

**Site at land southeast of Northaw Road East  
(Cattlegate Farm)  
Cuffley  
Hertfordshire**

**Archaeological Desk-Based Assessment**

*for*

**Metropolis Green LLP**

CA Project: 660353  
CA Report: 14437

October 2014

# Site at land southeast of Northaw Road East (Cattlegate Farm) Cuffley Hertfordshire

## Archaeological Desk-Based Assessment

CA Project: 660353

CA Report: 14437

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## 1. INTRODUCTION AND BACKGROUND

- 1.1 The proposed development consists of the installation of a pipeline connecting the Cattlegate Farm Anaerobic Digestion (AD) plant (App. No. S6/2011/1795/CD; Fig. 2) with the proposed Energy Centre on land at Northaw Road East, Cuffley, Hertfordshire (App. No. S6/2014/1697/PP; Fig. 2). The objective of this archaeological assessment is to establish the potential effects, if any, of the proposed pipeline development on local heritage assets of archaeological interest.

### ***Previous related assessment***

- 1.2 A Heritage Desk-Based Assessment (DBA) in relation to the proposed residential-led mixed use development, which contains the Energy Centre, was prepared by Cotswold Archaeology for Metropolis Planning and Design LLP in February 2014 (Cotswold Archaeology 2014).
- 1.3 The assessment identified one recorded heritage asset (non-designated) within the proposed development site at Northaw Road East consisting the site of King's Well, a spring famed for its medicinal properties during the 17th and 18th centuries. A potential for below ground features of buildings constructed at the spring and possibly of later farm buildings, was also identified within the Northaw Road East site. Mesolithic artefacts recorded at a number of locations along Northaw Brook, running along the western border of the proposed development at Northaw Road East, raise the potential for early prehistoric stone artefacts. The assessment identified no harm to the heritage significance of any designated heritage asset through the alteration of their setting.
- 1.4 More widely, the DBA highlighted extensive evidence for Mesolithic occupation. However, the archaeological record suggests that it is not until the post-medieval period that notable human activity returned to the immediate area of the Northaw Road East site, comprising farmsteads, a brickfield and quarrying (Cotswold Archaeology 2014). Theobalds Park, a 17th-century deer park, is located south-east of the proposed development site at Northaw Road East and evidence for its walled boundary is visible in the surrounding landscape.

## 2. SCOPE AND METHODOLOGY

2.1 This archaeological desk-based assessment provides a proportionate level of assessment of the possible effects of the proposed pipeline at Cuffley on local heritage assets. It has been undertaken in accordance with the following key policy and guidance documentation:

- National Planning Policy Framework (2012);
- National Planning Policy Guidance: Conserving and enhancing the historic environment (accessed September 2014);
- 'Standard and Guidance for Historic Environment Desk-Based Assessment' (IfA 2012)
- 'English Heritage 'Conservation Principles' (2008)

2.2 Information on local heritage assets within a minimum 200m study area centred on the proposed pipeline route was obtained from the following sources:

- the National Heritage List (NHL), which comprises a database of all designated assets, i.e. statutorily protected assets of the highest heritage significance, including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Historic Battlefields;
- English Heritage Archive (EHA) AMIE data which comprises data related to all known designated and non-designated heritage assets recorded at the time of enquiry, including detail on monuments, buildings, find-spots, historic land-use and previous archaeological investigations;
- the Hertfordshire Historic Environment Record (HER), which comprises the primary database of archaeological sites, landscapes and previous archaeological investigations within Hertfordshire; and
- the previously prepared heritage DBA (Cotswold Archaeology 2014).

2.3 The information obtained from the above sources was incorporated into a GIS database in order to characterise the local heritage resource. This allowed the potential effects of the proposed development upon that resource to be assessed.

2.4 The course of the proposed pipeline route is depicted on Figure 1, with identified heritage assets recorded on Figure 2 and listed within the Gazetteer contained in Appendix A.

### 3. SUMMARY OF DEVELOPMENT DESIGN

- 3.1 A single pipeline trench will be excavated, extending from the proposed Energy Centre at the Northaw Road East development (App. No. S6/2014/1697/PP; Fig. 1) to the Cattlegate Farm AD plant (App. No. S6/2011/1795/CD; Fig. 1), located c.980m south-east of the Energy Centre. The pipeline trench will be approximately 1.6km in length. Two pipes, a maximum 180mm in diameter, will be laid within a trench no wider than 1.6m in width and 0.73m in depth. A drain pipe, 0.1m in diameter, and warning tape will also be inserted into the trench.

### 4. SUMMARY OF HERITAGE ASSETS AND POTENTIAL EFFECTS

#### *Recorded Heritage Assets*

- 4.1 There are no designated heritage assets recorded along the pipeline route or within the study area.
- 4.2 The south-eastern part of the pipeline route runs through the site of the post-medieval Theobalds Park (Fig. 2), as defined by the Hertfordshire HER. The original parkland was centred upon Theobalds Manor, located c.2.7km east of the proposed pipeline. However in 1607, the deer park area was extended by James I to take in parts of Enfield Chase, Cheshunt Common and Northaw Common (Lysons 1796), and therefore part of the proposed pipeline route. Prior to the 1607 park expansion, the proposed pipeline route is likely to have formed part of Northaw Common and was probably in use as pasture, located beyond the open agricultural fields surrounding nearby medieval settlement.
- 4.3 The new, 17th-century, park boundary was defined by a 'brick wall, ten miles in circumference' (Lysons 1796). A section of wall is recorded along the park boundary by Hertfordshire HER within the study area (Fig. 2, 1), c.70m south-west of the proposed pipeline route. There are no extant remains of the park wall in the immediate vicinity of the pipeline. Where the proposed pipeline crosses the park boundary (Fig. 6), there is an existing break in the boundary (comprising a tree hedgerow and stream) and a modern concrete drain serves as a bridge across the small watercourse (Fig. 7). No features of archaeological interest typically associated with manor park boundaries, for example the recorded walled, or a pale or ha-ha feature, were identified at this location during the walkover survey.

- 4.4 The park is labelled on historic mapping from 1805 and 1811. However, on the Ordnance Survey maps of 1873 and later (Fig. 3), the park is no longer specifically labelled and instead comprises enclosed areas of agricultural land and woodland. This suggests the park reverted to agricultural use in the 19th century, although the boundary of the park is still depicted on late 19th-century mapping as a tree-lined hedgerow.
- 4.5 The hedgerow which defines the park boundary is considered of historical interest, as per Hedgerow Regulations 1997 (Appendix B), as it:
- defines a historic site, Theobalds Park, which is recorded on the Sites and Monuments Record (Part II, paragraph 2, b); and
  - is depicted as part of a field system pre-dating the Inclosure Act of 1806 (Part II, paragraph 4, a)
- 4.6 A linear feature, identified as a soilmark on aerial photography (Fig. 4), has been identified within Theobalds Park (Fig. 2, 5) extending across the route of the proposed pipeline (Fig. 2). The type and date of this feature is unknown and it does not correlate with any previous field boundaries or feature depicted on historic mapping. Furthermore, the soilmark is not indicative of archaeological remains associated with the park, and a natural (i.e. geological) derivation for this soilmark is probable.
- 4.7 The route of the proposed pipeline runs under an extant railway viaduct (Fig. 2, 2; Fig. 5). This bridge is constructed of brick and contains multiple arches. It was constructed between 1898 and 1910 to allow the Hertford Loop Line railway (Fig. 2, 3) to run north-south across the valley of Northaw Brook.
- 4.8 The remaining heritage asset within the study area comprises Wells Farm (Fig. 2, 4), a post-medieval farmstead which was completely rebuilt in the 20th century. The pipeline route runs along the north-western and north-eastern sides of the farm yard boundary.

*Potential for currently unrecorded archaeological remains*

- 4.9 The pipeline route runs through an Area of Archaeological Significance (Fig. 2), as defined in the Welwyn Hatfield District Plan of 2005 (Appendix 4, **AAS37**). This area,

comprising c.88ha, is known to contain 'cropmarks indicating the presence of, as yet undated archaeological remains' and is protected under policy R29 of the District Plan (Welwyn Hatfield Council 2005). This area of archaeological significance also includes Theobald's deer park and associated boundary (pers. comm. Isobel Thompson, Hertfordshire HER). However, there is no specific potential for archaeological remains along the pipeline route.

- 4.10 The proposed pipeline route also runs along the north-western and north-eastern sides of the site of a post-medieval farmstead which was rebuilt in the 20th century (Fig. 2, 4). There may be a limited potential for archaeological remains associated with the post-medieval farmstead to exist within the pipeline route, although any such remains are unlikely to be considered of heritage significance.
- 4.11 The DBA produced for the proposed development at Northaw Road East (Cotswold Archaeology 2014) discusses the potential for Mesolithic finds within the near vicinity of Northaw Brook. Superficial deposits recorded along the route of the proposed pipeline consist of alluvium clay, silt, sand and gravel deposits associated with Northaw Brook. Alluvium has the potential to seal and preserve prehistoric and palaeoenvironmental remains and therefore there is a general potential for prehistoric and palaeoenvironmental remains within these areas of alluvium. However, no such remains have previously been recorded along the pipeline route or its vicinity.
- 4.12 Where the route runs across existing infrastructure, such as roads and tracks, the potential is considered to be very limited. In the areas where the proposed pipeline route runs across areas of agricultural land, the potential is proportionately higher (Fig. 5 and 6). However, the lack of recorded heritage assets on the direct course of the proposed pipeline and the small-scale nature of the construction works (in terms of grounds disturbance) limits the potential for archaeological remains along the pipeline route.

#### *Effects of the proposed development*

- 4.13 A number of non-designated archaeological sites are recorded within the study area. Two of these, the railway viaduct (Fig. 2, 2) and railway line (Fig. 2, 3) are recorded across the pipeline route. They will not be directly affected by the proposed pipeline as the development will pass underneath the assets (Fig. 5).

- 4.14 The route of the proposed pipeline also extends across the boundary of the 17th-century Theobalds Park, currently defined by sections of hedgerows. At the location where the proposed pipeline crosses the park boundary, the treeline has already been breached and a modern bridge/drain installed (Fig. 6 and 7). No features of archaeological interest, associated with the deer park, were identified at this location during the walkover survey. Therefore, there will be no harm to recorded elements of the boundary of Theobalds Park.
- 4.15 An undated linear soilmark feature, recorded on aerial photography, extends across the pipeline route (Fig. 2, 5). This feature is recorded on very few sources (it is recorded on a single aerial photograph consulted as part of this assessment) and is not of a recognisable form indicative of buried archaeological remains. Therefore, this feature is not considered a heritage asset.
- 4.16 The proposed development may potentially affect currently unrecorded archaeological remains, especially within the Area of Archaeological Significance (Fig. 2). However, due to the small-scale nature of the construction works, the development will not cause significant harm to any designated or non-designated assets.
- 4.17 As a buried service line, the development will have no physical presence in the landscape and there will be no effect on the setting of any heritage assets (English Heritage 2011).

## **5. CONCLUSIONS**

- 5.1 There are no designated heritage assets recorded along the proposed pipeline route. A small number of non-designated heritage assets are recorded intersecting the proposed pipeline route. The boundary of the 17th-century Theobalds Park, as well as a modern railway line and viaduct, will not be harmed by the proposed pipeline route.
- 5.2 The proposed route passes through an Area of Archaeological Significance. However, no specific archaeological remains have been recorded along the pipeline route. Should any currently unrecorded archaeological remains be disturbed by the proposed cable route, the small scale of the development means that the level of



harm is likely to be extremely limited, and not contrary to national or local planning policy.

## **6. RECOMMENDATIONS**

- 6.1 The proposed pipeline runs across an Area of Archaeological Significance, as defined in the Welwyn Hatfield District Plan 2005, within which are areas of archaeological potential. As part of a suitably worded planning condition, an appropriate programme of mitigation can be agreed with the Local Planning Authority, which could comprise archaeological observation of construction works within the Area of Archaeological Significance, in the form of a watching brief.
- 6.2 This strategy would ensure that any archaeological remains within the route of the proposed pipeline in the Area of Archaeological Significance are properly recorded, as per the National Planning Policy Framework (Chapter 12, paragraph 141) and Policy R29 of the Welwyn Hatfield District Plan 2005.

## 7. REFERENCES

Cotswold Archaeology 2014 *Land at Northaw Road East, Cuffley, Hertfordshire: Heritage Desk-Based Assessment*

Department for Communities and Local Government 2012 *National Planning Policy Framework*

English Heritage 2008. *Conservation Principles*

English Heritage 2011. *The setting of heritage assets: English Heritage guidance*

Institute for Archaeologists (IfA) 2012 *Standard and Guidance for Archaeological Desk-Based Assessment*

Lysons, D. 1796 *The Environs of London: Volume 4 – Counties of Herts, Essex and Kent*

Welwyn Hatfield Council 2005 *Welwyn Hatfield District Plan*

### ***Internet sources***

<http://list.english-heritage.org.uk> (accessed September 2014)

## APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (all TL)	HER ref. NMR ref. EH ref.	Major Source
1	Part of the boundary of Theobalds Park showing as a tree line and walling, interpreted from aerial photographs	Post-Medieval		3006 0170	<b>MHT10254</b>	HER
2	Extant railway viaduct. Seven-arch, brick built viaduct built between 1898 and 1910	Modern		3059 0170	<b>MHT12614</b>	HER
3	Hertford Loop Line railway line opened in 1918	Modern		3060 0117	1368854	NMR
4	Wells Farm. A post-medieval farmstead completely rebuilt in the 20th century	Modern		30034 02002	<b>MHT10969</b>	HER
5	Soilmark of a straight linear feature identified on aerial photography	Unknown		3034 0181	<b>MHT10255</b>	HER

## APPENDIX B: EXTRACT FROM THE HEDGEROWS REGULATIONS 1997

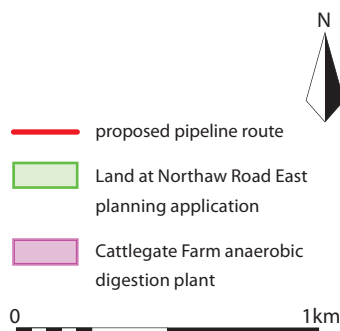
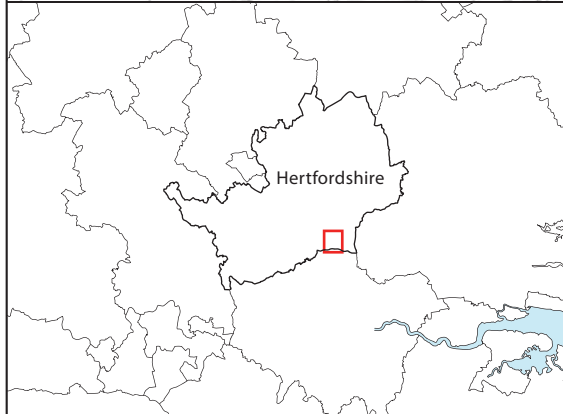
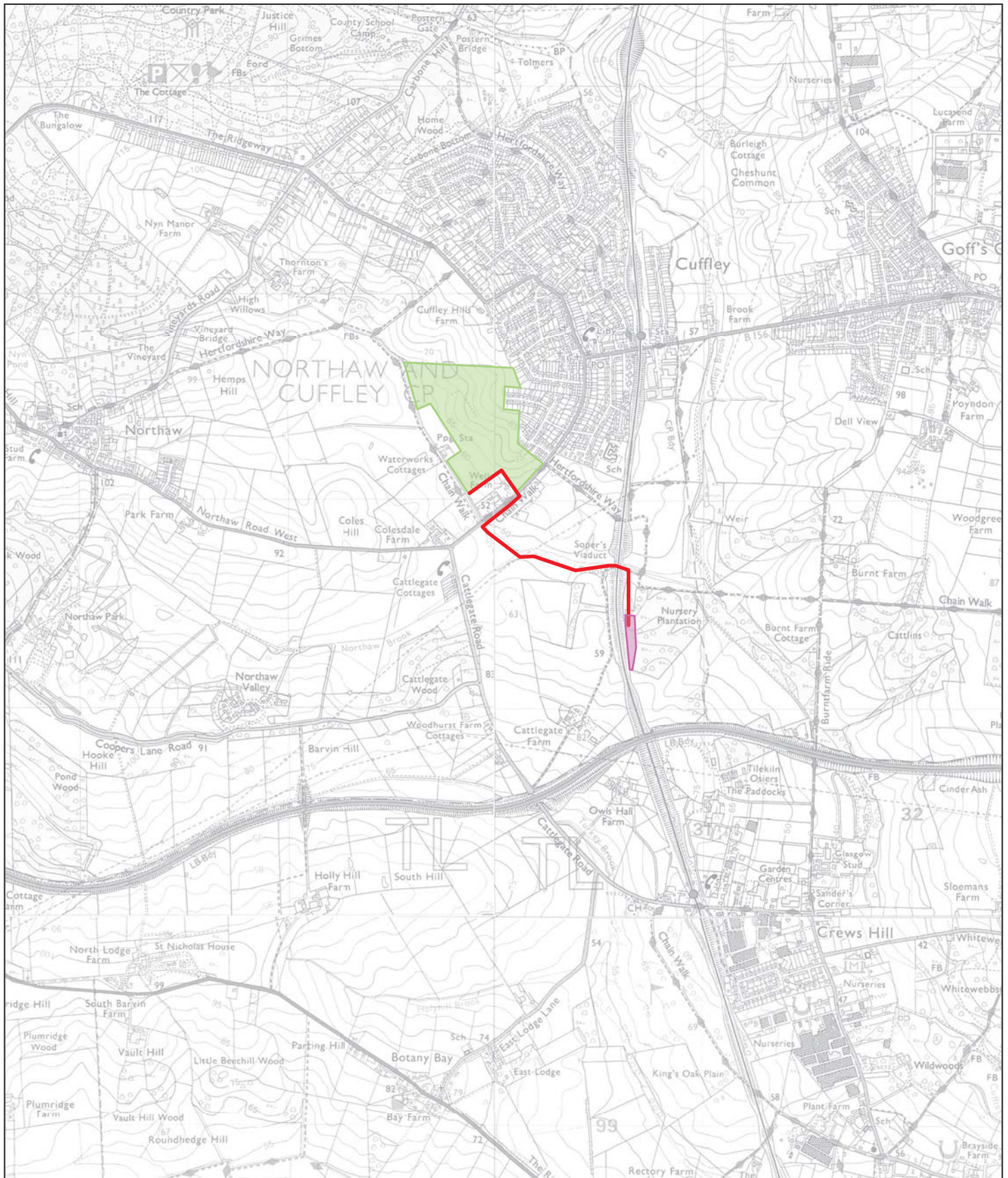
Extracted from Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

### PART II

#### CRITERIA

##### Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
  - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
  - (b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow-
  - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
  - (b) is associated with any monument or feature on that site.
4. The hedgerow-
  - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
  - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
  - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts (a); or
  - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
    - (i) is substantially complete; or
    - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic



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#### PROJECT TITLE

**Anaerobic Digestion Plant Pipeline,  
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#### FIGURE TITLE

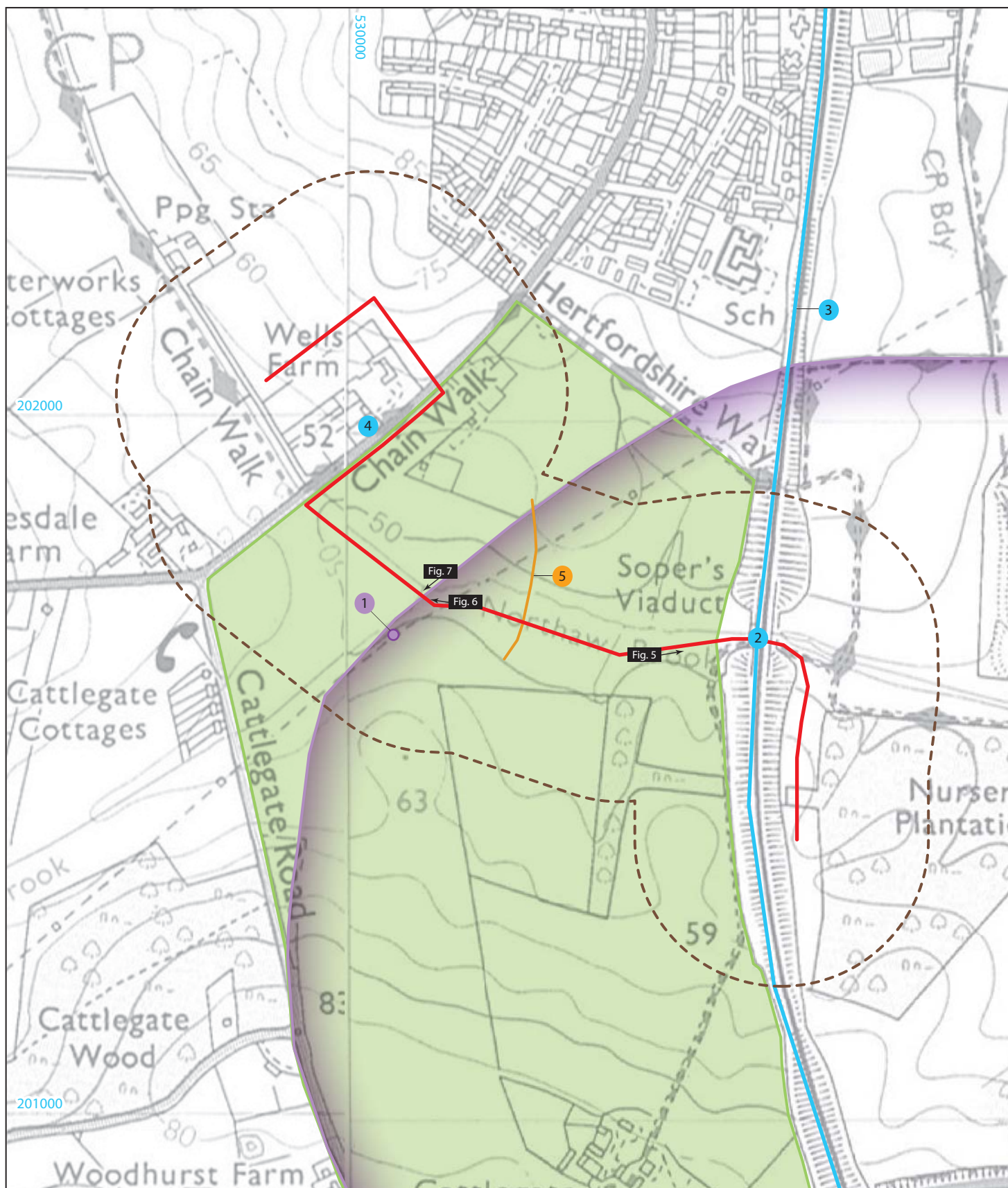
**Site location plan**

PROJECT NO. 660353 DATE 24-09-2014  
DRAWN BY DJB REVISION 00  
APPROVED BY LM SCALE@A4 1:25,000

FIGURE NO.

**1**





- proposed pipeline route
- study area
- post-medieval
- modern
- undated soilmark
- Area of Archaeological Significance
- Theobalds Park

Fig. ? photograph location



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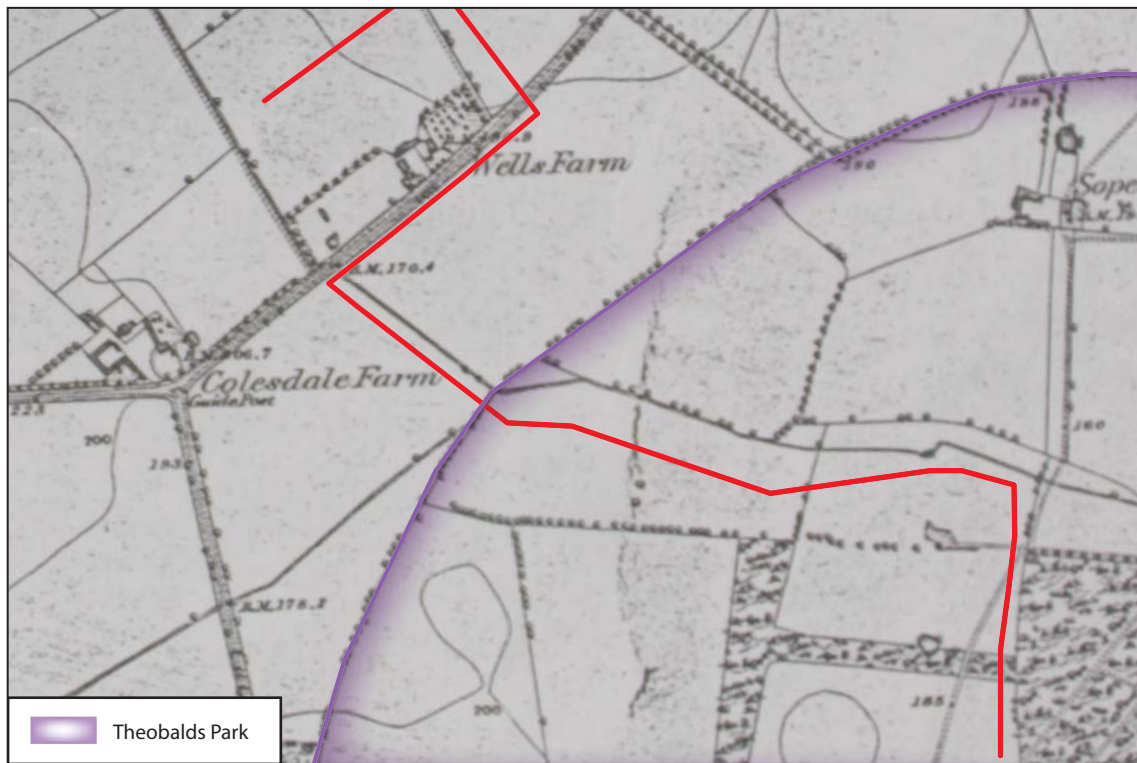
#### FIGURE TITLE

**Recorded heritage assets**

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 DRAWN BY DJB REVISION 00  
 APPROVED BY LM SCALE@A4 1:7,500

FIGURE NO.

**2**



3



4

- 3 Extract from 1882 Ordnance Survey map showing boundary of Theobalds Park
- 4 Aerial photograph of 1982 showing undated soilmark (Fig. 2, 5)



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**FIGURE TITLE**

**Historic mapping and aerial  
photograph**

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5



6

5 View east along pipeline route (red line) showing railway line (Fig. 2, 3) and viaduct (Fig. 2, 2)

6 View west along pipeline route (red line) showing boundary of Theobalds Park (purple line)



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**FIGURE TITLE**

**Photographs**

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**FIGURE NO.**

**5 & 6**





7

**7 View south-west along border of Theobalds Park (purple line)**



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**FIGURE TITLE**

**Photographs**

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**FIGURE NO.**

**7**