

**Northaw Riding School,
Northaw,
Hertfordshire.**

**Historic Environment Desk-Based Assessment
(Heritage Statement)**

NGR TL 28502 01876

**Prepared for
The Heritage Advisory**

**ASE Project No: 7349
ASE Report No: 2015180**

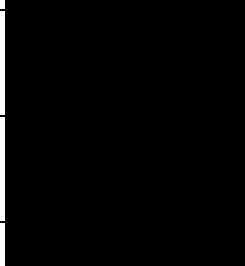
May 2015

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Prepared by:	Ellen Heppell	Senior Archaeologist	
Reviewed and approved by:	Richard James	Project Manager	
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**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
Fax: 01273 420866
fau@ucl.ac.uk
www.archaeologyse.co.uk**

Summary

This Desk-Based Assessment has been prepared for an area of land at Northaw Riding School, Northaw, Hertfordshire. The area is currently used as an equestrian centre. Buildings on the site include a Listed barn and a number of more recent buildings. The proposed development will retain and convert the Listed barn, demolish the other buildings and construct 16 new residential units.

The assessment has concluded that:

- *The site lies partially within an Area of Archaeological Significance as defined by the LPA;*
- *There are designated built heritage assets (a Listed Building) within the proposed development site;*
- *There are designated built heritage assets (Listed Buildings) within the wider study area;*
- *There are potential setting issues;*
- *The removal of existing structures may be an enhancement;*
- *The LPA may require building recording to be undertaken;*
- *The site has the potential for undesignated heritage assets (archaeological remains) to be present;*
- *Previous disturbance is likely to have taken place;*
- *Should archaeological remains be present they may be impacted by development;*
- *The LPA may require a programme of archaeological investigation to be undertaken to confirm the presence or absence of any archaeological remains.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by The Heritage Advisory (acting on the behalf of the Heronslea Group) to carry out an archaeological appraisal in relation to a proposed barn conversion and residential development at Northaw Riding School (formerly Park Farm), Northaw EN6 4NT (Fig. 1; TL 28502 01876). The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for archaeological desk-based assessment* (ClfA 2014). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The site is centred on National Grid Reference TL 28502 01876 (Fig. 1), at Northaw Riding School, situated on the south side of Northaw Road West. For the purposes of this study the site area has been taken to be the extents of the topographic survey provided by the Heronslea Group. A wider study area of 1km from the edges of the site has been considered to place it within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The site is currently used as an equestrian centre, with associated stabling, barns, ménages, a round pen, various outbuildings and a house (Fig 2). One of the barns on the site is a Listed Building (2, Fig. 1 and 2) which is proposed for conversion.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Hertfordshire County Council (HCC). Listed Building and Conservation Area data was acquired from Historic England (formerly English Heritage), HCC and Welwyn Hatfield Borough Council (WHBC). Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, Historic England National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and/or intrusive

investigations may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The site comprises an area of c. 2ha on the south side of Northaw Road West. The village centre of Northaw lies to the west of the site and Cuffley/Goffs Oak to the east. The site is situated on the summit of a hill at c. 100m OD with the land dropping away into the valley of the Northaw Brook to the south west. A shallow valley is also present between the site and the village of Northaw itself, similarly situated on a summit. In general the landscape around the site is undulating and rural in character with a number of landscape parks and areas of woodland.

2.1.2 There are a number of buildings on the site of varying dates including a (Listed) timber framed barn (**2**) which may be of 17th century date, modern barns, a cattle yard and more recent (2012) timber stables. Areas of hardstanding are common and various tracks and access routes around the site show evidence of the raising of ground levels. A detailed site plan is provided as Fig. 2 and further detail as to the modern landscape is provided in Section 7.0 (below).

2.2 Geology

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the superficial geology of the site comprises Sand and Gravel (of uncertain age and origin). The underlying solid geology comprises London Clay

2.2.2 The BGS Borehole Scans viewer shows no publically accessible boreholes within the site itself or general vicinity.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 11/05/2015

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 12 (paragraphs 126 – 141) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities '*should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.
- 3.1.4 The NPPF is supported by Planning Policy Guidance, launched in March 2014 (<http://planningguidance.planningportal.gov.uk/>). In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum. (<http://historicengland.org.uk/advice/planning/planning-system/>).

Local Planning Policy

3.2 Welwyn Hatfield Borough Council

- 3.2.1 The current planning policies for Welwyn Hatfield Borough Council are set out in the District Plan (adopted 2005). A number of policies from this District Plan have been 'Saved' whilst the Local Development Framework is prepared. The following policies relating to the Historic Environment are of relevance to the site:

Policy R25 - Works to Listed Buildings

Permission will be refused for any proposal which would adversely affect the historic character or architectural quality of a Listed Building or its setting. Listed Building Consent will not be granted for any extensions or external or internal alterations to buildings of special architectural or historic importance unless all of the following criteria are satisfied:

- i. New works respect the character, appearance, and setting of the building in terms of design, scale and materials;*

- ii. *Architectural or historic features which are important to the character and appearance of the building (including internal features) are retained unaltered;*
- iii. *The historic form and structural integrity of the building are retained; and*
- iv. *Full detailed drawings of the proposed works are submitted with the application.*

Policy R26 - Alternative Uses for Listed Buildings

Applications for the change of use of Listed Buildings will only be permitted when all of the following criteria are met:

- i. *The proposal would not harm the character or setting of the building;*
- ii. *The change of use could be successfully implemented without the essential need for other development which would harm the building's character or setting, and;*
- iii. *The change of use results in the continued preservation of the building's fabric or its restoration.*

Policy R27 - Demolition of Listed Buildings

Listed Building Consent for the complete or partial demolition of any building of special architectural or historic interest will not be granted other than in the following exceptional circumstances:

- i. *Clear and convincing evidence has been provided that it is not practicable to continue to use the building for its present or previous use and that no viable alternative uses can be found, and that preservation in some form of charitable or community ownership is not possible;*
- ii. *The physical condition of the building has deteriorated, to a point that it can be demonstrated that demolition is essential in the interests of public safety. A comprehensive structural report will be required to support this criterion;*
- iii. *Demolition or major alteration will not be considered without acceptable detailed plans for the site's development. Conditions will be imposed in order to ensure a contractual obligation has been entered into for the construction of the replacement building(s) and / or the landscaping of the site prior to the commencement of demolition; and*
- iv. *Where, exceptionally, consent is granted for the demolition or major alteration to a listed building, before any demolition or major alteration takes place, applicants will be required to record details of the building by measured drawings, text and photographs, and this should be submitted to and agreed by the Council.*

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.

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.

3.2.2 The emerging Local Plan for the WHBC has been out for consultation and the Final plan is in preparation. The NPPF notes that:

[Para 216]

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); and*
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- The degree of consistency of the relevant policies in the emerging plan to the policies in this framework (the closer the policies in the emerging plan to the policies in the Framework, the greater weight that may be given)*

The policies outlined in the emerging local plan may therefore be given some weight in planning terms.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.6 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1 unless otherwise indicated. Where possible numbers have been assigned chronologically.

4.2 Nationally and Locally Designated Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include both buildings and archaeological sites. Some heritage assets can be nationally designated, by legislation, or locally listed by the local planning authority. Many heritage assets are listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not lessen the significance of any potential heritage asset.

4.2.2 Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated heritage assets include Scheduled Monuments (SM), Listed Buildings, Historic Parks and Gardens and Historic Battlefields. These designations and others such as Conservation Areas and Areas of Archaeological Significance are typically detailed in Local Authority Plans.

Nationally Designated Heritage Assets

Listed Buildings and Conservation Areas

4.2.3 There is a listed building within the site, a 17th century timber-framed barn with later additions (**2**, Fig. 1 and 2). The listing description is as follows:

Barn. C17. Weatherboarded. Slate roof. 5 bays, mostly intact. Complete floor plate resting on red brick base. Cart entrance on S with replacement hipped roof. C18 and C19 red and yellow stock brick 1-storey addition on SE with 3 arched openings.

4.2.4 The following listed buildings are situated within the wider study area, the majority in the village centre of Northaw, between 550-850m from the site (Fig. 1):

- Two Brewers Public House (Grade II) **8**;
- Vernons House (Grade II) **9**;
- The Old Bakery and 9a (Grade II) **10**;
- The Sun Public House (Grade II) **11**;
- 8 Vineyards Road (Grade II) **12**;
- The Old Vicarage (Grade II) **13**;

- Northaw Road West 16-18-20 (Grade II) **14**;
- Muscombes Cottage (Grade II) **15**;
- Ivy Cottage (Grade II) **16**;
- Parish Church Of St Thomas A Becket (Late 19thc) (Grade II) **18**;
- Telephone Kiosk (Grade II) **19**; and
- The Hook House (Grade II) **24**.

4.2.5 There are no examples of the following nationally designated heritage assets within the Study Area:

- Scheduled Monuments;
- Registered Parks and Gardens; and
- Historic Battlefields.

Locally Designated Heritage Assets

Area of Archaeological Significance

4.2.9 The site lies within an Area of Archaeological Significance (AAS41, Fig.1) as defined by HCC Natural, Historic and Built Environment Advisory Team who advise WHBC on archaeological matters and as identified in Appendix 4 of the District Plan (2005):

The historic farm of Park Farm has a Listed Building dating from the 17th century and contains potential for medieval and post medieval archaeological remains

4.3 Archaeological Periods

4.3.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.4 Historic Landscape Characterisation

4.4.1 Reference to the Hertfordshire Historic Landscape Characterisation shows that the site lies within a built-up area, and an area of *Later Enclosures* (ie.

18th century or later). The landscape is in general rural and relatively empty as the result of the natural geology (primarily London Clay) and historic parks (Thompson, pers. comm.). Enfield Chase, a former royal deer park, lays to the south of the site on the edge of the study area, beyond Chace Lane (now Coopers Lane Road). To the north of the site was an area of common land (e.g. Fig 3). In the medieval period this common land was shared by the adjoining parishes (Thompson pers. comm.).

4.5 Previous Archaeological Investigations

4.5.1 There has been no previous archaeological investigation within the site boundary.

4.5.2 There has been a single archaeological investigation within the wider study area comprising an archaeological watching brief during drainage works at the parish church of St Thomas a Becket (also known as St Thomas of Canterbury) (1, Fig.1). The results of these archaeological evaluations have been incorporated into the chronological narrative set out below as appropriate.

4.6 Prehistoric

4.6.1 There are no references to known heritage assets of prehistoric date within the site or the wider vicinity. The nearest evidence for activity of this date is within AAS23 (Fig. 1), located on the northern edge of the study area in the vicinity of Hemps Hill. Mesolithic and Neolithic occupation remains have been excavated here as have a number of chance finds (WHDC District Plan 2005).

4.6.2 The Neolithic saw the introduction of agriculture, and whilst hunting and gathering still played a major role in food procurement, it is likely that this period witnessed an increase in woodland clearance, opening up land for crops and the domestication of animals. The Bronze Age is characterised by the introduction of metals and a landscape of agricultural settlement.

4.6.3 Whilst there is a general paucity of known prehistoric remains in the area evidence elsewhere in this part of Hertfordshire (e.g. Potters Bar) hints at a preference for settlement on the better drained sands and gravels.

4.7 Romano-British

4.7.1 There are no references to known Romano-British remains on the site itself and none within the wider study area. Again this may reflect a preference for lighter drained soils and it is postulated that the London Clay areas would have been woodland or wood pasture.

4.8 Early Medieval and Medieval

4.8.1 Northaw, being situated in the clay uplands of south Hertfordshire, is likely to have been sparsely populated in the early medieval (pre-Conquest) period (e.g. Williamson 2010). There are no references to Northaw or the adjacent

parish of Cuffley in the Domesday Book. The earliest documentary references to the placename, *North Haga* (North Enclosure) date to the 11th century when the title to 'the wood called the North Enclosure' between St Alban's Abbey and Robert de Valogne was disputed. The resulting judgement went in the abbey's favour and they retained the manor until the Dissolution. In 1540 the advowson of the '... vicarage and parish church or chapel of Northawe' was granted to William Cavendish which would suggest that at this time the parish church was being established (Page 1908).

4.8.2 The village centre of Northaw is likely to have been situated in the vicinity of the parish church (1) and village green (AAS39). Whilst the extant parish church is of late 19th century date the dedication to St Thomas a Becket would suggest a late 12th or early 13th century foundation. Building materials such as clunch and limestone which may have been from the medieval building were identified during archaeological works (HHER MH 12640). The chapel may perhaps have been established in 948AD.

4.8.2 The site lies to the east of the medieval village centre, along the road heading towards Cuffley. This roadway may have its origins as a lane or driveway across 'North Hall Common'. This road is depicted on 1766 mapping (Fig. 3) but its origins could be earlier. The expansion of settlement in this area of Hertfordshire in the medieval period may have been represented by strings of development along such tracks comprising cottages and farmsteads (Williamson 2010). Northaw Riding School is located along this road and, whilst the known assets are post medieval in date, the possibility that its origins lie in the medieval period cannot be entirely discounted.

4.9 Post Medieval and Modern

4.9.1 No definitive date for the establishment of the former Park Farm has been identified. The extant listed barn (2) is described as "Barn. C17. Weatherboarded. Slate roof. 5 bays, mostly intact. Complete floor plate resting on red brick base. Cart entrance on S with replacement hipped roof. C18 and C19 red and yellow stock brick 1-storey addition on SE with 3 arched openings." (LB UID 158513). This is thought to be the oldest building on the site. However no buildings are shown on the 1766 Drury and Andrews map (Fig. 3) in this location. The Pastscape entry (TL 20 SSE 9) describes the farmhouse (4), which is no longer extant, as being 18th century in date. The adjacent barn (3) which is also timber-framed and forms a side of the farm yard is likely to be 19th/early 20th century in date but with possible earlier structural elements and reused timbers.

4.9.2 'Park Corner' is identified on an enclosure map of 1806 which could hint at the establishment of the farm. This map also shows the large pond to the east of the site (HRO DP/73/26/1). This map primarily shows the enclosures at that specific date which would appear to be a narrow band along the roadside. Whilst there is little detail on this map to establish firm locations it in the modern landscape it is possible that the site of Northaw Riding School lay to the south of the roadside enclosure in an area that the accompanying award indicates were 'Old Enclosures (HRO DP/73/26/1). The earliest map to show

‘Park Farm’, although at such a scale that detail cannot be discerned, is the Bryant map of 1822 (Fig. 4). By the late 1830s the farm comprised the farmhouse (4), barns (2 and 3) along with various other outbuildings (Fig. 5). The barns are located on the south and east sides of a yard and the farmhouse on the west.

4.9.3 Historic mapping indicated that the farm was expanded by the late 19th century with the addition of a further range of buildings on the north side of the farmyard (5) and a series of what would appear to be stockyards and associated buildings to the south (6 and 7). This layout remained largely the same through the mid-late 20th century.

4.9.4 In the wider study area the record demonstrates the continuing development of the village centre at Northaw, with a number post-medieval assets (primarily Listed Buildings) being recorded in the village:

- **8** Two Brewers Public House (16th Century);
- **9** Vernons House (17th Century);
- **10** The Old Bakery And 9a (17th Century);
- **11** The Sun Public House (17th Century);
- **12** 8 Vineyards Road (17th Century);
- **13** The Old Vicarage (1752);
- **14** Nos 16, 18 & 20 Northaw Road West (17th Century);
- **15** Muscombes Cottage (19th Century);
- **16** Ivy Cottage (19th Century);
- **17** National School, Vineyards Road (19th Century);
- **18** Parish Church Of St Thomas A Becket (Late 19th, rebuilt in 1881 to a design by Charles Kirk And Sons Of Sleaford); and
- **19** Telephone Kiosk Outside Post Office And Opposite Church (20th Century).

4.9.5 Outside the village the remaining recorded heritage assets comprise:

- **20** Site of Barvin Park, Northaw Valley (19th Century);
- **21** Site of Lower Barvin, Northaw (Post Medieval);
- **22** Milestone, Vineyards Bridge (East Side), Vineyards Road, Northaw (Post Medieval);
- **23** Milestone, Vineyards Bridge (West Side), Vineyards Road, Northaw (Post Medieval); and
- **24** The Hook, Coopers Lane Road, Northaw (19th Century).

4.9.6 The late 20th and early 21st centuries have seen a number of alterations at Northaw Riding School itself. By the 1970s the range of buildings on the north of the yard (5) was removed/replaced as were parts of the ranges to the south (6 & 7). Various other small ancillary buildings were added.

4.9.7 Reference to various historic planning applications and documents held on the WHBC website, would suggest that applications were made for the ‘demolition of existing building and erection of a new dwelling-house’ in 1979. The existing dwelling is situated to the west of the site of the original farmhouse (shown on the historic maps, e.g. Fig. 6) and is a modern two storey timber framed building. A cattle-yard was added in the early 1980s.

- 4.9.8 The site has been used as an equestrian centre since the early 1990s when the change of use of agricultural buildings to stabling for bloodstock horses was approved (S6/1992/0238/FP). Permission for the establishment of a livery, riding school and ménage was approved in 1993 and 1996 (S6/1993/019/FP; S6/1995/0545/FP).
- 4.9.9 The 2000s and 2010s have seen the construction of a new access track to the rear of the site, the establishment (and subsequent removal) of an area of hardstanding to the south-east of the site, a new ménage and training circle. New buildings include a number of timber stable blocks and portakabins/containers. The current site layout is illustrated on Fig. 2 and discussed in more detail in section 7.0 (below).

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The Dury and Andrews map (Fig. 3), dating to 1766 and published at a scale of c. 2 inches to the mile, shows the extensive areas of common around this area of Hertfordshire. Northaw village and church is depicted, labelled as 'North Hall'. Northaw Road West is clearly defined but the site is not shown.
- 5.2 An enclosure map of that date (HRO DP/73/26/1; not reproduced) shows little detail within the site area which lies largely within an area of 'Old Enclosures'.
- 5.3 The Bryant county map of 1822 (Fig. 4) is the earliest identified through the course of this study to depict Park Farm as a set of three buildings arranged around the south, east and north of a yard with a further building to the east. Given the scale of the map it is likely that the arrangement shown is somewhat schematic and it is not possible to accurately correlate the buildings on this map with those of later maps.
- 5.4 An 1838 map by John Rumboll (HRO DP/73/29/5; not reproduced) and the tithe map of 1849 (HRO DP/73/27/2; Fig. 5) are the earliest to show the detailed layout of the site. They both show the same layout, the tithe map being based on the Rumboll map. This comprises agricultural buildings around a farmyard. This shows the listed barn (2) on the south side of the yard, and buildings on the east and north. The former is in the approximate position of barn (3). The farmhouse (shown in pink) is situated on the west side of the yard.
- 5.5 By 1880 (Ordnance Survey; Fig 6) the farm had been expanded with the addition of what are likely to have been stock yards to the south of the historic farmyard. A pond is also depicted to the south-west of barn 3. The farmhouse is surrounded by wooded gardens. There is little change between this edition and subsequent mapping through to the 1970s (e.g. Fig. 7-8). By the latter date a covered area is depicted to the south of the listed barn. This is likely to have been an open sided cattle shelter set within a yard. The pond to the south-west of barn 3 had been infilled by this date and the field pattern to the east of the site simplified.
- 5.6 By 1989 (Fig. 9) the original 18th century farmhouse had been demolished and a number of the ancillary buildings on the site cleared leaving barns 2 and 3 and the cattle shelter/yard.
- 5.7 In the wider area the 20th century mapping shows gradual residential development along the north side of Northaw Road West. 'New Park Farm', situated to the east of the development site had been established by the 1970s.

6.0 AERIAL PHOTOGRAPHS

- 6.1 Reference to aerial photographs of the site (Google Earth) show its recent development. By 2000 the new house had been constructed on the site along with a replacement barn/shelter on the north side of the farmyard and a new barn to the south-west of the cattleyard. The southern ménage had also been established by this date. It is however smaller than the existing feature, being c.40m by 20m rather than 60m by 30m.
- 6.2 A 2007 AP shows the establishment of new arrangements along the road frontage with the removal of the hedgerow and its replacement with the extant brick. The access track from the western gate down to the ménage had also been established. Between 2007 and 2011 the southern ménage was enlarged (Fig. 2). Tracks **A** and **B** (Fig. 2) were also established in this time period. Whilst the 2011 photograph is not of good quality it would appear that some of the additional buildings in the vicinity of the farmyard had been constructed by this date.

7.0 WALKOVER SURVEY

Introduction

- 7.1 A walkover survey by the author was undertaken of the site on 08/05/2015. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey. An annotated site plan is shown on Fig. 2 and selected site photographs on Fig. 11.

Site Description

- 7.2 The front of the site, along the roadside, comprises an elaborate brick wall which extends to a height of c. 1.10m high (Fig. 11C). There are three entrances, set back from the road and protected by metal gates. The wall and gates are recent in date (c. 2004). To the rear of the wall and in front of the modern house, is an area for parking, paved with brick setts, and areas of grass, shingle and concrete. To the west of the house is a further grassed area.
- 7.3 To the west of the house, and separated from it by an unsurfaced track, is an area used as part of the equestrian centre. This includes a ménage with a sand surface and a grassed training ring. There are paddocks and two sets of stables adjacent to these. All would appear to post date 2012. There are two overgrown spoil heaps in this area. An unsurfaced track (**A**, Fig. 2) leads from the stables to the grazing field to the rear (south), outside the site. There is clearly made-ground on this track, which becomes increasingly thick towards its southern end and spreads out onto the field (e.g. Fig. 11E). A further track (**B**, Fig. 2) runs south east from this, and delineated the boundary of the site, there is a significant amount of made ground along this, up to c.0.4m in depth. This made ground extends to the east and south, outside the site. It may have been an area of hardstanding referred to in various planning documents. To the north of track **B** there is a considerable change in height between its level (c. 95.3-5mOD) and that of an adjacent, second, ménage (c. 98.6-8mOD, Fig. 11E) and further areas of stabling (Fig. 11D, c.96.6mOD)
- 7.4 The main area of buildings is situated to the east of the house and comprises the area of the historic farmyard (**C**, Fig 2), a former cattle yard (**D**, Fig 2) and a group of modern buildings (**E**, Fig.2).

Historic Buildings

- 7.5 The south side of the historic farmyard (**C**) is defined by the listed barn, **2** (Fig. 11A). The list entry describes this as:
Barn. C17. Weatherboarded. Slate roof. 5 bays, mostly intact. Complete floor plate resting on red brick base. Cart entrance on S with replacement

hipped roof. C18 and C19 red and yellow stock brick 1-storey addition on SE with 3 arched openings.

This timber-framed barn has a rectilinear footprint, along a north-west – south-east alignment, with its principal elevation facing to the northeast. The barn has a side gabled roof, with fairly steep pitches, and an added hipped-roof projection from its southwest elevation above the cart porch. The barn entrance consists of a large two-leaf full-height sliding door at its centre, leading to the main threshing floor. It is currently used for stabling.

- 7.6 The second, unlisted, barn (**3**; Fig. 10B) defines the east side of the yard. It appears to be of a later date (19th-/early 20th- century), although it features a number of reused timber elements. The barn has an irregular footprint, with the main side-gabled structure, set on a north-east – south-west alignment. To its north-west the barn features two, likely added, lean-to additions to either side of a front-gabled cart porch. The barn features an additional lean-to accretion at its southwest end, which features a number of earlier features. This abuts the main barn but is not attached.
- 7.7 The main barn's frame consists of timber elements of a generally light scantling. The frame is set with vertical studs between trusses, braced with thin raking struts to which the studs are nailed. The barn's roof appears to be a simple common-rafter side-purlin roof. The rafters are rectangular in section, deeper than they are wide, further suggesting a later date. The roof is overlain with corrugated steel. Interior cladding within the barn, and modern metal caging, demarcates areas for horse stabling.
- 7.8 The accretion to the south-west of the main barn may have originally been a freestanding structure before being incorporated into the later barn structure. The accretion features original square-sectioned timber-frame elements aligned northwest-southeast. The original frame elements include a truss with partially convex head-bracing tied to wall-plates in normal assembly, and an end girt at the south-east end of the structure, and are of a heavier scantling than those of the main barn.

8.0 SETTING OF HERITAGE ASSETS

- 8.1 This study has identified designated heritage assets within the site, the Listed barn (3) and in the wider study area. A preliminary assessment as to the potential impact of the development on the setting (as it pertains to significance of these assets has been undertaken as part of this assessment.
- 8.2 The setting of a heritage asset is "... separate from the concepts of curtilage, character and context" (English Heritage 2015). It is defined by the *NPPF* as : *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 8.3 In considering the impact of development on the setting of heritage assets it is important to understand that the 'setting' has no intrinsic importance in itself but rather it has a value only to the extent to which it contributes to the significance of the heritage asset in question. Therefore a proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance; equally, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset or if the development does not fall within that setting if it does contribute. Whilst general issues of visual impact are not necessarily directly relevant when considering the setting of heritage assets views can contribute to the understanding the significance of an assets; for example where assets were intended to be seen from each other such as beacons (English Heritage 2015).
- 8.4 Designated Heritage Assets whose setting may be impacted by development have been identified as follows:
- Barn at Northaw Riding School (3); and
 - Group of Listed buildings at Northaw village centre.
- 8.5 Within the site boundaries the significance of the Listed barn (2) largely relates to its date but it is considered that its setting as part of a group of farm buildings is a key component of its historic setting. Whilst barn 3 is likely to be later in date it has a similar, complementary, construction being timber framed and weather-boarded. This group of buildings is historically agricultural in character and thus closely linked to the surrounding rural landscape.
- 8.6 Some of the more recent buildings around the yard and in the vicinity of the Listed Building do detract from its setting, such as the large open-sided barn who scale differs and distracts from the historic buildings. There are also a number of modern buildings on the wider site which could be considered to detract from the setting of the listed barn. This is particularly the case for modern temporary buildings which are visually unappealing and thus distract from the setting. Similarly the current site layout with a number of scattered buildings makes the historic setting hard to read.

- 8.7 The development proposals are likely to have an impact on the setting of the Listed barn as its setting will change from what is essentially a rural character (although no longer agricultural) to residential. It could however be considered that the removal of those elements which make the historic setting hard to read could be an enhancement.
- 8.8 The group of listed buildings at Northaw village, include the church (Fig. 11F) and are of a variety of dates and types. Their significance of these assets primarily relates to the buildings themselves with setting providing little contribution. Given that the setting of the assets at the village has not been identified as a major contributor to their significance it is not considered that the development will impact on the setting of the assets.

9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

9.1 Introduction

- 9.1.1 The proposed development area is situated partly within an Area of Archaeological Significance, as identified by the LPA and there is a Listed Building (2) within the site boundaries. There are a further 12 designated heritage assets (Listed Buildings) within the wider study area.
- 9.1.2 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are known heritage assets within the proposed development area comprising the site of a post-medieval farmstead (3-7) which is depicted on historic mapping.
- 9.1.3 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area.
- 9.1.4 There is the potential for the proposed development to impact on the setting of designated heritage assets.

9.2 Prehistoric to Romano-British

- 9.2.1 The results of the research carried out as part of this study have not identified any known heritage assets of prehistoric or Romano-British date on the site itself or in the wider study area. This paucity of known assets may, at least in part, reflect the absence of archaeological investigation in the area. The location of the site on a hilltop with an underlying geology of sands and gravel, would perhaps have made it a preferable site for occupation when compared to the surrounding heavy ground on the London Clay.
- 9.2.2 Given these factors it is considered that there is some potential for the site to contain as yet unknown heritage assets of these periods but the likelihood is low.

9.3 Early Medieval and Medieval

- 9.3.1 The results of the research carried out as part of this study have established that there are no known heritage assets of early medieval or medieval date on the site and a single reference within the wider area, that of Northaw Church (1).
- 9.3.2 Whilst the paucity of known assets is likely to, at least in part, reflect the absence of archaeological investigation, it is understood that pre-Conquest settlement in this area of Hertfordshire was sparse. Accordingly the potential of the site to contain as yet unknown heritage assets of this date is considered to be low.
- 9.3.3 Medieval settlement is likely to have strung out along the roads/droeways like Northaw Road West. Northaw Riding School is located along such a

route, at a prominent location and an area that may have lighter soils which would have made it an attractive location for settlement. Whilst the earliest known assets at the farm are post-medieval the presence of an earlier cottage or farmstead cannot be entirely discounted. Accordingly the potential of the site to contain as yet unknown heritage assets of this date is considered to be low/moderate.

9.4 Post Medieval and Modern

9.4.1 There are known heritage assets of post-medieval date within the site. These comprise the Listed barn (2) and adjacent barn (3). It has been noted that there may be a discrepancy between the 17th century date of 2 which is attributed to it in the list description and the historic map evidence; the farm is not shown on a 1766 map. None of the other buildings on the site are considered to be heritage assets as they are recent in date.

9.4.2 Historic mapping shows a number of other buildings within the site arrayed around a number of yards, these include the site of the farmhouse (4) and other buildings (5-7). Below-ground remains of these buildings may survive. As yet unknown heritage assets of these periods may also be present.

9.4.2 It is considered that there is high potential for the site to contain heritage assets of post medieval date.

9.5 Summary of Potential

9.5.1 A desk-based assessment can generally only consider the potential of a site in principle. As is the case here, its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

9.5.2 Whilst there are no known heritage assets within the site the potential for as yet unknown assets to be present cannot be ruled out on the basis of the currently available evidence. The estimated potential for heritage assets being located within the Site can be summarised thus:

- Prehistoric: Low
- Romano-British; Low
- Early Medieval: Low
- Medieval: Low to Moderate
- Post-Medieval to Modern: High

9.6 Preliminary Assessment of Significance

9.6.1 The significance of a heritage asset is 'the value of a heritage asset to this and future generations because of its heritage interest.' (NPPF 2012,

Glossary). Given that this desk-based assessment has only been able to establish the potential for below-ground heritage assets to be present within the site in principle the significance of such assets cannot be conclusively determined at the present time. The available evidence from the wider Study Area would suggest that any assets present are most likely to be of local to perhaps regional significance.

10.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 10.1 The heritage potential of the site may have been impacted by past ground-use. Archaeological remains in rural areas are likely to be shallowly buried and activities which extend below the topsoil/subsoil can result in their disturbance, damage or destruction.

- 10.2 Reference to the aerial photographs, the topographic survey and the site visit have established that there have been a number of areas of significant variations in height, such as that in the vicinity of the southern ménage. These variations would suggest that parts of the site topography have been landscaped. Some of this may have been undertaken by raising ground levels with imported material (e.g. tracks **A** and **B**; Fig 2) whereas other areas may have been reduced. Where ground levels have been raised any below-ground assets are likely to have been minimally disturbed, conversely in areas of ground reduction such deposits may have been truncated or completely removed.

- 10.3 Construction of recent buildings is likely to have caused significant localised disturbance to archaeological deposits, but less truncation would be expected under open areas of grass and hard-standing.

11.0 IMPACT OF PROPOSED DEVELOPMENT

10.1 Introduction

11.1.1 This section of the report considers the potential impacts of the proposed development (excluding those on setting). In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are typically considered to be adverse.

11.1.2 The development proposals (Fig. 10) aim to clear much of the site of the modern buildings and barn **3**. The listed barn, **2**, will be retained and converted to residential use. A further 16 residential units will be constructed, one group (nos. 13-16) will be of 1.5 storeys arrayed around a square with the converted barn being one side of it, referencing the former farmyard enclosure. New properties 1-12 are situated on the western half of the site.

11.2 Impacts on designated heritage assets

11.2.1 Designated heritage assets have been identified within the site boundaries, comprising a listed barn. This is proposed for conversion and there will therefore be a physical impact upon this asset.

11.2.2 Given that the proposed development includes a designated asset it is considered likely that the proposed development will have an impact on the setting of heritage assets. It is possible that, depending on the size, massing and design of any new build, the development will have a beneficial impact on setting, removing those elements that detract from the building.

11.3 Impacts on non-designated heritage assets

11.3.1 There are known heritage assets of post-medieval date (both above and below ground) within the site and it is considered that there is potential for as yet unknown assets to be present. Should such below ground heritage assets be present on the site they are likely to be relatively shallowly buried, typically immediately below topsoil/subsoil.

11.3.2 The majority of the standing buildings on the site have not been identified as being heritage assets and do not contribute to the setting of the listed barn, accordingly their loss (through demolition) is not considered an impact on the historic environment. Barn **3**, forming the eastern side of the current farmyard has been identified as a potential heritage asset and this will be lost as a result of the development.

- 11.3.3 Impacts on below-ground remains, if present, are likely to occur during the enabling works and construction phases of the development, arising from groundworks such as the creation of site compounds, excavation of footings and general ground disturbance arising from plant movement. These impacts may result in damage, disturbance or destruction of such assets.
- 11.3.4 In the terms of the earlier (prehistoric to medieval) periods no definitive areas of potential can be identified. In terms of the post-medieval farmstead the historic buildings that were part of this can be plotted from the historic maps and it is possible that remains of these structures may be present. A comparison of the historic maps and the development proposals (Fig. 10) shows that the site of these buildings will be impacted by development.
- 11.3.5 The eastern half of the proposed development area lies within the Area of Archaeological Significance, as defined by the LPA.

12.0 CONCLUSIONS

- 12.1 This assessment has outlined the archaeological potential of the site and examined the effects of existing and, as far as possible, proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits across the site. A site assessed as having low potential may still contain unsuspected archaeological deposits.
- 12.2 There is a designated asset on the site, a Listed Building, barn (2). The proposed development will have a physical impact on this building through conversion. There is also potential for the proposed development to impact on the setting of this asset, although this could be beneficial depending on design.
- 12.3 The built heritage assets include the listed barn (2) and the second, potentially historic, barn (3). There would appear to be some discrepancy with regards to the date of the former and only a preliminary assessment of the latter has been undertaken. Accordingly it is likely that the LPA will require historic building survey to be undertaken, both to better understand these assets and provide a record of them. The requirement for, and scope of, any building recording work will be determined by the Local Planning Authority.
- 12.4 The study has established that there may be some potential for below-ground heritage assets (i.e. archaeological remains) to be present on the proposed development area, particularly those of the historic farmstead. These lie within an area that is defined by the LPA as being within an Area of Archaeological Significance. Possible previous impacts on these potential assets have been identified and may in some cases have been substantial. Where such archaeological remains have survived on the site they are likely to be impacted on by the proposed development.
- 12.4 Given that the presence of below-ground cultural heritage assets (archaeological remains) within the proposed development site is undetermined and that there is some potential for such assets to be present it is probable that the LPA will recommend that a programme of archaeological evaluation be undertaken in line with policy R29 of the Local Plan. Such works would aim to more fully determine the presence, absence, date, character, condition and significance of any remains present in order to better mitigate the impact of the development on any such assets. The requirement for, and scope of, any further archaeological work will be determined by the Local Planning Authority.
- 12.5 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation, recording, analysis and

publication are likely to be required to ensure the preservation by record of any threatened remains.

13.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Mr M. Sanderson, The Heritage Advisory
Mr. S. Warner, Heronslea Group
Dr. I. Thompson, Hertfordshire Historic Environment Record
Staff of the Hertfordshire Record Office

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CARTOGRAPHIC SOURCES

Hertfordshire Record Office:

Drury and Andrews (County Map) 1766

Northaw and Cuffley Enclosure map and award, 1806 (DP/73/26/1)

Bryant (County Map) 1822

James Rumball map 1838 (DP/73/29/5)

Northaw Tithe Map and accompanying award, 1849 (DP/73/27/2)

Ordnance Survey Maps:

1880(25")

1882 (6")

1896(25")

1898 (6")

1913(25")

1916 (6")

1935 (25"/6")

1938 (1:10560)

1960 (1:10560)

1970(1:2500, 1:10000)

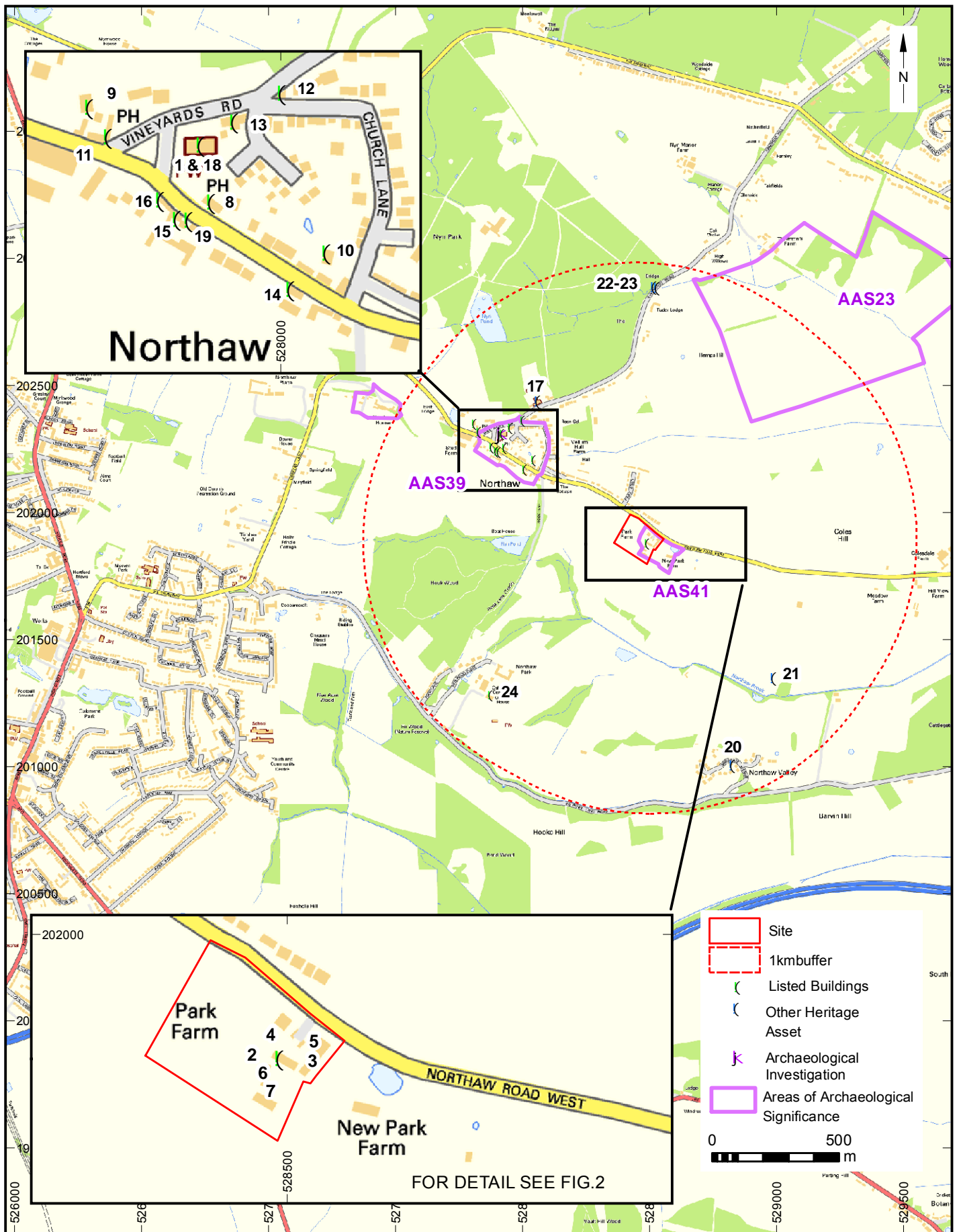
1973 (1:10000)

1989 (1:10000)

Appendix 1 - Summary Table of Heritage Assets (refer to Fig. 1 and 3)

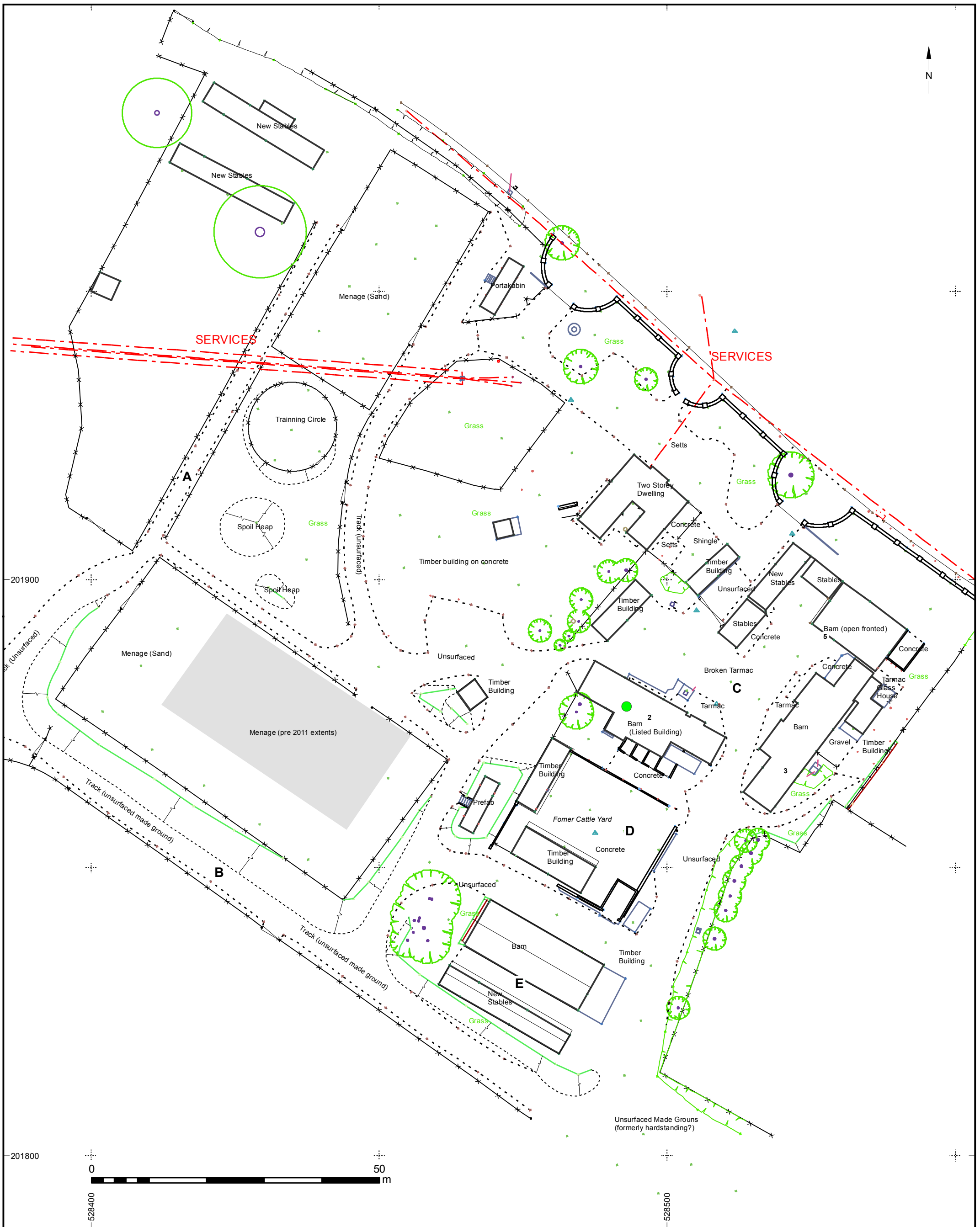
Listed Buildings are in **Bold**

ASE No	HER or Lit No	Name/Summary	Period/Date
1	MHT12640	Parish Church Of St Thomas Of Canterbury, Northaw	MED
2	1173959	Barn On South Side Of Farmyard At Park Farm	17C
3		Barn On East Side Of Farmyard At Park Farm	??
4	MHT10977	Park Farm, Farmhouse	18C
5		Buildings - N Of Yard	19C
6		Building Range - Mid 19C	19C
7		Building Range - Mid 19C	19C
8	1295969	Two Brewers Public House	16C
9	1100977	Vernons House	17C
10	1100978	The Old Bakery And 9a	17c
11	1173908	The Sun Public House	17C
12	1348172	8 Vineyards Road	17C
13	1173973	The Old Vicarage	18C 1752
14	1100979	Northaw Raod West 16-18-20	18C late
15	1173949	Muscombes Cottage	19C early
16	1348171	Ivy Cottage	19C early
17	MHT18502	National School, Vineyards Road, Northaw	19C
18	1348170	PARISH CHURCH OF ST THOMAS A BECKET (Late 19thc	19C 1881
19	1100906	Telephone Kiosk Outside Post Office And Opposite Church	20C
20	MHT15711	Site Of Barvin Park, Northaw Valley	19C
21	MHT16471	Site Of Lower Barvin, Northaw	Post-Medieval
22	MHT11625	Milestone, Vineyards Bridge (East Side), Vineyards Road, Northaw	Post-Medieval
23	MHT11626	Milestone, Vineyards Bridge (West Side), Vineyards Road, Northaw	Post-Medieval
24	1173884	The Hook, Coopers Lane Road, Northaw	19C



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© Archaeology South-East		Northaw Riding School, Northaw, Hertfordshire	Fig. 1
Project Ref: 7349	May 2015	Site Location and Heritage Assets	
Report Ref: 2015	Drawn by: EH		

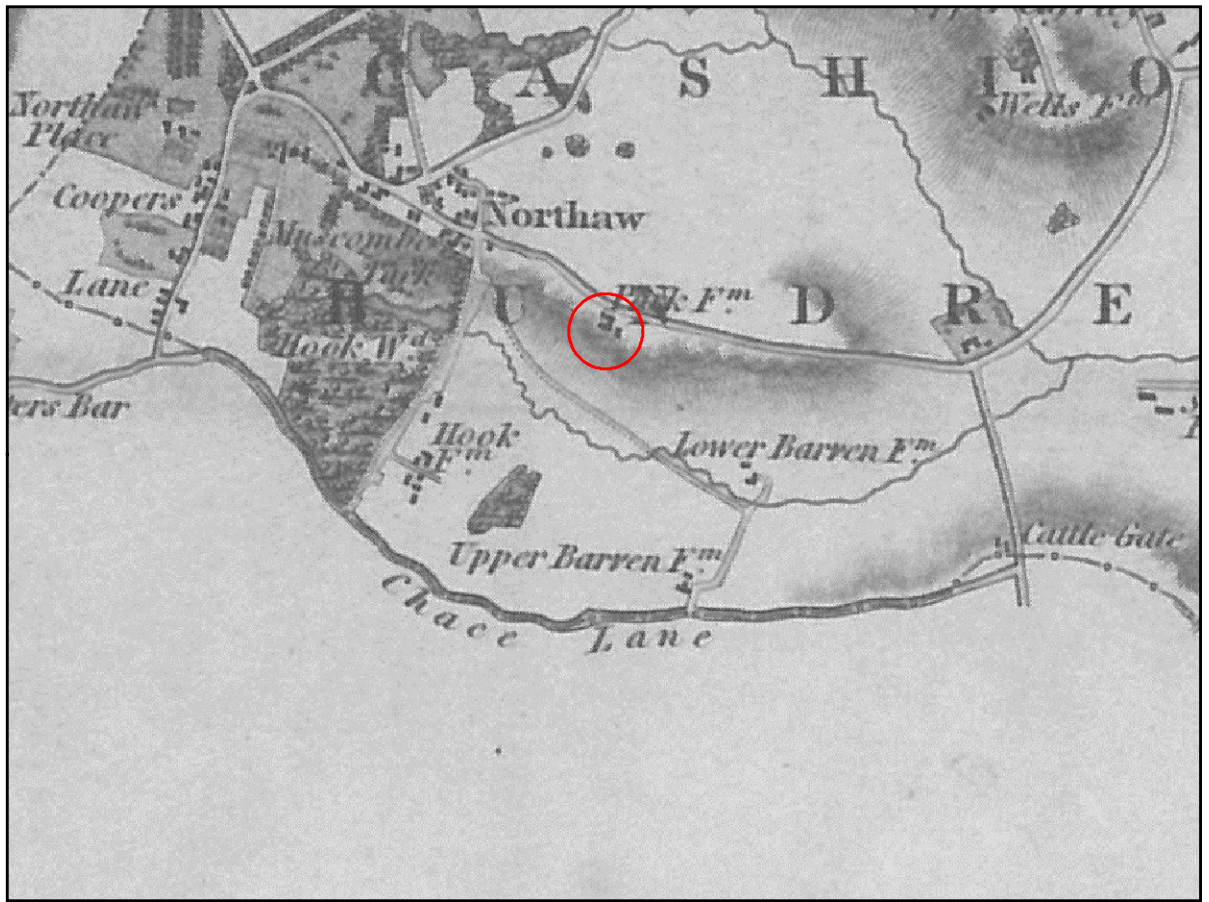


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Project Ref: 7349	May 2015	Detailed Site Plan		
Report Ref: 2015	Drawn by: EH			



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Project Ref: 7349	May 2015	Extract from the Dury and Andrews map (1766) showing indicative site location	
Report Ref: 2015	Drawn by: EH		



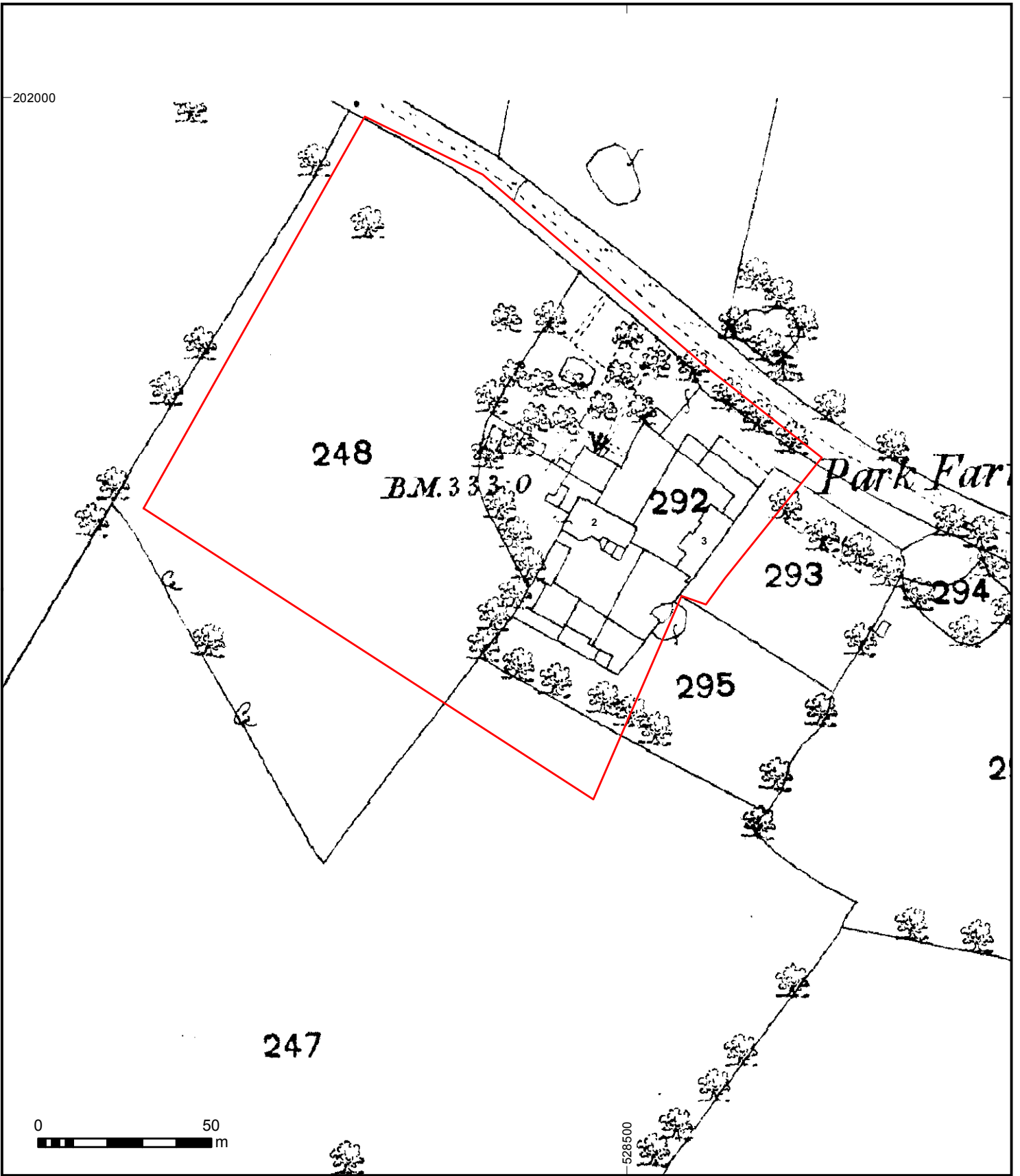
© Archaeology South-East		Northaw Riding School, Northaw, Hertfordshire	Fig. 4
Project Ref: 7349	May 2015	Extract from the Bryant map, 1822	
Report Ref: 2015	Drawn by: EH		



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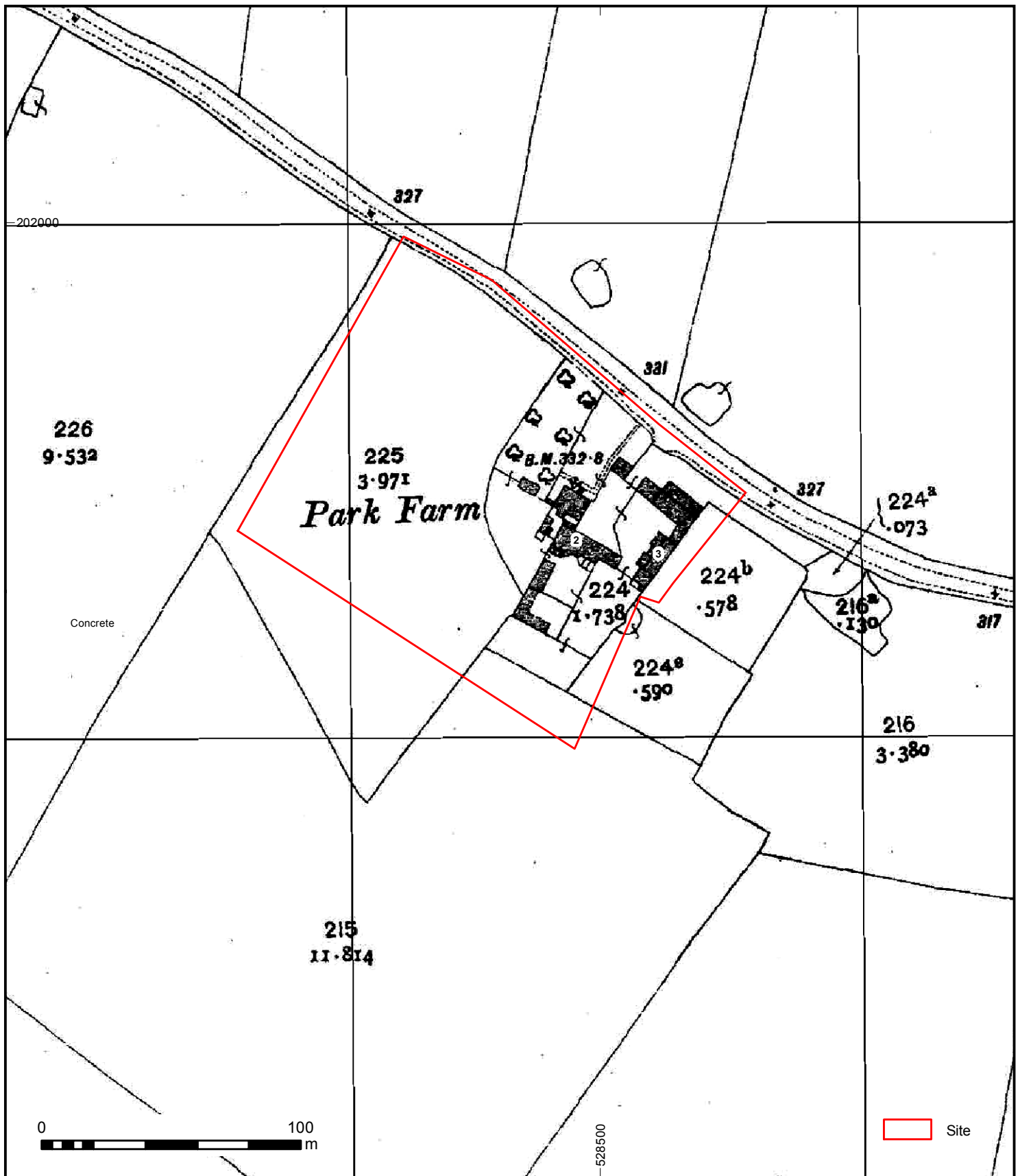
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Project Ref: 7349	December 2014	Extract from the Northaw Tithe Map, 1849	
Report Ref:	Drawn by: EH		

202000



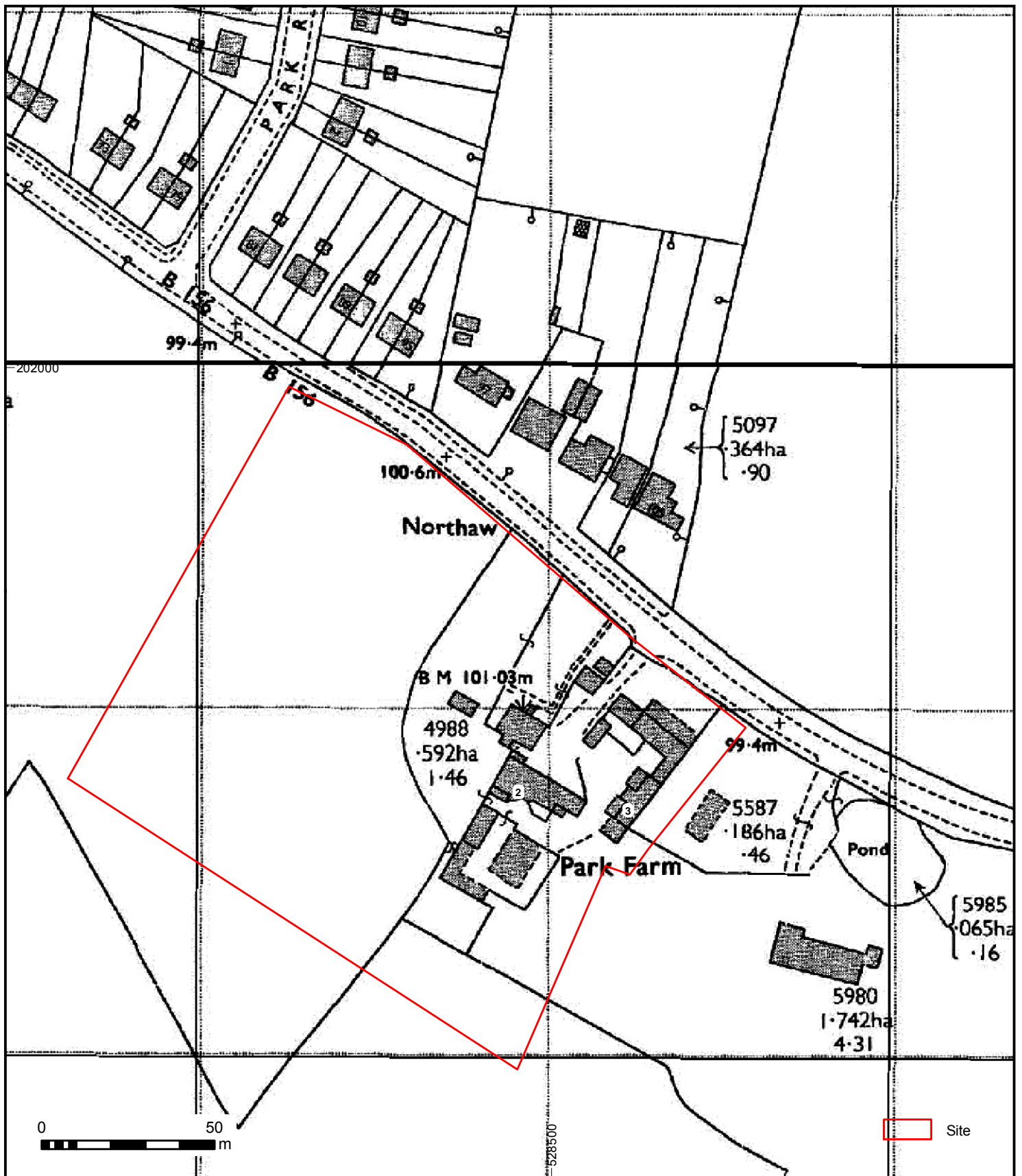
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Project Ref: 7349	December 2014	Extract from the Ordnance Survey 1880 (25")		
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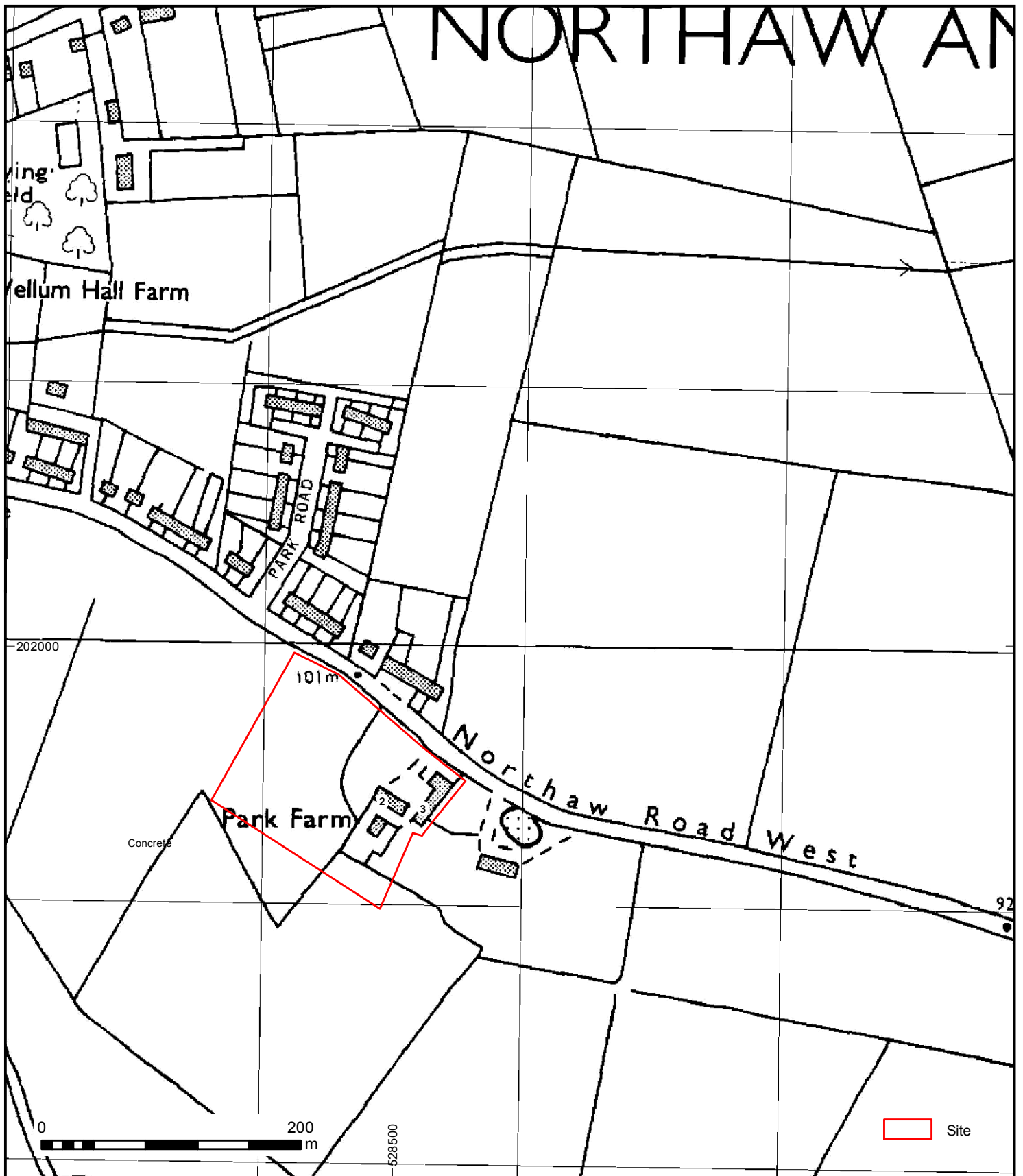
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Project Ref: 7349	December 2014	Extract from the Ordnance Survey 1913 (25")		
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Project Ref: 7349	December 2014	Extract from the Ordnance Survey 1970 (1:2500)		
Report Ref:	Drawn by: EH			



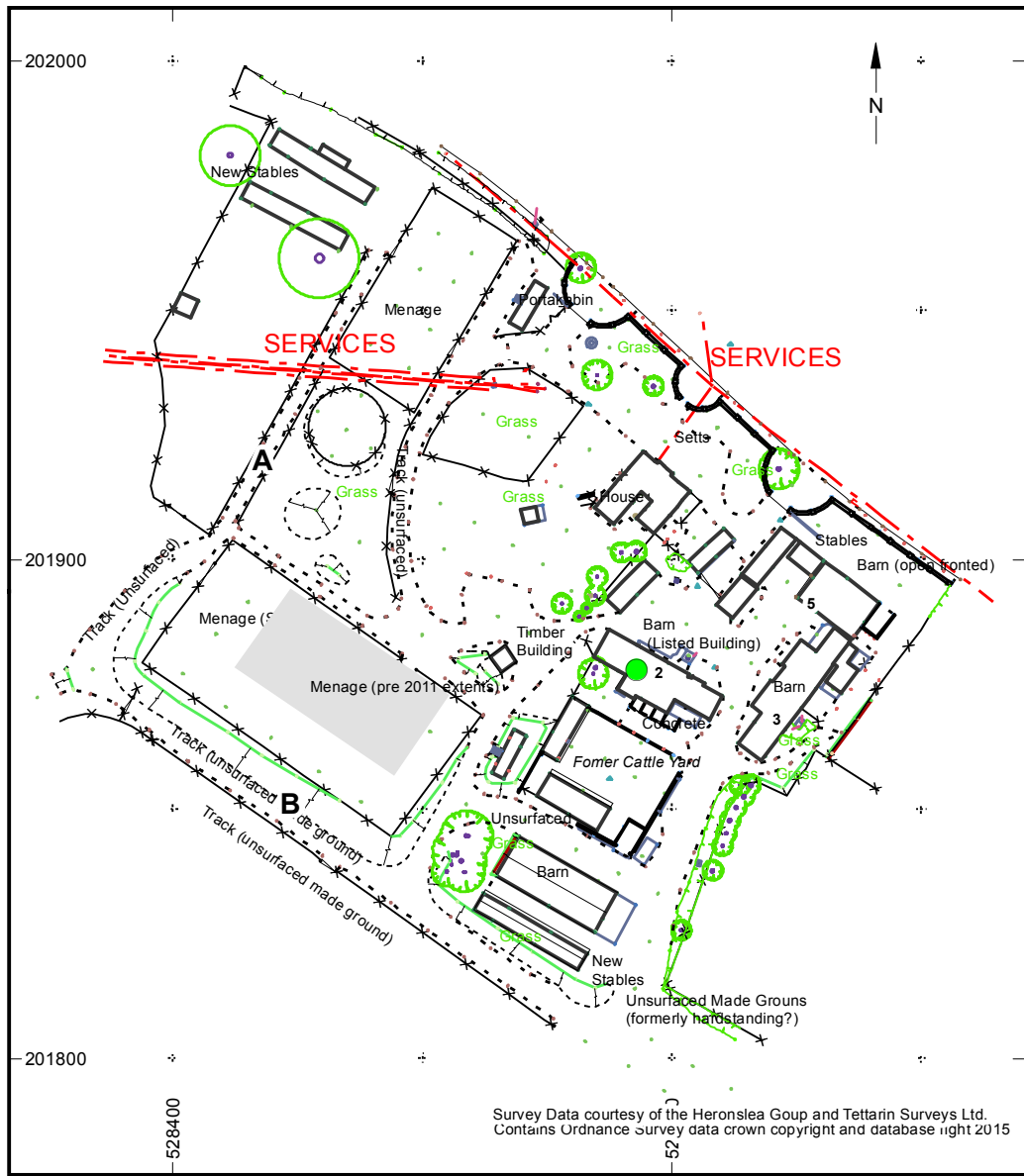
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Project Ref: 7349	December 2014	Extract from the Ordnance Survey 1989 (1:10000)		
Report Ref:	Drawn by: EH			



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© Archaeology South-East		Northaw Riding School, Northaw, Hertfordshire	Fig. 10
Project Ref: 7349	May 2015	Development proposals showing location of buildings depicted on historic mapping (blue)	
Report Ref: 2015	Drawn by: EH		



A. Listed Barn (2), north frontage



B. Barn (3) west frontage



C. Front wall and house, looking south-east



D. View from south-east corner of the site towards the Listed barn



E. View from the western corner of the site, showing the side of the menage and the made-ground along the trackway



F. View from the edge of the site to Northaw village and church

Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: fau@ucl.ac.uk
web: www.archaeologyse.co.uk

Essex Office

The Old Magistrates Court
79 South Street
Braintree
Essex CM7 3QD
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
web: www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
web: www.ucl.ac.uk/caa

