



KDK ARCHAEOLOGY LTD

Archaeological Observation and Recording & Trial Trenching Report

Pendley Manor Farm
Station Road
Tring
Hertfordshire



Quality Check

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Summary

Between February and June 2023 KDK Archaeology Ltd undertook a programme of Observation and Recording at Pendley Manor Farm, Station Road, Tring, Hertfordshire as a condition of planning permission for the development of the site. A total of seven footing trenches, 38 service trenches and two soakaways were monitored under archaeological supervision. In addition, two c.25 x 1.8m trenches were excavated to the east of the development area to mitigate the late notification of the start of the groundworks which resulted in many of the footing trenches and soakaways not being monitored. Two late medieval/early post-medieval ditches and two earlier gullies were encountered within these two trenches. These features appear agrarian in nature and are likely linked to farming activities which predate the Victorian Pendley Manor Farmstead.

1 Introduction

1.1 In February 2023 KDK Archaeology Ltd undertook a programme of Observation and Recording at Pendley Manor Farm, Station Road, Tring, Hertfordshire. The project was commissioned by McCann Homes Ltd, and was carried at the request of Alison Tinniswood Archaeological Advisor (AA) to the Local Planning Authority (LPA), Dacorum Borough Council. The relevant planning application reference is 20/00136/FUL.

1.2 *Planning Background*

This project has been required under Conditions 7-8 of the Planning Consent and the terms of National Planning Policy Framework (NPPF) as a condition of planning permission for the development of the site.

1.3 *The Site*

Location

The development site is situated c.230m northeast of Pendley Manor Hotel and approximately 1 km east of Tring, in the administrative district of Dacorum, within the civil Parish of Aldbury, at National Grid Reference (NGR) SP 9443 1197 (Fig. 1).

Description

The development site comprises an approximate area of 0.49 hectares bounded to the south/southeast by a complex of private residences, to the northeast by an access road, and to north and west/southwest by open fields (Fig. 2).

Geology & Topography

The bedrock geology is chalk of the West Melbury Marly Chalk and Zig Zag Chalk Formations with superficial deposits of clay, silt, sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). Recent archaeological investigations on the site demonstrated that the area formerly occupied by the farm/stud outbuildings was made up of more than a metre of made ground overlying clay and chalk natural geology. The ground in the field to the east and northeast was largely undisturbed, consisting 0.2-0.3m greyish brown silty clay topsoil overlying a paler brown subsoil up to 0.4m thick, which in turn overlay the natural clay. The field to the west and northwest had a layer of mixed made ground up to 0.3m thick overlying the same stratigraphy observed in the eastern field (Kaye 2015: 12). The development site is situated at an approximate elevation of 120m AOD.



Development

The proposed development entailed the demolition of a barn, an indoor riding school and a hay barn, followed by the construction of six new houses, with parking and landscaping (Fig. 3).

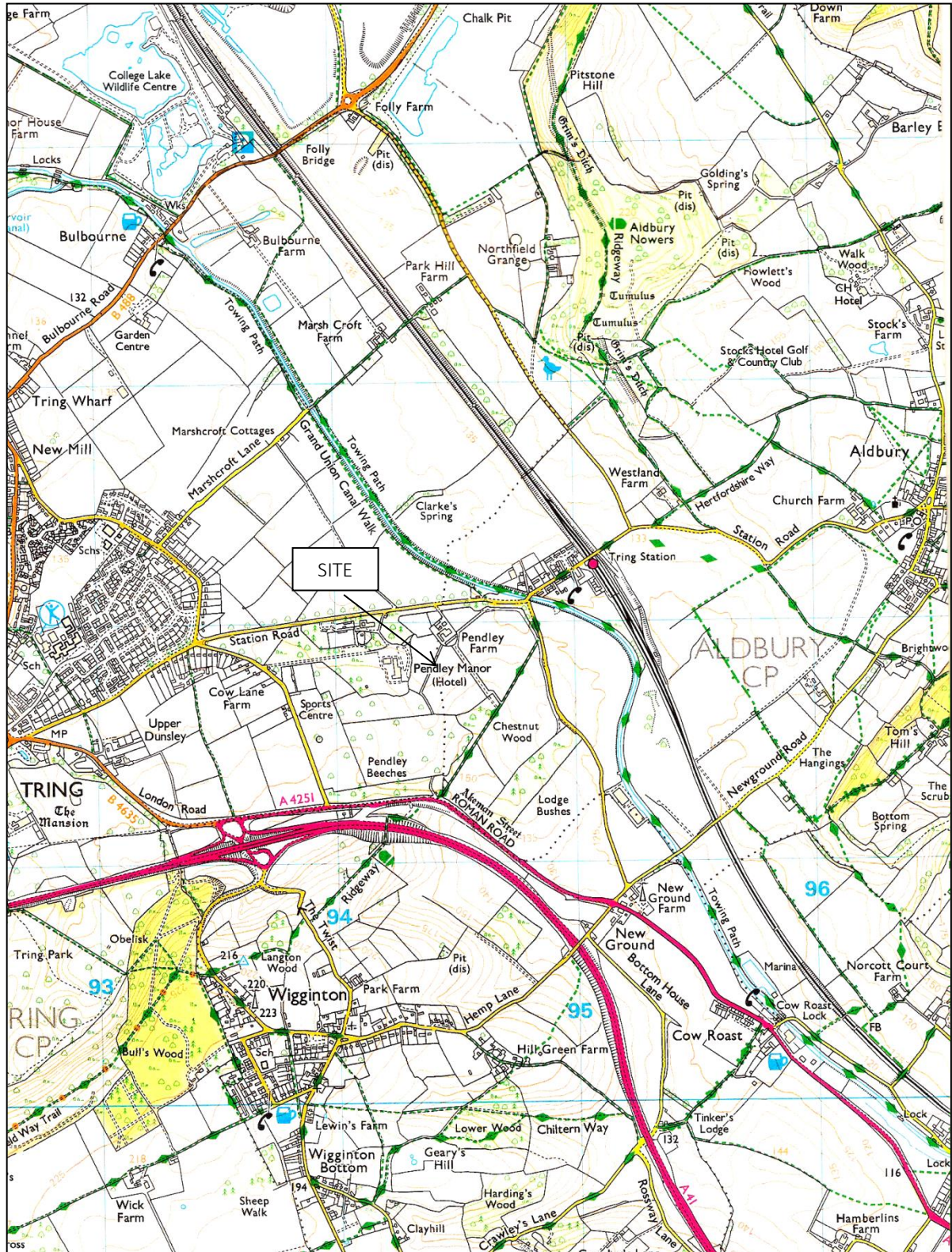


Figure 1: General location (scale 1:25,000)

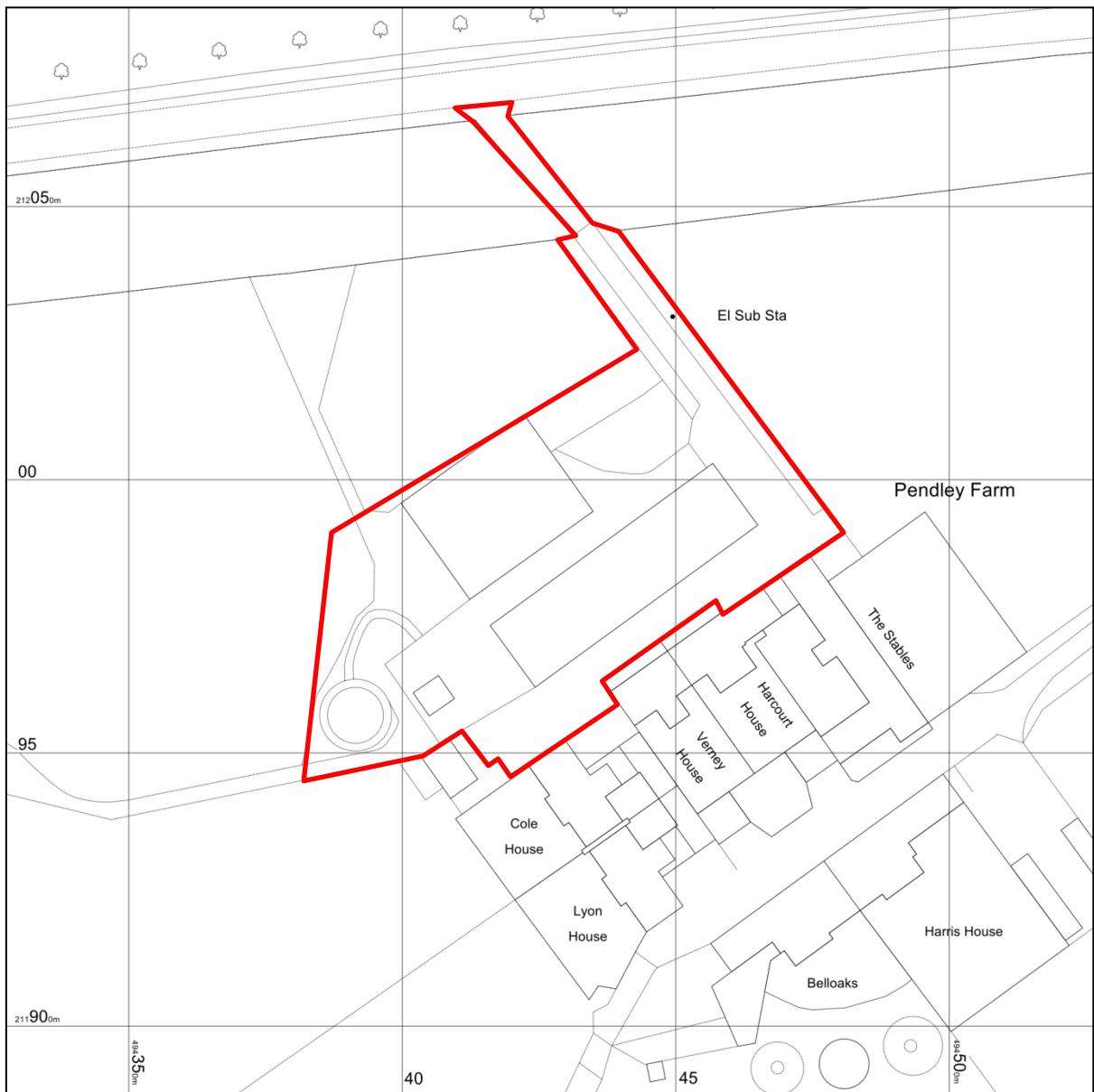


Figure 2: Site location (scale 1:1250)



Figure 3: Development plan (scale as shown)



2 Aims & Methods

2.1 Aims

The aims of this project as defined in the approved WSI (Watson 2022) and the Method Statement for Archaeological Mitigation (Kaye 2023) were:

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions.
- To assess the likelihood of archaeological features being present within the footprint of the development
- To investigate the location, extent, nature and date of any archaeological features or deposits that may be present within the trenches
- To establish the integrity and state of preservation of any archaeological features or deposits that may be present within the trenches

2.2 Methods

The original planning condition was for a programme of Archaeological Observation and Recording, and was to include:

- The archaeological monitoring of all groundworks related to the development, including foundation trenches, service trenches, ground reduction, landscaping and any other ground impact. This would include a contingency for preservation or further excavation of any remains encountered
- The analysis of the results of the archaeological work with provisions for subsequent production of a report(s) and/or publication(s) of these results and an archive
- Provisions necessary to protect the archaeological interests of the site

However, KDK were not notified that work had commenced on site until most of the footings trenches had been excavated at filled with concrete. Consequently, a programme of mitigation trenching was required.

The methods were as follows:

- Two 25m x 1.8m were excavated to the archaeological horizon
-

2.3 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance for an Archaeological Watching Brief* (ClfA 2020a)
- The Chartered Institute for Archaeologists' *Code of Conduct* (ClfA 2021)
- Current English Heritage guidelines (EH 2008, HE 2015)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



3 Archaeological & Historical Background

- 3.1 The site of Pendley Manor Farmhouse is situated east of Tring and was originally associated with Pendley Manor. The current farmhouse is a 19th century building with contemporary farm buildings which have been converted to residential use. The development site lies c.0.5km north of the course of the Roman road of Akeman Street, and is mentioned in the Domesday Survey of 1086.

This section has been compiled with information from the Hertfordshire Historic Environment Record (HER Licence No. 128/20), previous related KDK reports (Horsley 2021; Kaye 2015, 2016), reliable online sources, and KDKs own library. The HER data, with a search radius of 1km centred on the development site, is shown in Fig. 4. The HER data used here is from Horsley (2021) and an updated search will be included in the subsequent report.

3.2 ***Prehistoric to Roman*** (to c.AD 140)

There is little evidence of Palaeolithic activity in Dacorum, apart from two sites to the east of the district where flint working was discovered; at Gaddesden Row and Markyate (Shipman & Jackson 1988: 11). A rectangular double ditched enclosure (HER 2557) is located approximately 900m to the northwest of the proposed development site that is thought to be prehistoric. Although no firm dating evidence is available for this feature, they are generally assumed to be prehistoric. No other earthworks or features are noted in its immediate vicinity.

The Roman road of Akeman Street (HER 4595), runs along the southern boundary of the site partially under the course of the modern road the A4251.

3.3 ***Saxon and Medieval*** (c.450 - 1500)

Tring is located in the western part of Hertfordshire, which was held by the Mercian Kings during the Anglo-Saxon period, and later it became the territory of the Danes. It has been suggested that the name 'Tring' originates from a Danish division of the Dacorum Hundred into 'trithings' (Hunns 2000: 2). The earliest mention of Tring is in the Domesday Survey of 1086 where it is recorded as being held by Engelric and of 39 hides, which was one of the largest areas recorded in Hertfordshire. This was perhaps a reason why Tring was significant enough to have a hundred named after it. Tring was one of five closely spaced settlements along with Miswell, Wiggington, Dunsley and Pendley (Hunns 2000: 3).

Pendley was assessed at 2 hides and prior to the conquest had been held by Eadgifu the nun, on behalf of Ingelric, and was worth 40s. After the Conquest the Count of Mortain, who had been awarded the manor of Tring, took a total of 7 hides from Tring, two of which were those of Pendley and its value fell down to 20s. At the time of the survey Pendley had land for 2 ploughs. There was 1 villan with 6 bordars and 1 plough, meadow for 1 ½ ploughs and its value had risen to 30s (Williams & Martin 1992: 378).

The manor of Pendley was held from the early 13th century by William de Bocland through his marriage with the daughter of William de Say, Maud. After his death it went to one of his daughters, Hawise, and her husband John de Bovill. It passed through several families without male heirs and by the early 15th century it was held by Sir Robert Wittingham, who held courts in the manor for Henry V and Henry VI. In 1506, it had been said that prior to Pendley manor being held by Sir Robert Wittingham, Pendley itself had been 'a great town', but the town was afterwards 'cast down and laid to pasture' when Wittingham built the manor, possibly because of where he chose to build. It seems he also ploughed up a common way (Page 1908: 281-294). Pendley is named after the village which had earlier existed just north of the site until it was deserted in the 15th century for the creation of the Pendley Estate, and the inhabitants displaced, possibly to Tring.



A possible abandoned settlement (HER 1016) is situated in the field south of Pendley Manor Farm that was removed in the 15th century when the area was made into a deer park (HER 6598). There are slight earthworks visible in pasture to the southwest of Pendley Farm (HER 16042), which could be the remains of the deserted medieval village; an aerial photograph also shows slight linear earthworks. The remains, however, could be those of the post-medieval house or the home farm, both of which were demolished in the 1870's.

Traces of the medieval agricultural system is evident in the fields surrounding Cow Lane Farm where poorly defined traces of medieval ridge and furrow survive (HER 9180). An adjacent area of ridge and furrow is visible in the orchard behind Dunsley Bungalow. This ridge and furrow is on the same alignment and presumably part of the same field system.

Tring was a prosperous settlement in the 14th century, in 1315 a charter granted it the right to a market every Tuesday and a ten-day annual fair celebrating the Saints Peter and Paul. The church which had been rebuilt in the early 1300s was enlarged in the middle of the century. It was then rebuilt again in the 15th century (Shipman & Jackson 1988: 17).

3.4 *Post-medieval* (1500 - 1900)

Pendley manor remained in the Verney family for four generations, but by the mid-17th century it was the property of the Anderson family who also lived there for four generations (Hastie 1996: 240; Page 1908: 281-294). The Pendley Estate was bought in 1868 by James Grout, who took his wife, Elizabeth's, surname of Williams. In the 1870's Pendley Manor, was built c.400m to the south west (HER 16042; Kaye 2016) to replace an earlier house. Still, much of the original park layout survives; it includes the walled garden north of the house, the adjacent stable block and three gate lodges, all built at the same time to match the house; and a model farmstead at Pendley Farm (HER 16044). It is clear that the estate was re-planned wholesale and Station Road has at some time been straightened. It is possible that the walls of the walled garden may be older, as a walled garden appears at about this position on the 1766 map.

Pendley Farm (HER16044) was built in the 1870's as a planned farmstead. The layout of the farm is shown in detail on the 1878 OS map, presumably shortly after the farmstead was built. New buildings have appeared since but some of the original layout, which is typical of later 19th century model farms, survives. Neat ranges of buildings line a rectangular yard divided into two compartments, with a semi-circular tree belt at the north end and a farmhouse garden of matching semi-circular form at the south end. It may be on the site of the post-medieval house (HER16043). There is possibly an early 19th century home farm at Pendley which is situated to the north east of the development site (HER 30332). It appears to have been built in the mid 1870's and the site is now overgrown.

There are six 19th century, Grade II listed buildings in the study area. A majority of the listed buildings were part of the Pendley Manor estate, including Pendley Beeches Lodge (List Entry No. 1078036), Pendley Manor (List Entry No. 1078009), Pendley Manor Lodge (List Entry No. 1342228) and the Stables at Pendley Manor (List Entry No. 1342228). Additional listed buildings within the study area also include The Royal Hotel (List Entry No. 1078049) and the British Rail Midland Region London Rugby Line Bridge Number 113 (List Entry No. 1078026) of which are more than 600m east of the development site.

Due to the proximity of the railway line and the Grand Union Canal (HER 241), a number of features are listed in the HER search area. These include an accommodation bridge, built in 1837 by Robert Stephenson for the London and Birmingham Railway Company (HER 16165). There is also a road bridge at Tring Cutting c.550m to the NE and immediately north of Tring station (HER 5193). The 1878 OS map shows the original Tring station (HER 5463) approximately 700m to the east of Pendley Farm as being quite a substantial building, with a bridge across five platforms and sidings at the south end. It was altered over the course of time and the station at road level eventually demolished in 1966. The Royal Hotel (HER 12636) was built in 1838 near



Tring Station and c.650m northeast of Pendley Farm. It included a fine courtyard and stable block, now converted to housing.

A canal road bridge was built over the Grand Union Canal c.300m to the NE of Pendley Manor Farm (HER 5226), which has since been rebuilt in red brick and concrete. Approximately 645m to the southeast of the canal bridge is a canal milepost (HER 7184). The original milepost, erected in 1893, was replaced in 1993 by a replica inscribed G J C Co Braunston 57 miles.

A post-medieval chalk pit (HER 17860), measuring 33m x 30m lay 500m to the west of the development site and is now overgrown with trees.

3.5 **Modern** (1900 - present)

The only modern heritage asset listed in the HER search area is Dunsley Bungalow at Cow Lane c.700m to the west (HER 12137). The house and barn was built post-1918 for the Land Fit for Heroes programme.

3.6 **Recent archaeological investigations**

Previous investigation at Pendley Manor Farm found a large ditch (HER 31099) located beneath the western wing of the late 19th century farmstead, aligned approximately northeast to southwest and measuring 3.8m wide x 2.9m deep (Kaye 2015). The ditch was traced for at least 18m. A series of probable post-medieval chalk surfaces, a trackway, and remnant wall footings from other post-medieval out buildings were also documented to the northeast of the farmhouse (*ibid*). A subsequent investigation during the demolition of buildings attached to the farmhouse revealed extensive made-ground overlying possible post-medieval chalk pits (Estela 2016). The made-ground appears to have been a continuation of that recorded to the northeast of the farmhouse.

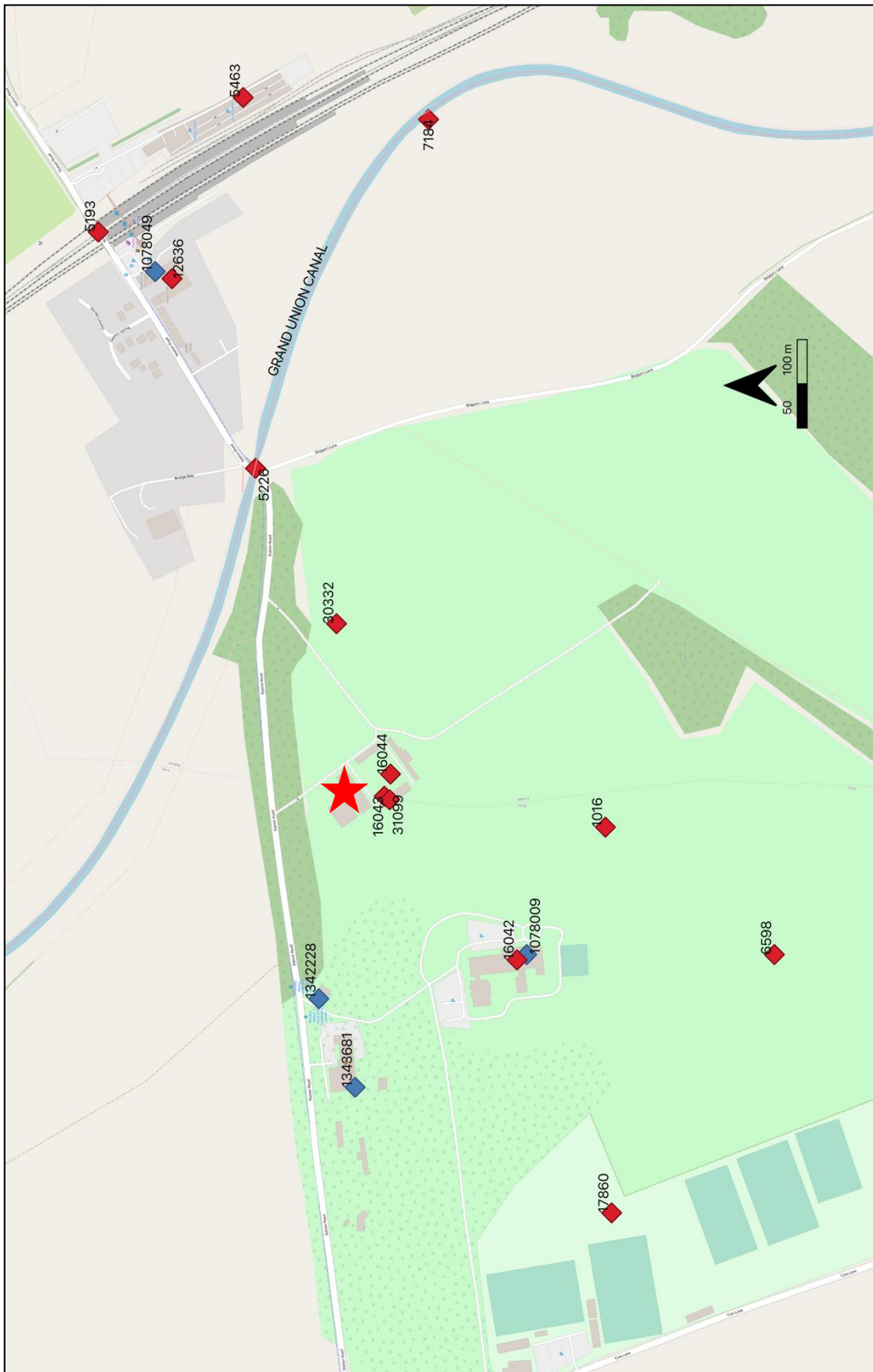


Figure 4: HER data plan: HER monuments (red) and Listed Buildings (blue); red star = development site; (scale as shown)



4 Results

4.1 Introduction

A total of seven footing trenches, 38 service trenches, two soakaways and two mitigation trenches were excavated using a 21 tonne, 360° mechanical excavator fitted with toothless ditching buckets of various sizes (Figs. 5-7; Plates 1-8 & 16-17). The service trenches and footing trenches varied between 0.45 and 0.75m in width and a depth of up to 1.2m. The southwest soakaway measured 4 x 4m and the soakaway to the east measured 2 x 5m. Both were excavated to a depth of 1.2m. Investigations were spread over a 2,786sq m area where a number of excavations and demolitions had already taken place on site resulting in the upper stratigraphical layers being extensively disturbed. The site stratigraphy comprised:

- Made ground layer (001/101/201). A mid orangey brown clayey sand containing a moderate amount of modern detritus. Compacted and contaminated through heavy plant movement. Varied in depth throughout the site but < 0.60m deep
- Natural (002/102/202). Light greyish yellow clayey sand containing a moderate number of chalk flecks

No archaeological features were observed within the footings or service trenches or the two soakaways. Three ditches and two gullies were encountered within the Mitigation Trenches which produced artefacts dating from between the Iron Age and post-medieval periods. Several ditches and trackways were encountered during previous investigations; however, these features were not found during this programme of works (Fig.6)

4.2 Trench 1 (Figs 5-8; Plates 6-8)

Trench 1 was orientated northeast-southwest and lay to the southeast of the development. It was 24.40m long and up to 2.20m in length covering an area of 41.55 square metres. The trench contained multiple modern services throughout and was intentionally narrowed to the northeast end to avoid live power cables.

Two gullies and a ditch were encountered within Trench 1. The earliest of these features were Gullies [105] and [103], which were located near to the centre of the trench (Figs 7-8; Plates 9-14). Gully [105] was 0.32m wide by 0.09m deep and extended beyond the limit of excavation to the east and west. Two medieval pottery sherds and undated degraded CBM were recovered from the gullies only fill, (106). The gully was cut by Ditch [107] and a modern service to the east.

A second gully, [103], was located to the southwest that ran parallel to [105]. This gully was the widest of the two at 0.37m wide and also extended beyond the trench limits. It was orientated roughly east-west and reached a depth of 0.10m. A single fragment of CBM was recovered from the fill which was too small to analyse. The gully was cut by a modern service to the east.

Ditch [107] was orientated north-south, measured 0.55m wide by 0.30m deep and extended beyond the trench edge (Figs 7-8; Plates 13-15). No finds were recovered from the fill but it is stratigraphically later than Gully [105] and must therefore postdate it. It was cut to the south by modern service drains. This feature lined up with Ditch [205] in Trench 2 and it is possible that they are both part of the same feature.

4.3 Trench 2 (Figs 6, 7, 9 & 10; Plates 7 & 9)

Trench 2 was located to the northeast of the development in an area which cut through a previously observed soakaway. The northwest – southeast orientated trench was 23.2m long and 1.5m wide,



covering an area of 35.87 square metres. Like Trench 1, it had to be narrowed due to the presence of scaffolding around the housing plots. Two ditches were observed near to the centre of trench.

Ditch [203] was an east northeast-west southwest orientated feature, which measured 1.07m wide and 0.36m deep. A length of 1.77m was observed within the trench (Figs. 7, 9 & 10; Plates 18-20). Romano-British pottery and Samian ware was recovered from the fill although this is believed to be residual. A fragment of Penn tile and undated CBM (possibly brick) was also recovered from the fill suggesting that the feature is late-medieval/post-medieval in date. Ditch [203] was cut by, Ditch [205] to the south.

Ditch [205] measured 1.23m wide and 0.48m deep. A total length of 4.68m was exposed within the trench (Figs. 7, 9 & 10; Plates 21-23). The feature was orientated north-south and located immediately to the north of Ditch [203]. Iron Age pottery, Penn tile, a copper alloy coin, a dupondius struck in the name of Hadrian (AD 117-138; Guest *pers com*) and an iron nail were recovered from the ditches only fill, (204).



Plate 1: Footing Trench 1, view to southwest



Plate 2: Stratigraphy within Footing Trench 3, view to southwest

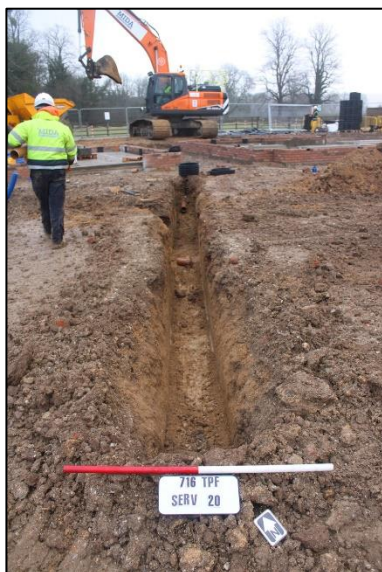


Plate 3: Service 20, view to northeast

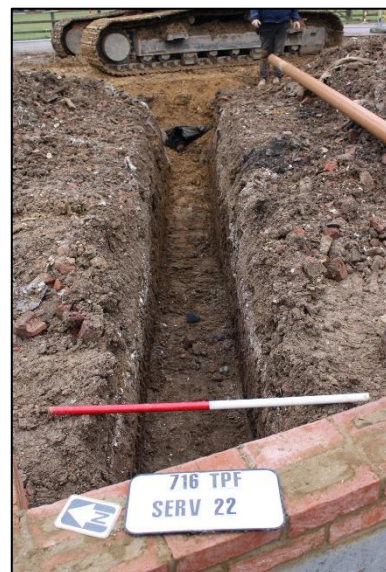


Plate 4: Service 22, view to east northeast



Plate 5: Service 29, view to northeast



Plate 6: Service 41, view to south



Plate 7: Mitigation Trench 1, view to northeast



Plate 8: Mitigation Trench 1 stratigraphy, view to northwest



Plate 9: Gully [103], view to northwest



Plate 10: Southwest facing section of Gully [103]



Plate 11: Gully [107], view to north



Plate 12: East facing section of Gully [105]



Plate 13: Gully [105] and Ditch [107], view to north



Plate 14: North facing relationship between Gully [105] and Ditch [107]



Plate 15: South facing section of Ditch [107]



Plate 16: Mitigation Trench 2, view to northwest



Plate 17: Mitigation Trench 2 stratigraphy, view to southwest



Plate 18: Ditch [203], view to south southeast



Plate 19: West southwest facing section of Ditch [203]



Plate 20: Relationship slot between Ditches [203] and [205], view to southwest



Plate 21: West northwest facing section of Relationship slot between Ditches [203] and [205]



Plate 22: Ditch [205], view to east



Plate 23: North facing section of Ditch [205]

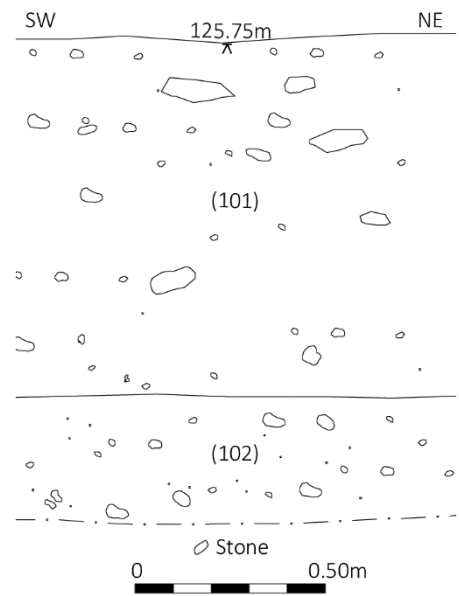


Figure 5: Representative stratigraphy within Trench 1 (scale 1:20)

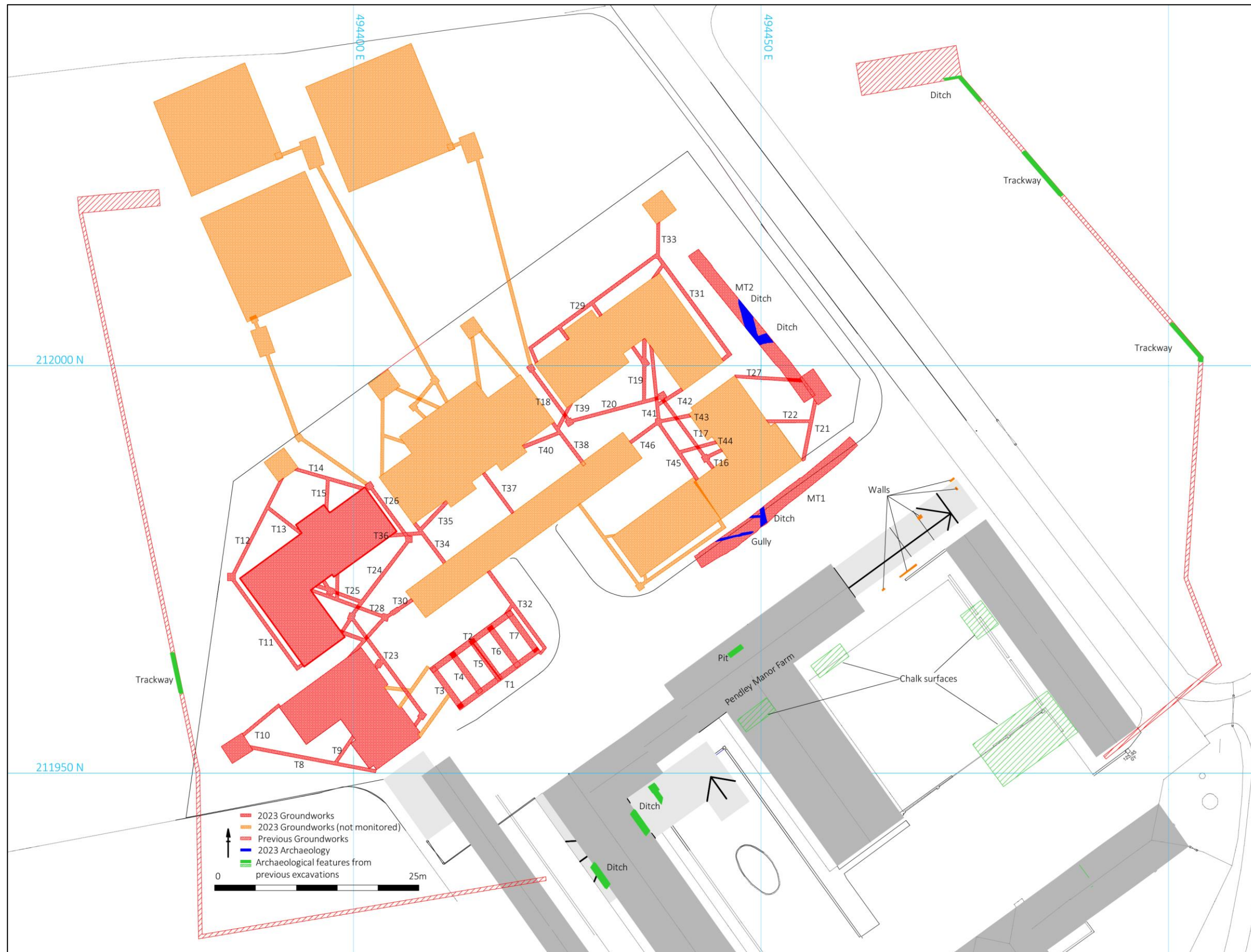


Figure 6: Archaeology location plan in relation to previous investigations (scale 1:500)

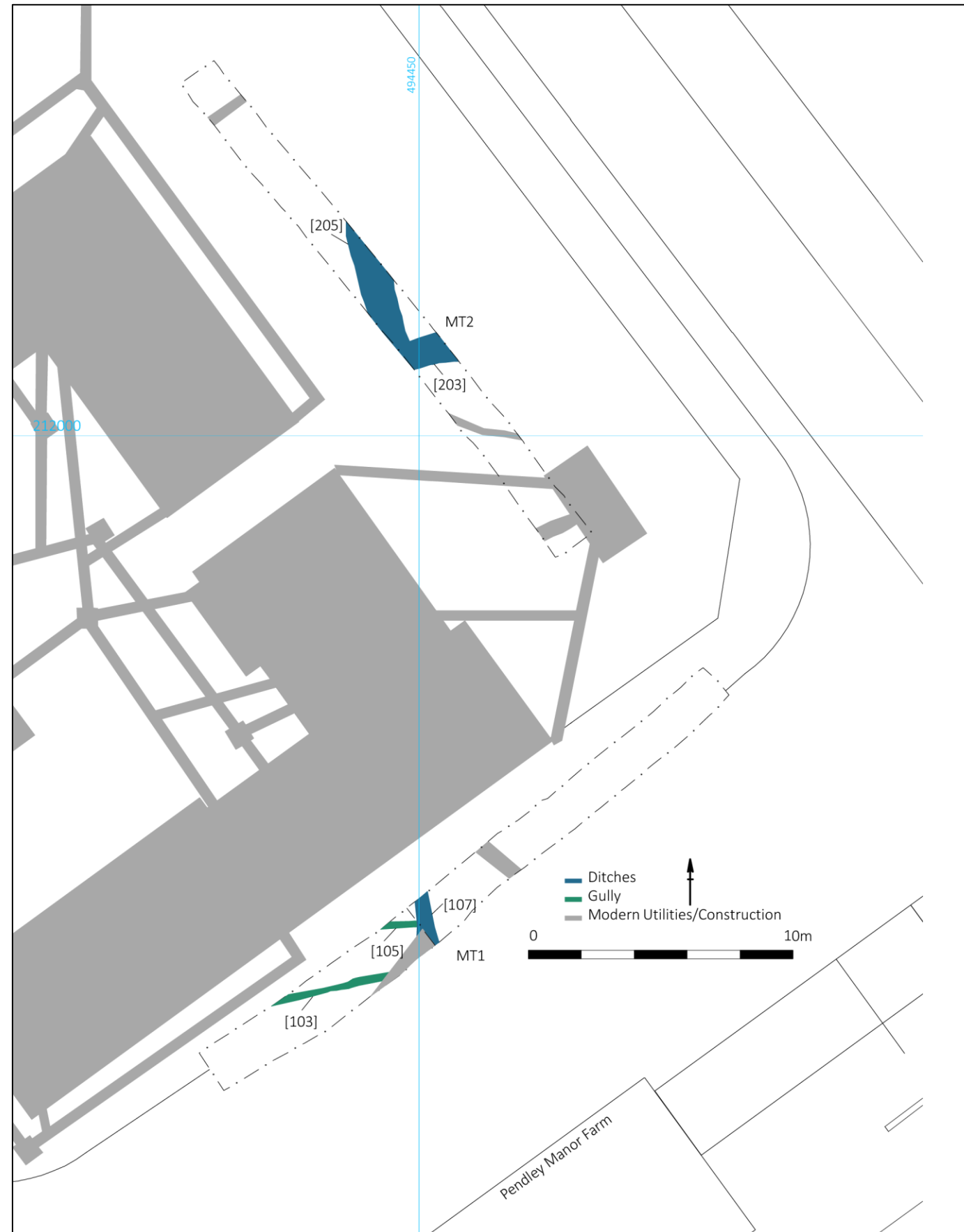
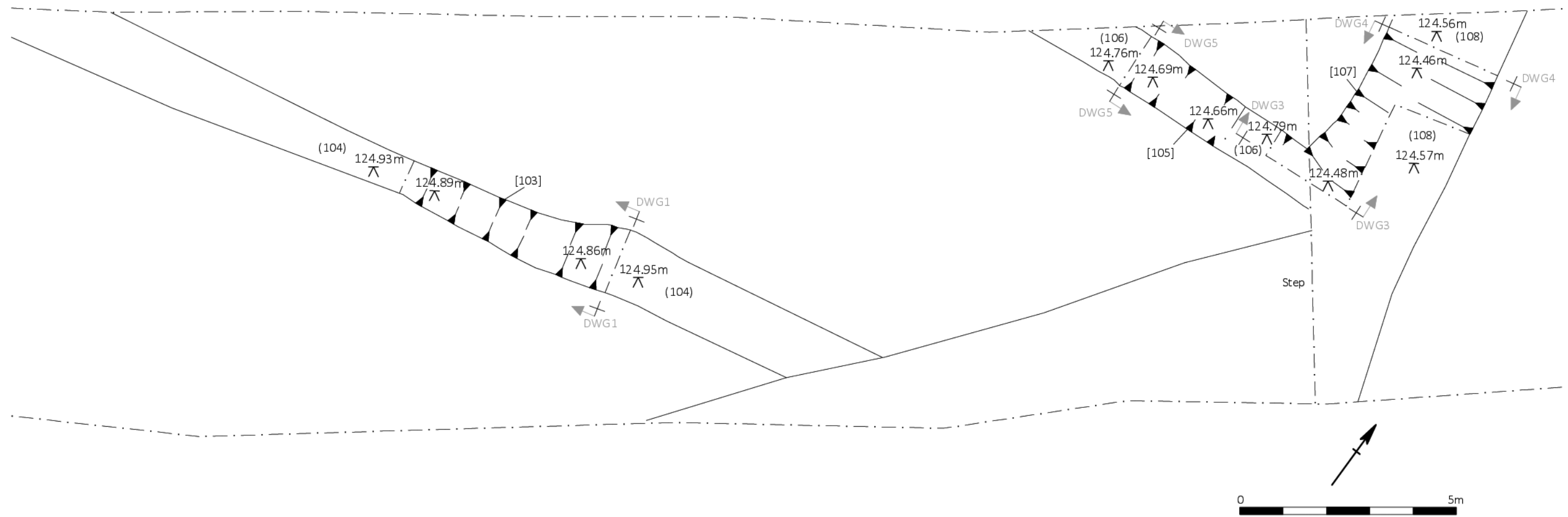


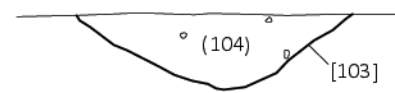
Figure 7: Archaeology location plan (scale 1:200)



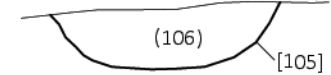
DWG2 and 6: Plan of features within Mitigation Trench 1



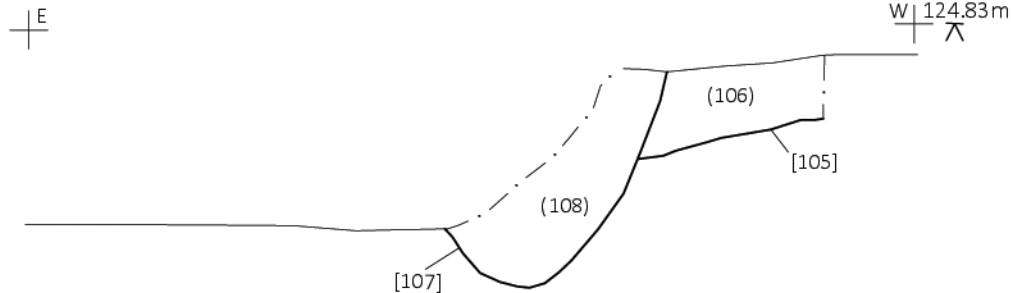
DWG1: West southwest facing section of Gully [103]
 NNW SSE 125.01m



DWG5: East facing section of Gully [105]
 S N 124.83m



DWG3: North facing relationship of Gully [105] and Ditch [107]



DWG4: South facing section of Ditch [107]

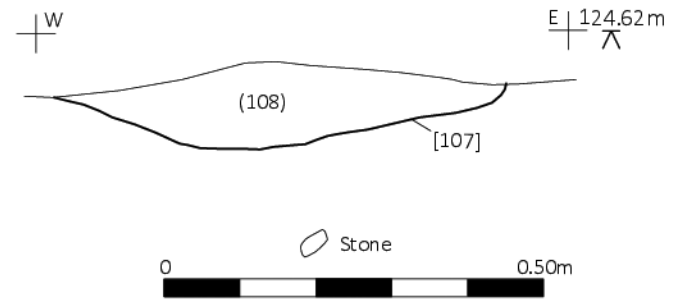
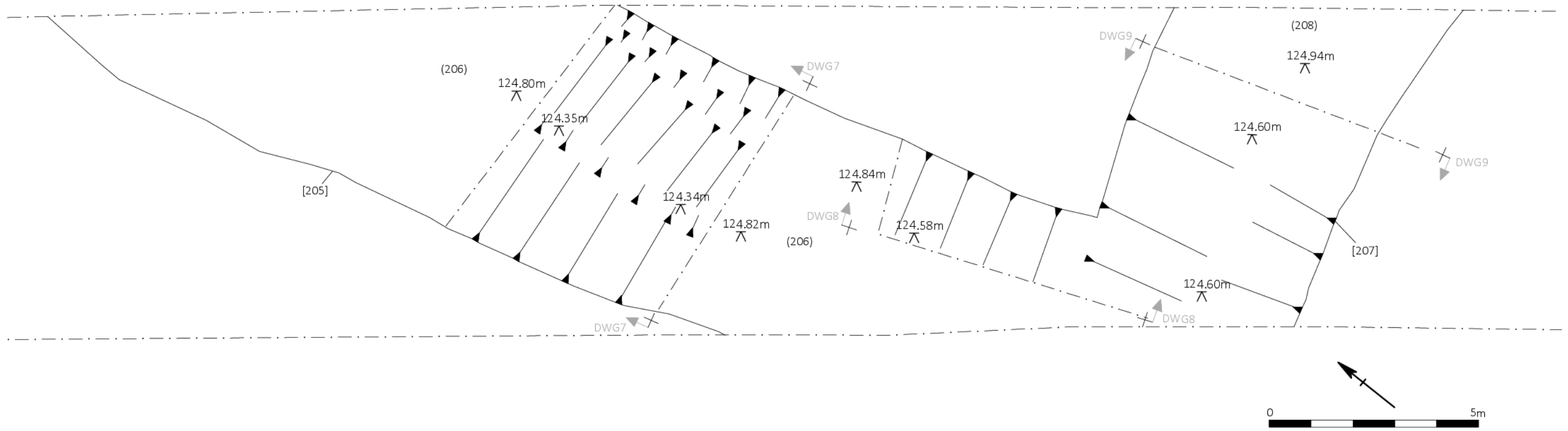


Figure 8: Archaeology within Trench 1 (plan scale 1:20, sections scale 1:10)



DWG10: Plan of features within Mitigation Trench 2



DWG8: Relationship between Ditches [203] and [205]

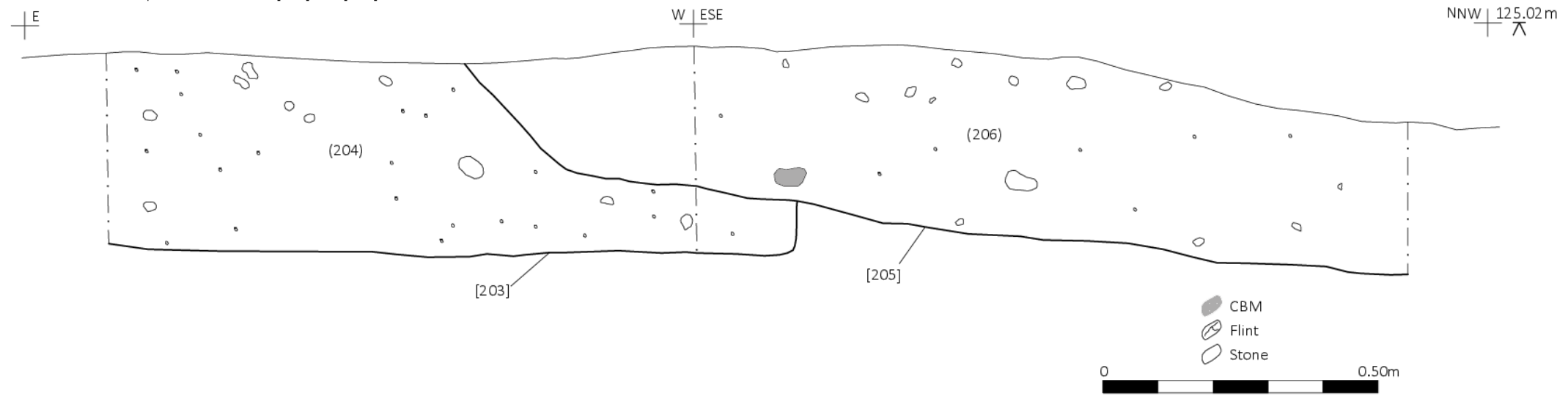


Figure 9: Archaeology within Trench 2 (plan scale 1:20, sections scale 1:10)

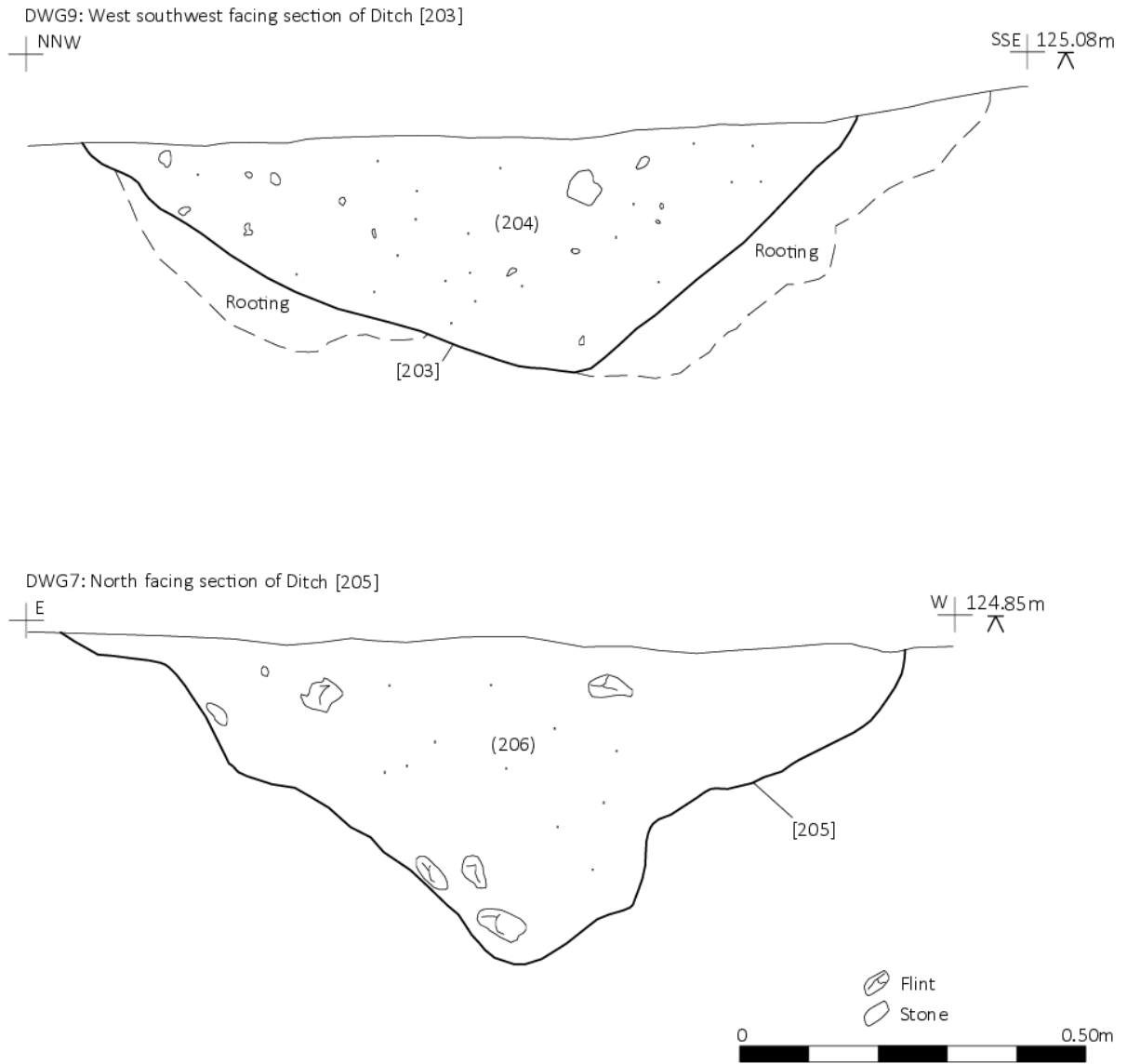


Figure 10: Sections of ditches within Trench 2 (scale 1:10)



5 Conclusions

This project was the last of a series of archaeological investigations undertaken on the site of Pendley Manor Farm between 2014 and 2023. It was unusual in that the initial Watching Brief was supplemented by trial trenching as a number of the footing trenches had been excavated and filled with concrete without informing KDK Archaeology. The Watching Brief, although relatively extensive, failed to reveal any archaeological features of significance. This may be due to the depth of many of the trenches, which did not exceed the made ground layers, and the amount of truncation and compaction of the area caused by heavy plant. No subsoils were observed on the site indicating considerable ground disturbance in modern times. Much of this may have occurred during the construction and subsequent demolition of the buildings associated with the former stud which were located in the area of investigation. These works will have undoubtedly been detrimental to sensitive archaeological remains. Despite the paucity of features within the groundworks, two late medieval/early post-medieval possible boundary ditches and two earlier gullies were exposed within the trial trenches.

Pendley was considered to have been a large and prosperous settlement during the medieval period but was razed by Sir Robert Wittingham in the 16th century when he built a himself a new manor. The investigations undertaken by KDK from 2014 onwards has shown little evidence for the medieval settlement with the exception of the two boundary ditches found within Trench 2 of this (2023). These ditches likely formed part of a boundary or boundaries as both were large and were naturally silted over time, indicating prolonged use.

Ditches were also uncovered within the 2014 investigation which, although undated, are suspected to be prehistoric in date. These features were much wider and deeper than those exposed during this watching brief and the ditches fill composition would also suggest they were not contemporary. As well as the large ditches, previous investigations on the site uncovered a trackway, chalk quarrying pits, chalk surfaces and footings of post-medieval ancillary buildings believed to be associated with the farm house.

The ditches and gullies identified on the site did not appear to be associated with any features found on previous archaeological investigations, nor were they represented on the Tithe or historic Ordnance Survey maps. This would imply that they had become redundant and silted up by the mid-19th century.

The majority of finds recovered from the 2023 investigations were late medieval and post-medieval in date with some residual Romano-British and Iron Age pottery sherds and a single coin depicting the Roman emperor Hadrian. The presence of widely datable artefacts would suggest that activities on the site have been occurring for over 2000 years since at least the Iron Age.

This investigation succeeded in answering the general research aims in that it is clear that activity on the site stretches back to the prehistoric period although any connection between the archaeological evidence on this site and that within the wider area remains nebulous. The medieval and post-medieval features and finds are largely indicative of the agricultural nature of the site as a whole, although some walls and chalk surfaces found during earlier investigations testify to post-medieval occupation. The extent of the archaeological activity has been answered to some degree although it has been compromised by considerable disturbance due to 20th century construction on the site and unmonitored excavations during the course of the current building programme.



The likelihood of further archaeological features being present within or around the site is high and future investigations in the vicinity of Pendley Manor Farm could help clarify the relationship of the site with the known medieval settlements that have since been lost and even earlier landscape features, such as territorial or property boundaries implied by the larger ditches encountered here.



6 Acknowledgements

KDK Archaeology is grateful to McCann Homes Ltd for commissioning this report. Thanks are also due to Alison Tinniswood of Hertfordshire County Council for monitoring the project.

The fieldwork was carried out by Chris Martin-Taylor BSc, Barney King PCIfA and Laura Dodd MSc MCIfA. The report was written by Laura Dodd MSc MCIfA, and edited by Karin Kaye MA MCIfA.



7 Archive

- 7.1 The project archive will comprise:
1. Written Scheme of Investigation
 2. Initial report
 3. Monitoring sheets
 4. Site drawings
 5. Client's site plans
 6. List of photographs
 7. Specialist reports
- 7.2 As the Dacorum Heritage Trust is no longer accepting archives, the physical remains from this project will be kept with KDK archaeology until such time as a depository becomes available.
- 7.3 The digital archive will be deposited with ADS in line with the Archaeology Data Service Guidelines for Depositors (2014)



8 References

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Appendix 1: Photograph List

Shot	View	Subject
1	SW	Trench 1
2	SW	Trench 2
3	NW	Trench 3
4	NW	Trench 4
5	NW	Trench 5
6	NW	Trench 6
7	NW	Trench 7
8	SW	Trench 3 stratigraphy
9	NE	Soakaway
10	W	Trench 8
11	SW	Trench 9
12	SW	Trench 10
13	SE	Trench 10 stratigraphy
14	SW	Trench 11 stratigraphy
15	NW	Trench 11
16	NE	Trench 11 stratigraphy
17	NE	Trench 12
18	SE	Trench 13
19	SE	Trench 14
20	S	Trench 15
21	W	Trench 15 stratigraphy
22	N	Trench 14 stratigraphy
23	NE	Trench 16
24	NW	Trench 16 stratigraphy
25	SE	Trench 17
26	SW	Trench 17
27	NW	Soakaway
28	NE	Soakaway stratigraphy
29	NNE	Trench 19
30	NE	Trench 20
31	SE	Trench 20 stratigraphy
32	NW	Trench 19 stratigraphy
33	SE	Trench 19
34	SW	Trench 19 stratigraphy
35	NNE	Trench 21
36	NW	Trench 21 stratigraphy
37	NE	Trench 22
38	NW	Trench 22 stratigraphy
39	SE	Trench 23
40	NE	Trench 23 stratigraphy
41	SSW	Trench 24
42	SSW	Trench 25
43	SE	Trench 26
44	E	Trench 27
45	SW	Northern soakaway
46	ESE	Trench 28
47	NE	Trench 29
48	SE	Trench 28
49	SW	Trench 28 inspection chamber



Shot	View	Subject
50	SW	Wall foundation within Trench 30
51	NW	Wall foundation within Trench 30
52	NNE	Trench 30
53	NE	Trench 29 extension
54	SE	Trench 31
55	NW	Trench 32
56	NNE	Trench 33
57	SE	Trench 34
58	S	Trench 35
59	ENE	Trench 36
60	SE	Trench 37
61	SE	Trench 38
62	SSW	Trench 39
63	E	Trench 40
64	S	Trench 41
65	SW	Trench 42
66	WSW	Trench 43
67	NE	Trench 45
68	SE	Trench 44
69	NNE	Trench 46
70	SE	Trench 46 stratigraphy
71	NW	Trench 47
72	SE	Trench 47
73	SW	Trench 47 stratigraphy
74	NE	Mitigation Trench 1
75	SW	Mitigation Trench 1
76	NW	Mitigation Trench 2
77	SE	Mitigation Trench 2
78	NW	Mitigation Trench 1 stratigraphy
79	SW	Mitigation Trench 2 stratigraphy
80	ENE	WSW facing section of Gully [103]
81	NNW	Overall of Gully [103]
82	S	N facing relationship section of Gullies [105] and [107]
83	N	Relationship slot between Gullies [105] and [107]
84	W	E facing section of Gully [105]
85	N	N facing overview of Gully [105]
86	N	S facing section of Gully [107]
87	S	N facing section of Ditch [205]
88	E	E facing overview of Ditch [205]
89	S	N facing section of relationship slot between Ditches [203] & [205]
90	SSW	ENE facing section of relationship slot of Ditches [203] & [205]
91	SW	overview of relationship slot between Ditches [203] & [205]
92	ENE	WSW facing section of Ditch [203]
93	SSE	Overall of Ditch [203]



Appendix 2: Finds Concordance

Context Numbers		Pot		CBM		Fe objects		Other		
Fill	Cut	No.	Gms	No.	Gms	No.	Gms	No.	Gms	Notes
106	105	2	13	8	24			1	4	Coal
204	203	2	9	4	102			1	1	Samian
206	205	2	10	1	81	1	3	1	11	Coin
Total		6	32	13	207	1	3	3	16	



Appendix 3: Excavation Summary Tables

Context Register

Context	Type	Measurements (m)			Description			Interpretation
		W	L	D	Colour/Shape	Texture/Sides	Consistency/Base	
001/ 101/ 201	Fill	>2.2	>24.4	0.85	Mixed greyish brown	Slightly sandy gravelly clay	Fairly loose and friable	Post-medieval and modern made ground covering the site. Contained frequent sub-angular stones and flint as well as fragments of CBM and building detritus (not collected)
002/ 102/ 202	Fill	>2.2	>24.4	>0.25	Light greyish yellow	Slightly clayey gravelly sand	Fairly loose and friable	Natural soil found across the site. Contained frequent sub-angular stones and flints
103	Cut	0.37	4.7	0.1	Linear	Straight	U-shaped	Cut of narrow gully diagonally crossing the Trench 1. Runs parallel to Gully [105]. May have been part of a medieval/post-medieval drainage system
104	Fill	0.37	4.7	0.1	Mid greyish brown	Fairly sandy clay	Fairly compact and malleable	Fill of Gully [103] . Likely formed by backfill, whether intentionally or unintentionally by removal of a pipe. Contained a single small fragment of CBM.
105	Cut	0.32	<2	0.09	Linear	Concave	U-shaped	Cut of gully that runs E-W direction. Truncated by a modern service and cut by a later Ditch [107]. Parallel with Gully [103]
106	Fill	0.32	<2	0.09	Mid brownish grey	Fairly silty sandy clay	Fairly firm but friable	Fill of Gully [105] . Likely the result of natural silting. Contained a moderate amount of sub-rounded stones. Medieval pottery and undated and degraded CBM were recovered from the fill.
107	Cut	0.29	<2	0.30	Linear	Concave	U-shaped	Cut of Ditch . The feature cut Gully [105] and was truncated by a modern drainage pipe. Orientated north-south.
108	Fill	0.29	<2	0.30	Mid greyish brown	Fairly silty clayey	Slightly firm but friable	Fill of Ditch [107] . No Finds present. The fill appeared to be result of natural silting processes. Contained occasional sub-rounded stone inclusions of up to 50mm and a moderate amount of sub-rounded small gravels
201	Fill	>1.5	>23.2	0.95	Mixed greyish brown	Slightly sandy gravelly clay	Fairly loose and friable	Post-medieval and modern made ground covering the site.
203	Cut	1.07	0	0.36	Linear	Concave	U-shaped	Cut of Ditch . Orientated ENE-WSW. Possible boundary ditch
204	Fill	1.07	<1	0.36	Dark greyish brown	Fairly gravelly clayey	Fairly firm but friable	Fill of Ditch [203] . Artefacts included two small sherds of Samian, one sherd of Roman pottery as well as some late/post-medieval CBM. The fill was most likely the result of natural silting processes due to its density and consistency. Contained frequent sub-angular flints and chalk flecks
205	Cut	1.23	<2	0.48	Linear	Concave	V-shaped	Cut of V-shaped ditch . Orientated N-S and possibly same as Ditch [107]



Context	Type	Measurements (m)			Description			Interpretation
		W	L	D	Colour/ Shape	Texture/ Sides	Consistency/ Base	
206	Fill	1.23	<2	0.48	Mid greyish brown	Fairly silty chalky clay	Fairly firm but friable	Fill of Ditch [205]. Contained frequent chalk flecks and a moderate number of sub-angular flints. Degraded Iron Age pottery, an Fe nail and a copper alloy coin (Roman) were recovered from the fill which were all likely post-medieval. The fill was likely result of natural silting processes.
207	Fill	1.23	<2	0.48	Mid greyish brown	Fairly silty chalky clay	Fairly firm but friable	Fill of Ditch [205]. Same as (206) but found within the relationship slot

Plan Register

Drawing No	Sheet No	Scale	Details
2	1	1:20	Plan of gully [103]
6	1	1:20	Plan of gullies [105] and [107]
10	2	1:20	Plan of trench 2 features

Section Register

Drawing No	Sheet No	Scale	Contexts
1	1	1:10	WSW facing section of gully [103]
3	1	1:10	N facing relationship section of gully [105] and Ditch [107]
4	1	1:10	S facing section of Ditch [107]
5	1	1:10	E facing section of gully [105]
7	1	1:10	N facing section of ditch [205]
8	1	1:10	Running section of relationship slot between ditches [203] and [205]
9	1	1:10	WSW facing section of ditch [203]

Registered Finds

Registered Find No.	Context No.	Material	Description
1	206	Copper Alloy	Roman Coin



Appendix 4: Specialist Reports

4.1 Post-Roman Pottery and CBM - *Paul Blinkhorn*

Pottery

The pottery assemblage comprised five sherds with a total weight of 32g. It consisted of a mixture of Iron Age, Romano-British and medieval wares, as follows:

- HGZ:** Hertfordshire Glazed Ware, mid-14th – mid 15th century (Jenner and Vince 1983). 1 sherd, 5g.
- IA:** Iron Age. Moderate to dense sub-rounded quartz up to 0.1mm, rare grog up to 0.5mm, decayed shell. 1 sherd, 9g.
- MG:** Mill Green Ware, late 13th – 14th century (Pearce et al. 1982). 1 sherd, 9g.
- RB:** All Romano-British. 2 sherds, 9g.

The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 1. Each date should be regarded as a *terminus post quem*. The range of fabric types is typical of sites in the region. The Roman and prehistoric material is all residual, as fragments of late medieval/early post medieval roof-tile occurred in the same contexts (Table 2).

The entire assemblage comprised plain bodysherds apart from a fragment of the rim of a Romano-British Grey Ware jar. The sherd of MG is from a glazed jug, a typical product of the industry.

CBM

A total of 13 fragments of fired clay building material was noted. Their occurrence by number and weight of fragments per context by type is shown in Table 2.

The fragment of roof-tile from context 204 is in a hard orange-red sandy fabric with rare flint and iron. It is unglazed and 16mm thick. That from context 206 is slightly paler in colour but with the same fabric. It is 14mm thick. Both fragments are unglazed and are fairly typical products of the late medieval to early post-medieval Penn industry of Buckinghamshire (eg. Zeepvat 2009). The unidentified fragments have a very similar fabric, and seem most likely to be fragments of brick or tile of a similar date.

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Zeepvat, R (ed), 2009 Rose Cottage, Tylers Green: excavation of a 15th to 17th century tiliary *Records of Buckinghamshire* **49** 189-218



Table 1: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

	IA		RB		MG		HGZ		
Cntxt	No	Wt	No	Wt	No	Wt	No	Wt	Date
106					1	9	1	5	M14thC
204			2	9					15thC*
206	1	9							15thC*
Total	1	9	2	9	1	9	1	5	

*Dates from CBM fragments (Table 2)

Table 2: CBM occurrence by number and weight of fragments per context by type

	Roof Tile		Unident	
Cntxt	No	Wt	No	Wt
106			8	24
204	1	94	3	6
206	1	81		
Total	2	175	11	30

4.2 Small Finds Report – Phyllida Broadway MA PCIfA and Dr Peter Guest FSA MCIfA

One hammered copper alloy coin was recovered from Ditch [205] (Plate 25-26). It is heavily worn on both sides. The coin weighs 11gms, is 3mm thick and 26mm in diameter. The bust on the obverse faces to the right and appears to be wearing a radiate crown. Some lettering is present; however, this is illegible. The die has been struck off centre on the obverse side. The reverse is too corroded to make out any clear detail. The coin is a dupondius struck in the name of Hadrian (AD 117-138). Unfortunately, due to the wear on the reverse it is not possible to identify the coin more closely to a year or years in Hadrian's reign.



Plate 25: Copper alloy coin, obverse



Plate 26: Copper alloy coin, reverse



Appendix 5: Site Data

PROJECT DETAILS			
Project Name & Address	Pendley Manor Farm, Station Road, Tring, Hertfordshire	Project Site Code	716/TPF
OASIS reference	kdkarcha1-519071	Event/Accession no	N/A
OS reference	SP 9443 1197	Study area size	2863 sq m
Project Type	Observation and Recording	Height (mAOD)	120
Short Description	Between February and June 2023 KDK Archaeology Ltd undertook a programme of Observation and Recording and Trial Trenching at Pendley Manor Farm, Station Road, Tring, Hertfordshire as a condition of planning permission for the development of the site. A total of seven footing trenches, 38 service trenches and two soakaways were monitored under archaeological supervision. In addition, two c.25 x 1.8m trenches were excavated to the east of the development area to mitigate the late notification of the start of the groundworks which resulted in many of the footing trenches and soakaways not being monitored. Two ditches dating to the late medieval/ post-medieval period and two earlier gullies were encountered within these two trenches. These features appear agrarian in nature and are likely linked to farming activities which predate the Victorian Pendley Manor Farmstead.		
Previous work	Yes	Site status	None
Planning proposal	Demolition of barn, indoor school and hay barn. Construction of 6 No. dwellings	Current land use	Vacant stud farm
Local Planning Authority	Dacorum Borough Council	Planning application ref.	20/00136/FUL
Monument type	Ditches, gullies	Monument period	Late medieval/ post-medieval
Significant finds	Coin	Future work	Unknown
REGIONAL RESEARCH AIMS			
Research framework	Section /Question	Summary of outcome	
	N/A		
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	-	Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye	Director/Supervisor	Chris Martin-Taylor
Sponsor/funding body	McCann Homes		
PROJECT DATE			
Start date	14.02.2023	End date	06.06.2023
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	KDK Archaeology Ltd	Pottery, CBM, Coin, iron nail	
Paper		-	
Digital	ADS	Report and all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Observation and Recording Report: Pendley Manor Farm, Station Road, Tring, Hertfordshire		
Serial title & volume	714/TPF/2.1		
Author(s)	Laura Dodd MSc MCifA		
Page no's	42	Date	06.07.2023



Appendix 6: Hertfordshire Historic Environment Record Sheet

Site name and address: Pendley Manor Farm, Station Road, Tring, Hertfordshire	
County: Hertfordshire	District: Dacorum
Village/Town: Tring	Parish: Aldbury
Planning application reference: 20/00136/FUL	
Client's name, address, & tel. no: McCann Homes Limited The Coach House Lower End Road Wavendon Milton Keynes MK17 8AU	
Nature of application: Demolition of barn, indoor school and hay barn. Construction of 6 No. dwellings	
Present land use: Vacant stud farm	
Size of application area: c.6987 sq m	Size of area investigated: c.2786 sq m
NGR (to 8 figures): SP 9443 1197	Site code: 714/TPF
Site director: David Kaye	Organization: KDK Archaeology Ltd
Type of work: Observation and Recording	
Date of Work: Start: 14.02.2023	Finish: 06.06.2023
Curating museum: N/A	
Related HER no's: 128/20	Periods represented: Late medieval/post-medieval
Relevant previous summaries/reports: Estela E. 2016 <i>Archaeological Observation and Recording Report: Pendley Manor Farm, Station Rd, Tring, Hertfordshire</i> . KDK Archaeology Ltd 129/TPF/5.0 Kaye D. 2015 <i>Archaeological strip map & sample excavation and observation, investigation & recording report: Pendley Manor Farm, Station Road, Tring, Hertfordshire</i> . KDK Archaeology Ltd 056/TPF/3.0 Kaye K. 2016 <i>Historic Building Recording: Pendley Manor Farmhouse, Station Road, Tring, Hertfordshire</i> . KDK Archaeology Ltd 129/TPF/4.1 Watson D. 2022 <i>Archaeological Observation, Investigation & Recording Report: Pendley Manor Farm, Station Rd, Tring, Hertfordshire</i> . KDK Archaeology Ltd, 562/TPF/1.2	
Summary of fieldwork results: Between February and June 2023 KDK Archaeology Ltd undertook a programme of Observation and Recording and Trial Trenching at Pendley Manor Farm, Station Road, Tring, Hertfordshire as a condition of planning permission for the development of the site. A total of seven footing trenches, 38 service trenches and two soakaways were monitored under archaeological supervision. In addition, two c.25 x 1.8m trenches were excavated to the east of the development area to mitigate the late notification of the start of the groundworks which resulted in many of the footing trenches and soakaways not being monitored. Two ditches dating to the late medieval/ post-medieval period and two earlier gullies were encountered within these two trenches. These features appear agrarian in nature and are likely linked to farming activities which predate the Victorian Pendley Manor Farmstead.	
Author: Laura Dodd MSc MCIfA	Date: 06.07.2023