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Well Row, Bayford,  
Hertfordshire

Report type: Archaeological Desk-Based  
Assessment

Report No. MK238/22

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**Land Next to 14 Well Row, Bayford,  
Hertfordshire:**

**Archaeological Desk-Based Assessment**

**Report No. MK238/22**

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## SUMMARY

CFA Archaeology Ltd were commissioned by Bonnel Homes, to undertake an archaeological desk-based assessment to accompany an application for a proposed development of single dwelling, at Land next to 14 Well Row, Bayford, East Hertfordshire.

The Proposed Development Site lies just inside an ‘area of archaeological significance’, defined by the Hertfordshire Historic Environment Records as covering the medieval core of Bayford, that was focused upon a central village green, dominated by the Manor House and church on respective sides. Historic mapping from the mid-18th century onwards, show the Proposed Development Site as located in a small field. It is considered that this land was also utilised for agricultural purposes during the medieval period.

It is considered that there is a **low to medium** potential for archaeological deposits of medieval to post-medieval date to be present within the Proposed Development Site. These are likely to be associated with the medieval and post-medieval agricultural landscape and characterised by evidence of ridge and furrow. No heritage assets predating the medieval period are recorded in the Outer Study Area and It is considered that there is a **low** potential for archaeological deposits earlier than the medieval period to be present within the Proposed Development Site.

Further archaeological evaluation may be requested by the Hertfordshire Historic Environment Team. This would likely take the form of a single archaeological trial trench across the footprint of the proposed dwelling. Any archaeological investigations could reasonably be conducted under the terms of a planning condition; allowing for follow-on mitigation should archaeological remains be discovered.

# 1 INTRODUCTION

This report presents the results of an archaeological desk-based assessment (DBA) for a Proposed Development Site at land next to 14 Well Row, Bayford, East Hertfordshire. The Proposed Development Site is centered at National Grid Reference (NGR) TL 30980 08560. This DBA was commissioned by Bonnel Homes to support a planning application for a proposed residential development.

The Proposed Development Site is a single plot of land, which was formerly occupied by a playground. The land slopes downwards from north-east to south-west, with the slope accentuated by an artificial terrace created towards the north-east end of the plot. The Site is bounded by residential development at 14 Well Row to the south-east, an open field to the south-west, the garden of the Vicarage to the north-west and Well Row to the north-east. Access to the site is currently via an entrance off Well Row.

The objectives of the desk-based study were to:

- Identify the cultural heritage baseline within and in the vicinity of the Proposed Development Site ;
- Assess the Proposed Development Site in terms of its archaeological and historic environment potential;
- Consider the potential effects of the proposed development on the baseline cultural heritage resource, within the context of relevant legislation and planning policy guidelines; and
- Propose measures, where appropriate, to mitigate any predicted adverse effects.

The assessment is illustrated by 29 figures and accompanied by four appendices:

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- Figure 2: Hertfordshire Historic Environment Record (HER) Data: 1km radius
- Figure 3: Hertfordshire Old Map, Herman Moll: 1724
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## **2 LEGISLATION, PLANNING POLICY AND GUIDANCE**

### **2.1 Legislation**

Legislation relevant to cultural heritage includes:

- The Ancient Monuments and Archaeological Areas Act; 1979;
- The Planning Act (Listed Buildings and Conservation Areas) Act 1990; and
- The Town and Country Planning (Development Management Procedure (England) Order 2010.

### **2.2 National Planning Policy**

The primary planning policy and guidance at the national level comprises:

- National Planning Policy Framework (NPPF) (2021); and;
- Planning Practice Guidance (PPG) (2021).

#### ***National Planning Policy Framework (NPPF)***

Conserving heritage assets is a core planning principle of the NPPF and plan-making and decision-taking is required. Heritage assets are an irreplaceable resource and should be ‘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’ (para 189).

*‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (para 194).*

Significance (for heritage policy) is described as – *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*

Setting of a heritage asset is described as – *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (Annex 2).*

### **2.3 Regional and Local Planning Policy**

#### ***East Hertfordshire District Plan 2018***

The East Hertfordshire District Plan 2018 outlines the policies used to guide development within the district. The following policies are relevant to the proposed development with regard to cultural heritage:

- Policy HA1: Designated Heritage Assets
- Policy HA2: Non-Designated Heritage Assets
- Policy HA3: Archaeology
- Policy HA4: Conservation Areas
- Policy HA7: Listed Buildings
- *Policy HA9: Enabling Development*

***Policy HA1: Designated Heritage Assets***

*I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts;*

*II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal;*

*III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision;*

*IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.*

***Policy HA2: Non-Designated Heritage Assets***

*I. The Council will engage with key stakeholders and local communities to identify non-designated heritage assets that contribute to local distinctiveness and refer to existing information in the historic environment record.*

*II. Where a proposal would adversely affect a non-designated heritage asset, regard will be had to the scale of any harm or loss and the significance of the heritage asset*

***Policy HA3: Archaeology***

*I. Where a site has the potential to include heritage assets with archaeological interest (whether scheduled or unscheduled), applicants should consult with the Hertfordshire Historic Environment Unit to submit an appropriate desk based assessment and, where necessary, the results of a field evaluation, prior to the submission of an application.*

*II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development and the subsequent storage and display of material.*

***Policy HA4 Conservation Areas***

*I. New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the special interest, character and appearance of the area. Development proposals outside a Conservation Area which affect its setting will be considered likewise. Proposals will be expected to:*



- a) *Respect established building lines, layouts and patterns;*
- b) *Use materials and adopt design details which reinforce local character and are traditional to the area;*
- c) *Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;*
- d) *In the case of alterations and extensions, be complementary and sympathetic to the parent building; and*
- e) *Have regard to any ‘Conservation Area Character Appraisals’ prepared by the District Council and safeguard all aspects which contribute to the area's special interest and significance, including important views and green spaces.*
- f) *Where development proposals relate to Conservation Area Management Proposals the duty to preserve or enhance will be applied. Development proposals, including minor development under an Article 4 direction, will be expected to ‘preserve’ surviving architectural features identified as being significant to the character or appearance of the area or, where previously lost, to ‘enhance’ that character and appearance through the authentic restoration of those lost features,*

*II. Permission for the demolition of buildings or structures within a Conservation Area will only be granted if it makes no positive contribution to the character of the Conservation Area and the replacement is of good design and satisfies the above requirements of this policy.*

#### **Policy HA7: Listed Buildings**

*I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.*

*II. In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:*

- a) *The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and*
- b) *The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.*

*III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.*

#### **Policy HA9: Enabling Development**

*I. Proposals for enabling development will be assessed having regard to Historic England’s latest guidance on enabling development.*

### **3 APPROACH TO THE ASSESSMENT**

#### **3.1 Desk-Based Assessment**

The assessment was conducted in accordance with the Chartered Institute for Archaeologists’ ‘Code of Conduct’ (CIfA 2014; revised October 2019), and ‘Standard and Guidance for Historic Environment Desk-based Assessment’ (CIfA 2017; updated October 2020). A list of the sources consulted during the assessment is provided in the References (Section 8).

The following information sources were consulted as part of the assessment:

- National Heritage List for England (NHLE): consulted to obtain details of all designated statutory assets (Scheduled Monuments; Listed Buildings; World Heritage Sites; Registered Parks and Gardens; Registered Battlefields; Conservation Areas; Designated Wreck Sites etc). GIS data for relevant assets was downloaded from the Historic England website in May 2022.
- Hertfordshire Council Historic Environment Record (HER), digital data extract received April 2022. Information was taken from the HER mapping for an area extending to 1 km from the Proposed Development Site boundary sufficient to provide information on known constraints within the site and the local archaeological context.
- Map Library of the National Library of Scotland: for Ordnance Survey maps and other historic map resources.
- Modern vertical aerial photographic imagery, available via Google Earth, Bing Maps and ESRI World Imagery: to obtain information on current land-use and evidence for continuing survival of sites and features identified through other desk-based resources.
- Defra Data Services Platform: to obtain 1m Digital Terrain Model (DTM) Lidar data covering the Proposed Development Site, where available.
- The East of England Regional Research Framework (Medleycott, 2011) for the Historic Environment: consulted to gain an understanding of current archaeological knowledge, and research priorities for Hertfordshire.
- Appropriate documentary sources and archaeological journals: consulted to understand the archaeological resource within the Proposed Development Site.
- Geology of Britain Viewer (BGS, 2022): for information on the underlying geology of the Proposed Development Site.

### **3.2 Field Survey**

A site visit was undertaken on 28<sup>th</sup> March 2022 to record any previously identified heritage assets and identify any previously unrecorded heritage assets within the Proposed Development Site.

### **3.3 Assessment Methodology**

The effects of the proposed development on heritage assets have been assessed based on their type (direct effects) and nature (adverse or beneficial). The assessment takes into account the relative value/significance of the heritage asset, and its setting, and the magnitude of the predicted impact.

- Adverse effects are those that detract from or reduce cultural significance or special interest of heritage assets.
- Beneficial effects are those that preserve, enhance or better reveal the cultural significance or special interest of heritage assets.

#### ***3.3.1 Assigning Significance to Heritage Assets***

The attribution of relative significance of heritage assets identified by the study has been undertaken in accordance with the principles set out in NPPF.

The NPPF defines significance of a heritage asset as: “*the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic*” (NPPF, 2021: Annex 2).

Table 1 summarises the relative levels of cultural significance used for the purposes of the assessment.

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

<b>Significance of Asset</b>	<b>Definition / Criteria</b>
High	Assets valued at an international or national level, including: <ul style="list-style-type: none"> <li>• World Heritage Sites</li> <li>• Scheduled Monuments</li> <li>• Grade I, II and II* Listed Buildings</li> <li>• Grade I and II* Registered Parks and Gardens</li> <li>• Historic Battlefields</li> <li>• Non-designated assets that meet the relevant criteria for designation</li> </ul>
Medium	Assets valued at a regional level, including: <ul style="list-style-type: none"> <li>• Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks)</li> <li>• Grade II Registered Parks and Gardens</li> <li>• Conservation Areas</li> </ul>
Low	Assets valued at a local level, including: <ul style="list-style-type: none"> <li>• Archaeological sites that have local heritage value</li> <li>• Unlisted historic buildings and townscapes with local (vernacular) characteristics</li> </ul>
Negligible	Assets of little or no intrinsic heritage value, including: <ul style="list-style-type: none"> <li>• Sites of former archaeological features, where there are no longer any remains</li> <li>• Artefact find-spots (where the artefacts are no longer <i>in situ</i> and where their provenance is uncertain)</li> <li>• Unlisted buildings of little or no historic or architectural interest</li> <li>• Poorly preserved examples of particular types of features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc)</li> </ul>

### 3.3.2 Assessing Magnitude of Impact

Criteria for assessing the magnitude of impact (adverse or beneficial), which measures the degree of change to the baseline condition of a heritage asset that would result from construction of the proposed development, are presented in Table 2.

**Table 2: Magnitude of Impact**

<b>Magnitude of Impact</b>	<b>Definition/Criteria</b>	
	<b>Adverse</b>	<b>Beneficial</b>
<b>High</b>	Changes to the fabric or setting of a heritage asset resulting in the complete or	Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost.

<b>Magnitude of Impact</b>	<b>Definition/Criteria</b>	
	<b>Adverse</b>	<b>Beneficial</b>
	<p>near-complete loss of the asset's cultural significance.</p> <p>Changes that substantially detract from how a heritage asset is understood, appreciated and experienced.</p>	<p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated and experienced.</p>
<b>Medium</b>	<p>Changes to those elements of the fabric or setting of a heritage asset that contributes to its cultural significance such that this quality is appreciably altered.</p> <p>Changes that appreciably detract from how a heritage asset is understood, appreciated and experienced.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated and experienced.</p>
<b>Low</b>	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is slightly altered.</p> <p>Changes that slightly detract from how a heritage asset is understood, appreciated and experienced.</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Changes that result in a slight improvement in the way a heritage asset is understood, appreciated and experienced.</p>
<b>Negligible</b>	<p>Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated and experienced.</p>	

## **4 BASELINE CONDITIONS**

### **4.1 Study Areas**

Two study areas have been used for the assessment:

- **Proposed Development Site:** The Proposed Development Site boundary (Figure 1) was used to identify any heritage assets, both those previously recorded in the HER and NHLE, and those identified through detailed desk-based assessment, that could be directly impacted by the Proposed Development.
- **Outer Study Area:** A wider study area extending to 1km from the Proposed Development Site (Figure 2) was used to identify heritage assets with statutory or non-statutory designations that could have their settings affected by the Proposed Development, and those non-designated assets and archaeological events recorded in the HER that provide information on the archaeological and historic context of the Proposed Development Site.

### **4.2 Historic Landscape Character**

#### ***4.2.1 Overview of Site***

The Proposed Development Site is located within the Northern Thames Basin national Character Area (NCA: 111), which consists of the north London suburbs, the historic planned towns of Welwyn Garden City and Hatfield, as well as the historic towns and cities of St Albans and Colchester. Due to the London Clay geology, there is poor soil which affects the arable agricultural patterns. This area is known for its historic infrastructure with the landscape dominated by the routes to London and the East Anglian cities of Cambridge and Norwich, as well as the central route to the northern English Counties.

The bedrock geology (BGS, 2022) comprises sedimentary clay, silt and sand bedrock of the London Clay Formation formed approximately 56 to 48 million years ago in a local environment previously dominated by deep seas. These are overlain by superficial sand and gravel deposits formed up to 3 million years ago in the Quaternary Period. The soils are recorded to be seasonably wet and acidic, however they are loamy-clay (Soilscapes, 2022).

Historically, the landscape character is formed of undulating parkland and enclosed estate farmland with patterns of nucleated settlements and isolated farmsteads (LCA, 2004). The general historic date ranges consist of; Ancient Enclosure patterns pre-date 1600AD, Post-Medieval Enclosure patterns date between 1600AD to 1850AD, and Modern Enclosure dates from 1850AD to present day, with Ancient Woodland being determined as existing prior the first edition OS mapping, with Modern Woodland being defined as woodland that is recorded on maps post first edition OS mapping. As such there is good historical legibility in patterns of land-usage as discussed below with historical mapping.

#### ***4.2.2 Historic Mapping Review***

##### ***4.2.2.1 Historical overview***

The first recorded map of Hertfordshire is the Valck and Schenk map from 1690 (OM, 2022). Bayford is not noted on this map.

Bayford is depicted as a minor settlement on the 1724 ‘Hertfordshire Old Map’ by Hermall Moll, with Bayford Park noted to the east (now Great Groves), and Bedwell Park to the west (now Bayford Wood) (Figures 3, 4 and 6).

#### *4.2.2.2 Dury and Andrews Map of Hertfordshire (1766) (Figure 4)*

The Dury and Andrews Map of Hertfordshire published 1766 records the Proposed Development Site as located in agricultural fields. The village core, surrounding a central green, is clearly identifiable to the east of Well Road, and the church and Manor House evident on either side of the green (north and south respectively).

#### *4.2.2.3 Map of the County of Hertford, A. Bryant (1822) (Figure 6)*

The Map of the County of Hertford, published 1822, also clearly identifies the central village core. Proposed Development Site is located within an agricultural field. One change recorded in this field by map from earlier depictions, is the presence of several ponds, located immediately to the south-east of the Proposed Development Site’s location, perhaps formed by extraction activities.

#### *4.2.2.4 Bayford Tithe Map (1838) (Figure 7)*

The Proposed Development Site is recorded within Plot 59 in the Bayford Tithe Map, published 1838. ‘Cross Pond Meadow’ (Plot 59) is owned by ‘William Robert Baker esquire and occupied by William Rayner. It is defined as pasture.

#### *4.2.2.5 Ordnance Survey mapping (Figures 5, 8-15)*

Historic Ordnance Survey mapping up to 1914 records the Proposed Development Site as located, as previously depicted, within agricultural land, as part of a larger field.

From 1919 onwards (Figure 12) the Proposed Development Site is located to the adjacent south of ‘The Vicarage’, enclosed within its garden.

### **4.2.3 Site Walkover Survey**

The site occupies a rectangular area measuring approximately 47m north-east/south-west by 17.5m north-west/south-east and is approached from the south-west side of Well Row. It is accessed via a footpath that runs alongside the road from the south-east, whilst there is a wide grass verge between the site and the road (Figs 16 - 18). There is low scrub immediately south-west of the site with an open fields beyond (Fig. 19). The site is separated from the vicarage garden to the north-west by chain-link fencing and a sporadic hedgerow of mature trees (Fig. 20), whilst a wooden fence separates the site from the property at 14 Well Row to the south-east (Fig. 21).

The site was previously a playground but has become variably colonised by patches of bramble scrub and grassland (Figs 22 – 24). There were previously trees close to the north-east edge of the site along the border with 14 Well Row but these have recently been felled, leaving only stumps (Fig. 25), whilst there is more vegetation surviving further south-west along this boundary (Fig. 26), with some trees extant at the south-west corner (Fig. 27).

The site exhibits a natural slope downwards from north-east to south-west, but the slope has been modified so that the north-eastern c. 15m is flat, there is then a c. 30° downward sloping

artificial terrace, beyond which the natural downward slope continues to the south-west boundary (Fig. 28). On the level ground at the top of the terrace is a concrete slab that may have been associated with playground furniture (Fig. 29). It is possible that the terracing may have been deliberate landscaping associated with construction of the playground and no earlier structures were evident.

### **4.3 Heritage Assets within the Proposed Development Site (Figure 2)**

#### **4.3.1 Designated Heritage Assets**

There are no designated heritage assets located within the Proposed Development Site.

#### **4.3.2 Non-designated Heritage Assets**

The Proposed Development Site is located within an ‘Area of Archaeological Significance’ (237) defined by the Hertfordshire Historic Environment Record that covers an area broadly relating to the medieval core of Bayford. The Proposed Development Site is located on the western edge of this area, that is defined by a central green, bordered by the old Manor House and the church, with settlement areas located on the surrounding roads. The Proposed Development Site likely lay in an area that was utilised for agricultural purposes, and identified on later post-medieval mapping.

### **4.4 Heritage Assets within the Outer Study Area**

#### **4.4.1 Designated Heritage Assets**

Within a 1km Outer Study Area of the Proposed Development Site there is one Scheduled Monument ‘Stocking Lane Moated Site’ (NHLE: 1010743), one Registered Park and Garden, the Grade II ‘Bayfordbury’, (NHLE: 1000906; MHT317), one Conservation Area, ‘Brickendon Conservation Area’, and 27 Listed Buildings, two of which are Grade II\* Listed: Bayford House (NHLE: 1101707), a large medieval hall; and the medieval Church Of St Mary (NHLE: 1101712); and 25 of which are Grade II Listed. Details of these designated assets are presented as a gazetteer in Appendix 1.

There are no World Heritage Sites or Registered Battlefields within 1km of the Proposed Development Site.

None of these designated heritage assets are anticipated to have their settings impacted by the proposed development.

#### **4.4.2 Non-designated Heritage Assets and Archaeological Baseline**

##### **4.4.2.1 Prehistoric**

There are no known heritage assets of prehistoric date recorded within the Outer Study Area.

The broad East of England area (as defined by the East of England Regional Research Framework), which includes the county of Hertfordshire has a well characterised early-prehistoric landscape located around the Thames basin (Medleycott 2011). There are two major Mesolithic sites in Hertfordshire, with a collection of Mesolithic flints recovered at Tyttenhanger minerals site, located 16km south-west of the Proposed Development Site, and at Baldock, 37km north of the Proposed Development Site (Medleycott, 2011).

The Neolithic and Bronze Age is characterised by substantial above ground archaeology, with the creation of large-scale settlement, burial remains and mounds and a growth of material culture (Medleycott, 2011). No heritage assets of Neolithic or Bronze Age date are recorded within the Outer Study Area.

The Iron Age within Hertfordshire is primarily characterised through the recovery of Roman and Romano-British deposits, due to the multi-period re-use of existing settlements, as well as substantial hillforts. No heritage assets of Iron Age date are recorded within the Outer Study Area.

#### 4.4.2.2 *Romano-British*

There are no heritage assets of Romano-British date recorded within the Outer Study Area.

A large Roman settlement were located at Hertford, 3km to the north-east of the Proposed Development Site and the Roman town of *Verulamium* was situated at St Albans, located 20km to its west (Medleycott, 2011).

#### 4.4.2.3 *Early Medieval*

There are no assets of early medieval date recorded within the Outer Study Area.

The manor at Bayford was part of the Royal estates and held in demesne by King Edward. Following his death it was held by Earl Tosti, brother to King Harold, until the Norman Conquest. The settlement at Bayford dates from at least the late Saxon period and may have been named after the ford belonging to Bæga (Gover 1938: 214). A priest is recorded as living on the manor during the time of the Domesday Survey, which would suggest that a church was already present by the time of the Norman Conquest.

#### 4.4.2.4 *Medieval*

The manorial estate (not the village) was 'Beyesford' in 1086. Bayford was a royal manor during the medieval period, but was granted by the Crown to John Knighton in 1547. In 1912 it was observed that 'The village of Bayford lies on high ground on the road leading to Hertingfordbury on the north and Northaw on the south. The village smithy, the school, the vicarage and the Manor House lie close together at the junction of this road with Stocking Lane, which is an old road running north-west and south-east through the parish. Opposite the school is a large pond. Most of the cottages here are of brick and date from the 18th and early 19th centuries' (MHT 18613). Various Listed buildings, however, are 17th century and earlier; and brick frontages often conceal earlier timber-framed structures. This may have developed from scattered medieval settlement around Bayford Green and Ashdene Road, which still retains some appearance of a linear 'green' with waste on either side of the roadway. At opposite ends of Bayford Green are a certain medieval moat and a possible one (MHT 15526), with the site of the medieval parish church at a junction of lanes to the NW. This was closer to the site of the medieval manor house.

In the Domesday Survey it was recorded that Bayford manor became the property of King William. It was assessed at 10 hides with land for 20 ploughs. It was valued at £8 when it was taken by the sheriff after the Conquest, this value rose to £16 by the time of the survey in 1086. In demesne were 2 hides, 3 virgates and 3 ploughs. A priest and reeve of the village with 22 villans with 15 ploughs. There were 9 cottars and 1 slave, 2 mills rendering 26s, meadow for



20 ploughs, pasture for livestock and woodland for 500 pigs (Williams & Martin 1992: 370). A moated site, was located at c. 350m SE from site on Stocking Lane. Complete, rectangular, waterfilled, homestead moat measuring approx. 60m NE-SW by approx. 45m transversely, with arms approx. 8m - 13m wide. The island shows no trace of any structure. The NW arm is partly filled, and has been cleared. On the north-east and south-east arms there is an external bank 5- 8m wide by 0.5m high. The later 19th century OS maps show that the southern half of the NW arm had at some time been infilled, leaving a depression providing a wide access onto the island. By 1923 the depression had been recut and the moat restored, with a new footbridge across the centre of the NW arm. The moat is shown complete on the 1838 tithe map, with access across the centre of the NW arm (MHT 2029 and DHT10728).

#### 4.4.2.5 *Post-medieval*

Bayford Manor House, formerly Bayford Place, represents the most important of the three manors called Bayford. It was a royal possession from the Conquest until 1544 when the manor was granted to John Knighton. Mention then of a chamber above the outside gate of the manor suggests a house of some consequence; and there is reference to '3,000 breke brought for the undre pynning of the same chamber'. The present building incorporates part of the late medieval timber-framed house, though its precise extent is uncertain; a roof truss of clasped-purlin type remains near the north end of the east range and at several points on the first floor the cased-in feet of principal rafters can be seen below the ceilings (MHT 12347)

Between 1544 and 1655 some improvements were made, and between then and 1662 the house was probably enlarged and encased in brick. A sketch on the 1758 map seems to depict the house running N-S, with a hipped roof at the south end, and a large chimney stack; adjoining the wing to the west was another block of one storey and attics. This low building appears to correspond to a second house shown in a drawing of 1848 by Buckler; this was enlarged and refronted as a separate house. Its foundations are in the garden. This is the building shown on the later 19th century OS maps as 'The Vicarage', immediately on the west side of the Manor House. After 1758, when Sir William Baker bought the manor and proceeded to build Bayfordbury, Bayford Place became no more than a farmhouse. It is shown on the 1880 map as Bayfordplace Farm, and at this date the Vicarage appears to have been the more important building (with farmhouse and farmstead attached). The reversal in status of the medieval house began towards the end of the 19th century. By 1898 the farm buildings had been demolished and the farmhouse named 'Manor House', with new outbuildings including a coach house and stable. In the early 20th century it became the home of Mrs Barclay, and achieved substantially its present form by 1912.

The 'Vicarage' is shown on the later 19th century maps as a substantial building almost adjoining the late medieval house at Bayford Place. It was at the time no more than a farmstead. The 1880 map shows details of the garden in which the two buildings stood; the surviving 17th century garden walls were altered in the 19th century. In 1880 the Vicarage was a rectangular block. It was apparently shown in a sketch on the 1758 estate map, a block of one storey and attics. This low building appears in an 1848 drawing by Buckler; this was enlarged and refronted as a separate house. By 1898 a large wing had been added on its south side, the farmhouse had been renamed Manor House, and the farm buildings replaced with new outbuildings on different sites. By the early 1920s the Vicarage had been demolished (a new one being built on the west side of Well Row, closer to the church) and the Manor House extended somewhat, over part of the site. This apparently happened before c.1912. The foundations of the Vicarage are said to survive in the garden. (MHT 17929)

The medieval parish church at Bayford stood on an approximate NW-SE alignment in the NE corner of the present churchyard; it was demolished in 1803. Its successor, in yellow brick, was built in 1804 on an E-W alignment closer to the north side of the present church (MHT 12333). This second church was demolished in 1870. The new church was built to the south, leaving the medieval and later churchyard on its north side. A piece of worked clunch, apparently part of a door jamb and presumably from the medieval church, was found in 2006. A sherd of medieval Herts Grey Ware, and a good deal of brick and peg tile, were also found. In 1366 the parish complained to the bishop that 'the inhabitants were frequently obstructed by floods in carrying bodies for burial in the Parish Churchyard at Essendon, asking for a License (which was granted) to bury their dead in the precincts of their ancient Chapel at Bayford' . Bayford church was technically a perpetual curacy under Essendon (MHT13447). Bayford only became its own parish and separated from Essendon in 1867, in a presentation of the lord of the manor and henceforth endowed from the Common Fund.

St Mary church was built in 1870-71, to a design by Henry Woodyer (MHT 12333). It incorporates a medieval font, an early 17th century marble effigy to Sir George Knighton (d.1612) and four small brasses of which two apparently date to 1545. These are from the earlier churches (MHT 13447). The brasses were found in a box in the church in 1870 and are thought to belong to the Knighton family. The South Chapel contains memorial tablets moved from the older churches. The present building is at least the third to serve the parish. Only a few fragments of late medieval and post-medieval pottery, and some disarticulated bone, were found during renewal of the drainage trenches through the churchyard and around the building in 2014. Also revealed were some 18th-early 19th century brick fragments and a buried path south of the nave; and a slab beneath the stone memorial cross for Henry William Clinton Baker (c.1936).

#### 4.4.2.6 *Modern*

From the early 20th century, the Proposed Development Site formed part of the garden of the new Vicarage. At the end of the century, it became a small playground. Throughout this period Bayford remained a rural village.

Archaeological monitoring was carried out in 2006 in St Mary church, c. 500m north of the site, when groundworks were undertaken for drainage when toilet facilities were installed in the vestry (EHT 5595). A substantial amount of made ground was noted and the only find discovered was a piece of worked stone probably from a door jamb, was recovered from this trench. No human remains were encountered (Kaye 2006).

## 5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The evidence from the desk-based assessment has shown that the area of the Proposed Development Site, has remained agricultural, with a slow growth of the village of Bayford around the main streets and central village green associated with the historical church and Manor.

The Proposed Development Site is located on the edge of an 'area of archaeological significance' defined by the Hertfordshire HER, which relates to an area broadly defined as the medieval core of Bayford.

Overall, it is considered that there is a **low** to **medium** potential for archaeological deposits of medieval to post-medieval date to be present within the Proposed Development Site. These are

likely to be associated with the medieval and post-medieval agricultural landscape and characterised by evidence of ridge and furrow. These are likely to be of local heritage value and **low** cultural significance.

It is considered that there is a **low** potential for archaeological deposits earlier than the medieval period to be present within the Proposed Development Site.

## **6 IMPACTS AND MITIGATION**

### **6.1 Direct Impacts**

The Proposed Development will consist of a single dwelling, with associated infrastructure including foundation excavations, access roads, parking, landscape and service trenches for utilities. This work will necessitate a transformation of the current ground surface within the Proposed Development Site with no direct results on known heritage assets.

Any development that requires the total removal of the surface topsoil could have an adverse impact on any such buried remains that may be present. In this instance it is likely that any archaeological deposits, if present, will be associated with the medieval and post-medieval agricultural landscape

### **6.2 Evaluation and Mitigation**

Evaluation and mitigation may be required by the Hertfordshire Historic Environment Team to identify and offset by record the loss of any such remains that might be present. Given the size of the Proposed Development Site, evaluation would likely take the form of a single archaeological trial trench across the footprint of the proposed dwelling.

If any significant discoveries are made during any archaeological monitoring works carried out, and it is not possible to preserve those discoveries in situ, provision will be made for the excavation where necessary, of any archaeological remains encountered. The provision will include the consequent production of written reports on the findings, with post-excavation analysis, conservation of finds, and publication of the results of the works where appropriate.

Any archaeological investigations could reasonably be conducted under the terms of a planning condition; allowing for follow-on mitigation should archaeological remains be discovered.

## **7 CONCLUSION**

The Proposed Development Site is located at land next to 14 Well Row, Bayford, East Hertfordshire. The Site was previously a playground, though it is now overgrown and disused. Prior to its use as a playground it was located within the garden of a vicarage built in the early 20th century.

The Proposed Development Site lies just inside an ‘area of archaeological significance’, defined by the Hertfordshire Historic Environment Records as covering the medieval core of Bayford, that was focused upon a central village green, dominated by the Manor House and church on respective sides. Historic mapping from the mid-18th century onwards, show the Proposed Development Site as located in a large field. It is considered that this land was also utilised for agricultural purposes during the medieval period.

It is considered that there is a **low to medium** potential for archaeological deposits of medieval to post-medieval date to be present within the Proposed Development Site. These are likely to be associated with the medieval and post-medieval agricultural landscape and characterised by evidence of ridge and furrow. No heritage assets predating the medieval period are recorded in the Outer Study Area and It is considered that there is a **low** potential for archaeological deposits earlier than the medieval period to be present within the Proposed Development Site.

Further archaeological evaluation may be requested by the Hertfordshire Historic Environment Team. This would likely take the form of a single archaeological trial trench across the footprint of the proposed dwelling. Any archaeological investigations could reasonably be conducted under the terms of a planning condition; allowing for follow-on mitigation should archaeological remains be discovered.

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**APPENDIX 1: HERITAGE ASSETS IN THE PROPOSED DEVELOPMENT SITE (FIGURE 2)**

<b>HER No.</b>	<b>Asset Name</b>	<b>Description</b>	<b>Period</b>
257	Area of Archaeological Significance	An 'Area of Archaeological Significance' defined by the Hertfordshire Historic Environment Record that covers an area broadly relating to the medieval core of Bayford.	Medieval

**APPENDIX 2: DESIGNATED HERITAGE ASSETS IN THE OUTER STUDY AREA (FIGURE 2)**

NHLE Entry	HER No.	Asset Name	Description	Designation
1010743	MHT2029	Stocking Lane moated site	Stocking Lane is an example of a Hertfordshire moat which forms part of the manorial garden. It is undisturbed and also retains potential for the recovery of organic remains in the waterlogged ditches. Stocking Lane is a rectangular shaped moat, situated east of Bayford Village at the foot of the garden of the Manor House. It is orientated north-east - south-west and measures c.60m long by c.45m wide. The arms vary from c.8m to c.13m in width. The north-west arm, which is partly infilled, has been cleared in recent years. There is no evidence of a causeway. A small wooden footbridge is situated on the north-west arm for access to the island. On the north-east and south-east arms there is an external bank measuring between 5m and 8m in width and c.0.5m in height. The island is thought to have been used as a garden or orchard. The modern footbridge is excluded from the scheduling.	Scheduled Monument
1000906	MHT7317	Bayfordbury	A mid C18 and C19 landscape park with pleasure grounds and a notable mid C19 pinetum, surrounding a mid C18 and early C19 country house. <b>PRINCIPAL BUILDING.</b> Bayfordbury (1759-62, altered by Francis Aldhouse 1809-12, listed grade II*) stands towards the centre of the site, surrounded by pleasure grounds. The white-painted and stuccoed house, built in Neoclassical style, consists of a two-storey plus attics central block flanked by single-storey link pavilions in turn flanked by low, two-storey service wings. As built, the central block, of red brick, was flanked by separate service pavilions (originally stables to the south-west and kitchens to the north-east), the gaps being filled in in the early C19 by Aldhouse, when the house was faced in stucco. At that time the single-storey orangery was added to the north-east end of the house, attached to the former kitchen range. On the south-east, garden front a single-storey portico is flanked by a railed balcony, raised on short iron columns, which extends out along the length of the single-storey links, ending in stairs sweeping down to the garden. A flight of stone steps leads down from the central garden door beneath the portico to the garden. The garden front overlooks the parkland of the wooded Bayford Brook valley to the south and east, with a view of the monumental column at the top of the far hillside in Sailor's Grove. The stable block (c 1812, probably Francis Aldhouse, converted to domestic accommodation 1990s, listed grade II) stands 150m south-west of the house, on lower ground. The two-storey block of yellow brick surrounds three sides of the stable yard, which is entered via an archway in the north-east range. The yard is closed on the south-west side by a brick wall with piers at intervals, pierced by a central narrow gateway which gives access to a square lawn lying adjacent to the south-west, and beyond this the kitchen garden. <b>GARDENS AND PLEASURE GROUNDS</b> The pleasure grounds surround the house to the south, east and north, enclosed by the remains of a ha-ha or sunk fence. <b>KITCHEN GARDEN</b> The octagonal, brick-walled kitchen garden (early C19, listed grade II), presently disused	Grade II Registered Park and Garden



NHLE Entry	HER No.	Asset Name	Description	Designation
			(1999), lies 250m south-west of the house, beyond the stable yard, with which it is contemporary, and from which it is separated by a square lawn.	
9382	NA	Brickendon Conservation Area	Conservation Area focused on the historic core of Brickendon village.	Conservation Area
1101707	MHT12346	Bayford House	Large house. Late medieval rear wing incorporating rafters from C13/C14, hall, early C17 front range heightened to 3 storeys in early C18, enlarged to W, refronted and given S service range (the stables parallel with this have date 1729), early C19 staircase, porch, ground floor windows, and service extension. Timber frame in rear wing, largely replaced or encased in red brick walls of front range. S wing has show front of plum red brick with lighter red dressings. Stone coping to parapet of main house. Steep old red tile pitched roofs to rear wing and rear slope of S service wing, parallel hipped slate roofs to main house hidden by parapet and front slope of service wing. Large 3-storeys and cellar.	Grade II * Listed Building
1101712	MHT12333	Church Of St Mary (Church Of England)	Parish church. 1870-71 by Henry Woodyer for William Robert Baker of Bayfordbury, incorporating font and monuments from medieval church demolished 1803 and replaced by yellow brick church in 1804 on site to N of present church, demolished 1870.	Grade II * Listed Building
1040013	MHT16463	Barn Immediately West Of Stockings	Barn. C18 or early C19. Timber frame on brick base, weatherboarded. Tiled roof. 3 bays. Central doors to yard. Interior: braces from posts to tie beams, queen struts to principals, collars clasp purlins.	Grade II Listed Building
1040021	MHT16463	Stable Building About 20 Metres South Of Stockings	Former stables, now garages. C18. Red brick. Tiled roof. 3 bays. 1 storey and attic.	Grade II Listed Building
1089113	MHT16463	Barn About 15 Metres West South West Of Stockings	Barn. C18. Timber frame on brick base, weatherboarded. Tiled roof. 3 bays.	Grade II Listed Building
1089114	MHT16463	Stable Building About 20 Metres South West Of Stockings	Stables. C19. Timber frame on brick base, weatherboarded. Tiled roof. 3 bays	Grade II Listed Building
1101702	MHT18162	The Bakers Arms	Block of 2 houses and a public house. Early/mid C19 for Bayford Estate. Yellow stock brick and continuous hipped slate roof.	Grade II Listed Building
1101703	NA	Fleur Cottage	House, now 2 houses. Early C17, C18 parallel roofed rear range, C20 rear wing to No. 15. Timber frame on brick sill, white weatherboarded, with steep old red tile roofs. 2-storeys, 2 cells, internal chimney plan house set back from road facing W, with 2-storeys parallel rear range and later 2-storeys gabled rear wing to No. 15 at SE.	Grade II Listed Building

NHLE Entry	HER No.	Asset Name	Description	Designation
1101704	NA	Lambfield Cottage	2 adjoining houses. C18, No. 43 possibly earlier. No. 43 timber frame on high painted brick sill (lower part plastered), roughcast. No. 45 roughcast with remains of pargetting but S gable rebuilt in C19 red brick. Steep old red tile roofs. 2-storeys.	Grade II Listed Building
1101705	NA	26 And 28, Ashdene Road	House, now 2 houses. Mid C18, divided and extended to S in C20. Red brick with some blue headers, in Flemish-bond. Hipped steep old red tile roof. 2-storeys.	Grade II Listed Building
1101706	MHT12348	Bayford Grange	House. Mid C18 (marked as Mr. Mayberry's house on 1758 Bayfordbury estate map in HRO), parallel rear range late C18, rear range heightened early C19, kitchen wing early Victorian, refurbished mid/late C20. Red brick front range, red with blue brick parallel rear range heightened in grey brick. Hipped steep old red tile roofs. A tall 2-storeys and attics house.	Grade II Listed Building
1101708	MHT12346	Stables At Number 44 (Bayford House)	Stable block. Late C17 N part, early C18 S part (plaque reset in N gable 'A.T. August/YO 26.1729'), and S crosswing C19. N part red brick in English-bond, S part red brick with blue headers in Flemish-bond, red brick crosswing. Steep old red tile roofs.	Grade II Listed Building
1101709	MHT12346	Granary At Number 44 (Bayford House) 5 Metres To East Of Stables	Granary. C18. Red brick chequered with blue headers and with lighter red brick dressings. Very steep old red tile pyramidal roof topped by elaborate wrought iron wind vane.	Grade II Listed Building
1101710	MHT12347	The Manor House	Manor house. Late medieval, a royal manor granted 1547 to John Knighton (N part of E range) who added before 1583 kitchen block (S end of E range), called Bayford Place by 1613, early C17 W wing, enlarged and brick cased 1655-1662 for John Mayo, became a farmhouse after Sir William baker bought the manor in 1758 and then built Bayfordbury, altered and extended as private house c.1912 for Mrs. Barclay, with new entrance on W. Timber frame encased in red brick of various periods and red tilehanging. Steep old red tile roofs.	Grade II Listed Building
1101711	NA	Warren House	House. Early C18, C19 extensions. Stucco with steep pitched old red tile roofs, hipped on older parts. 2-storeys.	Grade II Listed Building
1101713	MHT12333	Caesar Monument in St Marys Churchyard 45 Metres To West North West Of Church	Monument. 1740 to Charles Caesar of Bayford and his family. White and grey veined marble on freestone steps.	Building
1176582	NA	33, 37 And 39, Bayford Green	4 houses, now 3. Late C17 or early C18, brick front mid C19, extension late C20. Timber frame on red brick sill, dark weatherboarded and roughcast rear range, red brick cased front range.	Grade II Listed Building

NHLE Entry	HER No.	Asset Name	Description	Designation
1176605	MHT15413	The Church Cottages	House. C16 or earlier S crosswing to former hall house, hall range probably reconstructed C17 but virtually rebuilt in comprehensive remodelling with extensions c.1965. Timber frame crosswing, roughcast masonry walls elsewhere, timbers exposed on 1st floor front largely bogus. Steep red tiled roofs. 2-storeys.	Grade II Listed Building
1176674	MHT12333	Lych Gate, Bridge And Retaining Wall To Churchyard At Church Of St Mary	Lych gate, bridge and retaining wall. 1870-71 by Henry Woodyer as outworks of St. Mary's Church he built for William Robert Baker of Bayfordbury (q.v.). Oak frame, Kentish ragstone bridge and sidewalls, wall of alternate bands of Kentish ragstone and red brick, hipped and gabled roof of red tile with wrought iron foliate cross on top.	Grade II Listed Building
1176682	MHT12333	Yarrell Tombs And Railings Of Enclosure 20 Metres To North West Of Nave	Group of tombstones in railed enclosure.	Grade II Listed Building
1307828	MHT12347	Old Walls At Number 6 (The Manor House)	Walls. C17, altered in C19. Red brick in English-bond, later work in Flemish-bond. Walls linked to house and forming 2 large rectangular enclosures to N and W of house, and acting as buttressed retaining walls to road on W.	Grade II Listed Building
1341453	MHT16463	Stockings	House, formerly farmhouse. Early to mid C18, extended C19, altered and extended mid C20. Red brick. Tiled roof. 3 bays. 2 storeys and attics.	Grade II Listed Building
1347797	MHT12347	Outbuildings At Number 6 (The Manor House) 40 Metres To North Of House	Outbuilding probably built as stable and coachhouse, now tack room and garage. Late C19.	Grade II Listed Building
1347798	MHT12342	Bayford Hall	Farmhouse. Early C18, marked as Old Farm on estate map of 1758 (HRO), altered early C19, and in later C19 for second son of Clinton-Baker Lords of the Manor. Red brick and slate roofs with parapets. Red tiles to open timber porch. 2-storeys, attics and cellar.	Grade II Listed Building
1347799	MHT1233	Baker Tomb In St Mary's Churchyard 25 Metres To North North West Of Nave	Tomb. Circa 1871 to Baker family of Bayfordbury. Limestone.	Grade II Listed Building
1347827	MHT18161	3, Ashdene Road	House and forge, now all one house. C16 or early C17 house, forge probably C18. Timber frames on brick sills, house roughcast with weatherboarded apron and steep old red tile roofs.	Grade II Listed Building
1414217	MHT18613	Lilac Cottage	Lilac Cottage, Bayford, a C17 vernacular building retains a significant proportion of historic fabric pre-dating 1700. It is a two-storey cottage with an asymmetric pitched roof.	Grade II Listed Building

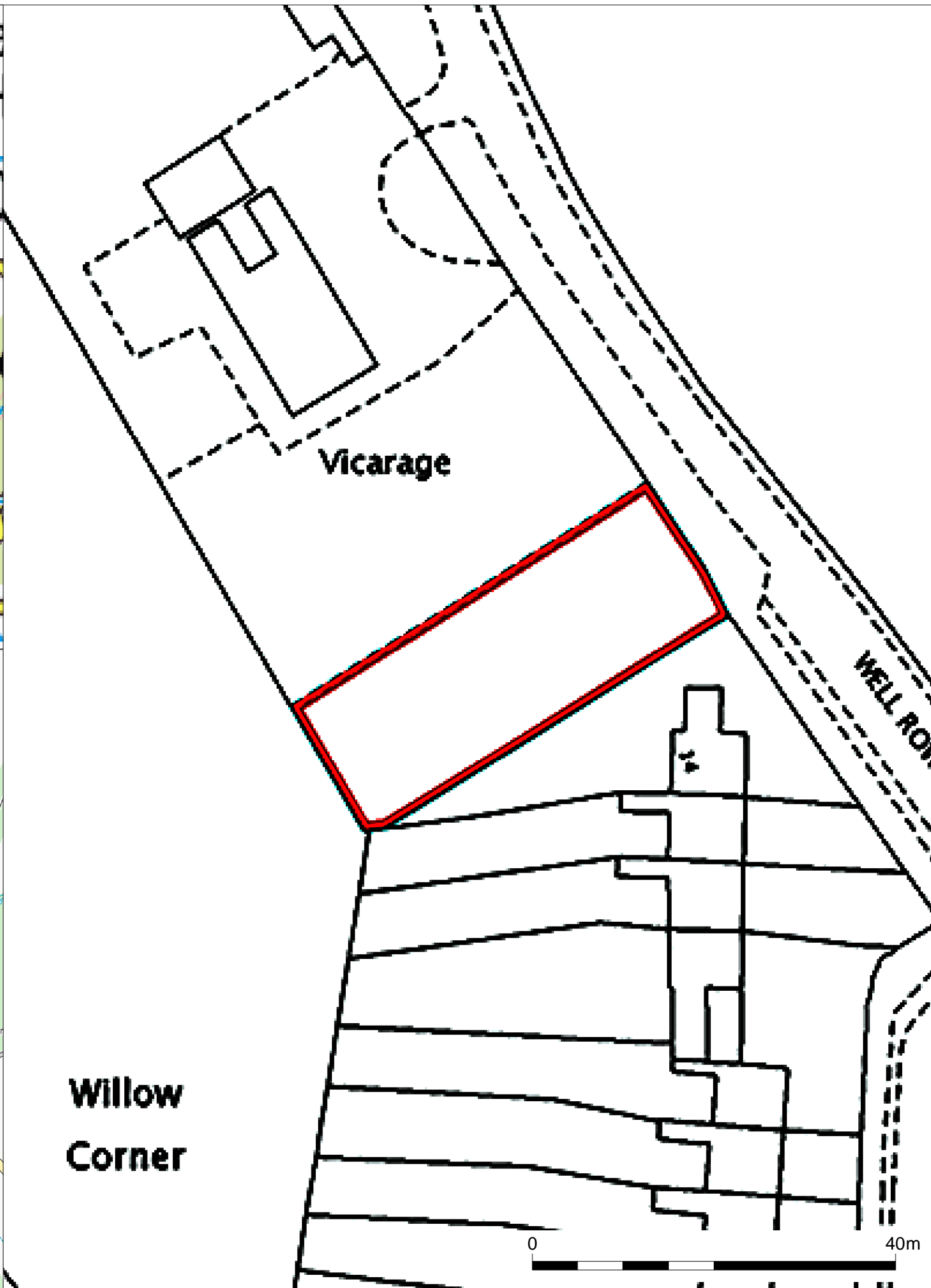
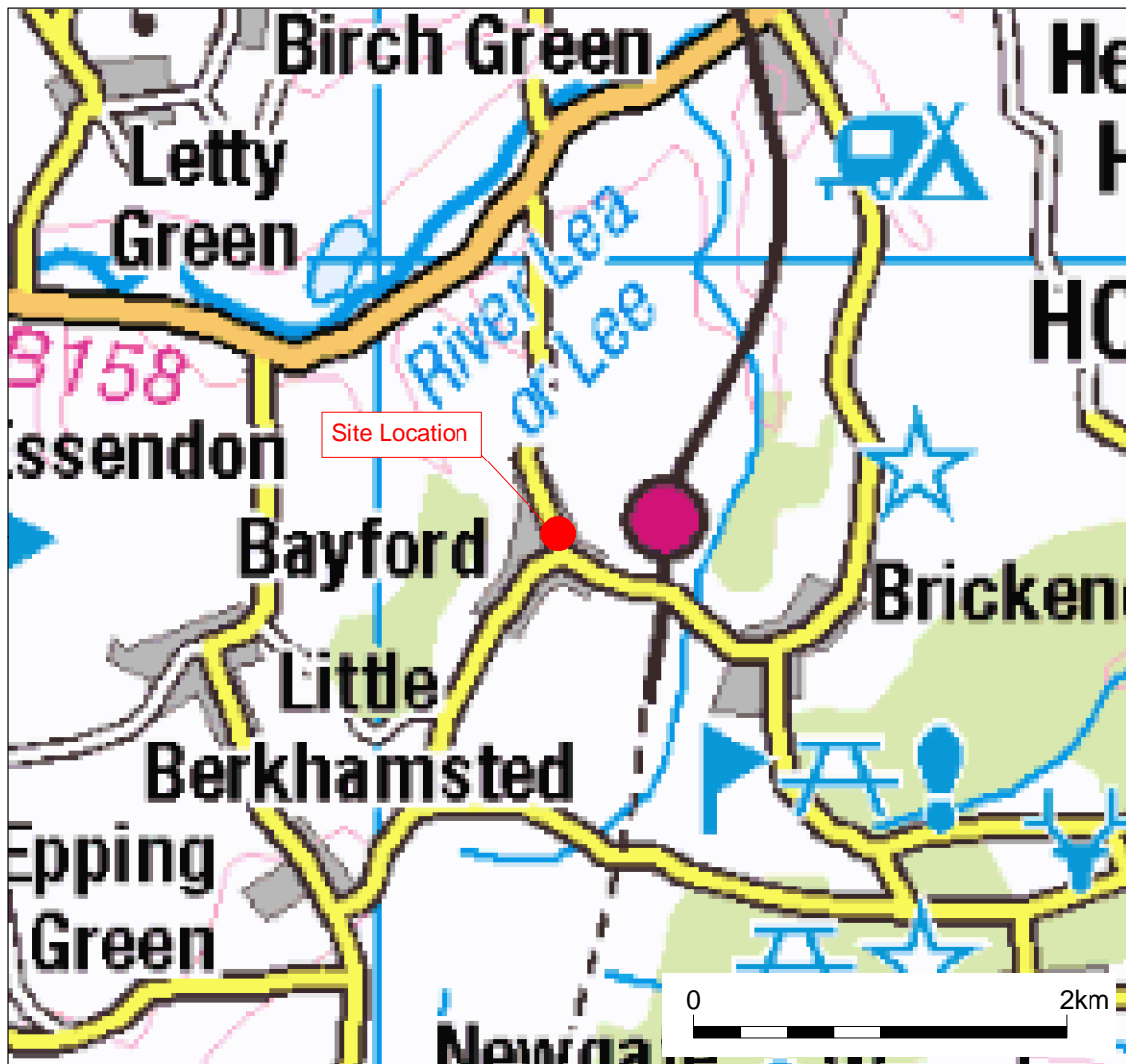
### APPENDIX 3: NON-DESIGNATED HERITAGE ASSETS IN THE OUTER STUDY AREA (FIGURE 2)

HER No.	Asset Name	Description	Period
MHT12334	Site of Bayford Hall Manor House	Bayford Hall [12342] is the successor to one of the three pre-1678 manors of Bayford.	Medieval
MHT13447	Site of medieval and later parish churches, Bayford	The medieval parish church at Bayford stood on an approximate NW-SE alignment in the NE corner of the present churchyard; it was demolished in 1803.	Medieval
MHT15526	Possible moat, west of Bayford Green	An L-shaped pond, still extant, and shown on the 1838 tithe map and the 1881 OS map in the field west of what was a gated track to the Vicarage and Bayfordplace Farm; it has the appearance of two arms of a moat, meeting at right-angles and the right dimensions.	medieval
MHT1857	Probable cultivation terraces, Bayford Wood, Bayford	Three, possibly four terraces, facing west, on a steep slope in Bayford Wood. Their position and size suggest they are cultivation terraces or lynchets. The slope runs down here to the stream flowing north to the river Lea. This is ancient woodland, so the lynchets predate AD 1600.	Medieval
MHT2650	Bayford Village	The manorial estate (not the village) was 'Beyesford' in 1086. Bayford was a royal manor during the medieval period but was granted by the Crown to John Knighton in 1547.	Medieval
MHT18160	site of village school	The 1881 OS map shows a building at the road junction marked 'School (Boys & Girls).	Modern
MHT17930	Site of Bayford place farm, Bayford green	Bayfordplace Farm is shown on the 1881 map as a farmstead on the north-east side of the farmhouse, Bayford Place (the Manor House) [12347].	Post Medieval
MHT18130	Site of Lodge, Weeping's Wood	A building marked 'Lodge' is shown here on the 1881 OS map, within an enclosure in wood pasture beside a track leading north through the park to Bayfordbury [12344].	Post Medieval
MHT18163	Site of village pump	A small structure labelled 'Pump' on the 1881 OS map stood in the centre of the road junction in the village, 10m east of a large pond.	Post medieval
MHT30723	New pond Farm, Ashdene road	A house with outbuildings shown here on the 1838 tithe map is named New Pond Farm on the 1881 OS map. No buildings are shown here on the 1766 map, which may imply that the farmstead is late 18th to early 19th century in origin.	Post medieval
MHT18103	Soilmarks of boundary ditches	Several parallel linear marks across the field SE of Weepings Wood appear to show the course of ploughed-out boundaries	Unknown

#### APPENDIX 4: ARCHAEOLOGICAL EVENTS IN THE OUTER STUDY AREA

HER Event No.	Event Name.	Type	Description	Location/NGR
EHT5595	Watching brief at St Mary's church, Bayford, 2006	Watching Brief	Monitoring of new drainage and service trenches in the churchyard	TL 30970 08850
EHT7855	Monitoring at Lilac Cottage, 39 Ashdene Road, Bayford, 2015	Watching Brief	Groundworks to replace the garage with a new one in the same position (on the NE side of the house) revealed only topsoil and made ground above natural clay. There were no archaeological finds, features or deposits.	TL 30938 08297

## FIGURES



Key:

Site Boundary



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 M: 07741 313975  
 miltonkeynes@cfa-arch.co.uk  
 www.cfa-archaeology.co.uk

Title:  
Site Location

Project:  
Land next to 14 Well Row,  
Bayford, East Hertfordshire

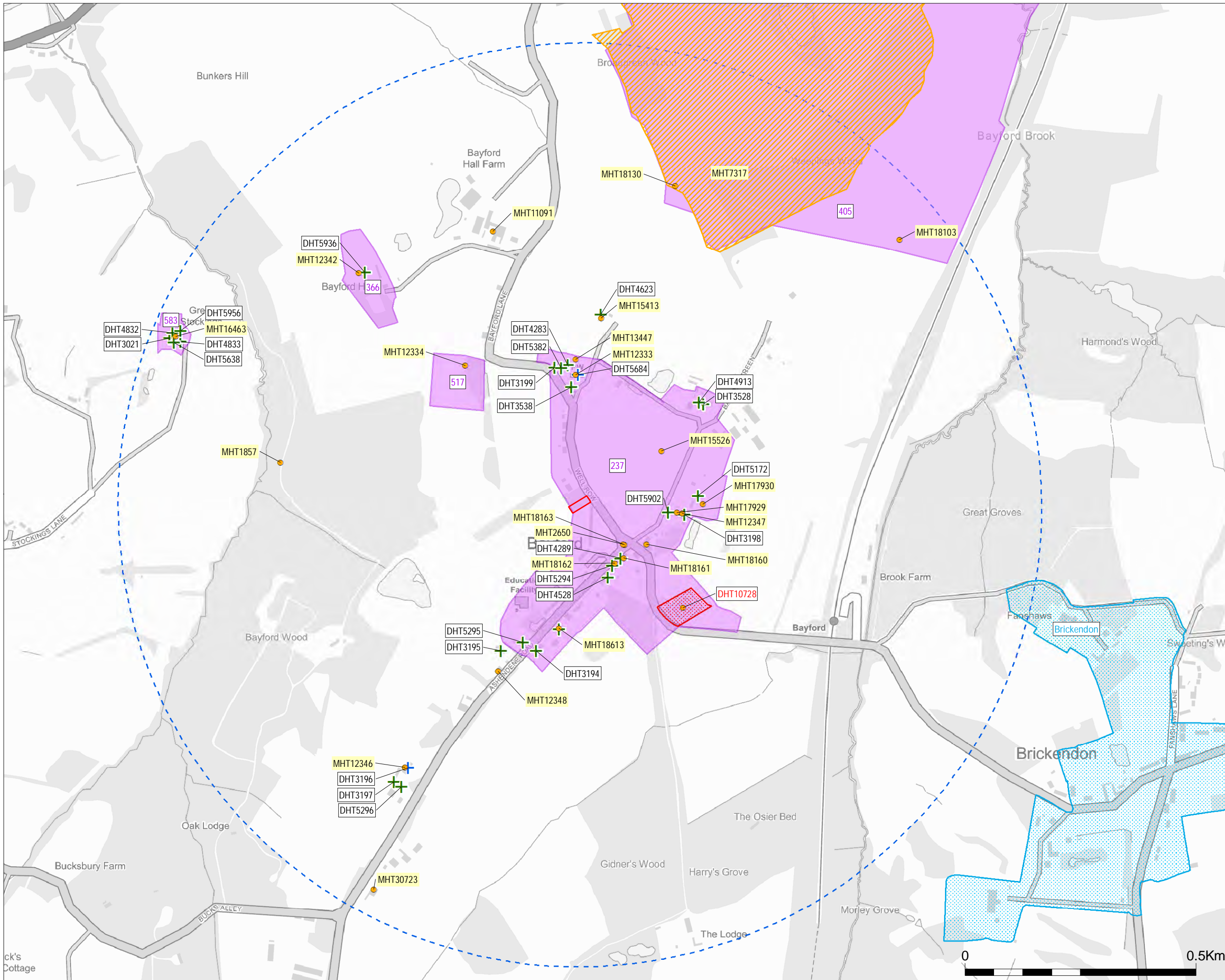
Client:  
Bonnell Homes Ltd.

Scale at A3:  
Varies

Drawn by: SB	Checked by: SW	Date: 27/04/2022
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Report No: MK238/22	Fig. No: 1
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**Key:**

- Site Boundary
- 1km Study Area
- + Listed Building Grade II
- + Listed Building Grade II\*
- Scheduled Monuments
- HER (Point)
- HER (Area)
- Conservation Area
- Area of Archaeological Significance

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Title:  
**Hertfordshire Historic Environment Record (HER) Data (1km radius)**

Project:  
**Land next to 14 Well Row, Bayford, East Hertfordshire**

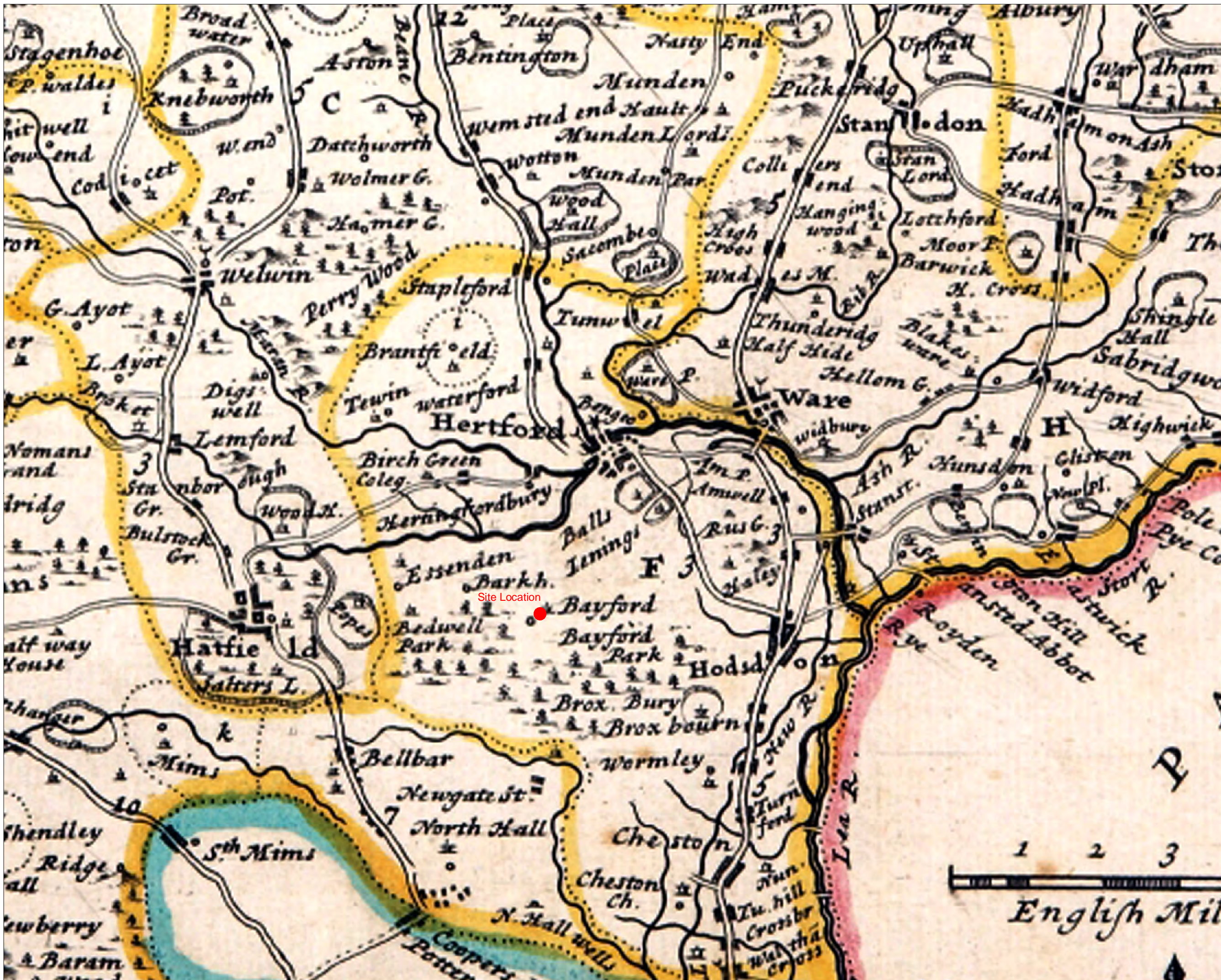
Client:  
**Bonnel Homes Ltd.**

Scale at A3:  
**1:7,500**

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Report No: MK238/22	Fig. No: 2
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Key:



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Title:  
 Hertfordshire old map,  
 Hermall Moll: 1724

Project:  
 Land next to 14 Well Row,  
 Bayford, East Hertfordshire

Client:  
 Bonnel Homes Ltd.

Scale at A3:  
 Not to Scale

Drawn by: SB	Checked: SW	Date: 29/04/2022
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Report No: MK238/22	Fig. No: 3
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Fig. 4 Dury and Andrews Map of Hertfordshire : 1766



Fig. 5 Ordnance Survey, Old Map Victorian: 1805-1869



Fig. 6 Map of the County of Hertford, A. Bryant 1822

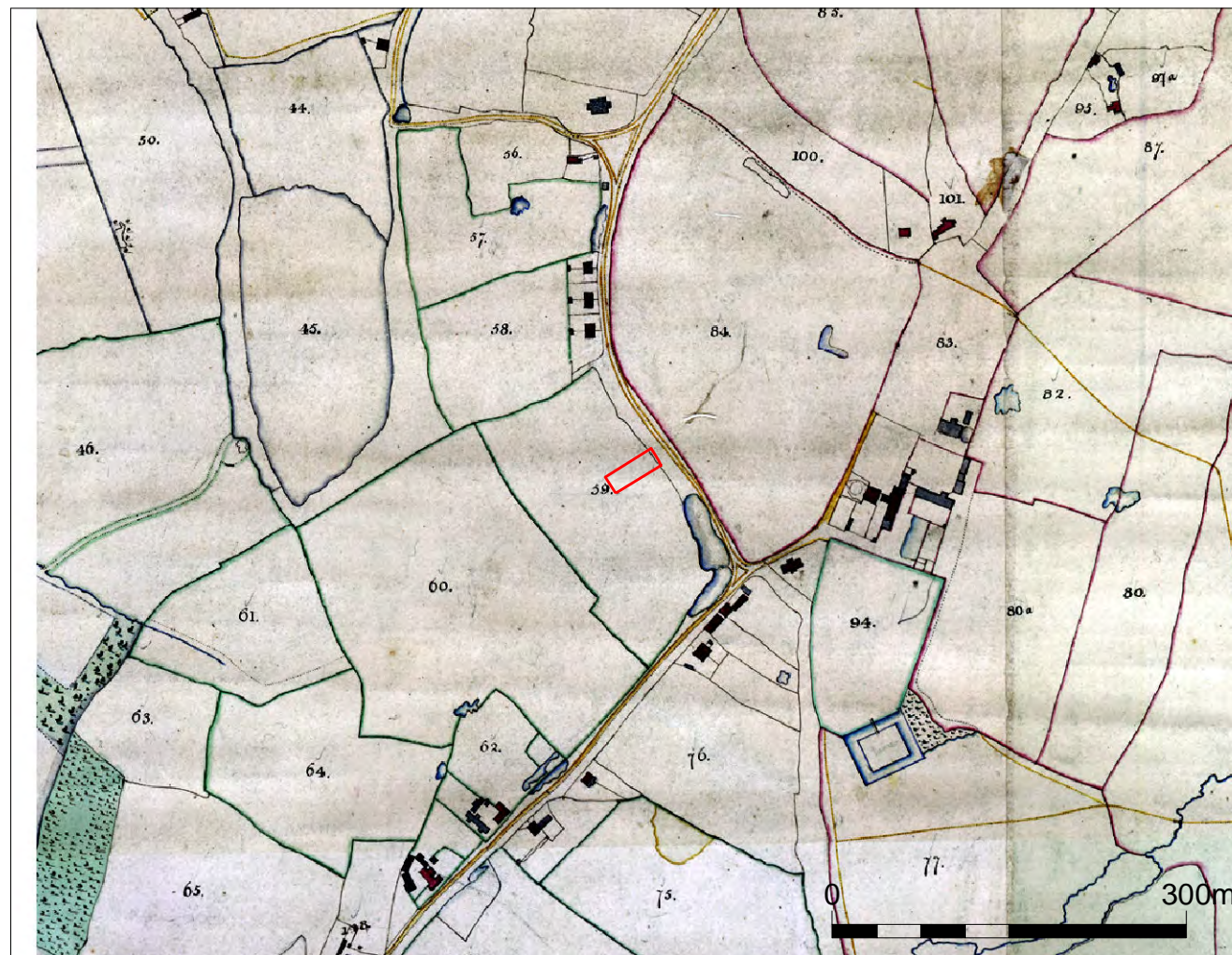


Fig. 7 Bayford Tithe Map: 1838

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Title:  
**Map Regression**

Project:  
**Land next to 14 Well Row, Bayford, East Hertfordshire**

Client:  
**Bonnel Homes Ltd.**

Scale at A3:  
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Report No: MK238/22	Fig. No: 4 - 7
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Fig. 8 Ordnance Survey One Inch: 1885-1900

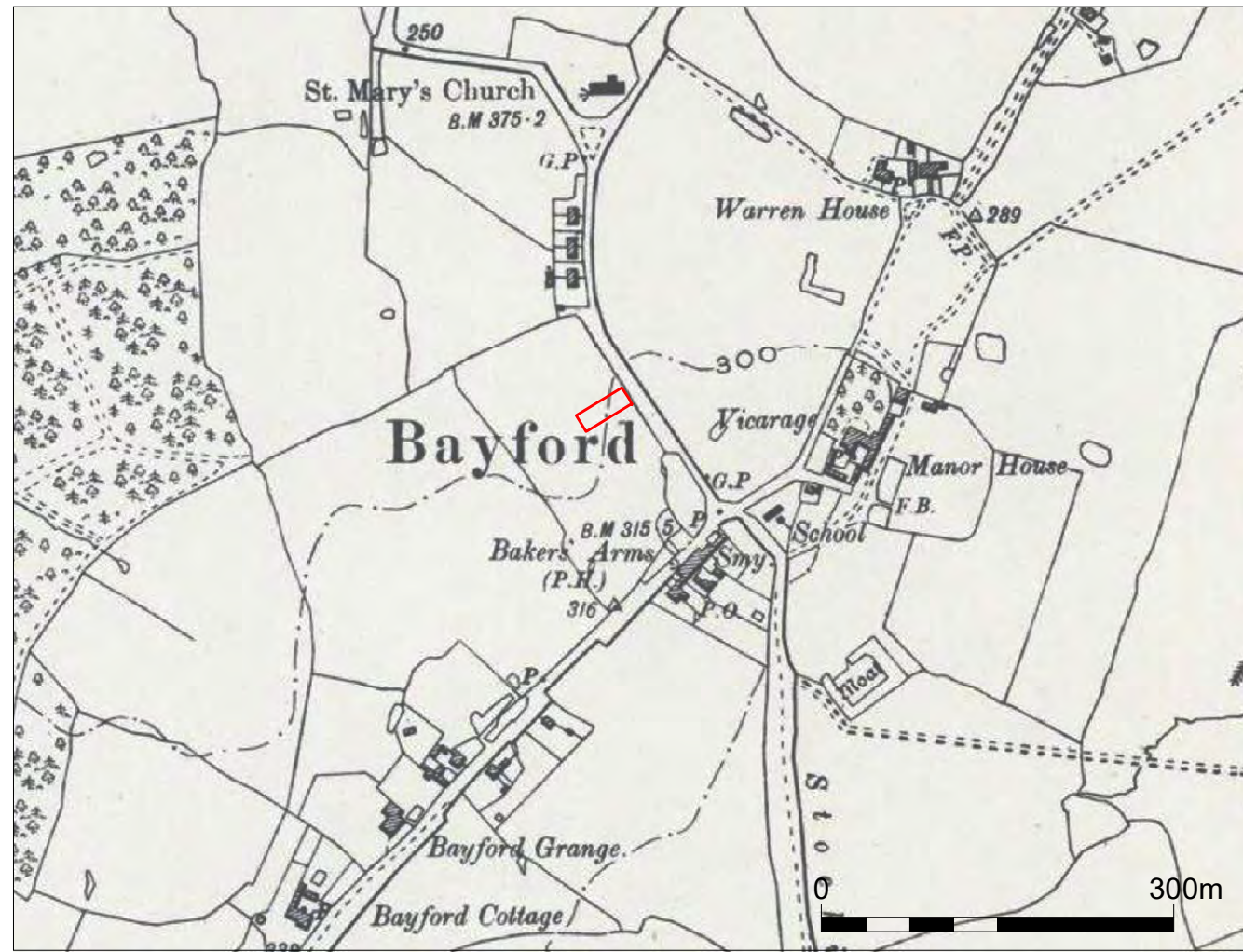


Fig. 9 Ordnance Survey Six Inch: 1888-1913

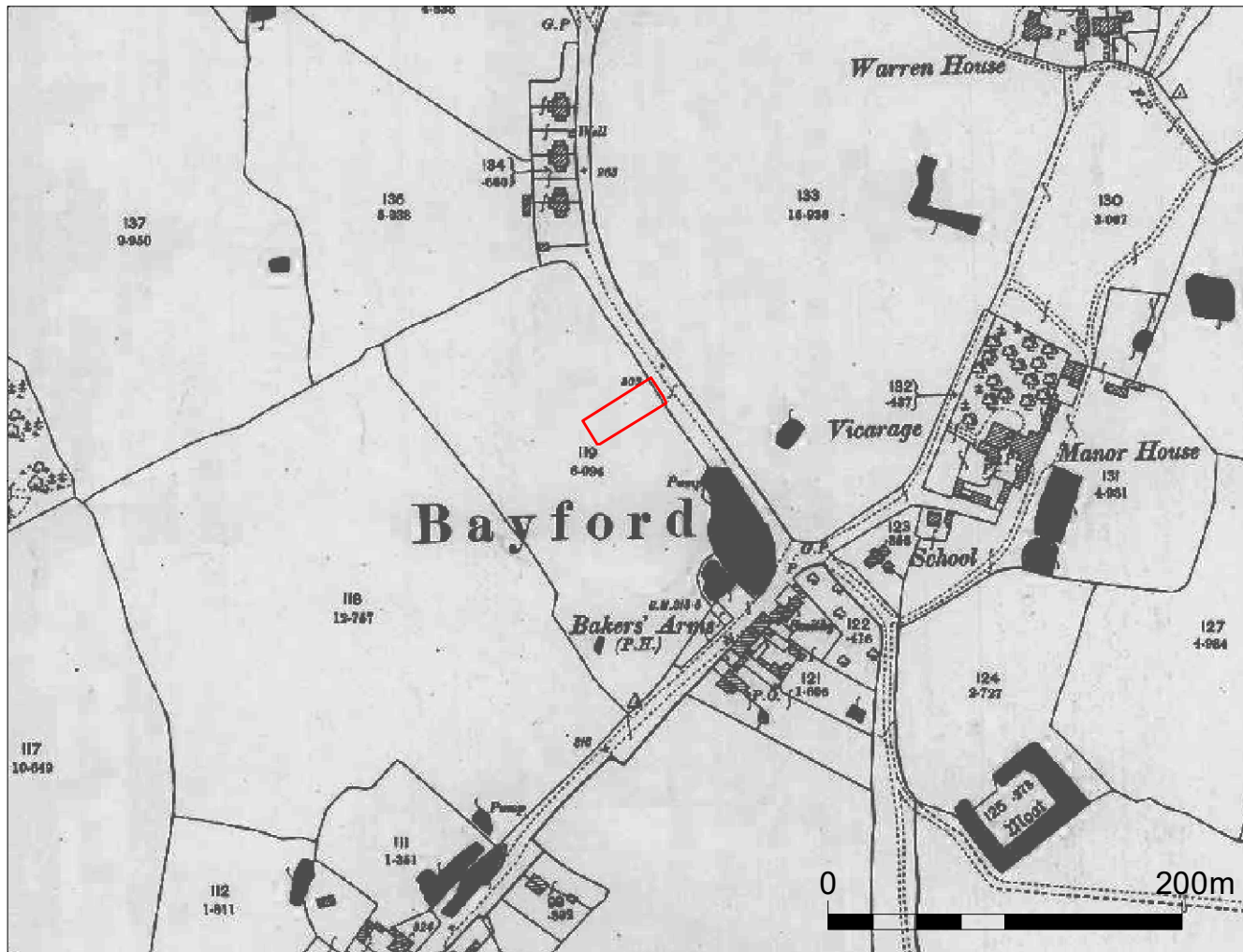


Fig. 10 Ordnance Survey 25 Inch: 1892-1914

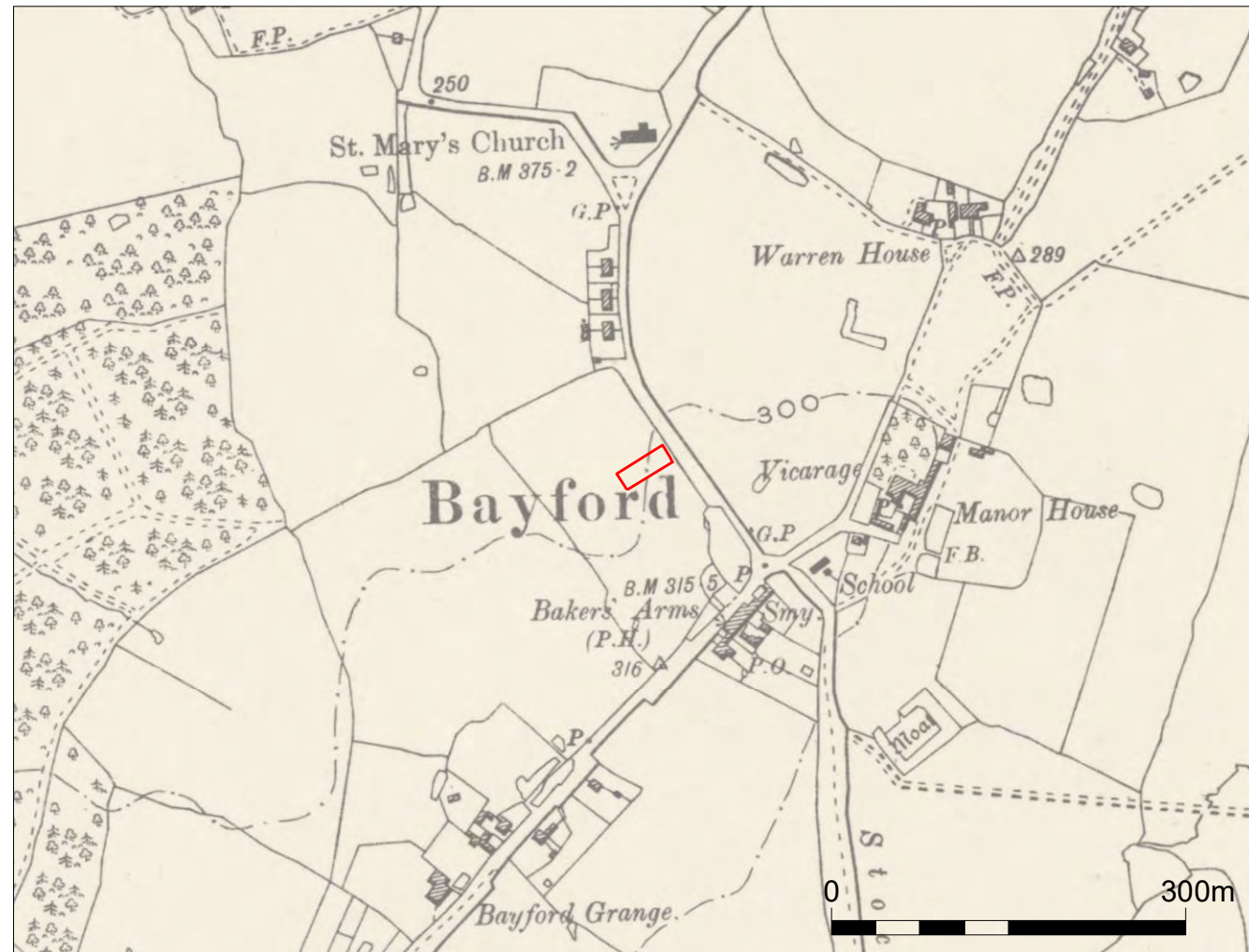



Fig. 11 Ordnance Survey 1:1 million 1.10: 1900's

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Title:  
**Map Regression**

Project:  
 Land next to 14 Well Row, Bayford,  
 East Hertfordshire

Client:  
 Bonnel Homes Ltd.

Scale at A3:  
 Varies

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Report No: MK238/22	Fig. No: 8 - 11
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Fig. 12 Great Britain: 1919-1947



Fig. 13 Ordnance Survey 1.25,000 (Outline): 1945-65

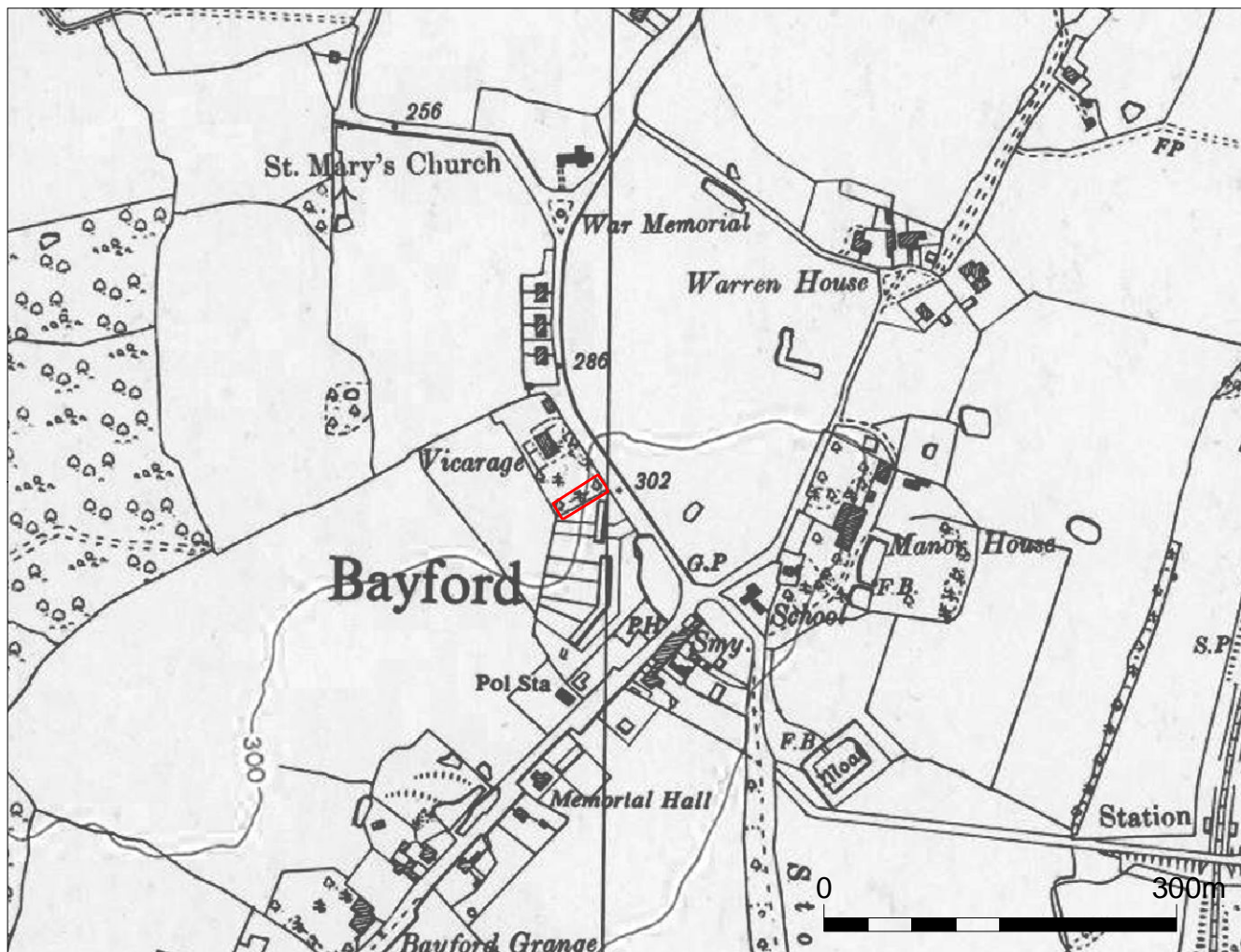


Fig. 14 Ordnance Survey 1.10,560: 1949-1970

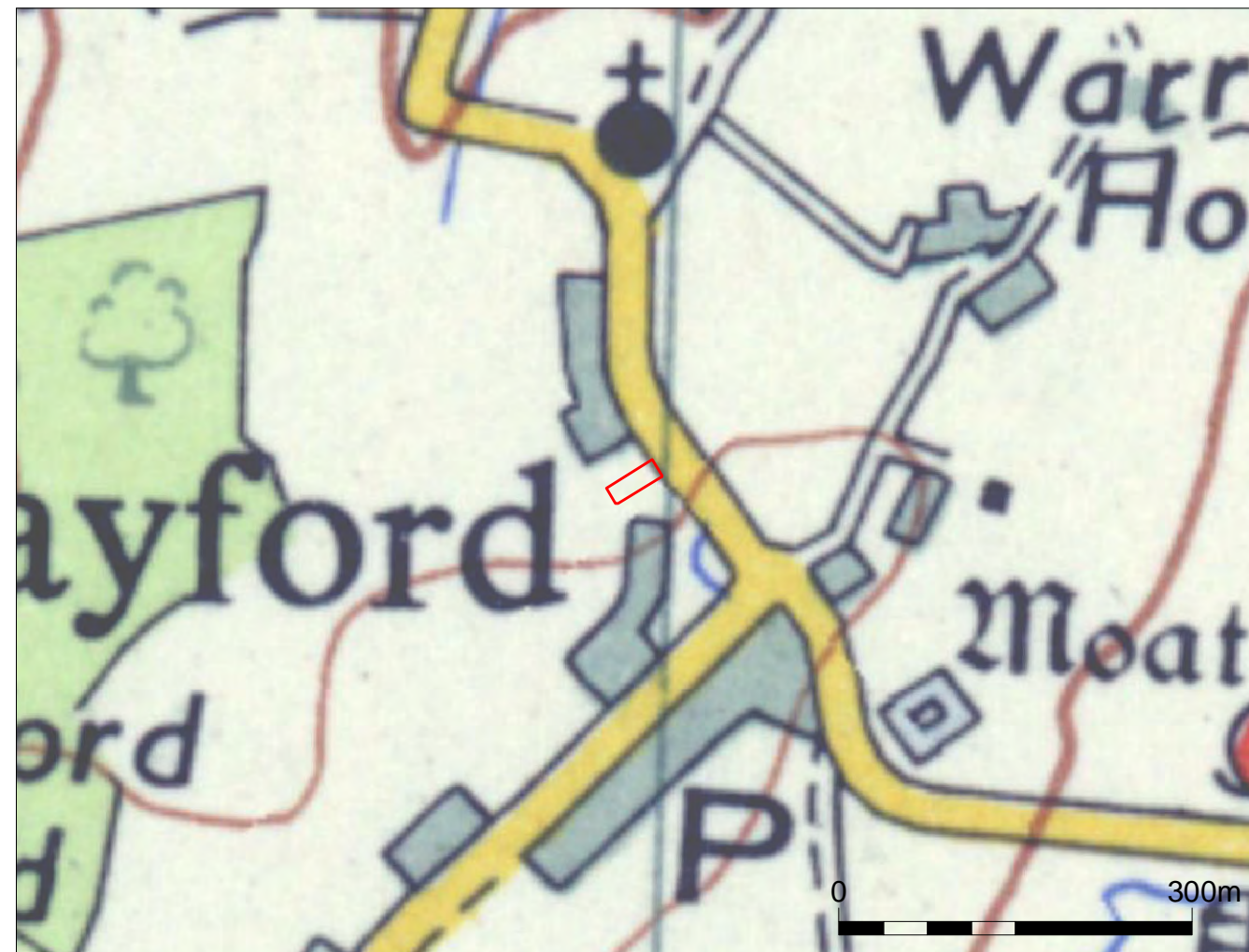


Fig. 15 Ordnance Survey One Inch: 1955-1961

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Report No: MK238/22	Fig. No: 12 - 15
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Fig. 16: Site North-East Entrance Looking North-West



Fig. 17: View from Site Entrance Looking North

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Fig. 18: View from Site Entrance Looking South-East



Fig. 19: View Looking North-West from Site

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Fig. 20 : View Looking North-West from Site to Neighbouring Property



Fig. 21: View Looking South-East to Site South-East Boundary

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Fig. 22: View Across Site from NNE to SSW



Fig. 23: View Across Site from North-East to South-West

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Fig. 24: View Across Site from South-West to North-East



Fig. 25: Cut Trees at North-East Corner of Site

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Fig. 26: Vegetation Along South-East Edge of Site Looking East



Fig. 27: Vegetation at South-West Corner of Site

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Fig. 28: Terraced Slope at North-East of Site Looking North-East



Fig. 29: Concrete Slab at Top of Terrace Looking North-West

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