

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL ASSESSMENT
STAGE 1: DESK-BASED ASSESSMENT:
LAND AT AND TO THE REAR OF HANBURYS
BERKHAMSTED, HERTS
(LOCAL ALLOCATION 4)**

NGR: SP 9820 0684

on behalf of Dacorum Borough Council



Jonathan Hunn BA PhD FSA MIfA

July 2013

ASC: 1605/DHI/LA4



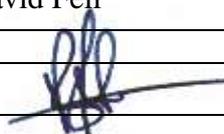
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Site Data

<i>ASC site code:</i>	DHI	<i>Project no:</i>	1605
<i>OASIS ref:</i>	n/a	<i>Event/Accession no:</i>	n/a
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Berkhamsted		
<i>Civil Parish:</i>	Berkhamsted		
<i>NGR (to 8 figs):</i>	SP 9820 0684		
<i>Extent of site:</i>	1.9 ha (4.7 acres)		
<i>Present use:</i>	Two house plots and larger area of rough grass		
<i>Planning proposal:</i>	Housing development		
<i>Local Planning Authority:</i>	Dacorum Borough Council		
<i>Planning application ref/date:</i>	Pre-planning		
<i>Date of assessment:</i>	May 2013		
<i>Client:</i>	Dacorum Borough Council Civic Centre Marlowes Hemel Hempstead Hertfordshire HP1 1HH		
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Internal Quality Check

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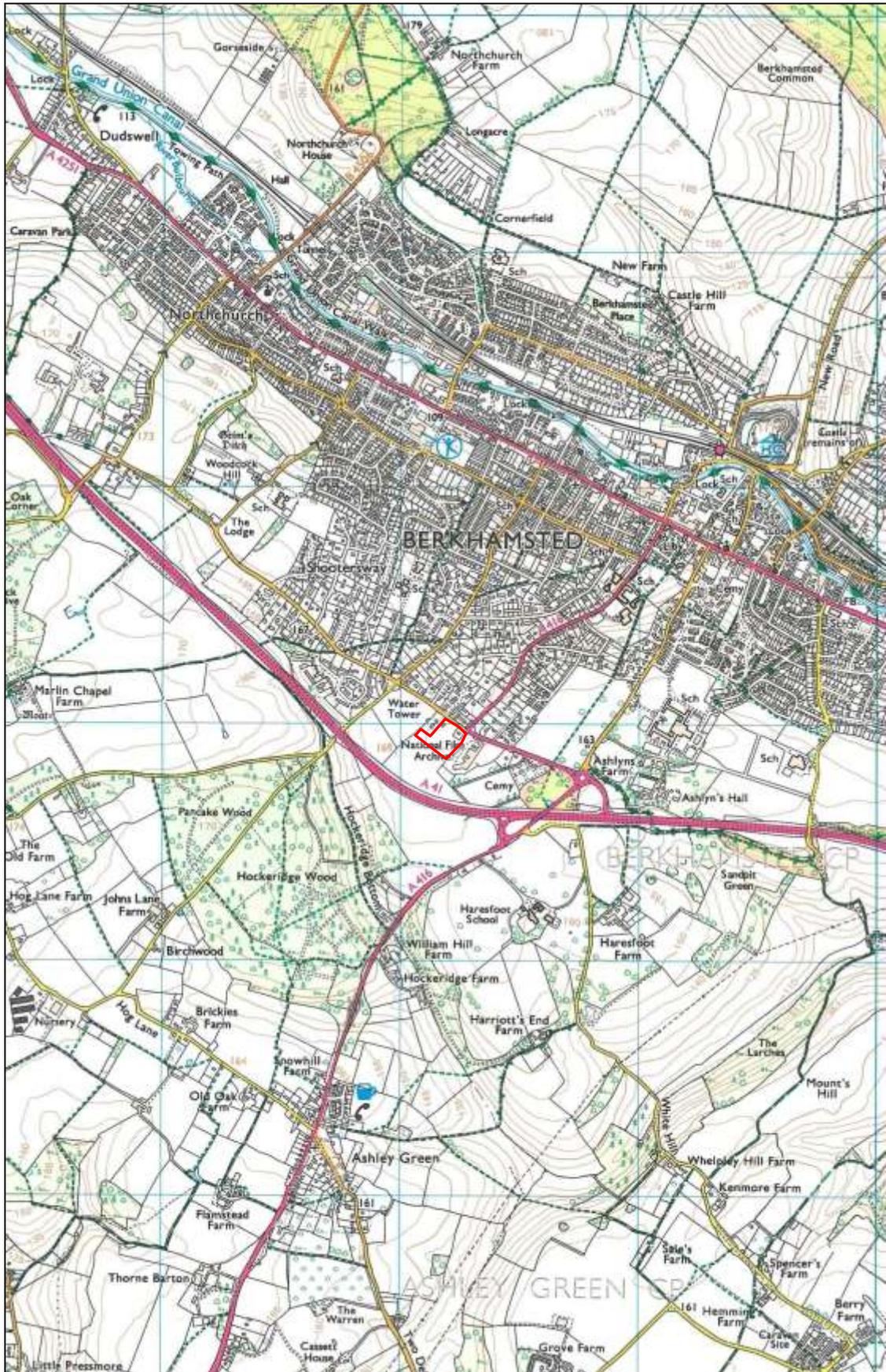


Figure 1: General location (scale 1:25,000)

Summary

In April and May 2013 a Stage 1 heritage asset impact assessment was undertaken of land at and to the rear of Hanburys, Shootersway, Berkhamsted, Hertfordshire. The site (Local Allocation 4) is one of six identified by Dacorum Borough Council as a potential development site. Apart from a 19th-century pond there are no recorded archaeological heritage assets within the assessment site. However, two ring-ditches (ploughed-out burial mounds) have been identified in the adjacent arable field to the south-west.

The potential for the presence of heritage assets during prehistoric and Iron Age periods is assessed to be moderate to high. For all later periods, the potential is assessed to be low.

The potential for the survival of heritage assets on the site is assessed as high.

Any prehistoric or Saxon assets present on the site are likely to be of at least regional significance: Roman, medieval and later assets are most likely of local significance at best.

The likely impact of the development upon any buried heritage assets is assessed to be moderate to high.

The results of the Stage 1 assessment will inform the strategy for Stage 2 archaeological survey and will allow the Historic Environment Unit of Hertfordshire Council to provide advice/guidance for the master planning work.

1. Introduction

1.1 In April and May 2013 *Archaeological Services and Consultancy Ltd* (ASC) prepared a heritage asset impact assessment for land at and to the rear of Hanburys, Berkhamsted, Hertfordshire. The project was commissioned by *Dacorum Borough Council*, and was carried out according to a method statement prepared by ASC (Fell 2013) and approved by the *Hertfordshire County Council Historic Environment Unit* (HEU), archaeological advisor (AA) to the local planning authority (LPA), *Dacorum Borough Council*.

1.2 *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.

1.3 *Management*

The assessment was managed by David Fell BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.4 *The Site*

1.4.1 *Location & Description*

The assessment site (Local Allocation LA4) is located at the southern margin of of Berkhamsted, in the administrative district of Dacorum, Hertfordshire (Fig. 1). It comprises an irregular parcel of land of c.1.9 ha, lying between Shootersway to the north and the A41 dual carriageway to the south. The site is bounded by the grounds of the National Film Archives to the east, Shootersway Playing Field to the west, Haslam Fields to the north and an arable field to the south. The boundaries comprise a mix of unmanaged hedges, wooden fences and formal hedges. An electricity sub-station abuts the western edge of the site, enclosed by a wire security fence.

1.4.2 *Geology*

The site is level and lies at an elevation of c.160m AOD, on a relatively flat area of high ground comprising part of the Chiltern plateau. A short distance from the boundaries of the site the land gently dips in different directions to descend to a number of adjoining valleys, the best developed of which is the Bulbourne, c.1.3km to the north.

Soils on the assessment site are classified as belonging to the Batcombe Series, described as a 'gleyed brown earth' comprising a 'flinty silt loam or loam, locally clay loam' (Soil Survey 1983, 582a). The soils are derived from drift geology comprising a 'yellow-brown, friable and normally flinty, passing to stiff yellow-red mottled clay' (Avery 1964, map sheet 238). The drift geology overlies Cretaceous Upper Chalk (BGS, Sheet 238).

1.4.3 Proposed Development

The site is identified by the local planning authority as suitable for housing development comprising construction of approximately 60 new homes, associated infrastructure and services.

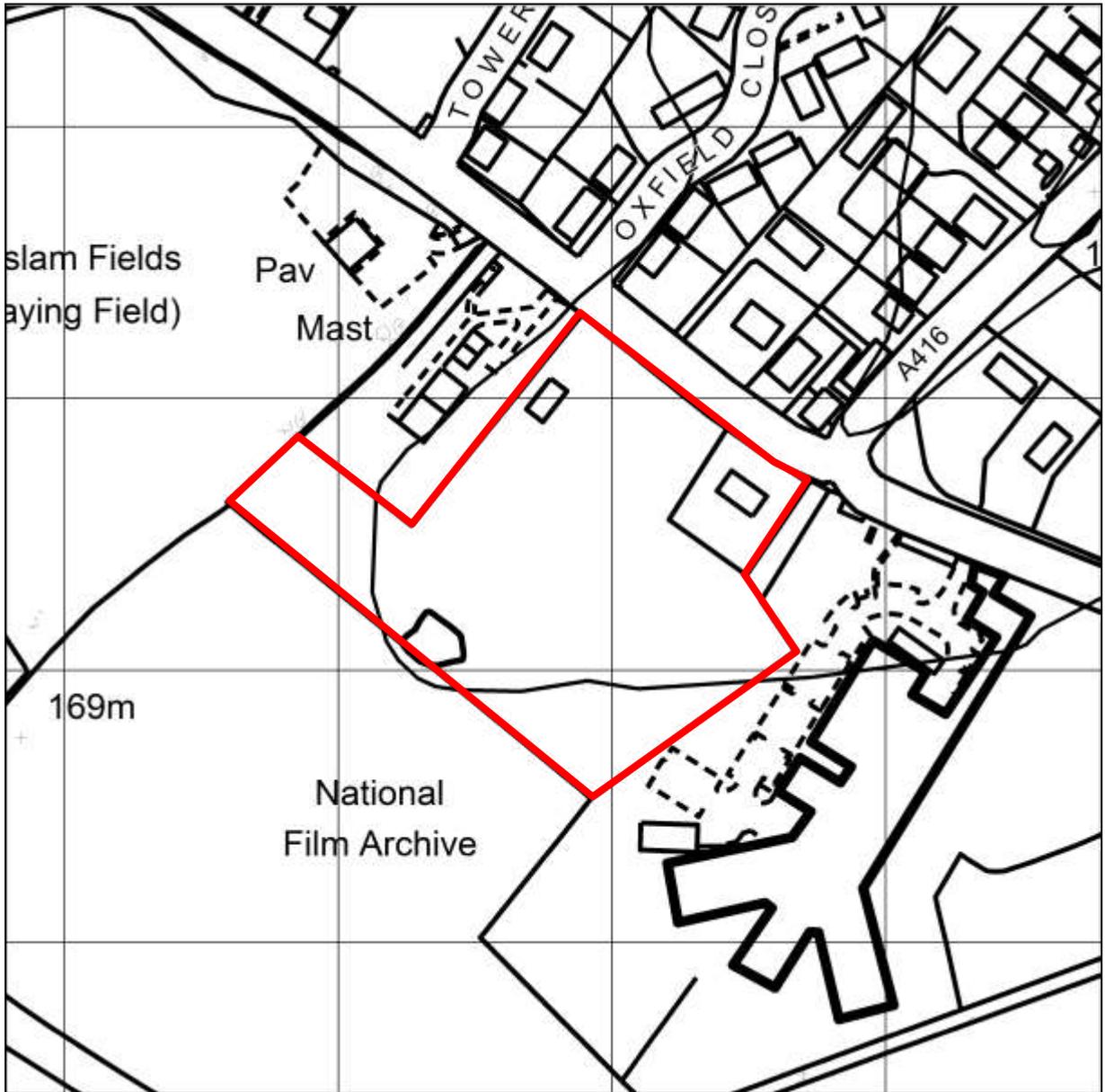


Figure 2: Site location (scale 1:1,250)

2. Aims & Methods

- 2.1 ‘Desk-based assessment is a programme of study of the historic environment within a specified area or site ... that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate’ (IFA 2011).
- 2.2 The assessment was carried out according to the method statement and the Institute for Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2011).
- 2.3 The following readily available sources of information were consulted for the assessment:
- 2.3.1 *Archaeological Databases*
Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Hertfordshire County Council’s *Historic Environment Record* (HER), Hertford. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 1km radius.
- 2.3.2 *Historic Documents*
Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the Hertfordshire Archives & Local Studies (HALS), Hertford.
- 2.3.3 *Cartographic & Pictorial Documents*
Old maps and illustrations are normally a very productive area of research. The principal sources consulted were HALS and ASC’s in-house collection.
- 2.3.4 *Air Photographs*
Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal sources consulted were HALS & HCC and the *English Heritage Archive* (Swindon).
- 2.3.5 *Geotechnical Information*
A description of the topography and solid and surface geology of the site and its environs may enable appreciation of the potential condition of any archaeological remains, and determine the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

2.3.6 *Secondary & Statutory Sources*

The principal sources consulted were HALS, and ASC's reference collection.

2.4 ***Walkover Survey***

As part of the assessment a walkover survey of the site was undertaken on April 11th 2013, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in order to determine the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, in order to determine the suitability of different methods of archaeological evaluation.

3. Walkover Survey

3.1 *Extent, Access & Present Use*

The site comprises 1.9ha, mostly down to grass, located immediately south of Shootersway on the southern margin of Berkhamsted (Plates 1-5). The site is accessed through the gardens of Hanburys, a house located at the north end of the site, but can also be accessed from a farm track at the north-west. The majority of the site was in use as a paddock at the time of the walkover survey. No earthworks or other upstanding features were noted during the survey, but a slight depression 2m wide, located 20m from the eastern boundary, could represent the remains of a trackway.

3.2 *Buildings*

The part of the site fronting Shootersway is subdivided into two house plots. Set back from the road are two detached residential properties (Hanburys and The Old Orchard). The houses are brick built buildings, which date to the mid-20th century. There are no substantial associated buildings on either plot.

3.3 *Services*

An overhead electricity cable runs NE-SW from a substation located at the western edge of the site. The two house plots located at the north of the site contain a number of service runs whose locations are not currently defined. Geophysical survey (Stratascan, forthcoming) has located a north-south aligned service run at the southwest of the site which may be associated with the electricity substation. No evidence for subsurface services was noted during the walkover survey.

3.4 *Other*

An unmanaged, partially silted pond approximately 10-12m in diameter is located on the southern boundary of the site (Plate 6).



Plate 1: General view looking north-west



Plate 2: Eastern side looking north east



Plate 3: View north with sub-station and water tower in the distance



Plate 4: View south-east towards National Film Archives and ancient pond



Plate 5: The test pit



Plate 6: Close up of pond looking south west

4. Archaeological & Historical Evidence

- 4.1 The local and regional settings of heritage assets are factors that are taken into consideration when assessing the planning implications of development proposals.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs. The locations of known heritage assets recorded in the Historic Environment Record (HER) are shown in Fig. 3, and details appear in Appendix 1.

4.2 *Archaeological & Historical Background to the Study Area*

4.2.1 *Prehistoric (before 600BC)*

Evidence for the earlier parts of the prehistoric period in the study area is limited to a small number of widely dispersed and isolated finds. A Neolithic flint axe head (HER 0229) and a flint scraper (HER 0230) have been recovered on Berkhamsted Common, another flint axe was recovered at Meadway in Northchurch (HER 6368) c.2km to the north east of LA4 (HER 4252), flint artefacts are also recorded at Oakwood, c.800m WNW of the site, (HER 11479), and a pit containing Neolithic pottery (HER 11478) was found c.500m south-west of the site at Chesham Road. The distribution of known sites suggests that earlier Neolithic settlement may have concentrated on the scarp and dip slopes of the Chilterns, while later settlement may have focused on the dip slope and valleys (Holgate 1995 11-12).

The later prehistoric periods are better represented. Two ring-ditches, perhaps identifying ploughed-out remains of Bronze Age burial mounds, are located approximately 100m south-west of the site (HER 17602) and settlement activity comprising two circular buildings, eight four-post structures and a fence line, dating to the late Bronze Age and early Iron Age, has been excavated c.800m WNW at Oakwood (HER 11479). The study area may have been extensively cleared of woodland by the latter part of the Bronze Age and was probably divided into separate territories, possibly delimited by the system of substantial earthwork dykes in the upper Bulbourne valley which are collectively known as *Grim's Ditch* (e.g. HER 49). However, this monument is poorly dated and could have been constructed during the Iron Age. The remains of a prehistoric coaxial field system, perhaps established during the late Bronze Age (Dyson-Bruce *et al* 2006), is present on the northern side of the Bulbourne valley at Berkhamsted and Aldbury Commons.

4.2.2 *Iron Age (600BC-AD43)*

The principal upstanding Iron Age or earlier monument located near the study area is the system of linear earthworks known as *Grim's Ditch* (HER 2022, 2023). The earthwork comprises segments of (perhaps more than one) substantial bank and ditch which are distributed across the high ground surrounding the Bulbourne Valley (Thorn & Wade 1997). It is likely that the coaxial field system at Berkhamsted and Aldbury Commons remained in use during this period and a number of earthwork enclosures of the period may also

be preserved at the Commons. Isolated find spots of Iron Age artefacts are also recorded: gold *staters* (coins) have been recorded c.850m east of the site at Ashlyns (HER 4856) and Meadway (HER 6070); a bronze coin of Addedomaros was found in Lower King's Road (HER 6075), c.1.4km NNE of the site, and an Iron Age brooch was discovered at Berkhamsted Castle (HER 0178), c.1.6km NNE of the site. Further afield, evidence for late Iron Age iron smelting was discovered at Dellfield (HER 4904), c.2km north of the site.

4.2.3 Roman (AD43-c.450)

During the Roman period the study area lay within the *civitas* (tribal area) of the *Catuvellauni*, with its capital at *Verulamium*, now St Albans (Branigan 1987, 135-6). A major Roman road, now known as *Akeman Street*, passed to the north of the site through the Bulbourne valley and linked *Verulamium* with *Corinium* (Cirencester). It seems likely that dispersed agricultural settlements operated a mixed agrarian economy during the early part of this period (Morris & Wainwright 1995, 68-75), but a settlement existed at Cow Roast c.4.5km WNW of the site (Zeepvat 1997) and villa estates quickly became established after the Roman conquest.

Investigations on the northern side of the Bulbourne valley have revealed numerous sites and finds of the period. A villa was established at Northchurch by the late first or early second century (Neal 1976), and the sites of two other buildings interpreted as villas, both now scheduled ancient monuments (SAM HT88, 32459), are located slightly north of Berkhamsted Castle and to the south-west of Frithsden Copse. Also south-west of Frithsden Copse is a c.30m square enclosure (HER 7374: SAM 32459), which has been interpreted as the site of a temple or mausoleum. Other evidence for this period comprises iron smelting shaft furnaces at Dellfield, c.2km north of the site (HER 4904), and a pottery kiln recorded in Bridgewater Road (HER 6083). A concentration of pottery further along Bridgewater Road (HER 6071) may indicate the presence of a second kiln.

4.2.4 Saxon (c.450-1066)

The location and extent of early Saxon settlement in the vicinity of the study area is not well understood. However, finds of early-middle Saxon hand-made pottery suggest settlement may have been existed near Chesham Road (Hunn 2000; HER 10725).

By the late Saxon period the manorial and parochial systems were well established and the study area lay in Tring Hundred. A charter of 970 records a bequest of the manor of Berkhamsted by Lady Aelfgifu or Elgiva (Sawyer 1968, 415, 1484). Nearly a century later the manor of Berkhamsted was held by Eadmaer, a thegn of Earl Harold, and Berkhamsted is recorded in the Anglo-Saxon chronicle as the place where many Saxon nobles submitted to Earl William after the Norman invasion of 1066 (Swanton 2000, 200).

The only surviving late Saxon structural evidence in the Berkhamsted area comprises the south and west walls of St Mary's Church at Northchurch (HER 4447; Pevsner 1977, 261). Early churches are frequently associated with high-status houses and the site of the late Saxon manorial centre probably lies nearby. Studies (e.g. Hooke 1987; Foreman *et al.* 2002) have suggested that

late Saxon estates on the Chiltern edge frequently comprised long rectilinear parcels of land designed to provide a diversity of resource through inclusion of a mix of woodland, pasture, arable and meadowland.

4.2.5 *Medieval* (1066-1500)

King William granted the Manor and Honour of Berkhamsted to his half-brother Robert, Count of Mortain, shortly after the Norman Conquest. The Domesday Survey assesses it at 13 hides with land for 26 ploughs with an overall value of £16 (Morris 1976, 15.1). After the conquest the focus of power and settlement in the vicinity of the study area appears to have shifted away from the proposed late Saxon manorial centre at Northchurch when a motte and bailey castle was constructed at Berkhamsted, probably during the late 11th century (Remfry 1998). The castle was remodelled a number of times and remained a royal residence until 1495. The core of the modern town of Berkhamsted appears to have been newly established shortly after construction of the castle (Thompson & Bryant 2005). The current layout certainly seems to have existed by the 12th/13th century, and the town may have been surrounded by a defensive ditch.

The basic pattern of land use at the study area also appears to have been defined by the mid-13th century (Roden 1965, 217-8). The site comprised part of an agricultural landscape comprising open fields which lay to the south of Berkhamsted. On the upper slopes of the valley in the vicinity of Durrants Lane, *Salmons Field* had become a single arable unit by the 13th century (*ibid.* 224). By the end of the 14th century this had been divided into *North* and *South Salmons Field*, but thereafter there was a slow but progressive subdivision of these fields (*ibid.*).

4.2.6 *Post-Medieval* (1500-1900)

Berkhamsted expanded and grew more urban in character during this period. In 1524, 129 taxpayers were recorded in the two parishes comprising Berkhamsted and Northchurch (NA: E.179 120/19). In 1563 there were 183 families recorded for the same area. In 1676 there were 831 adults over the age of 16 (Munby 1964). At the beginning of the 19th century there was a population of 522 families, made up of 2,425 individuals. By the middle of the 19th century the population had reached 4778, and by the end of the century in 1901 the figure stood at 8055 (Page 1914, 236). The north side of the town was radically altered by the construction of the Grand Junction Canal in 1798 (Faulkner 1987, 6) and construction of the London to Birmingham Railway was in 1836-7 (Cockman 1983, 9), which cut through the marshy area located between the castle and the High Street.

The land immediately to the north of the site comprised ‘*Durrants*’, part of the manorial holding of the Honour of Berkhamsted. The earliest reference to the name ‘*Durrants*’ occurs in a court roll of 1495 (Page 1908, 248), which suggests that the formative period of the agricultural holding predated the 18th century. By the early 19th century the holding of Durrants Farm (or the Northchurch Estate) amounted to 178 acres and is shown as extending from the Grand Junction Canal in the valley to the north end of the site.

The earliest detailed map covering the study area is the Tithe Apportionment map of 1839 (Fig. 4). By this time the land had been inclosed with a preference for boundaries aligned at right angles to the Bulbourne, and all vestiges of the former open field systems, apart from the survival of field names, had disappeared. The dominant landowners in the area were the Duchy of Cornwall and the Bridgewater estate, though there were a number of other substantial land holdings such as Ashlyns, Harefoot and Rossway. The second half of the 19th century saw little change to the character of area.

4.2.7 *Modern (1900-present)*

The town and population of Berkhamsted grew markedly during the 20th century, and by the end of that period the population stood at just under 20,000. However, for the first half of the 20th century the area of Shootersway experienced very little development. A small number of private residences were built along the road during the 1930s, but it was not until the second half of the 20th century that more housing, including *Hanburys*, were built. The sale of the Haslam estate in the early 1970s enabled substantial housing development, which eventually extended to the northern boundary of the site.

4.3 *The Known Archaeology & History of the Site*

4.3.1 *Prehistoric – Medieval (before AD 1500)*

Remains of this period are not recorded at the assessment site. By the medieval period the site is likely to have formed part of an open agricultural landscape.

4.3.2 *Post-Medieval (1500-1900)*

The 18th and 19th century cartographic evidence shows that the site was one of several enclosed fields lying in the area between Kinghills Farm to the east and Cross Oak Farm to the west. The Tithe map of 1839 (Fig. 4) shows that the site was part of an arable field named Barn Field (no. 758), whose boundaries partly survive. The pond present at the south of the site is not shown on the 1839 Tithe map, but is shown on the 1878 edition Ordnance Survey 6" map (Fig. 5). At the end of the 19th century Barn Field shows little change to its layout (Fig. 6).

4.3.3 *Modern (1900-present)*

Barn Field did not fundamentally change until *Hanburys* was built in 1952 (Fig. 8) and the electricity sub-station was built in the 1960s. No obvious features are shown on aerial photos of 1972 to 1990 (HCC sh. no. 711, TL 0003/0103).

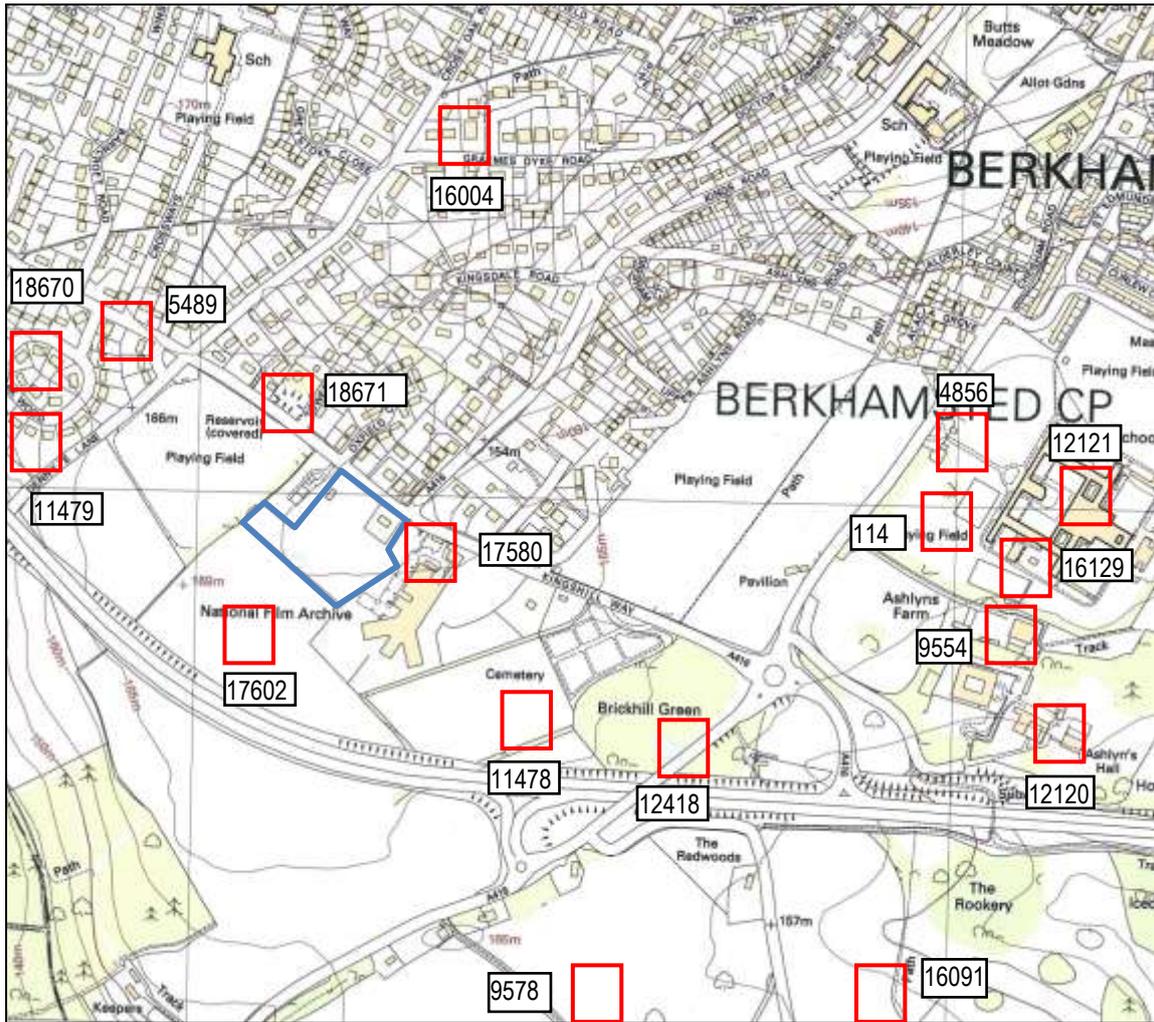


Figure 3: Heritage assets recorded in the Hertfordshire Historic Environment Record
(Scale = 1:10,000)



Figure 4: Extract from 1841 Tithe map of Berkhamsted (1841)

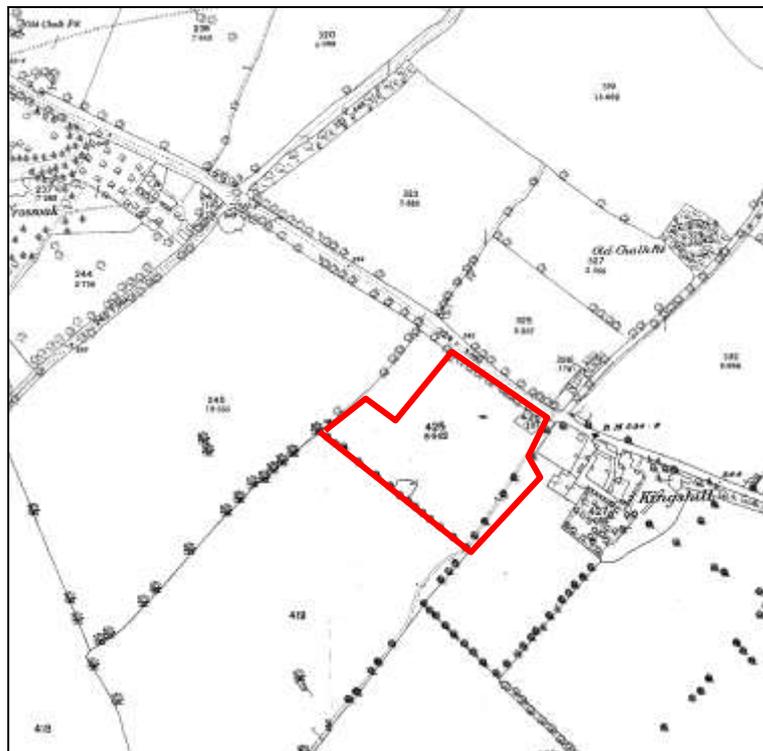


Figure 5: Extract from the 1888 edition 1:2500 scale Ordnance Survey map (*not to scale*)



Figure 6: Extract from 1900 edition 1:10,560 scale Ordnance Survey map (not to scale)



Figure 7: Extract from 1926 edition 1:10,560 scale Ordnance Survey map (not to scale)

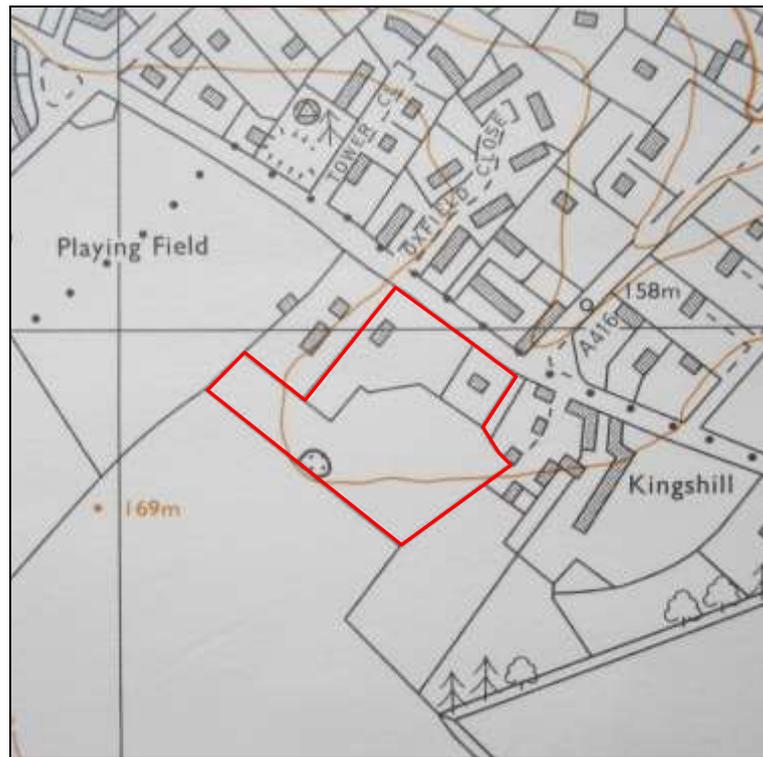


Figure 8: Extract from 1981 edition 1:10,000 scale Ordnance Survey map
(not to scale)

5. Statutory Constraints on Development

5.1 Constraints on development can be associated with the site or its setting and will be considered when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies. The following sections summarise the results of examination of planning legislation, guidelines, policies and designations applicable to The Historic Environment which may impact the suitability of the site for development.

5.2 *Conservation Areas*

The site does not lie within or close to a Conservation Area.

5.3 *Area of Archaeological Significance*

The site does not lie within an area designated by the local planning authority as an *Area of Archaeological Significance* (AAS). However the site is c.100m north of AAS 54, Chesham Road, Berkhamsted, which included the two prehistoric ring ditches (HER 17602).

5.4 *Scheduled Ancient Monuments*

The site does not lie within or adjacent to a Scheduled Ancient Monument.

5.5 *Listed Buildings*

There are no listed buildings within the site. The site is close to the British Film Institute which contains two listed buildings, namely Ernest Lindgreen House and a granary. The listing descriptions read:

1.KINGSHILL WAY(south side)839SP 90 NE Ernest Lindgreen House

1. KINGSHILL WAY (south side) 839 SP 90 NE Ernest Lindgreen House (formerly Kingshill) 3/220 II GV 2. House, now the National Film Archive. C17, altered with wings to NW and NE in C18, parallel rear range in early C19, service extensions to NW C19, SE wing late C19, with lower range extending to S said to have been a ballroom. Brick walls plastered, stucco on later parts, old red tile roofs with slate on later parts, hipped on SE wing. A large irregular 2-storeys house facing N. Half-octagonal wing and gabled wing project on LH and RH. Centre has plinth, moulded floor band, dentilled eaves, central door with moulded surround and full entablature, 3-light mullion and transom C17 ovolo moulded window to LH and copy to RH, 2 4-light wooden casement 1st floor windows, and rear lateral chimney with open fireplace with wooden lintel in hall and 3 diagonally set chimney shafts. Large external chimney on E side of LH wing with 2 octagonal brick shafts with moulded caps and bases. Symmetrical rear facade with 2 recessed sash windows to each floor with 3/3 panes and external shutters, pilastered doorcase with double doors and open pediment.

1.KINGSHILL WAY839(south side)SP 90 NEGranary at Ernest Lindgreen3/221House

1. KINGSHILL WAY 839 (south side) SP 90 NE Granary at Ernest Lindgreen 3/221 House II GV 2. Granary. Early C19. Timber frame, dark weatherboarded with a pyramidal slate roof. A single-storey square granary raised on 3 x 3 cast iron staddles. Central door in middle of S side.

5.6 ***Heritage & Planning***

The framework for the management of heritage issues in the planning system is currently set out in the Town and Country Planning Act and the National Planning Policy Frameworks (NPPF). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the *Historic Environment Unit of Hertfordshire County Council (HCC)*.

The Dacorum Borough Council Local Plan 1991-2011 (April 2004) contains the following heritage-related policies:

- **Archaeology: Policy 118:** Important Archaeological Remains in the Dacorum Borough Local Plan 1991-2011. This policy provides general policy guidance on archaeology and also lists the Scheduled Ancient Monuments and Areas of Archaeological Significance within the borough. Policy 118 is relevant, because it refers to the settings of the defined sites, as well as the sites themselves.
- The Core Strategy will be the principal document in the Council's Local Planning Framework. A public examination into the draft Core Strategy has taken place and the Council hopes to adopt the plan in autumn 2013.
- **Core Strategy Policy CS27:** Quality of the Historic Environment states that: 'Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained.'

6. Assessment of Archaeological Potential

6.1 *Potential for the Presence of Heritage Assets*

The assessment site is located on a plateau area, overlooking the Bulbourne valley. It is located within a landscape known to contain significant evidence of prehistoric and Iron Age activity, comprising settlement, mainly on the Chiltern dip slope and the sides of the Bulbourne valley, burials, mainly on the Chiltern plateau, and a range of land boundaries, most notably Grim's Ditch. Although no heritage assets of prehistoric or later periods are recorded on the assessment site, two Bronze Age ring-ditches are located c.100m south-west of the site. During the Roman period, the Bulbourne valley is known to have contained Akeman Street, several villa estates and industrial activity, notably iron smelting and pottery manufacture, the former also being associated with the significant settlement at Cow Roast, at the head of the valley. At this time it is likely that the assessment site was under agriculture. In contrast, little is known of Saxon activity in the area: the nearest settlements appear to have been Berkhamsted and Northchurch. The site has been in agricultural use since the medieval period and is currently used as a private garden.

The potential for the presence of heritage assets during prehistoric and Iron Age periods is assessed to be moderate to high. For all later periods, the potential is assessed to be low.

6.2 *Potential for the Survival of Heritage Assets*

The assessment site appears to have been in wholly agricultural use, possibly since the Roman period. Past disturbance is therefore likely to have been limited to ploughing, and therefore to have affected only the existing topsoil and possibly subsoil deposits, preserving any soil features cut into the natural stratum.

The potential for the survival of heritage assets on the site is assessed as high.

6.3 *Significance of Heritage Assets*

For the earlier (*i.e.* pre-Iron Age) periods, current knowledge relating to landscapes and their exploitation, to the transition to a farming economy, to settlement patterns and to artefact studies, notably pottery, is slight, and has been highlighted for study in current regional research objectives (e.g. Brown & Murphy *in* Brown & Glazebrook 2000). Any heritage assets of those periods would be likely of at least regional significance.

During the Roman period, the site lay at some distance from major settlement areas, and may well have formed part of one of the villa estates in the Bulbourne valley. Evidence for the nature of, and changes in, landscape use during the period would be of at least local, possibly regional significance.

Little or nothing is known of Saxon activity within the study area. The site lies some way from the known settlements at Berkhamsted and Northchurch, and is therefore likely to have been either in agricultural use or waste land. Any evidence of Saxon activity would therefore be of probable regional significance.

From the medieval period onwards the site has evidently been in agricultural use. Evidence for medieval and later periods is likely to be of no more than local significance.

7. Impact of the Proposed Development

The proposed development on the assessment site is likely to comprise the construction of approximately 60 new homes, along with associated infrastructure and services. No plans or related details are available for consideration at this stage.

As no detailed development proposals have yet been formulated, detailed assessment of the likely impact of the development cannot be made. In general terms, assuming that 'normal' methods of construction are employed, probably the greatest impact will be the excavation of strip footings, typically one metre deep, for houses and other buildings. Excavations for buried services will have a similar, though lesser impact. Roads will probably also require excavation to at least subsoil depth. As the site is on a slope, some terracing is also likely.

The likely impact of the development upon any buried heritage assets is assessed to be moderate to high.

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Appendix 1: Historic Environment Record Data

Heritage assets listed below are those within the study area, *i.e.* the assessment area and a surrounding radius of 1km

HER no	NGR (SP)	Period	Type	Description	Proximity to site (m)
114	99 07	Iron Age	Object	Late Iron Age coins, Berkhamsted	-
4856	9905 0709	Iron Age	Object	Late Iron Age coin, Ashlyns, Berkhamsted	850
5489	9792 0720	Modern	Structure	Wall Box, Shooters Way/Cross Oak, Berkhamsted	400
9554	991 068	Modern	Landscape	Park & gardens, Ashlyns, Berkhamsted	900
9578	9850 0615	19 th century	Landscape	Site of park and ornamental gardens, Haresfoot School (Farehill), Berkhamsted	800
11478	9849 0667	Neolithic	Site	Neolithic pit, Chesham Road, Berkhamsted	400
11479	9762 0707	LBA	Site	Late Bronze Age/Early Iron Age occupation, Oakwood, Berkhamsted	400
12120	9916 0669	19 th century	Building	Ashlyns, Berkhamsted	1000
12121	9913 0701	Modern	Building	Ashlyns School, Berkhamsted	1000
12418	9865 0670	Multi period	Landscape	Brickhill Green, Kingshill Way, Berkhamsted	550
16004	9835 0748	Modern	Site	Kilfillan, Graehams Dyke Road, Berkhamsted	600
16091	9890 0622	19 th C.	Building	Haresfoot (Friday Street) Farm, Northchurch	950
16129	9909 0684	19 th C.	Building	Model Farm, Ashlyns, Berkhamsted	900
17580	9832 0693	19 th C.	Building	Ernest Lindgreen House (formerly Kingshill and granary, National Film Archive, Kingshill Way. 17 th century house with 19 th century granary. Both listed Grade II	100
17602	9807 0684	Prehistoric	Site	Cropmarks of two ring ditches, Kingshill Way	200
18670	9777 0716	Medieval	Site	Site of Crossoak, Oakwood, Berkhamsted	450
18671	9813 0713	20 th century	building	Reservoir & water tower, Shooters Way, Berkhamsted	200

Appendix 2: Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1766	Herts Record Soc. 2004	Dury & Andrews Map of Hertfordshire .
1839	HALS: DSA4/19/2	Tithe Apportionment map
1878	OS XXXIII	1 st edition 6 inch scale map
1899	OS XXXIII SW	2 nd edition 6 inch scale map
1940	OS XXXIII. SW	4 th edition 25 inch scale map (Rev)
1960	OS SP 90 NE	1:10,560 scale (revised 1945; boundaries 1959)
1981	OS SP 90 NE	1: 10,000 scale
1990	238	British Geological Survey 1:50,000 scale series mapping
2003	-	Ordnance Survey 1:5,000 scale Landplan series mapping
2009		Ordnance Survey 1:25,000 scale

Appendix 3: Air Photographs

The following photographs were examined in the course of this assessment:

Identification	Date	Type (O/V)	Description/comments
HALS AP sheet 52/00 NW	1948	V	6 inch scale Acc 232 no. 65
HALS: AP sheet 711	Oct, 1972	V	TL 0003/0103 at 1:2500 scale (approx)
HALS: AP sheet 711	May, 1980	V	TL 0003/0103 at 1:2500 scale (approx)
HALS: AP sheet 711	July, 1990	V	TL 0003/0103 at 1:2500 scale (approx)
HCC Planning records	2010	V	TL 9820-0684 (Shootersway, Berkhamsted)