pottery (ranging from the Flavian period to the late third century), seven coins, two 1st century bronze brooches, a cuirass hook, a bronze netting needle and part of a shale bracelet. This was about 400m from the Roman settlement at Cow Roast and 200m from the site of the above hypocaust.

A late Roman decapitated burial was found among activity of other periods on Crawleys Lane (MHT11474, SP 95500980), it was an isolated decapitated burial, dated to the 4th century by a small beaker laid on the chest.

Find spots included a late third century Late Roman coin hoard (MHT448, SP 97260926), which included 27 coins deposited in 270AD. They were found in a pit in room 2 of the villa during excavations in 1973, the coins were all Antoniniani of base silver and in poor condition. Numerous fragments of Roman pottery (MHT1314, SP 9610) were unearthed from the site of what was thought to have been the refuse dump for a large villa situated outside the boundary of the Common. A gold ring, some brooches (early 2nd century, cock shaped and enamelled), a pin and faience beads were found in 'a spot where numerous roman coins have been found' (MHT1467, SP 962103). A Roman bronze helmet was discovered near Tring, Hertfordshire, it had 'Vetusta Monumenta' engraved. It was quite plain and instead of a crest, had a circular moulded button or knob, 'not unlike the shape of a Roman pedestal' (MHT1468, SP 6910). A second century, Romano-british 'trumpet' brooch was found in Northchurch (MHT4853, SP 9709) still containing traces of the red enamel on

the upper bowl. A Roman coin was found at Lynwood, Tring road, Cow Roast, the coin was found in 1975 and was of Claudius II (MHT6067, SP 956103). Two more Roman coins were found in the garden of Bottom House, Cow Roast, Wiggington (MHT6073, MHT6074, SP 953099). A large number of oyster shell was found near cow roast in Northchurch (MHT12067, SP 96091000); while tile, mortaria rims and Samian sherds were found on high ground to the south-east of Cow Roast (MHT12068, SP 95920986).

### *Medieval*

The approximate site of the Late Saxon estate centre was found in Northchurch (MHT9317, SP 97410877). Northchurch was known as St Mary's, which was the name of a large parish of Anglo-Saxon origin. The parish church of St Mary at Northchurch contained Saxon fabric in the southern part of the west wall. Early churches in Hertfordshire, such as St Mary's, are invariably associated with the sites of manors or other elite residences. It is probable that such a residence existed close to the church, although there was no direct evidence of its position. However, the Domesday entry for Berkhamsted mentioned a priest with twelve 'villeins'. This refers to St Mary's church rather than any church within Berkhamsted. The VCH (Victoria County History) also suggests that the references to 'villeins' indicates the presence of a manor at Northchurch. In addition, the boundaries of the early parish of St Mary represent the boundary of a Saxon farming estate which predated the formation of the parish. Such an estate would have had the church and manor as its administrative centre. After the conquest, any manorial centre at Northchurch was moved to the Castle at Berkhamsted.

Earthworks of ridge and furrow (MHT10119, SP 97230823) in a field north of Grim's Ditch and adjacent to Bell Lane were represent across the entire field when observed in the 1990's. They were a rare example of plateau ridge and furrow in the Chilterns. Their survival was probably due to the fact that the grounds are a part of the Woodcock Hill House. Some eroded earthworks of ridge and furrow were found at Hamberlins Lane, Dudswell (MHT17289, SP 96469 08938), and also south of Dudswell, Northchurch (MHT17289, SP 9646908938).

A Saxo-Normal hearth was found at Hamberlins Wood in Northchurch, dated by a pot sherd contained within its fill, it was found during investigation of part of the prehistoric earthwork, Grim's Ditch (MHT18606, SP 96000877).

### *Post-medieval*

The Grand Union Canal (MHT241, TL00380230), originally named the Grand Junction Canal, runs from Braunston in Northants to the Thames at Brentford for 93.5 miles. It links London, Oxford, Birmingham and the Midland. Soilmarks of post-medieval field boundaries and enclosures remain in Northchurch (MHT4850, SP 958093), they were probably part of a field system; a subrectangular enclosure was visible in the south-west corner.

The site of the old village stocks was located (MHT9316, SP 97410880), they were depicted next to the high street in front of the Church Houses in a 19th century painting of St Mary's Church. The site of the Little Dudswell Iron Foundry was located in Northchurch (MHT13030, SP 9663209677), it operated between 1810 and 1840. It was a small village

foundry by the bank of the Grand Junction Canal; some buildings were recorded on the 19th century maps.

Northchurch Rectory (MHT18189, SP 9748108757) was shown on the later 19th century OS maps as a large rectangular building in its own grounds, with what appeared to be the service end nearer the road and another house opposite, with the churchyard beyond. The landscaped grounds ran down to the river Bulbourne just to the north, with a shelter belt on the north side hiding the house and grounds from the Grand Union Canal. The later 19th century OS maps show here a small rectangular building marked 'Baptist Chapel (General)', set back in a plot on the SE side of Bell Lane. The plot was labelled Burial Ground and was likely the site of the Bell Lane Baptist Chapel (MHT18191, SP 9744008637). The site of Northchurch House, now known as Northchurch Hall was formerly a farm-house. It was enlarged in 1760 by William Duncombe and sold by his son John, after passing through many hands it was purchased by Mr Barnett, who now owns it. It was shown on the 1878 OS map as Northchurch House, a substantial house in landscaped grounds with a range of outbuildings around an open yard just to the east (MHT18192, SP 9718608923).

The site of a post medieval Smithy was shown on the 1877 OS map on the south side of the Grand Union Canal at the point where it was crossed by Dudswell Lane (MHT17548, SP 9660409705).

A probable post-medieval boundary ditch was found at 97, High Street in Northchurch, an evaluation of the garden and orchard behind in 2002 found a ditch, running roughly north-south, towards the east side of the plot. In the fill was a rim sherd of glazed red earthenware, of 16th to 18th century date (MHT12050, SP 9733008795). A shaft-like pit was located in an evaluation trench, it contained 'Victorian' material and was only part-excavated (MHT17173, SP 9691507850).

A woodland boundary bank was found to be part of Smart's Wood (MHT30917, SP 9556208979), designated Ancient woodland. It was shown on the 1841 tithe map with its present name, and with a narrow extension at the SE corner along Rossway Lane as far as the crossroads. This lasted until construction of a 20th century house, Rothaven, in the corner of Rossway Lane and Grim's Ditch across the narrowest part of the wood.

The site of the farmstead at Woodcock Hill, Durrants Lane was located at SP 97377 08030 (MHT16297). The 18th-early 19th century estate of Woodcock Hill was demolished in the 1840s when the house was rebuilt, and replaced with new farm buildings just to the east. Sales particulars in 1840 refer to 'a farmyard with pond of water, cart and wagon sheds, cowhouse, cattle shed and dog kennel'. This farm appears to have been close to Durrants Lane, which was straightened and moved eastwards further from the house.

The site of a Wharf on New Road, Northchurch was on the late 19th and earlier 20th century OS maps marked as 'Wharf' alongside the Grand Union Canal (MHT31430, SP 9747609074). It disappeared with the end of commercial transport on the canal in the mid 20th century.

A pit marked 'Old Gravel Pit' was on the later 19th century OS map, indicating that it was already out of use. It was almost 40m square, with straight parallel sides, and appears to

have deliberately dug out a short length of the prehistoric linear earthwork, Grim's Ditch (MHT18605, SP 9567908941).

### ***Unknown***

Earthworks found at Northchurch were visible on early 1970s aerial photographs, the site was being bulldozed when visited and was presumed destroyed (MHT2530, SP 964085).

Possibly prehistoric features were found at Shootersway, Northchurch. Specifically, a post hole and pit; which on excavation produced a flint scraper and two waste flint flakes. These were found in an evaluation trench (MHT17174, SP 9697507765).

### ***Buildings***

The HER search undertaken encompassed an area with a 1km radius from the site, this search yielded a total of 42 buildings. Of which; 27 are listed (1 Grade I, 25 Grade II, 1 Grade II\*), 11 were designated as SHINE (meaning they are not listed but are of note) and 4 have not had any designation recorded on the HER log.

Those which do not have any designation recorded on their HER log include Woodcock Hill (MHT16296, SP 9731508159), a 19<sup>th</sup> century house on a hill above Northchurch. Also the site of a new barn on Hamberlins Farm (MHT17373, SP 9607109400), Hamberlins and Rothschild court (MHT17374, SP 9641109292) and Tinkers Lodge at Bottom house lane (MHT31480, SP 95336 09903).

The Woodcock Hill estate (MHT16296, SP 9731508159) was the result of an amalgamation of smaller dwellings; the date of the original house is unclear. When the property sold in 1840 it was a 'family residence seated upon a pleasing eminence' with a well, brewhouse, coach house with granary over, farmyard, garden, orchard, and pasture. A stone in the cellar records that by 1848 the house had been demolished and a new one built by Frank John Moore.

A building named New Barn (MHT17373, SP 9607109400), with a small enclosure, is shown on the 1877 OS map in an isolated position near the turn in Hamberlins Lane. In 1898 it was still New Barn, but had a second building at right-angles, on the north side of the enclosure, and an open-fronted shed to the south beyond the enclosure. By 1924 more parallel ranges had been added to north and south to a planned layout; the complex was still named New Barn. It was expanded into Hamberlins Farm later in the 20th century.

The properties now called Hamberlins and Rothschild Court (MHT17374, SP 9641109292), were built in the early 20th century as a new Dudswell Farm, replacing the older farm to the north (renamed Dudswell House).

Tinkers Lodge (MHT31480, SP 9533609903) appears under the name Bottom House on historic mapping from at least 1766. Site lies at the meeting point of five lanes and farm tracks. The name 'Bottom House' reflected its position at the foot of the steep approach from Wigginton and the ridge (Wigginton Common). The 1841 tithe map showed the house, a large barn, and a smaller outbuilding by the road.

The term 'SHINE' stands for The Selected Heritage Inventory for Natural England and it refers to an England wide dataset of undesignated archaeological sites suitable for management under Environmental Stewardship (ES). The sites included in the 1km search area, which are assigned SHINE status include; the Road Bridge Canal over the Grand Union Canal on Cow Roast Lock (MHT5228, DHT10137, SP 9585210321), which was made of wrought iron girders on concrete. The Road Bridge over the Grand Union Canal at Dudswell consisting of a brick arch and wings, with a tarmac saddle (MHT5229, SP 9658709736). The Road Bridge over the Grand Union Canal at Ashridge which again was brick arch and winged with a tarmac saddle. It was 23ft wide; with a tubular metal frame on top of the brick parapet (MHT5230, SP 9749608985).

A wall box on the wall of Boswick House was assigned SHINE status; it was marked L.B., on the 1877 OS map. The wall on which it was mounted is not a house wall but a property boundary between the road and a field (MHT5507, SP 96620961).

The pumping house (MHT7086, SP 9748009030) for the Grand Union Canal was a small, one storey red brick building with arched windows and a flat roof. It first appears of OS maps between 1939 and 1977. It was set back for the road (New Road), and stood within the grounds of Canal Cottage (the Victorian lock keeper's cottage). A milepost for The Grand Union Canal is located north of Cowroast Lock; the original was erected in 1893 and subsequently disappeared, it was replaced in 1993 (MHT7185, DHT10137, SP 958104). Another milepost at Dudswell Bridge was set up in 1893, this also was replaced by a replica post erected in 1993 (MHT7190, SP 967096).

Locks number 47 and 48 (MHT7188, SP 96350990, MHT7189, SP 9656809744) along the Grand Union Canal at Dudswell, Northchurch are listed as SHINE. Lock number 47 on the Grand Union Canal was partly rebuilt in 1978. There is a lock keeper's cottage which is a one storey, tile roofed, and pebbledashed cottage. The north gate of Lock number 48 was dated to 1884, the south was 1868; the lock keeper's cottage was 2 storeys, built of red brick with a slate roof. There was a wharf alongside made of brick with timbering. The Grand Union Canal Lock and cottage at New Road, Northchurch is also listed as SHINE (MHT7192, SP 97480900); the west gate is dated 1874, the east 1876. The keeper's cottage is two storeys with a slate roof, and is now pebbledashed. The lock and cottage (now Canal Cottage) were new when shown on the 1877 OS map.

Norcott Court Farm (MHT9435, SP 96301044) was built as a planned farmstead between 1878 and 1898, 200m west of the old farmstead at Norcott Court itself. It was built on previously open land.

The Grade II listed buildings consist of dwellings, a Lock and bridge of the Grand Union Canal, two farms and a gravestone. Norcott Court in Northchurch is a Grade II listed, Late 19th century country house built on the site of a Late 16th century house (MHT2002, DHT11391, SP 9657410380). It was originally part of the medieval manor of Norcott, which was subdivided at the end of the 16th century. The second part of the medieval manor, the manor house called Norcott Court, and divers parcels of the demesne, were sold in 1597 by Alexander Hampden to John Southen (or Southend). The present mansion was built by the late Mr John Loxley on the site of the former house in the late 19th century. The older house and its gardens were depicted on the 1878 OS map. Dovecote, at Norcott Court in Northchurch is a square, timber-framed dovecote, possibly 15th century. This is Listed as

an early 17th century dovecote with a complete timber frame on a red brick wall, with wide internal projection; a tall, 2-bay, square building with a small plank door and a dog-leg stair giving access to a floored roof space (MHT6284, DHT2592, SP 9654310310). The dovecote was at one time thought to be a granary, as no fittings survived. It was dismantled in 1990 by a builder who was stopped from rebuilding it in breezeblock with the original materials as cladding; apart from the SE corner it was abandoned as a heap of brick and timber in the middle of four breezeblock walls without a roof.

The Cow Roast Lock at the Grand Union Canal was a wooden lock in good condition, the north gate has the date 1896, the S 1874. The lock keeper's cottage is single storey with a tiled roof (MHT7185, DHT10137, SP 958104). The footbridge at Cow Roast Lock is built with concrete piers, 2 arched metal girders supporting wooden planks, and a cast iron parapet (MHT7187, DHT2789, SP 9584910323). The two houses now called Lockside and Dudswell Wharf were built as the Swan inn and its stable (MHT17372, DHT2596, SP 9607109400), to serve the Grand Junction Canal which opened in 1799. The Swan closed in 1848, when its landlord was convicted of receiving stolen barley and the licence was revoked. It became a coal merchant and general stores, until closure in 1960 and conversion to domestic use. Lockside is a two-storey red brick building with a basement, a near-symmetrical frontage, and steps with iron railings up from the towpath on the west side. The stable, now Dudswell Wharf, adjoins on the north side and is partly timberframed.

The Cow Roast Inn at Cow Roast in Wiggington was a 17th century roadside drovers' inn by the Grand Union Canal (MHT13538, DHT2094, SP 9576510279). The Inn has a 17th century timber-framed east wing, which was cased in more 'fashionable' brick in the 18th century; in the early 19th century a south-east wing was added, and then a south wing parallel to the original range making a two-storey L-plan building which faced north, with a long projecting front wing enclosing the east side of the forecourt. The name was said to indicate a resting place for drovers taking cows to the London market. In the 18th century it was the Cow Inn, a name recorded in 1806; a landlord provided pens for large herds of cattle, and the inn served as a resting place for both cattle and drovers. By 1806 the Grand Junction Canal was open. A visitor in 1818 found the modern name already in use, and assumed it to be a corruption of 'Cow Rest'.

Arne Cottage in Dudswell, Northchurch is 'L' shaped in plan with a Late Medieval east wing and a late 16th/ early 17th century north wing (MHT15897, DHT2794, SP 9656509800). The chimney-stack was built in the early 17th century and the first floor was probably inserted at the same time. It is not clear when the west wing was demolished, but it was not before the 'taller north' wing was added in the early 18th century; the site of the original cross-passage was preserved as a storeroom. The original north front has regular square panels of timber framing and two gabled dormers. Two bays survive of the original house, the east bay being the hall and the west bay probably a parlour and storeroom. There was probably another bay further east, but this was removed when the rear wing was built.

Shootersway Farm, in Shootersway, Northchurch was a Post-medieval farmstead with a 16th century timber-framed farmhouse (MHT15898, DHT2297/DHT2793, SP 9616408346). The timber-framed farmhouse is now in private ownership, it was built in the 16th century and comprised a hall with a chimney-stack on the north-east side. Behind the stack lay the cross-passage, and beyond that was a large unheated room. The south bay appears to be a later addition. In the early 19th century the timber framing was infilled with

brick, a gable was added to the south bay; a chimney-stack and fireplaces were added, and the main chimney-stack was rebuilt and reduced in size. Attached at the north end of the house is a timber-framed and weather boarded implement shed.

The parts of Dudswell Farm to survive are the house and an adjoining barn (MHT16092, DHT2291, SP 9664209603). The farmhouse is 18th century in origin, built in plum brick with red dressings, it is a two-storey end chimneys plan house with a central entrance. The parallel rear range is two storeys and attic; there is also a 20th century rear extension. At the south end is a long three-bay barn which is timber-framed and weatherboarded on a brick plinth, and painted white. The farmstead shown on the 1877 OS map was large, with buildings around yards north-east and south-east of the house. By 1898, the yard north-east of the house had been replaced with a single large open-fronted building. The 1924 map, however, shows that by this date most of the farmstead had been demolished and the surviving buildings renamed Dudswell House.

The George and Dragon at 87, High Street, Northchurch is a 16th century timber-framed beer house with 18th century extension (MHT18190, DHT2293/DHT2031, SP 9739208786). The oldest part of the George & Dragon is a late 16th century timber-framed building with framing exposed in the alleyway on the west. Beyond this is a mid 18th century two-storey brick extension with cut bracketed doorhood and Welsh slate roof. Behind, along the line of Duncombe Road, are outbuildings, which are shown on the later 19th century OS maps.

The Old Cottage, at Shootersway, Northchurch is a timber-framed house built in the 16th century, it was extended in the 17th century (MHT30178, DHT2594, SP 9681508081). It was a single-cell house on a stuccoed sill, facing the road to the north, and with a large external chimney of flint and brick on the east gable, it was offset as if to allow for an entrance beside it. In the 17th century the house was extended to the east with a new lobby entrance and new fireplace in narrow red brick. The internal framing has survived well, with signs of wattle and daub infill. The later 19th century OS maps show also an outbuilding on the road frontage, another to the west of the house, and a series of small sheds, pens, or other structures behind it.

Those which have not been mentioned, nor will be in great detail are; Rosemary Cottage (DHT2208/DHT2588), Number 79, The High Street (DHT2209), Numbers 69 to 73, High Street (DHT2292), The Barn at Norcott Court (DHT2296), Lock number 48 and Bridge number 138 on the Grand Union Canal (DHT2298), Lock House and adjoining Lock Cottage at Lock number 46 on Grand Union Canal (DHT2587), Exhims (DHT2210/DHT2590), Number 79, High Street (DHT2589), Berkhamstead Lodge (DHT2595), Two which are not entered with a name (DHT2646/DHT2896).

The final Grade II listing refers to the Gravestone of Peter the Wild Boy (DHT11343), who was from Hanover in northern Germany. He was found in 1725 living an entirely feral existence for an unknown length of time in the woods near Hamelin; he had survived by eating forest flora, walked on all fours, exhibited uncivilized behaviour and could not be taught to speak a language. He was brought to Britain in 1726, and after the curiosity in him subsided he was brought to Northchurch to continue his education, which ultimately failed. His grave stands in the yard of The Church of Saint Mary (DHT2790).

The grade II\* listed building inside the 1km study area was The Church Houses, on High Street, Northchurch; it is a 15th or 16th century timber-framed building known as Church Houses or Church Almshouses. They are 'L' shaped in plan with an earlier High Street wing three bays long; with close-studded timber framing, and a later churchyard wing with more widely spaced framing. They stand on the High Street at the south corner of the churchyard (MHT9301, DHT2252, SP 97420877).

The Church of Saint Mary (MHT4447, DHT2029/DHT2790, SP 97440883) originates from the Late Saxon to Medieval Periods; the southern part of the west wall is Saxon, and the thickness of the walling at the west end suggests that a separate chamber existed west of the nave proper. The chancel is 13th century and the transepts are 13th and 14th century. The crossing tower was rebuilt in the 15th century with some 19th century additions. Some historical sources suggest that this was the parish church of Berkhamsted before St Peter's was built; Berkhamsted was originally part of Northchurch parish. Five test pits along the north, east and south sides of the church uncovered 19th century foundations; the foundations on the south side of the nave were of a different character and almost certainly an earlier phase. Two child inhumations were found in a test pit at the north side of the north western corner of the church. There were no finds. Monitoring of a new drain against the north wall in 2009 found several burials disturbed by the construction of the north aisle in the 19th century. A plan dated 1808 shows a much smaller building. Within the churchyard is the grave of Peter the Wild Boy as mentioned above (DHT11343).

#### 4.4. **Cartographic Sources**

Cartographic sources both in paper and digital forms have been consulted at the archives and also on the website of the National Library of Scotland.

The Dury and Andrews map of 1766 was consulted, it was found to show site as part of a larger area of woodland which seems to encompass the southern half of the field which became known as Sheckles Common Field. Interestingly this map shows a depression in the form of a linear ditch which passes very close to the southern extent of the site, this may be showing Grims Ditch.

The earliest pictorial survey of the study area is contained on a second edition 1899 OS map of Northchurch, Herefordshire (Fig.4). The survey shows no difference from the OS map which was compiled a year later; in both maps site was shown as part of a larger, clearly defined land parcel.

The two Northchurch 1899 and 1900 OS maps (Fig.4) show the area of what is now a golf range was located within one large field parcel. A track way or road of what is now Pea Lane forms the western boundary of the field parcel. The eastern boundary of the proposed development area seems to partially abutt three field parcels and what seems to be a tree line visible at SE extent. A key feature in the landscape is Grim's ditch, remnants of which can be seen on the 1899 map (Fig.4), and subsequent maps, 1.1km north-west and 500m south-east of the development area.

The purpose of the Grims Ditch earthwork remains a mystery, but as they are too small for military use they may have served to demarcate territory dating to the Iron Age period. The



Chilterns ditch starts at Bradenham, further north in the Chilterns than the end of the South Oxfordshire ditch. There are separate sections extending some 30 km north to Ivinghoe, partly along the Chiltern escarpment. Its size varies considerably and different sections may have had different functions. The route of Grim's Ditch apparently passed through the town of Berkhamsted, and remnants of the earthwork can be seen on Berkhamsted Common and on the village green at Potten End. The alignment of the ditch, as visible on the cartographic sources, if intact along its length, would have passed through what is now the brick works as shown on the 1949 edition map (Fig.6).

The OS map of 1925 (Fig.5) shows little change from the 1899 edition. The only recognisable changes are the emergence of a sub-circular cluster of trees to the north of the centre of the field parcel in which the development sits. Another similar feature appears in the adjacent field to the SE and are still in existence today. The other change is the annexation of a small rectangular parcel on the north-eastern corner, which contains the construction of a new building.

By 1949 (Fig.6), hachures are visible within the confines of the development area, they seem to represent three distinct 'dips'. A further four 'dips' are noted to the SE within the adjacent field parcel and also a 'dip' was depicted west of the brick works. These features are likely related to the brick works and potentially representing clay extraction features.

The large field which the development area lay on was split into two parts, with site located in the smaller southern portion. This smaller southern portion notably changed as the hedge row, now labelled 'swags springs'; which formed the SE extent of the development area, had now been split to create an entrance into the field parcel south of the development. The new entrance leads to Shootersway Brick works, which was constructed sometime after 1925. The brick work comprised 7 identifiable buildings and/ or outbuildings within this field parcel with a further 2 buildings identified within the adjoining field parcel to the east in the area of what is now the Hospice of St Francis. It is worth noting that a Brick works was marked on the 1899 map located in another field parcel to the SE. This brick work may have been discontinued at the beginning of the 20th century as it is clearly marked as Darfield on the 1949 edition map (Fig.6).

The larger northern area was substantially developed between the 1925 and 1949 (Figs.6,7) ; the northern extent of this larger area had been divided further, as two land parcels and multiple buildings were added to the existing 'Home Farm'.

Other notable features include the construction of the presently standing house and associated land which was labelled 'Hedgelands' on the 1949 map (Fig.6); this area was on the southern boundary of the northern area of what was once one large field encompassing site. The western boundary of this property is defined by Bell Lane, what is now called Pea Lane. More generally further development post 1925 is recognised to the east of the development area with the construction of housing on Darr's Lane.

An additional 3 building can be observed on the 1950 OS map (Fig.7) making up the Shooters Way Brick Works. Also an additional 'dip' feature can be seen within the adjacent field parcel to the east.

#### 4.5. **Aerial Imagery**

Aerial imagery taken in the 1940s shows the Site as it seems on the OS maps of the time. The aerial imagery deviates from the OS maps on one aspect, which is that the aerial photography provides clear pictures of just how extensively the site was quaried for clay and the brickworks.

By the 1999 aerial photographs site is laid out as it is now, showing the shed structures of the golf field and the adjoining buildings and the associated carpark.

The 2004 aerial photographs show the renovation of the sheds, clearly a new roof has been installed, site is much the same aside from this fact. The neighboring field has begun construction of a series of structures and a car park.

The 2015 aerial photographs show the neighbouring fields development fully complete.

#### 4.6. **Site Visit**

A site visit was carried out on the 12th of December 2019. The site consists of a large green which makes up the driving range; a long corrugated metal structure stretched along the width of the eastern side of site. The structure is one of metal pilars set out of the ground foundation, which then hold up the corrugated metal roof and hold the horizontal wooden boarding which bound the structures sides. A small front patio and sitting area exists between the driving range and car park, this sits inside the red line boundary and therefore will be removed as part of the development. The grassed driving range is mainly flat and well maintained but for occational ridges and slight depressions.

#### 4.7. **Archives**

A visit to the Hertfordshire archives was undertaken on the 12<sup>th</sup> of December 2019, many sources were consulted; including Tithe and Awards, 25 inch OS maps, Enclosure maps and Parish maps. The 1839, Northchurch Tithe and Award show the site divided over two land parcels, which were joined by 1877. These land parcels are described as 'arable', and occupied by someone with the last name of 'Saunders'. The larger field is called Sheckles Common Field, this field ran all the way north to Akeman Street. By 1899 the wider field Sheckles Common outline stays largely the same, though the interior demarcations completely change. The land parcels inside unite, a hedgerow was added to the north-east of Sheckles Common, and a path was added to the centre.

No other sources consulted add to our knowledge of the land parcel which contains site.

### 5. **ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE**

The only known heritage asset within the development area is the site of the 19th century Shootersway Brickworks (MHT12823). This site is widely known and recorded, the OS maps alone extensively chart the Brickworks' development and use. The development therefore has a high potential to truncate a site with low importance.

Grim's Ditch (MHT50) is recorded on the HER data as crossing just south of the development area, on a roughly east-west orientation across Northchurch. This feature is extremely significant due to its date of origin and its scale. Although the development does not overlay the feature, it does carry a low possibility to truncate associated unknown features of perhaps high importance.

Ridge and Furrow (MHT17289) survives to the north-west of site in the neighbouring field; similarly, to the south of the development, lay an Iron Age settlement. The Settlement is characterised as 'roundhouses and a four post structure' (MHT11480). This again suggests that the development carries a low possibility of truncating features of high importance.

The 1km search area contained a total of 42 buildings, it is clear by the position of the historic buildings that they show the development of the historic town along the old Roman road, Akeman Street (MHT4595). Those which do not follow this trend are; Berkhamstead Lodge (DHT2595), The Old Cottage (DHT2594), Shootersway Farm (DHT2793) and Norcott Court (DHT11391).

## **6. IMPACT OF THE PROPOSAL**

The current proposal is for the construction of a care home, including associated services and parking. The development would include the demolition of the current sheds and their foundations; to make way for the substantial foundations which precede the construction of the care home. The impact made by the construction of the carpark will not be substantial, whereas the foundations for the main structure will be considerably more severe.

Since there is a low probability of high importance features, and separately, there is a high probability for low importance features, the proposed development may carry a risk of truncation or complete destruction of sub surface archaeological remains relating to the brickworks which themselves may have impacted on any earlier archaeological deposits..

## **7. CONCLUSION**

This desk based study has revealed that the site had been part of an evolving field system evident from OS maps from the end of the 19th century through to the mid 20th century. The site itself neighbours a 19th century brickworks and is just to the north of the Iron Age earthwork Grim's Ditch. Overall, there is a low potential for impact on archaeological features of high importance; but due to the presence of the brickworks there is a high potential for impact on features of low importance.

## 8. SOURCES CONSULTED

British Geological Survey (BGS) (2019) *Geology of Britain viewer*. Available online <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [last accessed 10 December 2019]

Book of reference to the 1826 map of the eastern division of Northchurch

CifA (2017) *Standard and Guidance for historic environment desk-based assessment*. Chartered Institute for Archaeologists

CifA (2014) *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*. Chartered Institute for Archaeologists

Dury and Andrews Map of Hertfordshire, 1766

Map of Parish of Northchurch

National Library of Scotland (NLS) (2019) *Maps*. Available online <https://maps.nls.uk/> [last accessed 10 December 2019]

Northchurch Tithe and Award, 1839

Plan of the eastern divisions of the parish of St Mary otherwise Northchurch, Hertfordshire, 1826

Plan of the western divisions of the parish of St Mary otherwise Northchurch, Hertfordshire, 1826

Inclosure Map and Award, 1864

### 8.1. Cartographic and Aerial Photography Sources

6 Inch OS Map published in 1899 (Hertfordshire XXXII.NE)

6 Inch OS Map published in 1899 (Buckinghamshire XXXV.SW)

6 Inch OS Map published in 1925 (Hertfordshire XXXII.NE)

6 inch OS Map published in 1949 (Hertfordshire XXXII.NE)

6 inch OS Map published in 1950 (Buckinghamshire XXXV.SW)

### 8.2. On-line Resources

BGS, 2019, British Geological Survey, <http://www.bgs.ac.uk> (Accessed 10 December 2019)

Google Earth, (Accessed 10 December 2019)

Hertfordshire Archives and Local Studies Online Catalogue,  
<http://calm.hertsdirect.org/calmview> (Accessed 12 December 2019)

Historic England, <https://historicengland.org.uk> (Accessed 10 December 2019)

National Library of Scotland, <http://maps.nls.uk/index.html> (Accessed 10 December 2019)

Aerial Photographs of Northchurch 1940-2016. Available online at <https://www.getmapping.com/> (Accessed 10 December 2019)



**Key:**

- 1km Buffer
- Scheduled Monument
- HER Site (point)
- HER Site (linear)
- HER Site (area)

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Title:  
**Scheduled Monuments and HER monuments within the 1km search radius**

Project:  
**Shootersway, Berkhamsted, Hertfordshire**

Client:  
**Barchester Health Care**

Scale at A3:  
**1:8,000**

Drawn by: SW	Checked: MR	Date: 07/01/2020
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Report No: MK199/20	Fig. No: 1
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**Key:**

- 1km Buffer
- + Grade I Listed Building
- + Grade II\* Listed Building
- + Grade II Listed Building



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Title:  
**Listed buildings within the 1km search radius**

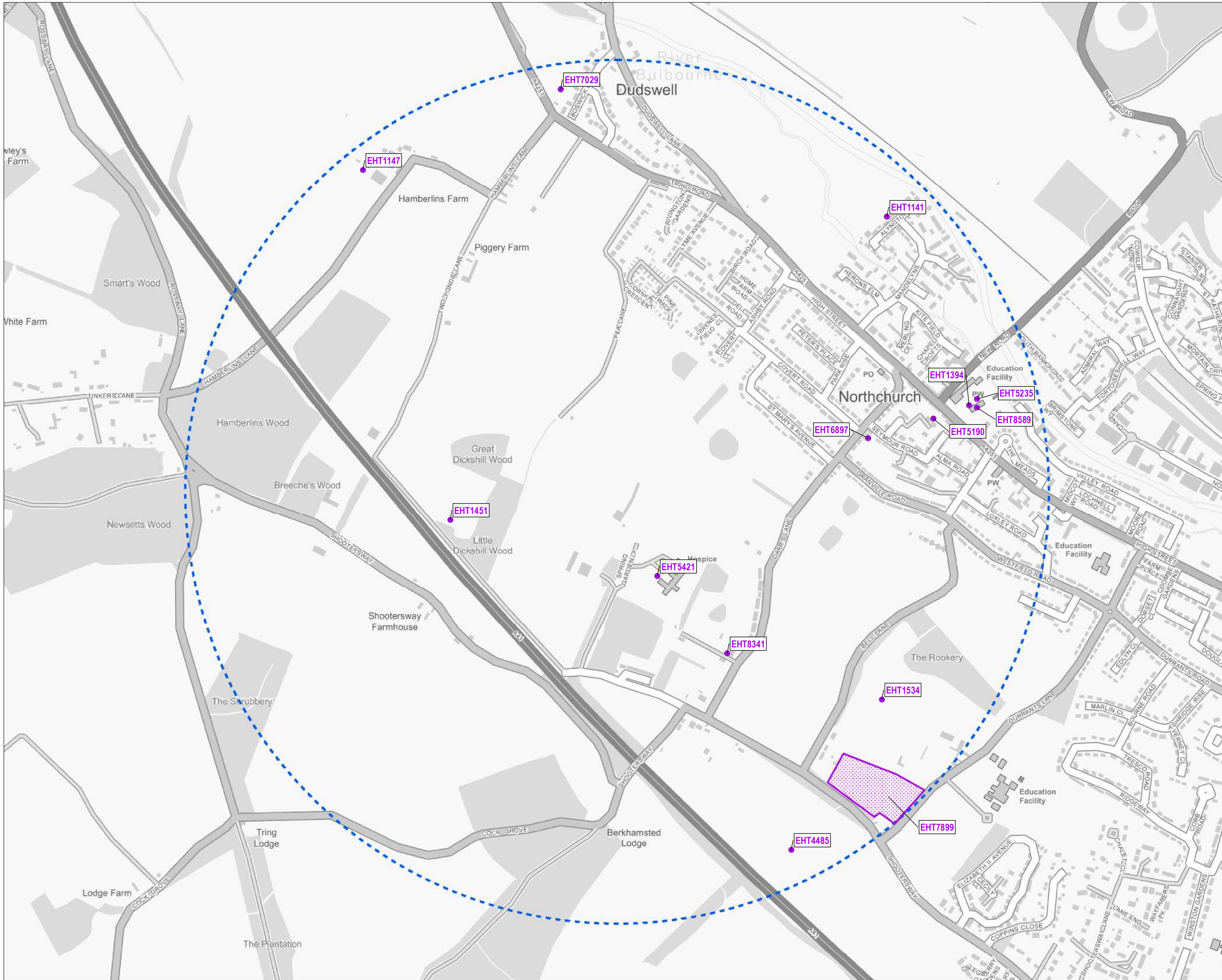
Project:  
**Shootersway, Berkhamsted, Hertfordshire**

Client:  
**Barchester Health Care**

Scale at A3:  
**1:8,000**

Drawn by: SW	Checked by: MR	Date: 07/01/2020
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Report No: MK199/20	Fig. No: 2
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**Key:**

- 1km Buffer
- HER Event (point)
- HER Event (area)

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**Title:**  
 Events within the 1km search radius

**Project:**  
 Shootersway, Berkhamsted, Hertfordshire

**Client:**  
 Barchester Health Care

**Scale at A3:**  
 1:8,000

<b>Drawn by:</b> SW	<b>Checked:</b> MR	<b>Date:</b> 07/01/2020
<b>Report No:</b> MK199/20	<b>Fig. No:</b> 3	





Fig. 4: Extract from the 1899 OS map (National Library of Scotland)



Fig. 5: Extract from the 1925 OS map (National Library of Scotland)



Fig. 6: Extract from the 1949 OS map (National Library of Scotland)



Fig. 7: Extract from the 1950 OS map (National Library of Scotland)

Key:



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Title:  
Map regression

Project:  
Shootersway, Berkhamsted,  
Hertfordshire

Client:  
Barchester Health Care

Scale at A3:  
1:12,000

Drawn by: SW	Checked: MR	Date: 07/01/2020
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Report No: MK199/20	Fig. No: 4 - 7
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Fig. 8 - Photo from site visit, showing front sitting area and entrance



Fig. 9 - Photo from site visit, showing golf driving range

Project:  
Shootersway, Berkhamsted, Hertfordshire



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