

## **ENVIRONMENT**

Henry Boot Developments Ltd

Tewin Road  
Welwyn Garden City

Heritage Assessment

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Tewin Road  
Welwyn Garden City

Heritage Assessment

Birmingham  
Livery Place, 35 Livery Street, Colmore Business District  
Birmingham, B3 2PB  
T: 0121 233 3322

Leeds  
Whitehall Waterfront, 2 Riverside Way  
Leeds, LS1 4EH  
T: 0113 233 8000

London  
11 Borough High Street  
London, SE1 9SE  
T: 0207 407 3879

Manchester  
11 Portland Street  
Manchester, M1 3HU  
T: 0161 233 4260

Nottingham  
5<sup>th</sup> Floor, Waterfront House, Station Street  
Nottingham, NG2 3DQ  
T: 0115 924 1100

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## 1. INTRODUCTION

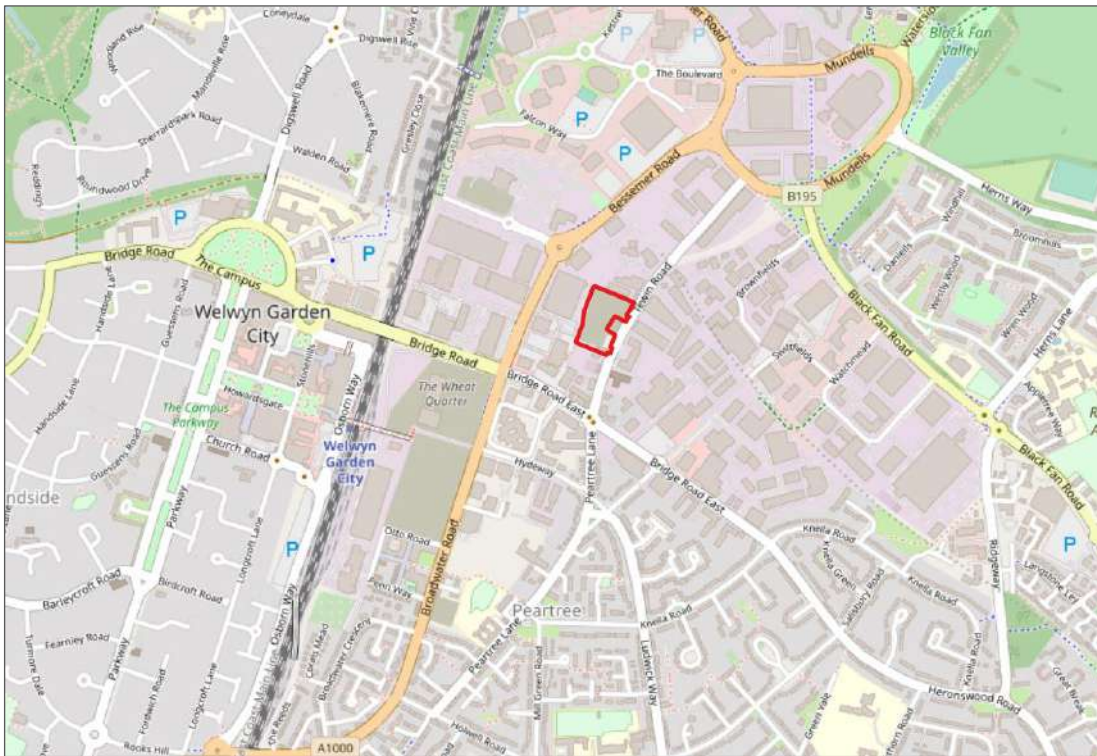
- 1.1 BWB Consulting (BWB) was instructed by Henry Boot Developments Ltd to undertake a Heritage Assessment on a site at Tewin Road, Welwyn Garden City, Hertfordshire ('the Site').
- 1.2 The project is understood to involve the re-development of the Site for a commercial end use comprising three units with associated yard, parking, and infrastructure. The existing concrete slabs and tarmac areas within the Site are to be removed along with the remaining structures.
- 1.3 The assessment considers the significance of any recorded heritage assets within a 1 km radius of the site boundary, together with an assessment of any potential impacts, in line with the requirements of National Planning Policy Framework (NPPF).<sup>1</sup>

### Site Location and Topography

- 1.4 The Site is located to the west of Tewin Road, Welwyn Garden City, centred approximately on National Grid Reference TL 245 131. The proposed site boundary is shown on **Figure 1**.
- 1.5 The Site, which covers an area of approximately 1.21 ha, is currently vacant and secured with metal fencing. It is roughly rectangular in shape and generally covered in concrete hardstanding where once gas holders and buildings were in place, with scrub and gravel areas in between. Shrubs are present all around the Site limits by the palisade metal fences. The Site includes a strip of land in the south currently utilised by ATS Euromaster.
- 1.6 The Site is located through a series of gates from Tewin Road. The northeast area of the Site is predominately hardstanding and appears to have been utilised as a laydown area complete with storage bays and a shipping container. There are materials, fencing panels and a bunded fuel storage tank left just north of the asphalt area in the main Site left from recent development / demolition works. Two small concrete base structures were noted in the northern area of the Site. Given their size, these were considered to be tank bases or floor structure to previous buildings.
- 1.7 The Site steps down in level from south to north, with an average elevation of between 82 and 83m Above Ordnance Datum (AOD). The northern tank base was noted to be the lowest point of the Site, with the western and southern boundary areas comprising a bank ranging between approximately 0.5 and 1.5m in height compared to the average site levels.<sup>2</sup>

<sup>1</sup> Ministry of Housing, Communities & Local Government, 2012 (as amended 2021), *National Planning Policy Framework*, Chapter 16, paragraph 194.

<sup>2</sup> Free Map Tools, *Elevation Finder*, <https://www.freemaptools.com/elevation-finder.htm>.



**Figure 1:** Site Location

## Geology and Soils

- 1.8 Information published by the British Geological Survey (BGS) indicates that the Site is directly underlain by superficial deposits of the Kesgrave Catchment Subgroup (sand and gravel) (Secondary A Aquifer) over the bedrock geology of the Lewes Nodular Chalk and Seaford Chalk Formations (Principal Aquifer). Made Ground is expected to be present overlying the superficial deposits, associated with historic usage of the Site.<sup>3</sup>

## 2. PLANNING BACKGROUND

### National Planning Policy

#### National Planning Policy Framework (NPPF)<sup>4</sup>

- 2.1 Chapter 16 of the NPPF, 'Conserving and Enhancing the Historic Environment', sets out the Government's planning policies for England and how these are expected to be applied to planning policy and the historic environment.
- 2.2 The preservation and enhancement of heritage assets forms an important part of the NPPF and is one of the core planning principles that should be used to underpin planning and decision-taking. The core principle states that heritage assets should be:

<sup>3</sup> British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

<sup>4</sup> *National Planning Policy Framework*, Chapter 16.

- 2.3 *'conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.4 Chapter 16, paragraph 194, of the NPPF requires that the relevant Historic Environment Record (HER) be consulted and any heritage assets likely to be affected by the proposed development have their significance assessed using appropriate expertise. Where an application site may influence heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.
- 2.5 Paragraph 196 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 2.6 Paragraph 197 of the NPPF is a fundamental consideration in determining planning applications. It states that local planning authorities should take account of the following three points:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.7 Paragraph 199 states that great weight should be given to a designated heritage asset's conservation, irrespective of the level of harm to its significance. The more important the asset, the greater the weight should be.
- 2.8 Chapter 16, paragraph 200, of the NPPF adds that any harm to, or loss of, the significance of a designated heritage asset *'should require clear and convincing justification'*.
- 2.9 Chapter 16, paragraphs 201 and 202 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).
- 2.10 Paragraph 203 states that, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

#### Setting of a Heritage Asset

- 2.11 The setting of a heritage asset is defined by the NPPF as *'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'.<sup>5</sup>

2.12 In determining the impacts on setting, Historic England recommend a staged approach to achieve proportionate decision-taking.<sup>6</sup> The stages recommended are:

- Identify which heritage assets and their settings are affected;
- Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision and monitor outcomes.

#### Setting Assessment

2.13 The degree to which the setting of the identified heritage assets contributes to their significance has been considered in terms of:

- the physical surroundings of the asset, including its relationship with other heritage assets;
- the asset's intangible associations with its surroundings, and patterns of use;
- the contribution made by noises etc to significance; and
- the way views allow the significance of the asset to be appreciated.

### **Regional & Local Policy**

#### Welwyn Hatfield District Plan, Adopted 2005<sup>7</sup>

2.14 Policy R28 – Historic Parks and Gardens:

- *'Development will not be permitted if it would lead to the loss of, or cause harm to, the historic character, appearance or setting of any part of a registered historic park or garden.*
- *Proposals for development in any unregistered historic parks and gardens listed in Appendix 3 will be considered in terms of their contribution to the quality and character of the historic environment.*
- *The Council will work with the County Council, the Hertfordshire Building Preservation Trust and the Hertfordshire Gardens Trust to promote the preservation and maintenance of this resource.'*

2.15 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*

<sup>5</sup> National Planning Policy Framework, Annex 2: Glossary.

<sup>6</sup> Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice in Planning Note 3 (Second Edition)*.

<sup>7</sup> Welwyn Hatfield Council, 2005, *Welwyn Hatfield District Plan*.

*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.'*

#### Welwyn Hatfield Draft Local Plan<sup>8</sup>

2.16 A new Draft Local Plan is currently being examined, although this has not yet been adopted.

2.17 Policy SP 11 – Protection and enhancement of critical environmental assets:

- *'The protection, enhancement and management of the environmental, ecological and historic assets within the borough, will be sought commensurate with their status, significance and international, national and/or local importance.*
- *...Development that would secure positive improvements to and ensure the long-term conservation of ecological and heritage assets for the enjoyment of future generations will be supported.*
- *Designation of ecological and heritage assets will be supported where it is deemed appropriate and necessary to safeguard them for the enjoyment of future generations.'*

2.18 Policy SADM 15 – Heritage:

- *'Proposals which affect designated heritage assets and the wider historic environment should consider the following:*
  - *The potential to sustain and enhance the heritage asset and historic environment in a manner appropriate to its function and significance.*
  - *Successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided.*
  - *Proposals should respect the character, appearance and setting of the asset and historic environment in terms of design, scale, materials and impact on key views.*
  - *Architectural or historic features which are important to the character and appearance of the asset (including internal features) should be retained unaltered.*

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<sup>8</sup> Welwyn Hatfield Borough Council, 2016, *Draft Local Plan: Proposed Submission*.

- *The historic form and structural integrity of the asset are retained; and*
- *Appropriate recording of the fabric or features that are to be lost or compromised takes place and is deposited into the Historic Environment Record.*
- *A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and nature of the proposal are likely to have an impact on the significance of all or part of the asset.*
- *Permission for proposals that result in substantial harm to the significance of a designated heritage asset, including Conservation Areas, will be exceptional or wholly exceptional in accordance with national policy and guidance.*
- *Proposals that result in less than substantial harm to the significance of a designated heritage asset will also be refused unless the need for, and benefits of, the development in that location significantly outweigh that harm and the desirability of preserving the asset, and all feasible solutions to avoid and mitigate that harm have been fully implemented.*
- *Proposals that result in harm to the significance of other heritage assets will be resisted unless the need for, and benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented.'*

#### 2.19 Policy SP 15 – The Historic Environment of Welwyn Garden City:

- *'Welwyn Garden City's historical significance and unique heritage as a garden city designed for 'healthy living' and Mark One New Town should be protected. Proposals for new development should protect, conserve and where appropriate enhance its heritage assets. All development proposals, through their design and detailing, will be required to demonstrate that they have responded to the key characteristics of a Garden City. For all development proposals that require a Sustainable Design Statement or Design and Access Statement, it will be important to demonstrate that the historic environment of Welwyn Garden City is properly understood and considered through a thorough analysis in accordance with Policy SP 9 Place Making and High Quality Design, SP 11 Protection and enhancement of critical environmental assets and SADM 15 Heritage.*
- *For development proposals of between 100 to 499 dwellings applicants will be required to demonstrate how consideration of the historic character and significance of the town has been taken into account at an early stage in the design process through the preparation of masterplans or development briefs.*
- *For sites of 500 dwellings or more the Council will prepare a supplementary planning document, as appropriate, which takes account of the unique heritage of the town and sets out a design framework and detailed guidance within which sites should come forward for development.'*

### 3. INFORMATION SOURCES

- 3.1 The following sources of information have been consulted in order to meet the requirements of the assessment and are in line with guidelines laid down by the Chartered Institute for Archaeologists.<sup>9</sup>
- 3.2 Where events and monuments listed in the gazetteer (**Appendix 1**) are mentioned in the text, the relevant Hertfordshire Historic Environment Record (HER) numbers are given in bold-type **MHT** (e.g. **MHT16357**) for monuments and Historic England's list entry numbers (e.g. **1003221**) for nationally designated assets, such as listed buildings and scheduled monuments.

#### Archaeological Archives and Databases

- 3.3 Information on previous archaeological finds and investigations within the study area was obtained from a search of the Hertfordshire HER and Historic England's National Monuments Record (NMR) on the 13<sup>th</sup> of September 2021. The HER request number assigned to this search is **113/21**.

#### Designated Heritage Assets<sup>10</sup>

- 3.4 Historic England's National Heritage List for England Database was consulted for information on all designated scheduled monuments, listed buildings, registered parks and gardens, registered battlefields, conservation areas and World Heritage Sites within the study area.<sup>11</sup>

#### Published and Unpublished Sources

- 3.5 A range of published and unpublished material has been researched and consulted. This includes academic articles together with general sources on the area and its wider archaeological and historical background. These are listed in the bibliography.

#### Geological Soil Surveys

- 3.6 Information on the underlying geology and soils within the study area was taken from data collected by the British Geological Survey online.<sup>12</sup>

<sup>9</sup> Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-based Assessment*.

<sup>10</sup> Designation is the act of setting aside something, or devoting it to a particular purpose. In the legal planning context, it is also 'the action of choosing a place for a special purpose or giving it a special status'.

<sup>11</sup> Historic England, *The National Heritage List for England*, <https://historicengland.org.uk/listing/the-list>.

<sup>12</sup> British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

## 4. ASSESSMENT CRITERIA

- 4.1 An assessment of the significance of any recorded heritage assets within a 1 km radius of the Site has been undertaken, in line with the requirements of the National Planning Policy Framework.<sup>13</sup> Scheduled monuments, Grade I and II\* listed buildings, registered parks and gardens, registered battlefields and World Heritage Sites are assessed to be of *high significance*, in line with paragraph 200 of the NPPF.
- 4.2 Historic England addresses the significance of an archaeological or heritage asset as being one of the guiding principles running through the historic environment section of the NPPF.<sup>14</sup> The NPPF defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'*. Such interest may be *'archaeological, architectural, artistic or historic'* and it may derive *'not only from a heritage asset's physical presence, but also from its setting'*.<sup>15</sup>
- 4.3 **Table 1** provides broad characterisations for determining the significance of an asset and is based on national designations, though the significance of individual assets specific to this report are assessed on an individual basis.
- 4.4 The assessed significance of each individual heritage asset identified as part of this assessment has been listed in the gazetteer in **Appendix 1**. Where there is potential for an impact on a heritage asset, this is discussed in Section 6.0.

**Table 1: Significance of Heritage Assets Criteria**

Significance	Type of heritage asset
High	Scheduled Monuments Listed Buildings (Grade I and II*) Registered Parks and Gardens Registered Battlefields World Heritage Sites
Medium	Listed Buildings (Grade II) Conservation Areas Heritage Assets identified as being of regional or local importance on the HER Sites identified within this assessment considered to be of regional or local importance
Low	Non-designated Heritage Assets recorded on the HER Previously unrecorded sites identified in this assessment and not considered to be significant
None	Previously recorded heritage assets or sites recorded in documentary sources now destroyed

<sup>13</sup> National Planning Policy Framework, Chapter 16, paragraph 194.

<sup>14</sup> Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12)*.

<sup>15</sup> National Planning Policy Framework, Annex 2: Glossary.

Unknown	Potential but previously unrecorded sub-surface archaeological remains Historical sites or features identified through documentary evidence as part of this assessment
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## 5. BASELINE ASSESSMENT

- 5.1 The baseline assessment considers in detail the nature and significance of the archaeological and heritage resource within a 1 km study area surrounding the boundary of the Site (see **Figures 2 and 3** in **Appendix 2**). Tabulated gazetteers summarising pertinent information for individual assets are shown in **Appendix 1 (Tables 2 and 3)**.
- 5.2 When describing an individual asset within the text, this is accompanied by its official reference number (either the list entry number for designated assets or the HER number for non-designated assets).

### Identified Archaeological Sites, Buildings and Features

- 5.3 No archaeological sites or historical features have been recorded within, or partially within, the proposed development site on the Hertfordshire HER, although historic mapping (see below) shows that gas holders and associated buildings and fuel tanks occupied the Site between the 1930s and 2018. These assets are considered to be of **low** significance.
- 5.4 Within the 1 km study area, 14 archaeological events and 50 monuments, including six listed buildings and structures, have been recorded (**Appendix 2, Figures 4**). These assets date from the Iron Age through to the modern period and include archaeological features, buildings and structures.

### Designated Sites or Areas

- 5.5 The study area contains six listed buildings, all of which are Grade II and therefore considered to be of **medium** significance (**Appendix 2, Figure 2**). The closest of these is the former Nabisco Shredded Wheat Factory (**1101084**), which was built in 1925 and lies approximately 330m to the southwest of the Site. Another 330m to the south of this lies the Office Block to the Roche Products Factory (**1348142**), which was built between 1938 and 1940. The mid-17<sup>th</sup> century Digswell Lodge (**1101079**) and the mid-20<sup>th</sup> century 83-103, Knightsfield (**1246824**) lie approximately 720m and 970m to the northwest of the Site respectively. The 17<sup>th</sup> century Attimore Hall (**1101083**) and its associated Granary and Barn (**1172810**) are situated on the eastern periphery of the study area.
- 5.6 The study area contains no scheduled monuments, World Heritage Sites, registered battlefields or registered historic parks or gardens.

- 5.7 There are two conservation areas situated within the study area which are discussed below. These are considered to be of **medium** significance.

Welwyn Garden City Conservation Area<sup>16</sup>

- 5.8 This conservation area begins approximately 470m to the west of the Site and incorporates the town centre and the residential areas to its west. According to the conservation area appraisal, the purpose of the designation was to '*preserve the architectural unity of the town*' and the town's principal historic significance '*lies in its planning – possibly the highest expression of the visionary physical, social, cultural and economic ideals of their period, drawn together by the Garden City's founders, management and professionals.*' The level of significance is 'global' in planning terms, '*attracting study and visits from many countries.*'

- 5.9 Most buildings within the conservation area are neo-Georgian in style and the historic significance of the collection is '*of national and international significance.*'

Peartree Conservation Area<sup>17</sup>

- 5.10 The Peartree Conservation Area lies approximately 840m to the south of the Site. Its special historic interest lies in the fact that it was one of the first developments to be laid out to the east of Welwyn Garden City and much of the area's original architecture remains intact.

- 5.11 According to the conservation area appraisal, the special interest of Peartree '*principally derives from its design as a planned residential area for low income housing which is distinct from the development in the west of Welwyn Garden City in terms of density, building types and architectural details. Stylistically, the green spaces, tree-lined avenues and open boundaries found within the area contribute to its overall appearance, and apply the garden city principles of plentiful recreational and ecological space to a denser housing model.*' The buildings of interest within this conservation area are of '*communal and group value and follow the Neo-Georgian architectural style of the Garden City.*'

### **Historic Landscape Characterisation**

- 5.12 The Site lies within the Welwyn Garden City Historic Landscape Characterisation (HLC) area (**HHT2691**), which is described as a built-up area of urban development.

### **Previous Archaeological Investigations**

- 5.13 Fourteen archaeological investigations have been undertaken within the study area, and these are discussed in order of distance to the Site, the nearest being first (**Appendix 2, Figure 4**). Although no physical impacts will occur to assets outside of the Site, previous archaeological investigations within the 1 km study area have been appraised to add

<sup>16</sup> Welwyn Hatfield Borough Council, 2007, *Welwyn Garden City Conservation Area Appraisal*.

<sup>17</sup> Welwyn Hatfield Borough Council & Place Services, 2019, *Peartree Conservation Area: Character Appraisal and Management Plan*.

historical context and to help assess the potential for previously unknown archaeological remains within the Site.

- 5.14 In 2021 a three trench evaluation was undertaken 150m north of the Site in advance of construction of a household waste recycling centre, which revealed that the site had been heavily truncated by development in the 1960s and retained no archaeological potential (**EHT8878**).
- 5.15 A watching brief at Tesco, Bessemer Road 325m west of the Site during 2001 did not reveal features or finds of an archaeological nature (**EHT5276**). A trial trench evaluation at the nearby former Argos Direct Distribution Depot did not record any finds or features of an archaeological nature (**EHT7901**).
- 5.16 An archaeological evaluation was undertaken in 2002 on the south side of Bridge Road East, 600m south of the Site. No archaeological finds, features or deposits were found as most of the site had been truncated and terraced (**EHT4605**).
- 5.17 In 2002 ten evaluation trenches were excavated across an area of open land 635m to the south of the Site, revealing no archaeological finds, features or deposits (**EHT5103**).
- 5.18 There have been three evaluations along Knella Road located 750m to the southwest of the Site, undertaken in 1999, 2009 and 2011. All of these encountered modern overburden; no archaeological features, deposits or finds were uncovered (**EHT1445**, **EHT4547** and **EHT7014**).
- 5.19 During 2011 the monitoring of the construction of a footpath between Daniells and the entrance to Panshanger School 800m east of the Site recorded no archaeological finds, features or deposits (**EHT7046**).
- 5.20 Three archaeological evaluations were undertaken at Sir Frederic Osborn School, 1 km to the east of the Site, the first during 2004 (**EHT4683**). A further three trenches were excavated within the northern tennis court west of the school buildings, and to the east of the previous evaluation (**EHT5434**). During 2013 thirteen trenches were placed across the playing fields to the south (**EHT7600**). No archaeological features, finds or deposits were uncovered. During 2008 a watching brief was undertaken at Sir Frederic Osborn School, 1km to the east of the Site (**EHT1253**). No archaeological features, finds or deposits were uncovered.
- 5.21 An evaluation on land proposed for housing 1 km to the south of the Site revealed no archaeological finds, features or deposits (**EHT4909**).

### **Archaeological and Historical Background**

- 5.22 The following outlines the historical background of the study area supported by detail on the known archaeological record. Unless stated otherwise, the non-designated archaeological and heritage assets described here are considered to be of **low** significance.

### Prehistoric

- 5.23 There are few large early prehistoric assets in Hertfordshire, with sites largely restricted to findspots. There is currently no evidence for early prehistoric activity or finds within the 1 km wide study area.<sup>18</sup>
- 5.24 In the later prehistoric period, archaeological remains appear to become more visible, with the construction of mortuary monuments and the rise in the prominence of agriculture. The main concentration of Bronze Age barrows in Hertfordshire is to the north, close to the Chiltern Hills. There are no remains from this period within the study area.<sup>19</sup>

### Iron Age and Roman period

- 5.25 The Site lies within a well-documented Iron Age and Romano-British landscape, and consequently four Areas of Archaeological Significance lie within the 1 km study area (**AAS13**, **AAS15**, **AAS26** and **AAS30**). These are considered to be of **medium** significance. Rural settlements from this period have been identified within the study area; 800m west of the Site, at Grubs Barn (**MHT2818**, **MHT4245** and **MHT6416**), a farmstead and cemetery are recorded at Panshanger (**MHT2815**). Further settlement evidence is found 1 km to the east of the Site at Church Road (**MHT199**). These sites date from the Iron Age through to the Roman period.
- 5.26 There are also multiple Iron Age and Roman findspots recorded across the study area; pottery, coins and ceramic building material were identified at Bessemer Road, 250m to the northwest of the Site (**MHT1575**), pottery has also been recovered at Shortlands Green and Salisbury Gardens, 900m south of the Site (**MHT1576** and **MHT2808**). Roman pottery was also found c.350m to the southwest of the Site (**MHT13420**). Located 950m to the east of the Site late Iron Age pottery has been uncovered (**MHT2819**). A 3rd barbarous copy of a coin of Constantine II was found at Daniells, 750m east of the Site (**MHT11760**) and an antoninianus of Gordian was found 735m to the northwest of the proposed development (**MHT11763**).

### Early medieval and medieval period

- 5.27 The area now known as Welwyn Garden City remained undeveloped agricultural land until the early 20th century. There is no archaeological evidence of Anglo Saxon settlement within the study area, although place name evidence suggests some activity in the area. Digswell, a village 2 km to the north of the Site, was a settlement recorded in the Domesday Book in the hundred of Broadwater and the county of Hertfordshire. It had a recorded population of 37 households in 1086, putting it in the largest 20% of settlements recorded in Domesday, and is listed under two owners in the Domesday survey.<sup>20</sup>
- 5.28 Located 925m south of the Site are the remains of a sub-rectangular moat, retained as an open space in a modern housing development. The moat is shown complete on the 1838 tithe map, marooned in fields with no entrance or causeway, no building nearby

<sup>18</sup> Williamson, 2010, The Origins of Hertfordshire.

<sup>19</sup> Williamson, 2010, The Origins of Hertfordshire.

<sup>20</sup> Open Domesday, 2020, <http://opendomesday.org/>, viewed September 2021.

and no road access (**MHT2615**). Medieval buildings were also uncovered at Grubs Barn (**MHT12834**).

#### Post-medieval and modern period

- 5.29 By the post-medieval period a number of agricultural holdings were sporadically placed amongst the mosaic of fields including Peartree Farm (**MHT17938**), Attamore Hall (**MHT12069**), Black Fan (**MHT30375** and **MHT30376**), Digswell Lodge Farm (**MHT10875**) and Grubs Barn (**MHT30374**), all depicted on OS mapping. A 'Sheep Walk' to ponds is also shown on 19th century mapping 750 north of the Site (**MHT31526**).
- 5.30 The site of a chalk pit of 19th century date is located 930m to the northwest of the Site (**MHT30971**).
- 5.31 Sherrardspark Wood, a Local Registered Garden, is shown as a largely intact area of park/woodland on maps from 1766 onwards (**MHT9598 / DHT1694**). The wood is shown on the 1599 survey of Digswell, and in 1284 Lawrence of Digswell, lord of the manor, stopped up a public way through his wood of 'Sherigg', the road from the village of Digswell to Hatfield. The length through the wood was three furlongs long, very wet and deep. Other diversions of footpaths were made in 1797 by Lord Cowper, away from Digswell House.
- 5.32 There are several heritage assets associated with the Great Northern railway line which runs roughly north-south 450m to the west of the Site. These include Lyles Bridge built in 1850 (**MHT5109**), White Bridge constructed in 1860 over the Hatfield, Luton & Dunstable branch (**MHT7152**) and Hunters Bridge erected in 1850 (**MHT5108**).
- 5.33 In the late 19th century, Ebenezer Howard, an urban planner, campaigned for his utopian vision of a new type of settlement to be implemented - a Garden City Movement which reacted against the slums, poverty and pollution of cities and towns during the nineteenth century. After his success at Letchworth Garden City, Sir Ebenezer Howard went on to found Welwyn Garden City. In 1919, Welwyn Garden City Ltd. was established and Louis de Soissons was appointed as the architect and town planner.<sup>21</sup>
- 5.34 The town was laid out along tree-lined boulevards with a neo-Georgian town centre. The new town also had its own environmental protection legislation, the Scheme of Management for Welwyn Garden City. The first house was occupied in December 1920 and by 1948 Welwyn Garden City was designated a new town under the New Towns Act 1946. The gardens in the centre of the town are locally registered (**DHT1695 / MHT9599**).
- 5.35 During the Second World War, anti-tank obstacles stood on the White Bridge in Digswell Road 875m to the northwest of the Site (**MHT6631**) and at the railway bridge crossing on Tewin Road 220m to the north of the Site. At track level two semi-circular pillboxes abutted the north side (**MHT6633**).

<sup>21</sup> Welwyn Hatfield Borough Council, 2007, *Welwyn Garden City Conservation Area Appraisal*.

- 5.36 On the northwest corner of the John Lewis department store there is a one-storey flat roof with a low brick wall which was loopholed; each hole had an armoured surround built into a bevelled recess. These were removed in 1995 (**MHT6632**).
- 5.37 Towards the mid to late 20th century, the area around the Site was developed to accommodate commercial and industrial uses. Large factory buildings were constructed with easy access to the A1 to the west which was ideal for the distribution of goods.

### **Cartographic Analysis**

- 5.38 The following section is an analysis of historic mapping of the area, used to show how the Site and its immediate surroundings have changed over time. This in turn supports the assessment of the Site's archaeological potential in Section 6.0. The maps referred to can be found in **Appendix 3**.
- 5.39 The Site comprised undeveloped open land until the 1930s, when a single gas holder and small building were constructed in the north of the Site. A fuel tank is also indicated to likely have been present on-site during the same period. The second gas holder was constructed in the late 1950s/early 1960s as well as a boiler house in the centre of the Site. A third gas holder was constructed in the early 1970s, and the original gas holder dismantled. Various small buildings have been present at the Site. The two remaining gas holders were dismantled and the majority of the remaining buildings on-site demolished in 2018, with only the concrete bases remaining in-situ.
- 5.40 The earliest detailed map to show the proposed development site and its surroundings is Dury's Topographical Map of Hartford-Shire (**Appendix 3, Figure 5**), which dates to c.1760. The Site and surrounding area comprised open fields and wooded enclosures at this time, and Digswell Lodge (**1101079**), the Grade II listed building which lies c.720m to the Site's northwest, appears to have been one of the closest buildings to the Site.
- 5.41 The 1884 6-inch Ordnance Survey (OS) plan (**Appendix 3, Figure 6**) shows the area in more detail. Again, the Site comprised open fields, although a field boundary appears to have passed through it in a roughly northeast-southwest direction. A small structure is shown to the Site's southwest and a small wood, *Gutteridge Grove*, to its north. The Great Northern Railway, along with its Hatfield, Luton & Dunstable (**MHT9822**) and Hertford (**MHT30405**) branches, appears on this map. Digswell Lodge Farm (**1101079**) and Peartree Farm (**MHT17938**) are both labelled to the northwest and south of the Site respectively, as is Attimore Hall (**1101083**) to the east.
- 5.42 The 1898 25-inch OS plans (**Appendix 3, Figure 7**) show little change, although the field boundary which passed through the Site had been removed. The structure to the south of the Site appears to have been divided into four attached buildings, perhaps cottages or barns.
- 5.43 The beginnings of the Garden City can be seen for the first time to the west of the Site beyond the railway on the 1923 25-inch OS plans (**Appendix 3, Figure 8**), with new roads laid out and houses lining some of them. The land to the east of the railway, however, remained almost entirely undeveloped at this point. The structure identified to the south of the Site is labelled *Peartree Cottages* on this map, and another structure appears for

the first time to the east of the cottages. Otherwise, the Site and its immediate surroundings appear to have remained unchanged.

- 5.44 The 1946 25-inch OS plan (**Appendix 3, Figure 9**) shows the first development within the Site itself in the form of a gas holder in its north-eastern corner and a nearby structure, possibly a fuel tank. However, this gas holder is not one of the two which remained extant until 2018, as it is situated further to the east. The general outline of the Site as it is currently, was in place by this point, and further industrial development had taken place elsewhere on Tewin Road. A paint manufactory is labelled to the Site's immediate south and two sectional factories lay to the east. A foundry connected to the railway lay to the immediate west of the Site, and several other factories and mills had been constructed in the wider area, clearly marking this as the industrial zone of the garden city. Residential development had taken place further to the south. The 1950 6-inch OS plan (**Appendix 3, Figure 10**) shows the Site in its wider context.
- 5.45 Satellite Imagery obtained from Google Earth which dates to 2000 (**Appendix 3, Figure 11**) and 2017 (**Appendix 3, Figure 12**) has also been included to show the Site prior to the dismantling of the gas holders and associated structures.

## 6. IMPACT ASSESSMENT

- 6.1 This section considers the effects (i.e. impacts) of the proposed development on the archaeological and heritage resource within the 1 km study area. It addresses potential physical impacts on recorded heritage assets, impacts on the significance, within setting, of assets and the potential impact on previously unrecorded sub-surface remains.

### Direct Impacts on Recorded Heritage Assets

- 6.2 The proposed development will not directly impact (through direct physical impact upon fabric) on any, currently known, designated or non-designated heritage asset. The gas holders which previously sat on the Site were dismantled and the remaining buildings demolished in 2018, leaving only the concrete bases remaining.

### Impact on Setting

#### Listed Buildings

- 6.3 The Grade II listed Nabisco Shredded Wheat Factory (**1101084**), which lies c.330m to the Site's southwest, was constructed in 1925 to the designs of Louis de Soissons and was one of the original factories in the new Garden City. Originally named Welgar after the Garden City, the factory opened in 1926, although it was taken over by Nabisco in 1938 and eventually closed in 2008.
- 6.4 Due to its height, this asset is visible from the proposed development site. Given the derelict nature of Site currently, it does not contribute positively to the setting of the listed Shredded Wheat Factory. The historic setting of this listed building would have been industrial, containing other factories and industrial buildings, and the construction of commercial units on the Site, which is surrounded by other warehouses and units of a similar scale, will not substantially undermine the asset's setting. The predicted level of harm arising from the proposed development to the significance, within setting, of the Grade II listed Nabisco Shredded Wheat Factory is therefore considered to be at the lower end of **less than substantial**.
- 6.5 Due to distancing and intervening built form, there is no inter-visibility between the Site and any of the remaining five listed buildings within the study area. Therefore, no development impact is assessed.

### Potential Sub-surface Remains

- 6.6 The record archaeological evidence gathered from within the study area dates back to the Iron Age. Iron Age and Romano-British evidence is the most prevalent within the study area, and includes a settlement site, a cremation cemetery, a considerable amount of pottery and building material, coins, silver, bronze and wooden vessels and possible pottery kilns. The closest evidence from this period to the Site is the late Iron Age/Roman pottery and building material found approximately 160m to its northwest (**MHT1575**). The extent and significance of the archaeological evidence dating to this period within the study area is demonstrated by the existence of four nearby Areas of

Archaeological Significance, which lie to the northeast (**AAS13**), east (**AAS15**), southeast (**AAS30**) and southwest (**AAS26**) of the Site respectively. It is therefore considered that the potential for the existence of below ground remains dating to this period within the Site is medium.

- 6.7 The relative paucity of archaeological evidence dating to the medieval period within the study area means there is a low potential for remains from this period to exist within the Site. The map regression exercise carried out above shows that the Site and its immediate surroundings comprised open fields from at least the mid-18<sup>th</sup> century until the early 20<sup>th</sup> century, and there is no evidence to suggest that it was settled during the medieval period.
- 6.8 The Site held gas holders, fuel tanks and various small structures from the 1930s, with the last of these dismantled/demolished in 2018. Geo-technical investigations undertaken within the site have determined that there is up to 1.3m of made ground covering the site.<sup>22</sup> This will be associated with the former industrial uses of the site. It is likely that groundworks linked to this will have truncated any archaeological features and/ or deposits.

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<sup>22</sup> BWB Consulting, 2021, Tewin Road, Welwyn Garden City – Phase 2 Geo-Environmental Assessment.

## 7. CONCLUSION

- 7.1 Development will have an impact upon the significance, within setting, of one of the six listed buildings within the study area, this being the Grade II listed Nabisco Shredded Wheat Factory to its southwest. The predicted level of harm arising from the proposed development to the significance, within setting, of the factory is considered to be at the lower end of **less than substantial**.
- 7.2 It is considered that whilst there could have been Iron Age and Roman occupation activity within the site it is likely that this will have been lost through 20<sup>th</sup> century development within the site. On this basis it is considered that the archaeological potential is low. On this basis no further works are recommended.

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**APPENDICES**

**APPENDIX 1:**  
*Gazetteer of Heritage Assets and Archaeological Events*

## APPENDIX 1

Catalogue entries for heritage assets, listed buildings and archaeological events recorded on the Hertfordshire Historic Environment Record (HER), and those identified as part of this assessment, are provided below. Each entry includes a National Grid Reference (NGR) and the relevant List Entry or HER reference numbers.

**Table 2: Gazetteer of Designated Assets (Scheduled Monuments & Listed Buildings)**

REF (List Entry No./ HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
1101079 / MHT10875	Digswell Lodge	TL 24019 13782	Medium	Grade II Listed Building. Built mid C17 by Humphrey Shalcross for his daughter, afterwards a farmhouse, recently extended for use as a conference centre. A square building of 2 storeys in red brick with hipped tile roof with a central chimney stack in which the square shafts are set diagonally.
1101083 / MHT12069	Attimore Hall	TL 25508 12807	Medium	Grade II Listed Building. C17 origins, much altered in the late C18 or early C19. Two storeys. Rough rendered with early C19 slate roof with stacks at gable ends, which may be in part original. In the mid 17th century the farm was bought as part of a new estate, Tewin House, which became part of the Panshanger estate in 1804. Panshanger was sold in 1953, and in 1957 Attimore Farm was compulsorily purchased by the Welwyn Garden City Corporation. The barn was restored by the New Towns Commission in 1975, and used by the Digswell Art Trust; the farmhouse became a public house in 1988.
1101084 / MHT10880	The Nabisco Shredded Wheat Factory	TL 24171 12968	Medium	Grade II Listed Building. 1925. Architect Louis de Soissons. Two concrete ranges, at right angles with links. One of the original factories in the new Garden City. Its original name was Welgar, evidently after the Garden City (although the firm had been established in 1908). The shredded wheat factory was opened in 1926, on a site alongside the railway, and employing 100 people. The company was taken over by Nabisco in 1938. Two main phases of building work followed, in 1938-9 and 1957-9. It closed in 2008.
1172810	Granary and Barn to Attimore Hall	TL 25499 12802	Medium	Grade II Listed Building. The granary probably early C19, weatherboarded with hipped slate roof and supported on staddle stones, except to front. The barn is weatherboarded with modern brick infilling to plinth. C17 roof timbers and later restored timbers.
1246824	83-103, Knightsfield	TL 24033 14077	Medium	Grade II Listed Building. Flats, maisonettes and houses, two and three storeys, set back behind a green, along Knightsfield, and bisected by Digswell Road. Louis de Soissons, Peacock, Hodges and Robertson, 1955-56. Yellow grey brick, Flemish bond, brown concrete pantiled roofs. South-facing maisonettes have first floor balconies, with French windows and concave profiled metal canopies above, giving a Regency character to the blocks. The whole scheme represents one of the most distinctive post-war designs by de Soissons, carrying on the tradition of the elegant, stripped-down Georgian style of the Garden City into the era of the Development Corporation. Sited at the brow of the hill, crossed by Digswell Road, the principal approach to the centre of Welwyn Garden City from the north, this is a scheme which is effective both in terms of its intrinsic design values and its townscape contribution.

REF (List Entry No./HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
1348142	Office Block (Buildings 1 to 4) to Roche Products Factory	TL 241 10 12581	Medium	Grade II Listed Building. 1938-40 by Otto R Salvisberg of Zurich in association with C Stanley Brown, with later additions. The original factory buildings lie in axis with but behind and to the left of the original administration block whose entrance is on its short end. The construction is of reinforced concrete and the factory buildings are steel framed.
N/A	Welwyn Garden City Conservation Area	TL 234 129	Medium	Conservation Area.
N/A	Pear tree Conservation Area	TL 243 119	Medium	Conservation Area.

**Table 3: Gazetteer of Non-designated Assets**

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
AAS13	Iron Age/Romano-British Settlement, Waterside	TL 253 139	Medium	Area of Archaeological Significance. Excavations in advance of building work revealed evidence of a late Iron Age/Romano-British settlement site.
AAS15	Iron Age/Romano-British Occupation, Panshanger	TL 255 130	Medium	Area of Archaeological Significance. Excavation in advance of building work revealed evidence of a late Iron Age cremation cemetery including a Chieftain's burial, and extensive late Iron Age and Romano-British occupation.
AAS26	Iron Age Occupation, Church Road	TL 236 127	Medium	Area of Archaeological Significance. Evidence of late Iron Age occupation including a ditch, pottery and animal bone, was found during the digging of a sewer trench in Church Road. Although the area has been partly built over, it is likely that it still contains some archaeological potential.
AAS30	Late Iron Age/Romano-British Occupation, Pear tree	TL 249 123	Medium	Area of Archaeological Significance. Evidence of late Iron Age and Romano-British occupation has been found at Salisbury Gardens, Shortlands Green and Heronswood School. Although the area is now a residential site it is likely that it still contains some archaeological potential.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT199	LATE IRON AGE/ROMANO-BRITISH DITCH, FREE CHURCH HALL, CHURCH ROAD, WELWYN GARDEN CITY	TL 2364 1279	Low	Belgo-Roman pot-sherds were found during the digging of a sewer trench for the Free Church Hall, Church Road, Welwyn Garden City in 1928. Excavations revealed a trench c.15yds long containing fragments of some 100 coarse 1st/2nd century domestic ware, charcoal, animal bones and teeth and a bronze fibula.
MHT1575	LATE IRON AGE/ROMAN POTTERY AND BUILDING MATERIAL, BESSEMER ROAD, WELWYN GARDEN CITY	TL 2444 1337	Low	Roman pottery, a considerable amount of daub (indicating a building) and a coin of Nero (54-68 AD) were found in Bessemer Road, Welwyn Garden City. The find was made shortly before 1938.
MHT1576	LATE IRON AGE/ROMAN POTTERY, 12 SHORTLANDS GREEN, WELWYN GARDEN CITY	TL 2491 1236	Low	First and second century pottery. Some 50 Belgo-Roman coarse ware vessels were found in 1930. One vessel, a 2nd century carinated bowl, was restored.
MHT2615	SITE OF MOAT, NEAR PEARTREE FARM, PEARTREE LANE, WELWYN GARDEN CITY	TL 24195 12295	Low	Apparent medieval moated site. Sub-rectangular moat, 350m south of Peartree Farm, infilled and grassed over. The site has been retained as an open space in a modern housing development. It is mapped as extant, water-filled, and apparently well-preserved on the late 19th century OS maps which also show a large pond to the north.
MHT2808	LATE IRON AGE MATERIAL, SALISBURY GARDENS, WELWYN GARDEN CITY	TL 248 122	Low	A 'Belgic' site at Salisbury Gardens, Welwyn Garden City. The exact position and details are unknown.
MHT2815	LATE IRON AGE CEMETERY AND CHIEFTAIN BURIAL, PANSHANGER, WELWYN GARDEN CITY	TL 25304 13157	Medium	Late 1st century BC high-status burial with Mediterranean imported goods. A rich La Tene burial of the 'chieftain' type. The grave contained a cremation with amphorae, 35 other pots, a silver cup, bronze vessels, a set of glass game counters and wooden vessels. The absence of Gallo-Belgic imports suggests a date earlier than 10 BC and the burial is later than the conquest of Gaul in 51 BC. The main grave formed part of a small cemetery including six further cremations in coarse pots.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT2818	LATE IRON AGE AND ROMAN OCCUPATION, GRUBS BARN, WELWYN GARDEN CITY	TL 2549 1306	Medium	Ditches and possible pottery kilns. Found in c.1968. Two late Iron Age ditches, three hearths, several large spreads of late Iron Age and Roman material, and a medieval building. Late Iron Age and Roman material <b>[MHT4245]</b> was observed. These were presumably all remains of a late Iron Age and Roman farmstead. The hearths have been re-interpreted as probable pottery kilns. The late Iron Age features are close to the site of a late Iron Age 'chieftain burial' <b>[MHT2815]</b> . For the medieval building, see <b>[MHT12834]</b> .
MHT2819	LATE IRON AGE POTSDERDS, BLACKFAN ROAD/HERNS LANE, WELWYN GARDEN CITY	TL 2547 1296	Low	Late Iron Age sherds were found in a shallow pit or ditch when a pedestrian subway was made at the corner of Black Fan Road and Hens Lane, Panshanger Estate, Welwyn Garden City.
MHT2820	LATE IRON AGE DITCH, PANSHANGER JMI SCHOOL, WELWYN GARDEN CITY	TL 25403 13091	Low	Ditch containing 1st century BC pottery, part of a late Iron Age and Roman farmstead <b>[MHT2818]</b> . This is the earliest known feature within a complex of ditches and finds recorded during the development of the Panshanger estate.
MHT4245	ROMAN MATERIAL, WREN WOOD (GRUBS BARN), PANSHANGER ESTATE, WELWYN GARDEN CITY	TL 25526 13119	Low	Unstratified finds of Roman date. Roman pottery, tile fragments, a coin of Faustina II, a firebar, and quern fragments. The finds were unstratified, but associated with late Iron Age material <b>[MHT2818, MHT2820, MHT6416]</b> .
MHT5108	HUNTERS BRIDGE, WELWYN GARDEN CITY	TL 24033 13117	Low	Road bridge over the Great Northern line, built in 1850 but reconstructed in 1963. Reinforced concrete piers and a prestressed concrete deck.
MHT5109	LYLES BRIDGE, WELWYN GARDEN CITY	TL 24210 13741	Low	Road bridge over the Great Northern line, built in 1850 of brick. It has 3 arches, the middle over 2 tracks, the outer ones over 1 track each.
MHT6416	EARLY ROMAN PIT, DANIELLS/HERNS LANE (GRUBS BARN), WELWYN GARDEN CITY	TL 2554 1307	Low	A pit containing 'native' and Roman 1st-2nd century pottery and tile, found in 1981. Rubbish pit.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT6631	ANTI-TANK OBSTACLE, WHITE BRIDGE, DIGSWELL ROAD, WELWYN GARDEN CITY	TL 2374 1348	Low	According to a former Lieutenant in the local Home Guard, anti-tank obstacles once stood on the White Bridge in Digswell Road. All that remains is one square base of concrete about 2'6" x 2'6". World War II.
MHT6632	LOOPHOLES, JOHN LEWIS DEPARTMENT STORE, WELWYN GARDEN CITY	TL 2370 1320	Low	WWII loopholed parapet/wall around the roof of the Welwyn Stores; removed in 1995. Each hole had an armoured surround built into a bevelled recess.
MHT6633	SITE OF PILLBOX & ANTI-TANK OBSTACLES, TEWIN ROAD RAILWAY BRIDGE, WELWYN GARDEN CITY	TL 2470 1330	Low	There was once a railway bridge crossing Tewin Road (see <b>[MHT30405]</b> ). At the upper, track level two semi-circular pillboxes abutted the N side. From photographs they appear to have contained both small firing apertures and large anti-tank gun slots. In addition, it is recollected that anti-tank obstacles stood under the bridge.
MHT6634	REMAINS OF WATCHMEAD PILLBOX, UNIT 11, CITY PARK, WELWYN GARDEN CITY	TL 2503 1291	Low	The Watchmead pillbox, of unusual type; demolished in 1990. Octagonal, brick and concrete, eight 'normal' loopholes plus four 4' wide anti-tank slots at almost ground level - totally unusual and heavily vandalized.
MHT7152	WHITE BRIDGE, DIGSWELL ROAD, WELWYN GARDEN CITY	TL 2374 1348	Low	1860 bridge over the Hatfield, Luton & Dunstable branch line. It crossed the Hatfield, Luton & Dunstable branch railway <b>[MHT9822]</b> , which opened in 1860 and closed in 1967.
MHT9598 / DHT1694	SHERRARDS PARK WOOD, WELWYN GARDEN CITY	TL 230 140	Low	Local Registered Garden. Post-medieval park with possible medieval origins. A largely intact area of park/woodland shown on maps from 1766 onwards. The wood is shown on the 1599 survey of Digswell, and in 1284 Lawrence of Digswell, lord of the manor, stopped up a public way through his wood of 'Sherigg', the road from the vill of Digswell to Hatfield. Other diversions of footpaths were made in 1797 by Lord Cowper, away from Digswell House <b>[MHT10550]</b> . See <b>[MHT6202]</b> for linear banks, possibly a medieval deerpark boundary, and <b>[MHT6203]</b> , ponds; and <b>[MHT10930]</b> , Conduit Field.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT9599 / DHT1695	WELWYN GARDEN CITY	TL 235 126	Low	Local Registered Garden. The world's second Garden City, founded in 1920 by a private company under the guidance of Ebenezer Howard, the man responsible for the first at Letchworth. The architects and planners were Louis de Soissons and Frederic Osborn. Distinct commercial, civic and industrial zones were laid out surrounded by housing. Long straight vistas - The Parkway and Howardsgate - incorporate ornamental open spaces in the middle of the town. For sites associated with the construction of the Garden City, see [ <b>MHT10933</b> , <b>MHT10934</b> , <b>MHT10935</b> , <b>MHT10936</b> , <b>MHT10940</b> ].
MHT9822	THE HATFIELD, LUTON & DUNSTABLE RAILWAY	TL 1796 1580	Low	Branch line along the river Lea, opened in 1860 and closed in 1967. This line began as an independent company, the Hertford & Welwyn Junction Railway, and underwent complex changes before it opened to traffic in 1860. In 1861 it was absorbed by the Great Northern. In Hertfordshire it follows the river Lea; it was closed to passengers in 1965 and to freight in 1967. The track west of Blackbridge was lifted in 1966-7, and that between Blackbridge and Welwyn Garden City in 1971. Part of its route survives as a path for cyclists and pedestrians (The Ayot Greenway).
MHT9824	ORIGINAL SITE OF RAILWAY STATION, WELWYN GARDEN CITY	TL 2402 1314	Low	This was a halt primarily intended for workmen on the site of the new Garden City [ <b>MHT9599</b> ], and it opened in 1920. It was closed in 1926 on completion of the first phase of building, and a new station [ <b>MHT10941</b> ] opened on the main line 250m to the south.
MHT10935	SITE OF WORKMEN'S CAMP, THE CAMPUS, WELWYN GARDEN CITY	TL 2368 1336	Low	Temporary accommodation for men building the Garden City. The Garden City was founded in 1920 [ <b>MHT9599</b> ] and the 1923 OS map shows 12 long rectangular buildings and another marked 'laundry' arranged in a semicircle, in the wood- and scrubland within the loop of the railway line. Bridge Road has been laid out but few buildings are present apart from the parish council offices and the Cherry Tree Restaurant, as well as the saw mills [ <b>MHT10934</b> ] and brickworks [ <b>MHT10933</b> ]. The roadline of The Campus was laid out through the site.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT10941	WELWYN GARDEN CITY RAILWAY STATION	TL 2396 1286	Low	During the initial planning of the new garden city a temporary halt [MHT9824] existed where the Luton & Dunstable branch line left the main Great Northern line. Negotiations for a permanent station were protracted, but it was opened on 5 October 1926 by Neville Chamberlain, then the Health Minister.
MHT10984	SITE OF BRITISH INSTRUCTIONAL FILM STUDIOS, ROADWATER ROAD, WELWYN GARDEN CITY	TL 2411 1265	Low	1928-50 film studios, one of the first industrial buildings in the new Garden City. The studios had large outdoor sets, and more than 70 films were made before they closed in 1950. Not all the films were 'instructional'. The building was taken over by Polycell, which operated until the end of the 20 <sup>th</sup> century. The studio complex was considered to be the most modern of its kind. The buildings have been demolished.
MHT11760	ROMAN COIN, 105 DANIELLS, WELWYN GARDEN CITY	TL 2524 1318	Low	A 3rd barbarous copy of a coin of Constantine II (falling horseman type, cAD 355).
MHT11763	ROMAN COIN, THE ORCHARD, WELWYN GARDEN CITY	TL 2406 1373	Low	An antoninianus of Gordian was found in one of the back gardens of The Orchard before 1975.
MHT12356	SITE OF PLASTIC POWDER WORKS, FALCON WAY, WELWYN GARDEN CITY	TL 2448 1360	Low	1920s-30s factory, demolished in the late 20th century. The 1939 map shows a large group of new buildings labelled 'Manufactory (Plastic Powder)'. The factory is last shown on the 1989 edition.
MHT12834	SITE OF MEDIEVAL STRUCTURE, 46 DANIELLS, WELWYN GARDEN CITY	TL 2539 1316	Low	Traces of a building, with medieval material. A roughly rectangular area of burnt soil at this position was interpreted as a 13th century 'hut'. Excavation was not permitted, but a quantity of pottery was recovered, together with a much-corroded iron knife.
MHT13420	ROMAN POTTERY, HYDE WAY/BROADWATER ROAD, WELWYN GARDEN CITY	TL 24255 12845	Low	Building work during the construction of Welwyn Garden City produced Roman pottery 'at junction of Hyde Way and Broadwater Road'.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT17711	PARISH BOUNDARY BANK, HERNS WOOD, PANSHANGER, WELWYN GARDEN CITY	TL 25272 12660	Low	Earthwork along historic parish boundary. Herms Wood is a small patch of woodland between Knella Road and the dismantled railway line. Within the wood is a low bank topped with ancient coppice; this bank runs along the historic boundary between the parishes of Hatfield and Tewin. Period uncertain.
MHT17938	SITE OF PEARTREE FARM, PEARTREE LANE, WELWYN GARDEN CITY	TL 24403 12639	Low	Mid 19th century planned farmstead. A YMCA building has since replaced the farmstead.
MHT30374	SITE OF GRUBS BARN, HERNS LANE, WELWYN GARDEN CITY	TL 25555 13077	Low	Small post-medieval farmstead, a pair of cottages by 1881. Grubs Barn is named on the 1766 map, together with 'Grubs Bushes' nearby. The cottages disappeared with the construction of this part of Welwyn Garden City in the later 20th century.
MHT30375	SITE OF HERON'S COTTAGE, BLACK FAN ROAD, WELWYN GARDEN CITY	TL 25413 12931	Low	Post-medieval property or small farmstead which gave its name to Herms Lane. Heron's Cottage is shown (but not named) on the 1766 map. The house did not survive construction of the industrial estate in the later 20th century.
MHT30376	SITE OF BLACK FAN, BLACK FAN VALLEY, MUNDELLS, WELWYN GARDEN CITY	TL 2529 1365	Low	Small post-medieval farmstead/hamlet in the valley bottom. Black Fan is shown and named on the 1766 map as a cluster of buildings beside a lane which no longer exists. With the expansion of Welwyn Garden City in the later 20th century the entire hamlet disappeared, much of it now taken up by a lake alongside the golf course and Herms Way.
MHT30405	COURSE OF THE GREAT NORTHERN RAILWAY, HERTFORD BRANCH	TL 28803 12239	Low	Branch line between Hertford and Hatfield, 1858-1951. Since the line's closure in 1951 some of it has disappeared, but much is now the Cole Green Way.
MHT30971	POST-MEDIEVAL CHALK PIT, THE VINEYARD, WELWYN GARDEN CITY	TL 24041 13938	Low	Chalk pit of at least early 19th century date, now surrounded by housing. A kidney-shaped feature on the 1841 tithe map. appears on the 1881 OS map as 'Old Chalk Pit'. It was evidently already out of use, and partly filled with trees. The pit, now with full tree cover, survives within 20th century housing north of Digswell Rise.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MHT31526	SITE OF SHEEP WALK AND POSSIBLE SHEEP WASH, BESSEMER ROAD, WELWYN GARDEN CITY	TL 24590 13893	Low	'Sheep Walk' to ponds, shown on 19th century mapping. The 1841 tithe map shows a regular pattern of fields here, with a passage in the centre leading SW to an irregular area with two ponds. The passage, lined with trees, is marked on the 1881 OS map as 'Sheep Walk', a funnel leading from the surrounding fields into the area with the ponds. Organised paths from the entire surrounding landscape gave access to the Sheep Walk, which was 400m long. By 1898 this pattern had been reduced with the disappearance of several field boundaries, and the Sheep Walk itself had gone.

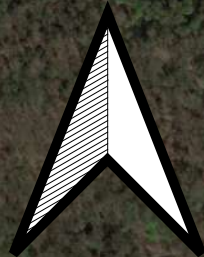
**Table 4: Gazetteer of Archaeological Events**

REF (HER)	NAME	GRID REF	DESCRIPTION
EHT1253	Watching brief at Sir Frederic Osborn School, Welwyn Garden City, 2008	TL 25560 13000	Monitoring of groundworks for footings, water run-off tank and a new access road found little disturbance, with make-up sealing buried topsoil. However, no archaeological features, finds or deposits were present.
EHT1445	Evaluation of allotments in Knella Road, Welwyn Garden City, 2009	TL 25162 12724	Five long evaluation trenches across the allotments, against the dismantled railway line and behind buildings in Knella Road, uncovered two modern linear features and disturbed natural; there were no archaeological features, deposits or finds. This was agricultural land until the mid 20th century, and then allotments. Natural was brown silt and gravel.
EHT4547	Evaluation at Knella Road, Welwyn Garden City, 1999	TL 2470 1240	Six evaluation trenches across three parcels of land on the south side of Knella Road before the construction of housing revealed no archaeological finds, features or deposits apart from modern latrine pits. Topsoil, some disturbed, overlay natural gravelly clay with patches of less gravelly clay.

REF (HER)	NAME	GRID REF	DESCRIPTION
EHT4605	Evaluation at 88-96 Bridge Road East, Welwyn Garden City, 2002	TL 2483 1265	Three evaluation trenches on the south side of the road, in advance of redevelopment of light industrial buildings (including a chemical factory), revealed no archaeological finds, features or deposits. Most of the site had been truncated and terraced. The sole area of original ground at the south side had been disturbed by landscaping during construction of the standing buildings.
EHT4683	Evaluation at Sir Frederic Osborn School, Welwyn Garden City, 2004	TL 2553 1295	Three evaluation trenches across the playing field between the tennis courts and the road junction, west of the school, were dug to assess the negative results of a geophysical survey. No archaeological finds, features or deposits were recorded.
EHT5276	Watching brief at Tesco, Bessemer Road, Welwyn Garden City, 2001	TL 2422 1319	N/A
EHT5434	Evaluation at Sir Frederic Osborn School, Welwyn Garden City, 2005	TL 2556 1300	Three evaluation trenches within the northern tennis court west of the school buildings, and east of previous evaluation, uncovered no archaeological finds, features or deposits. Beneath the hardcore was natural sand and gravel.
EHT7901	Former Argos Direct Distribution Depot 1 Bessemer Road, Welwyn Garden City – trial trenching	TL 24179 13132	N/A
EHT8878	Evaluation at Tewin Road Depot, Tewin Road, Welwyn Garden City 2021	TL 2469 1340	Three evaluation trenches in advance of construction of a household waste recycling centre revealed that the site had been heavily truncated by development in the 1960s and retained no archaeological potential.
EHT5103	Evaluation of land at junction of Knella Road and Ludwick Way, Peartree, Welwyn Garden City, 2002-3	TL 24584 12526	Ten evaluation trenches across an area of open land on which earlier 20th century housing had stood revealed no archaeological finds, features or deposits. Topsoil, heavily disturbed, overlay gravelly clay natural subsoil; the topsoil had been artificially built up at the northern end of the site.
EHT4909	Evaluation of land adjacent to 7-9 Salisbury Road, Welwyn Garden City, 2002	TL 2477 1217	Three evaluation trenches on land proposed for housing revealed no archaeological finds, features or deposits. Beneath 20th century overburden was silty clay natural, undisturbed apart from a few 20th century features in one of the trenches. Water poured into the trenches, and the character of the subsoils suggested that the area had been woodland for a long time.

REF (HER)	NAME	GRID REF	DESCRIPTION
EHT7600	Evaluation at Sir Frederic Osborn School, Herts Lane, Welwyn Garden City, 2013	TL 25576 12942	13 evaluation trenches across the playing fields south of the school buildings, before construction of a sports hall and some housing, revealed no archaeological finds, features or deposits. Beneath topsoil was sandy silt subsoil over sandy gravel natural.
EHT7046	Monitoring of new footpath, Daniells, Panshanger, Welwyn Garden City, 2011	TL 25342 13142	Monitoring of the construction of a footpath between Daniells and the entrance to Panshanger School recorded no archaeological finds, features or deposits. Made ground and redeposited natural (sandy silt with flint nodules), beneath modern turf and topsoil, were all related to the construction of the later 20th century housing.
EHT7014	Evaluation of land to the rear of 217-243 Knella Road, Welwyn Garden City, 2011	TL 25388 12602	Six evaluation trenches dug across unoccupied land behind Knella Road, before the construction of housing and access, revealed no archaeological finds, features or deposits. The land had been truncated, with removal of all topsoil and most of the subsoil; landscaping on this scale may be associated with the construction of the adjacent railway line (now gone) in the 19th century. The footings for new buildings will cut only into the modern overburden, but the absence of finds suggests that the 19th century landscaping did not remove any substantial archaeology.

**APPENDIX 2:**  
***Location of Heritage Assets and Archaeological Events***



**Notes**

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

**Key**

- Site Boundary
- 1 km Study Area
- Listed Buildings
- Conservation Areas

Rev	Date	Details of issues/ revision	Draw	Rev
P01	16.09.21	FINAL ISSUE	MDL	JM

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**HENRY BOOT DEVELOPMENTS LTD**

Project Title  
**TEWIN ROAD, WELWYN GARDEN CITY**

Drawing Title  
**FIGURE 2: LOCATION OF DESIGNATED ASSETS**

Drawn:	MAX DU BOIS-JONES	Reviewed:	JIM MACQUEEN
BWB Ref:	LNH2043	Date:	16.09.21
Scale:	A3: NTS		

Drawing Status  
**FINAL**

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
TRW-BWB-ZZ-XX-RP-LH-0001	S2	P01





- Notes**
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
  2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
  3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
  4. Any discrepancies noted on site are to be reported to the engineer immediately.

- Key**
- Site Boundary
  - 1 km Study Area
  - HER Monuments (points)
  - HER Monuments (lines)
  - HER Monuments (polygons)
  - Local Registered Gardens
  - Areas of Archaeological Significance

Rev	Date	Details of issues/ revision	Drawn	Rev
P01	16.09.21	FINAL ISSUE	MDL	JM

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Client  
**HENRY BOOT DEVELOPMENTS LTD**

Project Title  
**TEWIN ROAD, WELWYN GARDEN CITY**

Drawing Title  
**FIGURE 3: LOCATION OF NON-DESIGNATED ASSETS**

Drawn:	MAX DU BOIS-JONES	Reviewed:	JM MACQUEEN
BWB Ref:	LNH2043	Date:	16.09.21
Scale:	A3: NTS		

Drawing Status  
**FINAL**

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
TRW-BWB-ZZ-XX-RP-LH-0001	S2	P01



**Notes**

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

**Key**

- HER Events (points)
- HER Events (polygons)

Rev	Date	Details of issues/ revision	Drawn	Revised
P01	16.09.21	FINAL ISSUE	MDJ	JM

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Client  
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Project Title  
**TEWIN ROAD, WELWYN GARDEN CITY**

Drawing Title  
**FIGURE C: LOCATION OF ARCHAEOLOGICAL EVENTS**

Drawn:	MAX DU BOIS-JONES	Reviewed:	JM MACQUEEN
BWB Ref:	LNH2043	Date:	16.09.21
		Scale:	A3: NTS

Drawing Status  
**FINAL**

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
TRW-BWB-ZZ-XX-RP-LH-0001	S2	P01



**APPENDIX 3:**  
***Map Regression***

APPENDIX 3



Figure 5: A Topographical Map of Hartford-Shire by A. Dury (c. 1760) and approximate site location



Figure 6: Hertfordshire XXVIII 6-inch OS (1884)



Figure 7: Hertfordshire XXVIII.11 & XXVIII.12 25-inch OS (1898)



Figure 8 : Hertfordshire XXVIII.11 & XXVIII.12 25-inch OS (1923)

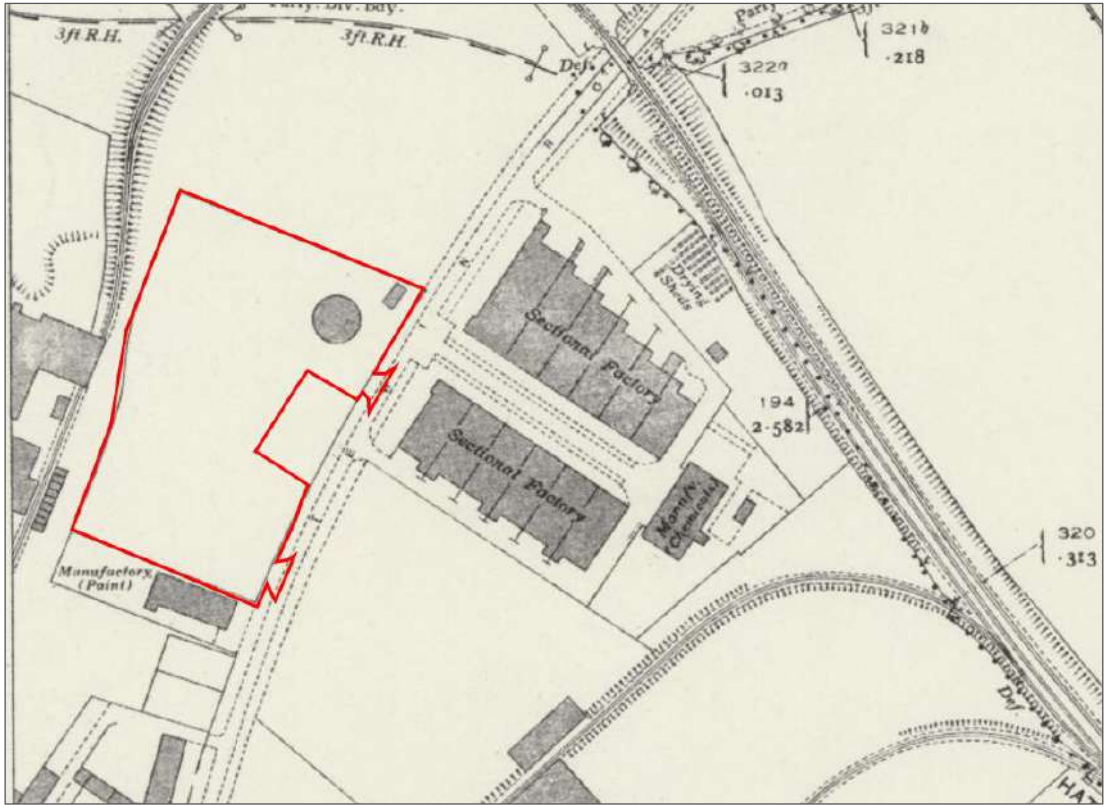


Figure 9: Hertfordshire XXVIII.12 25-inch OS (1946)

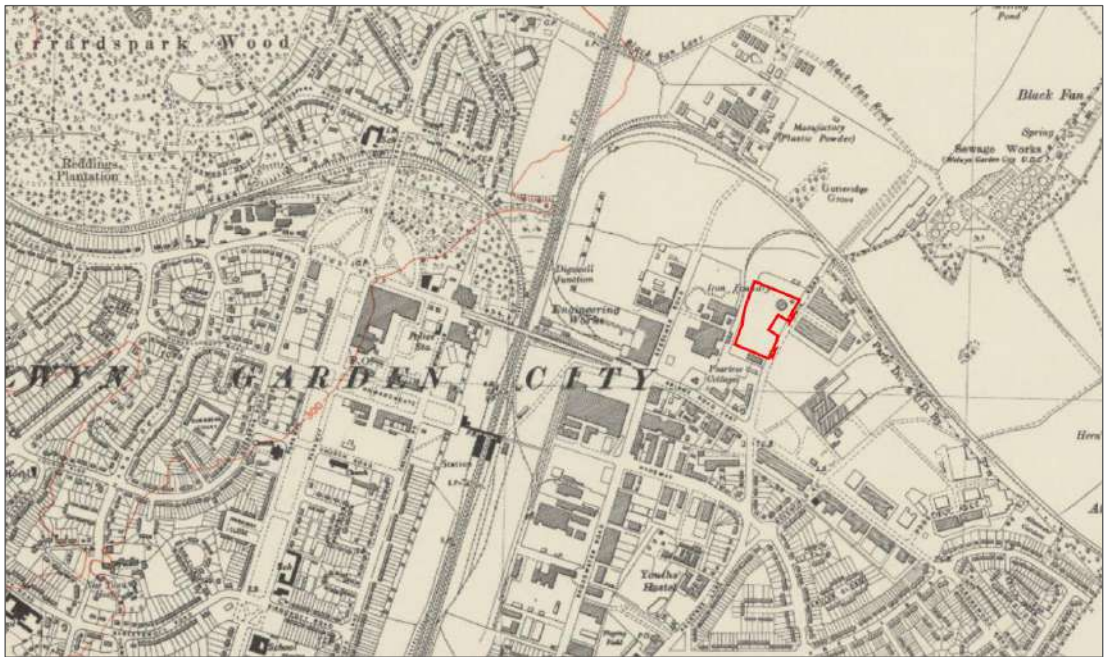


Figure 10: Hertfordshire XXVIII.SE 6-inch OS (1950)

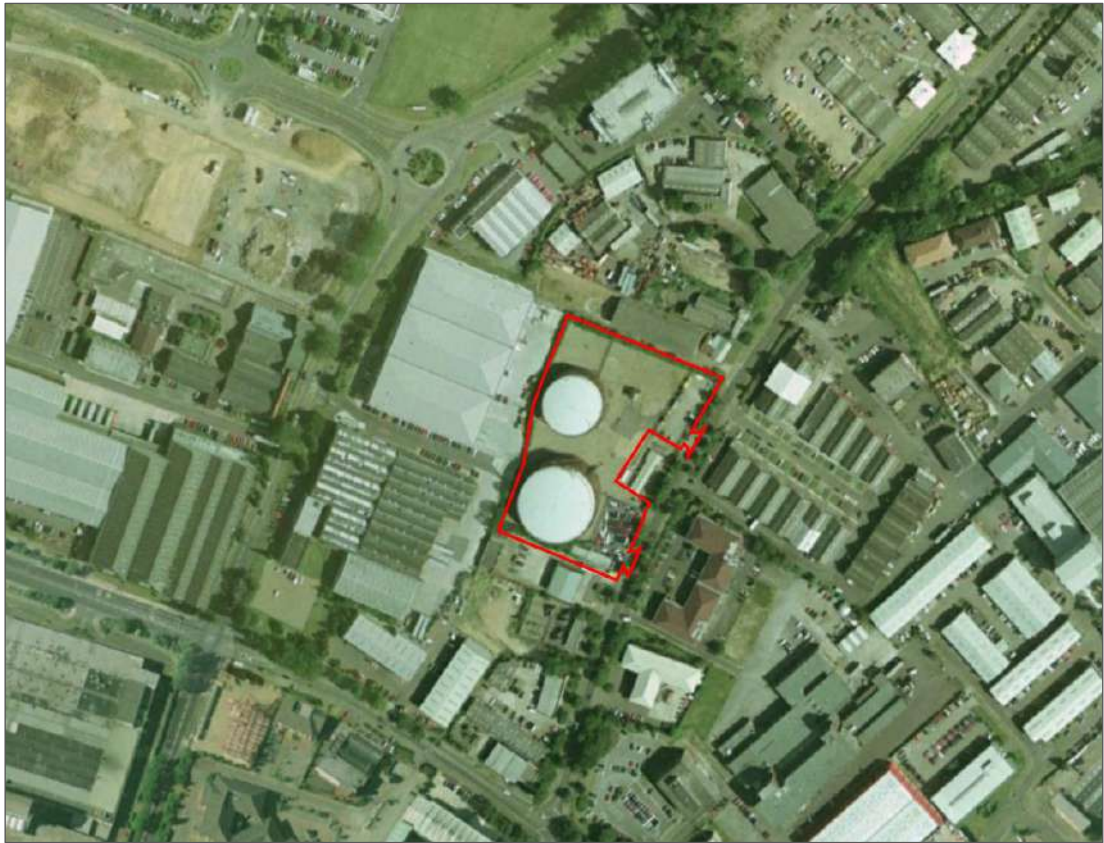


Figure 11: Google Earth Satellite Imagery (2000)



Figure 12: Google Earth Satellite Imagery (2017)



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