



St Margarets and Stanstead Abbots Neighbourhood Plan

Heritage Report

Overview

This document provides a summary of **Heritage Assets** relevant to the development area of Stanstead Abbots & St Margarets Neighbourhood Plan.

Heritage Sub Committee Objectives

The aim of the group is to develop accessible guidance and information to inform residents about Heritage requirements and assets in the neighbourhood planning area to better assist in the formulation and acceptance of the Neighbourhood Plan.

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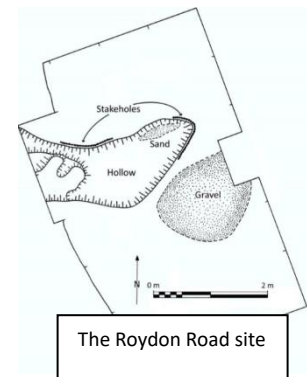
1. Introduction: The Settlement Area and Heritage Context

- 1.1. Stanstead Abbots and St Margarets Neighbourhood are two parishes lying 2km SE of Ware in Hertfordshire. The settlement area covered by the plan also includes The Folly Estate; a part of Great Amwell parish. The Neighbourhood Planning Group is seeking to identify sites that would permit the development of 94 new residences. These should fall within, or adjacent to, the settlement area. (See Fig 1).
- 1.2. The parishes lie adjacent to the River Lea that runs north toward Ware and Hertford, and South towards Cheshunt, Broxbourne and London. The river valley is a paleo-channel of the pre-Ice Age River Thames before it snapped to its current course. This has given the area its London clay and gravel deposits.



Fig 1: The Settlement Area

- 1.3. A large part of the settlement area is covered by Stanstead Abbots Conservation Area Appraisal and Management Plan (CAA) that was adopted by East Herts District Council in April 2014. The Conservation Area is made up of areas of different character. The Planning (Listed Buildings and Conservation Areas) Act 1990 empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees and development within the area. Only the Folly Estate lies outside this area.¹
- 1.4. For the purpose of this document we have adopted the same definition of Heritage Assets as the CAA; that is: A Heritage asset is defined as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'. We believe that these heritage assets are a valued component of the settlement, adding to its sense of place and community. There is also great potential for these assets to make a greater contribution through enhanced understanding and promotion.
- 1.5. As with other nearby parishes the earliest signs of habitation in the area date back to the Mesolithic², some around 6,000-8,000bce (finds at Sanville Gardens, Chapelfields and Roydon Road³). Found below 1.36m of garden soil, clay and peat the site at Roydon Road yielded more than 1300 lithic flints from a posted hollow that has been interpreted as a shelter. Subsequent radio-carbon dating from the peat deposit at a nearby site confirmed the date to be late Mesolithic. The nearest finds from the earlier Palaeolithic period came from Great Amwell in the 19th century.
- 1.6. There is aerial photographic evidence of significant Bronze Age and early Iron Age activity to the South West of the settlement Area⁴, including a henge monument. These will date to around 2,800bce, however further work to establish the extent and



The Roydon Road site

¹ The map of the conservation area may be found at: file:///C:/Users/rbenn/Dropbox/Stanstead%20Abbotts%20&%20St%20Margarets%20Neighbourhood%20Plan/03.3.%20Heritage%20Sub%20Committee/Stanstead_Abbotts_Adopted%20Map.pdf

² Ref: HER 4022

³ Ref: HER 1832606

⁴ Ref: HERs 1411, 1449,1500, 2756, 2757, 2762, 2783, 2618.2619 and 7620

sequence of the features is required. These currently lie just outside the settlement area. There is also a cluster of further ring ditches 1.3km to the north-east of Stanstead Abbots⁵. An iron-age spear head was found in St Margarets in 1851 which may date from this period.

- 1.7. Iron Age settlement in the area is likely to have been on the higher ground over the river flood basin as is common in the area, with the higher ground beyond utilised for pasture, however no evidence of settlement from this period has been firmly established.⁶
- 1.8. Evidence of Roman settlement is scant in the area. A cremation was found on Chapelfields in 1971, and there is some re-use of Roman brick and tile found in digs and in the fabric of St James' Church. Recent extensive archaeological surveys of the area identified as a potential quarry that lies just to the north and east of the settlement area indicates an agricultural estate centred on a large villa complex with many smaller 'farmlets' surrounding it on the higher grounds and fields. This activity however seems to have been short-lived possibly due to the poor nature of the soil.⁷
- 1.9. Settlement in the Early Medieval Period (Anglo-Saxon) seems to have reflected that in the Iron Age with the higher ground over the flood plain of the river housing several steadings (farms). There is little evidence of these remaining however some hints are there. There is an undated bank and ditch just at the North-East corner of the settlement area that may have surrounded such a steading⁸. Beyond these to the north lay several commons which field name evidence would indicate were used to pasture animals. The 1840 tithe map has one field named 'Stocking Herne', with an Early English possible meaning as 'Stocking Corner', that is the field where stock rotation was organised. Next to this was a wood called 'Thrift Wood', which the local historian Ron Dale identified as 'Alwine's Frith' identified in a charter of Waltham Abbey dated to 1201. Frith in this instance does not refer to a place of refuge, but rather to a piece of scrub land. In terms of the settlement area and its adjacent area any land on the ridge above the flood plain would be of archaeological interest in furthering our knowledge of this period, however evidence in the ground is notoriously difficult to identify.⁹
- 1.10. Stanestede (Stony Place) appears in the Domesday Book as part of the Braughing Hundred and in pre-Norman Hertfordshire was one of the 5 largest Hertfordshire settlement areas. The stony place may refer to the predominance of gravel or possibly the survival of a Roman building or bridge. The exact location of any nucleated Saxon settlement is not clear and may have been lost or indeed may never have existed¹⁰. It was suggested for some time that settlement may have been just to the north of the Neighbourhood Planning area at Stansteadbury where a scatter of Saxon coins have been found around St James church¹¹, however discovery of pits and post holes with Anglo-Saxon St Neots and Sandyware in the Chapelfields area would fix a commercial market settlement in the upper area of the High Street and support the idea of settlement along the well drained ridge as identified above. The idea of a market is supported by Domesday recording that burgesses paid dues to the lord. At this time the village was in the See of London.



Bank and Ditch around Warrax Park

⁵ Visible on Google Earth these ditches lie halfway between Little Briggens and Halfway House farm

⁶ Environmental Statement Chapter 20: Archaeology Gilston Park, Village 7

⁷ [Briggens Estate Heritage Impact Assessment.pdf](#)

⁸ HHER 31548, see also [posthuizen-2016-jar AS agric lscapes.pdf](#)

⁹ Further field name evidence is suggested by the survival to the Tithe Map period of the strange field name 'Slap Ladles' which lies just to the north of the settlement area along Cappel Lane. Examination of an early version of the tithe map confirmed that this was actually Slap Ladies, and either a scribal error or possibly censorship took place. Slap Ladies comes from the AS *slæp*, a slippery, miry place and *lād*-lice: horribly, detestably. Thus a mire in the flood zone.

¹⁰ A dig that identified an Anglo-Saxon market below Chappelfields has been reported to the local history group, see HERs 30958 and 30961. Other reports identified the settlement as being South of St James Church (outside the NP settlement Area), however no evidence for a deserted medieval settlement has been identified there.

¹¹ Daniel Secker's 2005 report of St James identified this as Herringbone work dating from around 1050 and suggested that Stansteadbury was the caput (centre) for the Domesday Lord Alwine of Gotton. Dimensions of this wall and the nave also suggest that original church may have been a tower nave that was typical of the period.

- 1.11. The manor was passed to the abbot of Waltham Holy Cross in the 12th century in payment of a debt, and Abbots was added to the name and recorded by the 13th Century. The manor stayed with the abbots until the dissolution in 1531.
- 1.12. St Margaret's Parish has a later date than Stanstead, being originally known as Thele and the location of a tolled bridge crossing the river. It was created as a manor by Roger de Burun in the late 13th century. By 1294 it was owned by Margaret Lovetot whose name it is thought, was taken by the parish¹².
- 1.13. Charters from Waltham Abbey record two bridges crossing the River Lea in St Margarets in the C13th, Ponte Tegulum (the tile bridge) and Ponte de Thele. Extensive remodelling of the river in subsequent centuries has meant that the location of these bridges is uncertain at this point.¹³ In the C14th this area was under the lordship of William Goldington who built a collegiate church complex, most of which fell into disrepair over the next century with the current parish church being the only remaining survivor.¹⁴
- 1.14. The current settlement area is based around a long high street running from the Folly, through St Margarets and Stanstead Abbots, with buildings attesting to development over many centuries. The date of this settlement has yet to be established however historians now attest that this type of linear settlement could date from the late Saxon period (1030 or so) but likely later.¹⁵ Any development within or adjacent to the High Street could help to establish the date of the settlement being moved onto the flood zone¹⁶.
- 1.15. There are two further significant parts to the settlement area. The first runs North-South from the Folly and St Margarets as far as the A414 overpass (the northerly section being part of Great Amwell Parish), and broadly follows the old River Lea paleo-channel. The second also follows the line of Holly Cross Road and Roydon Road through Stanstead Abbots.
- 1.16. The earliest building dates from the early 12th century (St Mary's the Virgin church), with a further 47 assets being listed; many of these do date from the C19th. There is evidence of Burgage Plots on the High Street, notably the building that was formerly the Burton's Newsagents. Other buildings would seem to indicate that two or more such plots were combined at a later time. This finding would indicate that the High Street was an established settlement from an early period.¹⁷
- 1.17. The Greenwich Meridian passes through St Margarets and is marked with posts and a large commemorative sculpture next to the River Lea.
- 1.18. The current bridge over the Lea (built in 1925) is noted in the CAA for its 'panels of balusters of fine quality'.
- 1.19. Agriculture has always formed a basis within the local economy, however Malting, particularly for the brewing industry, grew strongly and by 1874 there were 9 malting buildings listed locally (with many more stretching all the way to Hertford). Today the French and Jupps Maltings continues this tradition.

¹² Ref: Haileybury Since Roman Times. C M Matthews, 1959 p30

¹³ The Early Charters of the Augustian Abbots of Waltham Abbey: Ranson 1989

¹⁴ An extensive history of the ownership of St Margarets can be found at: <https://www.british-history.ac.uk/vch/herts/vol3/pp472-476>

¹⁵ <https://archaeology.co.uk/articles/features/exploring-anglo-saxon-settlement.htm>

¹⁶ However it has to be noted that some archaeology has taken place and found little evidence of occupation and levels of disturbance extended down to little more than 1m above the base silt and there was hydrocarbon pollution. See:

<https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1049851&recordType=GreyLit>

¹⁷ Burgage plots are measured in Perches (5.5 yards or 5.03 metres). They were typically long thin plots that ran away from a high street and were often fronted by a mercantile building.

- 1.20. Gravel extraction has meant that there are significant areas of standing water to the north and south of the settlement area and this extraction may well have removed much archaeological evidence; however the area does include significant areas of archaeological interest (see Section 2) both within the area and in its surroundings.¹⁸
- 1.21. There are no designated/scheduled ancient monuments or registered Parks and Gardens within the settlement area; however they do exist elsewhere in the parishes. these are listed in section 3 below.

2. Beyond the Settlement Area: The Heritage Context

2. The settlement area is surrounded by other valuable heritage assets. This section offers a brief summary of some of the key features found in the parishes beyond the settlement area.
- 2.1 In the very north east of the parish lies what was identified in the Tithe map as Ozier's Rough, where willow would have been cut for fencing and basketry.
- 2.2 To the North-East of the settlement area lies the Easneye estate centred on Easneye mansion. Once home to the Buxton family this is now hosts All Nations Christian College. The park has an extensive area of archaeological interest with a number of HHERs and SHINE status for the gardens. The HHERs relate to a (presumably) post medieval chalk pit, a tumulus (bowl barrow) and the area of what was once a deer park.¹⁹ The earliest date for the Deer Park is 1332 when it is mentioned in a Waltham Abbey Charter but may date from the early post-conquest period. Identification of a Saxon or Viking fort in the area is unsubstantiated at the current time.²⁰
- 2.3 Between the Easneye estate and the River Lea there are a number of currently undated, though presumably post-medieval crop marks relating to field drainage.²¹ Closer to the settlement area are further HHERs and Hill House, which is identified as an important C20th garden within the EHDC Conservation Plan.
- 2.4 The south of the Easneye Estate is characterised by an open agricultural landscape extending from Cappell Lane to the eastern border of the Stanstead Abbots Parish and south to the Hunsdon Road. Historically this area consisted of four large commons²² that early field names, such as Stocking Herne, indicate were likely had pastoral use from Early Medieval times. Again there are a number of HHERs relating to enclosure marks and ditches, with a small moat also visible²³. Clearly visible on LIDAR are the pits and working of what were lime and pottery kilns shown on the tithe map. Dating the earliest activity here is difficult due to the volume of Ceramic Building Material (CBM) that has been ploughed into fields to lighten the soil.
- 2.5 In the area adjacent to the Hunsdon Road lies Little Briggens, and from here and up towards Hunsdon there are more than 40 HHERs. These include many crop mark earthworks, enclosures and ridge and furrow ploughing. There are also four circular enclosures, visible from the air, that are certainly prehistoric²⁴ with a likely dating of early Bronze Age, over 5000 years ago. At the border with Hunsdon Parish lies the Bonningtons Estate with two HHERs relating to the house and its garden wall.

¹⁸ For the damage that quarrying can do see the archaeological report on the nearby Early Medieval monastic burial ground at Nazingbury, less than 3 miles south of Stanstead Abbots along the River Lea: Essex Archaeology, volume 10, 1978.

¹⁹ MHT9963: the Deer Park, MHT4020: The chalk pit; MHT1512: A tumulus of unknown date, possibly Roman, with an extensive burial site around it, now planted with trees.

²⁰ For a thorough analysis of the mythos that has built up around the River Lea campaign of 895 see:

<http://www.wheathampsteadheritage.org.uk/uploadedfiles/History%20Society/Documents/River%20Lea%20campaign%20by%20Jones.pdf>

²¹ MHT 7621 is typical.

²² Dung Common, Garretts Common, How Field Common and Wheelers Ley Common

²³ MHT2014: Medieval moat likely for a domestic building

²⁴ MHTs 2590, 2591, 2592, 2593 and 2740

- 2.6 To the south of this area running from the brow of Cat Hill to Hunsdon lies the Briggens Estate. This area is currently identified as a potential gravel extraction quarry and has been subject to an extensive Heritage Impact Assessment including a large number of trial trenches. For details please refer to the full report.²⁵
- 2.7 To the south of the A414 are two important estates, Stansteadbury and Briggens, both with numerous HHERs and designated parks and gardens. Stansteadbury is of particular importance to the context of the early settlement of Stanstede as it was likely the caput of the overlord Alwine of Gotton in 1066. St James Church at Stansteadbury has the largest standing remains dating from the pre-Conquest era in the North wall of the nave. Both sites have numerous listed assets in the area of enclosed by the garden status and environs (Stansteadbury 19 and Briggens 6 with a further 4 just outside).
- 2.8 Historic England have listed Briggens (as of the date of this document) as having 'extensive significant problems' and to be 'declining'.
- 2.9 The large area to the south of the settlement area is now largely a landscape created by gravel extraction including numerous lakes and the RSPB Rye Meads reserve. Just beyond this area and t the border of the parish lies the remains of the Rye House gatehouse. Rye House was the location of Richard Rumbold's notorious 1683 plot to kill Charles II.²⁶ The remains of the building and its enclosure are all listed.
- 2.10 North of St Margarets lies the parish of Great Amwell, with more than 40 heritage listings and the designated Amwell Grove and pool.
- 2.11 St Margarets extends for more than 1km to the west up to the A10. The intervening area beyond the henge field has been much changed by roadworks and there are no registered or visible heritage assets.

²⁵ [2020-05-11-Briggens-Estate-Heritage-Impact-Assessment-Ver.5.dcx-1.pdf \(windows.net\)](#)

²⁶ A good summary of the plot can be found on the SALHS website: <http://www.salhs.org.uk/folders/ryehist/page3.html>

3. Designated Assets in the Settlement Area

- 3.1. There are 48 designated (listed) heritage assets within or adjacent to the settlement area (these can be found at <https://historicengland.org.uk/listing/the-list/>). Several of these assets can be considered iconic and of particular importance in content and aspect to the village. This number rises to 58 in the area covered by the CAA. Further non-designated assets are contained within the CAA. The following review is not comprehensive but rather highlights listed assets within (and beyond) the settlement area.
- 3.2. At the northern extent of the settlement area a small road runs from Cappell Lane left towards Easneye College; to the north there is evidence of a hollow way that marks the old route of the road to Ware before it was straightened some time after the 1878 OS survey. The **Easneye Gate Lodge** (right) consists of 2 houses and stands at the end of the lane and is a Grade II listed building designed by Alfred Waterhouse (who also designed St Andrew's church).
- 3.3. **129-131 Cappell Lane:** Set back slightly from the road, these grade II listed buildings date back to the 17th century or earlier. They are possibly an open hall building and could date back to the 13th century, though more likely somewhat later.
- 3.4. **Halving Cottages** is a block of three cottages built in 1869 by the Buxtons, probably designed by Arthur Waterhouse. Listed as Grade II buildings one bears a large armorial terracotta plaque with the motto 'Do it with thy might'. To the rear of these cottages there is an 18th century wall that is likely to be from the original Halving Farm.
- 3.5. **110 Cappell Lane:** This Grade II listed building was originally 2 very small cottages and dates from the 1790s. One cottage had an entrance at the front, the other at the back.
- 3.6. **Hill House:** Set back from Cappell Lane is a Grade II listed building dating from circa 1800 with additions dating from 1900. The stable block, also dated from circa 1800 is also Grade II listed.
- 3.7. **The Parish Church of St Andrew** is listed as Grade II* and was built in 1882 by Thomas Fowell Buxton and designed by Alfred Waterhouse. The railings, gates and drinking fountain are all included in the listing. The front vista of the church is listed as protected in the Conservation Area Plan. The War Memorial gains protection by being in the grounds of the listed building.
- 3.8. **39, 41 and 43 Cappell Lane** are Grade II listed buildings dating from the early 19th century.
- 3.9. **The Clock House** at the end of Cappell Lane is a Grade II* listed building. It was built circa 1636 by Sir Edward Baish as a school house with master's accommodation. It was also used for Sunday Services and the bell is said to date from 1704. The building is the clear focus at the end of the village. The early wall adjacent to the Clock House has been recently restored and still contains the arch for a school entrance that is thought to be the girls entrance to the school.
- 3.10. **2 and 4 Roydon Road: Grade II:** These two semi-detached houses appear on the 1840 Tithe map but were re-fronted later in the 19th century.
- 3.11. **6 Roydon Road: Grade II:** This is possibly a timber framed building that was re-cased in the early 19th century with end walls dating to the late 19th century.
- 3.12. **The Mill: Grade II:** This 4 storey building, now workshops, was once the site of a water driven Corn Mill. It was rebuilt in 1881 after a fire and converted to steam in 1891. This prominent building and the junction of the High Street and Roydon Road is one of the suggested sites for the lost mill mentioned in the Domesday book. Two further sites are listed in the Maltings:
- 3.13. **New House Malting and No 3 Malting: Grade II:** Late 18th or early 19th century buildings with timber beams and cast iron columns inside. **Brown Malting: Grade II:** This decorative industrial malting is 3 storeys with attic and dates from 1896. As with the New House it has internal timbers with iron columns. It also features an unusual conical kiln possibly built by workers from Staffordshire.
- 3.14. **Gazebo on the Mill Stream at Bachelors Hall: Grade II:** This gazebo dates to the late 18th century (with some minor alterations in the 19th century) and is built over a brick channel. Just opposite the Gazebo is visible a fine cast iron bridge (unlisted) dated 1863

- 3.15. **Abbotts House Grade II:** One of the most historic and captivating buildings in the Neighbourhood Planning area, the Abbots House dates from around 1600 and incorporates the north wing of a medieval house dating to a century before. Though 'Gothicised' in the 19th century it still retains much of its open hall features.
- 3.16. **16, 18 and 20 Roydon Road: Grade II:** These three buildings were once a single timber framed building with two crosswings dating to the 15th century that was, like many of our older buildings, re-fronted and divided in the 19th century. The projection on number 20 may be a overhanging upper floor (jettied) that was underbuilt.
- 3.17. **49, 51 and 53 Roydon Road Grade II:** Once a single house, this building, now divided into three homes, that could be as early as 16th century.
- 3.18. **Colne Cottages Grade II:** These 4 houses were once a single house that dates from the early 18th century. They were altered in the 19th century
- 3.19. **Holmewood Cottages Grade II:** This row of 4 cottages, set away from the road, dates from the 18th century and was remodelled in the early 19th.
- 3.20. **54 Roydon Road Grade II:** This house is known as the Vicarage and dates to the late 18th century, with a rear extension dating to around 1800. The facade may conceal a timber framed building.
- 3.21. **The Baesh Almshouses Grade II*** : Built for Sir Edward Baesh in 1653, this is a single storey row of 6 cottages still run by the Baesh Trust.
- 3.22. **91 and 93 Roydon Road Grade II:** Built in the 18th century or earlier these 2 houses were once a single house that was raised to two stories and extended in the 19th century. These fine buildings frame beautifully the exit from Hunsdon Road.
- 3.23. **Fern Cottage Woodside Grade II:** Fern Cottage was once a single house built in the 18th Century and sub-divided in the late 19th century.
- 3.24. **Netherfield Cottages Grade II:** Early 19th century block of three mock gothic black and white half timbered houses
- 3.25. **Gatescreen Piers (Coach House):** Grade II Arts and Crafts style ornamental wrought iron gates set between two stone piers. The gate posts originally terminated with standards in the form of braziers, though these are much degraded. This site, now divided contains three further listed buildings:
- 3.26. **Netherfield House Grade II:** A large house built around 1860 for Sir Charles Booth (1806-96). The building boasts a grand Tuscan portico and original outbuildings. **The Coach House Grade II:** The former stables to Netherfield House. **Ornamental Dairy Grade II:** Italianate building contemporary to Netherfield House
- 3.27. **The High Street** offers many enigmatic listed buildings, particularly at the easterly end with several Grade II and II* buildings clustered together. Historic England drawing many of these together as part of the 'High Street Group'. These include the following:
- 3.27.1. **The Red Lion (II*):** One of the key buildings in the village. The original form may have been as an open hall with wings added in the 17th century. The Red Lion retains its timber frame build and has a rich history; in mid-Victorian times housed a leisure garden and small zoo to the rear.
- 3.27.2. **Stanstead Hall (II*):** Both the large square set building dating from 1752 and the railings that front this building are listed. A slightly later (possibly C19th) tower with a crenellated top adds interest to the west side of the building.
- 3.27.3. **High Street 21:** This Grade II building is now a shop, but probably started in the C17th as a timber framed building or house. Examination of early maps from 1840 onwards shows how ranges were gradually added (and removed from this building).
- 3.27.4. **The Oak Public House (listed as The Lord Louis):** This timber framed building dates back to the C17th and is Grade II.
- 3.27.5. As with many buildings in Stanstead Abbots **37 The High Street** has an early interior hidden beneath brick exterior. Here the building dates back to the C17th. No 39 has included in the Grade II listing as part of a group.
- 3.27.6. **The Jolly Fisherman Public House:** An C18th (or possibly ealier) building with a long history of being an Inn. Grade II listing.
- 3.27.7. Finally the canopy and building forming the eastern side of the **St Margarets Railway Station** are also listed (Grade II) with attention drawn to both brickwork details and the cast iron platform columns.

- 3.28. St Margarets has a number of listed assets focussed around Hoddesdon Road and running between the railway and the New River. Firstly the parish church for Saint Margarets (**St Mary's the Virgin**) has a chancel arch that may date to the 12th century and the nave to the 14th²⁷. This makes this probably the oldest building in the settlement area and is listed as II*.
- 3.29. The Manor House, and its walls and railings are listed as Grade II, with the nearby Tithe Barn having the same status.
- 3.30. Further down Hoddesdon Road lies the complex of St Margarets Farm, with 6 Grade II listings including the Granary and Clock House. Finally just adjacent to the settlement area on the Hoddesdon Road lies the Grade II listed Rye Common Pumping Station and adjacent Waterboard Cottage.

²⁷ Ref: www.british-history.ac.uk

4. Non-designated assets

- 4.1. The CAA is particularly helpful in the identification of non-designated assets in the settlement area²⁸. These include buildings, walls, decorative features and even a letter box. This section reviews some of these key assets.
- 4.2. The **Wilberforce Cottages** can be seen to the left of Cappell Lane. These were built in 1933 by **John Henry Buxton** for retired workers from the Buxton Estate²⁹. The cottages are noted in the Conservation Area Plan as being 'unlisted buildings protected from demolition' the plan also notes that further protection of selected features may be appropriate.
- 4.3. **The Edward VII letter box**: This elaborate letter box has a tiled roof and wooden detailing. The Conservation Area plan asks for local knowledge about this 'curious and distinctive' feature.
- 4.4. **98-104 Cappell Lane: Warrax Cottages**: These 2 story dwellings date from 1884. The conservation Area Plan states that further protected for selected features may be appropriate.
- 4.5. **90 Cappell Lane**: Set back from the road this small cottage seems to be ignored for both listing and in the Conservation Area Plan. The Heritage Group believes that this building merits consideration for at least protection from demolition.
- 4.6. **Manor Cottages, 24-26 Cappell Lane**: These cottages though they appear to be early 20th Century have an enigmatic plaque which reads 'Manor Cottages 1648 Restored 1917 JRB'. The Conservation Area Plan suggests that further protection may be appropriate.
- 4.7. **21 Cappell Lane**: The Conservation Area Plan states that 'An article 4 Direction' may be appropriate to protect certain features.
- 4.8. **13,15 and 17 Cappell Lane**: Dated 1812 these Grade II listed buildings began has 4 cottages; then became the Prince of Wales public house and are now two houses.
- 4.9. **8-18 Middleton Villas**: Early 20th century cottages that the Conservation Area Plan says may be appropriate for further protection for selected features.
- 4.10. **8 Roydon Road, though unlisted is noted in the CAA for the quality of its brick detailing and architectural quality and suggests that the building could be subject to protection for selected features.**
- 4.11. **The Old Bakehouse** on the Maltings site. This small weather boarded structure may date to the late 18th century. The CAA also makes note of the 'elegant' **decorative metal railings** in front of the Corn Mill and adjacent to the Mill Stream.
- 4.12. **The Parish Hall**: The CAA lists this building as having features such as the front porch and selected widows as being worthy of protection through existing planning control. Both the hall and adjacent school are also listed in the plan as being worthy of protection from demolition. The plan also cites the drinking fountain close to the Parish Hall as a interesting feature that would merit from the date (1884) being re-inscribed and as a potential candidate for listing.
- 4.13. **Brick Wall to Thele House**: On the opposite side of the road to the Abbots House stands a large brick wall that is noted in the Conservation Area Assessment. It has a stone inset with the word 'Thele' and probably relates to the demolished Thele House (once Easneye Lodge). There was once a second post with a matching inscription that was either 'Farm' or 'House'. Both this wall and the wall from the other side of Abbots Rise running to the Parish Hall are noted as being of visual and historic interest.
- 4.14. **32-34 Roydon Road**: Noted in the CAA as attractive due to their repeating historical architectural detailing and therefore being important to the street scene.
- 4.15. **41-45 Roydon Road** are unlisted, however the Conservation Area Plan notes that these tall redbrick buildings, dating from the 19th/early 20th centuries have a number of fine details that may be appropriate for protection.

²⁸ The CAA can be found at <https://www.eastherts.gov.uk/conservationareas>

²⁹ Stanstead Abbots and the Easneye Connection Ron Davies: See www.salhs.org.uk/folders/connection/Connection.pdf

- 4.16. **Pump to the front of 21 Hunsdon Road:** A hidden feature just off the Hunsdon Road is an early 19th Century water pump. The handle is now missing and no pump is shown on the 1878 6" OS map. The Conservation Area Plan suggests this may have been moved from another site and as there were 9 water pumps within a few metres of this location it is likely to have come from one of these sites.
- 4.17. **Highfield House:** This beautiful unlisted building is set back from the Roydon Road on Cat Hill and screened by trees; it has a fine Greek style portico. The Conservation Area Plan states that this building may be worthy of further protection.
- 4.18. **The Conservation Area Appraisal** lists many buildings along the High Street as being of merit. The following are just some of them. Please refer to the original document for the complete list (pages 22-28).
- 4.18.1. **The Village Pharmacy:** This late Victorian building demonstrates exuberant decorative brickwork, and though some earlier elements are now missing from the façade it is still a good example of its type.
- 4.18.2. **Residential C19th Terraces** including numbers **5-9, 16-22, 26-30, 24 (Lucas Villas), 52-56 and 59-59a**. The CAA recognises the contribution these buildings make to the character of the High Street and in many cases recommends additional protections be given to aspects of these buildings.
- 4.18.3. **Other High Street features:** A number of other features are noted in the CAA including walls (such as that outside Willowthorpe Residential Home), railings (outside Batchelor's Hall and 26 the High Street) and the High Street Bridge over the River Lea.
- 4.19. In the **St Margarets Hoddesdon Road area** the CAA notes a number of buildings as making important historical or architectural contributions. These include numbers **6, 37-41a, 42, 52-62, 64 and 66** Hoddesdon Road. For details please refer to the CAA.
- 4.20. **Other assets:** In the course of its activities the Heritage group identified other assets it considers worthy of note. These include:
- 4.20.1. **The High Street Phone Box:** Now converted to a defibrillator station the phone box represents a past focal point for the community.
- 4.20.2. **73 Roydon Road:** Unlisted building: This 20th century house has a simple but pleasing symmetry.
- 4.20.3. **Netherfield Lane Aerodrome:** The area to the right of the B181 was once a village playing field and old gates that possibly dated back to the 19th Century used to be visible at the corner of Netherfield Lane. These are now removed. During the First World War there was an aerodrome in the Netherfield Lane area, however the exact extent of the site has not been determined but is likely not to have included any significant activity on this field; indeed the Airfields' Trust now identify a site further along Netherfield Lane as the likely site, though map evidence suggests this was not used in the period.³⁰
- 4.20.4. During the Second World War there were two identified **Home Guard defence positions** at either end of the villages covering the B181 (51.47.14.3N 0.00.07.9W and 51.47.14.3N 0.01.61.2W). The best preserved of these lies in a small depression at the base of a tree, on the opposite side of the road from the New River Meridian marker. The position on Cat Hill is no longer easily discerned.

³⁰ <https://www.abct.org.uk/airfields/airfield-finder/stanstead-st-margarets/>

Illustrations

The following illustrations are just a representative sample of the many images held by the Neighbourhood Planning Group.



St Andrews Church



The Red Lion Public House



The Clock House



The Mill Stream Gazebo



Abbotts House



Baesh Alms Houses



St Mary's The Virgin

Rye Common Pumping House



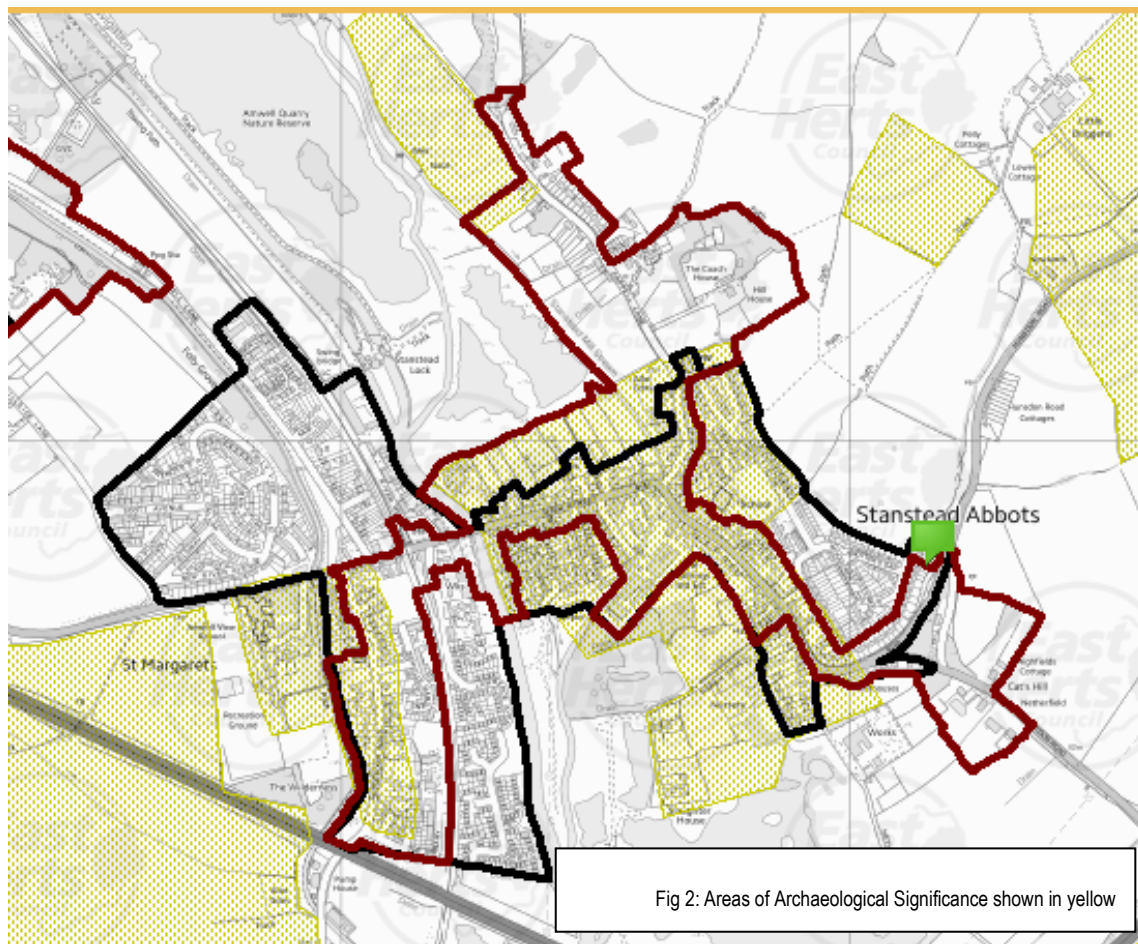
5. Neighbourhood Planning Heritage Policy

5. This report recognises the valuable contribution to wellbeing and the economy made by our heritage. These assets may be designated or undesignated, visible or below ground. As a resource they are irreplaceable and therefore any development that adversely affects such assets must be carried out with the greatest sensitivity, both to preservation and where this is not possible to ensuring that all information that could be retrieved is recovered and analysed. In this regard this policy is entirely in line with that expressed in the **East Herts District Plan, October 2018**.
 - 5.1. Development within the neighbourhood planning area falls under a number of policy guidelines. This policy seeks to aid local development processes through clarification and summary of Heritage assets and potential assets. It is governed by key national and local policies with regard to development, including the local Conservation Area Appraisal, Listed Building Consent, East Herts District Plan and the National Policy Planning Framework. These policies are complemented by further information that offers guidance on heritage assets and their location in the neighbourhood planning area.
 - 5.2. New development with the Neighbourhood Planning Area will be permitted where it respects and conserves Heritage Assets both visible and below ground, including listed buildings and their settings for the contribution they make to the local sense of community and place, heritage and distinctiveness. Where development proposals would lead to the significant harm of any of our designated assets these should not be supported unless there is a clear and overwhelming case that demonstrates public benefit. **To help to protect Heritage assets development on areas that fall outside of the areas of archaeological significance should be considered ahead of those that fall within these areas.**
 - 5.3. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.
 - 5.4. Where development is suggested within areas of archaeological significance the expectation is that developers complete as a minimum a thorough pre-development desk-based assessment of potential impact³¹, however we believe that on the ground assessment will be expected (usually through archaeological investigation or watching brief) during the development of any site within those areas designated as being of archaeological significance.
 - 5.4.1. The area to the South-West of the settlement area has been identified as of particular significance and development in this area should not be considered at the current time. This includes the whole of the field where aerial photography has identified a henge and several other monuments as crop marks. In addition this area should be considered as an asset with potential (with appropriate investigation) that could add significantly to the local sense of community, heritage and economy.
 - 5.4.2. We further identify that any development on the interface between the flood zone and higher ground may help with the identification of early medieval settlement, including the Chapefields area
 - 5.4.3. Any development along the High Street may help to offer a date for the earliest occupation within the flood zone.
 - 5.5. Developments that have no effect on listed buildings (including setting) must be prioritised over those that do (See Appendix 1 for a full list of Listed Buildings within the settlement area).
 - 5.5.1. Development should not impact on protected vistas as identified in the Conservation Area Plan, and where possible those further vistas identified as worthy of protection within this plan. Three additional proposed vistas are identified within this document

³¹ East Herts District Plan: Section 23.3.1

6. Areas of Archaeological Significance

- 6.1. There are Areas of Archaeological Significance (AAS) both within and adjacent to the settlement area. (See Fig 2).
- 6.2. Evidenced occupation within the settlement area starts in the Mesolithic and continues throughout every major epoch. There are however a number of important sites that are known to have existed within the area whose exact location can no longer be determined with certainty and developers should bear in mind that these assets are known to have existed, Examples include the site of the Saxon Mill, the location of any Saxon settlement, any Saxon burial ground and so on.
- 6.3. The area shown on the bottom left of the map below is of particular importance, because of the extensive remains it contains and their potential importance. See Appendix 5



7. Protected Vistas:

7.1. There are 8 views in the settlement area that have been identified as worthy of protection in the East Herts Conservation Area Assessment. These are:

- The view up Cat Hill (though necessary traffic signage detracts from impact)
- The view towards the Maltings adjacent to Abbots Rise Roydon Road
- The view south along the Mill Stream from the footbridge in the Maltings Car Park
- The view of St Andrews Church from Cappell Lane
- The view south along Cappell Lane from the Warrax Park turning
- The views along the River Lea from the bridge both up and downstream.
- The view of St Margarets church from across the road



The view up Cat Hill



View towards Maltings: Roydon Road



Cappell Lane

7.2. In addition to these listed views the Heritage group would like to propose that the following vistas within the settlement area are also protected

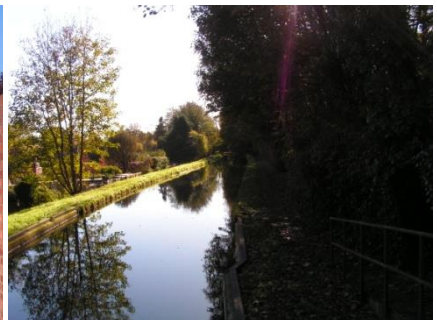
- The view down Cat Hill
- The view south along the new river
- The view of the Red Lion from Roydon Road



Down Cat Hill



The Red Lion from Roydon Road



The view South along the New River

8. Consideration of possible features

- 8.1. In the course of any development within or adjacent to the settlement area there are a number of potential features that, were they to be discovered and explored would add to the understanding of the history of our community. This list would include:
 - 8.1.1. **The channel of the River Lea** (and other watercourses) throughout the settlement period. This would necessarily dictate the approximate locations of other features mentioned below. A key marker dating peat deposits has already been established, however further supporting data would be welcomed.
 - 8.1.2. The **location of the Saxon Mill**. There are a number of suggestions for the building mentioned in the Domesday Book, however the eastern end of the High Street is usually favoured.
 - 8.1.3. **The location of the medieval bridge** mentioned as existing in St Margaret's Thele. Thele may refer to the building materials for the bridge (the Anglo-Saxon for a plank is a Thel, hence Thelbridge as a place name), or possibly an island (however Anglo-Saxon for Island is usually shown by the suffix -ney, or the West Saxon -eig). It is highly likely however that any evidence for structures across the Lea will have disappeared following the development of the New River, the Lea Navigation and the railway and any remains will be fragmentary.
 - 8.1.4. The location of any **early Saxon settlement** in Stanstead Abbots. Few features have been found to date, see HERs 30958 and 30961 listed below. Establishing a community centred around the river crossing/High street or on the higher ground above the flood zone area will add to our understanding.
 - 8.1.5. Development of **settlement along the High Street** from early medieval period to date, including the more ephemeral dwellings of the working poor. Early OS maps offer several possible locations along the High Street for such dwellings in the later period.
 - 8.1.6. The **location of late medieval industrial works** such as the dye manufacture that Elizabeth I complained of during a visit to Stansteadbury with a further complaint being made about 'the stink' (recorded in the county records for 1607³²). These would probably be located on higher ground to the east of the village.
 - 8.1.7. The **location of brick manufactory** to the west of St Andrews church.
 - 8.1.8. **Further context for the Roman cremation** found close to St Andrews Church, on Chapelfields
 - 8.1.9. **Further evidence of the residential housing for the working poor** throughout the settlement area, particularly during early industrial phases.

³² "not only strangers but inhabitants are constrained to stope the noses as they go bye, the stink is so greate".

Appendix 1: Summary of National and Local Guidance

The Conservation Area Appraisal and Management Plan

Conservation plans recognise the historic and architectural elements that create a 'unique sense of place' that is worthy of conservation. The Conservation Area Appraisal (CAA) is a material consideration in the planning approval process. The plan covers much of the villages of Stanstead Abbots and St Margarets from Cat Hill in the East to the New River in the West.

This Conservation Appraisal:

- Identifies the special character of the area;
- Identifies elements that should be retained or enhanced;
- Identifies detracting elements;
- Reviews the existing boundary;
- Puts forward practical enhancement proposals;

You can find a copy of the Stanstead Abbots Conservation Area Assessment and Management Plan at:

<https://www.eastherts.gov.uk/conservationareas>

The National Policy Planning Framework

The conservation and enhancement of the historical environment is laid out in the National Policy Planning Framework (revised 2018).

These 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 generations³³

Plans should both conserve and enhance whilst recognising the benefits brought to the community. It also recognises that new development can make a positive contribution to local character and distinctiveness.

The NPPF also says that assessments should be made to predict 'unidentified heritage assets', such as sites of historical or archaeological importance that may be discovered in the future. The neighbourhood planning area has significant areas defined by East Herts District Council as being of potential archaeological significance³⁴. The NPPF states that non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.³⁵

The NPPF states that local authorities should require applicants to describe any historical assets that may be affected. This description should be proportionate and 'no more than is sufficient to understand the potential impact of the proposal on their significance'. So for areas in the area of archaeological significance the requirement is for an assessment to be made. This can be desk-based or 'where necessary' field investigation. The local authority should then seek to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Only wholly exceptional circumstances with clear and convincing justification should be considered to development that impacts on Grade I and II listed buildings, parks and gardens (designated assets) and the expectation is of a refusal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

³³ NPPF Section 184

³⁴ See: Map 1 in this document

³⁵ NPPF footnote 63: The government has stated that footnotes within the framework are of equal importance and the document should be considered as a whole.

The NPPF can be found at:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Appendix 2: A Brief History of the Villages (Dick Dixon)

The earliest signs of habitation in the area dates back to the Mesolithic. Bronze Age life of 4-5,000 years ago is well attested with outlines of fields and a henge monument to the south-west of the settlement. Finds of an Iron Age gold torc and Roman remains and Medieval Moats confirm the area's ancient ancestry.

The villages of Stanstead Abbots and St Margarets are small in comparison to their neighbours. **But in pre-Norman times it is recognised that 'Stane Stead' was one of the five most established towns in all of Hertfordshire.**

The forming of an Island between the River Lea at one end and its tributary now called The Millstream at the other in this rich valley may have created the right conditions for the settlement to grow.

Further proof of this lies in the Domesday Book of 1080 where the defeated Anglo-Saxon Thegn (local Lord) Alwine of Gottone was unusually allowed to continue preserving the wealth and trade of the village for 20 years **after** the battle at Hastings. This action alone stands out as confirming the villages' importance in continuing trade in this volatile time.

It is not certain why the area was so important that it had a Mill, 7 Burgesses (protected trades), 30 households, a priest and many other businesses for such a small community. We have clues; in early days charcoal production was big, likely feeding the furnaces of London, we had very productive agricultural soil in the valley evident in the many ancient field systems around the village and on the hills and rich meadows north and south of the villages and still called 'Ings' where villagers would bring the harvest 'in'. Lastly, and very importantly, there is **archaeological evidence of a Market at the head of the High Street near the Millstream as far back as the 7th Century further adding to the big story.**

The area attracted the attention of the powerful religious houses who took over ownership of our holy grounds and made them their own. In 1170 they even applied to the King to divert our main road to Ware around our ancestors' resting place from 'their' land – maybe it is one of the earliest reasons for a by-pass.

On the back of this wealth a number of former 'Open Hall' houses in the village were improved in the 15th & 16th Centuries with added floors and chimneys hiding their original features- but they go back to the 13th century. Some buildings, like our long-standing but very leaning Burton's Newsagent and other plots in the High Street look like they conform to measurements used in the 9th & 10th Centuries and are likely the original Burgage plots. Ancient Tith barns at Cat's Hill, Cappell Lane (now the Church) and Hoddesdon Road dotted the area too.

The houses in the High Street, Cappell Lane & Roydon Road testify to the different centuries. They may look 'Nineteenth century' and many certainly are, but false façades on most belie 14th, 15th, 16th, 17th and 18th centuries homes; the outer surfaces of them were 'modernised' 150 years ago.

Subsequent settlement may lie on top of our Bronze & Iron Age settlement, the ancient Mill attested in Domesday, pre and post-Roman & Anglo-Saxon Burial grounds and many other aspects of society's past. Some likely lost to the great 'God' – Gravel. But amongst the confusion of our villages' progress and industrious life its' history may yet be discovered - but we do have one, an important one - if only we could find more evidence...

Recent history is a little easier to track; after coach travellers passing through stopped at The Ye Olde Swanne Inn (demolished in the 20thC) in Roydon Road and next door at the Pied Bull Inn came the ease of transport by railway. Suddenly the village saw visitors from London holidaying here. Among them, hard-working, short-poisoned-life factory girls from the Match-makers Bryant & May Company; "The empty-purse girls" according to one old-timer, "Having a little fun in our pubs and fresh air before they went back to die" from the processes of their work. We carried on however, malting and farming; and the High Street was

“Completely white with sheep going to the market” according to our Grandfathers and the main thoroughfares saw local cattle herded to the dairy twice a day – with the resultant mess I might add...

There are four rivers in our area, The Lea, the Stort & the Ash, there is also the Millstream branching off the Lea (a lot bigger and more important in the past than it is now) and nearby the New River. There are plenty of refreshing springs too. Eventually it all flows into the Thames at Bow.

King Henry II raised concerns in the 1100's for the future of London's fresh drinking water and wanted to improve the Lea's flow. The many fish traps, irrigation diversions and water mill interruptions slowed the river to a trickle on occasions. Farmers, fishermen, maltsters and millers all had a stake in the river's use at the same time. Henry VIII lived and fished here too – for his heirs it was a place to grow. It was a favourite spot for the well-known fisherman/author/social observer: Izaak Walton.

It wasn't until 1571 in Henry's daughter, Elizabeth's time (she later graced the village whilst Queen three times too – complaining about yet another local industry 'the awful smell of woad') that a study of the river system was made but still no action was taken. A few years later however, a 46-mile New River was built from the spring waters at Amwell to Sadlers Wells, London. Edmond Colehurst began it in 1602. Hugh Myddleton then took it on and King James I financed the finish in 1613.

The rich and famous were attracted here with no less than four stately homes to house them: some reduced in size, some gone, some nice and some not. Then the merchants came including the port and sherry barons, Croft and Cockburn. The occasional Tea Clipper Captain and brewer would settle too; attracted, no doubt by this industrious little village.

It was another 150 years before the Lea got some attention after fights and court actions between the carters (taking the increasingly larger demands of malt by road) the bargees, the fishermen, the farmers, (not forgetting the smelly woad boilers), the millers and now the maltsters, all wanting more and more water as demand grew.

At last the River Lea and Millstream was improved in the 1700's. The old, once important river still meanders but is now bypassed by the new 'Navigation' and is straighter. The southern winding route of the old river was straightened too and made to flow faster with new efficient locks. Hertford and Ware benefited and the Stort was improved too.

For a hundred years the demand for efficient transport to London was answered, tons of malt and goods by barge took 3 days, London's problem of horse manure was in part resolved as return loads were added to the area (one area is still called 'Dung Field' to this day) and the villages became richer in soil and business!

Then, in 1843, the railway came. Travel became hours rather than days, produce was delivered fresh rather than stale. It was steam power; fast, efficient and impressive - the Rivers' use went into decline – in one way but not another. It became a pleasure water for the many people wanting a break from 'The Smoke' of London including those poor 'empty purse' Matchstick girls... Such was the attraction to our little place in the country that Sticky Rock was sold with our village name through it!

The village's many Inns (some converted others gone) entertained those gasping for fresh air from the 1800's until the 1960's, thousands of holidaymakers spent their time relaxing on or by our rivers. This declined with the advent of air travel, now many are back! The increasingly numerous pleasure craft may be a reminder that the Lea and our village inhabitants have been an amazing driving force for hundreds (if not thousands) of years when the Lea and our rivers found fame.

See Stanstead Abbots Local History (SALHS) website for detailed information on many aspects of our villages story through its life.

Appendix 3: Heritage Environment Records (HERs) within or close to the settlement area

The HERs shown below do not include those for listed buildings or archaeological digs as these are shown elsewhere in this document.

Marsh Lane:

HER Ref:	Notes
12153	Remains of Poppy Cottage, demolished in 1934, were found in an evaluation trench. Beneath a layer of demolition material was a load-bearing foundation wall and smaller and less robust walls which probably represent boundary walls, and mortar screed bedding for a tile or brick floor. The later 19th century OS maps show that this was not a single house named Poppy Cottage, but a court development of about a dozen tiny cottages around a narrow rectangular yard with a communal pump. More such cottages lined the Roydon Road, as far as a large maltings [10280] behind no.37 [10283]. The cottages presumably housed workers at the maltings, and were already present in 1840. The 'less robust walls' divided the individual cottages.
18491	The 1880 OS map shows at the bend in Marsh Lane an L-plan building and an outbuilding, marked 'Sewage Works (Ware)'. This was then an area of tree-lined streams and a few small plots lining the south end of Marsh Lane, with an orchard. No change had taken place by 1898, but by 1921 the large building had been replaced by a much smaller one, and a new building put up next to the outbuilding. A tank had also been built, and the works marked 'Sewage Works (Ware U.D. Council)'. The outbuilding and the early 20th century building next to it survive in domestic use (Marsh House and The Old Pump House). The NGR is for the site of the original works.

East of the settlement area

The conservation area of the settlement area extends to Cat Hill, just beyond Kitten Lane.

HHER Ref:	Notes
30327	POUND (Post Medieval - 1501 AD to 1900 AD).
12557	Registered common land, in three parts. This is a triangular green of a form common in the county, with lanes leading to it at each corner. The 1840 tithe map shows encroachment by the early 19th century Netherfield Cottages on the eastern side. Near the SW corner was the village pound [30327]. The 1880 OS map shows the pound, trees, and areas of extraction pits.

St Margarets: Hoddesdon Road:

HHER Ref:	Notes
2644	This is the generic HER covering the settlements of Stanstead Abbots and St Margarets
15568	Evaluation of an area of land between the river Lea and the Lea Navigation found extensive deposits of peat on the west side of the site, with individual outlying layers to the east. The peat is probably to be associated with a palaeochannel, a former course or tributary of the river. Crucially the peat was undated and therefore the finding has little context.
4761	Medieval floor tiles were dug up in St Margarets churchyard. This from an antiquaries magazine
15765	Site of country house burnt down in the late 18 th century. The Clock House is the surviving stable block.
15630	Paleo-environmental deposits dated by pollen (8500bce-101bce). This well analysed deposit evidenced peat formed in an environment of alder woodland with grass-sedge fen, which became gradually wetter before being sealed by alluvium; this was due to the rising level of the water table in conjunction with the rise in sea level during the late prehistoric and early historic periods. Dry land nearby was dominated by lime woodland.

St Margarets: North of the Train Station

HHER Ref:	Notes
5999	The New River, built by Sir Hugh Myddelton between 1608 and 1613 to bring fresh water to London. The mathematician Edward Wright was employed to survey and direct the course of the River.
5695	Road bridge over the New River. Brick piers, flat iron girder, iron arcaded side rails, no date <1>. Has been completely rebuilt of modern red brick with concrete girder and open metal rail parapet
5392	Former malting, yellow brick, 2 floors, width c.40ft, arcaded 9 bays with windows and dormers, slate roof, 2 kilns with rotating cowls. Tie plates with 'R Hunt 1866'.
10282	Site of gas works identified from the 1880 OS map. The buildings have been demolished and replaced with housing. The 1880 map shows an irregular rectangular building against the trees lining the railway line, with a small circular gasholder on its west side and a row of four small workers' cottages beyond
5393	Former malting, yellow brick, 2 floors, 4 bays of 10ft with windows. Width c.30ft, slate roof, 2 kilns. Has been rebuilt on the same plan and in a similar style probably using original bricks
7255	Cast iron swing bridge, manual, between 2 lock gates
5857	Canal Lock and Lock Keeper's cottage

Stanstead Abbots: High Street

HHER Ref:	Notes
31034	The 1840 tithe map shows here a barrier across the eastern end of the bridge and a small toll house against the gate on the south side of the bridge itself. By 1880 the toll house had gone
5398	Malting of yellow brick with 2 floors. Weather boarded upper S end and weather boarded malt store at N end. Mostly slate roof with kiln and ridge cowl raised on stilts and weather-boarded. It appears on the Stanstead tithe map of 1840,
1078761	Site of Maltings 50m south of bridge
10279	Site of Rose and Crown Inn: Inn documented in the mid 18th century; closed in 1964 and demolished
10276	Site of Maltings behind 77 High Street
13680	The footings of a small square outhouse were the only feature recorded during monitoring of groundworks. The bricks were handmade and of poor quality, and from local parallels are 'likely to have been locally made between 1850 and 1860'
13418	A brick-built drain, possibly 16th century in date, seen beneath 'The Cottage' at the rear of Stanstead Hall [18493] (Stanstead House, 15 High Street) in 1991. It ran NNW at right-angles to the High Street, beneath the floor of the cottage and along the boundary wall with the property to the west.
10222	Site of Black Bull Inn: The first reference to the Black Bull was in 1756, when it had two beds and stabling for six horses. The inn appears to have been known in 1826 as the Pied Bull, and by 1840 had become the Red Bull, although by 1880, it was again the Pied Bull.

Cappell Lane and Chapelfields

HHER Ref:	Notes
10281	Site of the Countess of Huntingdon's Connection chapel, built in 1809
30958 and 30961	Potential Anglo-Saxon Site: A cluster of pits, largely intercutting, excavated at the north end of Chapelfields, was dated by pottery in four of these pits to the 10th to 12th century. One pit with this pottery was the largest pit and had four post holes dug into the base, possibly for timber uprights functioning as a shelter or for storage.

South to South-West of Settlement Area

The area to the south and south-west of the settlement area evidences a number of features that would require detailed examination ahead of any suggested development. There is evidence of occupation and activity from the late Neolithic/early Bronze Age in this area. The earliest site identified from aerial photography is the Henge monument (see 1 below), one of only three in Hertfordshire. This is a complex area and of potentially major significance.

The Neighbourhood Plan Heritage Group would therefore recommend that any development to the South or West of the village will require field work to identify the age, purpose and sequence of activity in this area. Further, until such time as field investigation is undertaken that this whole area is given the highest possible protection.

HERs relating to this area:

HHER Ref:	Notes
1411	Crop marks of two linear ditches, partly running parallel, aligned NW-SE. A ring ditch lies to the west [1449].
1449	Crop mark of a single-ditched circular enclosure; diameter approx. 40m. Two gaps are visible in the ditch, possibly entrances. No internal features. RCHM interpret this enclosure as a henge
1500	Crop mark of part of a rectilinear enclosure; parts of two sides are visible truncated by modern field boundaries. Dimensions (incomplete): 60m x 65m. The enclosure ditch is exceptionally wide, about 10m. A gap in the western ditch circuit may be an entrance. The enclosure is cut by other linear ditches [2762, 2783] and one ditch of a rectilinear enclosure [2756].
2756	Crop mark of three sides of a rectilinear enclosure with two straight sides and one curved side. Dimensions 50m x 120m (incomplete). Other enclosures and linear ditches [1500, 2762, 2757, 2783] cut or are cut by the rectilinear enclosure.
2757	Crop mark of two parallel linear ditches, aligned approx. N-S. The ditches join onto the ditch of a rectilinear enclosure [2756]. Nearby is another enclosure [1500] and other ditches [2762, 2783].
2762	Crop mark of a linear ditch, aligned NW-SE. The ditch cuts through or is cut by the ditch of an enclosure [1500]. Other ditches [2757, 2783] and an enclosure [2756] are in the immediate vicinity.
2783	Crop marks of two parallel linear ditches, slightly curved and aligned approx. E-W. One ditch cuts through two enclosures [1500, 2756]. RCHM interpret it as a field boundary. Also a single linear ditch to the north, maximum length 190m running on a similar alignment. Other ditches are in the immediate vicinity [2757, 2762].
7618	Crop marks of a linear ditch approx. 130m long, probably associated with nearby enclosures and linear ditches
7619	Crop marks of a complex of linear ditches and a possible enclosure centred at about the given NGR. The complex measures approx. 100m by 100m
7620	Crop marks of a short length of linear ditch, approx. 25m long

Sources and evidence

1. Henge visible on aerial photographs (Cambridge Air Photos, 1976), 36m in diameter. Further circular features are visible just to the North-West, also visible on Google Earth. These vary from 7m to 17m in diameter and therefore may be hengiform in nature.
2. Various crops marks including large enclosures. Dating evidence would be required to establish sequence and purpose. A partial circular feature is visible in the West of the photograph, which if full would measure over 20m in diameter.
3. Field area 200m north of the Henge monument. English Heritage geophysics team have said that this would require field identification
4. Various features visible on Google earth which require specialist analysis including the possible old coach route between Hoddesdon and Great Amwell.
5. It has been reported to the group that during the development of the St Margaretsbury Sports and Social Club a dig was undertaken and that a trackway was found. At the time of writing this policy no evidence of the dig report of any finds have been identified. Further north a monitoring watch was reported in the grounds of Amwell View School in 2006 that recorded only modern activity (AIP Record Number: E.26.2596).

Appendix 4: Archaeological Investigations Recorded Within or Adjacent to the Settlement Area

The group utilised the Heritage Gateway and Archaeological Data Services to review archaeological investigations however has been disappointed to note that a number of these reported to have taken place are not published or available on the either. These include digs reported for Abbots Way, where an Anglo-Saxon site was identified, and during the development of St Margaretsbury Sports and Leisure Club where a trackway was reported. Nevertheless there are some 22 reports available.

Title	Description	URL
21 HIGH STREET	Evaluation undertaken in advance of a residential development. No archaeology was revealed. The project was funded by The Buxton Group.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1833541
21 HIGH STREET, STANSTEAD ABBOTS	A desk top assessment was undertaken on a proposed development site.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1854473
AMWELL CROSSROADS	No description	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1907559
AMWELL VIEW SCHOOL, AMWELL	Archaeological monitoring recorded modern activity only.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1895301
EASNEYE WOOD	Cremated bone finds were reburied within the mound.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1854930
HILL HOUSE, CAPPELL LANE	Excavation in advance of proposed development recorded no significant archaeological activity.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1929619
HILL HOUSE, CAPPELL LANE	Evaluation of the proposed site of a new swimming pool recorded no significant archaeological activity. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1817657
JOHN WARNER SPORTS CENTRE, STANSTEAD ROAD	Site code: HAT 426. Two trenches excavated following an assessment (Event 1312399) recorded no significant archaeological features or finds. Funded by Leonard Stace Project Management.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1879606
JOHN WARNER SPORTS CENTRE, STANSTEAD ROAD	Assessment carried out in advance of proposed redevelopment of the school site. Funded by Leonard Stace Project Management. See Event 1315270 for subsequent evaluation.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1876081
LAND AT 24 CAPPELL LANE	Site code: AS967. Evaluation in advance of proposed development recorded redeposited medieval pottery only. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1829497
LAND AT 3 MILLERS LANE	Site code: MLS99. Monitoring of residential groundworks recorded no archaeological features or finds. Funded by Simon Patience Ltd.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1875860
LAND AT 38 HIGH STREET	Site code: HN663. Monitoring of residential development groundworks recorded a Victorian brick structure. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1900960
LAND AT 46-50 HIGH STREET	No description	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1935934
LAND AT 8 HODDESDON ROAD	Site code: SMH02. Four trenches excavated in advance of proposed residential development, recording only evidence for a former palaeochannel of the River Lea. Funded by Sandhill Homes.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1824667

LAND AT STANSTEAD HALL	Site/SMR Code: STS018. Evaluation in advance of proposed development recorded 19th century outbuildings and a possible former pond but no evidence for the earlier hall. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1923981
LAND OFF MARSH LANE, STANSTEAD ABBOTS	Single trench excavated ahead of proposed residential development recorded no archaeological features. Funded by LW Developments Ltd.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1913639
RED LION PH, 1 HIGH STREET	Site code: AS971. Historic building recording carried out in advance of proposed development. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1829602
ROAD BETWEEN WARE AND STANSTEAD ABBOTS	No description	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1907558
SANVILLE GARDENS, HODDESODON ROAD	Site code: HAT711. Fifteen trenches excavated in advance of proposed residential development, recording medieval ditches and undated features as well as residual Mesolithic and Neolithic lithics. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1832606
ST MARGARET'S FARM	Evaluation & excavation undertaken prior to housing development, recording a prehistoric pit, a former watercourse and a tree throw hollow. The project was funded by Beverley Homes Ltd. See Event 1333551 for initial assessment.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1833543
ST MARGARET'S FARM, HODDESODON ROAD (PHASE II)	Ten trenches excavated in Phase II, recording no significant archaeological activity. Funded by Rialto Homes Plc.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1827476
ST MARGARETS FARM	Assessment in advance of proposed development was followed by an evaluation and excavation (Event 1176185).	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1854465
ST MARY'S CHURCH, STANSTEAD ST MARGARETS	Site code: HN542. Monitoring of refurbishment groundworks and building survey recorded a possible former porch to the south door. Information from OASIS Online Form.	http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1828788

Appendix 5: Methodology and Sources

Methodology

The Neighbourhood Planning Heritage sub-group met regularly from late 2017 and throughout 2018. Early activity included the compilation and review of sources such as the CAA and listed heritage assets. This part of the exercise included consulting the English Heritage 'at risk' register, however the only asset listed as being at risk (Briggens) lies 2km to the ESE of the settlement area and therefore fell out of consideration for neighbourhood planning purposes. The group then divided the settlement area into four areas and walked each of them producing a document with photographs and summary of the assets. These walks are available from the group.

The group then reviewed aerial photography and LIDAR imagery of the area to ensure that undesignated assets were identified. Confirmation of findings was made through contact with the Heritage officers at Hertfordshire County Council and the Geophysics team at English Heritage (to whom the group would like to extend its warm thanks for their support).

Particular topics were explored with experts in that field (with special thanks to the ever helpful members of the Anglo-Saxon History and Language group, and the Prehistory Society).

Finally the group visited the Hertfordshire Archive and Library Service (HALS) to examine the old maps and the images that they possessed. The key findings related to the Henge monument identified to the south-west of the settlement area was reported to the local history society management committee.

Websites Consulted

- <https://www.heritagegateway.org.uk/Gateway/>
- <http://www.salhs.org.uk/>
- <https://www.cambridgeairphotos.com/>
- <https://houseprices.io/lab/lidar/map>
- <http://maps.eastherts.gov.uk/eGGP2009/>
- <https://archaeologydataservice.ac.uk/archsearch/>
- www.british-history.ac.uk
- <https://maps.nls.uk/geo/>
- <https://historicengland.org.uk/listing/the-list/map-search>

Documents Consulted:

A History of Stanstead Abbots, Rye House and St Margarets: Ron Dale
Haileybury Since Roman Times. C M Matthews
The Early Charters of the Augustian Abbots of Waltham Abbey: Ranson 1989
Archaeology Matters: Local Engagement Heritage Network: Toolkit 10
Stanstead Abbots Tithe map
English Heritage: Neighbourhood Planning and the Historic Environment
National Policy Planning Framework 2018
Stanstead Abbots Conservation Area Appraisal 2014
East Herts District Plan
Locality: Making the most of Heritage in a Neighbourhood Plan
From Bearskins to Beer Making: Keith Fitzpatrick Matthews 2018
Hertfordshire County Records

Other documents and websites can be found as footnotes throughout the text

Partnership:

Stanstead Abbots Local History Society was represented on the Heritage sub-committee by Dick Dixon and we would like to thank him for his support and in-depth knowledge of the area.

We would also like to extend our warm thanks to Keith Fitzpatrick Matthews for allowing us to use information from his SALHS talks. Keith is a community archaeologist and museum curator at the North Hertfordshire Museum.

Two members of the group also attended a community archaeology conference in North Yorkshire which helped us immensely in understanding where to find and how to utilise evidence. There we also got to meet and talk with Carezza Lewis (Time Team) about the value of community involvement.

Outcomes from the Heritage Exercise:

Following the exercises undertaken for this work there has been an important outcome that is not linked to development. The Stanstead Abbots Local History Society has set up a sub-group to focus on investigating and broadening the knowledge of the archaeological context of the area.

Additional detailed and evidenced outcomes have been regularly presented as bite-sized articles on the three village community Facebook pages. By the summer of 2021 more than 30 posts have been made covering a wide range of local topics with a key theme of passing on skills and understanding to residents (how to find and use free LIDAR sites, where to find and use free OS maps, how the Heritage Gateway works and so on).