

Land to the North East of KGV Playing Fields, Cuffley

Archaeological Desk Based Assessment
June 2015

KGV-DBA-2015-001





ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land North of King George V Playing Fields, Cuffley, Hertfordshire

Client: Lands Improvement

12th November 2014

Local Planning Authority: Welwyn Hatfield Borough Council

Site centred at: TL 304 020

Author: Dr Michael Dawson

Report Status: Final

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EXECUTIVE SUMMARY

- Two areas of land to the north of King George V Playing Fields, Cuffley have been considered for their archaeological potential (the Site).
- The study Site can be shown to have a low to very low archaeological potential for the Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, Anglo Saxon and Medieval periods.
- The archaeological potential of the Site, however, for the Early Post-Medieval Period is high. Evidence relating to the former perimeter of Theobalds Park is expected to survive within the study Site.
- Past impacts on the archaeological potential of the proposed development Site can be characterised as limited to agricultural activity.
- The eastern part of the proposed development Site has the potential to impact upon archaeological deposits of Early Post-Medieval date, in particular the boundary of Theobalds Park. Should as yet unrecorded remains be present within the study Site, these too may be affected by the proposed development.
- Given the limited amount of information and the potential for archaeological evidence
 within the proposed development Site the local authority's archaeological advisors at
 the County Council have requested further assessment and evaluation prior to
 development. This will be to identify whether the absence of archaeology reflects the
 history of the study Site or the lack of archaeological investigation.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Maurice Hopper and Michael Dawson on behalf of Lands Improvement.
- 1.2 The assessment considers two areas of land to the north of King George V Playing Fields, Cuffley, Hertfordshire (the Site). The Site is centred at National Grid Reference TL 304 020 (Fig 1).
- 1.3 In accordance with local and central government guidance on archaeology and planning (NPPF) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site.
- 1.4 The assessment comprises an examination of evidence in the Hertfordshire Sites and Monuments Record (SMR), considers the results of nearby archaeological investigations, incorporates published and unpublished material and charts historic land-use through a map regression exercise.
- 1.5 The report assesses the potential survival of significant archaeology at the Site as the basis for further evaluation and the design of a mitigation strategy.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 **National Planning Policy Guidance**

- 2.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).
- 2.1.2 Section 12 of the NPPF, 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. Overall, the objectives of Section 12 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
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.1.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that 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.
- 2.1.4 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.1.5 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.

- 2.1.6 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.
- 2.1.7 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.1.8 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.

2.2 **Local Plan Policy**

2.2.1 The current planning policies for Welwyn Hatfield Borough Council area are set out in the statutory development plan which comprises: the saved policies of the Welwyn Hatfield Borough Plan adopted 2005, the Hertfordshire Waste Local Plan adopted 2012-2014 and the Hertfordshire Minerals Local Plan adopted 2007. The Welwyn Hatfield Borough Plan 2005 contains the following saved policy relating to archaeology:¹

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.

¹ http://www.welhat.gov.uk/article/5573/Planning-policies accessed 21/10/14

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.

2.2.2 The Welwyn Hatfield Emerging Local Development Framework Core contains the following policy that may become live during the lifespan of this planning application:

POLICY CS 11

Protection of critical assets

The council is committed to protecting and enhancing the borough's natural and historic environment which comprise the individual natural and heritage assets and the network of green infrastructure. Any loss or damage to the value of these assets will be resisted and opportunities for enhancement will be supported. The provision of new green infrastructure will be required as an intrinsic part of proposals for new development in the borough and any fragmentation of the network will be resisted. The water environment will be protected from development that would threaten its quality and capacity. The borough's floodplains will be protected by avoiding development in flood zones 2 and 3 unless it is for a compatible use. The best and most versatile agricultural land that has the greatest potential for local food security will be protected. Where the use of agricultural land is necessary to meet the levels of growth identified in policy cs2 the council will direct growth to the poorer qualities of agricultural land unless this would significantly compromise the delivery of other objectives set out in this strategy.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 **Geology**

- 3.1.1 The British Geological Survey indicates that the solid geology of the proposed development Site comprises the Lower Eocene Group. This group is dominated by London Clay, which underlies much of London and the Home Counties.
- 3.1.2 The soil is clay mixed with gravel.

3.2 **Topography**

- 3.2.1 The two areas of the study Site are located on the southern slope of a hill. The larger, eastern portion of the proposed development Site, lies immediately adjacent to the residential area of Cuffley. On its eastern side it slopes more sharply towards Cuffley Primary School which is located on the crown of the hill, whilst the western side slopes slightly up to the west towards the Northaw Road East (B156). This section of the proposed development area is bounded to the east by the Hertford Loop railway line. The southern, smaller area, of the proposed development site is located to the south of the B156 and west of tennis courts which are part of the King George V playing fields. The proposed development Site occupies land at that varies between 55m to 69m AOD.
- 3.2.2 The two parts of the proposed development site are currently under arable cultivation.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

(Including Map Regression Exercise)

4.1 Introduction

4.1.1 What follows is a consideration of archaeological finds and features within the proposed development Site. It also includes evidence from a study area 1km from the Site in order to identify any historic landscape patterning which might indicate the survival of as yet undiscovered archaeology.

Prehistoric

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1800
Modern	AD 1800 -	Present

Timescales used in this report:

4.2 **Palaeolithic and Mesolithic**

- 4.2.1 No Palaeolithic finds have been found within the proposed development Site.
- 4.2.2 Three Mesolithic flint blades and wasters have been found 650m to the north of the proposed development Site (HHER6262, TL 3035 0267).
- 4.2.3 The presence of Palaeolithic archaeology is notoriously hard to predict. The majority of evidence from the wider region is from stray artefacts with few in-situ sites (Glazebrook, 1997). Overall, however, the proposed development Site can probably be defined as having a very low potential for the Palaeolithic and Mesolithic periods.

4.3 Late Prehistoric (Neolithic, Bronze Age and Iron Age)

- 4.3.1 A single flint has been found 950m to the North East of the proposed development Site near Cuffley Brook (HHER2066, TL 311 027).
- 4.3.2 No Late Prehistoric settlement activity has been identified within the wider Cuffley and Northaw area (Millington & Higgs, 1981). The landscape for the study area for the later Prehistoric period has been identified as predominantly wooded. A linear feature which has been identified on aerial photographs (HHER10255, TL 3034 0181, Appendix 1), may be prehistoric, but is more likely to be a landscape feature associated with the Post-Medieval Theobolds Park.
- 4.3.3 Overall the proposed development Site appears to have a very low potential for significant Neolithic, Bronze Age or Iron Age archaeology. This may reflect the wooded prehistoric landscape and the predilection for valley sites (Brown and Murphy, Bryant 1997; Medleycott 2011)

4.4 Roman

- 4.4.1 No Roman finds have been identified within the proposed development Site. However, sections of a Roman Road have been identified 1km to the north east of the study area, following the line of the Ridgeway (Millington & Higgs, 1981). The road ran west to east from Verulamium (St Albans) but was only short lived and was replaced by a route through Newgate Street, 2km to the north of the study area. The absence of settlement or agricultural evidence throughout the Roman period suggests the landscape may have remained predominantly woodland (Millington & Higgs, 1981).
- 4.4.2 With the focus of Roman activity to the north of the study area, along the former Roman Road corridors at the 'Ridgeway' and at Newgate Street, and the probability that the area was wooded, the archaeological potential of the proposed development Site for the Roman period, therefore, is low.

4.5 Anglo-Saxon, Medieval and Early Post-Medieval

4.5.1 Cuffley is located in the medieval parish of Northaw. The landscape of the Northaw area was mostly wooded during the Anglo Saxon period (Millington & Higgs, 1981), with the underlying clay and heavy soils difficult to plough. This slowed settlement development in the area. The Manor of Northaw was first recorded in AD 795 (VCH, 1908), with its grant to the Abbot and monks of St Albans. This grant probably

reflected its value for hunting which remained important throughout much of the Anglo Saxon and Medieval period (Millington & Higgs, 1981). St Albans Abbey held the manor until its dissolution in 1539.

- 4.5.2 Cuffley was first recorded as 'Kuffele' in 1228 (Millington & Higgs, 1981). The name is believed to be from a personal name, 'Cuffa' and 'leah' meaning clearing in a wood. (Rowe & Williamson 2013, 120).
- 4.5.3 Little evidence remains from the medieval period. The place name suggests clearance or assarting during the 12th century or earlier. A well, which contained a pair of medieval shoes and may, therefore, date to the Medieval or Early Post-Medieval period, was found 700m to the north of the proposed development Site (HHER1880, TL 304 027). It indicates the possibility of an isolated settlement.
- 4.5.4 The landscape of the area may have been slowly cleared of woodland during the Late Medieval and Early Post-Medieval periods, to form common land (Millington & Higgs, 1981). When part of the study area was incorporated into Theobalds Park, the land was recorded as being part of Northaw Common (Glennie, 1979, Rowe & Williamson 2013, 138).²
- 4.5.5 Theobalds Park was a large deer park centred on Theobalds House at Cheshunt (Thompson & Hunns, 2003), 6km to the east of the study Site. In 1564 the manor of Theobalds was bought by Sir William Cecil, Lord Burleigh. Burleigh turned the small manor in Chesthunt, into a country estate, building a large house and enlarging the estate by buying neighbouring manors. The Theobalds Park was acquired by James I in 1607, who set about expanding the park (HHER2961). It was this expansion of the park which led to the incorporation of part of Northaw Common (Glennie, 1979). The expansion took place between 1618 and 1620. The enlarged park had a brick wall built around the entire perimeter, between 1620 and 1622 (Thompson & Hunns, 2003). Any previous farming and/or settlement activity within the park was cleared for its use as a deer park. The line of the perimeter wall survived as hedgerows and footings, within the study area into the 20th century (HHER10255, TL 3034 0181). Part of the footings of the perimeter wall were identified within the northern part of the proposed development Site during the early 20th century (HHER4277, TL 305 020, Appendix 1), making the south east corner of the proposed development area part of the enclosed deer park.

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² Some 336 acres of Northaw Common were appropriated into Theobalds park by King James.

4.5.6 The location of the proposed development area within Northaw Common and the inclusion of the northeast corner of Theobalds Park, indicates there is high potential for remains of the former boundary for Theobalds Park to survive within the study Site. Evidence for medieval agriculture and land division may also be present.

4.6 Late Post Medieval and Modern (including map regression exercise)

- 4.6.1 The seizure of Theobalds Park as a Royal Estate by the Commonwealth led to the decline of the parkland. Much of the woodland was cleared for the Navy (Thompson & Hunns, 2003) and much of the land was parcelled up for agriculture by the end of the 17th century.
- 4.6.2 The land may have reverted to commons as Andrews and Drury's 1766 Map of Hertfordshire (Fig 2) shows the proposed development Site still within Northhaw Common. However, the park boundary survived and the 1808 Northaw Enclosure Map (Fig 3) shows the perimeter of Theobalds Park as a boundary in the eastern part of the northern area of the proposed development Site. The Enclosure map also shows this part of the proposed development area bounded to the south by a track and to the west by a road.
- 4.6.3 The 1849 Northaw Tithe Map (Fig 4) shows the former park boundary being used as a field boundary and track. The south east corner of the study Site is recorded by the 1849 Northaw Tithe Apportionment as 'Long Meadow'.
- 4.6.4 The 1880 Ordnance Survey (Appendix 2) shows the proposed development Site within enclosed fields. The former boundary of the parkland is also shown as surviving in the line of a field boundary and track. The 1898 Ordnance Survey shows the proposed development Site as unaltered.
- 4.6.5 The 1914 Ordnance Survey shows part of the proposed development Site bounded to the east by the Hertford Loop railway line. This line was constructed through Cuffley in 1910 (Millington & Higgs, 1981). The trackway that followed the line of the former park boundary is shown as being moved to the south.
- 4.6.6 The 1960 Ordnance Survey shows a footpath running north to south through the middle of the northern part of the proposed development Site and the construction along its northern side of the Cuffley Primary School. The school was built in 1936 (Millington & Higgs, 1981). Both the footpath and former park boundary are absent on the 1971 Ordnance Survey. (Appendix 2)

- 4.6.7 The 1980 Ordnance Survey shows the study Site as unaltered.
- 4.6.8 The 2008 Aerial Photograph (Plate 1) shows that the study Site's boundary with the school had been extended the length of the field, with the urban expansion of Cuffley up to the study Site's boundary. Traces of the former park boundary are also shown, within the study Site.
- 4.6.9 Overall the archaeological potential of the proposed development Site for the late Post Medieval and Modern period is very limited.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Impact on the Buried Archaeological Deposits)

5.1 **Site Conditions**

- 5.1.1 The proposed development area comprises two fields presently under cultivation (Plate 1, 2 & 3).
- 5.1.2 Past agricultural use of the proposed development Site will have had a moderate, widespread negative archaeological impact.

5.2 **The Proposed Development**

- 5.2.1 Development proposals include the comprehensive development of the Site for dwellings. There are no development plans currently available at this time.
- 5.2.2 The scale of the proposed development suggests that any archaeological remains currently within the proposed development Site are unlikely to survive the development process.

6.0 **SUMMARY AND CONCLUSIONS**

6.1 **Summary**

- 6.1.1 Two areas of land to the north of King George V Playing Fields, Cuffley, Hertfordshire has been considered for their archaeological potential.
- 6.1.2 In accordance with Local Authority policy and Government policy guidance, as set out in NPPF, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.1.3 The proposed development Site can be considered to have a very low potential for the Palaeolithic and Mesolithic; very low potential for the Neolithic, Bronze Age and Iron Age periods; low potential for the Roman period. This is due to Roman activity being only focused on the Roman Road corridors to the north of the study area.
- 6.1.4 The proposed development Site also appears to have a low potential for the Anglo-Saxon and Medieval periods, due to the absence of settlement or agricultural activity in the wider area. In the Early Post-Medieval period, the potential is high due to the location of the former perimeter boundary of Theobalds Park. Evidence for agricultural activity and land division are also likely to be represented.
- 6.1.5 The study Site can be considered to have a low potential for the Late Post-Medieval and Modern periods.
- 6.1.6 Past impacts to the archaeological potential at the study Site can be characterised as limited to agricultural activity.

6.2 **Conclusion**

- 6.2.1 The proposed development has the potential to impact on archaeological deposits of Early Post-Medieval date. Should as yet unrecorded remains be present within the proposed development Site, they too may be impacted upon by the proposed development.
- 6.2.2 On the basis of the available evidence, it is unlikely that any as yet unrecorded remains may be present that will compromise the principle of development. Early discussion with the county archaeologist, however, indicates that in the event of a

planning application being submitted, Welwyn Hatfield Borough Council, advised by the County Council, will require further evaluation of the proposed development Site.

SOURCES CONSULTED

1. **General**

British Library
Hertfordshire Records Office
Hertfordshire Sites and Monument Record

2. **Bibliographic**

Brown N, Glazebrook, J (Ed), 2000. Research and Archaeology: a Framework for the Eastern Counties: 2. Research Agenda and Strategy. EAA Occasional Papers 8.

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Millington, G & Higgs, J, 1981. Cuffley and Northaw Past. Broxbourne Press.

Page, W (ed) 1908. The Victoria County History of the Counties of England, Hertford: Volume 2. London

Rowe A, Williamson T 2013 *Hertfordshire, A Landscape History*, Hetfordshire:Univ Hertford

Thompson, I & Hunns, T, 2003. *Chesthunt: Extensive Urban Survey Project Assessment Report.* Hertfordshire County Council

3. Cartographic

1766 Andrews and Drury Map of Hertfordshire

1808 Northaw Enclosure Map

1849 Northaw Tithe Map

1880 Ordnance Survey

1898 Ordnance Survey

1914 Ordnance Survey

1935 Ordnance Survey

1960 Ordnance Survey

1971 Ordnance Survey

1980 Ordnance Survey

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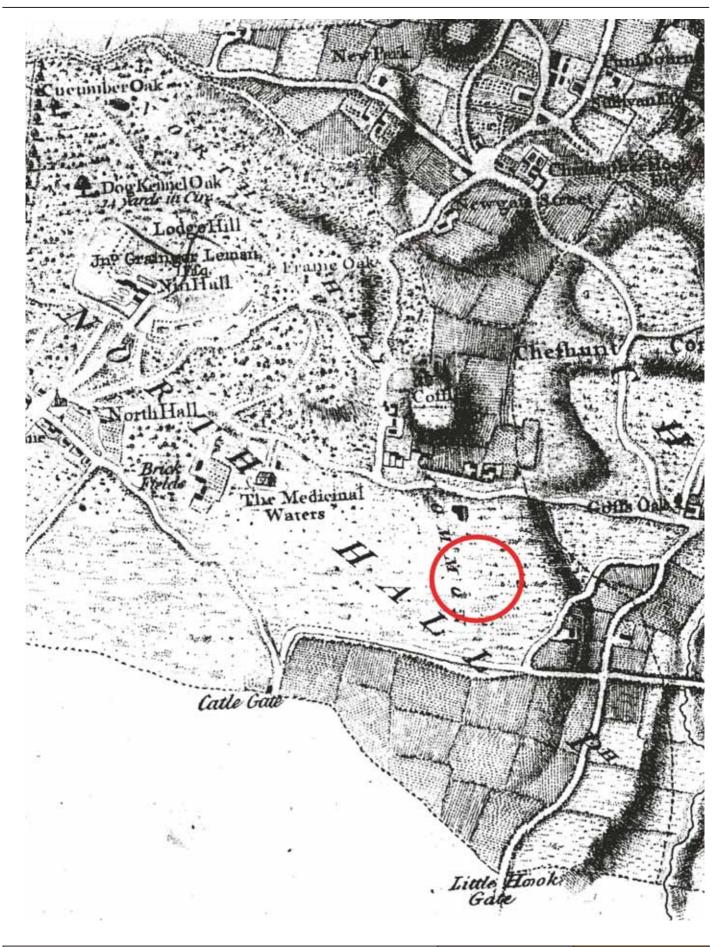


Fig 2 Andrews and Drury's Map 1766 showing the area of the proposed development Site $\,$

Cuffley

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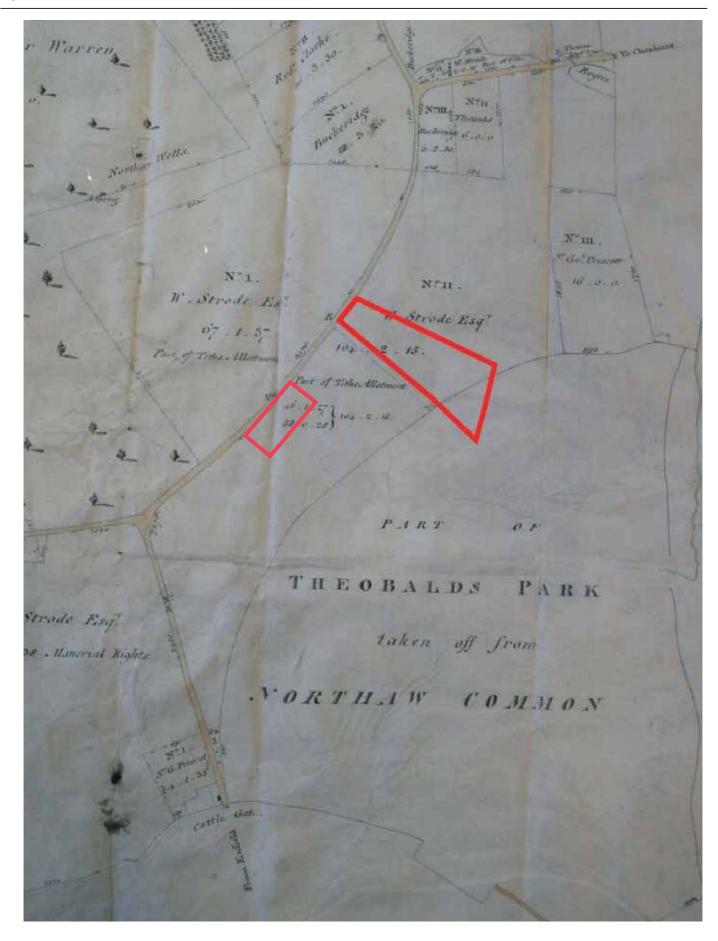


Fig 3 Northaw Enclosure Map, 1808 showing the two areas of the proposed development Site $\,$

Cuffley

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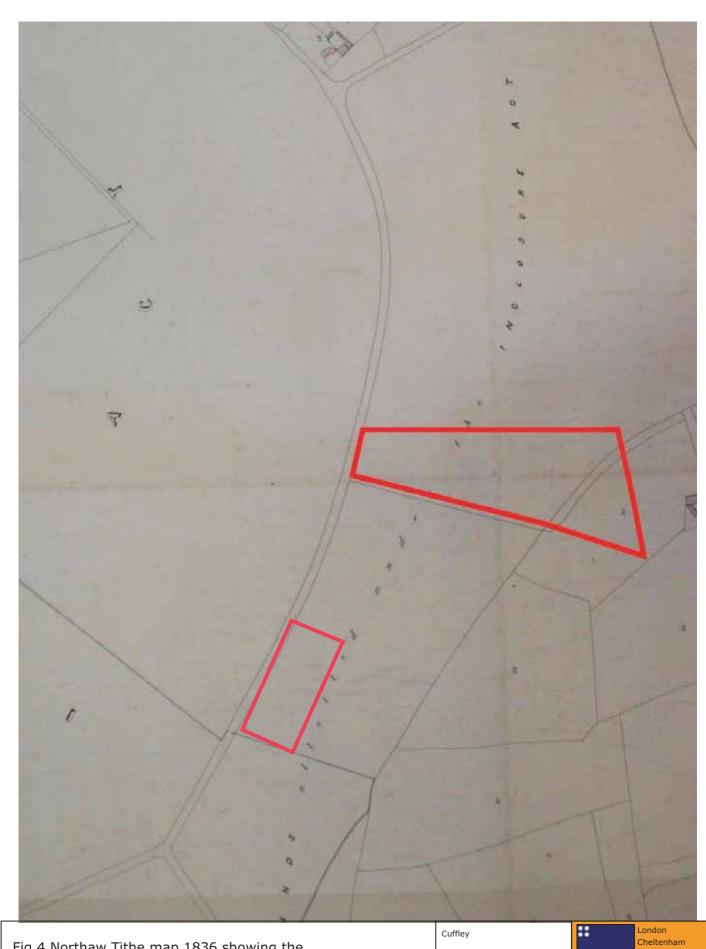


Fig 4 Northaw Tithe map 1836 showing the two areas of the proposed development Site

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Fig 5 The proposed development areas in 2005 (@Google earth).

Cuffley

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Fig 6 The proposed development Site, northern area. Upper view looking eastwards, lower looking westwards.

Cuffley

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Fig 8 Historic Landscape Characterisation Data, (see appendix for details), [Herts CC ©].



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Fig 7 Historic Environment Data (see appendix for details). [Herts CC @]



APPENDIX 1

HER Baseline Data

SOURCES OF INFORMATION

HERTFORDSHIRE SITES AND MONUMENTS RECORD (HHER)

HER data within 1km of the proposed development Site:

Hertfordshire HER No	Description	NGR
HHER1880	Medieval or Tudor Shoe	TL 304 027
	Site of King's Well, Post-	
HHER2037	Medieval	TL 2980 0260
HHER2066	Flint, East of Cuffley	TL 311 027
	Theobald's Park, Post-	
HHER2961	Medieval	
	King's Fishpond Post-	
HHER2962	Medieval	TL 3101 0194
	Footings of Theobalds Park	
HHER4277	Wall	TL 305 020
HHER 5212	Edward VIII Post Box	TL 3052 0303
	Mesolithic Flints, Church	
HHER6262	Close, Cuffley	TL 3035 0267
	Possible Road Section, Post-	
HHER9543	Medieval	TL 3021 0268
	Theobald's Park Boundary,	
HHER10254	Post-Medieval	TL 3006 0170
	Soilmark of a Linear Feature,	
HHER10255	Undated	TL 3034 0181
	Farm Buildings at Colesdale	
	Farm, Northaw, Post-	
HHER01968	Medieval	TL 296 018
	Wells Farm, Northaw, Post-	
HHER10969	Medieval	TL 300 020
HHER 11182	Leefe Robinson memorial	TL 3008 0301
	Site of St Giles Chapel, Post-	TL 2988 0113
HSMR11915	Medieval	
	Soper's Viaduct, Post-	
HHER12614	Medieval	TL 30590 01701
HHER12641	Site of Airship Wreck	TL 3016 0298
HHER 12645	58-60 Tolmers road, Cuffley	TL 3055 0305
	Undated gravel surface,	
HHER 12889	Cuffley Library	TL 30459 02757
LUIED 4 2 6 2 6	Site of National School 19 th	TI 20200 02600
HHER13636	Century	TL 30389 02680
LUIED12620	Site of Brickwall Farm, Post-	TI 20427 02740
HHER13639	Medieval	TL30437 02748
LUIED 12640	Site of Lower Hanyards	TI 20609 02912
HHER13640	Farm, Post-Medieval	TL 30608 02812
HHER13641	Site of Soper's Farm	TL 30703 01948
UUED 16062	Cropmark – Polygonal	TL 2029 0120
HHER 16963	enclosure Earthworks related to Hill	TL 3028 0139
UUED 17020	View and Colesdale Farms,	TL 20671 01629
HHER 17828	Northaw Soilmark: linear feature,	TL 29671 01628
HHER 18100	south of Cuffley hill	TL 31185 02357
HHER 30271	Brook Farm (Cuffley Farm)	TL 31103 02357
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Fig 8 Historic Landscape Characterisation

Key:

bl = 20th century boundary losses

if = ancient irregular fields

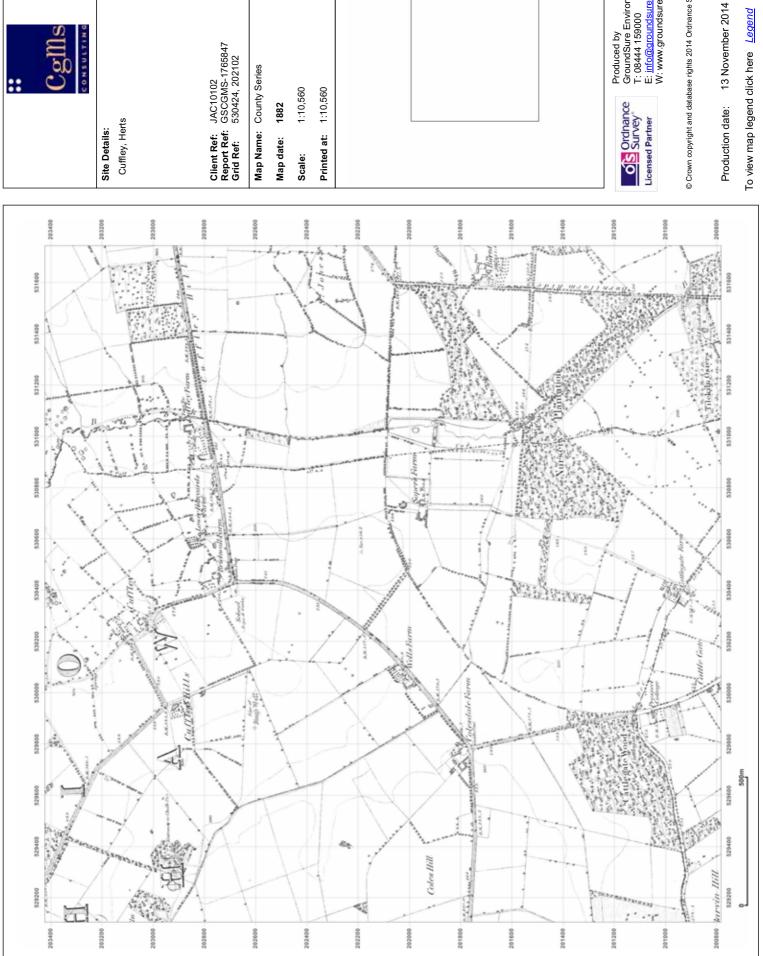
le = later enclosures, ie 18th and 19th century alterations to older field boundaries

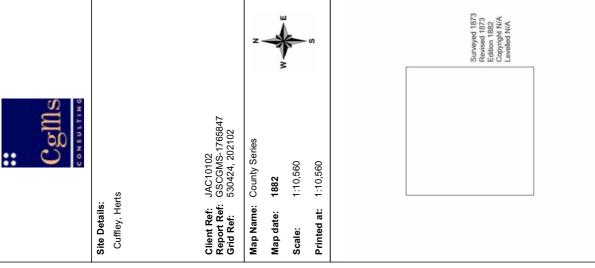
pe - formal Parliamentary enclosure, in this case largely of Cheshunt Common which was very large (not open fields)

wp = 19th and 20th century woodland plantations

APPENDIX 2

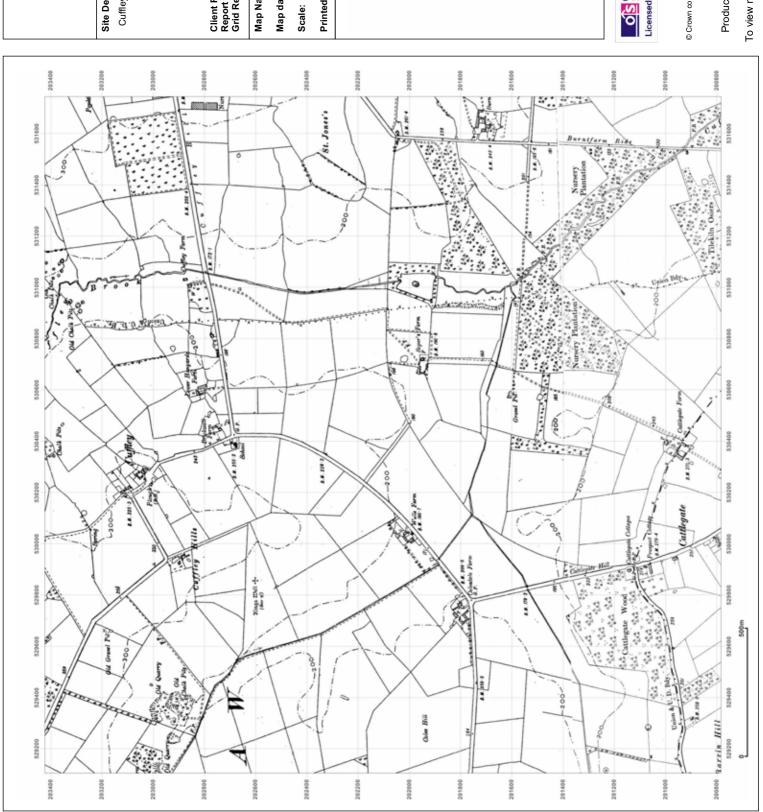
Historic Map Regression OS 1880 -1980

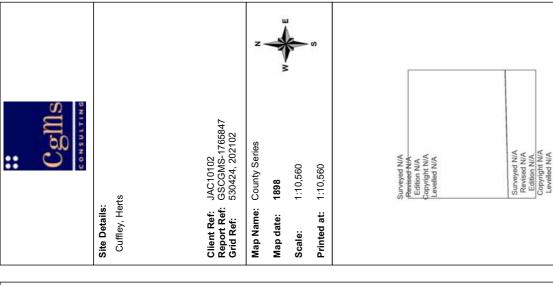






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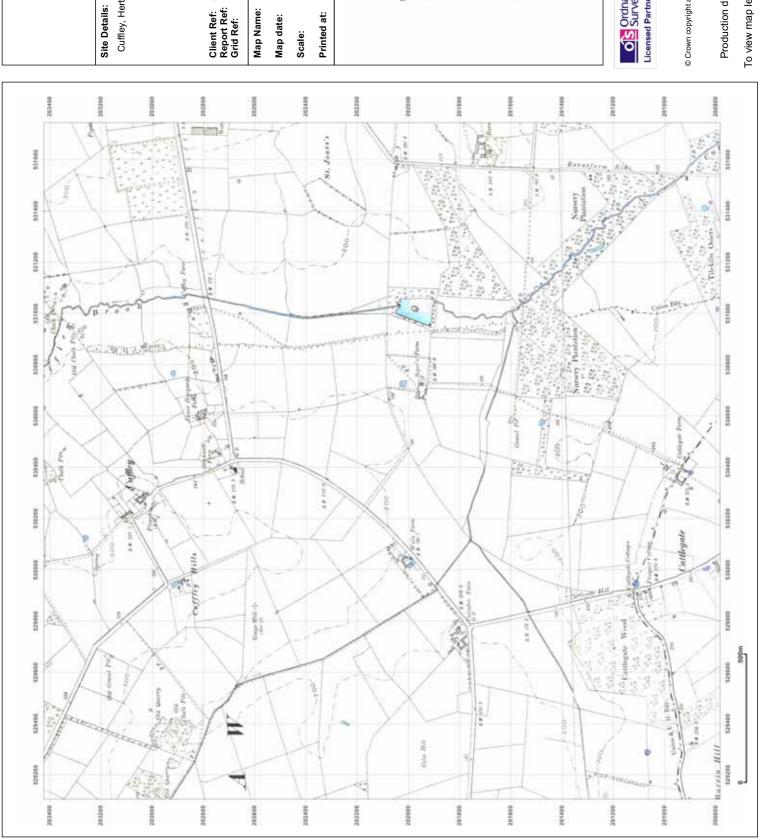


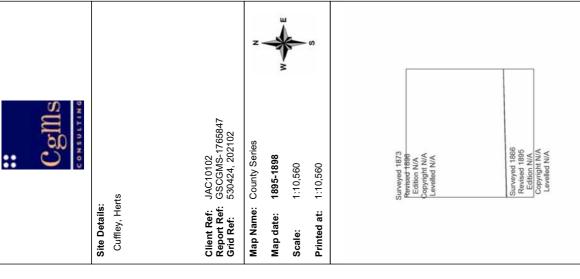




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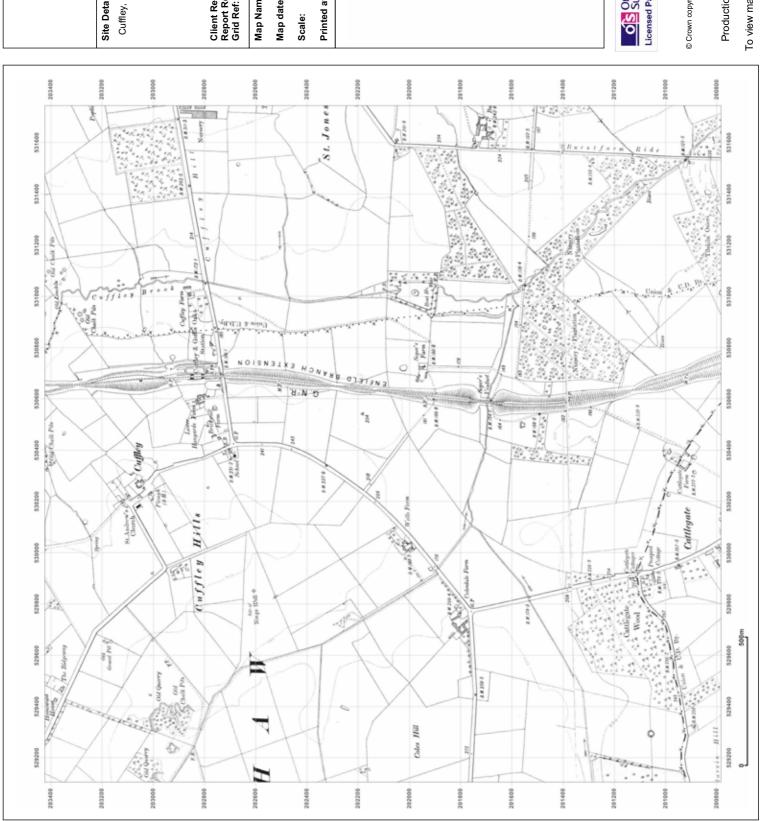


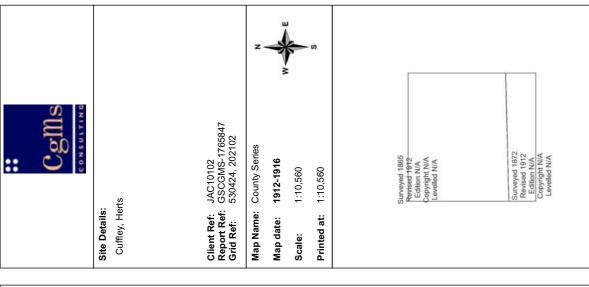




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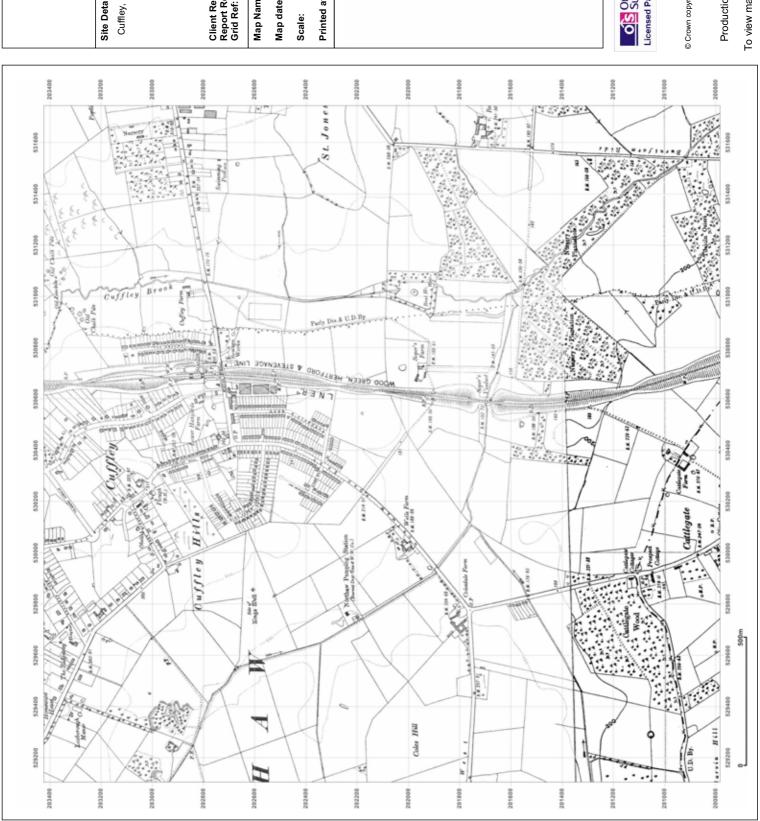


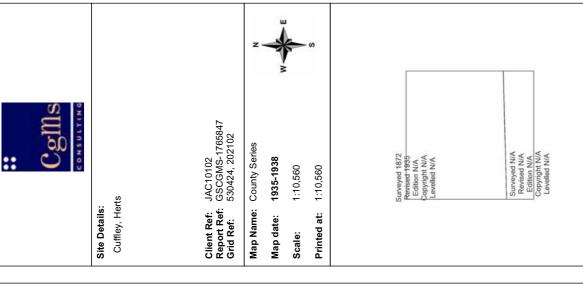




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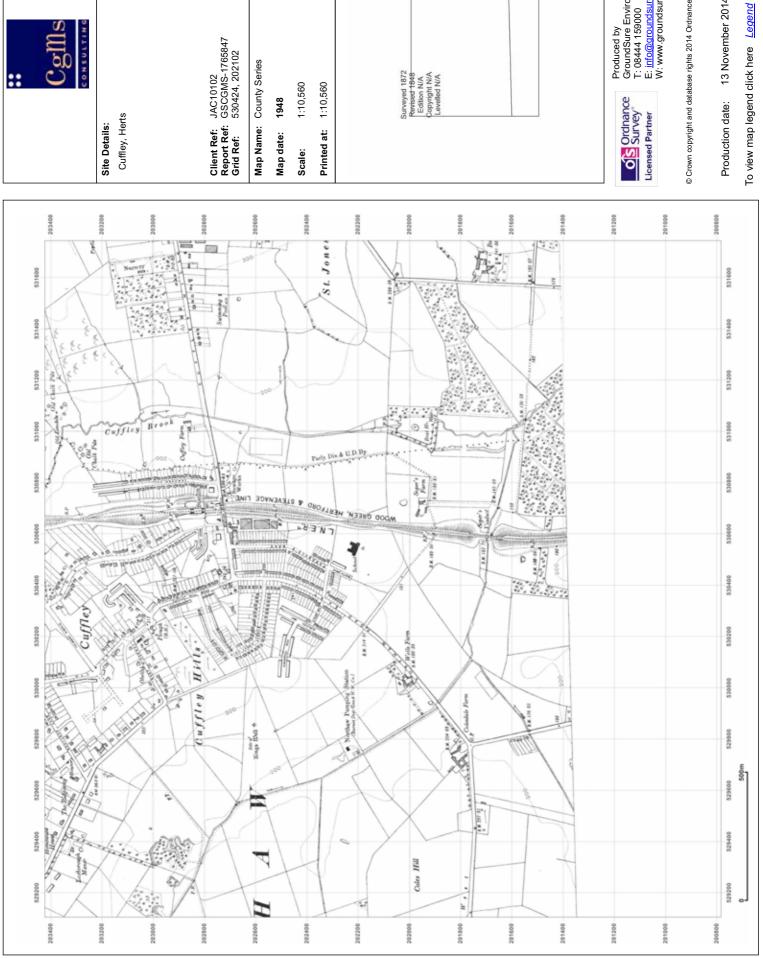


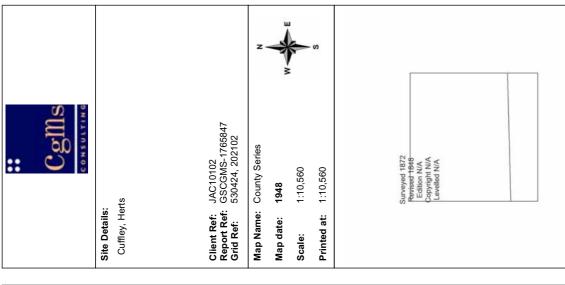




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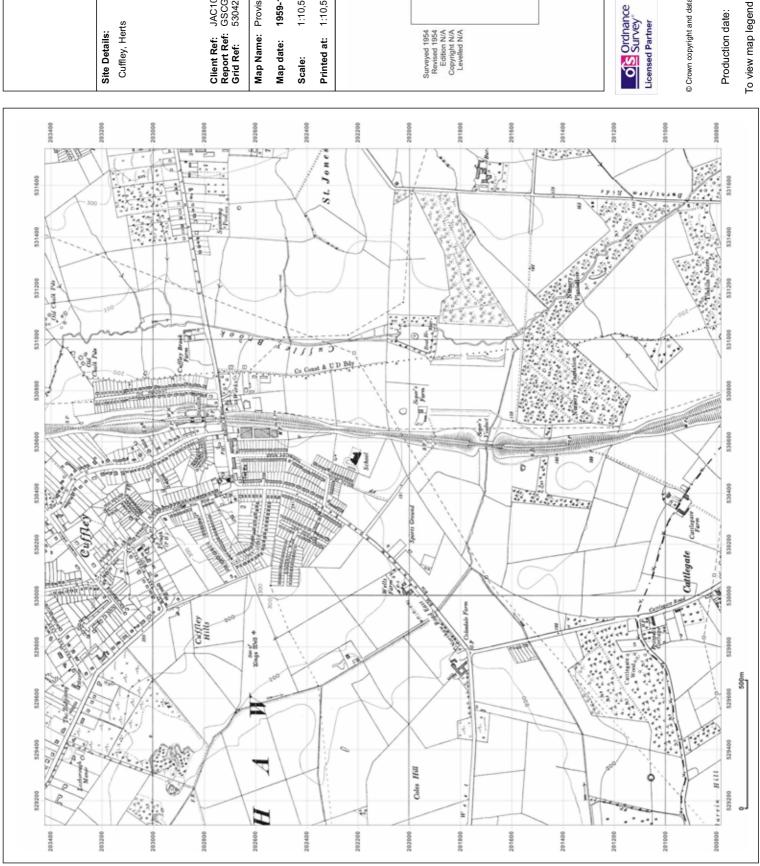


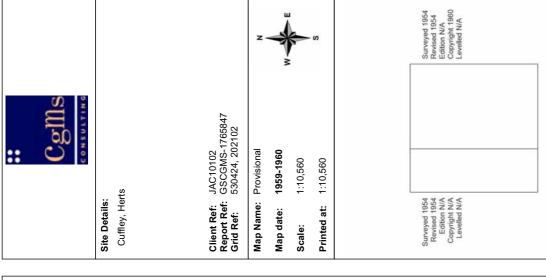




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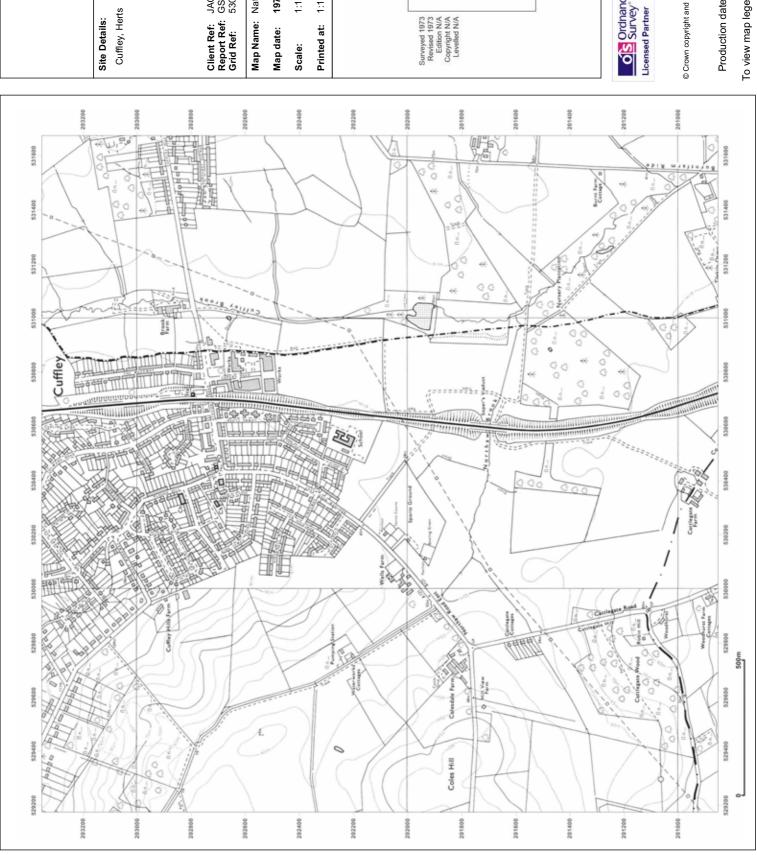


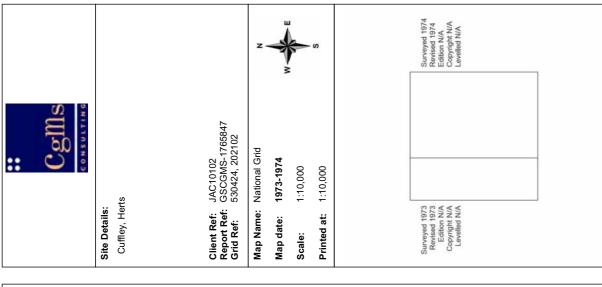




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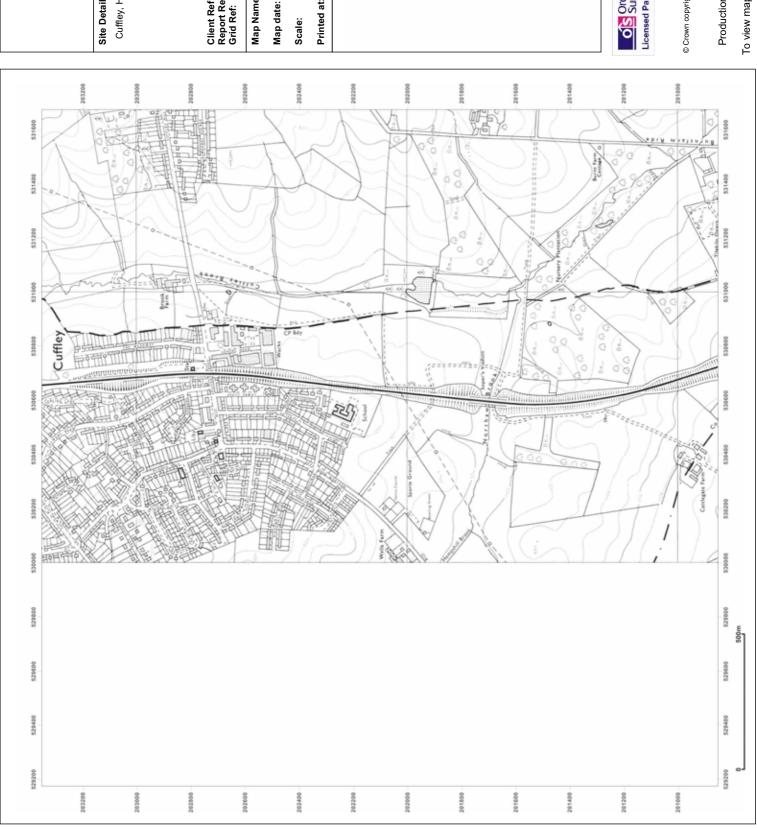


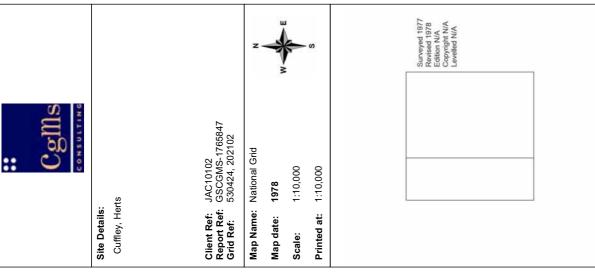




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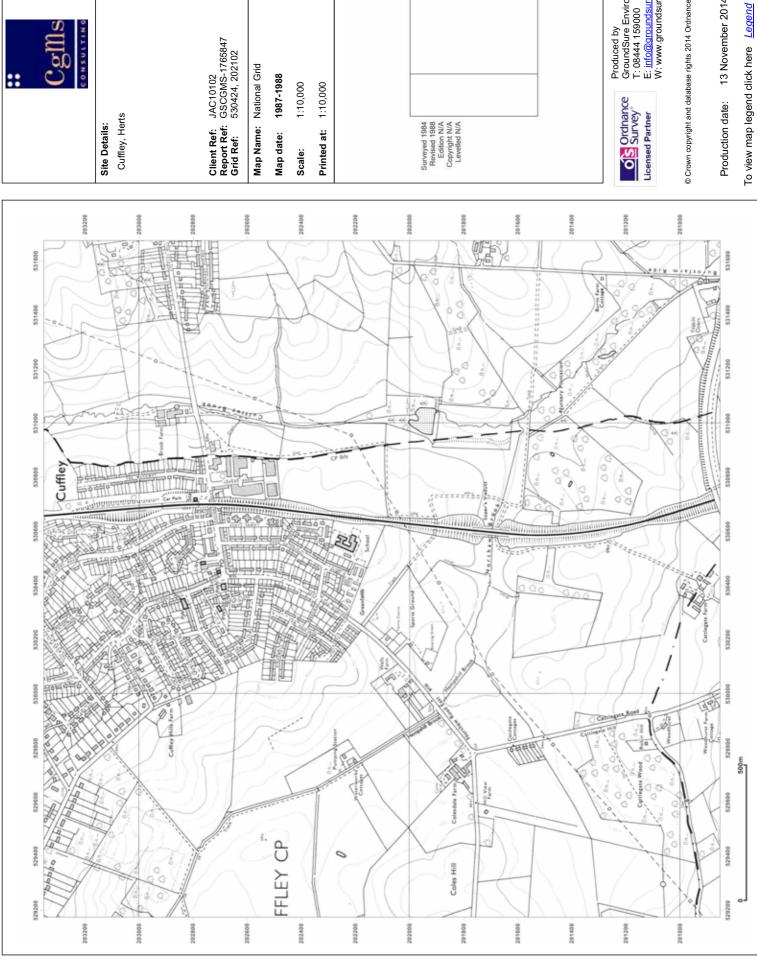


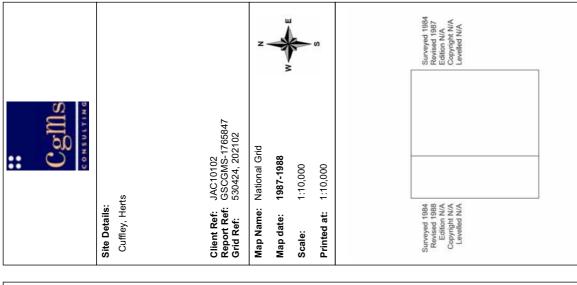




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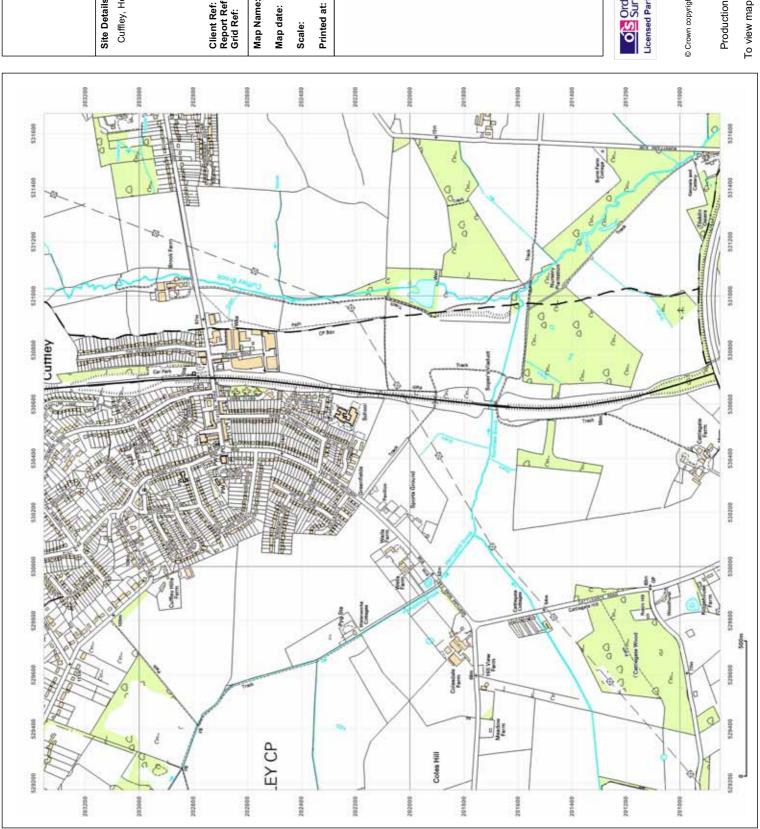


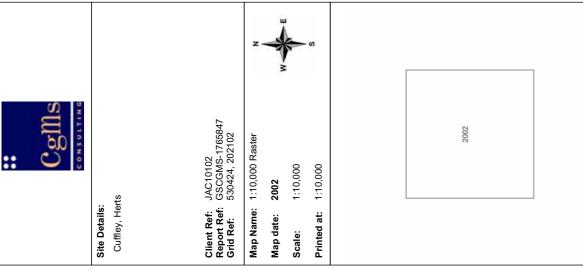




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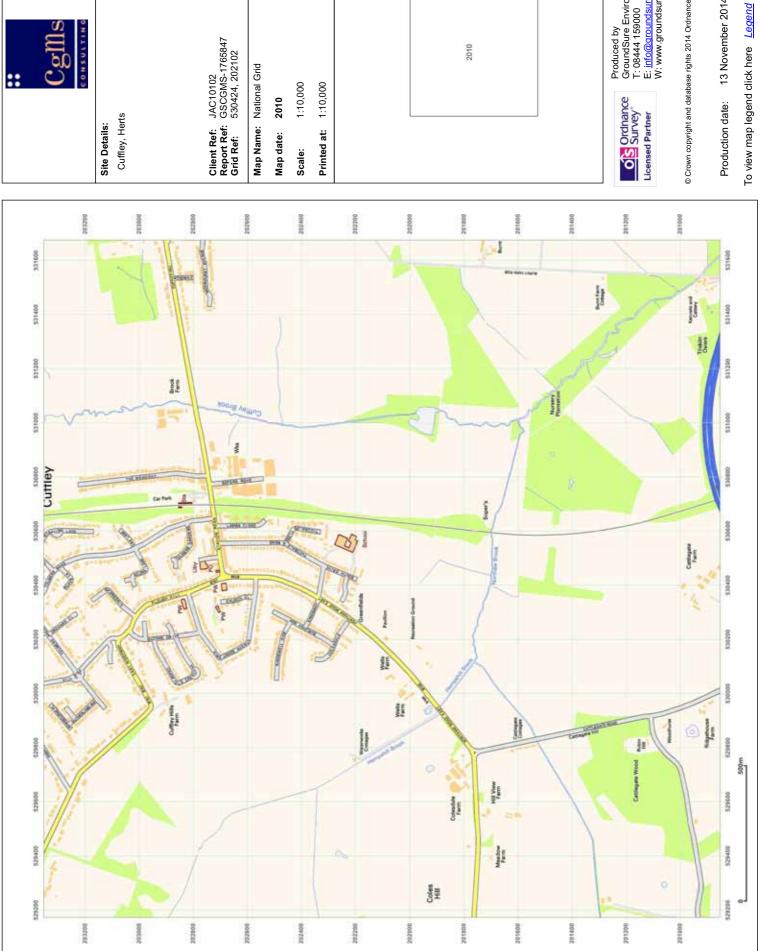


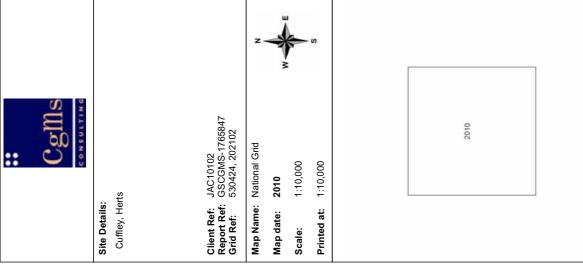




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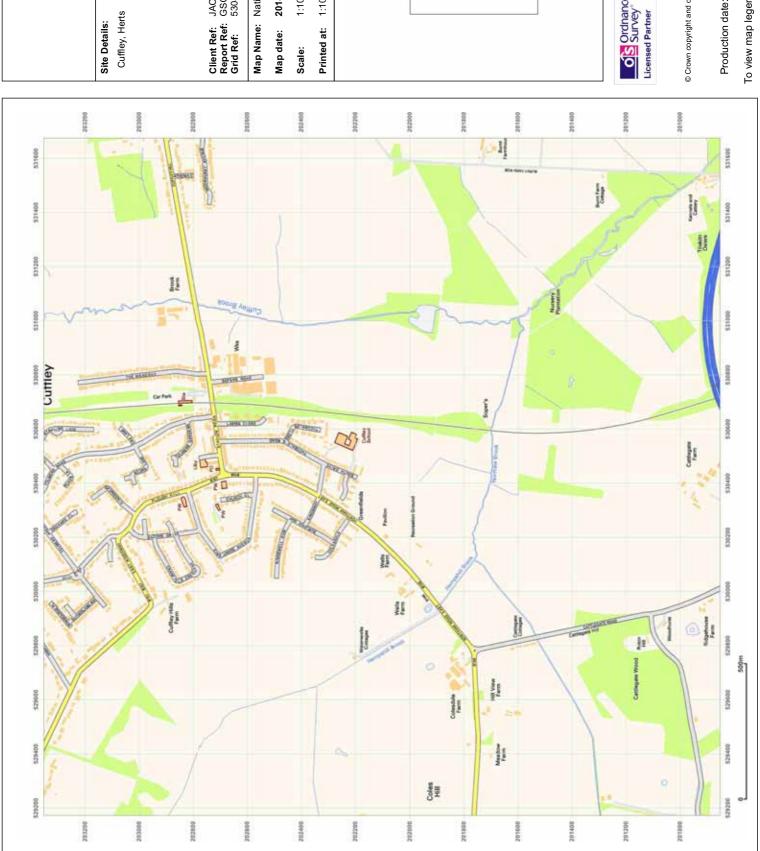


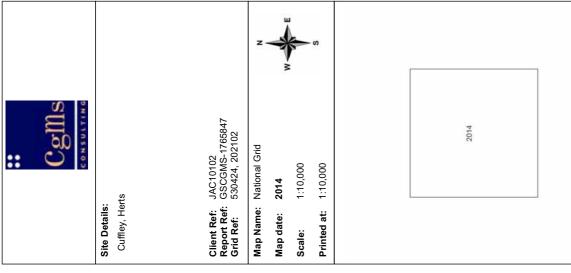




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