



ARCHAEOLOGICAL DESK- BASED ASSESSMENT

**MAYLANDS GATEWAY
HEMEL HEMPSTEAD
HERTFORDSHIRE**

**Local Planning Authority:
Dacorum Borough Council**

**Site centred at:
TL 0836 0764**

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Executive Summary

This desk-based assessment considers 13.45 hectares of land proposed for development at Maylands Gateway, Hemel Hempstead, Hertfordshire.

The assessment provides a description of archaeological assets potentially affected by the development of the site and addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128 and Policy CS27 of the Dacorum Borough Council's Core Strategy.

There are no designated heritage assets or non-designated heritage assets on the proposed development site and there will be no impact upon any designated heritage assets or their settings within the wider area. The northern part of the site is located within an Area of Archaeological Significance associated with a Scheduled Ancient Monument located to the north of the site within the Hales Park area.

A separate report has been prepared giving consideration to built heritage assets. This concludes that there are no impacts on the setting of any designated built heritage assets outside of the site.

Following early pre-application discussions with Alison Tinniswood, Historic Environment Advisor at Hertfordshire County Council, an iterative programme of archaeological work has been undertaken within the site, with Written Schemes of Investigation for each element agreed with the LPA, comprising cart-based detailed geophysical survey; archaeological observation and recording of geotechnical trial pits and trial trenching. This has confirmed that whilst the site has been extensively terraced in the recent past there are zones that retain archaeological features. These are focused within the centre and north-western extents of the site, where there is evidence for Roman activity, including a corn drier and associated pits and ditches. A single Iron Age ditch was also identified.

It has been agreed with the Historic Environment Advisor that the heritage interest in the site can be safe-guarded by an appropriately worded archaeological condition. This will secure the implementation of a programme of archaeological excavation, recording and subsequent off-site assessment, analysis and reporting of any significant deposits that cannot be preserved *in situ*. Trenching has not yet been possible in the area of the stables or former tennis court and there will be a requirement for further evaluative work (and potentially mitigation) in these areas.

The conditioned works will mitigate the effects of development and the archaeological interest in the site will be preserved by record.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This desk-based assessment of land at Maylands Gateway, Hemel Hempstead, Hertfordshire has been researched and prepared by CgMs Consulting on behalf of Prologis.
- 1.2 The site, also referred to as the study site, is located on the eastern edge of Hemel Hempstead, comprising approximately 13.45 hectares of land centred at National Grid Reference TL 0836 0764 (Figure 1). The site is bounded to the south by Breakspear Way, to the east by Buncefield Lane, to the north by Wood Lane End and residential properties and to the west by commercial properties.
- 1.3 This assessment has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of archaeological assets on the site and the likely effects of future development. This study concentrates on identifying any archaeological interest in the site and assessing the potential impact of development on the archaeological significance of any identified assets. A separate report has been prepared giving consideration to built heritage assets (CgMs 2016). This report concludes that there are no impacts on the setting of any designated built heritage assets outside of the site.
- 1.4 The assessment comprises an examination of evidence in the Hertfordshire Historic Environment Record (HER), Hertfordshire Archives and Local Studies, and online resources. It also incorporates the results of a geophysical survey of the site, undertaken in January 2016, the archaeological monitoring of geotechnical test pits in February 2016 and an archaeological trial trench evaluation, undertaken in March and April 2016.
- 1.5 Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the Hertfordshire HER and Historic England's National Heritage List for England. Information on Conservation Areas was sought from Dacorum Borough Council. The assessment incorporates published and unpublished material, and charts historic land-use through a map regression exercise. A site inspection for this report was undertaken on 14th January 2016, and subsequent monitoring meetings during the monitoring of the geotechnical test pits and the trial trenching were held on 24th March and 5th April respectively.
- 1.6 The study provides an assessment of the archaeological potential of the site and the significance of any archaeological assets within and around the site. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government planning policy, by current Development Plan policy and by other material considerations.

National Planning Policy Framework

- 2.2 In 2012, the Government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology.

- 2.2.1 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

- 2.2.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.2.3 Heritage Assets are defined in Annex 2 of the NPPF as: *a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.2.4 Annex 2 also defines Archaeological Interest as *a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them*.

- 2.2.5 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.2.6 Significance is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 2.2.7 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

Planning Practice Guidance

- 2.3 The NPPG is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled Conserving and enhancing the historic environment. The guidance given in this section is effectively a condensed version of the PPS5 Practice Guide and sets out the best practice to applying government policy in the NPPF.

Local Plan

- 2.4 Dacorum Borough Council's Core Strategy was adopted on 25 September 2013. The policy relating to heritage in the Core Strategy is CS27.;

POLICY CS27: Quality of the Historic Environment

All development will favour the conservation of heritage assets.

The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.

Development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.

Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained. Supplementary planning documents will provide further guidance.

- 2.5 Therefore in considering the archaeological implications of the proposed planning application for development, the local planning authority will be guided by the policy framework set by government (NPPF), planning practice guidance (NPPG), and Policy CS27 of the Dacorum Borough Council Core Strategy.
- 2.6 Dacorum Borough Council produced a Development Brief for Maylands Gateway in May 2013. The document identifies a cluster of sites, which includes the HCA ownership, as being suitable for commercial, mixed use development.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The British Geological Survey (BGS) 1:50,000 records the solid geology of the northern part of the site as clay, silt and sand of the Lambeth Group, and chalk belonging to the Lewes Nodular Chalk Formation/Seaford Chalk Formation across the southern part of the site.
- 3.1.2 This is overlain by superficial deposits of clay, silt, sand and gravel belonging to the Clay-with-Flints Formation across most of the site, with no superficial deposits recorded for the north-eastern and north-western corners, and a portion of the southern part of the site.
(<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>).
- 3.1.3 The trench evaluation (Albion Archaeology 2016b) identified made ground of up to 1.5m in depth, in 12 of the trenches excavated. The distribution of the majority of the trenches containing made ground indicated that it had been used to fill a dry valley (visible in the northern hedged boundary of the site). As the made ground had been used to level the site, it was thickest over the deepest part of the dry valley, which was aligned north/south and was around 150m wide.
- 3.1.4 Across the rest of the site the topsoil comprised 0.05–0.35m of friable dark grey-black clay-silt, overlying subsoil (only present where no terracing had taken place), comprising 0.1–0.4m of friable mid orange-brown clay-silt.

3.2 Topography

- 3.2.1 The study site is located to the east of Hemel Hempstead, with the eastern part of the site on a gently south-west facing slope. The western part of the site has been terraced to form a playing field and running track (Figure 5).
- 3.2.2 The site slopes from 137m AOD in the north-eastern corner to 128m at the southern boundary. The running track is at 126.5m AOD.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE

4.1 Timescales used in this report are as follows.

Prehistoric

Palaeolithic	450,000 BC	-	10,001 BC
Mesolithic	10,000 BC	-	4,001 BC
Neolithic	4,000 BC	-	1,801 BC
Bronze Age	1,800 BC	-	601 BC
Iron Age	600 BC	-	AD 42

Historic

Roman	AD 43	-	409 AD
Saxon/Early Medieval	AD 410	-	1065 AD
Medieval	AD 1066	-	1485 AD
Post Medieval	AD 1486	-	1799 AD
Modern	AD 1800	-	Present

4.2 Introduction

4.2.1 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area based on a consideration of evidence in the National Heritage List for England, Hertfordshire Historic Environment Record (HER) and various on-line sources for the study site and a surrounding 1km search area. It also considers the results of fieldwork undertaken in support of the current application.

4.2.2 A gazetteer of designated heritage assets, archaeological monuments and archaeological investigations and events is provided at Appendix 1. This chapter also considers the potential for as yet undiscovered archaeological assets on the site, in accordance with the NPPF. Chapter 5 subsequently considers site conditions and whether any theoretical potential identified in this chapter is likely to survive.

4.3 Designated Heritage Assets

4.3.1 Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) on the study site (Figure 2).

4.3.2 The closest Scheduled Monument to the study site is the Romano-Celtic temple complex at Wood Lane End (List Entry number 1015490), 60m west of the study site at its closest point. There are no further Scheduled Monuments within the search area.

4.3.3 A separate report has been prepared giving consideration to built heritage assets (CgMs 2016). This report concludes that there are no impacts on the setting of any designated built heritage assets outside of the site.

4.3.4 A gazetteer of designated heritage assets within the search area is included at Appendix 1.

4.4 **Non-Designated Heritage Assets and other archaeological monuments**

4.4.1 The data provided by the HER contains no 'Monument' records within the study site, although the northern half of the site is located within an Archaeological Alert Area (DAC_38) relating to the Romano-Celtic temple complex at Wood Lane End. There are 60 'Monuments' within the search area (Figure 3). A gazetteer of HER records is included in Appendix 1.

4.4.2 Fieldwork undertaken in support of the current application has afforded a better understanding of the archaeology present, allowing the refinement of the previous theoretical Archaeological Alert Area, into 'core' and 'peripheral' areas of activity (Figure 15).

4.5 **Previous Archaeological Investigations**

4.5.1 A geophysical survey (Stratascan 2016; Figure 6) has been undertaken across the study site, which identified no anomalies of archaeological origin, with all the anomalies identified of a modern or natural origin. These included features related to the sports fields and former running tracks, land drains, buried services, made ground, magnetic disturbance and scattered magnetic debris.

4.5.2 Archaeological monitoring (Albion Archaeology 2016a; Figure 7) was maintained during the excavation of 24 geotechnical testpits within the study site. This identified a single possible undated archaeological feature towards the centre of the site. In the eastern part of the study site limited landscaping was identified, comprising a small area of potential terrace build up. In contrast, the south-western part of the site appeared to have been heavily landscaped.

4.5.3 A subsequent trial trench evaluation (Albion Archaeology 2016b; Figure 8) was undertaken, comprising 28 trenches. This identified archaeological features within 17 trenches, comprising a late Neolithic/early Bronze Age pit, an Iron Age ditch, Roman

ditches/gullies, pits, postholes and a drying oven, and post-medieval quarry pits. Despite the proximity to the Scheduled Romano-Celtic temple complex, the Roman evidence from the trial trenches appeared to be domestic or agricultural in nature, not religious.

- 4.5.4 The nature and distribution of Roman features led to the identification of 'core' and 'peripheral' areas. The 'core' area contained the drying oven, ditches/gullies, pits, and postholes. The 'peripheral' areas identified contained significantly fewer features — mainly ditches — and produced smaller quantities of finds. It is likely that the 'core' area represents domestic and agricultural activity and the 'peripheral' areas adjacent fields.
- 4.5.5 The trenches also identified evidence for a palaeochannel, with twelve trenches containing modern made ground up to 1.8m thick, which appeared to have been dumped into a dry valley, caused by the palaeochannel, to level the ground prior to the construction of the sports ground. The survival of buried topsoil and subsoil suggests that in most places the made ground was deposited directly onto the existing ground surface. Due to considerable modern earthmoving within the study site, in some areas truncated archaeological features survive buried at a substantial depth, whilst elsewhere well-preserved features occur immediately beneath the modern subsoil.

4.6 **Prehistoric**

- 4.6.1 The evaluation trenching of the study site (Albion Archaeology 2016b) identified a single sub-circular Prehistoric pit, measuring 0.65m in diameter and 0.33m deep. It contained thirteen pieces of worked flint broadly dating to the late Neolithic/early Bronze Age. An Iron Age ditch, measuring 1.4m wide and 0.74m deep was also identified, alongside further probable residual Iron Age pottery.
- 4.6.2 The HER records finds of Palaeolithic finds from Ellingham's Pit, 650m west-north-west of the site, including flint axes (540, 1303) and other flint artefacts (2276 & 7315).
- 4.6.3 Four Neolithic/Bronze Age pits (16448) were excavated ahead of M1 widening works, 980m north-east of the site. Late Bronze Age to Early Iron Age pits, postholes and a ditch (16356; 16447) were also identified ahead of the works, as was a substantial assemblage of Prehistoric lithics (9642).
- 4.6.4 Excavation 85m north of the site identified transitional late Bronze Age to early Iron Age activity (9203), including pits, ditches and post holes, with a further probable Prehistoric ditch (11824) recorded 50m north-west of the site.

4.6.5 The HER records further Prehistoric findspots, including Mesolithic and Neolithic flint tools (10812), a Neolithic flint arrowhead (585) and a Bronze Age knife (584) within the search area.

4.6.6 When the site is stripped it is likely that there will be a limited number of Neolithic/Bronze Age pits and it would not be surprising to find greater evidence of a Late Iron Age precursor to the Roman enclosures.

4.7 **Roman**

4.7.1 The trial trenching undertaken across the site (Albion Archaeology 2016b) identified that the main focus of Roman activity, comprising a drying oven, ditches/gullies, pits, and postholes was located centrally within the study site. The pottery recovered suggested the majority of the features were 1st–2nd century in date. The drying oven, of the common T-shaped form, was constructed from up to four courses of broken *tegulae*, with a small number of bricks. Large amounts of grains and glume bases were recovered from the oven, representing accidentally burnt debris from the parching or drying of hulled wheat spikelets.

4.7.2 A large Romano-British pit was notable for the finds recovered from it, comprising a large quantity of ceramic building material and flint nodules. Rather than being a structural feature, it is likely that this material represents demolition debris derived from buildings within the adjacent temple complex. Some of the ditches excavated were on similar alignments to the boundaries identified within the temple complex, and most of these features probably defined fields/enclosures, although a pair of parallel features may relate to a trackway.

4.7.3 A Scheduled Romano-Celtic temple complex at Wood Lane End (List Entry number 1015490; 94), thought to have been constructed during the early part of the second century AD, is located 60m west of the site. This comprises an extensive rectilinear *temenos* (sacred precinct), measuring some 85m north-west/south-east and 75m north east-south west, enclosed by a boundary wall. Within the *temenos* a sub-rectangular temple was identified, which may have stood to a height of at least 15m. A second building attached to the outer face of the north western wall has been interpreted as a *schola* (place of learning). Remains of a rectangular ancillary building were discovered to the south west of the *schola*, outside the *temenos*. The complex was extended during the mid-second century AD by the addition of a small bath suite just within the entrance to the *temenos* and a small square shrine or mausoleum was erected some 10m south-east of the temple. The complex appears to have fallen into disuse at the end of the second century AD, and may have been demolished to provide building materials for the fortification of *Verulamium* (St Albans) which was

constructed at this time. After demolition the area was given over to agriculture and post holes discovered during the investigations suggest that animal stockades were constructed over the site of the complex, remaining in use into the fourth century.

- 4.7.4 Despite the proximity to the temple complex, the nature of the evidence identified by the evaluation within the study site appears to have been domestic and agricultural in nature, rather than religious.
- 4.7.5 Roman pits and postholes (6824) were identified 100m north of the site by evaluation trenching, with ditches (9204) forming part of a probable field system identified by excavation, 140m north-west of the site.
- 4.7.6 Work to the west side of the M1 in advance of widening uncovered late Iron Age-Roman features including a trackway, lime kilns, a corn-drying oven, a field system, and part of a double-ditched curvilinear enclosure, with pits and postholes relating to possible structures in the enclosed area (10908). A possible Roman building (6823) is recorded on the HER, 800m east of the site.
- 4.7.7 Further evidence for Roman buildings (9622), was recorded by excavation at Leverstock Green, 890m south-east of the site. The possible route of a Roman road (4568) has been identified, 550m south-west of the site at its closest point.
- 4.7.8 The site contains evidence of Roman activity and shares alignments with the nearby Scheduled temple complex, which it appears broadly contemporary with. However, the evidence from the study site appears to represent domestic and agricultural activity, rather than an extension of the religious complex.

4.8 **Saxon and Medieval**

- 4.8.1 No evidence dating to these periods was identified by the geophysical survey (Stratascan 2016), the monitoring of test pits (Albion Archaeology 2016a) or the trial trenching (Albion Archaeology 2016b) undertaken on the study site.
- 4.8.2 The district of Hamele (Hemel Hempstead) was given to the Bishop of London in 705 AD by Offa, King of Essex. It is recorded in the 1086 Domesday Survey as being a settlement located in the Hundred of Danish (Hertfordshire), with a total population of 23 – a relatively large settlement.
- 4.8.3 Evidence of ridge and furrow cultivation (9205) was revealed by the excavation to the north of Wood End Lane, 100m north of the site, illustrating that this area found use as agricultural land during the Medieval period. Ahead of widening works for the M1, a

Medieval lime kiln, structure, oven and boundary ditches (9643), Medieval pits and postholes (16357; 16470), and possible Medieval trackway (16358) were excavated.

- 4.8.4 The evaluation of the study site did not identify any evidence dating to these periods, and the site appears to have been located outside areas of settlement. It is, therefore, considered to have a low potential for significant remains dating to the Saxon and Medieval period.

4.9 **Post-Medieval and Modern**

- 4.9.1 The Post-Medieval/Modern records in the HER within the search area relate to buildings/monuments of a well-defined extent and nature that generally add little to the understanding of the study site's archaeological potential, and are therefore not discussed in any further detail.
- 4.9.2 The 1806 Ordnance Survey Preliminary drawing (Figure 9) shows the study site formed from a number of small fields. A small building is shown located in the north-eastern corner of the site. Buncefield Lane to the east and Wood Lane End to the north are shown extant.
- 4.9.3 The 1843 Hemel Hempstead Tithe map (Figure 10) shows the site further subdivided, with the building in the north-eastern corner now demolished.
- 4.9.4 The 1879 Ordnance Survey (Figure 11) shows some consolidation of the fields, with the study site now formed predominantly from three fields, with a small area of plantation shown in the middle of the southern boundary.
- 4.9.5 The 1964 Ordnance Survey (not illustrated) shows the construction of Breakspear Way, forming the study site's southern boundary.
- 4.9.6 The 1970-4 Ordnance Survey (Figure 12) shows the construction of the terraced running track in the south-west corner of the study site. Further earthworks are shown against the western site boundary, adjacent to a sports pavilion. Another pavilion is shown in the north-eastern corner of the site, with more buildings and tennis courts shown further west.
- 4.9.7 The 1982 Ordnance Survey (Figure 13) labels the south-eastern part of the site as a Caravan Park, with a single building shown in this area.
- 4.9.8 The 2015 Ordnance Survey (Figure 14) shows further detail within the caravan park, of a circular hardstanding arrangement, and the demolition of the sports pavilions.

- 4.9.9 During these periods the study site was initially under agricultural use, before being used for sports grounds and a caravan park. It has a low potential for significant remains dating to the Post-Medieval and Modern periods.

4.10 **Assessment of Significance**

- 4.10.1 Paragraph 128 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal on the significance of that asset.
- 4.10.2 The assessment has established that there are no designated heritage assets on the proposed development site.
- 4.10.3 The Scheduled Romano-Celtic temple complex at Wood Lane End (List Entry number 1015490; 94), comprising buried remains, is located 60m west of the site. The complex was originally identified in 1966 during the laying of a sewer pipe and was more fully investigated in advance of building work in 1982-3 for the residential properties that currently surround the temple complex. The remains of the temple complex only survive within the rear gardens of these properties, which front Hales Park. It is significant for its evidential value and setting does not form part of its significance.
- 4.10.4 Romano-Celtic temples were built and used throughout the Roman period from the mid first century AD to the late fourth/early fifth century AD. They were widespread throughout southern and eastern England, and they are rare nationally with only about 150 sites recorded in England. In view of their rarity and their importance in contributing to the picture of Roman religious practice, all Romano-Celtic temples with surviving archaeological potential are considered to be of national importance. The significance of the temple complex is vested in its evidential value and its potential to contribute to our understanding of this rare monument type. Its current setting is limited to its immediate environs, comprising the rear gardens of modern domestic dwellings, and it does not contribute to its significance. Development within the study site will not, therefore, impact upon the significance of this monument.
- 4.10.5 The trial trenching of the study site (Albion Archaeology 2016b) identified Roman remains that appeared to represent domestic and agricultural activity, comprising a drying oven, ditches/gullies, pits, and postholes. This Roman settlement appears to have been broadly contemporary with the temple complex, although given the possibility that the drying oven reuses building material from the complex, it appears some components date to after the temple complex (or part of it) had been dismantled.

- 4.10.6 The Roman remains present within the study site are significant for their evidential value. The study site forms part of the wider Roman landscape, surrounding the temple complex, and excavation of this Roman evidence will allow a deeper understanding of the historical development of this landscape, and contribution to local and regional research agendas. It will help to understand the landscape context of the Scheduled temple site, but the remains preserved within the study site are of a very different character to the temple complex. This and the effects of modern development truncating many of the features means that the archaeology on the site is of local to regional importance, significant for its evidential value and the potential to enhance our understanding of the wider landscape surrounding the Scheduled Monument.
- 4.10.7 It is likely that mitigation on the site will also identify a limited number of Neolithic/Bronze Age pits and it would not be surprising to find greater evidence of a Late Iron Age precursor to the Roman enclosures – such evidence would be significant for its evidential value.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

- 5.1.1 A site visit for this report was undertaken on 14th January 2016 (Plates 1-8), and subsequent monitoring meetings during the monitoring of the geotechnical test pits and the trial trenching were held on 24th March and 5th April respectively. The site is formed from two large fields, a disused caravan park and a small plantation of trees against the southern boundary.
- 5.1.2 Hardstanding and planting relating to the former caravan park (Plate 8) survive in the south-eastern corner of the site. The foundations of a former sports pavilion (Plate 6) survive against the western boundary, adjacent to an area of hardstanding for a car park. There were 2 tennis courts and stable buildings in the north western corner of the northern field.
- 5.1.3 The two large fields were under short grass so conditions were good for the identification of earthwork features; fairly widespread remodelling of the ground surface in the south-western part of the site for its previous use as a sports field was apparent. The intrusive investigations confirmed that significant earthmoving has been undertaken within the site.

5.2 The Proposed Development

- 5.2.1 The study site is being proposed for the construction of new storage and distribution units, each with ancillary office space, to deliver approximately 55,000m² of new commercial floorspace (Use Class B8).

5.3 Impact on Heritage Assets

- 5.3.1 There are no designated heritage assets on the proposed development site and there will be no impact upon any designated heritage assets or their settings within the wider area.
- 5.3.2 Trial trenching has identified a probable core area of Roman remains towards the centre of the site, flanked by areas of lower potential.
- 5.3.3 Areas of archaeological remains within the study site will be impacted upon by development, and require mitigation prior to construction. Until construction details, including foundations are available, it will not be possible to define the exact areas for mitigation. It is likely that in some of the areas of fill that preservation *in situ* of the archaeological remains will be possible – in particular in the area of the former dry

valley (Figure 15), where up to 1.5m of made ground seals any archaeological horizons.

6.0 CONCLUSIONS

- 6.1 This archaeological desk-based assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the significance and archaeological potential of land proposed for development at Maylands Gateway, Hemel Hempstead, Hertfordshire.
- 6.2 It addresses the information requirements set out in the National Planning Policy Framework (NPPF) and Policy CS27 of the Dacorum Borough Council's Core Strategy, and provides the proportionate response sought by the NPPF.
- 6.3 There are no designated heritage assets or non-designated heritage assets on the proposed development site and there will be no impact upon any designated heritage assets or their settings within the wider area. The northern part of the site is located within an Area of Archaeological Significance associated with a Scheduled Ancient Monument located to the north of the site within the Hales Park area.
- 6.4 Following early pre-application discussions with Alison Tinniswood, Historic Environment Advisor at Hertfordshire County Council, an iterative programme of archaeological work has been undertaken within the site, with Written Schemes of Investigation for each element agreed with the LPA, comprising cart-based detailed geophysical survey; archaeological observation and recording of geotechnical trial pits and trial trenching. This has confirmed that whilst the site has been extensively terraced in the recent past there are zones that retain archaeological features. These are focused within the centre and north-western extents of the site, where there is evidence for Roman activity, including a corn drier and associated pits and ditches. A single Iron Age ditch was also identified.
- 6.5 It has been agreed with the Historic Environment Advisor that the heritage interest in the site can be safe-guarded by an appropriately worded archaeological condition. This will secure the implementation of a programme of archaeological excavation, recording and subsequent off-site assessment, analysis and reporting of any significant deposits that cannot be preserved *in situ*. Trenching has not yet been possible in the area of the stables or former tennis court and there will be a requirement for further evaluative work (and potentially mitigation) in these areas.
- 6.6 The conditioned works will mitigate the effects of development and the archaeological interest in the site will be preserved by record.

SOURCES CONSULTED

General

National Heritage List for England (<http://www.historicengland.org.uk/listing/the-list>)

Heritage Gateway (www.heritagegateway.org.uk)

Hertfordshire Historic Environment Record (HER)

Hertfordshire Archives and Local Studies

Dacorum Borough Council (<http://www.dacorum.gov.uk/>)

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Cartographic

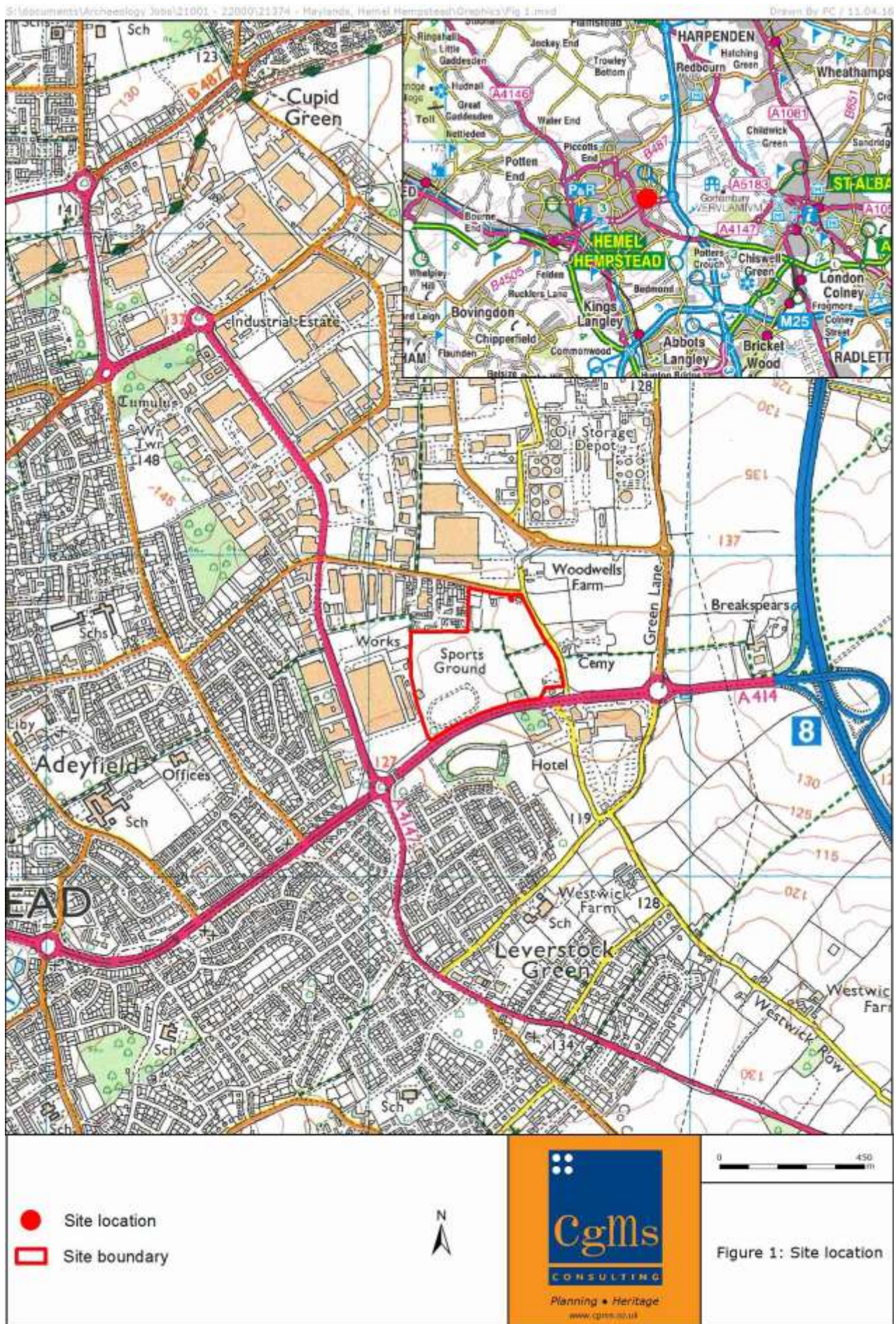
1843 Hemel Hempstead Tithe map

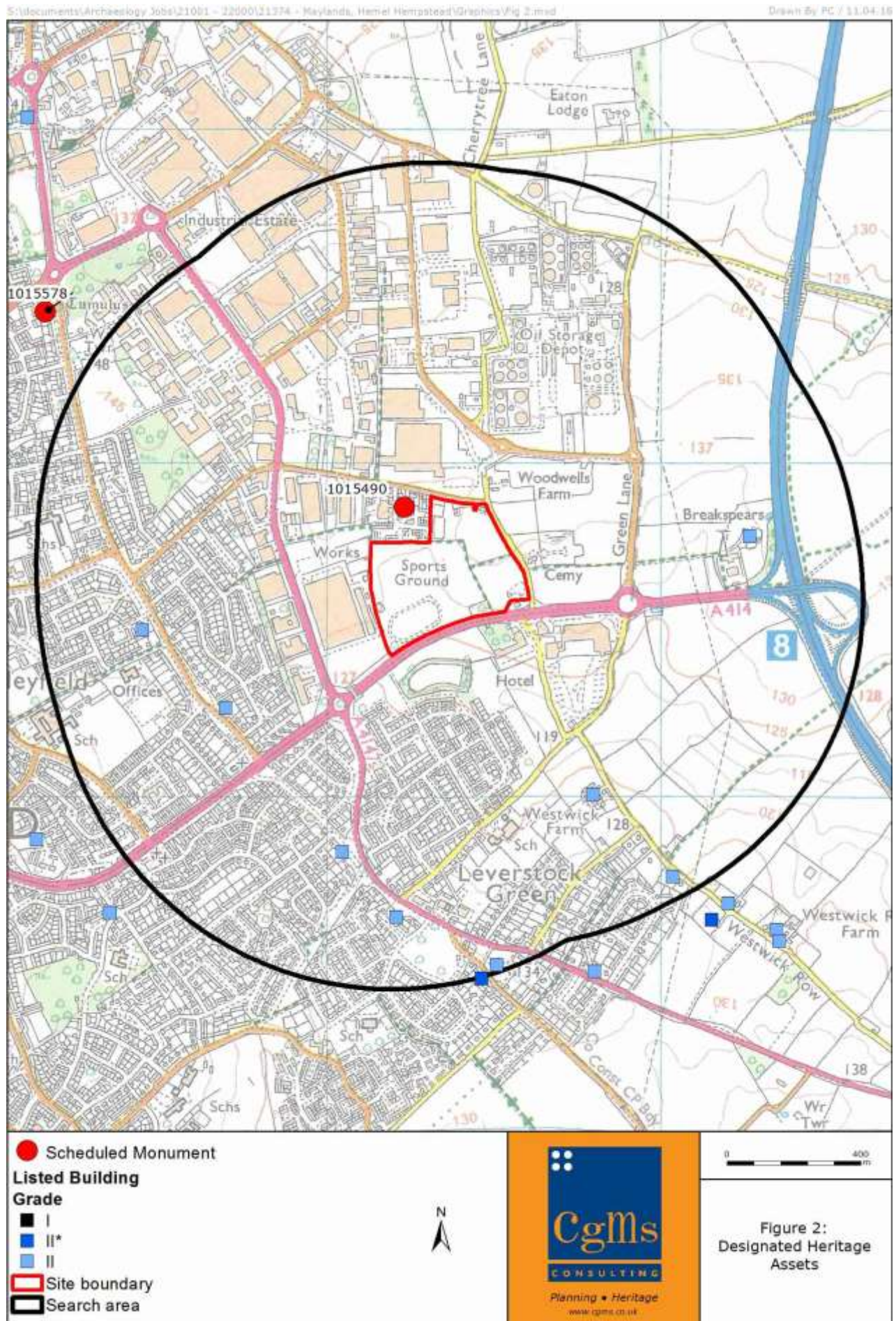
Ordnance Survey 1:2,500

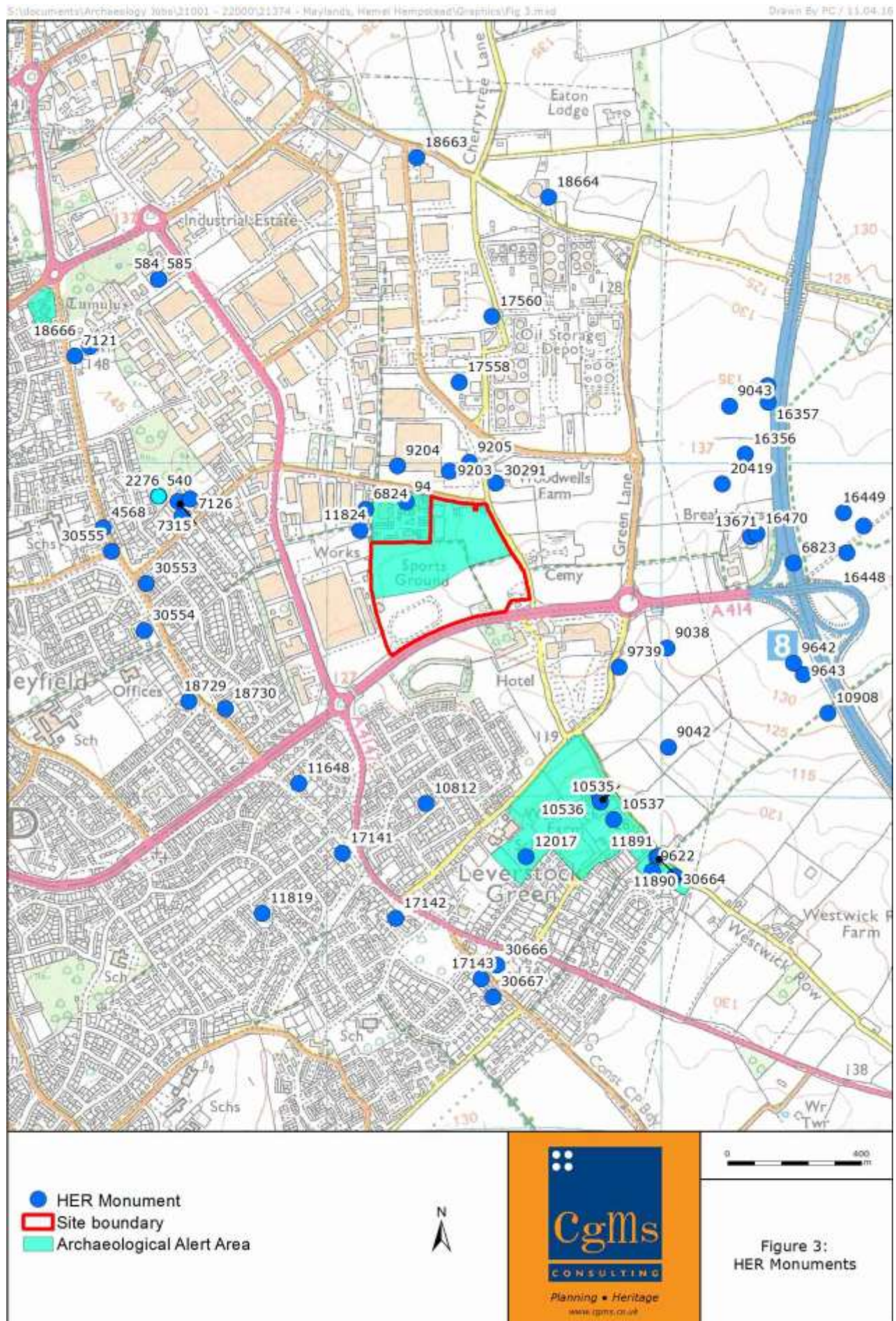
1879, 1898, 1924, 1969-74, 1969-92, 1993, 1996

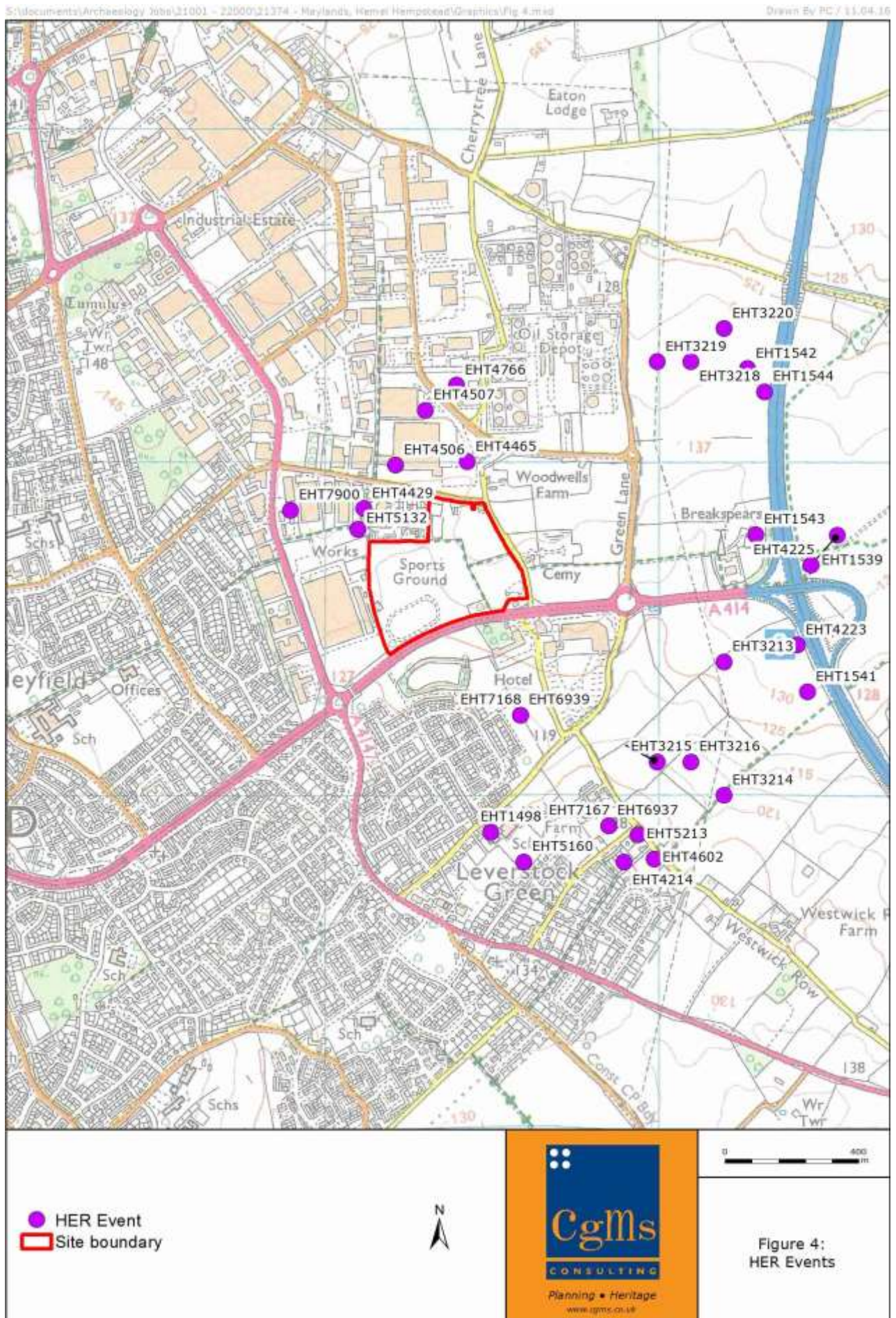
Ordnance Survey 1:10,560/1:10,000

1883, 1899, 1925-6, 1938, 1947, 1960, 1964, 1982, 1992, 1996, 2006, 2015











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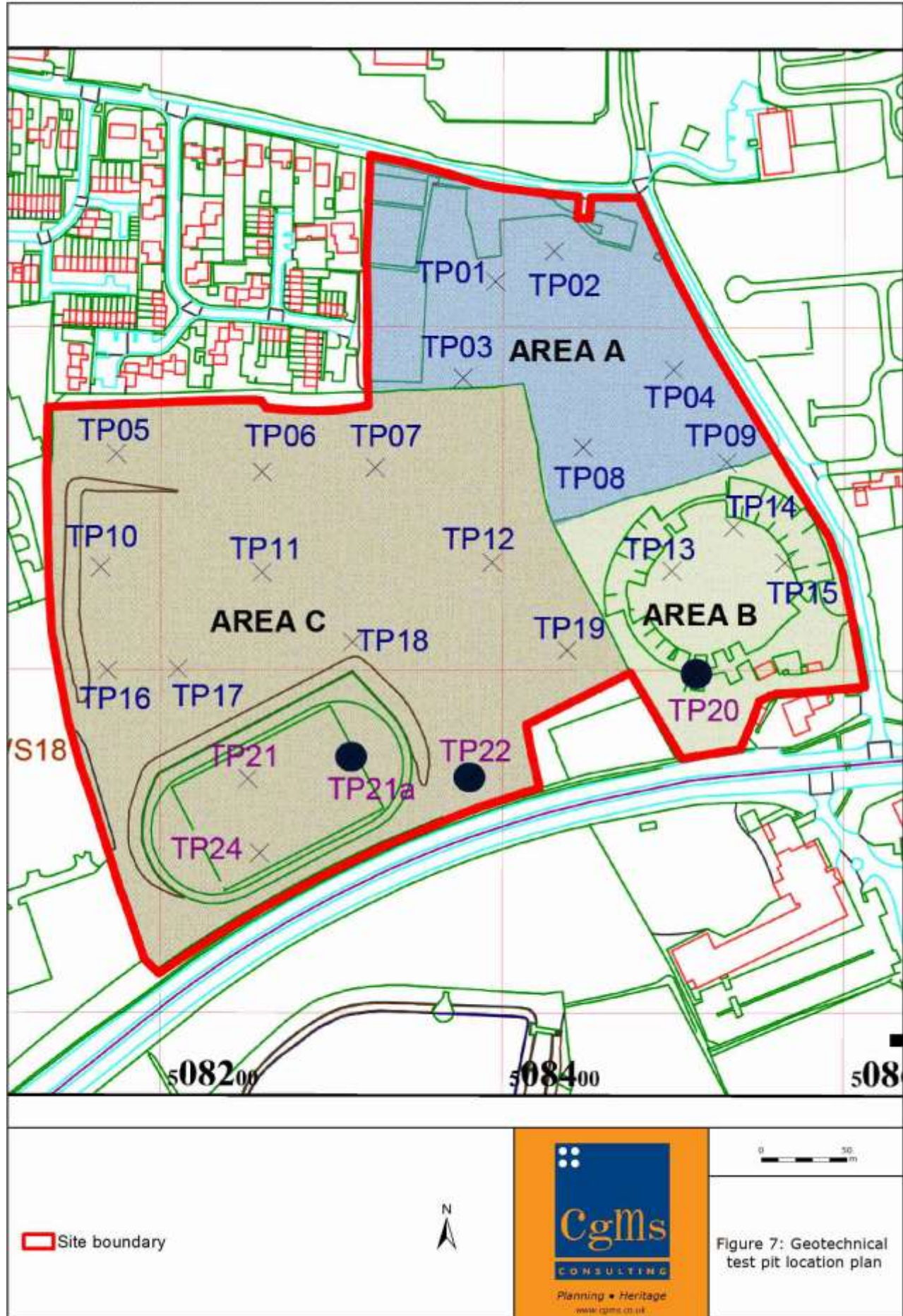


Figure 7: Geotechnical test pit location plan

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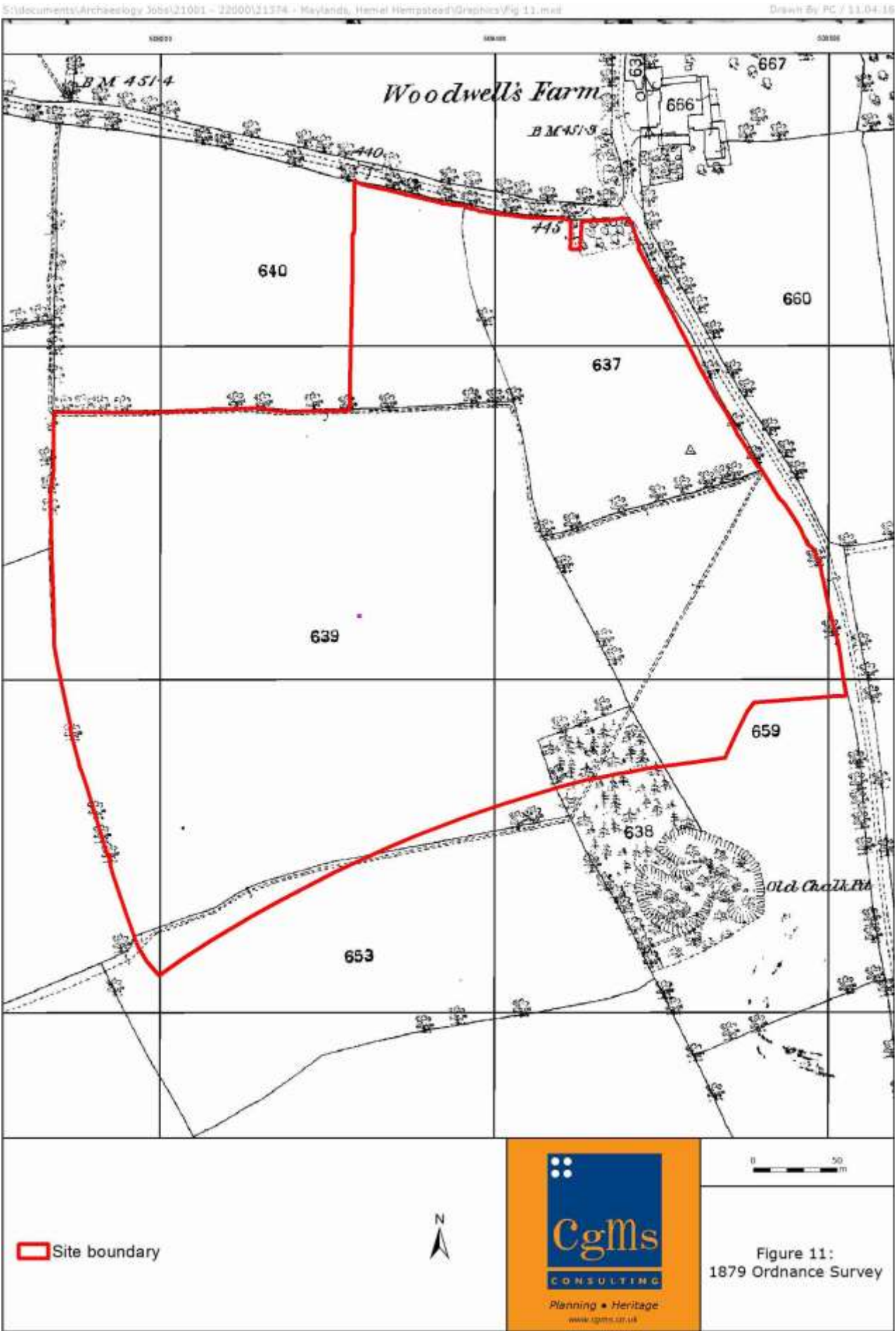
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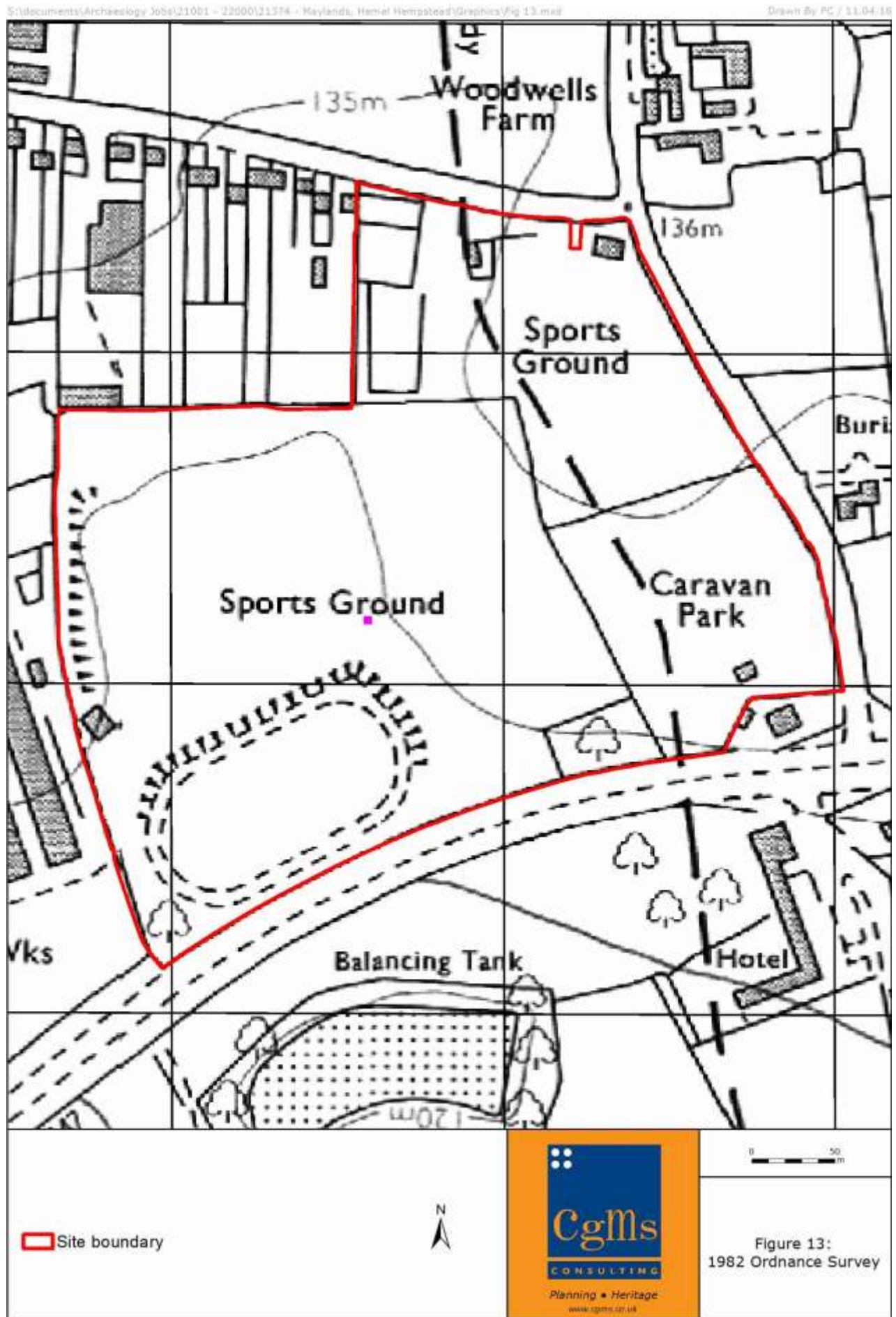
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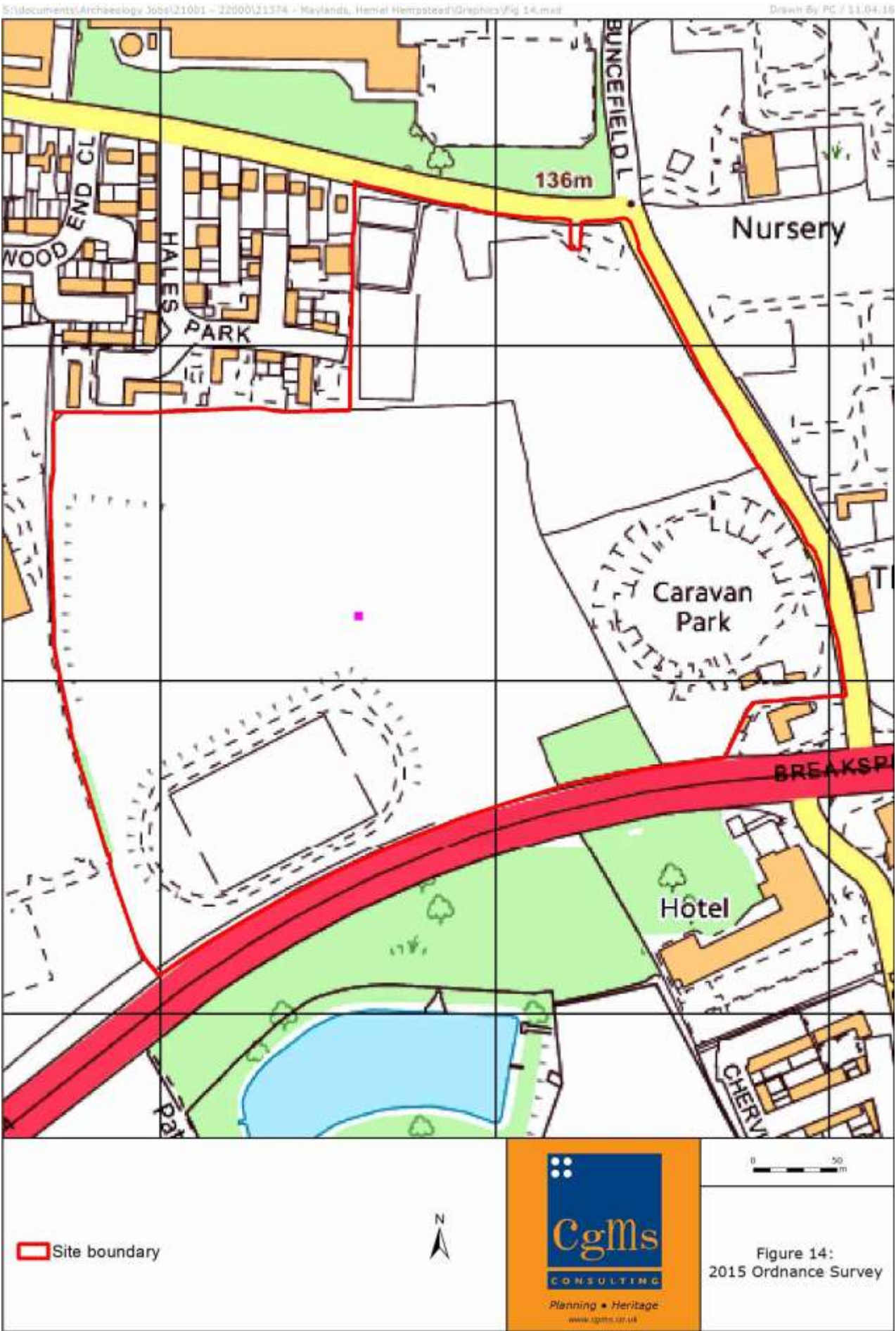








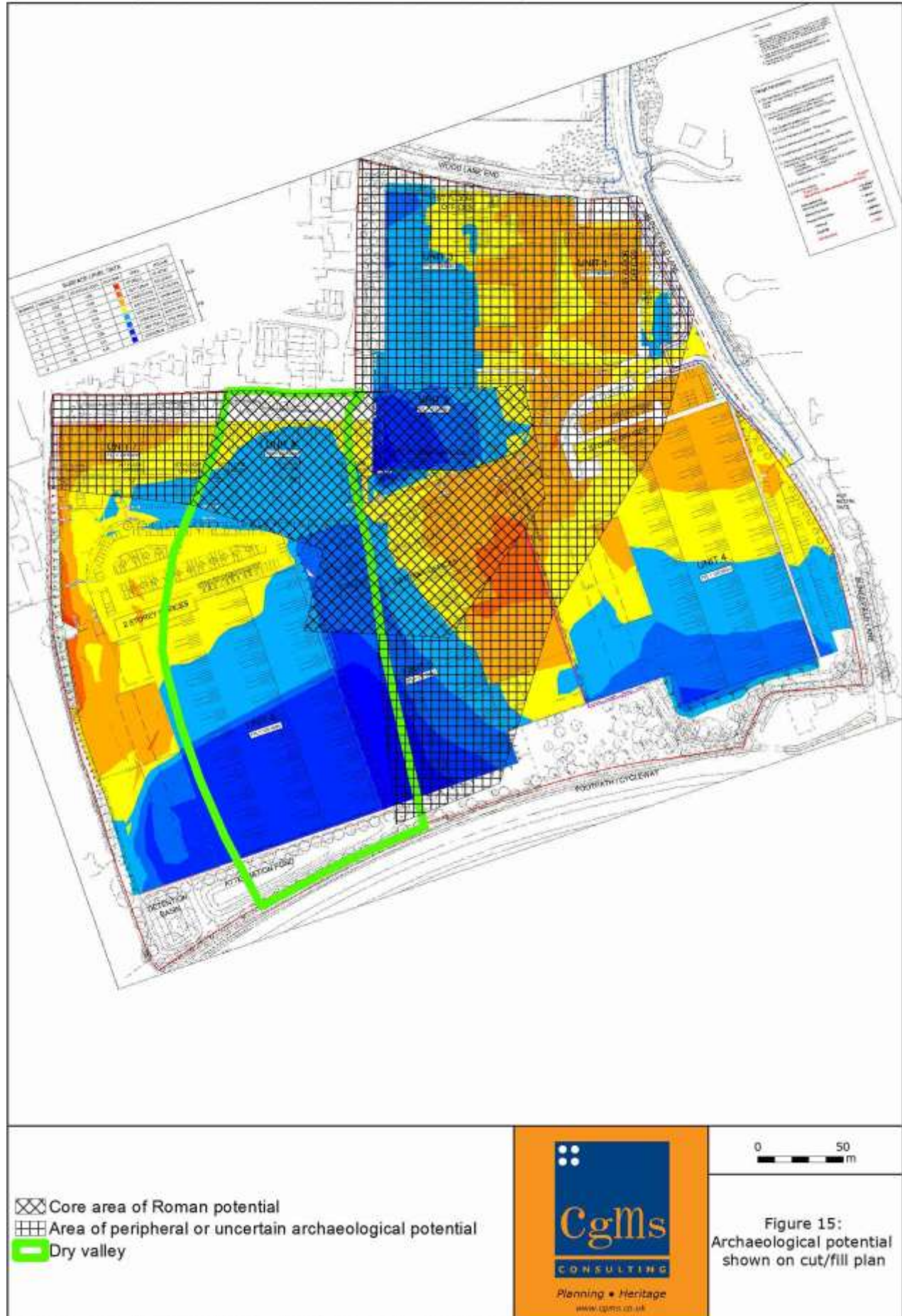




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Plate 1. View west across north-eastern part of site



Plate 2. View north-west across north-eastern part of site



Plate 3. View south-west across western part of site



Plate 4. View west along northern site boundary



Plate 5. View south along terrace in western part of site



Plate 6. View south across former building in western part of site



Plate 7. View north-east across former running track



Plate 8. View south-east across former caravan park

APPENDIX 1: GAZETTEER OF DESIGNATED HERITAGE ASSETS AND HER DATA

HER Number	Name & Description	Location	Date
	Monuments		
94	ROMANO-CELTIC TEMPLE/MAUSOLEUM, WOOD LANE END, HEMEL HEMPSTEAD Roman building remains found during the laying of a sewer pipe in 1966 were partly investigated	TL 082 078	Roman
540	TWO PALAEOLITHIC FLINT AXES, ELLINGHAM'S PIT, LEVERSTOCK GREEN	TL 075 079	Palaeolithic
584	BRONZE AGE KNIFE, HEMEL HEMPSTEAD	TL 075 085	Bronze Age
585	FLINT ARROWHEAD, HEMEL HEMPSTEAD	TL 075 085	Neolithic
1303	PALAEOLITHIC TOOLS, ELLINGHAM'S PIT, LEVERSTOCK GREEN, HEMEL HEMPSTEAD Ovate flint handaxes	TL 075 079	Palaeolithic
2276	PALAEOLITHIC FLINT, ELLINGHAM'S PIT, LEVERSTOCK GREEN	TL 075 079	Palaeolithic
4568	PART OF SUPPOSED LINE OF ROMAN ROAD, 'ELSTREE TO EATON BRAY', THROUGH HEMEL HEMPSTEAD Part of Viatores' route 169, through Leverstock Green and Hemel Hempstead	TL 073 078	Roman
6823	POSSIBLE ROMAN BUILDING, BREAKSPEARS FARM, ST MICHAELS 'Roman pottery and the 'rectangular plan' of a building were observed during the construction of the M1 at Breakspears Farm'	TL 097 077	Roman
6824	ROMAN FEATURES, WOOD LANE END, HEMEL HEMPSTEAD Pits and post holes dating to the Roman period, found behind the warehouses	TL 081 078	Roman
7121	SITE OF POST-MEDIEVAL BRICK KILN, HIGH STREET GREEN, HEMEL HEMPSTEAD Site of a brick kiln, identified from the 1843 tithe map. The site is now occupied by houses	TL 072 083	Post Medieval to Modern
7122	SITE OF POST-MEDIEVAL KILN, SOUTH OF MAYLAND'S WOOD, HEMEL HEMPSTEAD Probable brick kiln	TL 075 078	Post Medieval to Modern
7126	SITE OF HIGHFIELD BRICKWORKS, MAYLAND WOOD, HEMEL HEMPSTEAD Extensive 19th century brickworks	TL 075 078	Post Medieval to Modern
7315	FLINT IMPLEMENTS, HIGHFIELD BRICKYARD, HEMEL HEMPSTEAD 'At the Highfield brickyard, northward of Wood Lane End, ... flint implements have been found by Sir John Evans'	TL 075 078	Palaeolithic
9038	CROPMARKS OF CIRCULAR ENCLOSURE, WESTWICK ROW FARM, ST MICHAELS	TL 090 074	Unknown
9042	CROPMARKS OF LINEAR DITCHES, WESTWICK ROW FARM, ST MICHAELS	TL 090 071	Unknown
9043	CROPMARKS OF LINEAR FEATURES, ST MICHAELS Parallel linear marks which may be archaeological, or pipelines	TL 092 081	Unknown Modern Roman
9203	LATE BRONZE AGE/EARLY IRON AGE FEATURES, N OF WOOD LANE END, HEMEL HEMPSTEAD Pits, postholes and pottery	TL 083 079	Later Bronze Age to Earlier Iron Age
9204	ROMAN DITCHES, NORTH OF WOOD LANE END, HEMEL HEMPSTEAD Probably a field system	TL 082 079	Roman
9205	RIDGE AND FURROW, N OF WOOD LANE END, HEMEL HEMPSTEAD	TL 084 080	Medieval to Post Medieval
9622	ROMAN BUILDINGS, HANDPOST LODGE, LEVERSTOCK GREEN A ditch containing Roman building materials, and traces of a structure	TL 089 067	Roman
9642	PREHISTORIC FLINT ASSEMBLAGE, M1 JUNCTION 8, ST MICHAELS High densities of chipped flint tools found in 1993	TL 094 074	Prehistoric
9643	MEDIEVAL LIME KILN AND OTHER FEATURES, M1 JUNCTION 8, ST MICHAELS RURAL 12th-13th century post-built structure, ditches and lime kiln	TL 094 073	Medieval
9739	SITE OF LAWRENCE'S OR BOTTOM HOUSE FARM, GREEN LANE, LEVERSTOCK GREEN Post-medieval farmstead demolished in the mid 19th century	TL 088 073	Post Medieval to Modern

10535	SITE OF POST-MEDIEVAL FARMHOUSE, WESTWICK FARM, WESTWICK ROW 'Tudor' farmhouse demolished in the mid 19th century	TL 088 069	Post Medieval to Modern
10536	WESTWICK FARM, WESTWICK ROW Post-medieval farmstead with 17th century barns, altered in the mid 19th century	TL 088 070	Post Medieval to Modern
10537	HOLLOW WAY, SOUTH OF WESTWICK FARM, WESTWICK ROW Traces of a hollow way, the old course of Pancake Lane	TL 088 069	Post Medieval to Modern
10812	FLINT IMPLEMENTS, 8 BURLEIGH ROAD, LEVERSTOCK GREEN Tools and waste, apparently <i>in situ</i>	TL 083 069	Lower Mesolithic to Late Neolithic
10908	FEATURES, S OF M1 JUNCTION 8, ST MICHAELS 1st and 2nd century features on the north side of a stream	TL 095 072	Late Iron Age to Early Roman
11648	LONG CROSS SILVER PENNY, 87 LEVERSTOCK GREEN ROAD, LEVERSTOCK GREEN	TL 079 070	Medieval
11819	SITE OF BRICKFIELD AND KILN, TILEKILN LANE, BENNETTS END, HEMEL HEMPSTEAD	TL 078 066	Post Medieval to Modern
11824	PROBABLE PREHISTORIC DITCH, NEAR WOOD END CLOSE, HEMEL HEMPSTEAD Ditch containing flints and a single sherd	TL 081 077	Prehistoric
11888	LATE IRON AGE PIT, HANDPOST LODGE, LEVERSTOCK GREEN Pit containing pottery and fired clay	TL 089 067	Late Iron Age
11890	SITE OF HANDPOST LODGE, LEVERSTOCK GREEN 1930s house on the site of an older building	TL 089 068	Modern
11891	SITE OF POST-MEDIEVAL HOUSE, HANDPOST LODGE, LEVERSTOCK GREEN 18th century or earlier house, replaced in the 1930s	TL 089 068	Post Medieval to Modern
12017	PARCHMARKS AND POST-MEDIEVAL FINDS, LEVERSTOCK GREEN PRIMARY SCHOOL, LEVERSTOCK GREEN Post-medieval pit and marks of possible clay pits	TL 086 068	Post Medieval to Modern
16356	LATE BRONZE AGE/EARLY IRON AGE FEATURES, BUNCEFIELD DEPOT, HEMEL HEMPSTEAD Ditch and pits scattered over an area west of the motorway	TL 092 080	Later Bronze Age to Earlier Iron Age
16357	MEDIEVAL FEATURES, NW OF M1 JUNCTION 8, HEMEL HEMPSTEAD Group of pits or postholes which may represent a building	TL 093 081	Medieval
16358	ROMAN OR MEDIEVAL TRACKWAY, N OF M1 JUNCTION 8, HEMEL HEMPSTEAD Track or hollow way which is possibly medieval	TL 093 082	Early Roman to Medieval
16447	LATE BRONZE TO EARLY IRON AGE FEATURES, M1 JUNCTION 8, HEMEL HEMPSTEAD Structures, pits, and cremations	TL 096 078	Later Bronze Age to Earlier Iron Age
16448	NEOLITHIC-EARLY BRONZE AGE PITS, M1 JUNCTION 8, HEMEL HEMPSTEAD Four pits containing flint tools	TL 095 077	Early Neolithic to Earlier Bronze Age
16449	ROMAN DITCHES AND PITS, M1 JUNCTION 8, HEMEL HEMPSTEAD	TL 095 078	Roman
16470	DITCH AND MEDIEVAL PITS, BREAKSPEARS FARM, GREEN LANE, HEMEL HEMPSTEAD Ten pits, two containing medieval pottery, and a ditch; possibly all the same date	TL 092 077	Undated Medieval
17558	UNDATED PIT AND POST HOLE, BOUNDARY WAY, HEMEL HEMPSTEAD Two small undated features	TL 084 082	Unknown
17560	SITE OF BUNCEFIELD, BUNCEFIELD LANE, HEMEL HEMPSTEAD Post-medieval hamlet within 'Bunce Field'	TL 084 084	Post Medieval to Modern
18663	SITE OF THREE CHERRYTREES FARM, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD One of two adjacent post-medieval farmsteads with this name	TL 082 089	Post Medieval to Modern
18664	SITE OF THREE CHERRYTREES FARM, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD One of two adjacent post-medieval farmsteads with this name, this one demolished in the late 19th century	TL 086 087	Post Medieval to Modern
18666	SITE OF HIGHSTREET FARM, HIGH STREET GREEN, HEMEL HEMPSTEAD 19th century planned farmstead	TL 072 083	Post Medieval to Modern
18729	SITE OF COXPOND FARM, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD Post-medieval farmstead, demolished before 1947	TL 075 072	Post Medieval to Modern
18730	LITTLE COXPOND FARMHOUSE, LEVERSTOCK GREEN ROAD,	TL 077 072	Post Medieval

	HEMEL HEMPSTEAD 16th century timber-framed house, apparently once a small farmhouse		to Modern
30291	SITE OF WOODWELL'S FARM, BUNCEFIELD LANE, HEMEL HEMPSTEAD Post-medieval farmstead with possible medieval origins	TL 085 079	Post Medieval to Modern
30553	SITE OF WOODLANE END FARM, LEVERSTOCK GREEN, HEMEL HEMPSTEAD Post-medieval farmstead in an area of orchards, gentrified in the earlier 20th century and demolished to make way for post-war housing	TL 074 076	Post Medieval to Modern
30555	SITE OF THE SARACEN'S HEAD, LEVERSTOCK GREEN, HEMEL HEMPSTEAD Post-medieval public house rebuilt in the mid 19th century and demolished in the mid 20th century	TL 073 077	Post Medieval to Modern
30664	DELL COTTAGE, WESTWICK ROW, HEMEL HEMPSTEAD Post-medieval house	TL 090 067	Post Medieval to Modern
30666	HOLY TRINITY CHURCH, BEDMOND ROAD, LEVERSTOCK GREEN 1840s Decorated Gothic church	TL 085 064	Post Medieval to Modern
30667	SITE OF BAPTIST CHAPEL, BEDMOND ROAD, LEVERSTOCK GREEN	TL 085 064	Post Medieval to Modern
	Listed Buildings		
	Grade II*		
17143	NORTHEND COTTAGE, BEDMOND ROAD, LEVERSTOCK GREEN, HEMEL HEMPSTEAD	TL 084 064	Post Medieval to Modern
	Grade II		
13671	BREAKSPEARS FARM, GREEN LANE, LEVERSTOCK GREEN	TL 092 077	Post Medieval to Modern
17141	HILL FARM, LEVERSTOCK GREEN, HEMEL HEMPSTEAD	TL 080 068	Post Medieval to Modern
17142	LEVERSTOCK GREEN FARM, LEVERSTOCK GREEN, HEMEL HEMPSTEAD	TL 080 068	Post Medieval to Modern
30554	THE CRAB TREE, LEVERSTOCK GREEN, HEMEL HEMPSTEAD	TL 074 074	Post Medieval to Modern