

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

**WELLS FARM
CUFFLEY, HERTFORDSHIRE**

**PREPARED BY LANPRO SERVICES
ON BEHALF OF
KING & CO**

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Planning + Development | Design Studio | Archaeology + Heritage

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Non-Technical Summary

Lanpro was commissioned by King & Co to produce an archaeological desk-based assessment to inform a planning application for the proposed residential redevelopment of approximately 2.9ha of land at Wells Farm, situated to the south-west of Cuffley, in the Welwyn Hatfield district of Hertfordshire (TL 2998 0202). The study site consists of the buildings comprising Wells Farm, which were largely constructed in the late 20th century following the demolition of the original mid-19th century farm buildings.

The archaeological desk-based assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no direct impact upon any designated heritage assets in the surrounding area.

The available archaeological records, combined with analysis of historical mapping and the results of previous archaeological investigations in the surrounding area, suggest that there is some limited potential for the survival of prehistoric remains within the north-western half of the study site, which has remained largely free of 19th and 20th century disturbance. Given the lack of Roman period remains within the study site and wider search area it is considered that there is negligible potential for the survival of features dating to this period.

It is possible that buried remains relating to medieval or early post-medieval agriculture could survive within the north-western half of the study site, but these would be of negligible significance. There is also some potential for the survival of sub-surface remains relating to the now demolished mid-19th century farm buildings, but there is no evidence to suggest that any such remains would be of greater than negligible significance.

The archaeological desk-based assessment concludes that further assessment of the site's archaeological potential is not considered necessary to inform the determination of the proposed planning application.

1 INTRODUCTION

- 1.1 This archaeological desk-based assessment of land at Wells Farm, Cuffley, in the Welwyn Hatfield district of Hertfordshire has been prepared by Lanpro Services Limited on behalf of King & Co. This assessment has been undertaken to inform a planning application for the proposed residential redevelopment of the study site.
- 1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential direct impacts that the proposed development could have on these.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised June 2019) and is in line with the Chartered Institute for Archaeologists (CifA) guidelines *Standard and guidance for historic environment desk-based assessment* (CifA 2020a).

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;

- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

National Planning Policy Framework

- 2.4 Section 16 of the NPPF (revised June 2019), entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

- 2.5 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance

- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.7 A Heritage Asset is defined in Annex 2 of the NPPF as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.8 Annex 2 also defines 'Archaeological Interest' as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.9 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.10 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit in situ preservation

Planning Practice Guidance

- 2.12 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *'Conserving and enhancing the historic environment'*. The guidance given in this section sets out the best practice to applying government policy in the NPPF.

Local Planning Policy

- 2.13 The Welwyn Hatfield District Plan was adopted in 2005. A number of policies have been 'saved' until it is replaced by a new Local Plan, a draft of which was submitted in 2017 but is still under examination. Policy R29 relating to archaeology has been 'saved' and is reproduced below;

Policy R29 - Archaeology

Where a proposal for development may affect remains of archaeological significance, or may be sited in an area of archaeological potential, developers will be required to undertake an archaeological assessment, if necessary with a field evaluation, and to submit a report on the findings to the Local Planning Authority, before an application is determined.

Planning permission will not be granted for development which adversely affects the site or setting of Scheduled Ancient Monuments, or other nationally important sites and monuments. Welwyn Hatfield District Plan – to be adopted 2005 District-wide policies 58

Where development proposals affect sites and monuments of less than national importance, the Council will seek preservation in situ of remains. In cases where this is neither feasible, nor merited, planning permission may be granted, subject to conditions requiring adequate provision being made for excavation and recording.

When planning permission is granted for development that would affect archaeological remains, taking into account the importance of the remains, conditions will be imposed to ensure that the remains are properly recorded, the results analysed and published and where practicable, the management and presentation of archaeological sites and their settings is enhanced.

Professional Guidance

- 2.14 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2020a) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.15 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.16 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.

3 METHODOLOGY

Information Sources

- 3.1 A gazetteer of all records held on the Hertfordshire Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for within a 1km search area is provided in Appendix 1, and their locations marked on a plan in Figure 1.
- 3.2 The following sources of information have been consulted in order to meet the requirements of the assessment, and are in line with the guidelines laid down by the CifA (2020a).

Archaeological Records

- 3.3 Information on heritage assets and archaeological investigations for within the search area was obtained from the HER and the NHLE.

Historical Documentary and Cartographic Sources

- 3.4 The holdings of the Hertfordshire Archives and other on-line repositories were consulted for historical maps and plans, and relevant documentary sources.

Designated Heritage Assets

- 3.5 Information on designated heritage assets was obtained from the HER and the NHLE.

Published and Unpublished Documentary Sources

- 3.6 A range of published and unpublished material has been consulted, including the regional archaeological research framework *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011) and sources on the wider archaeological and historical background of the area.

Walkover Survey

- 3.7 A site visit was undertaken on 7th November 2020 in clear conditions to provide an assessment of the character of the site and appraise the potential impact of the proposed development on any archaeological heritage assets (see Plates 1 to 9). No archaeological surface features or structures were identified.

Assessment Criteria

- 3.8 Paragraph 189 of the NPPF (2019) states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 3.9 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 189, NPPF 2019) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.10 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site comprises approximately 2.9ha situated to the south-west of Cuffley, in the Welwyn Hatfield district of Hertfordshire (centred at TL 2998 0202; Figure 1). The study site is bounded to the south-east by Northaw Road East (B156), to the south-west by Hempshill Brook, the line of which is followed by a farm track, and to the north-west and north-east by an arable field.
- 4.2 The study site consists of the buildings comprising Wells Farm, which were largely constructed in the late 20th century. These include a house constructed in the late 1970s, with surrounding gardens and driveway which occupy the study site's north-western corner, to the south-east of which are modern farm buildings set around a yard, now used as commercial units. There is also a small late 19th century house situated adjacent to Northaw Road East, at one of the entrances to the study site. The remaining areas of the study site comprise paddocks defined by fences and hedgerows, the southernmost of which contains a modern pond (see Plates 1 to 9).
- 4.3 The recorded bedrock geology within the majority of the study site comprises clay, silt and sand of the Lambeth Group, with the northern part of the site including clay, silt and sand of the London Clay Formation. No superficial deposits are recorded (BGS 2020).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 5.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the HER and the NHLE.
- 5.2 It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

Designated Heritage Assets

- 5.3 The study site contains no designated heritage assets.
- 5.4 The wider search area includes a single designated heritage asset, the Grade II Listed memorial to Captain William Leefe Robinson, who shot down the first German airship over Britain in 1916 (NHLE 1453981). This is situated in a suburban setting, surrounded by 20th century housing, and is not intervisible with the study site. The location of this designated heritage asset is shown on Figure 2.
- 5.5 The proposed development will have no direct impacts upon any designated heritage assets.

Non-designated Heritage Assets

- 5.6 The study site contains one 'monument' record held on the HER, covering Wells Farm and describing the site in summary as a 'Post-medieval farmstead, rebuilt in the 20th century' (MHT10969).
- 5.7 The HER contains 29 'monument' records for within the wider search area, including the Listed Building (NHLE 1453981) also recorded on the NHLE, and three 'event' records relating to previous archaeological investigations. Details of all HER records are listed in a gazetteer in Appendix 1 and their positions marked on Figure 1.
- 5.8 The search area also contains two Areas of Archaeological Significance (AAS) covering a concentration of Mesolithic and Neolithic finds about 625m to the north-west of the study site (AAS23) and features associated with Theobalds Park deer park (AAS37), as well as the locally registered garden covering the historical extent of Theobalds Park deer park.
- 5.9 The HER records relating to archaeological remains, buildings, finds or investigations within the search area breakdown by period as follows. Some records cover more than one period:-

Period	Within Study Site	Within Search Area
Prehistoric	0	4
Roman	0	1
Early medieval	0	0
Medieval	0	3
Post-medieval/19 th century	1	19
Modern	1	6
Unknown / None	0	5

Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

- 5.10 There is no recorded evidence for prehistoric or Roman period activity in the study site.
- 5.11 Evidence for prehistoric activity across the wider search area is primarily represented by concentrations of Mesolithic and Neolithic flints found in the area of Cuffley Hill, over 625m to the north-west of the study site, which is defined as an AAS in the Welwyn Hatfield Draft Local Plan (AAS23). This evidence includes three records which fall within the search area, all of which are over 900m from the boundary of the study site. These include a Mesolithic/Neolithic site found on Cuffley Hill, represented by a large number of flint flakes, blades, scrapers, cores and pot boilers, two Neolithic arrowheads, a microlith, an axe sharpening flake and a grain rubber (MHT679), as well as a further possible Mesolithic site (MHT2184) and the site of the discovery of Neolithic flints (MHT4744) all within the same area. Outside the search area, but within the AAS, a number of Mesolithic flints were found at Thornton's Farm, about 1.2km to the north-west of the study site, from 1960-67, and subsequent excavations in the area in the 1970s revealed a Mesolithic working floor and a large concentration of microliths (MHT1846).
- 5.12 Three Mesolithic flints were also discovered at Church Close, Cuffley in the 1970s (MHT6262), approximately 600m to the north-east of the study site.
- 5.13 There are no records relating to definite Roman period activity within the search area. It was suggested that a gravel surface identified at the base of a foundation trench when the library, surgery and hall were built in Cuffley in 1973 might have formed part of a Roman road (MHT12889). However, there was no dating evidence for this, and it is more likely that this surface related to the post-medieval farm that previously occupied the site.
- 5.14 It is also possible that a cropmark which may represent an enclosure, recorded by the RCHME in the 1990s to the north of Cattlegate Farm, around 630m to the south-east of the study site, could date to the prehistoric or Roman periods, but this feature remains undated (MHT16963).
- 5.15 Although there is no recorded evidence for prehistoric activity within the study site, the concentration of Mesolithic and Neolithic finds recorded to its north-west, as well as the discovery of Mesolithic flints in Cuffley, suggest that there may be some limited potential for the survival of remains dating to this period within the study site. However, much of the south-eastern half of the study site has been extensively disturbed by the construction and use of the farm from the middle of the 19th century onwards, and especially the demolition of the original farm buildings and the construction of the present buildings in the late 20th century. These phases of development are likely to have destroyed, or severely truncated, any surviving archaeological remains. If such remains were present, however, there is no evidence to suggest that these would be of greater than local significance.
- 5.16 The lack of evidence for Roman period activity in the study site and wider search area, suggests that there is negligible potential for the survival of any unrecorded remains dating to this period within the study site.

Medieval Period (c. AD 410– c. 1540)

- 5.17 There is no evidence for medieval activity within the study site.
- 5.18 The earliest documentary reference to Northaw is from the records of St Albans Abbey, which in the 11th century possessed a wood in the area called ‘North Haga’ (Page 1908; Mills 2011, 348). The earliest mention of a manor at Northaw is in the 14th century, and a church is first mentioned here in the early 15th century (Page 1908). Cuffley was not recorded until the middle of the 13th century, when it is named as *Kuffele* meaning the ‘enclosure of a man named Cuffa’ in Old English (Mills 2011, 142). To the south of Northaw, and around 900m to the south of the study site, is the northern edge of Enfield Chase, a large hunting ground established by Geoffrey de Mandeville and first recorded in 1136 (MHT30757). A small medieval priory chapel is recorded close to the boundary of Enfield Chase in the early 13th century, and its remains were apparently still visible on the ground into the 19th century, although the site is now a car parking area (MHT11915).
- 5.19 Archaeological evidence for medieval activity in the study area is lacking, and confined to the discovery of parts of a leather shoe during the construction of Cuffley Community Centre, which was initially thought to date to c.1220 but may actually be Tudor (MHT1880).
- 5.20 The study site is situated outside the focus of any known medieval settlement and is likely to have remained in agricultural use throughout the medieval period. Therefore, any potential buried archaeological features dating to the medieval period within the study site are likely to relate to agricultural activity and would be considered to be of negligible significance.

Post-medieval and Modern Periods (c.1540 – Present)

- 5.21 There is no evidence for early post-medieval activity within the study site.
- 5.22 The study site is situated outside the north-western boundary of Theobalds Park deer park, which was enlarged by James I 1607 and surrounded by a timber fence, which was replaced by a brick wall of around 10 miles in length in 1620-22 (MHT2961; 28639). The park was not maintained following James’s death in 1625, and the wall was later robbed of bricks (MHT4277), although some sections may remain (MHT10254).
- 5.23 The earliest detailed depiction of the area is from the map produced by Andrew Dury and John Andrews in 1766 (Figure 2). This shows the area in which the study site is now located forming part of a larger block of open ground, and prior to the construction of the what is now Northaw Road East. To the north-west of the study site, it also depicts ‘The Medicinal Waters’, also known as ‘the King’s Well’, a spring which was fashionable in the 17th and 18th centuries for its supposed medicinal qualities (MHT2037). The later Wells Farm occupying the study site took its name from this spring.

- 5.24 The Ordnance Survey 2 inch surveyors map of 1807 shows the study site forming part of a field, and no buildings are marked within the site (Figure 3), although by this time Northaw East Road had been constructed along the study site's south-eastern edge.
- 5.25 The enclosure map of 1808 shows the area of the study site occupying the southern corner of a larger field extending to the north and north-west (Figure 4), with no buildings present within the study site.
- 5.26 Andrew Bryant's map of 1820-21 again does not mark any buildings within the study site, although Colesdale Farm (MHT10968), to the immediate south-west of the study site is depicted for the first time (Figure 5).
- 5.27 There was little change to the depiction of the study site and its vicinity on the tithe map of 1836 (Figure 6), although as the area in which the study site is situated had been freed of tithes following the early 19th century enclosure it may not have been depicted in detail. Indeed, Colesdale Farm which is first shown on the earlier Bryant map is not marked on the tithe map. To the north of the study site, the site of the former 'Kings Well' is named as being 'Wells Farm'.
- 5.28 The earliest map to show the present Wells Farm is the Ordnance Survey 6 inch map of 1868 (Figure 7). This depicts the farm consisting of three main buildings arranged around a yard, with the farmhouse situated on the yard's north-eastern side to the north of which was an orchard and gardens. Farm buildings were situated along the north-western and south-western sides of the yard, with a pond to the yard's south-western corner. The south-western quarter of the study site was occupied by a paddock, containing two further ponds, with the north-western half of the site forming part of a larger field which extended northwards. The 1874 Ordnance Survey 25 inch map provides the same depiction in greater detail (Figure 8).
- 5.29 By the late 1890s a further house had been constructed adjacent to Northaw Road East, to the south-east of the earlier farm buildings. This is the only surviving 19th century building within the study site, and continues to be occupied, although it was heavily altered in the late 20th century (see Figure 9; Plate 3). Apart from some minor changes to the smaller paddocks immediately adjacent to the farm buildings, and the addition of a further farm building to the north-west of the earlier buildings by the mid-1930s, the study site appears to have remained largely unchanged through into the mid-20th century (Figures 9, 10 and 11).
- 5.30 The original 19th century farm buildings in the study site survived into the late 1970s, although by this time a range of new farm buildings and structures had been added (Figure 12).
- 5.31 After 1978, all the buildings within the study site were demolished, with the exception of the small late 19th house adjacent to Northaw Road East, and a new house constructed to the north-east of the site of the earlier farm buildings (Figure 13). A new barn and outbuildings were also built to the south-west of the new house, and the south-western quarter of the study site divided into paddocks. Further buildings and an extension to the house have subsequently been added (Figure 14).

6 ASSESSMENT OF SIGNIFICANCE

Designated Heritage Assets

- 6.1 The study site contains no designated heritage assets.
- 6.2 The proposed development will have no direct impacts upon any designated heritage assets.

Potential Sub-Surface Archaeological Remains

- 6.3 Although there is no previously recorded evidence for prehistoric activity in the study site, there is evidence within the wider search area dating to this period, particularly the concentrations of Mesolithic and Neolithic flint implements recorded at least 625m to the study site's north-west. It is therefore considered that the study site has some limited potential to contain archaeological remains of a prehistoric date, although if any such remains were present these are only likely to have survived in the north-western half of the site, outside the area that has been disturbed by phases of 19th and 20th century construction and demolition. There is no evidence to suggest that if such remains were to exist that these would be of greater than local significance.
- 6.4 The lack of evidence for Roman period activity in the study site and wider search area, suggests that there is negligible potential for the survival of any unrecorded remains dating to this period within the study site.
- 6.5 It is likely that the study site was in agricultural use from at least the medieval period, and was situated beyond any recorded medieval settlement. It is possible that agricultural features of a medieval or post-medieval date could survive within the north-western half of the study site. However, any such features would be considered to be of negligible significance.
- 6.6 The original farm buildings within the study site appear to have been constructed in the middle of the 19th century, and demolished after 1978. It is possible that partial sub-surface remains representing these buildings could survive, but given their character and the late date of any such remains, it is considered that if these survived it is unlikely that these would be of greater than negligible significance. The late 19th century house situated adjacent to Northaw Road East was heavily altered during the late 20th century, and is considered to be of no heritage significance.

7 IMPACT ASSESSMENT

Proposed development

- 7.1 The development proposals comprise the demolition of the post-1978 house and buildings which occupy the majority of the study site, as well as the demolition of the late 19th century house adjacent to Northaw Road East, and the construction of a new residential development with associated roads and infrastructure.

Previous Impacts

- 7.2 The south-eastern half of the study site has been impacted by the construction of farm buildings and ponds from the middle of the 19th century, and the subsequent demolition of these buildings and redevelopment of the site after the late 1970s. The paddocks forming the north-western half of the site appear to have formed part of a larger field extending northwards through much of the 20th century, and may have previously been subject to modern ploughing.

Designated Heritage Assets

- 7.3 The proposed development will have no direct impacts upon any designated heritage assets.

Potential Sub-Surface Archaeological Remains

- 7.4 This assessment has established that there is some limited potential for the survival of remains of a prehistoric date within the north-western half of the study site, which appears to have remained undisturbed by phases of the 19th and 20th century construction and demolition. There is no evidence to suggest, however, that any such remains would be of greater than local significance if they were present.
- 7.5 It is considered that there is negligible potential for the survival of Roman period remains within the study site upon which the proposed development could impact.
- 7.6 There is some potential for the survival of sub-surface features relating to medieval and early post-medieval agricultural activity, such as ploughing or former field boundaries, within the north-western half of the study site, which could be impacted by the proposed development, but any such remains would be considered to be of negligible significance.
- 7.7 There is potential for the survival of sub-surface remains relating to the now demolished mid-19th century farm buildings that could be impacted by the proposed development, but there is no evidence to suggest that any such remains would be of greater than negligible significance.

8 CONCLUSIONS

- 8.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of land proposed for residential development at Wells Farm, Cuffley, Hertfordshire.
- 8.2 The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.3 The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no direct impact upon any designated heritage assets in the surrounding area.

- 8.4 The available archaeological records, combined with analysis of historical mapping and the results of previous archaeological investigations in the surrounding area, suggest that there is some limited potential for the survival of prehistoric remains within the north-western half of the study site, which has remained largely free of 19th and 20th century disturbance. Given the lack of Roman period remains within the study site and wider search area it is considered that there is negligible potential for the survival of features dating to this period.
- 8.5 It is possible that buried remains relating to medieval or early post-medieval agriculture could survive within the north-western half of the study site, but these would be of negligible significance. There is also some potential for the survival of sub-surface remains relating to the now demolished mid-19th century farm buildings, but there is no evidence to suggest that any such remains would be of greater than negligible significance.
- 8.6 This archaeological desk-based assessment therefore concludes that further assessment of the site's archaeological potential is not considered necessary to inform the determination of the proposed planning application.

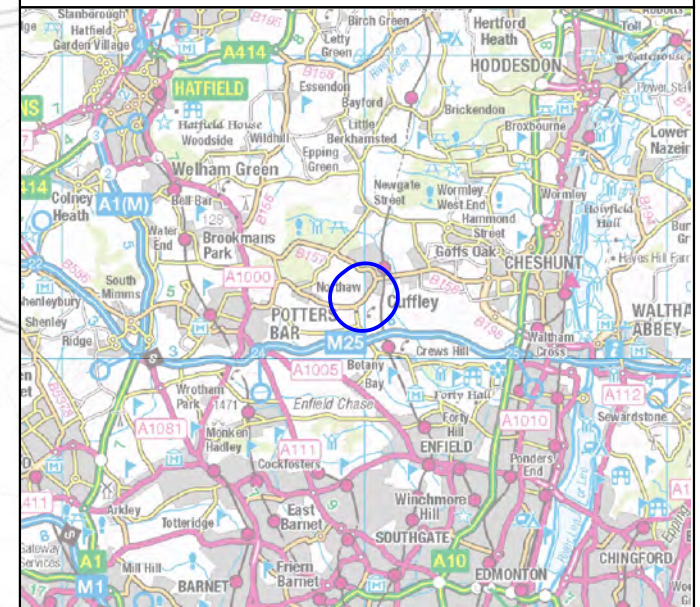
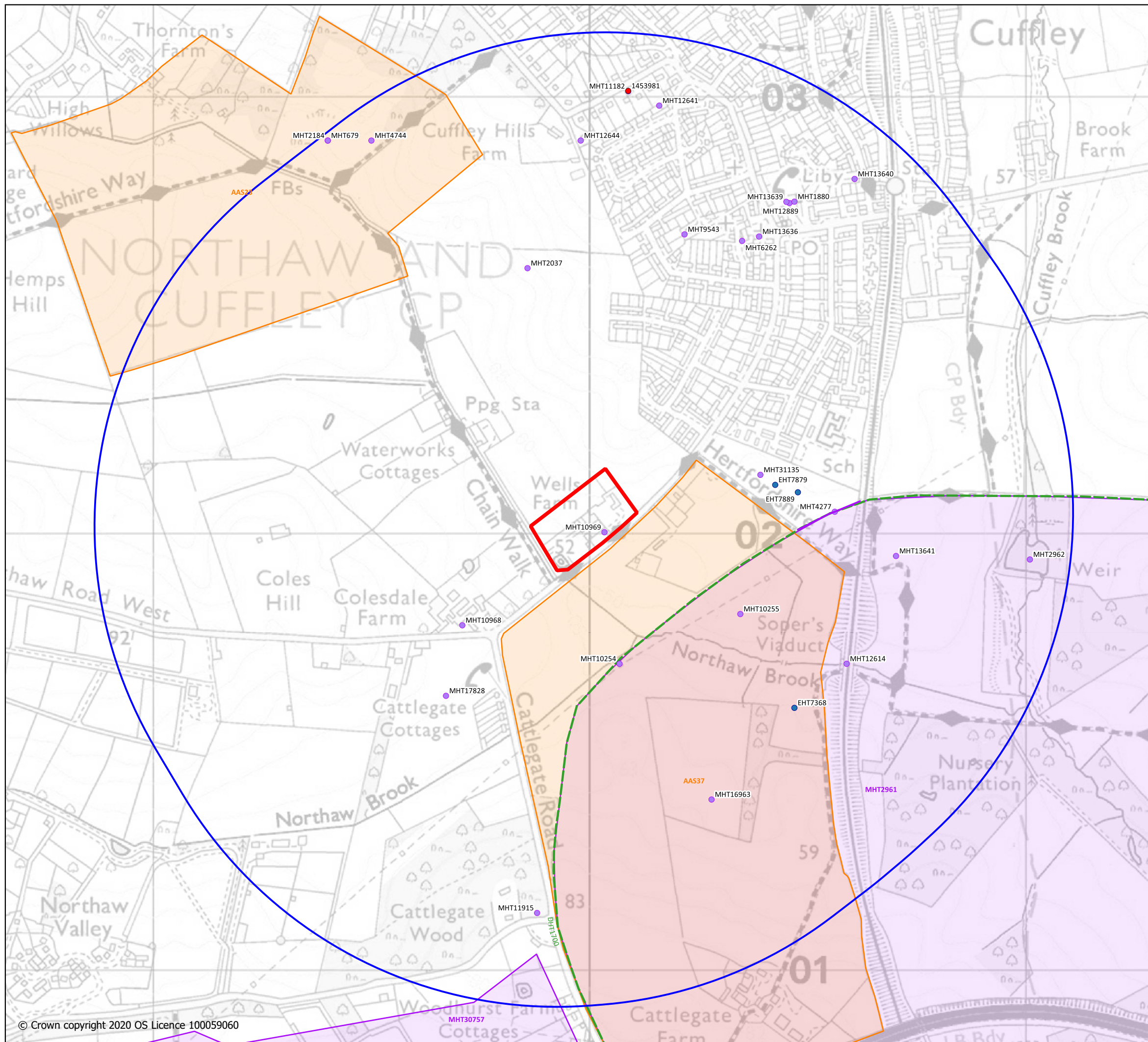
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- Ordnance Survey 1898, County Series 25 inch map (Hertfordshire) sheet XLI.6
- Ordnance Survey 1914, County Series 25 inch map (Hertfordshire) sheet XLI.6
- Ordnance Survey 1936, County Series 25 inch map (Hertfordshire) sheet XLI.6
- Ordnance Survey 1970-71, National Grid Series, 1:2500 scale map
- Ordnance Survey 1989, National Grid Series, 1:10,000 scale map

Figures



- Study Site
- Search Area
- HER 'monument' point
- HER 'monument' line
- HER 'monument' area
- HER 'event' point
- Local Registered Garden
- Area of Archaeological Significance (AAS)
- Listed Building

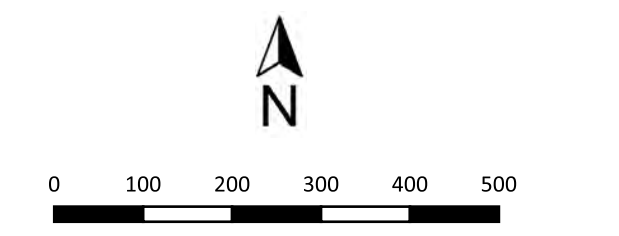



Figure 1. The study site and search area with the location of HER and NHLE records



Figure 2. Extract from the Dury and Andrews' map of 1766



 Study Site

0  500m

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Figure 3. Extract from the Ordnance Survey 2 inch surveyor's map of 1807



 Study Site


0  500m

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Figure 4. Extract from the Northaw enclosure map of 1808



 Study Site

0 100m

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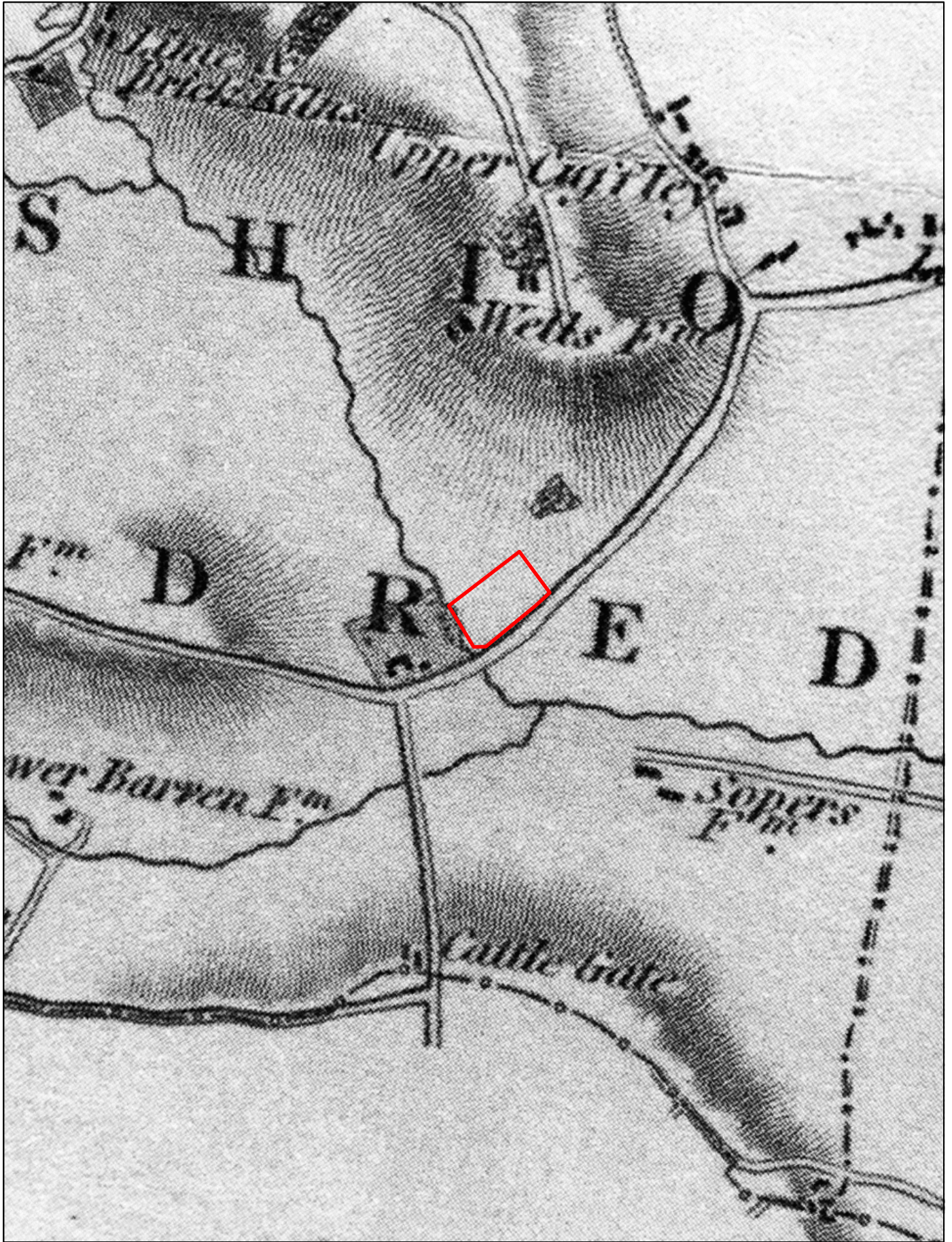



Figure 5. Extract from Bryant's map of 1820-21



 Study Site


0  500m

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Figure 6. Extract from the Northaw tithe map of 1836



 Study Site

0  100m

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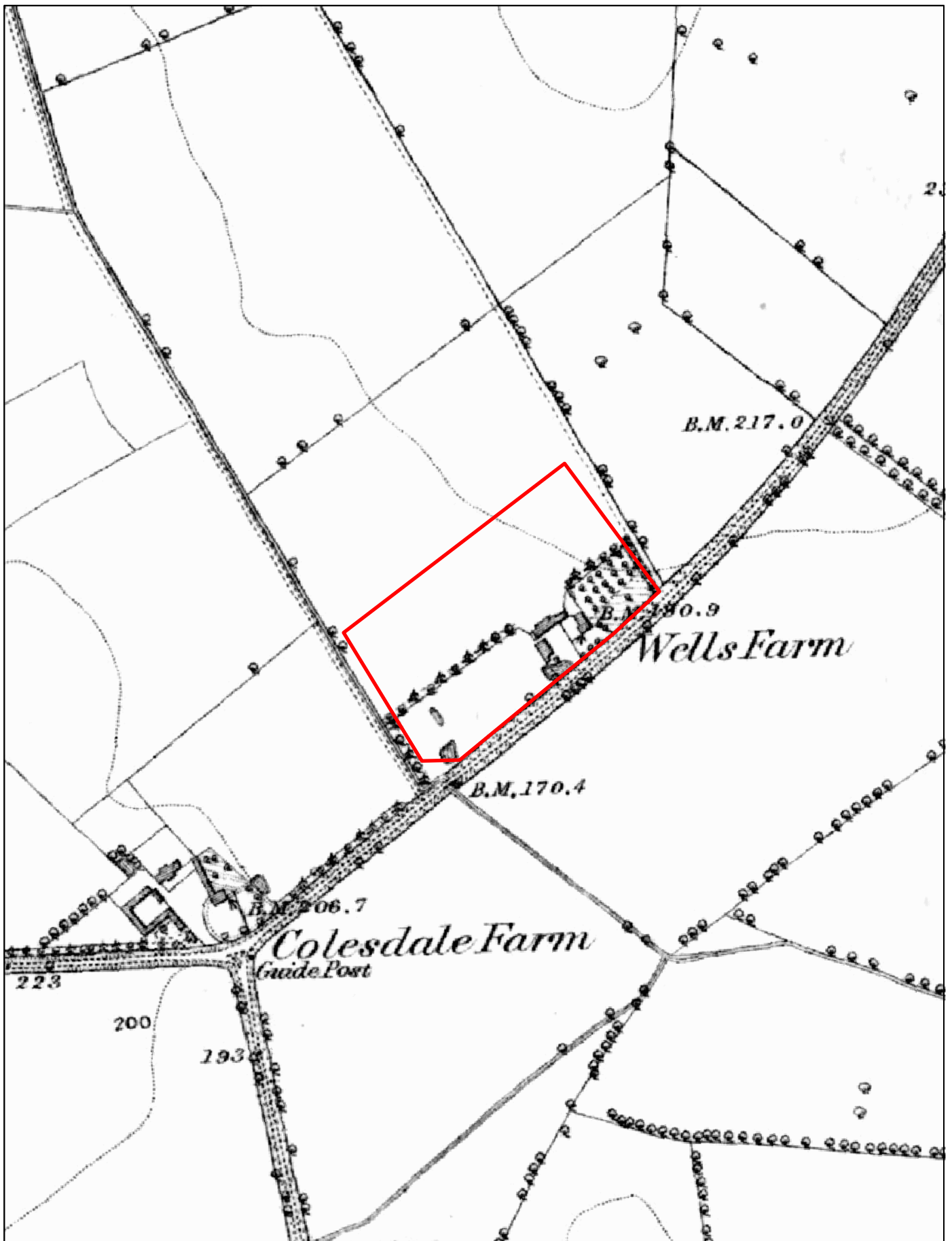



Figure 7. Extract from the Ordnance Survey 6 inch map of 1868



 Study Site

0  100m

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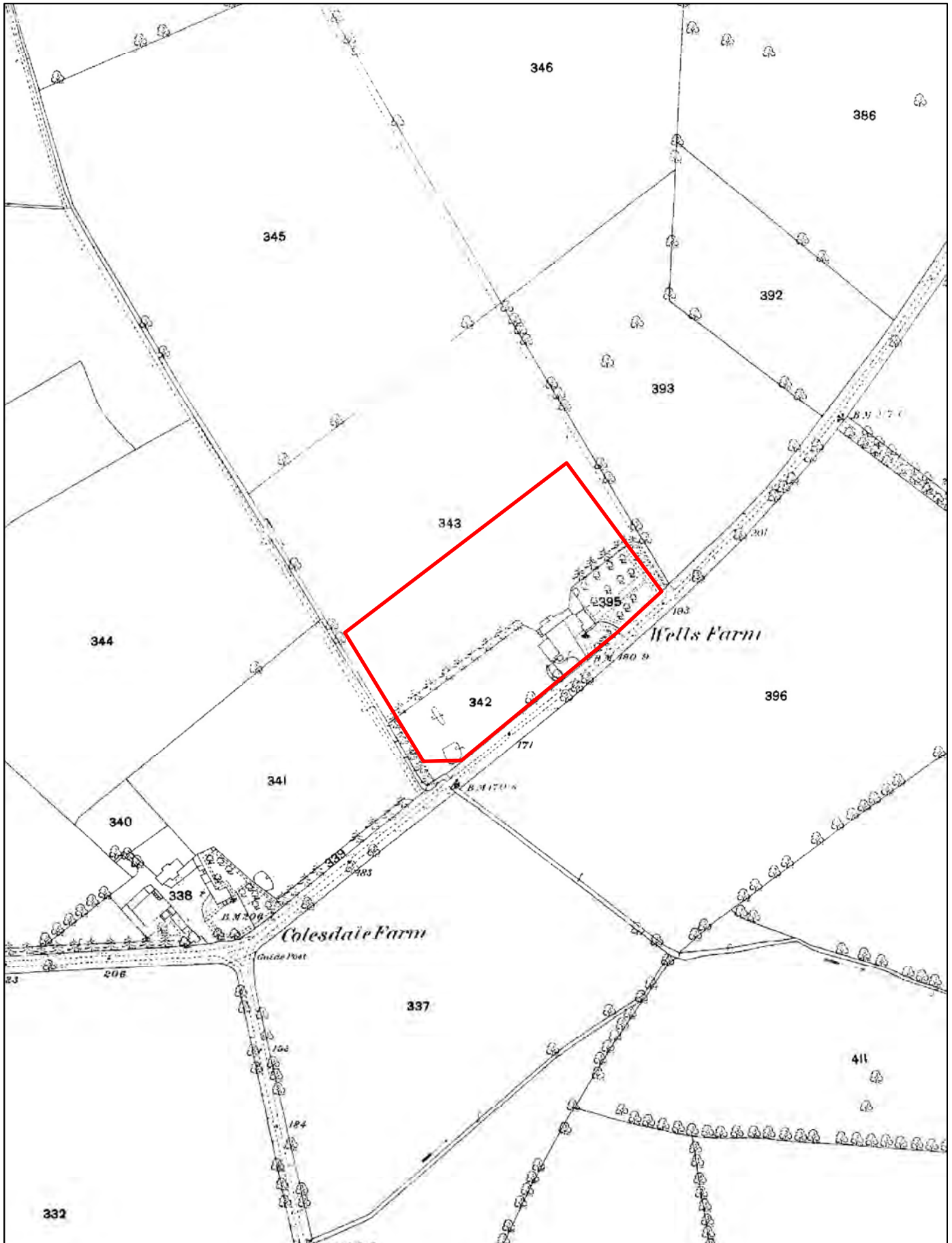



Figure 8. Extract from the Ordnance Survey 25 inch map of 1874



 Study Site

0  100m

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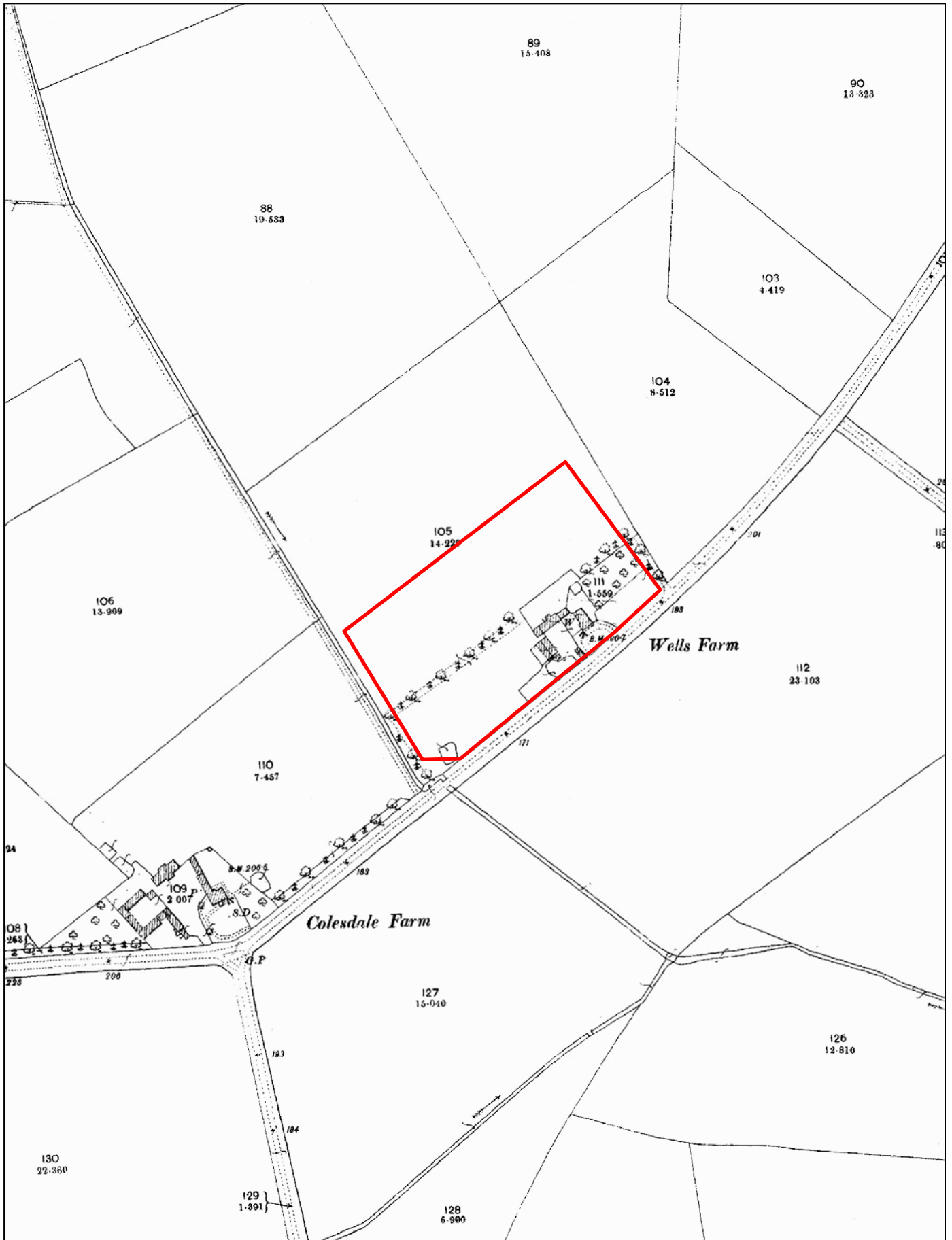



Figure 9. Extract from the Ordnance Survey 25 inch map of 1898



 Study Site

0  100m

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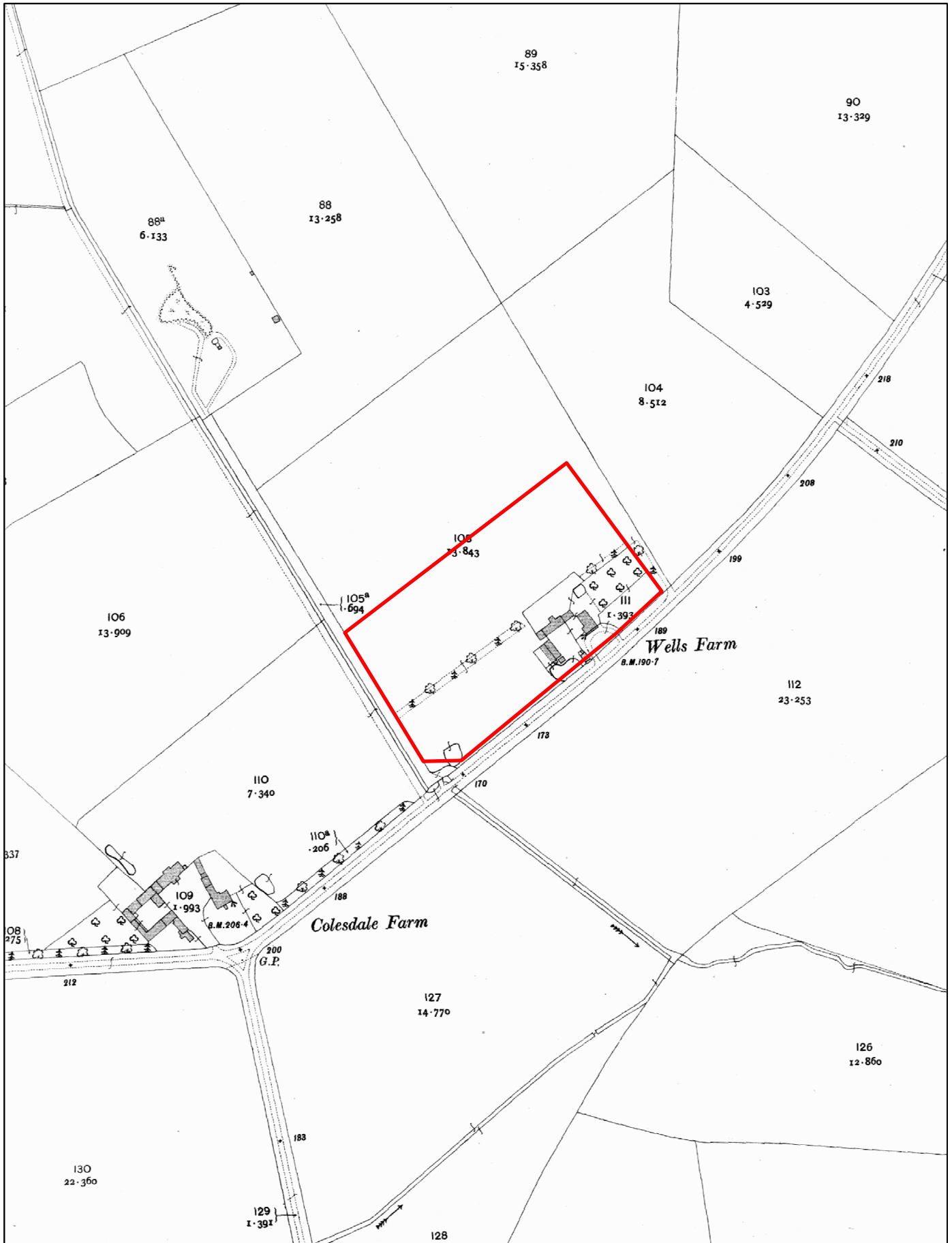


Figure 10. Extract from the Ordnance Survey 25 inch map of 1914

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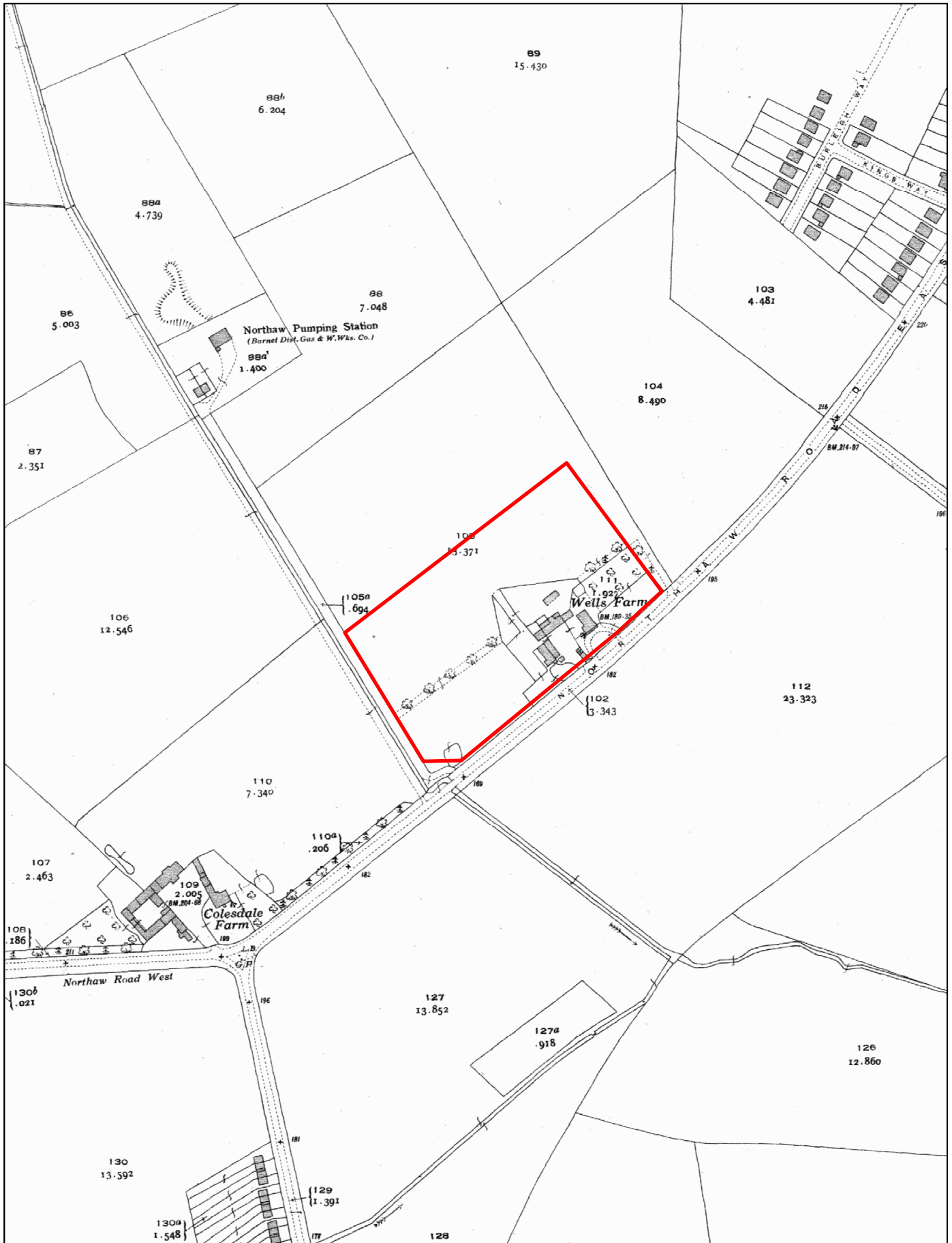
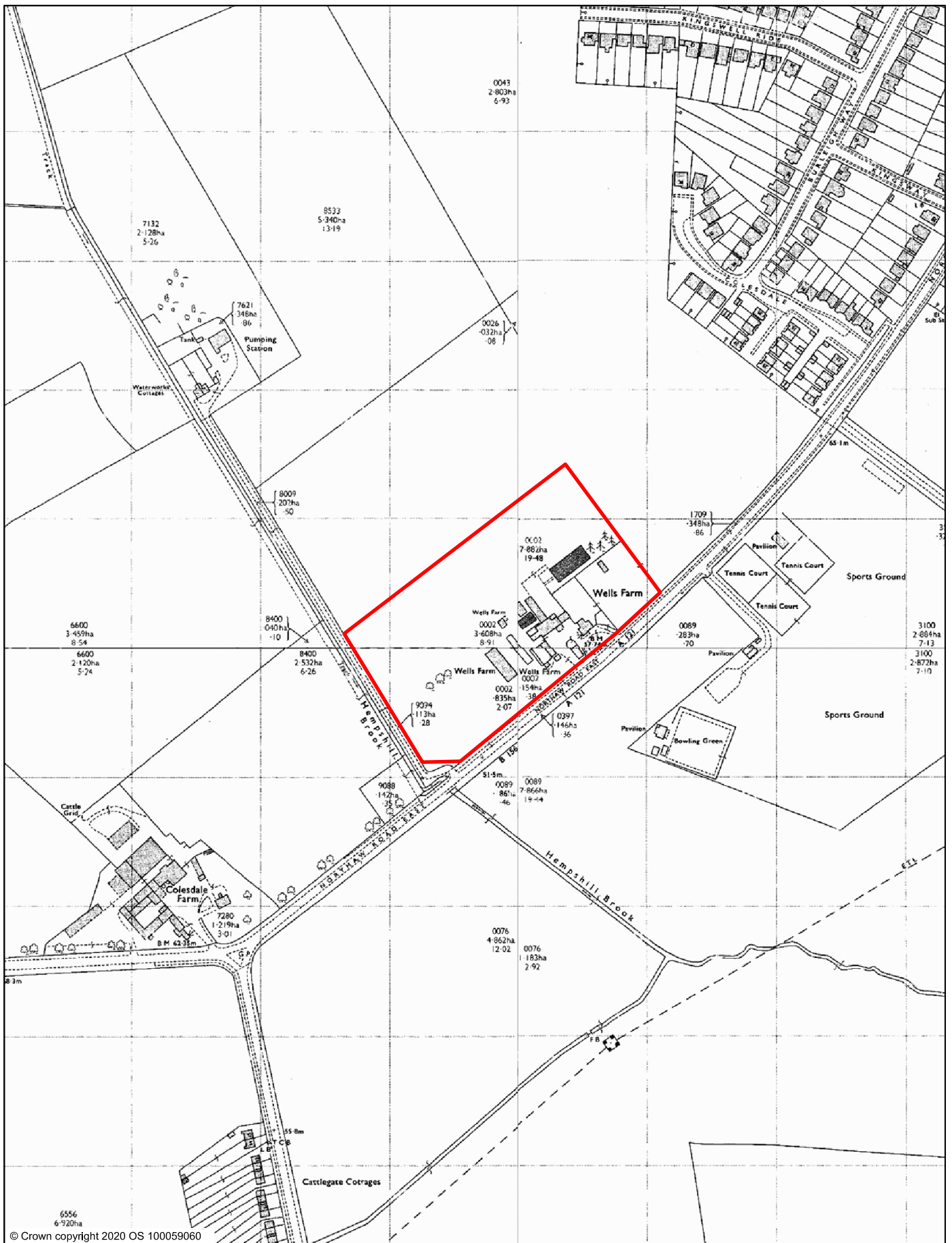


Figure 11. Extract from the Ordnance Survey 25 inch map of 1936


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Figure 12. Extract from the Ordnance Survey 1:2500 scale map of 1970-71



 Study Site

0  100m

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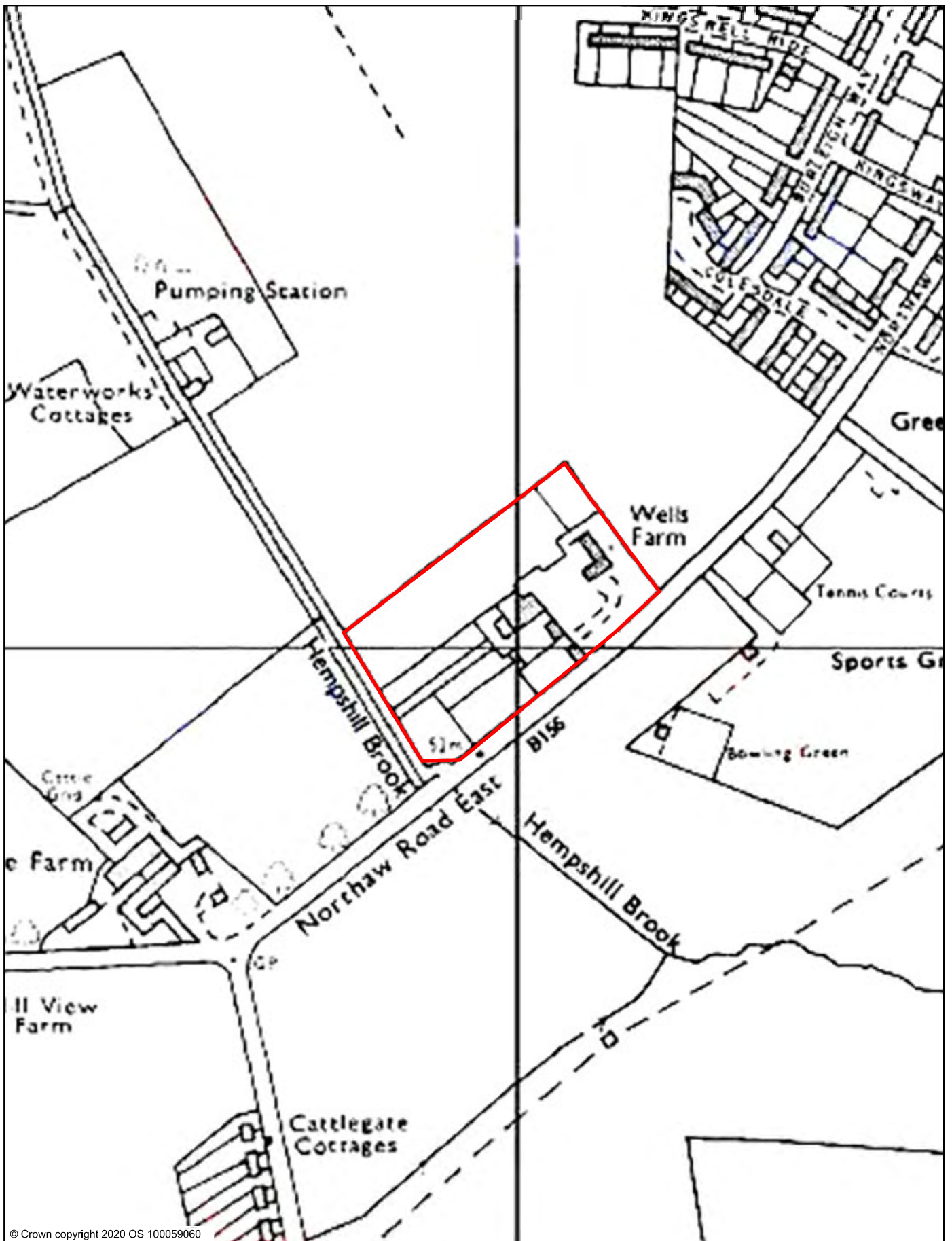



Figure 13. Extract from the Ordnance Survey 1:10,000 scale map of 1989

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Figure 14. Aerial photograph of the study site (Google Earth 2020)



 Study Site

0 100m



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Plates



Plate 1. The northern side of the study site, looking northwards towards the main house



Plate 2. The rear of the main house, looking north-east



Plate 3. House adjacent to Northaw Road East, looking south-east



Plate 4. Modern commercial building on the north-western side of the yard at the centre of the southern side of the study site, looking north



Plate 5. Modern commercial building on the north-eastern side of the yard, looking north-east



Plate 6. Modern stable block adjacent to the paddock to the south-west of the yard, looking north-east



Plate 7. Paddock forming the north-western half of the study site, looking east



Plate 8. Paddock forming part of the south-western side of the study site, looking north-east



Plate 9. The pond occupying the south-western corner of the study site, looking south-east

Appendix 1: Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the Hertfordshire HER for within 1km of the study site. These have been listed in order of their HER references, and their locations are marked on Figure 1.

Ref.	Name	Description	NGR	Designation	Period
HER 'monument' records:					
MHT679	Mesolithic / Neolithic site, Cuffley Hill, Northaw	Mesolithic/Neolithic site represented by large number of flint flakes and chippings, blades, scrapers, cores and pot boilers, two Neolithic transverse arrowheads, microlith, axe sharpening flake and grain rubber. Found c.1974 by East Herts Archaeological Society	TL 294 029		Prehistoric
MHT1880	Parts of medieval of Tudor leather shoes, Station Road, Cuffley	Construction of Cuffley Community Centre involved the deepening of a foundation trench to 13 ft, 'as a black silty area was encountered. From the bottom of this silty area, two leather soles, a quarter and a lining were recovered. Photographs were sent to Miss Swann at Northampton Museum and she has identified them as being very similar to shoes excavated at Weoly Castle, Birmingham and dated to c.1220 AD', however, possibly more likely late Tudor, from c.1580.	TL 3047 0276		Medieval / Post-medieval?
MHT2037	Site of King's Well, Northaw	Fashionable spring on Northaw Common visited by royalty in the 17th & 18th centuries for its supposed medicinal qualities. The 1766 map shows a building on the site, marked 'The Medicinal Waters', in 1766; it was (and Northhall Wells in 1777) off the line of a track from Goffs Oak to North Hall (Northaw). Although the Well 'was a significant tourist spot for at least 300 years, there is nothing left to show its position' except historic mapping	TL 2985 0260		Post-medieval
MHT2184	Possible Mesolithic habitation site, Northaw	Possible (Mesolithic) habitation site	TL 294 029		Prehistoric
MHT2961	Theobalds Park, deer park, Cheshunt	King James I's hunting park. Following James I's acquisition of Theobalds [89] in 1607 the king enlarged the park. It was empaled with timber railings in 1609 and in 1620-22 a brick wall was built around the entire perimeter; the wall's total length was about 10 miles. The park was well stocked with deer for hunting. Following the king's death in 1625 the park was not maintained, and from the Commonwealth period onwards the wall was gradually robbed. The land is hilly, with surviving woodland. Part of it became the park [18496] of the 18th century house called Theobalds Park [11554], over a kilometre to the SW of the palace.	TL 3297 0095		Post-medieval

MHT2962	King's Fishpond, Soper's Farm	Post-medieval fishpond within King James I's hunting park	TL 3101 0194		Post-medieval
MHT4277	Footings of Theobalds Park wall, Soper's Farm, Cuffley	Part of early 16th century park boundary, robbed out. Theobalds Park [2961] was empaled with timber railings by James I in 1609. In 1617 it was enlarged, after a lengthy process of acquiring the land, and a brick wall around the whole 9.5 mile circumference was built in 1620-22. It fell into disrepair after the king died in 1625 and was gradually robbed	TL 305 020		Post-medieval
MHT4744	Surface scatter of Neolithic flints, Cuffley Hills, Northaw	Neolithic flints found on the surface. C. 1970s?	TL 295 029		Prehistoric
MHT6262	Mesolithic flints, Church Close, Cuffley, Cheshunt	Three Mesolithic blades and wasters found by Brian Warren; now in Mill Green Museum.	TL 3035 0267		Prehistoric
MHT9543	Section of historic road, King James Avenue, Cuffley	Gravel surface, a probable part of a documented road across Northaw Common.	TL 3021 0268		Post-medieval
MHT10254	Remnant of Theobalds Park boundary wall, Northaw	Part of the boundary of the early 17th century deer park	TL 3006 0170		Post-medieval
MHT10255	Soilmark of a linear feature, Theobalds Park, Northaw	Soilmark of a straight linear feature. It is not shown on the later 19th century maps as a field boundary or anything else. It might be geological, although this has not been demonstrated.	TL 3034 0181		Post-medieval?
MHT10968	Colesdale Farm, Northaw Road West, Northaw	Post-medieval farmstead. The farmstead is shown on the 1822 map	TL 29708 01789		Post-medieval
MHT10969	Wells Farm, Northaw Road East, Cuffley	A post-medieval farmstead, possibly completely rebuilt in the 19th century. The standing buildings are not those shown on the 19th century OS maps. They show a farmhouse on the NE side of a yard lined with a large barn and other buildings. The house had a carriage sweep from the road and a garden and orchard on its NE side; the barn took up the north side of the yard, and there was a pond at the SW corner. By 1898 a few additions had been made, notably an open-fronted shed attached on the west side. This layout was comprehensively demolished in the 20th century and a new, larger farmstead constructed. The name comes from the King's Well [2037], 600m to the north. The given NGR is for the centre of the post-medieval farmyard.	TL 30034 02002		Post-medieval
MHT11182	Leefe Robinson Memorial, East Ridgeway, Cuffley	1920s monument to First World War hero. A stone obelisk on a plinth, inscribed 'Erected by readers of the "Daily Express" to the memory of Capt William Leefe Robinson, VC, Worcs. Regt. and RFC, who on September 3, 1916, above this spot brought down SL II, the first German airship destroyed on British soil'.	TL 30089 03013	LB II 1453981	Modern

MHT11915	Possible site of chapel of St Giles, site of Cattlegate Lodge, Cattlegate	Small medieval priory chapel, which may or may not have stood here. The grant of Cathale Priory [2948] and its possessions to Cheshunt Nunnery in 1240 involved the maintenance of a chaplain, and a chapel continued to be maintained on the site of the dissolved Priory until the 16th century. An annual fair was connected with it and held on St Giles' Day each year. This was abolished by James I in the early 1600s when he bought the land to expand Theobalds Park. The site of St Giles' Chapel is uncertain; in 1820 'its ruins' were noted by the editors of Dugdale.... 'Cattehale Gate, probably the site of this monastery, where there are the remains of a chapel, still exists ...'. suggests it stood at Cattlegate Farm [16923], and follows in suggesting that the site was probably in the angle of Coopers Lane Road (which originally continued eastwards to Cattlegate Farm) and Cattlegate Hill. He had been told of foundations in the Wood, or in the garden behind Cattlegate Cottages. These Cottages (now demolished) were erected on the site of a house named The Lodge. Cattlegate Lodge is shown on 1st ed. OS map as a single building adjacent to the road junction. It had a roughly square plot of land behind; the south half of this was open ground, and the northern contained a rectangular plot edged by paths, linked to a path leading to the house. This could be a formal garden or kitchen garden, or just possibly might perpetuate earlier use of the land for a burial ground. By 1898 the Lodge had been demolished, and the pair of houses named Cattlegate Cottages built just to its north. These were evidently short lived; the site is now a parking area within woodland.	TL 2988 0113		Medieval
MHT12614	Soper's Viaduct (Cuffley Viaduct), Hertford Loop Line, S of Cuffley	A seven-arch brick viaduct built between 1898 and 1910, just south of Cuffley, to carry the Hertford loop line over the Northaw Brook. The line was built by the Great Northern Railway from Wood Green to Hertford and ultimately Stevenage, and opened as far as Cuffley in 1910. The viaduct is named after Soper's Farm	TL 30590 01701		19th century / Modern
MHT12641	Site of First World War airship wreck, East Ridgeway, Cuffley	Crash site of the first airship to be shot down, in September 1916. The wreckage of the Schutte-Lanz airship SL 11, shot down by W Leefe Robinson over Cuffley on 3 Sept 1916, fell into a field 100m from St Andrew's church and the Plough inn, partly across the hedge at the end of the garden of a house in East Ridgeway (apparently now no.5) Demonstrating that airships were not invulnerable, this was 'perhaps the single most decisive air battle of the war'. Much of the wreckage was taken away by thousands of souvenir hunters who came by train to see it (and fragments can be seen in museums around the country; many others were sold in aid of the Red Cross).	TL 3016 0298		Modern
MHT12644	Fronwen, 19 East Ridgeway, Cuffley	A house built in the 1930s for the writer Molly Hughes by a local builder, Mr Chinchen, who built no.17 for himself. It has been sympathetically extended; elements of it described by Molly Hughes survive	TL 2998 0290		Modern

MHT12889	Undated gravel surface, Cuffley Library	A gravel surface seen at the bottom of a north-south foundation trench when the library, surgery and hall were built at Cuffley in 1973 was interpreted as part of a Roman road, the supposed route between Cheshunt and Verulamium put forward by the Viatores..There was no dating evidence. It was not demonstrated that this was a road (and no wear is mentioned), of Roman or other date, although the section drawing shows what were interpreted as north and south ditches. However, the surface was at 3ft (1m) below ground level. As the post-medieval (and possibly earlier) buildings and farmyard of Brickwall Farm [13639] stood here until the early 20th century the surface may relate to the farm.	TL 30459 02757		Roman? / Undated
MHT13636	Site of National School, Plough Hill, Cuffley	The 1870s OS map shows a building marked 'National School (Mixed)' in this prominent position at the top of the hill, facing down what was to become Station Road. At this date there was little here other than two farms and a few houses. The 1913-14 map shows little change, apart from the arrival of the railway and Cuffley & Goff's Oak station. The 1935 edition shows the school building (no longer marked 'School') and one of the farms, and new housing lining the roads except for the north side of Station Road. The school building was later replaced with the church.	TL 30389 02680		19th century
MHT13639	Site of Brickwall Farm, Station Road, Cuffley	Post-medieval farm replaced with mid-20th century buildings. Brickwall Farm is shown on the 1870s OS map but by 1913-14 only a few buildings were left, and the 1935 map shows that it had gone.	TL 30452 02760		Post-medieval
MHT13640	Site of Lower Hanyards Farm, Tolmers Gardens, Cuffley	The farmstead is shown on the 1870s OS map and subsequent editions. In 1935, when the 20th century settlement of Cuffley had begun to grow, the main roads were already lined with new houses apart from the north side of Station Road; the farmstead was still complete.	TL 30608 02812		Post-medieval
MHT13641	Site of Soper's Farm, Cuffley	Probably 17th century farmstead, demolished in the 20th century. Soper's Farm, a farmhouse with farm buildings ranged around a yard to its west, is shown on the later 19th century OS maps and also the 1822 map. The site is now unoccupied.	TL 30703 01948		Post-medieval
MHT16963	Cropmark of a polygonal enclosure north of Cattlegate Farm, Northaw	Cropmark of an enclosure. RCHME plot.	TL 3028 0139		Undated
MHT17828	Cultivation earthworks, Hill View and Colesdale Farms, Northaw	Earthworks of cultivation ridges, up to 15m wide, visible on aerial photomapping. They are unlikely to be medieval ridge and furrow, and more likely to be relics of 19th or early 20th century horticulture or market gardens. Nothing is shown on the pre-1914 OS maps.	TL 29671 01628		19th century / Modern

MHT28639	Theobald's Park, deer park, Cheshunt	King James I's hunting park. Following James I's acquisition of Theobalds [89] in 1607 the king enlarged the park. It was empaled with timber railings in 1609 and in 1620-22 a brick wall was built around the entire perimeter; the wall's total length was about 10 miles. The park was well stocked with deer for hunting. Following the king's death in 1625 the park was not maintained, and from the Commonwealth period onwards the wall was gradually robbed. The land is hilly, with surviving woodland. Part of it became the park [18496] of the 18th century house called Theobalds Park [11554], over a kilometre to the SW of the palace.	TL 3297 0095		Post-medieval
MHT28664	Enfield Chase	Geoffrey de Mandeville's hunting park, not disparked until 1777. A fundamental influence on the medieval landscape in southern Hertfordshire and north London was the formation of Enfield Chase, which was enclosed out of the waste as a semi-private hunting ground by the de Mandevilles and is recorded in 1136. Geoffrey de Mandeville, one of the most powerful barons in 12th century England, may have been responsible for the construction of the boundary banks and ditches which defined it. In time the Chase was inherited by Henry V and it remained in royal hands until 1777. The inhabitants of the hundred of Edmonton (but not their Hertfordshire neighbours) kept grazing rights on the Chase throughout, rights that appear to be a relic of the Saxon estate. The north-western edge of the Chase adjoined the wastes of Bentley Heath and South Mimms Common. Access was via gates or 'bars', one of which became Potters Bar at the north-west corner.	TQ 2853 9874		Medieval / Post-medieval
MHT31135	Post-medieval field boundary, Northaw Road East, Cuffley	A truncated ditch found running roughly north-south across a field NE of the playing fields is shown as an extant field boundary on the 1879 OS map. The northern part of this boundary survives as the course of South Drive.	TL 30392 02134		Post-medieval
HER 'event' records:					
EHT7368	Evaluation at Cattlegate Farm, Cattlegate Road, Cuffley, 2013	Two areas were evaluated, on either side of the railway embankment: three trenches on the east side, the site of a proposed anaerobic digester, and nine trenches on the other side of the embankment to the NW, the site of a proposed green waste facility. No archaeological finds, features or deposits were recorded. Topsoil overlay patches of clayey silt subsoil, above natural.	TL 3054 0147		None
EHT7879	Geophysical survey of land at Cuffley, 2014	Gradiometry survey over 5ha of arable land at the southern edge of Cuffley identified two historic field boundaries and one anomaly which might be archaeological or natural.	TL 3047 0202		Undated
EHT7889	Evaluation of land NE of King George V playing fields, Northaw Road East, Cuffley, 2015	Evaluation of two areas of farmland to inform a planning application involved 20 trenches in the larger Area 1, between Cuffley Road East and the railway line, and three more trenches in Area 2, opposite Wells Farm.	TL 30335 02074		Unknown

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