



Draft Local Plan 2041 - Regulation 19 Heritage Impact Assessment 2024

High-Level Heritage Impact Assessments by SADC

September 2024

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1. Introduction

- 1.1. The St Albans City and District Regulation 19 Draft Local Plan 2041 (Draft Local Plan) includes site allocations in Part B. The high-level Heritage Impact Assessments (HIAs) contained in this report have been prepared by St Albans City & District Council to inform the site allocation process in the Draft Local Plan. Following ongoing discussions with the relevant statutory consultee Historic England (HE) in relation to sites' potential to impact upon the historic environment, a total of 26no. sites have been identified by the Council as requiring this form of high-level assessment.
- 1.2. The purpose of the HIAs is to provide a proportionate historic environment evidence base, in accordance with paragraphs 31 and 35 of the National Planning Policy Framework December 23 (NPPF), to establish the suitability of a site prior to formal allocation, and to provide appropriate recommendations. The findings of the HIAs will be combined with other evidence to help identify sites to be allocated for development in Part B of the Local Plan, and to produce a list of key development requirements for those sites.
- 1.3. Should any planning applications be submitted for the sites included in this document it is expected that a full and detailed Heritage Impact Assessment / Archaeological Desk-Based Assessment (and any relevant field investigations) will be undertaken, in accordance with Paragraph 200 of the NPPF. Those application-stage assessments would be informed by the nature of the proposed development. As such, it should be noted that the assessments in this document are not exhaustive and the exclusion of reference to a heritage asset should not be taken to imply that it would not be impacted by a future development.

2. Methodology

- 2.1. A total of 26no. separate sites have been assessed, which are located across the District; they range considerably in size and are located both in urban and rural locations. The sites are listed on the Contents page above, from where an individual site can be accessed through a hyperlink.
- 2.2. A broad range of standard documentary and cartographic evidence was examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within a 500m, 250m or 100m study area buffer (study area) of each site. A search of the Hertfordshire Historic Environment Record (HER) has also been undertaken and this has informed the understanding of the site, its historic context and relevant heritage assets for consideration.
- 2.3. For the purposes of these HIAs a 500m study area was used for the most open sites and a 250m study area was used for those sites in most of the settlement / edge of settlement locations. However, for enclosed sites within the city centre of St Albans a smaller study area of 100m was used. This smaller area is considered appropriate at this stage due to the built-up urban and enclosed nature of those sites; and noting that a Building Height Control Area (BHCA) covers most of the city centre (see related Policy DES6 – Building Heights of the Draft Local Plan). It should be noted that the use of these relatively limited buffer areas is considered suitable for the purposes of these high-level assessments to inform the Part B site allocations, but a

wider area of search around a site would normally be required for the further detailed assessment which would be produced at planning application stage.

- 2.4. For each site assessment, the report provides: a summary of the site; a baseline of identified heritage assets within the study area including with reference to the Hertfordshire HER and set out on a Map; a high-level assessment of likely impacts; and a high-level Recommendations / Mitigation section. The aim is to assess the likely potential impact caused by development on the site to the significance of the heritage assets identified, and to provide appropriate recommendations.
- 2.5. The assessments identify the designated and non-designated heritage assets within close proximity of the site to provide a holistic understanding of the historic environment and identify the heritage assets that have the potential to be impacted by future development on the site.
- 2.6. As part of a planning application, further detailed assessment will be required in order to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets of a particular development proposal.
- 2.7. Planning policy, legislation and guidance relating to the historic environment sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments. The assessments in this document are informed by best practice guidance produced by Historic England, and are designed to meet the requirements of relevant national planning policy and guidance, including that contained in Section 16 of the NPPF.
- 2.8. The assessment of significance of the identified heritage assets is informed by the heritage interest-led approach set out in the NPPF; comprising archaeological, architectural, and historic interest. This has also been informed by relevant parts of national Planning Practice Guidance and HE's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).
- 2.9. The staged assessment approach set out in HE's GPA Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017) has informed the identification of heritage assets potentially affected; and the high-level assessments of their significance and the contribution made by their setting and of the likely potential impact on them from development.

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Allocation Ref:	M8	Site Name:	Verulam Golf Club, St Albans, AL1 1JG
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Site Summary

The Site covers an area of 2.8ha and the Draft Local Plan proposes 65 residential units on the site (indicative). It is located between London Road (A1081) to the north east side, and public footpath St Albans 060 to the south west side. It lies adjacent to the boundary of the St Albans Conservation Area to the north east and north west sides, the Cunningham Avenue Conservation Area lies to the north east side beyond the railway bridge, one Grade II listed building lies 75m to the north west of the site and there are a number of non-designated heritage assets in the vicinity. Within the site boundary is an open vegetated area with well-treed boundaries, golf club house and car park; there are a number of HER sites within the study area and just beyond the study area boundary to the west lies the Scheduled Monument of Sopwell Priory.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area (Adjacent to north and west)
- Cunningham Avenue Conservation Area (to north east beyond A1081 and Railway Line)
- List entry ID: 1103011, Old Station House (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT 4087 (within draft allocation site): SITE OF SOPWELL PARK, ST ALBANS; Sir Richard Lee's park, enclosed in 1562; the boundary bank still partly extant
2. MHT 9895: MEDIEVAL POTTERY, VERULAM ANGLING CLUB LAKE, ST ALBANS
3. MHT 9894: POSSIBLE RIDGE AND FURROW, VERULAM GOLF COURSE, ST ALBANS
4. MHT 5583: RAILWAY BRIDGE OVER LONDON ROAD, ST ALBANS
5. MHT 5475: LONDON ROAD RAILWAY STATION, ST ALBANS, 1865 main station on Great Northern branch line to Hatfield
6. MHT 5584: RAILWAY BRIDGE, EAST OF LONDON ROAD, ST ALBANS, 1868 railway bridge
7. MHT 30673: SITE OF EDWIN LEE'S BOOT FACTORY, 25 GROSVENOR ROAD, ST ALBANS, Late 19th century boot factory, demolished in the later 20th century; one of the local war memorial plaques survives
8. EHT 9628: HATFIELD-ST ALBANS BRANCH OF THE GREAT NORTHERN RAILWAY, 1865-1968 branch line
9. MHT14640: SIR RICHARD LEE'S BOUNDARY WALL, LONDON ROAD, ST ALBANS, 16th century boundary wall, containing fragments of medieval masonry salvaged from the abbey after the Dissolution
10. MHT14632: COURSE OF MEDIEVAL HIGHWAY FROM ST ALBANS TO BARNET & LONDON, Viatores' route 167, but without evidence of a Roman origin

Assessment

Development of the site is considered likely to impact on the setting and significance of the adjacent St Albans Conservation Area to some degree. As a result of the distance and the intervening development, it may be the case that the significance of other designated heritage assets would not be significantly affected. However, impacts on the setting of the Scheduled Monument of Sopwell Priory needs to be considered; and further assessment of the impacts of a particular development proposal would be required at application stage.

There is potential for development of the site to impact on non-designated below ground heritage assets, including MHT 4087 within the draft allocation site, and surviving deposits from Sopwell Park; although an archaeological assessment is required in order to understand likely impacts.

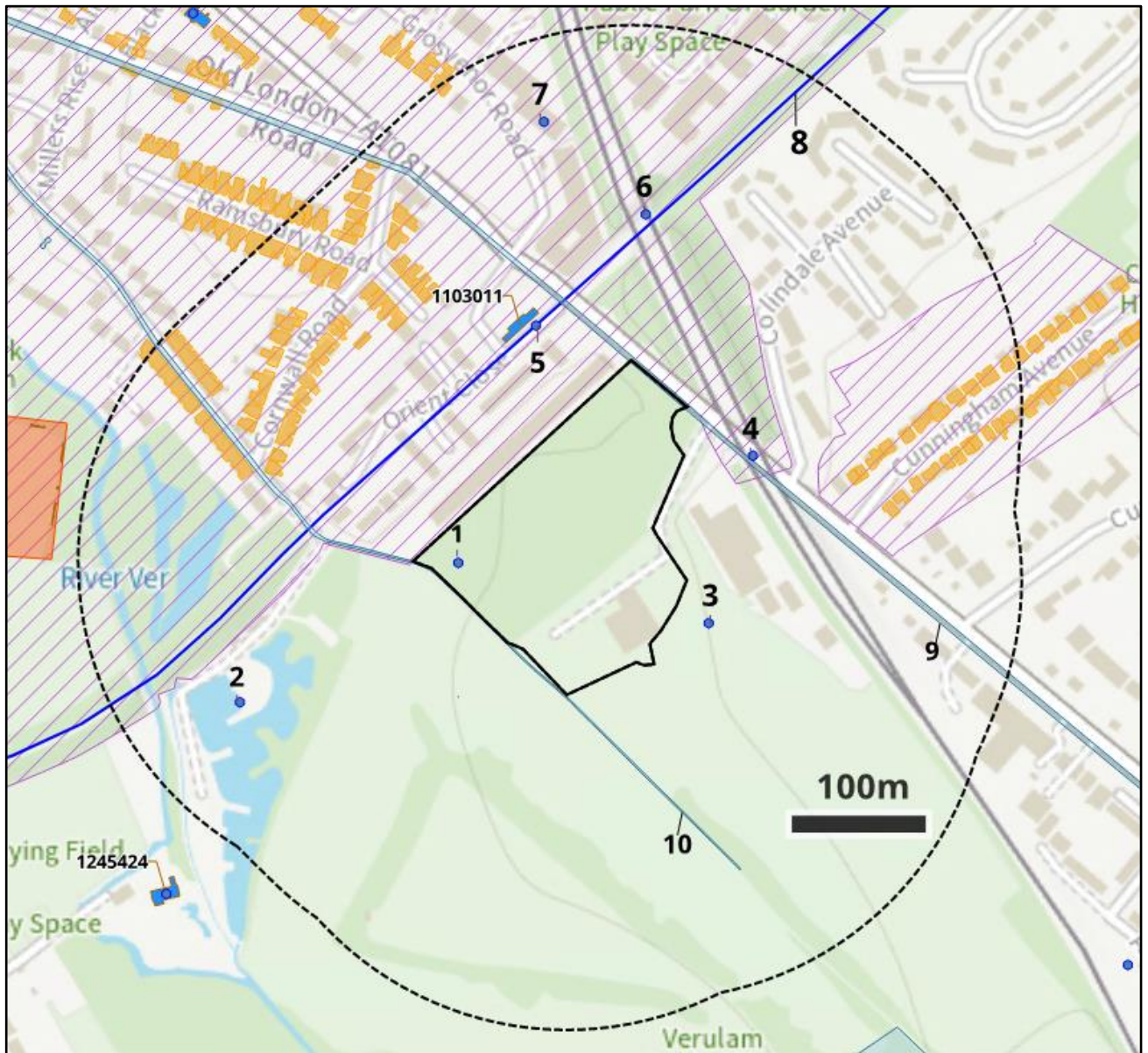
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies adjacent to the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.











Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage, including impacts on the setting of the Scheduled Monument at Sopwell Nunnery ruins; and an appropriate archaeological desk-based assessment (DBA) with further field evaluation if required. The DBA will need to carefully assess


documentary evidence relating to Sopwell Park to identify if assets either above or below ground survive. There is also the potential for contributions from development of the site towards monument management. The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

 250m Buffer	 Historic Environment Record Line
 M8 Site Boundary	 Historic Environment Record Point
 St Albans LPA Boundary	 Conservation Area
 Historic Environment Record Polygon	 Scheduled Monument
 Listed Building	
 Locally Listed Building	



Allocation Ref:	M9	Site Name:	Amwell Top Field, Wheathampstead, AL4 8DZ
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Site Summary

The Site covers an area of 4.27ha and the Draft Local Plan proposes 60 residential units on the site (indicative). It is located between the south eastern extent of Wheathampstead village and the hamlet of Amwell. It lies in close proximity to the boundary of the Amwell Conservation Area to the south west side, one Grade II listed building lies 100m to the south west of the site and although there are no other designated heritage assets in close proximity, there are a number of designated and non-designated heritage assets including HER sites in the study area.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Amwell Conservation Area (Adjacent to south west)
- Wheathampstead Conservation Area (to north east)
- List entry ID: 1102845, Amwell End (Grade II)
- List entry ID: 1308231, Cats Amwell (Grade II)
- List entry ID: 1102846, The Homestead (Grade II)
- List entry ID: 1347256, Amwell Cottage (Grade II)
- List entry ID: 1102838, Elephant And Castle Public House (Grade II)
- List entry ID: 1308235, Amwell Farmhouse (Grade II)
- List entry ID: 1102847, Barn at Amwell Farm (Grade II)
- List entry ID: 1308127, 76A and 76B The Hill (Grade II)
- List entry ID: 1102839, Collins Antiques (Including Walls And Cast Iron Railings) (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT 4650: SUPPOSED LINE OF ROMAN ROAD FROM 'CHESHUNT TO DUNSTABLE', Viatores' route 213
2. MHT 12142: ROMAN BUILDING, AMWELL, WHEATHAMPSTEAD,
3. MHT 30444: THE ELEPHANT & CASTLE, AMWELL LANE, AMWELL, WHEATHAMPSTEAD, Post-medieval beer house of uncertain date, with flint-lined well
4. MHT 6008: CROPMARK OF RING DITCH, POSSIBLE HENGE, AMWELL, WHEATHAMPSTEAD
5. MHT 16868: PIT ALIGNMENT N OF NOMANSLAND, WHEATHAMPSTEAD, Cropmarks of pits, in a line
6. MHT 16867: RING DITCHES NE OF NOMANSLAND, WHEATHAMPSTEAD, Possible barrow cemetery
7. MHT 15181: AMWELL FARM, NOMANSLAND, WHEATHAMPSTEAD, Post-medieval farmstead at the northern edge of the common
8. MHT 7011: SITE OF BRICK GROUND, NOMANSLAND, WHEATHAMPSTEAD
9. MHT 10481: WESLEYAN CHAPEL, THE HILL, WHEATHAMPSTEAD
10. MHT 5307: LETTER BOX, THE HILL, WHEATHAMPSTEAD
11. MHT 10483: SITE OF NATIONAL SCHOOL, THE HILL, WHEATHAMPSTEAD, One of the earliest National Schools in the country, built in 1815
12. MHT 1596: SAMIAN FRAGMENTS, 28 WICK AVENUE, WHEATHAMPSTEAD, Third-century sherds
13. MHT 9795: LATE IRON AGE DITCH AND INHUMATION BURIAL, WICK AVENUE, WHEATHAMPSTEAD,
14. MHT 7057: SITE OF THE HOPE BREWERY, BREWHOUSE HILL, WHEATHAMPSTEAD, Brewery in operation from 1781 to 1904
15. MHT 5439: MALTINGS AND HAT FACTORY, BREWHOUSE HILL, WHEATHAMPSTEAD
16. MHT 6010: CROPMARKS OF CURVILINEAR ENCLOSURE, FIELD SYSTEM AND A POSSIBLE ROMAN BUILDING, WHEATHAMPSTEAD
17. EHT4113: Fieldwalking survey of the Peters Green to South Mimms pipeline, 1997
18. MHT 11808: CROPMARKS OF GAS PIPELINE ROUTE, PETERS GREEN (KIMPTON) TO SOUTH MIMMS, Late 20th century pipeline route visible in part as cropmarks with the appearance of a Roman road

Assessment

Development of the site is considered likely to impact on the setting and significance of the adjacent Amwell Conservation Area to some degree. In order to preserve the setting of the Conservation Area a substantial open space set back should be maintained – to maintain a clear separation between the development and the island of the Amwell Conservation Area.

As a result of the distance and the intervening development and tree screening, and subject to a substantial set back of built development from the Amwell Conservation Area, it may be the case that the significance of other designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

There is potential for development of the site to impact on non-designated below-ground heritage assets. There is the presence of a probable Bronze Age or potential Roman cemetery immediately to the south of the site; there is potential for important buried archaeological deposits being present, and there are no modern impacts on the site apart from pipeline and ploughing. An archaeological assessment would be required in order to understand likely impacts.

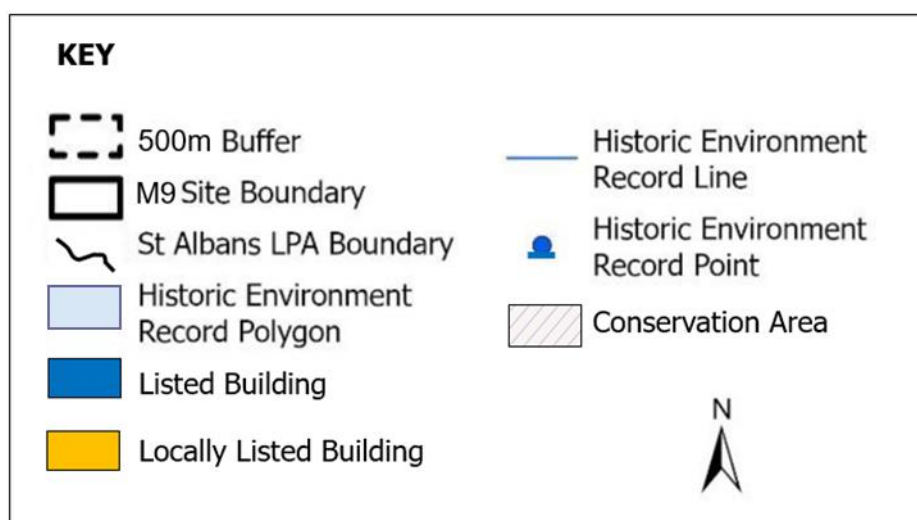
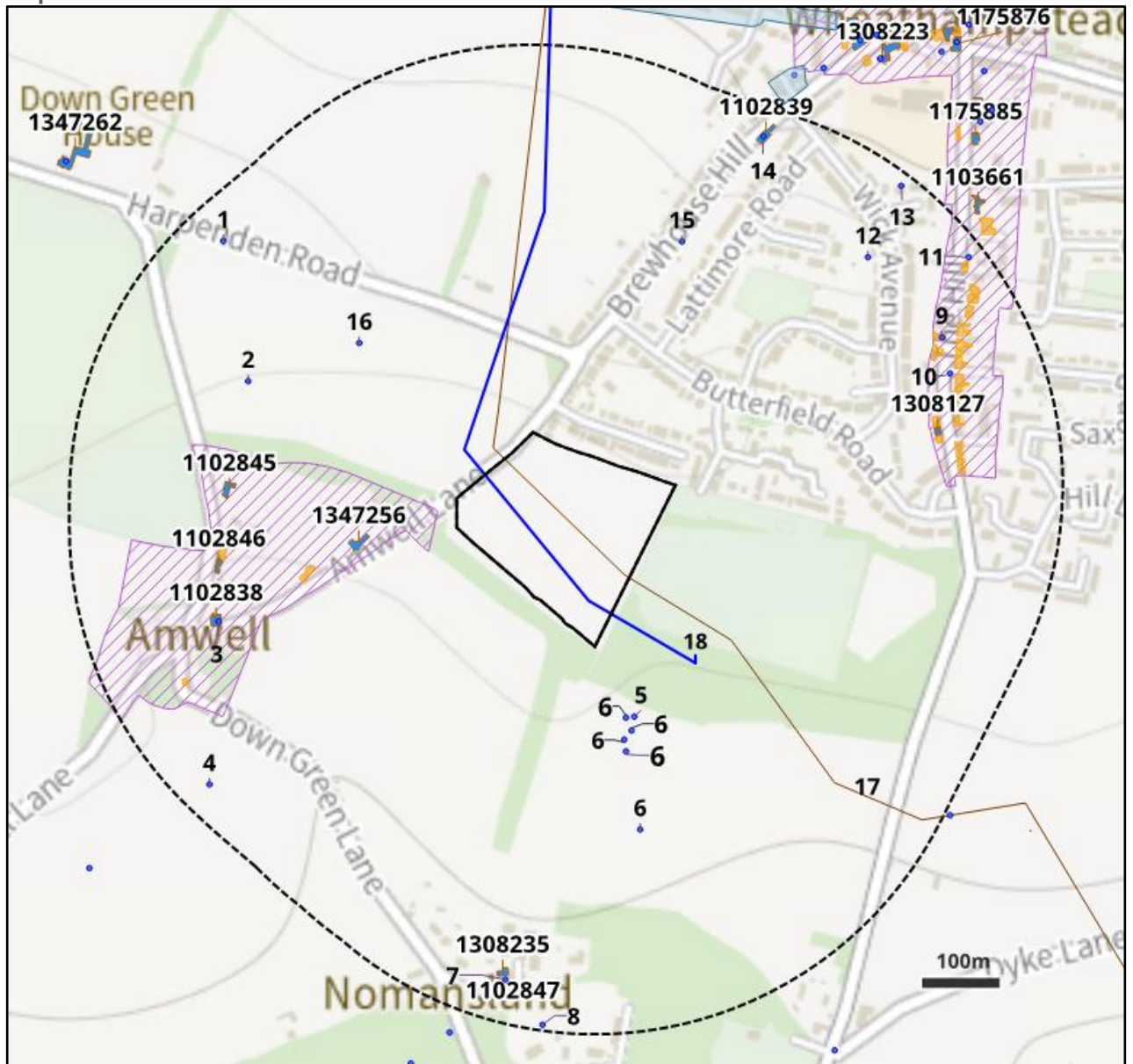
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation, but in order to preserve the setting of the Amwell Conservation Area a substantial open space set back should be maintained. Built form should be located in the northern half of the site, adjacent to High Ash Road.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment (DBA) with further field evaluation if required. As the known evidence for the buried archaeological deposits is from aerial photographic data, a rectified aerial photographic assessment should be produced along with the archaeological DBA; this should require pre-determination trial trenching in advance of masterplanning of development proposals, to consider preservation in situ if below ground deposits extend into the allocation area.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	P2	Site Name:	Land at North Orbital Road, AL2 1DL
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Site Summary

The Site covers an area of 1.88ha and the Draft Local Plan proposes 64 residential units on the site (indicative). It is located north of the North Orbital Road (A414) dual carriageway and is located between the site and the Napsbury Hospital Grade II Registered Park and Garden to the south west. There is primarily residential development to the north east and west boundaries, and these boundaries are well treed. Of note, there is a belt of mature tree vegetation along the west boundary, between the site and the adjacent Grade II listed Lys Eira 17th century farmhouse.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

1. MHT9617: NAPSBUURY HOSPITAL PARK AND GARDENS, LONDON COLNEY Early 20th century asylum gardens (Grade II)
 - List entry ID: 1103073, Llys-Eira, Birklands Lane, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

2. MHT 15582: NEWHOUSEPARK FARM (LYS EIRA), BIRKLANDS LANE, ST ALBANS 17th century farmhouse
3. MHT 13596: ROMAN PIT, LONDON ROAD CEMETERY EXTENSION, LONDON ROAD, ST ALBANS Large pit containing Roman and prehistoric pottery
4. MHT 5017: SITE OF MILESTONE, SOUTH OF THE MILEHOUSE, LONDON ROAD, ST ALBANS 19 miles from London

Assessment

Development of the site has the potential to impact on the setting and significance of the adjacent Grade II listed Lys Eira 17th century farmhouse to some degree. It is noted that significant tree screening is present between the site and this listed building, and its retention would be beneficial. As a result of the distance and the intervening development; including the A414 dual carriageway being located between the site and the Napsbury Hospital Registered Park and Garden; it is not considered likely that the significance of any other heritage assets would be affected to a greater degree than it is currently affected by the existing development at the site. However, further assessment of a particular development proposal would be required at application stage.

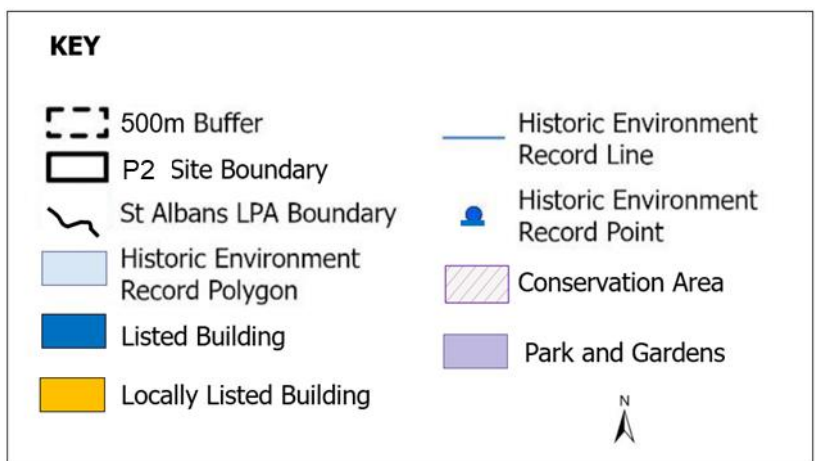
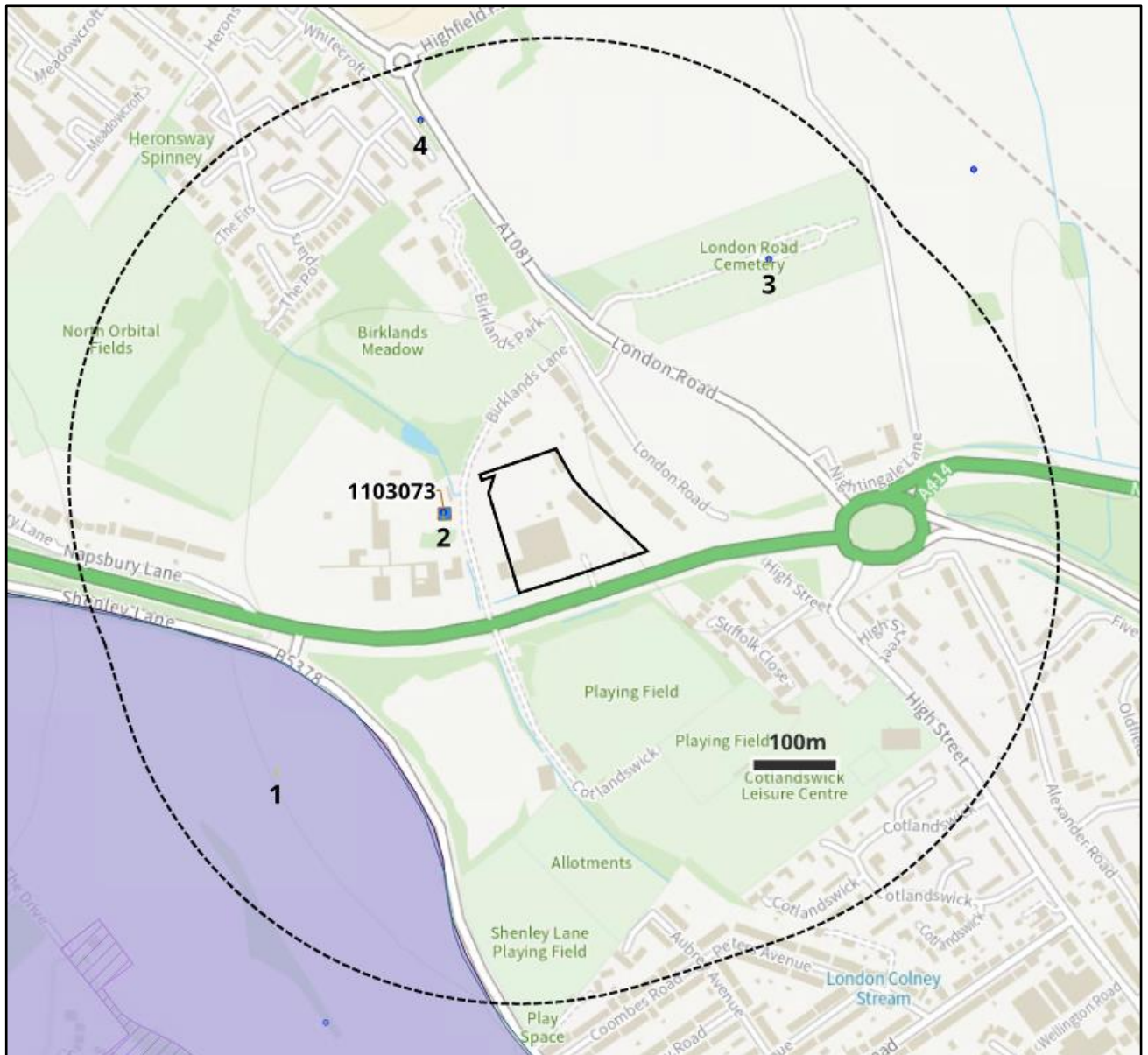
A farm complex is adjacent to the site, and there is potential for an earlier phase of farm use in the area. No archaeological deposits are recorded on or in the vicinity and the site is likely to have been significantly impacted by the present development on the site; there are no archaeological requirements.

Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies close to the boundary with Grade II Listed Lys Eira, and relatively near to the boundary of the Napsbury Hospital Grade II Registered Park and Garden; and development proposals must take into consideration any impacts on these heritage assets. In particular, tree screening should be maintained to safeguard the setting of the Grade II Listed Lys Eira.

Development proposals should be informed by the results and recommendations of a detailed heritage impact assessment which should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	U2	Site Name:	Land South West of London Colney Allotments, AL2 1RG
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Site Summary

The Site covers an area of 0.66ha and the Draft Local Plan proposes 28 residential units on the site (indicative). It is located to the south west side of allotments, and with commercial warehouses to the south west and south east sides. To the west and on the other side of London Colney High Street lies the Grade II Listed Golden Lion PH, and to the south beyond some residential development lies Grade II Listed No. 54 High Street and attached garden wall, plus 3 HER sites. Further afield to the south side lies the London Colney Conservation Area, which includes within it a number of listed and locally listed buildings and HER sites.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- London Colney Conservation Area
- List entry ID: 1102979, The Golden Lion PH, High Street, London Colney (Grade II)
- List entry ID: 1102981, 54 and attached wall to square garden, High Street, London Colney (Grade II)
- List entry ID: 1174696, Church of St Peter, Riverside, London Colney (Grade II)
- List entry ID: 1174691, 31 & 33 High Street, London Colney (Grade II)
- List entry ID: 1102978, 29 High Street, London Colney (Grade II)
- List entry ID: 1174686, 27 High Street (Grade II)
- List entry ID: **1102977**, 1-5 High Street, London Colney (Grade II)
- List entry ID: 1174670, The Green Dragon PH, Waterside, London Colney (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT18007: THE GOLDEN LION, HIGH STREET, LONDON COLNEY, 17th century inn on coaching route to St Albans
2. MHT18167: SITE OF BAPTIST CHAPEL, LONDON ROAD, LONDON COLNEY, Probably early 19th century chapel of a common form
3. MHT18166: SITE OF SHEEPHOUSE FARM, LONDON ROAD, LONDON COLNEY, Post-medieval farmstead, with surviving farmhouse
4. MHT18164: THE WHITE LION, ST ANNE'S ROAD, LONDON COLNEY, One of the major coaching inns on the London road, documented from the 17th century; altered in the early 19th century; the oldest part demolished in the mid 20th century
5. MHT18165: 54 LONDON ROAD, LONDON COLNEY, Small 1830s villa with walled garden
6. MHT16381: ST PETER'S CHURCH, RIVERSIDE, LONDON COLNEY, 1825 church by George Smith, in early Norman revival style; became a parish church in the early 20th century
7. MHT31095: MEDIEVAL/POST-MEDIEVAL DITCH, HIGH STREET, LONDON COLNEY, Part of a ditch running parallel to the High Street and containing roof tile of the period AD 1400-1750
8. MHT17965: VILLAGE OF LONDON COLNEY
9. MHT5735: LONDON COAL DUTY MARKER, SEVEN ARCH BRIDGE, LONDON COLNEY

Assessment

Development of the site is considered likely to impact to some degree on the setting of the Grade II Listed Golden Lion PH and there may be further townscape-related implications of development. As a result of the distances involved and the intervening development, it may be the case that the significance of other designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

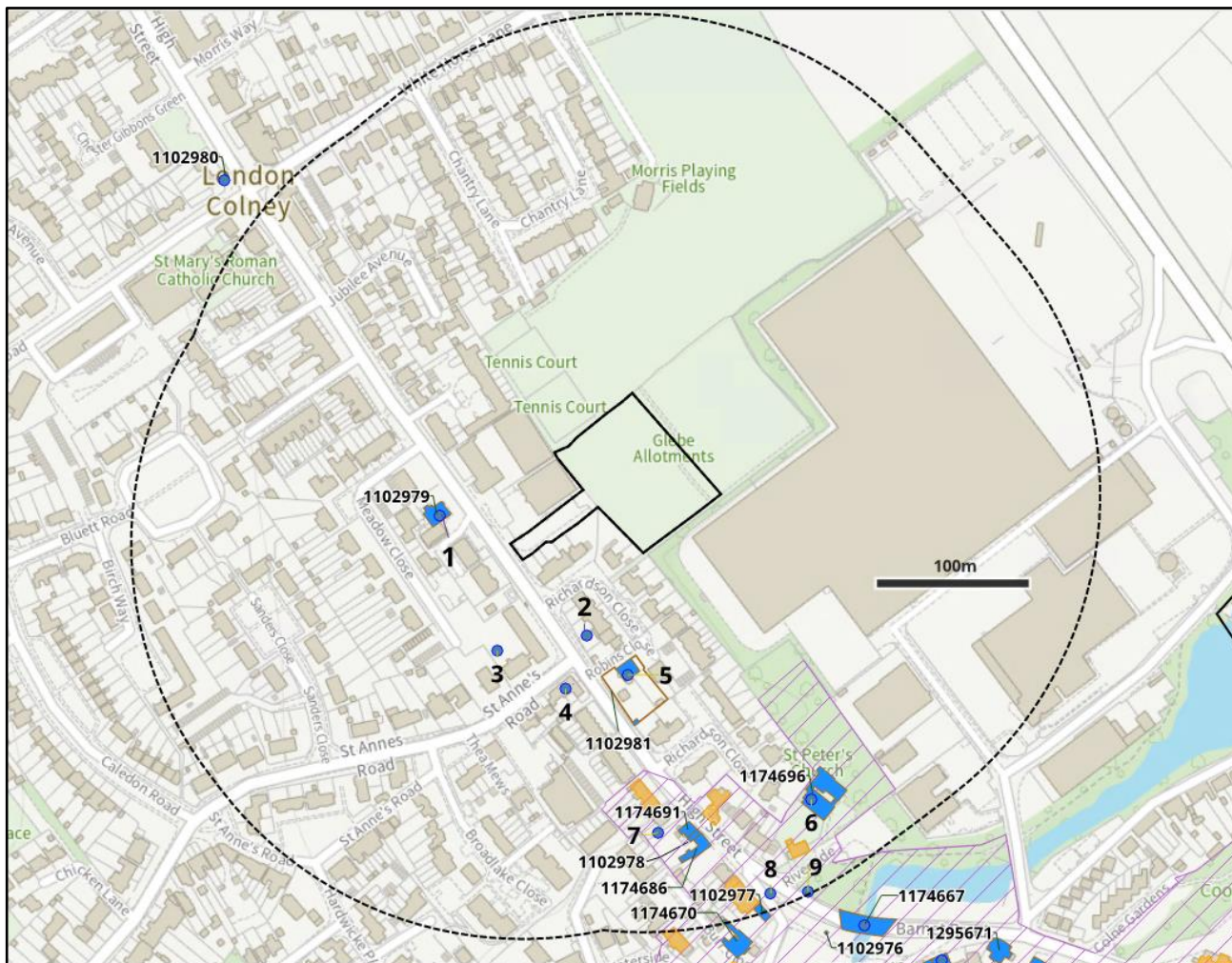
Any archaeology is likely to have survived well as there is no disturbance on the site, further assessment is required.

Recommendations / Mitigation:










There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with further field evaluation if required. The assessments should be


undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected. Furthermore, a future application should be accompanied by a townscape analysis of the High Street access point.

Map



KEY

 250m Buffer	 Historic Environment Record Line
 U2 Site Boundary	 Historic Environment Record Point
 St Albans LPA Boundary	 Conservation Area
 Historic Environment Record Polygon	
 Listed Building	
 Locally Listed Building	

N


Allocation Ref:	UC2	Site Name:	Civic Close Car Park Bricket Road, St Albans, AL1 3JX
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Site Summary

The site covers an area of 0.46ha and the Draft Local Plan proposes 57 residential units on the site (indicative). It is currently a decked car park in St Albans city centre and there is built development of 3+ storey height to the west, east and south sides. The site is located within St Albans Conservation Area Character Area 4b: Hatfield Road and the Office Core. It lies south of the listed Marlborough Almshouses and to the east of the adjacent locally listed Alban Arena. To the west and within the study area fronting St Peters Street lie a number of listed buildings including Grade II* listed 'The Grange'.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1103055, 42 St Peters Street, St Albans (Grade II)
- List entry ID: 1347164, 40 St Peters Street, St Albans (Grade II)
- List entry ID: 1174138, 38 St Peters Street, St Albans (Grade II)
- List entry ID: 1103054, 36 St Peters Street, St Albans (Grade II)
- List entry ID: 1347163, 34 St Peters Street, St Albans (Grade II)
- List entry ID: 1174133, 32 St Peters Street, St Albans (Grade II)
- List entry ID: 1103053, 28 & 30 St Peters Street, St Albans (Grade II)
- List entry ID: 1174089, The Grange, 16 St Peters Street, St Albans (Grade II*)
- List entry ID: 1103051, Waterend Barn, St Peters Street, St Albans (Grade II)
- List entry ID: 1347162, Little Barn, St Peters Street, St Albans (Grade II)
- List entry ID: 1174646, 19 & 21 Victoria Street, St Alban (Grade II)
- List entry ID: 1173192, Marlborough Buildings, Hatfield Road, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT16034: 34 ST PETER'S STREET, ST ALBANS, Mid 18th century town house
2. MHT15940: 32 ST PETER'S STREET, ST ALBANS, Early 18th century brick town house
3. MHT15563: WATEREND BARN, ST PETER'S STREET, ST ALBANS, Two timber-framed barns brought from Waterend and Great Hornead, and re-erected in St Albans town centre in the 20th century for public use
4. MHT31216: FRIENDS' BURIAL GROUND, VICTORIA STREET, ST ALBANS, Small long-standing Quaker burial ground
5. MHT9908: SITE OF STRAW HAT FACTORIES, VICTORIA STREET, ST ALBANS, Complex of 19th to 20th century workshops at the Marlborough Road junction
6. MHT11431: MARLBOROUGH ALMSHOUSES, HATFIELD ROAD, ST ALBANS, 1736 almshouses built by the Duchess of Marlborough
7. MHT30768: SITE OF ST PETER'S SCHOOL, HATFIELD ROAD, ST ALBANS, Small 1834 parish school, rebuilt as a Board School in 1881; later known as Pemberton Primary School
8. MHT15939: THE GRANGE, 16 ST PETER'S STREET, ST ALBANS, Mid 18th century town house
9. MHT31216: FRIENDS' BURIAL GROUND, VICTORIA STREET, ST ALBANS, Small long-standing Quaker burial ground
10. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area to some degree, and there would be some impact on the setting of the nearby listed Marlborough Almshouses and the adjacent locally listed Alban Arena; and there would potentially be impacts to the setting of listed buildings fronting St Peter's Street to some degree. As a result of intervening development it may be the case that the significance of other designated heritage assets (including the nationally important heritage assets lying to the south west of the study area) would not be significantly affected. However, depending on the height of a development proposal at the site it may be the case that views of historic skyline features could be affected, and assessment of potential impacts in this regard may be necessary.

Cartographic evidence shows a series of properties along Bricket Road; if deposits survive within the site these are likely to date to the medieval and post medieval period. A number of cemeteries are recorded in the immediate area, and these originally may have extended into the allocation area.

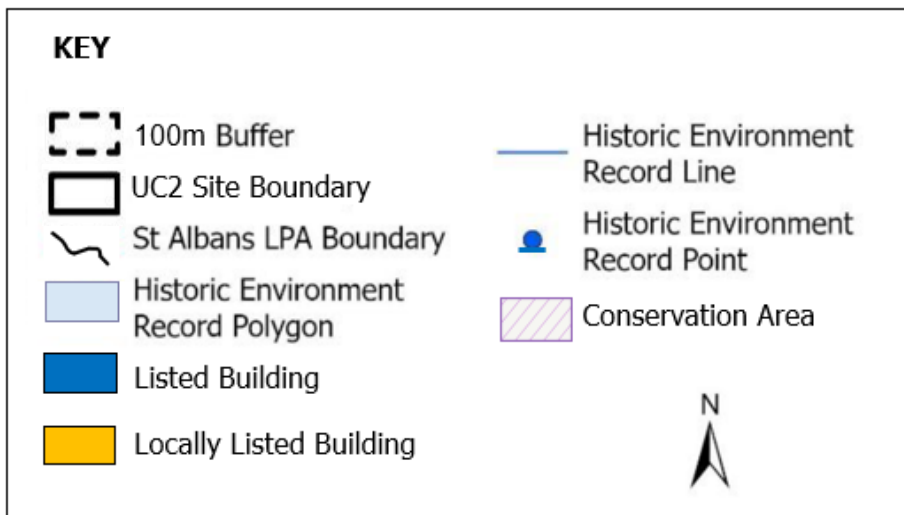
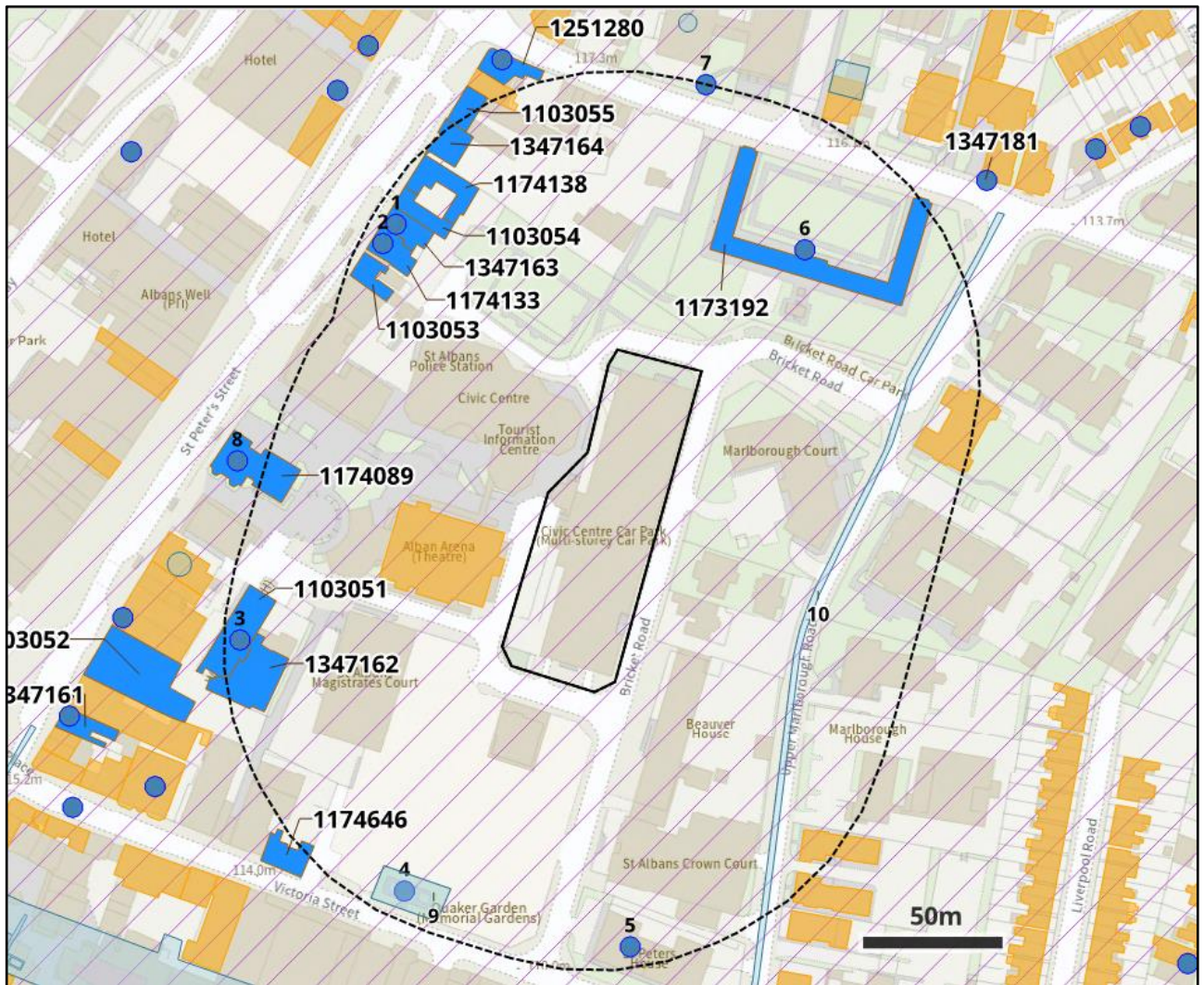
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within St Albans Conservation Area and close to a number of listed and locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including potential impacts on views of skyline features (see also Policy DES6 – Building Heights); and an appropriate archaeological desk-based assessment with further field evaluation as required, which may potentially include post-demolition evaluation.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC3	Site Name:	London Road Car Park, London Road, St Albans, AL1 1NG
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Site Summary

The site covers an area of 0.53ha and the Draft Local Plan proposes 36 residential units on the site (indicative). It is currently an open car park in St Albans city centre and surrounded by built development. The site is located within St Albans Conservation Area Character Area 4d: Holywell Hill/ Sopwell Lane. It lies to the rear of a number of adjacent locally listed buildings, and to the west and within the study area fronting Holywell Hill lies a row of listed buildings including a Grade II* listed public house 'The White Hart'.

Beyond Holywell Hill to the west lies the Grade 1 listed St Albans Abbey and the associated 'Site of conventual buildings at St Albans Abbey' Scheduled Monument, and a great many other important heritage assets lie beyond the study area to the west, south west and north west.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1425776, War Memorial Plaque Attached to 11 Pageant Road, St Albans (Grade II)
- List entry ID: 1425759, War Memorial Plaque Attached to 34 and 36 Albert Street, St Albans (Grade II)
- List entry ID: 1103013, 29 (Listed as 27a) Holywell Hill, St Albans (Grade II)
- List entry ID: 1251301, 27 Holywell Hill, St Albans (Grade II)
- List entry ID: 1347142, The White Hart, 23-25 Holywell Hill, St Albans (Grade II*)
- List entry ID: 1103094, 19 & 21 Holywell Hill, St Albans (Grade II)
- List entry ID: 1103093, 13-17 Holywell Hill, St Albans (Grade II)
- List entry ID: 1103092, 11 Holywell Hill, St Albans (Grade II)
- List entry ID: 1347141, Cottage behind 11 Holywell Hill, St Albans (Grade II)
- List entry ID: 1103091, 7 & 9 Holywell Hill, St Albans (Grade II)
- List entry ID: 1103090, 5 Holywell Hill, St Albans (Grade II)
- List entry ID: 1103134, 3 Holywell Hill, St Albans (Grade II)
- List entry ID: 1296296, 1 Holywell Hill, St Albans (Grade II)
- List entry ID: 1173541, Front Walls & Gate to 11 London Road, St Albans (Grade II)
- List entry ID: 1103104, 11 London Road, St Albans (Grade II)
- List entry ID: 1262802, 14-16 Holywell Hill, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT7079: SITE OF A STRAW HAT FACTORY, CHEQUER STREET, ST ALBANS, 19th century straw hat workshop in a rear yard
2. MHT16385: 11 LONDON ROAD, ST ALBANS, 1830s villa, attributed to George Smith
3. MHT7075: SITE OF STRAW HAT FACTORY, LONDON ROAD, ST ALBANS, 19th century straw hat factory, apparently closed by 1898
4. MHT7078: SITE OF THE HOLYWELL BREWERY, HOLYWELL HILL, ST ALBANS, Remains of 19th century brewery, which incorporated a 17th century or earlier house
5. MHT16400: 3 HOLYWELL HILL, ST ALBANS, 17th century town house with smart early 18th century brick front partly rebuilt in the late 18th century
6. MHT15200: DOLPHIN COTTAGE, 9 DOLPHIN YARD, HOLYWELL HILL, ST ALBANS, Post-medieval cottage in one of the yards on the east side of Holywell Hill; timber-framed inside 19th century brick
7. MHT16530: 13-21 HOLYWELL HILL, ST ALBANS, The Saracen's Head public house, in origin a row of 16th century houses
8. MHT15933: THE WHITE HART HOTEL, 23-25 HOLYWELL HILL, ST ALBANS, Post-medieval coaching inn within two timber-framed buildings, one of which was the late medieval Hartshorn inn
9. MHT12133: LINE OF THE HOUNDSPATH, BERNARD'S HEATH TO SOPWELL BARS, ST ALBANS,
10. MHT6: ST ALBANS MEDIEVAL & POST-MEDIEVAL TOWN, 12th century market town ruled by the abbey, with facilities for pilgrims and later visitors
11. MHT14589: SITE OF MEDIEVAL BUILDING, NEW KENT ROAD, ST ALBANS
12. MHT14721: POST-MEDIEVAL OCCUPATION, 1B-D LONDON ROAD, ST ALBANS
13. MHT14616: SITE OF THE CROSS KEYS, LONDON ROAD, ST ALBANS, Medieval inn, demolished when the London Road was built at the end of the 18th century
14. MHT14614: 7-9 HOLYWELL HILL, ST ALBANS, The Seven Stars PH
15. MHT14676: MEDIEVAL DITCH, RYDER SEED HALL, HOLYWELL HILL, ST ALBANS

16. MHT14643: POSSIBLE SITE OF MEDIEVAL BUILDING, HOLYWELL HILL, ST ALBANS
 17. MHT14677: MEDIEVAL GARDENS, RYDER SEED HALL, HOLYWELL HILL, ST ALBANS, Probable garden plots with pits and other features, including a stone wall foundation, on the east side of the hill
 18. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area to some degree, and there would be some impact on the setting of adjacent locally listed buildings and potentially impacts to the setting of listed buildings fronting Holywell Hill to some degree. As a result of intervening development and the enclosed nature of the site, impacts beyond the 100m study area may be limited. However, depending on the height of a development proposal at the site it may be the case that views of historic skyline features could be affected, and assessment of potential impacts in this regard may be necessary. The significance and setting of other above-ground designated heritage assets (including the nationally important heritage assets lying to the west, north west and south west of the study area) could be affected to some degree by development, and a detailed heritage impact assessment of a planning application proposal would need to assess all impacts.

In relation to below-ground heritage assets, the site lies within the Saxon, Medieval and post medieval town and has the potential of having surviving deposits associated to the development of the town. The Scheduled Monument and listed building complex at the Cathedral needs to be considered in any heritage statement and Masterplanning work. Cartographic evidence indicates this site has remained undeveloped since the post-medieval period, apart from the present car park, so there is the potential of good survival of deposits.

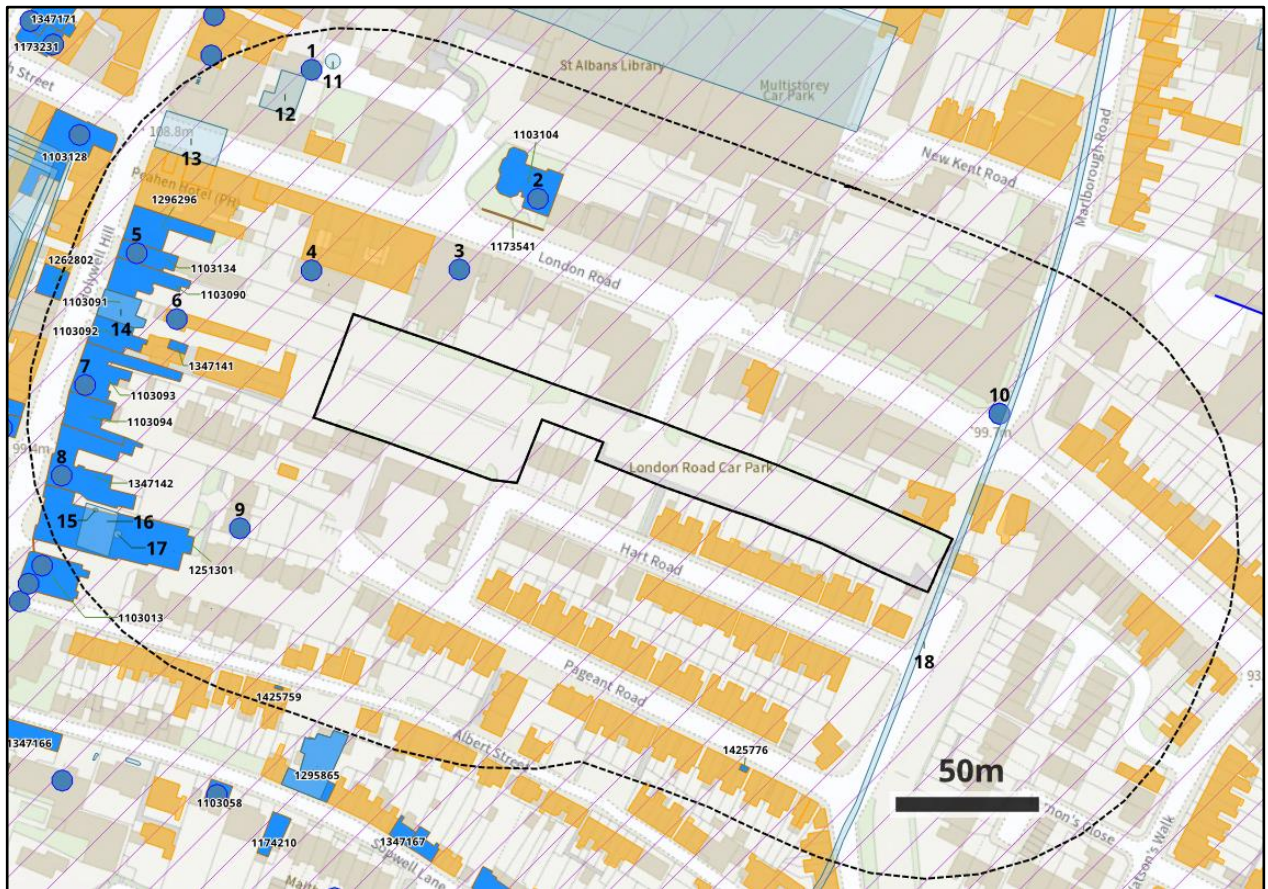
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within St Albans Conservation Area and close to a number of listed and locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets. Furthermore, the significance and setting of other designated heritage assets (including the nationally important heritage assets lying to the west, north west and south west of the study area) could be affected to some degree by development, and a detailed heritage impact assessment and archaeological assessment of a planning application proposal would need to assess all impacts.










Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including potential impacts on views of skyline features (see also Policy DES6 – Building Heights); and an appropriate archaeological desk-based assessment with further field evaluation.


The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	100m Buffer		Historic Environment Record Line
	UC3 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		
	Listed Building		
	Locally Listed Building		

N


Allocation Ref:	UC4	Site Name:	Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU
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Site Summary

The site covers an area of 0.24ha and the Draft Local Plan proposes 16 residential units on the site (indicative). It is currently an open car park area to the rear of offices in St Albans city centre. The site is enclosed by built development to all sides. The site is located within St Albans Conservation Area Character Area 4b: Hatfield Road and the Office Core. It lies to the rear of locally listed buildings which are located to both the west and north sides; and it lies south east of the Grade II listed Marlborough Almshouses and Milepost outside 11 Hatfield Road. There are a number of other non-designated heritage assets within the study area to the south and to the north.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1347181, Milepost outside 11 Hatfield Road, St Albans (Grade II)
- List entry ID: 1173192, Marlborough Buildings, Hatfield Road, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT11431: MARLBOROUGH ALMSHOUSES, HATFIELD ROAD, ST ALBANS, 1736 almshouses built by the Duchess of Marlborough
2. MHT5022: MILESTONE, OPPOSITE MARLBOROUGH ALMSHOUSES, HATFIELD ROAD, ST ALBANS, Hatfield-Reading Turnpike Trust
3. MHT30537: ELECTRICITY SUBSTATION, ST PETER'S ROAD, ST ALBANS, Earlier 20th century brick substation of typical design and materials
4. MHT18807: ST PETER'S ALMSHOUSES, ST PETER'S ROAD, ST ALBANS, Later 19th century almshouses built by a vicar of St Peter's Church
5. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area to some degree, and there would be some impact on the setting of the nearby locally listed buildings. As a result of intervening development it may be the case that the significance of other heritage assets would not be significantly affected by development of this site. However, depending on the height of a development proposal at the site it may be the case that views of historic skyline features could be affected, and assessment of potential impacts in this regard may be necessary.

In relation to archaeology, the site lies outside of the main medieval town area of St Albans; the area does not appear to have been developed during the post medieval period. It lies outside town defences but there may be earlier deposits on site, as it has had little disturbance apart from the modern car park surface.

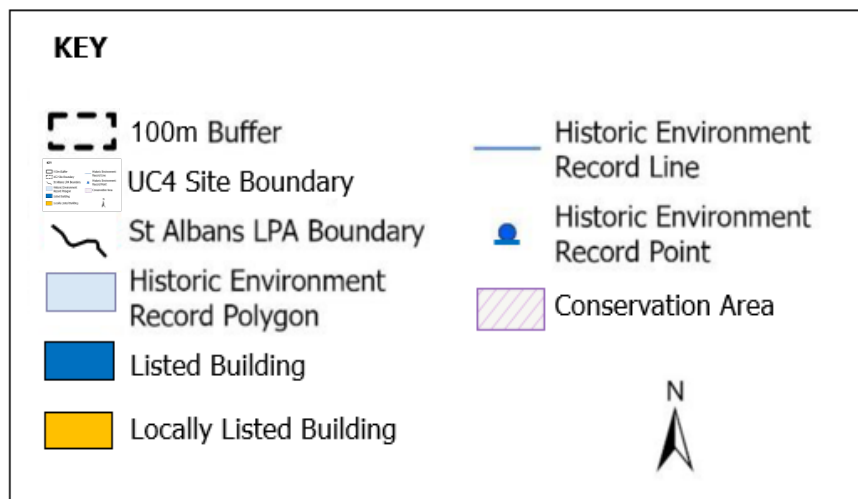
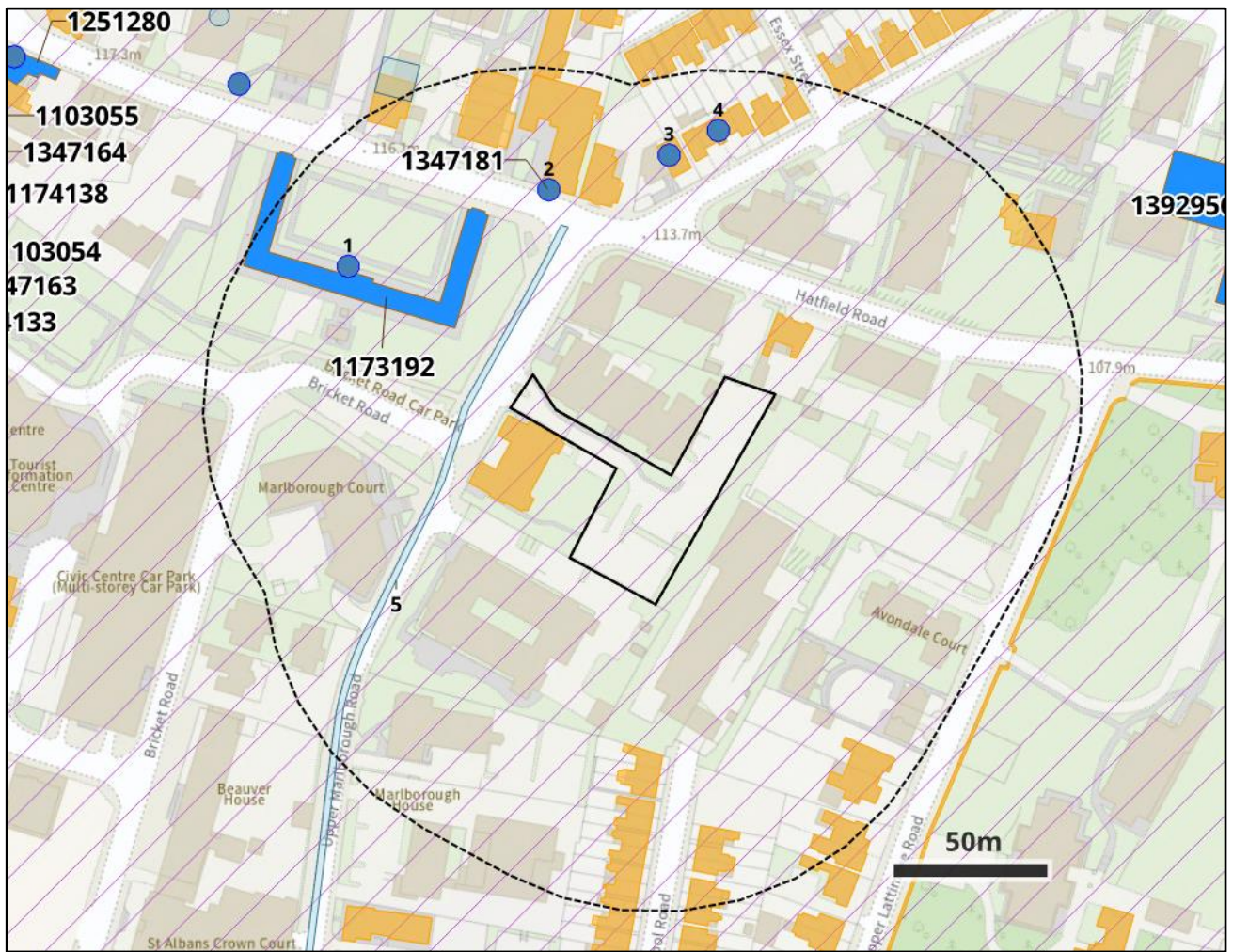
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within St Albans Conservation Area and close to listed and locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including potential impacts on views of skyline features (see also Policy DES6 – Building Heights); and an appropriate archaeological desk-based assessment with further field evaluation if required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC7	Site Name:	5 Spencer Street, St Albans, AL3 5EH
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Site Summary

The site covers an area of 0.19ha and the Draft Local Plan proposes 27 residential units on the site (indicative). It is currently a large former retail unit in St Albans city centre. The site is located within St Albans Conservation Area Character Area 4a: The Commercial Centre. It lies directly adjacent and to the rear of Grade II listed buildings which front Market Place to the east side, and which front Dagnall Street to the south side; there are other Grade II listed buildings nearby which front Market Place, plus the nearby Grade II* listed former Town Hall building. From the HER, within the site itself lie records of a medieval cesspit and well, and of a Wesleyan chapel. Directly to the west lies the locally listed Dagnall Street Baptist Church and to the north lies a row of locally listed terraced buildings. There are a number of other listed and locally listed buildings and HER sites within the study area to all sides.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1103063, 26 & 28 Spencer Street, St Albans (Grade II)
- List entry ID: 1174513, 30 Spencer Street, St Albans (Grade II)
- List entry ID: 1103034, 40 Verulam Road, St Albans (Grade II)
- List entry ID: 1347192, 25 Verulam Road, St Albans (Grade II)
- List entry ID: 1296151, 3-11 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1251325, 18 Upper Dagnall Street, St Albans (Grade II)
- List entry ID: 1103116, 3, 5 & 7 French Row, St Albans (Grade II)
- List entry ID: 1347113, 7 & 9 French Row, St Albans (Grade II)
- List entry ID: 1173638, 11 Market Place, St Albans (Grade II)
- List entry ID: 1103111, 13 Market Place, St Albans (Grade II)
- List entry ID: 1103112, 17 & 19 Market Place, St Albans (Grade II)
- List entry ID: 1103067, 21 & 21a Market Place, St Albans (Grade II)
- List entry ID: 1103068, 23 & 23a Market Place, St Albans (Grade II)
- List entry ID: 1103029, 6 Upper Dagnall Street, St Albans (Grade II)
- List entry ID: 1347191, 2 & 4 Upper Dagnall Street, St Albans (included in 25 Market Place) (Grade II)
- List entry ID: 1103069, 25 Market Place, St Albans (& 2, 4, 6 Upper Dagnall Street) (Grade II)
- List entry ID: 1347170, 27 Market Place, St Albans (Grade II)
- List entry ID: 1103070, 31-37 Market Place, St Albans (Grade II)
- List entry ID: 1103045, 1 & 3 St Peters Street, St Albans (Grade II)
- List entry ID: 1103052, 10-12 St Peters Street, St Albans (Grade II)
- List entry ID: 1347161, 6 St Peters Street, St Albans (Grade II)
- List entry ID: 1296135, Town Hall, Market Place, St Albans (Grade II*)
- List entry ID: 1103062, Rear of 32 & 34 Market Place, St Albans (Grade II)
- List entry ID: 1347172, 30 & 32 Market Place, St Albans (Grade II)
- List entry ID: 1103072, 26 Market Place, St Albans (Grade II)
- List entry ID: 1347180, 14 Chequer Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT16408: MEDIEVAL FEATURES, UPPER DAGNALL STREET, ST ALBANS, Pits including a cesspit and well
2. MHT30686: SITE OF METHODIST CHAPEL, DAGNALL STREET, ST ALBANS, 1842 Wesleyan chapel with grand apsidal end, which survived within a 20th century printing works until 1970
3. MHT15368: 'THE MOOT HALL', 25 MARKET PLACE, ST ALBANS, Later 15th to 16th century building used as the Town Hall until 1831
4. MHT31213: 31-37A MARKET PLACE, ST ALBANS, 16th century timber-framed house with later north range, given a smart brick façade and internal alterations in the late 17th or early 18th century
5. MHT16380: THE TOWN HALL, ST PETER'S STREET, ST ALBANS, George Smith's grand 1829 town hall
6. MHT6175: SITE OF THE MEDIEVAL MOOT HALL, ST PETERS STREET, ST ALBANS, Civic building associated with the 1381 Peasants' Revolt
7. MHT16377: SITE OF THE CLARKE ALMSHOUSES, ST PETER'S STREET, ST ALBANS, Early 17th century almshouses, demolished in 1829 to make way for the new Town Hall

8. MHT16378: 30-32 MARKET PLACE, ST ALBANS, Later 17th century house and butcher's shop in the marketplace
9. MHT15938: 6 ST PETER'S STREET, ST ALBANS, 18th century house with a 16th century timber-framed wing
10. MHT16376: SITE OF ALMSHOUSES, ST PETER'S STREET, ST ALBANS, Three small dwellings for poor widows, a foundation set up in 1509; demolished in 1781
11. MHT16417: MEDIEVAL FIGURINE, VICTORIA STREET, ST ALBANS, Madonna and Child, in clunch
12. MHT17730: THE BELL, 22 CHEQUER STREET, ST ALBANS, 19th century public house incorporating structural elements of a medieval and later inn
13. MHT30378: THE BAT & BALL, 14 CHEQUER STREET, ST ALBANS, 16th century building, once part of the Half Moon, given a new façade in the 19th century and now a shop
14. MHT30687: DAGNALL STREET BAPTIST CHURCH, UPPER DAGNALL STREET, ST ALBANS, Early 18th century Baptist chapel, rebuilt in 1885
15. MHT31218: SITE OF DAGNALL LANE FRIENDS' MEETING HOUSE AND BURIAL GROUND, DAGNALL STREET/SPENCER STREET, ST ALBANS, 18th century meeting house and burial ground, with earlier origins
16. MHT31217: BRITISH SCHOOL, 49 SPENCER STREET, ST ALBANS, 1846 British School, now used as offices
17. MHT18302: LATE MEDIEVAL PIT, RUSSELL AVENUE, ST ALBANS, Rubbish pit containing pottery dating to c.1500
18. MHT14587: MEDIEVAL TIMBER-FRAMED BUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard, Area A property 3
19. MHT14622: MEDIEVAL PIT, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard Area C, property 7
20. MHT14586: LATE MEDIEVAL BUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard, Area C property 7
21. MHT14596: MEDIEVAL OVEN, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard, Area F
22. MHT14585: MEDIEVAL OUTBUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard, Area B property 3, Building 3
23. MHT14583: MEDIEVAL TIMBER-FRAMED BUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard Area B, property 3, Building 1
24. MHT14582: POSSIBLE MEDIEVAL BUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard Area B property 3, Building 0
25. MHT14584: MEDIEVAL TIMBER-FRAMED BUILDING, CHRISTOPHER PLACE, ST ALBANS, Gentle's Yard, Area B property 3, Building 2
26. MHT14615: THE CHRISTOPHER INN, 3-9 FRENCH ROW, ST ALBANS, 15th century purpose-built inn
27. MHT14619: SITE OF THE HALF MOON INN, 12 CHEQUER STREET, ST ALBANS, The larger part of a 16th century timber-framed building, divided by the early 18th century; demolished in 1984
28. MHT14630: EARLY LEVELS OF CHEQUER STREET, ST ALBANS
29. MHT7077: SITE OF ST ALBANS BREWERY, CHEQUER STREET, ST ALBANS, 1776 brewery, of which only the 1887 brewery house survives
30. MHT14553: MEDIEVAL BOUNDARY DITCH, CHEQUER STREET, ST ALBANS, Mid 12th century boundary fronting the earliest burgage plots
31. MHT14573: MEDIEVAL BUILDING, 24-26 CHEQUER STREET, ST ALBANS
32. MHT14600: MEDIEVAL OVENS, 24-26 CHEQUER STREET, ST ALBANS
33. MHT14599: MEDIEVAL OVEN, 24 CHEQUER STREET, ST ALBANS
34. MHT14572: MEDIEVAL BUILDING, 24 CHEQUER STREET, ST ALBANS

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area and adjacent Grade II listed buildings to some degree; and there would be some impact on the setting of the other adjacent listed locally listed buildings. There would potentially be impacts to the setting of other listed buildings fronting Market Street to some degree, and there may be further townscape-related implications of development. There is potential for development of the site to impact on non-designated below-ground heritage assets, including within the site itself; an archaeological assessment is required in order to understand likely impacts. As a result of intervening development it may be the case that the significance of other heritage assets (including the nationally important heritage assets lying to the south of the study area) would not be significantly affected. However, depending on the height of a development proposal at the site, it may be the case that views of historic skyline features could be affected, particularly when viewed from Verulamium Park, and assessment of potential impacts in this regard may be necessary.

The site lies within the core of the medieval town and deposits have already been found within it. Cartographic evidence indicates extensive buildings present on the site which if surviving will require open area excavation.

Recommendations / Mitigation:

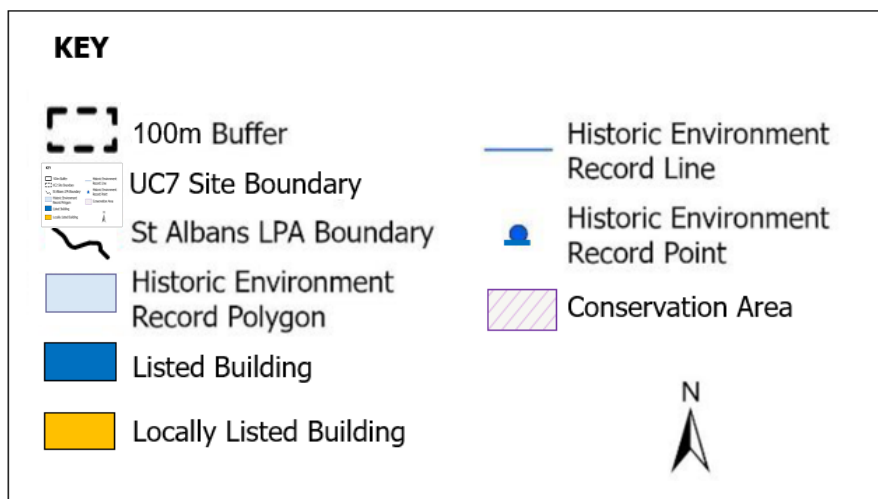
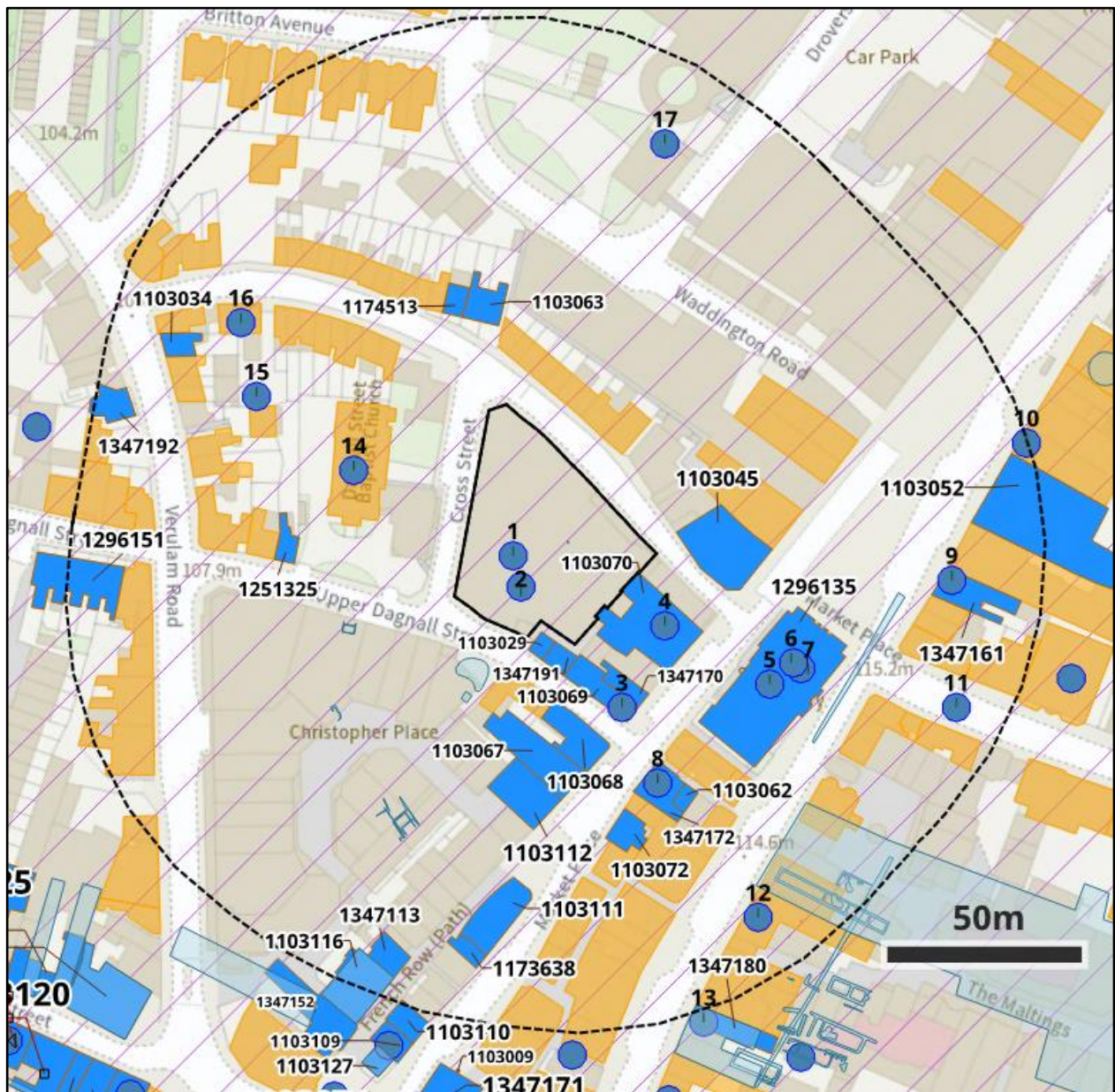
There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within St Albans Conservation Area and adjacent or close to a number of listed and locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including potential impacts on views of skyline features particularly when viewed from Verulamium Park (see also Policy DES6 – Building Heights); and an appropriate archaeological desk-based assessment (DBA) with further field evaluation. The DBA should assess the level of below-ground impact from the present building; if space is available then pre-determination evaluation within the present building should be undertaken, however if impossible then the field evaluation would comprise post-determination trial trenching once the building is levelled only to ground level.

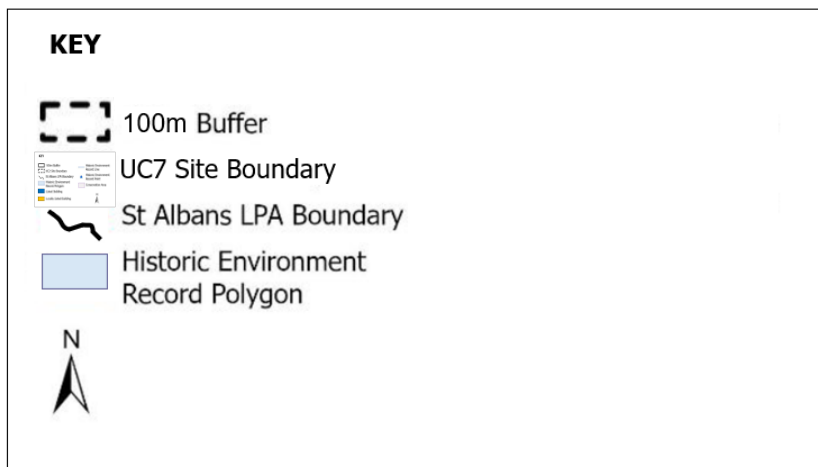
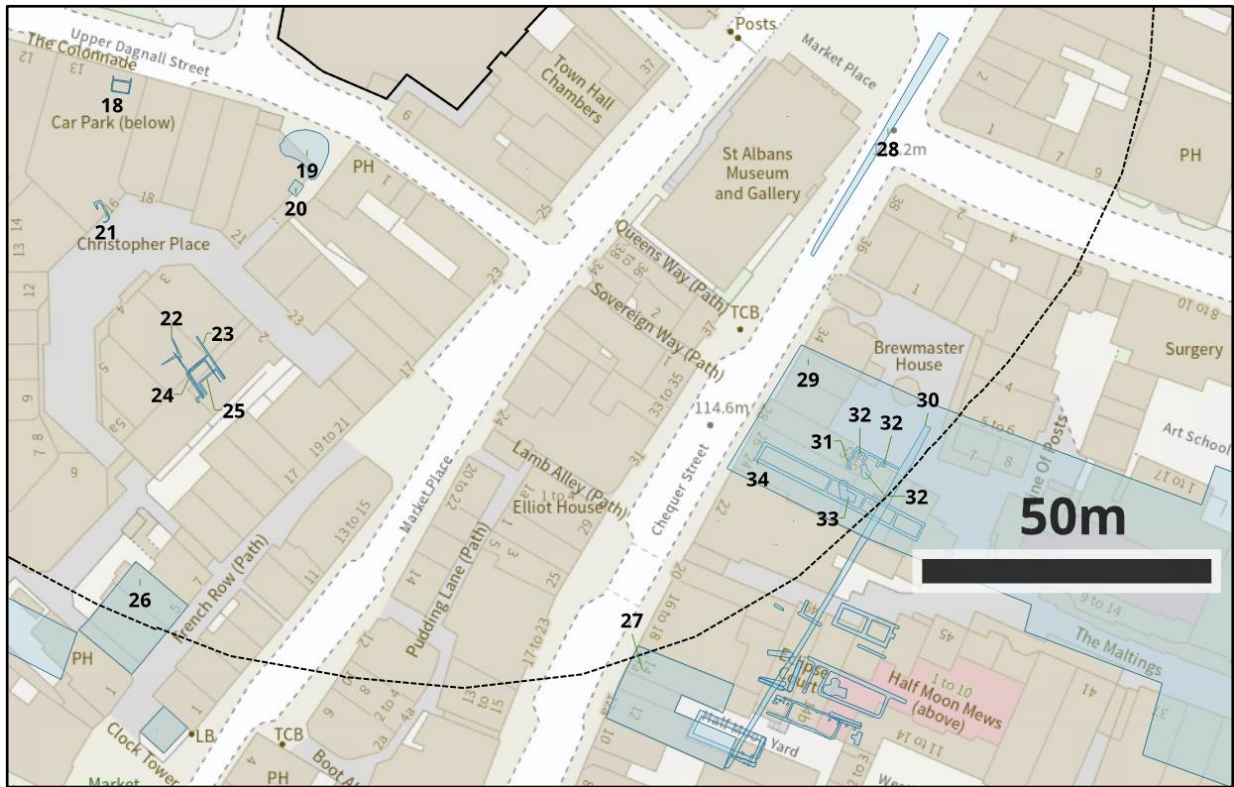
Furthermore, a future application should be accompanied by a townscape analysis of the surrounding streetscenes.

The assessments should be proportionate and undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map 1



Map 2



Allocation Ref:	UC8	Site Name:	Public Hall, 6 Southdown Road, Harpenden
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Site Summary

The site covers an area of 0.26ha and the Draft Local Plan proposes 24 residential units on the site (indicative). It comprises a large former public halls building with open areas to front and rear, located in Harpenden town centre. The site is located within Harpenden Conservation Area in Identity Area L – Development surrounding the Common, and it occupies a relatively prominent location fronting the Common. It lies adjacent to and attached to the Grade II* listed Harpenden Hall to the south east side; and Grade II listed No. 2 Southdown Road lies to the north west side. There are a number of locally listed buildings and HER sites in close proximity within the study area, and further afield there are a number of listed and locally listed buildings and HER sites; including a number of Grade II listed buildings fronting the Common on the opposite (west) side, the Grade II* listed Harpenden House Hotel to the south east side and the Grade II listed Harpenden Methodist Church to the north west side.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Harpenden Conservation Area
- List entry ID: 1103002, Harpenden Hall, Southdown Road, Harpenden (Grade II*)
- List entry ID: 1295770, Garden Wall Gateposts & Gates enclosing front garden, Harpenden Hall, Southdown Road, Harpenden (Grade II)
- List entry ID: 1174441, 2 Southdown Road, Harpenden (Grade II)
- List entry ID: 1346865, Harpenden Methodist Church, High Street, Harpenden (Grade II)
- List entry ID: 1174406, Wellington House, Leyton Green, Harpenden (Grade II)
- List entry ID: 1347177, 7 Leyton Green, Harpenden (Grade II)
- List entry ID: 1174412, 15 Leyton Road, Harpenden (Grade II)
- List entry ID: 1102996, The Inn on the Green PH, 18 Leyton Road, Harpenden (Grade II)
- List entry ID: 1174416, 20 Leyton Road, Harpenden (Grade II)
- List entry ID: 1102997, 21 Leyton Road, Harpenden (Grade II)
- List entry ID: 1295759, 27 Leyton Road, Harpenden (Grade II)
- List entry ID: 1103003, 15 Southdown Road, Harpenden, including front wall and railings (Grade II)
- List entry ID: 1174446, 16 Southdown Road, Harpenden (Grade II)
- List entry ID: 1347178, Harpenden House Hotel, Southdown Road, Harpenden (II*)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT5477: LETTER BOX, STATION ROAD, HARPENDEN
2. MHT18659: HARPENDEN POST OFFICE, 9 STATION ROAD, HARPENDEN, 1928 town post office in a style known as 'Post-Office Georgian'
3. MHT9747: SITE OF HOME FARM, HIGH STREET, HARPENDEN, Post-medieval farmstead in the High Street; demolished in 1894
4. MHT10471: THE GEORGE HOTEL, HIGH STREET, HARPENDEN, The oldest recorded inn in Harpenden, documented from 1507, and rebuilt in the late 19th century
5. MHT9494: HALL HOUSE, 2 SOUTHDOWN ROAD, HARPENDEN, Late medieval timber-framed hall house with wall paintings added c.1600
6. MHT7059: SITE OF FIRE ENGINE HOUSE, SOUTHDOWN ROAD, HARPENDEN
7. MHT9493: HARPENDEN HALL (BLAKESLEYS), HARPENDEN, 16th century country house, altered in the later 17th century
8. MHT10467: SUPPOSED SITE OF POST-MEDIEVAL BUTTS, HARPENDEN COMMON
9. MHT5472: CENTRAL RAILWAY STATION, HARPENDEN, 1868 Midland Railway station
10. MHT5590: RAILWAY BRIDGE OVER STATION ROAD, HARPENDEN
11. MHT18487: SITE OF METHODIST CHAPEL, LEYTON ROAD, HARPENDEN, 1838 Wesleyan chapel, rebuilt in 1886 and converted into a cinema in 1929
12. MHT13500: WORLD WAR II AIR RAID SHELTERS, LEYTON GREEN, HARPENDEN, Pair of underground shelters beneath the Green
13. MHT10545: INDEPENDENT CHAPEL, AMENBURY LANE, HARPENDEN, 1840 chapel, now in commercial use
14. MHT10458: BENNETTS, 21 LEYTON ROAD, HARPENDEN, 17th century timber-framed house, possibly always called Bennetts

- 15. MHT10456: BRITISH SCHOOL, PARK HALL, HARPENDEN, 1850 village school used by Nonconformists and Anglicans
- 16. MHT2867: 27 LEYTON ROAD, HARPENDEN COMMON, HARPENDEN, The Bull inn, purpose-built in the late 16th century; in private ownership since the 19th century
- 17. MHT7014: SITE OF HAT FACTORY AND OILSKIN WORKS, ST ALBANS ROAD, HARPENDEN, Heathfield Lodge, an 18th century house used as a factory from the mid 19th century until it burnt down in 1916
- 18. MHT10469: THE SILVER CUP PUBLIC HOUSE, ST ALBANS ROAD, HARPENDEN, 19th century pub built by the finishing post on Harpenden racecourse
- 19. MHT10444: POSSIBLE SITE OF BALAAMS HOUSE, BAA-LAMB TREES, HARPENDEN COMMON, Circular earthwork which may relate to a lost 17th century house
- 20. MHT17273: HARPENDEN HOUSE HOTEL (WELCOMBE), SOUTHDOWN ROAD, HARPENDEN, 17th century timber-framed house updated in the early 18th century to a fashionable gentry house; a hotel since the later 20th century
- 21. MHT30888: FRIENDS' MEETING HOUSE, 12 SOUTHDOWN ROAD, HARPENDEN, Built as the Harpenden Lecture Institute & Reading Club in 1887, and converted to a Quaker meeting house in 1933
- 22. MHT13649: HARPENDEN BOARD SCHOOL, VAUGHAN ROAD, HARPENDEN, 1896-7 School Board building, with 1907 workshop
- 23. MHT7020: SITE OF BREWERY AND WAVERLEY KNITTING MILLS, HIGH STREET, HARPENDEN
- 24. MHT7019: SITE OF PEACOCK BREWERY, HIGH STREET, HARPENDEN

Assessment

Development of the site is considered likely to impact to some degree on the Harpenden Conservation Area, the attached Grade II* listed Harpenden Hall, the setting of the Common including the listed buildings on the opposite (west) side of the Common, and the nearby Grade II listed No. 2 Southdown Road. The existing building is of interest, and an appropriate record of the existing building would be required prior to its redevelopment. As a result of the distance and the intervening development it may be the case that the significance of other designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

The site lies within the medieval town with potential for surviving below ground deposits. There is potential for development of the site to impact on such below-ground heritage assets, and an archaeological assessment would be required in order to understand likely impacts.

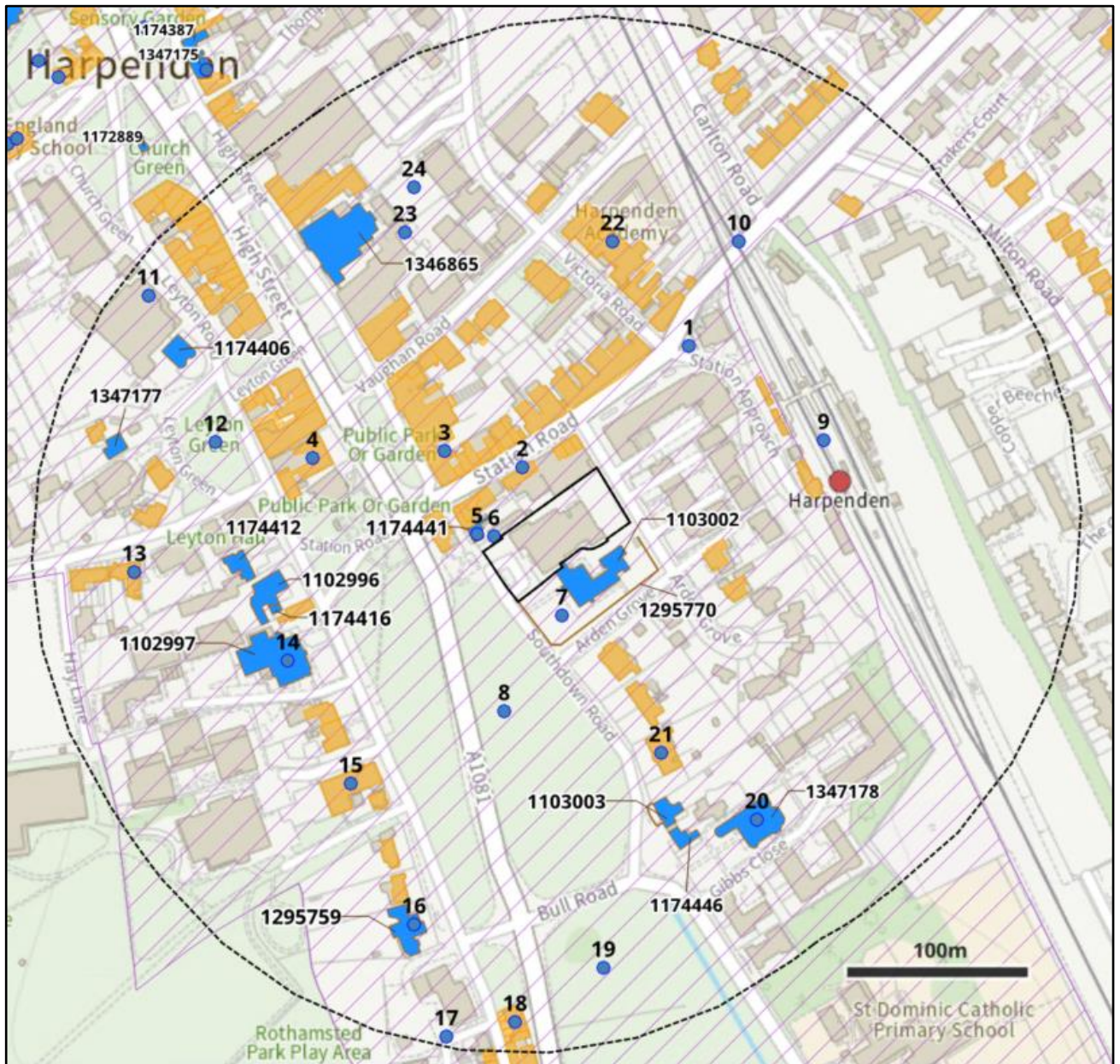
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation, but development proposals must take into consideration any impacts on potentially affected heritage assets; including the Harpenden Conservation Area, the attached Grade II* listed Harpenden Hall, the setting of the Common including the listed buildings on the opposite (west) side of the Common, and the nearby Grade II listed No. 2 Southdown Road.










Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with further field evaluation if required. Furthermore, an appropriate record of the existing building should be undertaken prior to its redevelopment.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	250m Buffer		Historic Environment Record Line
	UC8 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		
	Listed Building		
	Locally Listed Building		

N

Allocation Ref:	UC9	Site Name:	Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD
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Site Summary

The site covers an area of 0.15ha and the Draft Local Plan proposes 9 residential units on the site (indicative). It is currently an open car park area in St Albans city centre. The site is located within St Albans Conservation Area at the eastern edge of Character Area 4d: Holywell Hill/ Sopwell Lane. There are a number of locally listed buildings directly to the west, east and north sides; these comprise mostly rows of Victorian terraced properties but also of note is the locally listed White Hart Tap PH opposite the north west corner of the site. To the south west of the site lies the Grade II listed Hare and Hounds PH, and just beyond the west and south boundaries of the site lies below ground linear HER sites of the Line of the Tonman Ditch or Monks Ditch and the Sir Richard Lee's Boundary Wall. Further afield to the west side lie a number of Grade II listed buildings on Sopwell Lane, and there are a number of other designated and non-designated heritage assets further afield in all directions.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1425776, War Memorial Plaque Attached to 11 Pageant Road, St Albans (Grade II)
- List entry ID: 1103061, 81 & 81a Sopwell Lane, St Albans (Grade II)
- List entry ID: 1347169, 83-89 (odds) Sopwell Lane, St Albans (Grade II)
- List entry ID: 1295719, The White Lion PH, 91 Sopwell Lane, St Albans (Grade II)
- List entry ID: 1103059, The Hare & Hounds PH, 104 Sopwell Lane, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT17157: THE HARE & HOUNDS PH, 104 SOPWELL LANE, ST ALBANS, 17th century or earlier public house with early cellar
2. MHT31516: ST PETER'S SCHOOL, OLD PRIORY PARK, OLD LONDON ROAD, ST ALBANS, 1851 school building, converted to residential use in the late 20th century
3. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars
4. MHT16609: POST-MEDIEVAL GARDENS AT HOLYWELL HOUSE, HOLYWELL HILL, ST ALBANS, Late 17th to early 19th century town house garden
5. MHT14638: LINE OF MEDIEVAL TOWN BOUNDARY (PART), ST ALBANS, From Sopwell Bars to Holywell Bridge
6. MHT14640: SIR RICHARD LEE'S BOUNDARY WALL, LONDON ROAD, ST ALBANS, 16th century boundary wall, containing fragments of medieval masonry salvaged from the abbey after the Dissolution
7. MHT14632: COURSE OF MEDIEVAL HIGHWAY FROM ST ALBANS TO BARNET & LONDON, Viatores' route 167, but without evidence of a Roman origin

Assessment

Development of the site is considered likely to impact on the St Albans Conservation Area to some degree, along with the setting of the adjacent locally listed buildings and the Grade II listed Hare and Hounds PH. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

Development proposals should carefully consider the impact to the street trees, and there may be further townscape-related implications of development.

There is potential for development of the site to impact on below-ground heritage assets, including the below-ground linear HER sites of the Line of the Tonman Ditch or Monks Ditch and the Sir Richard Lee's Boundary Wall; and an archaeological assessment is required in order to understand likely impacts. The site lies just outside the medieval town wall, but is located at one of the towns gateways. Terraced properties used to form the edge of the site, but these are no longer present. The current car park and former terraces would have impacted the archaeological deposits at the site, but evaluation will identify to what extent. There is potential for medieval and post medieval occupation of the site.

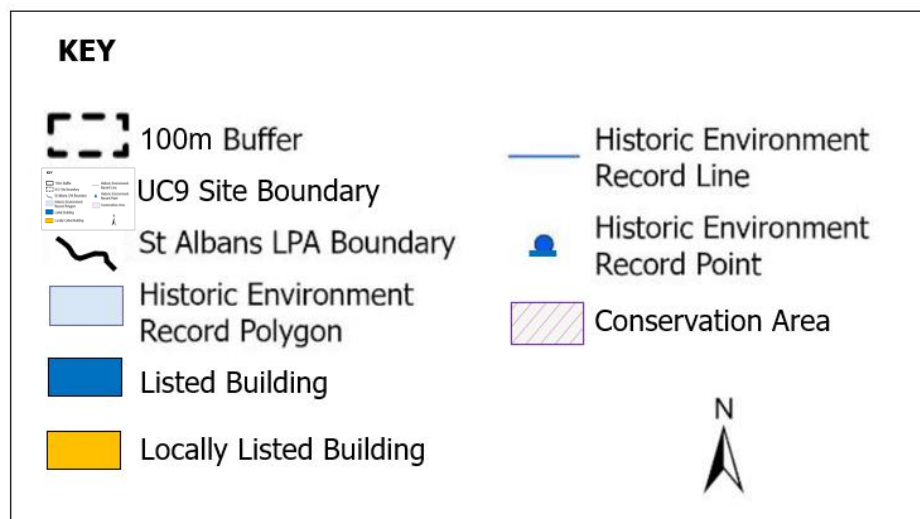
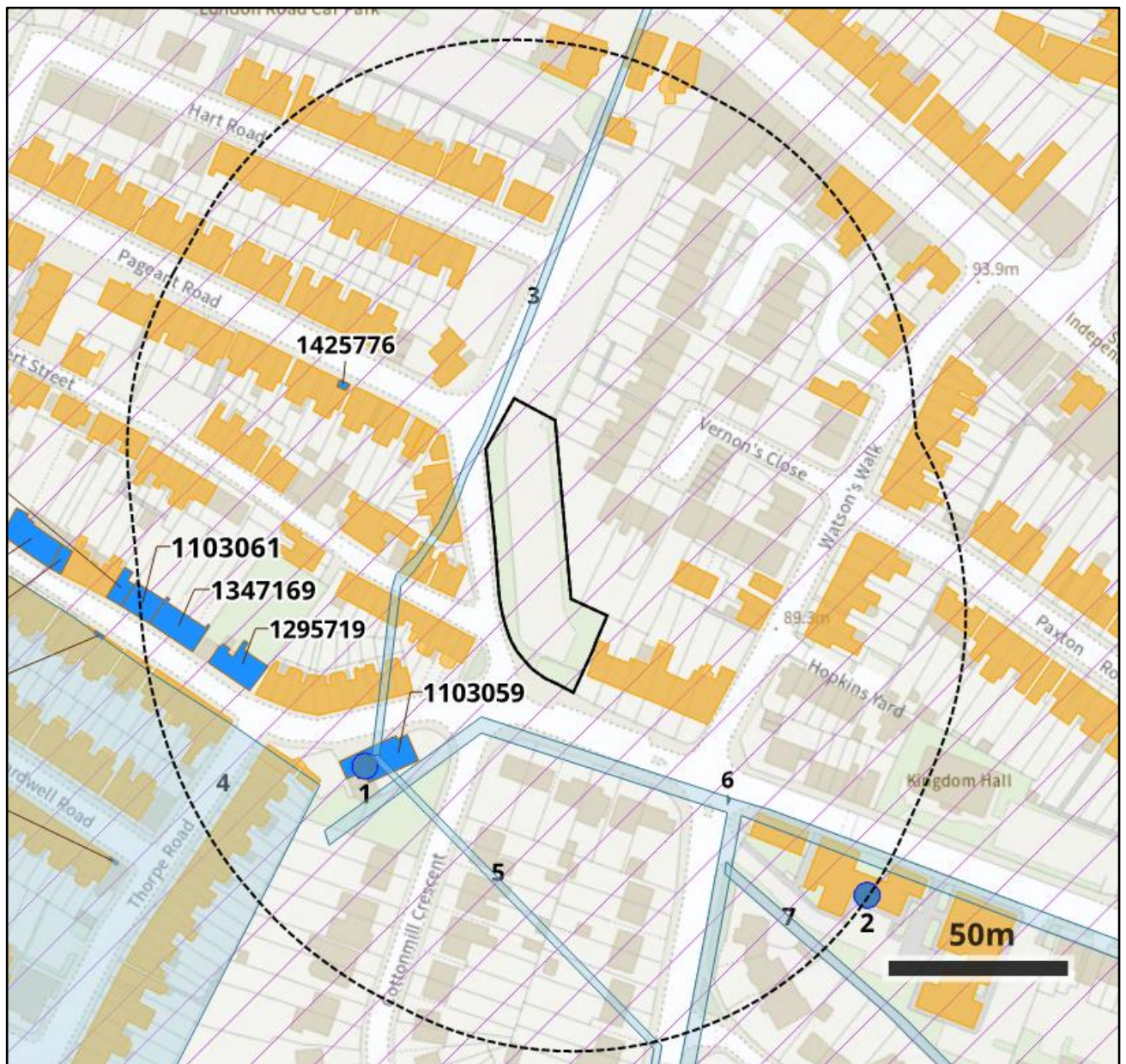
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and close to a number of locally listed and listed buildings and below-ground HER sites, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage and includes a townscape analysis which assesses impacts on urban form; and an appropriate archaeological desk-based assessment with further field evaluation. Furthermore, development proposals should carefully consider the impact to the street trees.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC11	Site Name:	50 Victoria Street, St Albans, AL1 3HZ
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Site Summary

The site covers an area of 0.14ha and the Draft Local Plan proposes 6 residential units on the site (indicative). It comprises a locally listed former Baptist Church fronting Victoria Street plus an access route to the rear, located in St Albans city centre. The site has a relatively narrow frontage and is enclosed by built development to the west and east sides. The site is located within St Albans Conservation Area Character Area 4a: The Commercial Centre. It is attached to another locally listed building to the east side at No. 52, and there are other locally listed buildings further to the east and south east sides. There are a number of other non-designated heritage assets within the study area, including notable HER sites of the site of St Albans Brewery directly to the west side, and the site of Straw Hat Factories on the opposite side of Victoria Street.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT31216: FRIENDS' BURIAL GROUND, VICTORIA STREET, ST ALBANS, Small long-standing Quaker burial ground
2. MHT9908: SITE OF STRAW HAT FACTORIES, VICTORIA STREET, ST ALBANS, Complex of 19th to 20th century workshops at the Marlborough Road junction
3. MHT7077: SITE OF ST ALBANS BREWERY, CHEQUER STREET, ST ALBANS, 1776 brewery, of which only the 1887 brewery house survives
4. MHT6: ST ALBANS MEDIEVAL & POST-MEDIEVAL TOWN, 12th century market town ruled by the abbey, with facilities for pilgrims and later visitors
5. MHT31376: SITE OF 19TH CENTURY ROPEWALK, LATTIMORE ROAD, ST ALBANS, Open ropewalk leading back from the street
6. MHT31376: SITE OF 19TH CENTURY ROPEWALK, LATTIMORE ROAD, ST ALBANS, Open ropewalk leading back from the street
7. MHT7077: SITE OF ST ALBANS BREWERY, CHEQUER STREET, ST ALBANS, 1776 brewery, of which only the 1887 brewery house survives
8. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars
9. MHT31216: FRIENDS' BURIAL GROUND, VICTORIA STREET, ST ALBANS, Small long-standing Quaker burial ground
10. MHT14623: UNDATED EXTRACTION PIT, 62-72 VICTORIA STREET, ST ALBANS

Assessment

The site is in the medieval town area and comprises a locally listed former Baptist Church. Development of the site is considered likely to impact on the locally listed building itself, along with St Albans Conservation Area to some degree, along with the setting of the attached locally listed building. An appropriate record of the locally listed former Baptist Church would be required prior to its redevelopment. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

There is potential for development of the site to impact on non-designated below-ground heritage assets, including the nearby HER sites of the site of St Albans Brewery directly to the west side, and the site of Straw Hat Factories on the opposite side of Victoria Street; although an archaeological assessment would be required in order to understand likely impacts, if below-ground works are proposed. There should be archaeological work undertaken at application stage to assess the impact of any below-ground disturbance beyond the area of the former Baptist Church.

Recommendations / Mitigation:

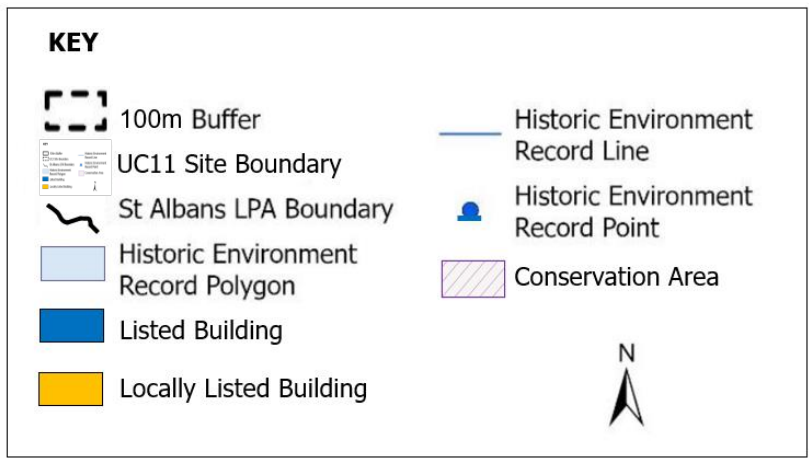
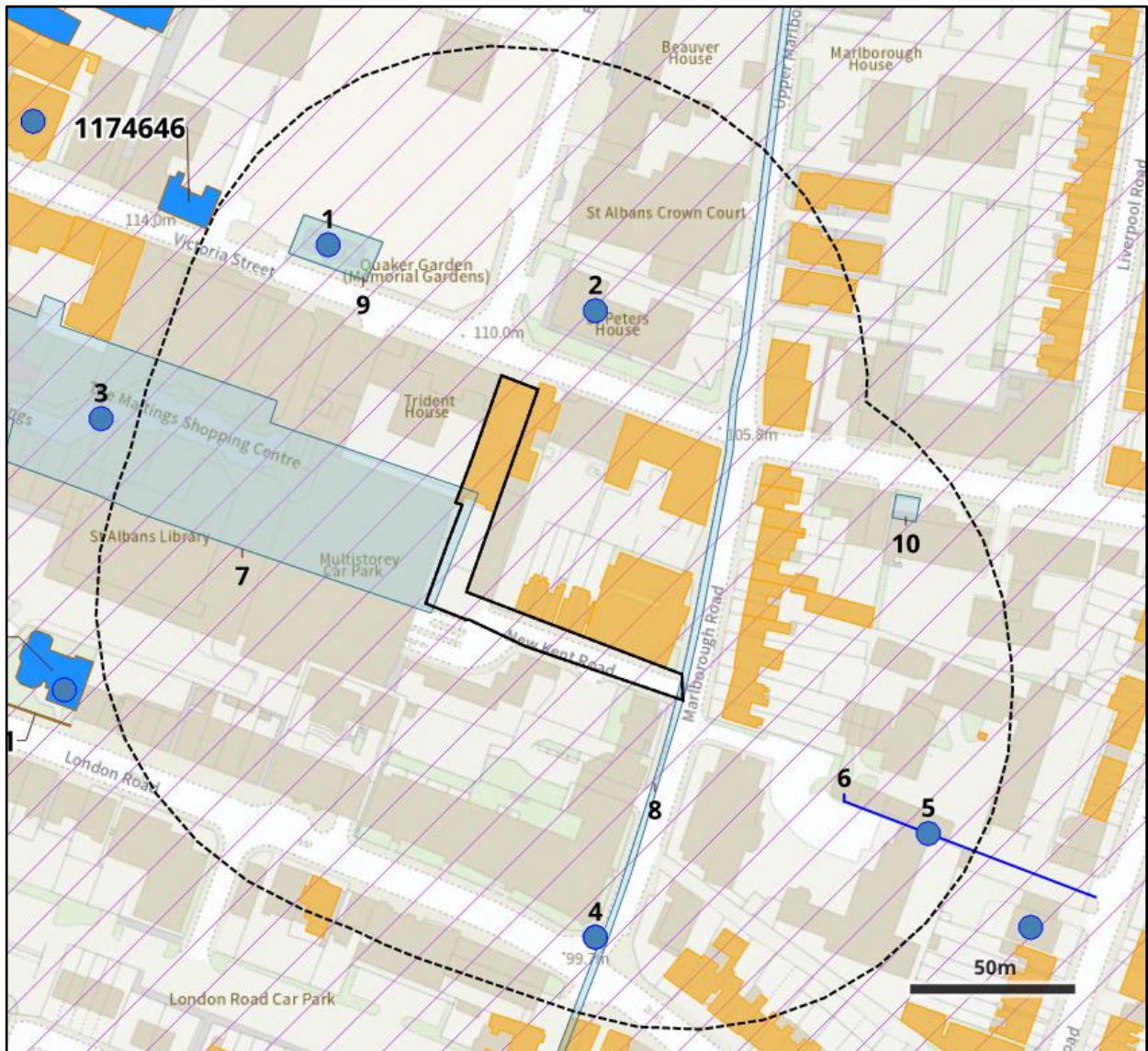
The locally listed building must be retained, and any conversion or extension must be sensitive to its significance. Assuming this, there are no likely impacts on heritage assets that preclude the site's allocation

or which impact on estimated capacity. The site lies within the St Albans Conservation Area and close to a number of other locally listed buildings along with below-ground HER sites, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment which includes assessment of the impact of below-ground disturbance beyond the area of the present church, with further field evaluation if required. Furthermore, an appropriate record of the existing building should be undertaken prior to its redevelopment.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC15	Site Name:	Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ
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Site Summary

The site covers an area of 0.44ha and the Draft Local Plan proposes 32 residential units on the site (indicative). It is currently an open car park in Harpenden town centre adjacent to the mainline railway line to the north east side. The site is located within Harpenden Conservation Area Identity Area G: Station Road. There are adjacent locally listed buildings to the north west and south east sides; to the west lies the Grade II* listed Bowers House; to the south at the edge of the study area lies the Grade II* listed Harpenden Hall; and to the south west fronting High Street lies the Grade II listed Harpenden Methodist Church. There are a number of other listed buildings, locally listed buildings and below-ground HER sites within the study area including a number of listed buildings fronting and in the vicinity of Harpenden High Street.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Harpenden Conservation Area
- List entry ID: 1346865, Harpenden Methodist Church, High Street, Harpenden (Grade II)
- List entry ID: 1174441, 2 Southdown Road, Harpenden (Grade II)
- List entry ID: 1103002, Harpenden Hall, Southdown Road, Harpenden (Grade II*)
- List entry ID: 1174406, Wellington House, Leyton Green, Harpenden (Grade II)
- List entry ID: 1172889, War Memorial, Church Green, Harpenden (Grade II)
- List entry ID: 1347175, The Cross Keys PH, 39 High Street, Harpenden (Grade II)
- List entry ID: 1174387, 41 High Street, Harpenden (Grade II)
- List entry ID: 1102993, Bowers House (1-4), High Street, Harpenden (Grade II*)
- List entry ID: 1174401, 66 68 68a & 70 High Street, Harpenden (Grade II)
- List entry ID: 1102995, 72 & 72a High Street, Harpenden (Grade II)
- List entry ID: 1102994, 65 & 67 High Street, Harpenden (Grade II)
- List entry ID: 1174395, 69 High Street, Harpenden (Grade II)
- List entry ID: 1295770, Garden Wall Gateposts & Gates enclosing front garden, Harpenden Hall, Southdown Road, Harpenden (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT5477: LETTER BOX, STATION ROAD, HARPENDEN
2. MHT18659: HARPENDEN POST OFFICE, 9 STATION ROAD, HARPENDEN, 1928 town post office in a style known as 'Post-Office Georgian'
3. MHT9747: SITE OF HOME FARM, HIGH STREET, HARPENDEN, Post-medieval farmstead in the High Street; demolished in 1894
4. MHT10471: THE GEORGE HOTEL, HIGH STREET, HARPENDEN, The oldest recorded inn in Harpenden, documented from 1507, and rebuilt in the late 19th century
5. MHT9494: HALL HOUSE, 2 SOUTHDOWN ROAD, HARPENDEN, Late medieval timber-framed hall house with wall paintings added c.1600
6. MHT7059: SITE OF FIRE ENGINE HOUSE, SOUTHDOWN ROAD, HARPENDEN
7. MHT5472: CENTRAL RAILWAY STATION, HARPENDEN, 1868 Midland Railway station
8. MHT5590: RAILWAY BRIDGE OVER STATION ROAD, HARPENDEN
9. MHT13649: HARPENDEN BOARD SCHOOL, VAUGHAN ROAD, HARPENDEN, 1896-7 School Board building, with 1907 workshop
10. MHT7019: SITE OF PEACOCK BREWERY, HIGH STREET, HARPENDEN
11. MHT7020: SITE OF BREWERY AND WAVERLEY KNITTING MILLS, HIGH STREET, HARPENDEN
12. MHT13500: WORLD WAR II AIR RAID SHELTERS, LEYTON GREEN, HARPENDEN, Pair of underground shelters beneath the Green
13. MHT18487: SITE OF METHODIST CHAPEL, LEYTON ROAD, HARPENDEN, 1838 Wesleyan chapel, rebuilt in 1886 and converted into a cinema in 1929
14. MHT10547: SITE OF ALMSHOUSES, HARPENDEN CHURCHYARD
15. MHT10546: SITE OF PARISH LOCK-UP, CHURCH GREEN, HARPENDEN
16. MHT13499: WORLD WAR II AIR RAID SHELTER, BOWERS PARADE, HIGH STREET, HARPENDEN, Underground shelter on site of pond
17. MHT10474: THE CROSS KEYS, HIGH STREET, HARPENDEN

- 18. MHT10450: BOWERS HOUSE, HIGH STREET, HARPENDEN, 16th century timber-framed house, now divided
- 19. MHT10473: THE COCK PUBLIC HOUSE, HIGH STREET, HARPENDEN
- 20. MHT10543: SITE OF LINES' SMITHY, HIGH STREET, HARPENDEN, 18th century smithy, which closed in 1957
- 21. MHT9746: VILLAGE OF HARPENDEN
- 22. MHT16363: TOLLGATE COTTAGE, 65-7 HIGH STREET, HARPENDEN, 17th century or earlier timber-framed house; it was never a toll house
- 23. MHT675: ROMAN POTTERY AND COIN DIE, BOWERS WAY, SUN LANE, HARPENDEN

Assessment

Development of the site is considered likely to impact on the significance of the Harpenden Conservation Area to some degree, and there would be some impact on the setting of adjacent locally listed buildings. As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

There is little known archaeology; the site has potentially some disturbance from construction of the current car park.

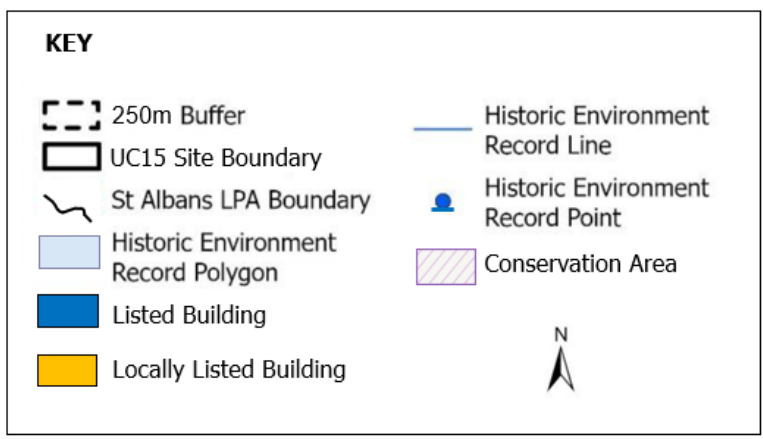
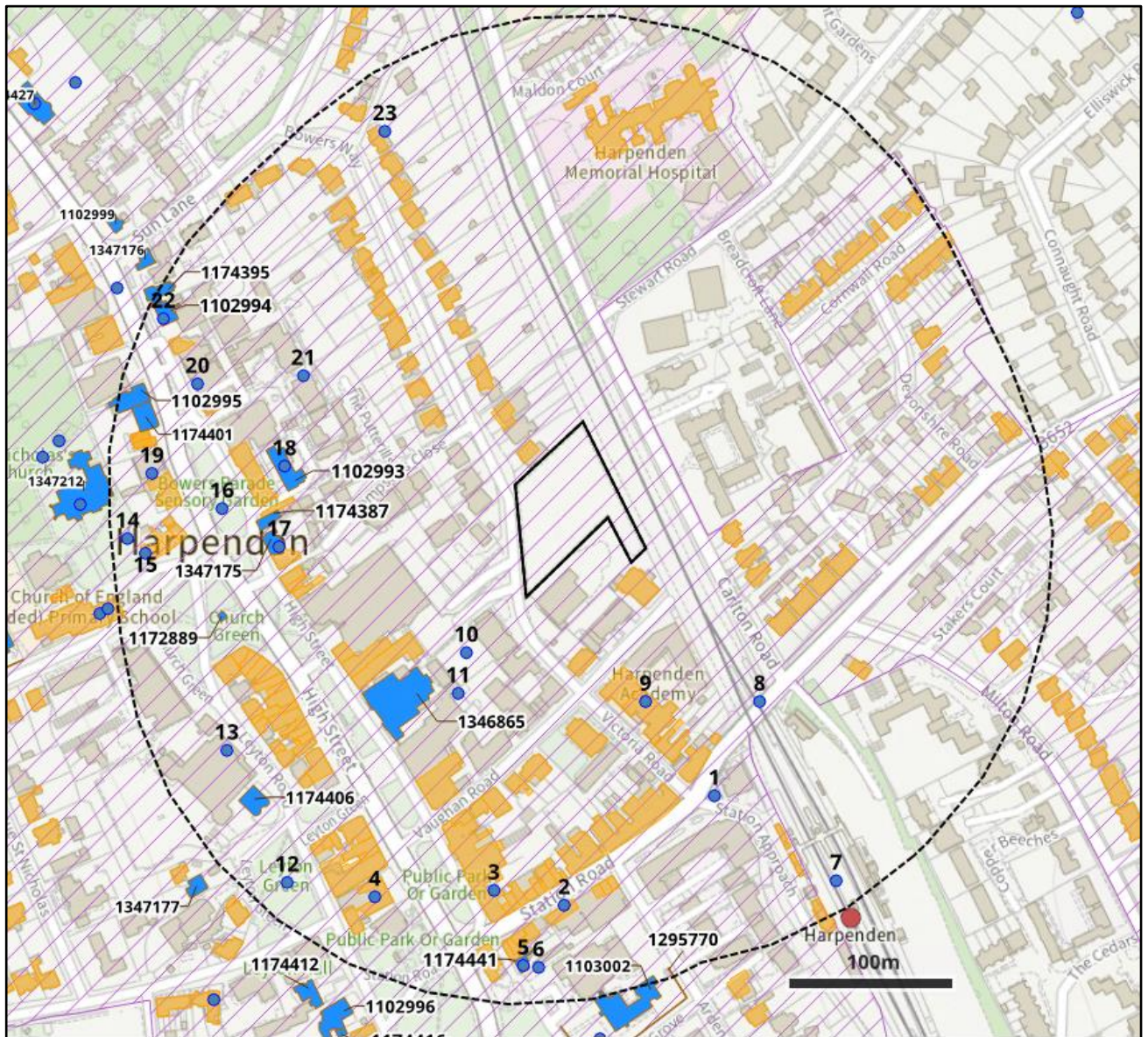
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within Harpenden Conservation Area and close to a number of locally listed buildings and HER sites, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with further field evaluation if required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC16	Site Name:	Garage Block west of Thirlestane, St Albans, AL1 3PE
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Site Summary

The site covers an area of 0.19ha and the Draft Local Plan proposes 16 residential units on the site (indicative). It currently contains a number of garage blocks and hardstanding. It is enclosed by 3 and 4 storey residential blocks to the north, east and west sides, and to the south side are rear gardens to locally listed detached buildings which front Manor Road. The site is located within St Albans Conservation Area Character Area 7f: St Peter’s Park and the Marlborough House Estate. Aside from the locally listed buildings directly to the south side, further afield to the south lie the Grade II listed former St Alban’s College of Further Education blocks, now converted to residential blocks. There are also a number of other locally listed buildings further afield within the study area, along with the site of a Roman Quern.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1392956, Blocks A, B, C, D, E, F & L, Oaklands College City Campus, Hatfield Road, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT1499: ROMAN QUERN, ST ALBANS
2. MHT14651: RIDGE AND FURROW, CLARENCE PARK, ST ALBANS, Traces of strip fields surviving in late 19th century public park

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area to some degree, and there would be some impact on the setting of adjacent locally listed buildings. As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

The allocation has limited archaeological potential, although a Roman quern has been recovered from the immediate vicinity; and the allocation would have been impacted by the development of the garages that sit on the site at present.

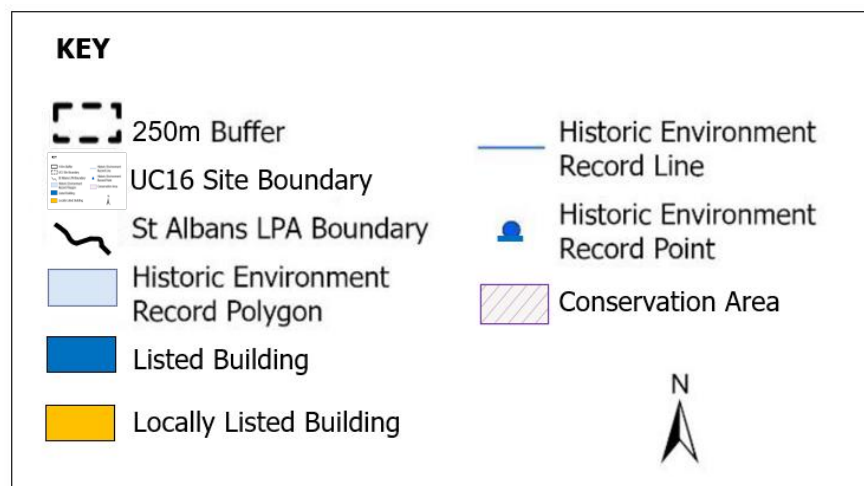
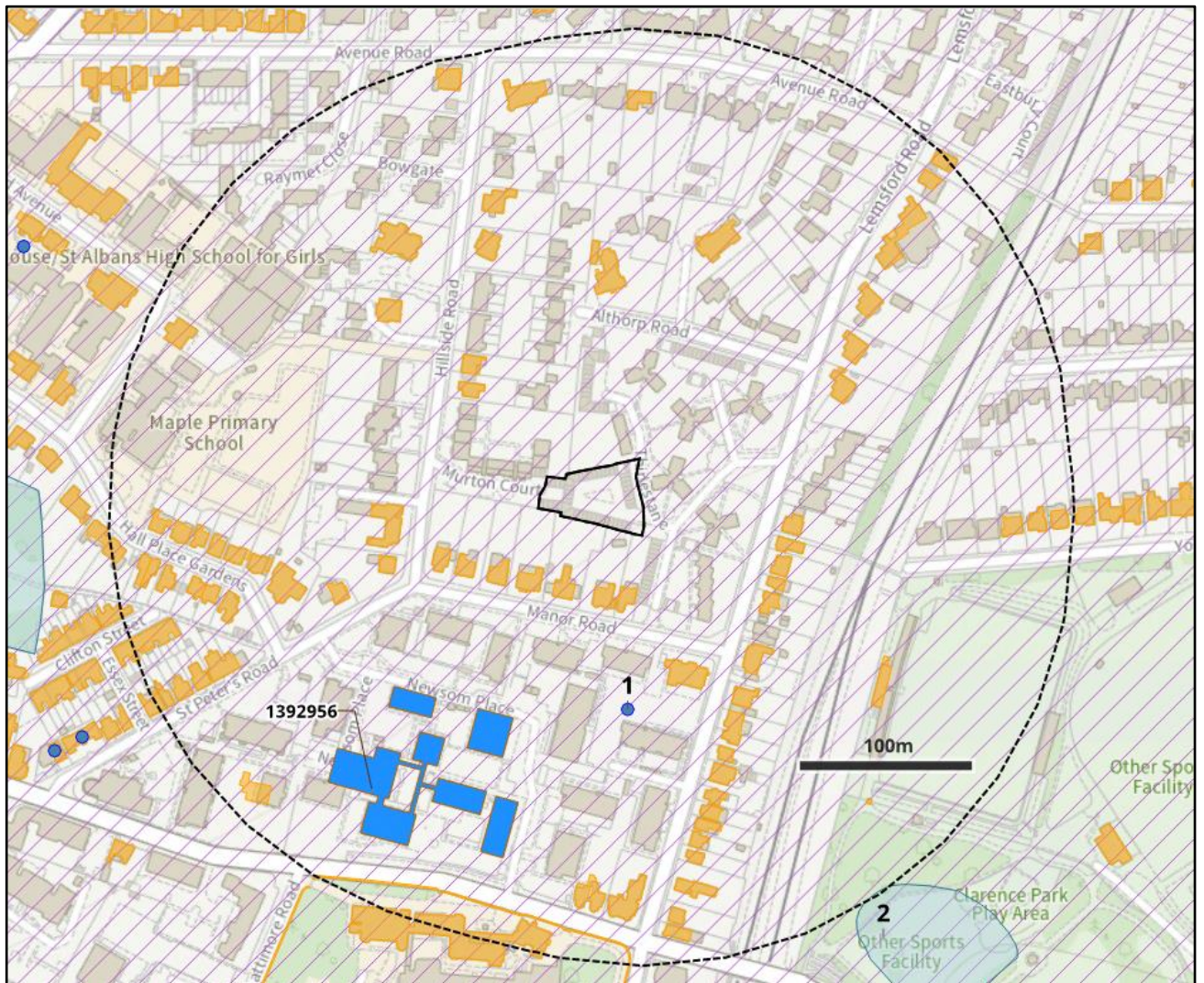
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site’s allocation or which impact on estimated capacity. The site lies within St Albans Conservation Area and close to a number of locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage.

The assessment should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC19	Site Name:	54 Lemsford Road St Albans, AL1 3PR
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Site Summary

The site covers an area of 0.53ha and the Draft Local Plan proposes 43 residential units on the site (indicative). It currently contains two locally listed buildings including a hotel, with the well-treed mainline railway cutting to the east side. The site is located within St Albans Conservation Area Character Area 7f: St Peter's Park and the Marlborough House Estate. There are other locally listed buildings to the north and south sides along Lemsford Road. Further afield to the north lies the Grade II listed St Saviours Church, Sandpit Lane, and a number of other locally listed buildings lie within the study area.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1392600, St Saviours Church, Sandpit Lane, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT13606: ST SAVIOUR'S CHURCH, SANDPIT LANE, ST ALBANS, 1896-1902 Anglo-Catholic church
2. MHT13726: 16 SANDPIT LANE, ST ALBANS, Earlier 18th century house in plot encroaching on waste
3. MHT14628: DOUBTFUL COURSE OF ROMAN ROAD, VERULAMIUM, ST ALBANS, Part of Viatores' route 214 from Verulamium to Ware, never confirmed

Assessment

Development of the site is considered likely to impact on the locally listed building itself, along with St Albans Conservation Area to some degree, and there would be some impact on the setting of nearby locally listed buildings. An appropriate record of the existing building would be required prior to its redevelopment. As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

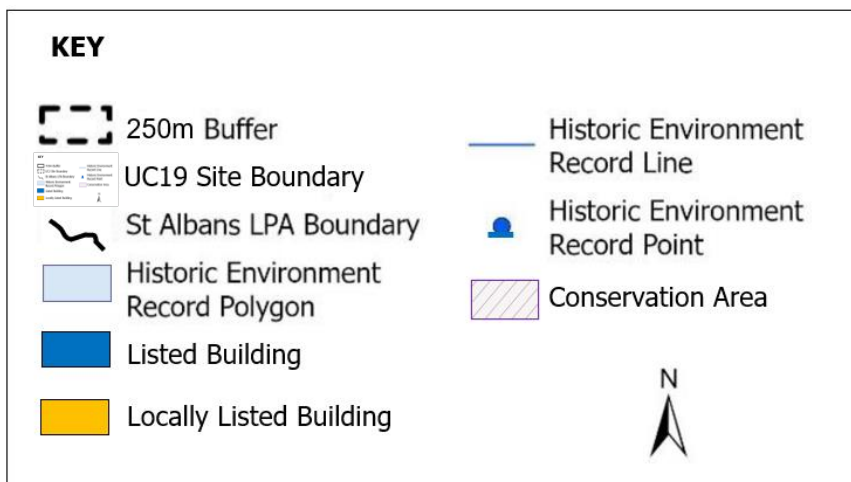
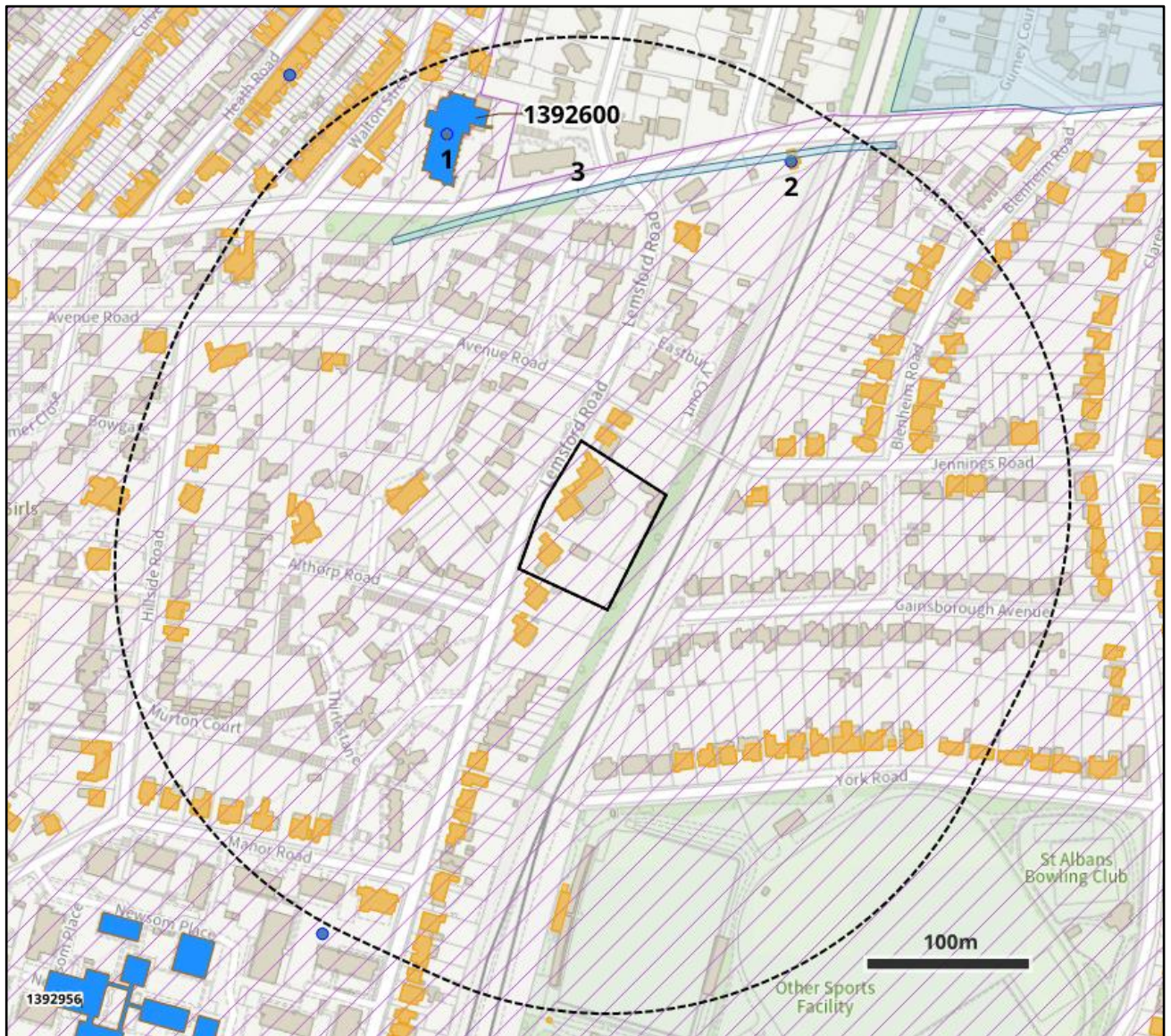
Recommendations / Mitigation:

The locally listed buildings should be retained, and any conversion or extension or new buildings within their setting must be sensitive to their significance and setting. Assuming this, there are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and close to a number of other locally listed buildings, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage. Furthermore, an appropriate record of the existing building should be undertaken prior to its redevelopment.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC20	Site Name:	104 High Street London Colney, AL2 1QL
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Site Summary

The Site covers an area of 0.27ha and the Draft Local Plan proposes 21 residential units on the site (indicative). It currently contains two large commercial buildings with hardstanding between them, located fronting onto London Colney High Street. To the south west on the opposite side of London Colney High Street lies the Grade II Listed Golden Lion PH, to the south west side lies another commercial unit, to the north west side lies a residential development and to the north east side lies a number of tennis courts.

To the south east beyond some residential development lies Grade II Listed No. 54 High Street and attached garden wall, plus 3 HER sites. Further afield to the south east side lies the London Colney Conservation Area, which includes within it a number of listed and locally listed buildings and HER sites.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- London Colney Conservation Area
- List entry ID: 1102979, The Golden Lion PH, High Street, London Colney (Grade II)
- List entry ID: 1102980, Milestone on verge at junction of Haseldine Road & High Street, London Colney (Grade II)
- List entry ID: 1102981, 54 and attached wall to square garden, High Street, London Colney (Grade II)
- List entry ID: 1174691, 31 & 33 High Street, London Colney (Grade II)
- List entry ID: 1102978, 29 High Street, London Colney (Grade II)
- List entry ID: 1174686, 27 High Street, London Colney (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT18007: THE GOLDEN LION, HIGH STREET, LONDON COLNEY, 17th century inn on coaching route to St Albans
2. MHT18167: SITE OF BAPTIST CHAPEL, LONDON ROAD, LONDON COLNEY, Probably early 19th century chapel of a common form
3. MHT18166: SITE OF SHEEPHOUSE FARM, LONDON ROAD, LONDON COLNEY, Post-medieval farmstead, with surviving farmhouse
4. MHT18164: THE WHITE LION, ST ANNE'S ROAD, LONDON COLNEY, One of the major coaching inns on the London road, documented from the 17th century; altered in the early 19th century; the oldest part demolished in the mid 20th century
5. MHT18165: 54 LONDON ROAD, LONDON COLNEY, Small 1830s villa with walled garden
6. MHT31095: MEDIEVAL/POST-MEDIEVAL DITCH, HIGH STREET, LONDON COLNEY, Part of a ditch running parallel to the High Street and containing roof tile of the period AD 1400-1750
7. MHT11514: MILESTONE, CORNER OF HIGH STREET & HASELDINE ROAD, LONDON COLNEY, 18 miles from London; stone

Assessment

Development of the site is considered likely to impact on the setting and significance of the Grade II Listed Golden Lion PH on the opposite side of the High Street, to some degree. As a result of the distances involved and the intervening development, it may be the case that other nearby heritage assets would not be affected to a significant degree. However, further assessment of a particular development proposal would be required at application stage.

There is limited known archaeology in the vicinity, but it is recommended that a desk based assessment is undertaken.

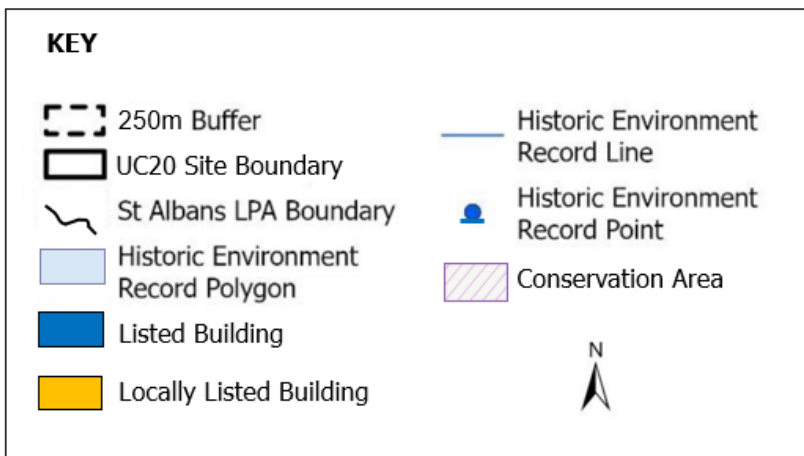
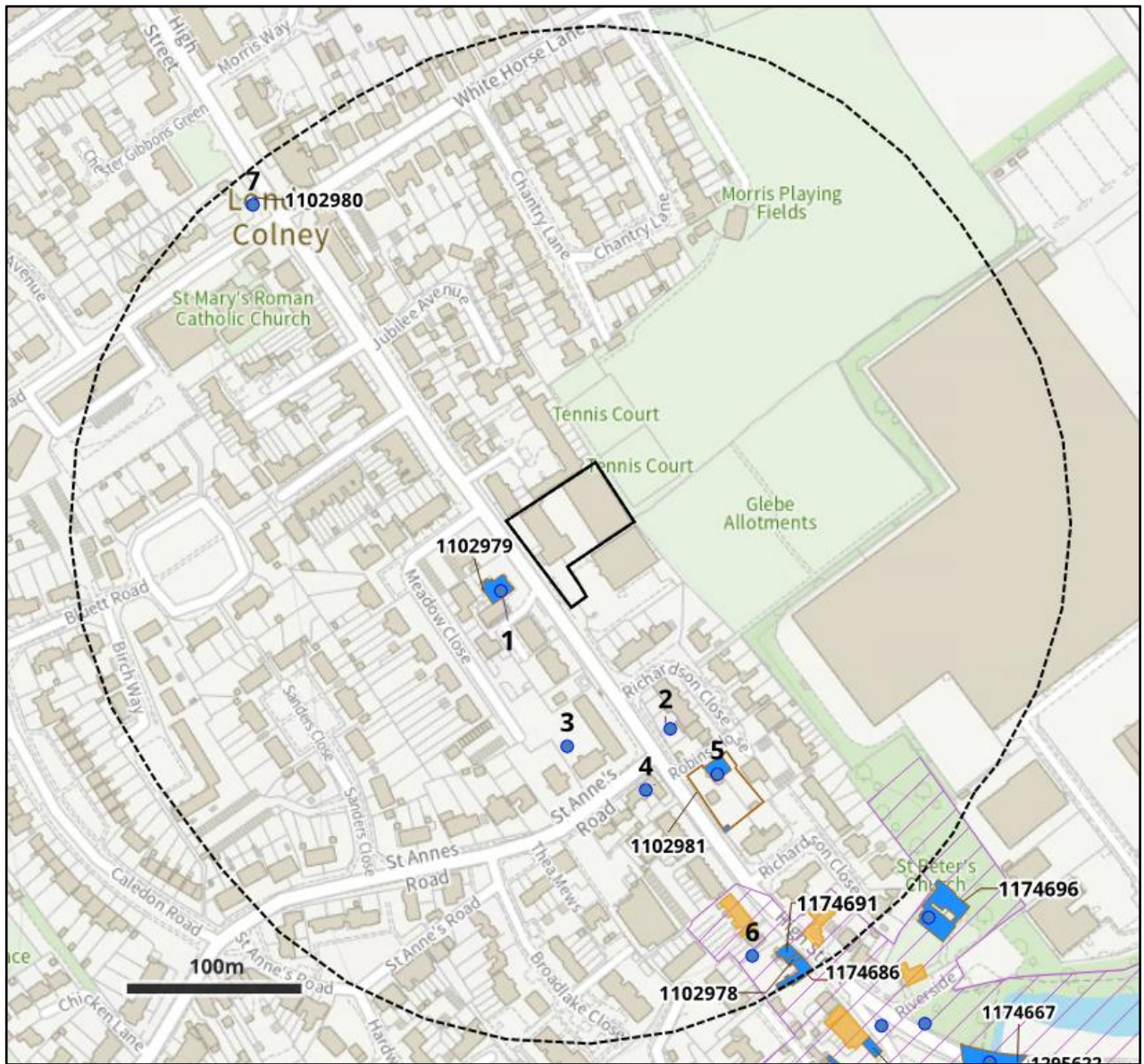
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies opposite the Grade II Listed Golden Lion PH and development proposals must take into consideration any impacts on this heritage asset.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment; and an appropriate archaeological desk-based assessment with potential field

evaluation if required. The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC22	Site Name:	Car Park to rear of 77-101 Hatfield Road, St Albans, AL1 4JL
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Site Summary

The Site covers an area of 0.13ha and the Draft Local Plan proposes 9 residential units on the site (indicative). It is currently a largely open site with a line of garages located to the rear (north) of a row of largely commercial buildings which front Hatfield Road. To the west lies another open parking area, to the east lies a three storey block of flats and to the north lie the rear gardens to locally listed residential properties. The site lies adjacent to the boundary of the St Albans Conservation Area to the north side, and the properties to the north are locally listed and front Clarence Road. There are a number of other non-designated heritage assets in the study area, comprising of other locally listed buildings and two HER sites.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT18321: ST PETER'S FARM (CLARENCE MEWS), HATFIELD ROAD, ST ALBANS, Post-medieval farm buildings converted to housing
2. MHT5481: LETTER BOX, GLENFERRIE ROAD, ST ALBANS

Assessment

Development of the site is considered likely to impact on the setting and significance of the adjacent St Albans Conservation Area to some degree, along with the setting of the locally listed properties to the north. As a result of the distance and the intervening development, it may be the case that the significance of other heritage assets would not be affected. However, further assessment of a particular development proposal would be required at application stage.

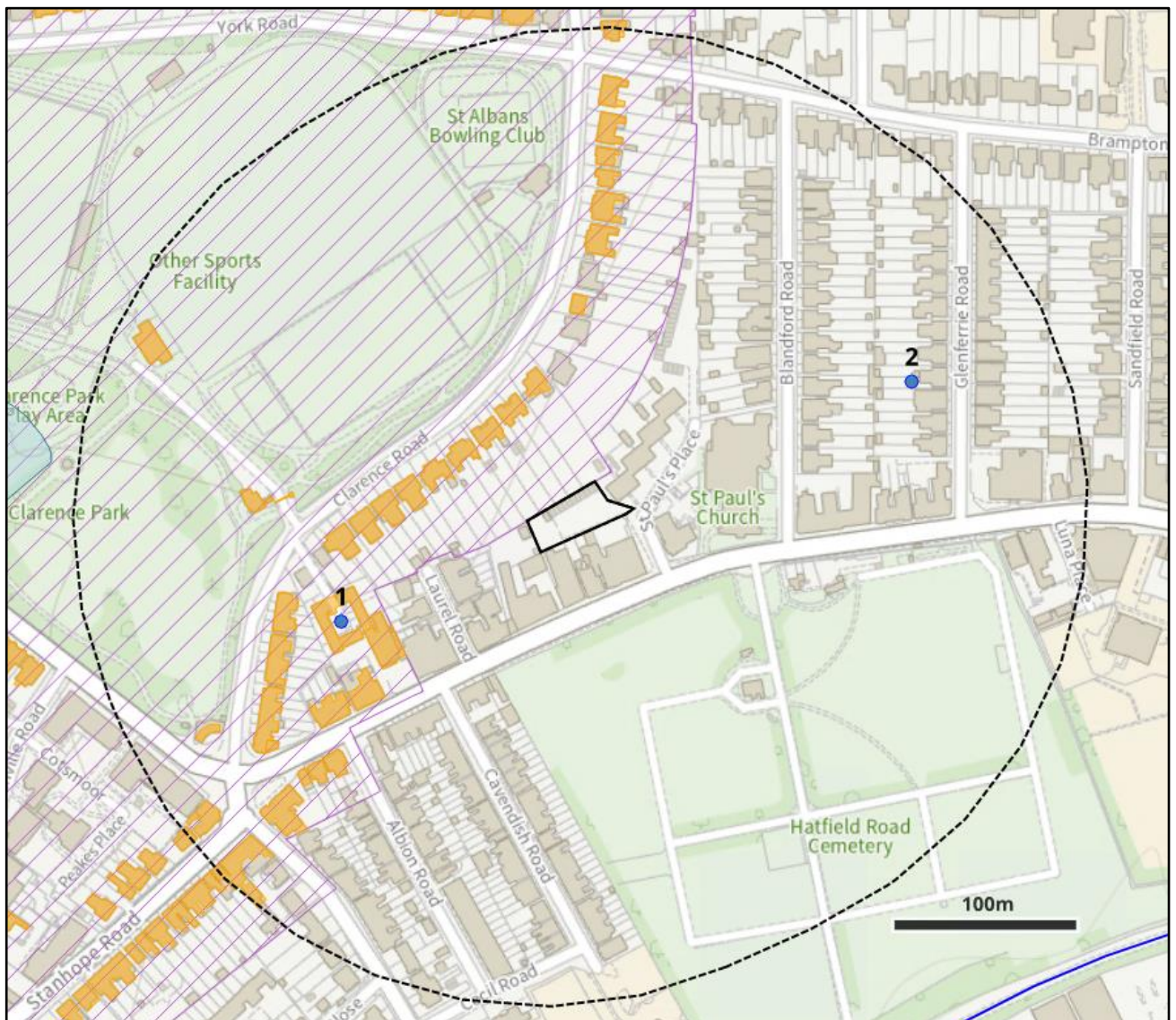
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies adjacent to the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.










Development proposals should be informed by the results and recommendations of a detailed heritage impact assessment which assesses impacts on built heritage.


The assessment should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	250m Buffer		Historic Environment Record Line
	UC22 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		Listed Building
	Locally Listed Building		

N


Allocation Ref:	UC23	Site Name:	Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN
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Site Summary

The site covers an area of 0.13ha in St Albans city centre and the Draft Local Plan proposes 9 residential units on the site (indicative). It currently contains two rows of single storey garages. The site is located within St Albans Conservation Area Character Area 7L: Gombards and the Spencer Park Estate, and is located on part of the former burgage plot of Gombards House. There are two early 19th Century Grade II listed buildings in close proximity; Verulam House to the west and the terrace of 1-7 (odd) College Street to the south. Beyond Verulam House to the west side lies Grade II listed The Old Church, 48, Verulam Road; and there a number of locally listed buildings to the east, north east, south and west sides. Also of note are the Cluster of Roman cremations on the hill north of Verulamium in the Roman Cremation Cemetery, Worley Road, St Albans HER site. There are a number of other designated and non-designated heritage assets further afield in all directions.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1103035, Christ Church Vicarage, Verulam Road, St Albans (now known as 1, 2 & 3 Christ Church Close) (Grade II)
- List entry ID: 1347155, Former Christ Church, 48 Verulam Road, St Albans (Grade II)
- List entry ID: 1174618, Diocesan House, Verulam Road, St Albans (now Verulam House Nursing Home) (Grade II)
- List entry ID: 1172757, 1-7 (odd) College Street, St Albans (Grade II)
- List entry ID: 1103172, 9-19 (odd) College Street, St Albans (Grade II)
- List entry ID: 1103173, 21-25 (odd) College Street, St Albans (Grade II)
- List entry ID: 1172769, 27 & 27a College Street, St Albans (Grade II)
- List entry ID: 1173610, 18 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1103107, 16 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1103106, 10-14 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1296161, 8 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1347150, 4 & 6 Lower Dagnall Street, St Albans (Grade II)
- List entry ID: 1347192, 25 Verulam Road, St Albans (Grade II)
- List entry ID: 1103034, 40 Verulam Road, St Albans (Grade II)
- List entry ID: 1174513, 30 Spencer Street, St Albans (Grade II)
- List entry ID: 1103105, 13-15 Lower Dagnall Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT7082: HAT FACTORY, LOWER DAGNALL STREET, ST ALBANS, 19th century workshop which made straw and felt hats
2. MHT15935: 18 LOWER DAGNALL STREET, ST ALBANS, Surviving crosswing of a 15th century timber-framed hall house
3. MHT31217: BRITISH SCHOOL, 49 SPENCER STREET, ST ALBANS, 1846 British School, now used as offices
4. MHT31218: SITE OF DAGNALL LANE FRIENDS' MEETING HOUSE AND BURIAL GROUND, DAGNALL STREET/SPENCER STREET, ST ALBANS, 18th century meeting house and burial ground, with earlier origins
5. MHT30687: DAGNALL STREET BAPTIST CHURCH, UPPER DAGNALL STREET, ST ALBANS, Early 18th century Baptist chapel, rebuilt in 1885
6. MHT14541: ROMAN CREMATION CEMETERY, WORLEY ROAD, ST ALBANS, Cluster of Roman cremations on the hill north of Verulamium

Assessment

Development of the site is considered likely to impact on the St Albans Conservation Area to some degree, along with the setting of the nearby Grade II listed Verulam House to the west and the terrace of 1-7 (odd) College Street to the south; and the setting of the locally listed buildings to the east, north east, south and west sides. There may be further townscape-related implications of development, and there is the potential

for improvements to Verulam Road. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

The site lies within the historic town area and has the potential of containing surviving archaeological deposits associated to the development of the Saxon to post-medieval town. The presence of the Roman cemetery increases the sensitivity as this may well spread into the allocation area. An archaeological assessment is required in order to understand likely impacts.

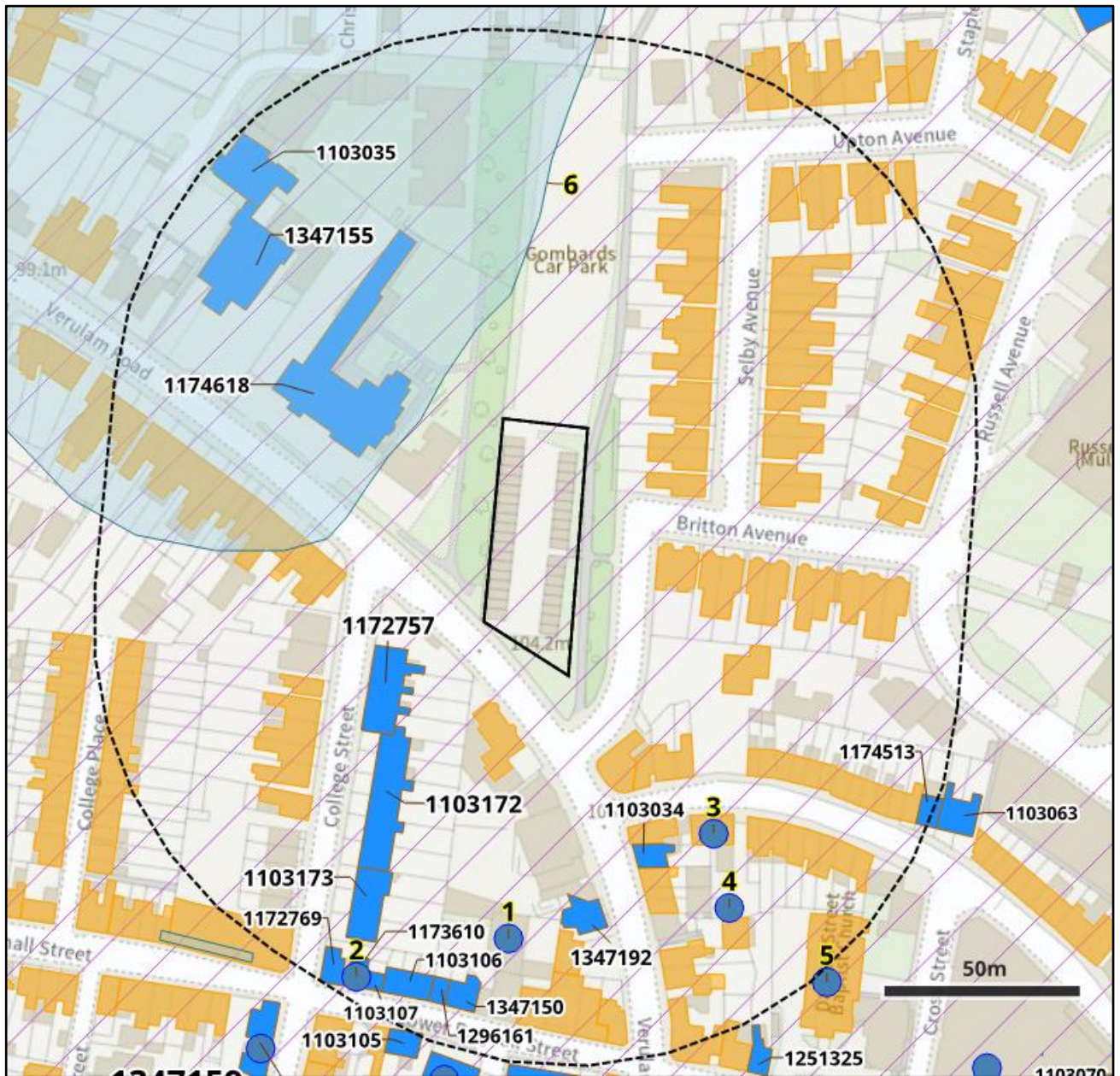
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and close to a number of listed and locally listed buildings and below-ground HER sites, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment plus pre-determination trial trenching to identify the level of survival beneath the present surfacing,. Furthermore, a future application should be accompanied by a townscape analysis, and consider potential improvements to the townscape of Verulam Road.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

100m Buffer	Historic Environment Record Line
UC23 Site Boundary	Historic Environment Record Point
St Albans LPA Boundary	Conservation Area
Historic Environment Record Polygon	
Listed Building	
Locally Listed Building	

N
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Allocation Ref:	UC27	Site Name:	Berkeley House, Barnet Road, London Colney, AL2 1BG
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Site Summary

The site covers an area of 0.15ha and the Draft Local Plan proposes 8 residential units on the site (indicative). It comprises a large Grade II listed building dating from 1760 and fronting Barnet Road, plus an open car park area to the south accessed from Willowside. The site is located within London Colney Conservation Area, and there are locally listed buildings to the west and north sides, including the Colney Fox PH on the opposite (north) side of Barnet Road. There are a number of other Grade II listed and locally listed buildings and HER sites within the study area, particularly in the central part of the Conservation Area closer to the River Colne.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- London Colney Conservation Area
- List entry ID: 1174696, Church of St Peter, Riverside, London Colney (Grade II)
- List entry ID: 1102977, 1-5 High Street, London Colney (Grade II)
- List entry ID: 1174670, The Green Dragon PH, Waterside, London Colney (Grade II)
- List entry ID: 1102976, London Coal Duty Marker on near bridge on S side of Barnet Road, London Colney (Grade II)
- List entry ID: 1174667, Telford's Bridge Barnet Road, London Colney (Grade II)
- List entry ID: 1102941, Waterside House, Waterside, London Colney (Grade II)
- List entry ID: 1295622, Riverside Cottage, Waterside, London Colney (Grade II)
- List entry ID: 1102982, Colne House, Waterside, London Colney (Grade II)
- List entry ID: 1295671, The Bull PH, Barnet Road, London Colney (Grade II)
- List entry ID: 1347206, Briar Cottage, Barnet Road, London Colney (Grade II)
- List entry ID: 1174664, Berkley House, Barnet Road, London Colney (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT16381: ST PETER'S CHURCH, RIVERSIDE, LONDON COLNEY, 1825 church by George Smith, in early Norman revival style; became a parish church in the early 20th century
2. MHT17965: VILLAGE OF LONDON COLNEY
3. MHT5735: LONDON COAL DUTY MARKER, SEVEN ARCH BRIDGE, LONDON COLNEY
4. MHT5144: SEVEN ARCH BRIDGE ('TELFORD ARCHES'), BARNET ROAD/HIGH STREET, LONDON COLNEY, Late 18th century brick bridge over the river Colne, mistakenly associated with Thomas Telford
5. MHT30939: COLNE HOUSE, WATERSIDE, LONDON COLNEY, House built c.1800 overlooking the crossing of the river Colne
6. MHT7049: SITE OF COLNE BREWERY, BARNET ROAD, LONDON COLNEY,
7. MHT7048: SITE OF SAW MILL AND TIMBER YARD, BARNET ROAD, LONDON COLNEY, Late 19th century timber yard

Assessment

The site lies within the historic core of London Colney. Development of the site is considered likely to impact on the Grade II listed building itself, along with London Colney Conservation Area to some degree, and there would be some impact on the setting of nearby locally listed buildings, dependent on the extent of external works. An appropriate record of the existing building would be required prior to its redevelopment. Any ancillary buildings would need to be sympathetic to the site and the host building. There is potential for improved landscaping at the site and for this to be compatible with the flood risk. As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

Recommendations / Mitigation:

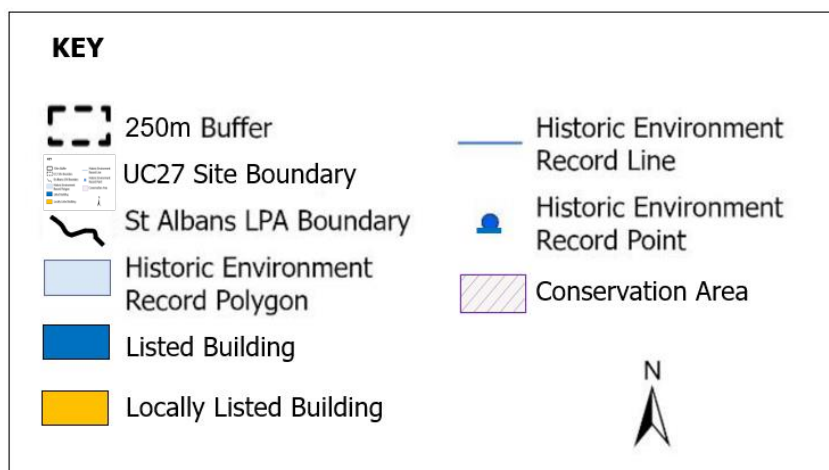
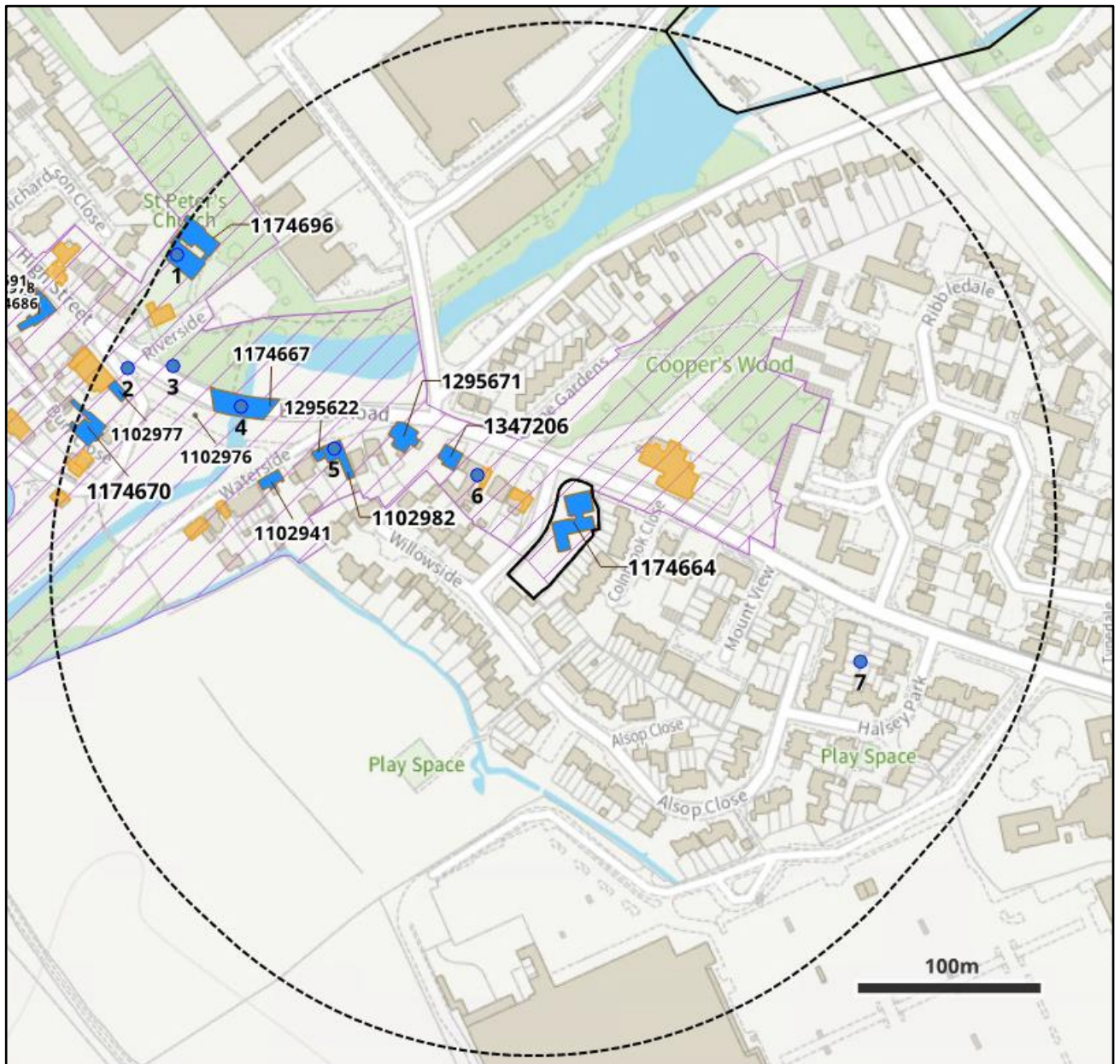
The Grade II listed building must be retained, and any conversion or extension or new building(s) within its setting must be sympathetic to its significance and setting. Assuming this, there are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the London Colney Conservation Area and close to locally listed buildings, and development proposals must

also take into consideration any impacts on these heritage assets. Furthermore, development proposals should consider the potential for improved landscaping at the site.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and if proposals include below-ground works an appropriate archaeological desk-based assessment with further field evaluation if required. Furthermore, an appropriate record of the existing building should be undertaken prior to its redevelopment.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC35	Site Name:	Market Depot, Drovers Way, St Albans, AL3 5FA
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Site Summary

The Site covers an area of 0.08ha and the Draft Local Plan proposes 11 residential units on the site (indicative). It is currently a street market depot / storage area located in St Albans City Centre. The site is located within St Albans Conservation Area Character Area 4a: The Commercial Centre. The Grade II listed Aboyne Lodge School lies directly to the north west side, with its open playground areas closest to the shared boundary. Apart from this and the electricity substation site to the north east side, the site is relatively well enclosed by the Drovers Way car park to the south west side, and the 4+ storey modern developments on the opposite side of Drovers Way. On the site of the modern 'Butler's Yard' flatted development opposite the site lies the 'Medieval & Post-Medieval Features, Drovers Way, St Albans' HER site, comprising pits and ditches representing backyard activity in plots behind St Peter's Street, before a change in the landscape in the mid 18th century.

Further afield within the study area there are a number of listed and locally listed buildings and HER sites, predominantly fronting St Peter's Street and Catherine Street, and there are a number of other designated and non-designated heritage assets further afield in all directions.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1393724, Aboyne Lodge JMI School, Etna Road, St Albans (Grade II)
- List entry ID: 1103053, 28 & 30 St Peters Street, St Albans (Grade II)
- List entry ID: 1174133, 32 St Peters Street, St Albans (Grade II)
- List entry ID: 1347163, 34 St Peters Street, St Albans (Grade II)
- List entry ID: 1103054, 36 St Peters Street, St Albans (Grade II)
- List entry ID: 1174138, 38 St Peters Street, St Albans (Grade II)
- List entry ID: 1347164, 40 St Peters Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT31560: ABOYNE LODGE SCHOOL, ETNA ROAD, ST ALBANS, 1948-50 infants' school, an early product of the County Council post-war schools building programme which pioneered the use of a prefabricated unit construction system
2. MHT18822: CLARKE ALMSHOUSES, 23 CATHERINE STREET, ST ALBANS, 1830 almshouses for six old women, a charity founded in St Peter's Street in 1605
3. MHT31520: MEDIEVAL & POST-MEDIEVAL FEATURES, DROVERS WAY, ST ALBANS, Pits and ditches representing backyard activity in plots behind St Peter's Street, before a change in the landscape in the mid 18th century
4. MHT18311: SITE OF POST-MEDIEVAL BUILDING & POSSIBLY MEDIEVAL FEATURES, 71-77 ST PETER'S STREET, ST ALBANS, Brick wall footings, and a well and rubbish pits possibly of medieval date
5. MHT17816: 79 ST PETER'S STREET, ST ALBANS, Early 17th century hall house with painted decoration on roof beams; the Adelaide public house from the 1830s
6. MHT15940: 32 ST PETER'S STREET, ST ALBANS, Early 18th century brick town house
7. MHT16034: 34 ST PETER'S STREET, ST ALBANS, Mid 18th century town house

Assessment

Development of the site is considered likely to impact on the St Albans Conservation Area to some degree, along with the setting of the adjacent Grade II listed Aboyne Lodge School. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.

The site lies within the area of the historic town and has the potential of having surviving archaeological deposits associated to the development of the Saxon to medieval town. The presence of the Roman cemetery increases the sensitivity as this may well spread into the allocation area. There is therefore potential for development of the site to impact on below-ground heritage assets; and an archaeological assessment is required in order to understand likely impacts.

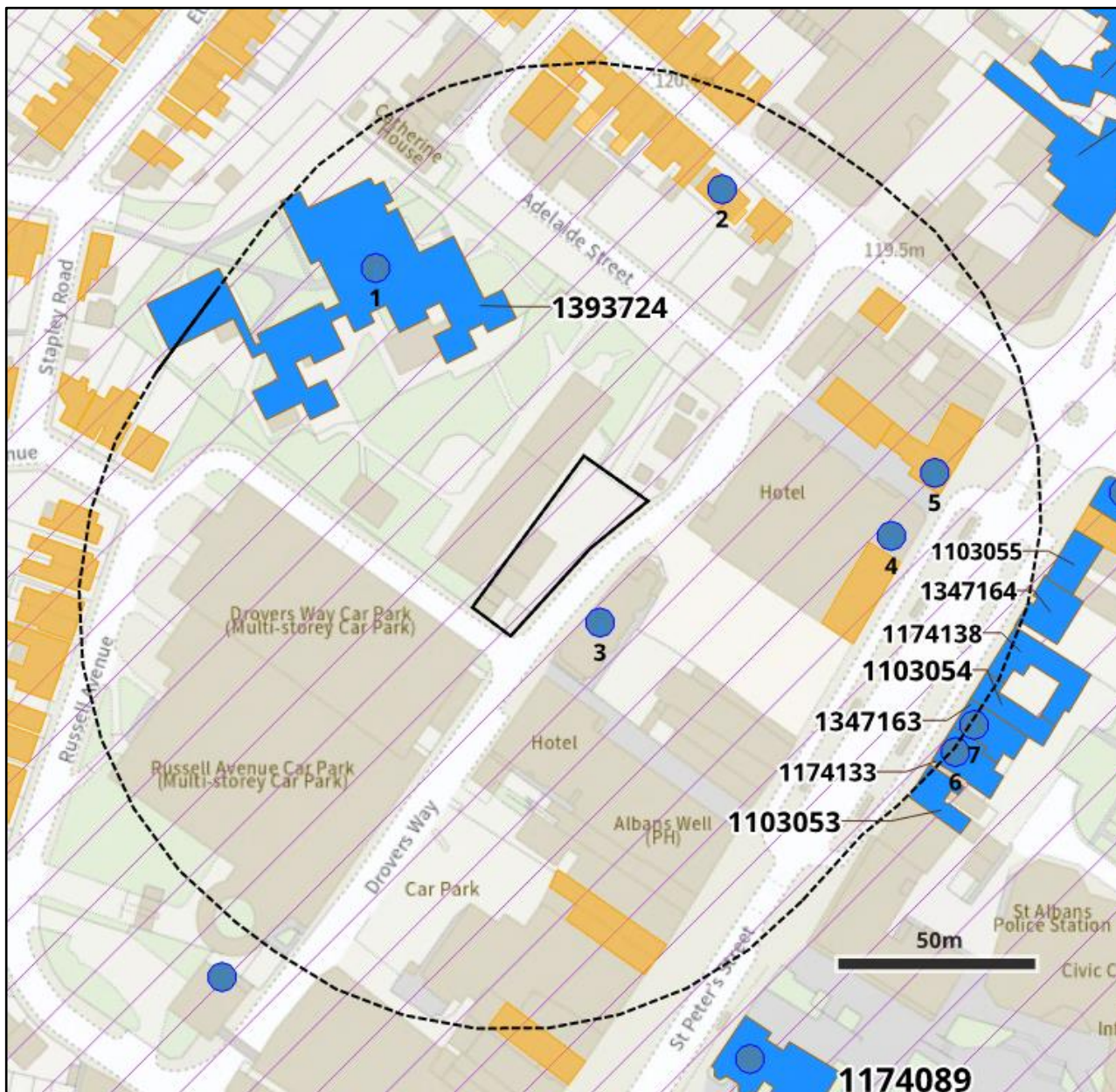
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and adjacent to the Grade II listed Aboyne Lodge School, and close to below-ground HER sites, and development proposals must take into consideration any impacts on these heritage assets.










Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment plus pre-determination trial trenching to identify the level of survival, and their importance, beneath the present surface,.


The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	100m Buffer		Historic Environment Record Line
	UC35 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		
	Listed Building		
	Locally Listed Building		

N


Allocation Ref:	UC36	Site Name:	Garages off Park Street Lane, Park Street, AL2 2ND
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Site Summary

The Site covers an area of 0.1ha and the Draft Local Plan proposes 5 residential units on the site (indicative). It contains single storey garage blocks and hardstanding. It is located to the rear (north) of a three storey block of flats fronting Park Street Lane, to the rear (west) of commercial and residential buildings fronting Park Street, and there are residential uses to the west, north and south. The site lies adjacent to the boundary of the Park Street and Frogmore Conservation Area to the east and north east sides, one Grade II listed building lies to the east of the site, the sixteenth century 68 Park Street; and there are a number of non-designated heritage assets including locally listed buildings in the vicinity. Further afield and within the study area are a number of Grade II listed and locally listed buildings and HER sites, predominantly fronting Park Street, which is itself the HER site of the Roman road Watling Street. Watling Street runs from SE of the London Gate, Verulamium, St Albans, to Elstree; the part of the Roman highway from the county boundary at Elstree to Verulamium, laid out in the mid 1st century and never entirely out of use.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Park Street and Frogmore Conservation Area
- List entry ID: 1103170, Toll Cottage, Burydell Lane, Park Street (Grade II)
- List entry ID: 1347133, 52 Park Street, St Albans (Grade II)
- List entry ID: 1103076, 61 & 63 Park Street, St Albans (Grade II)
- List entry ID: 1347135, 65 & 67 Park Street, St Albans (Grade II)
- List entry ID: 1173780, Water Mill at corner of Burydell Lane, Park Street, St Albans (Grade II)
- List entry ID: 1103074, 68 Park Street, St Albans (Grade II)
- List entry ID: 1173746, 82 Park Street, St Albans (Grade II)
- List entry ID: 1103075, 84 Park Street, St Albans (Grade II)
- List entry ID: 1347134, The Overdraught PH, 86 Park Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT5576: RAILWAY BRIDGE, TIPPENDELL LANE, PARK STREET, ST ALBANS
2. MHT5574: RAILWAY BRIDGE, NEAR PARK STREET STATION, PARK STREET, 1857 bridge replaced in 1966
3. MHT31322: THE SWAN PH, 42 WATLING STREET, PARK STREET, Earlier 19th century house remodelled as a pub in the 1930s, and converted to residential use in 2008
4. MHT9500: MEDIEVAL HALL HOUSE, 61-63 PARK STREET, ST STEPEHENS,
5. MHT9701: SITE OF FORGE, PARK MILL, PARK STREET
6. MHT4722: 16TH CENTURY COIN HOARD, PARK STREET
7. MHT5832: PARK MILL, PARK STREET, ST ALBANS, Large mid 19th century watermill, on the site of a medieval mill belonging to St Albans Abbey
8. MHT13011: TOLL COTTAGE, 12 BURYDELL LANE, PARK STREET, ST ALBANS, Timber-framed 17th century house; not a toll house
9. MHT30363: BURY DELL, BURYDELL LANE, PARK STREET, Post-medieval quarry pit documented in the 17th century
10. MHT5575: RAILWAY BRIDGE, THE 'OLD LINE', PARK STREET, ST ALBANS, 1868 railway bridge on line which never opened
11. MHT9805: RAILWAY BRIDGE OVER RIVER VER, PARK STREET, ST ALBANS, 1868 railway bridge on a line which never opened
12. MHT9763: LATE IRON AGE GAULISH COIN, BRANCH ROAD, PARK STREET
13. MHT9802: MIDLAND RAILWAY PARK STREET BRANCH LINE (THE 'OLD LINE'), Short 1868 branch line which never opened, but survives as an embankment and bridges
14. MHT14339: ROMAN WATLING STREET, SE OF THE LONDON GATE, VERULAMIUM, ST ALBANS, TO ELSTREE, The part of the Roman highway from the county boundary at Elstree to Verulamium, laid out in the mid 1st century and never entirely out of use
15. MHT9905: SITE OF RADLETT AERODROME, PARK STREET, ST ALBANS, Handley Page airfield and aircraft factory (notably Halifax bombers), 1930-1970

Assessment

Development of the site is considered likely to impact on the setting and significance of the adjacent Park Street and Frogmore Conservation Area and the Grade II listed 68 Park Street to some degree, along with the setting of a number of locally listed buildings. As a result of the distance and the intervening development, it may be the case that the significance of other above ground heritage assets would not be affected. However, further assessment of a particular development proposal would be required at application stage.

The site lies just behind the main Roman road Watling Street, and there is potential of road side settlement during the Roman period; An archaeological assessment is required in order to understand the likely impacts.

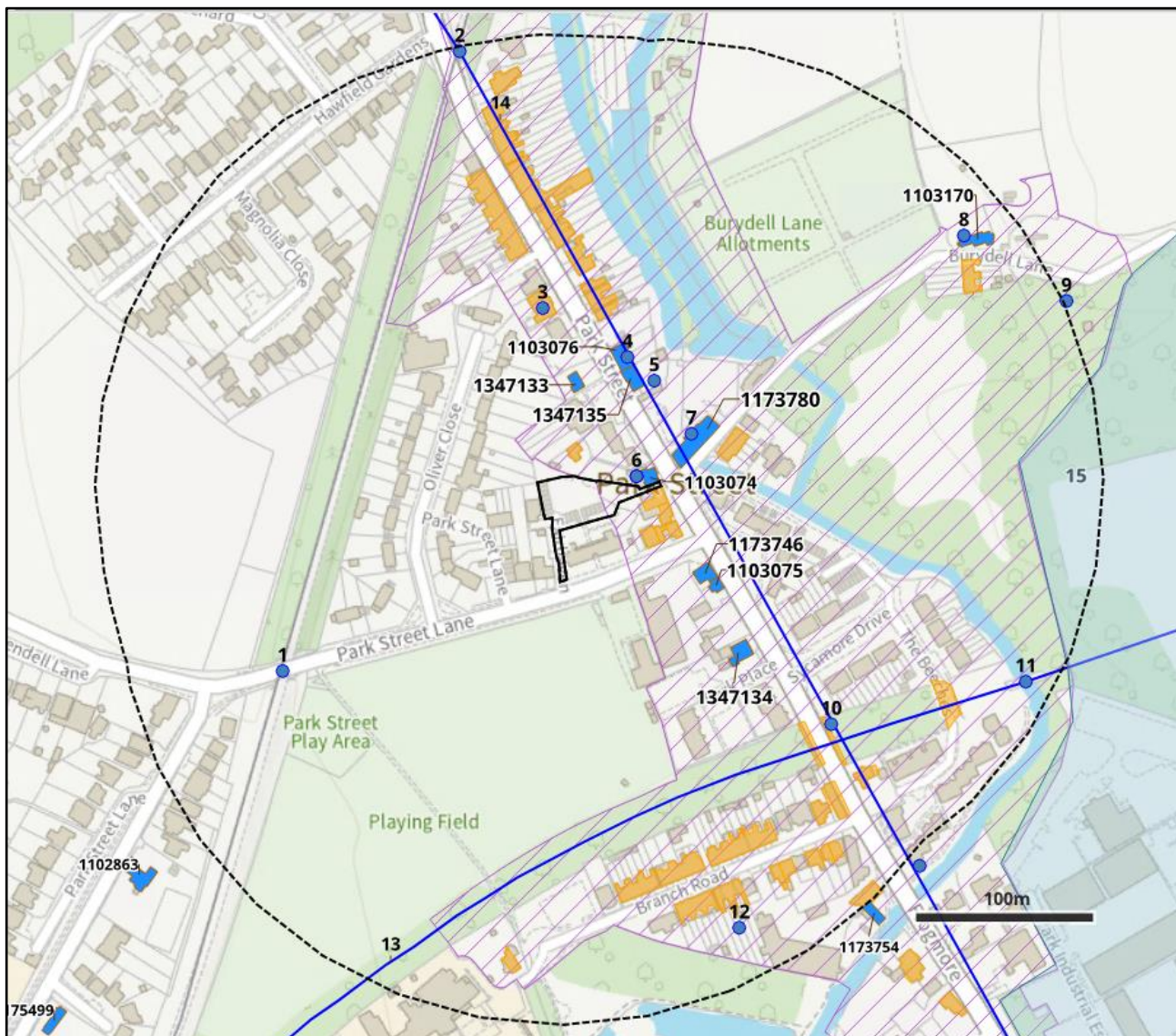
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies adjacent to the Park Street and Frogmore Conservation Area, a Grade II listed building and locally listed buildings and HER sites, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with field evaluation by trial trenching as required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	250m Buffer		Historic Environment Record Line
	UC36 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		
	Listed Building		
	Locally Listed Building		

N

Allocation Ref:	UC43	Site Name:	Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD
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Site Summary

The Site covers an area of 0.06ha and the Draft Local Plan proposes 5 residential units on the site (indicative). It contains 2no. single storey blocks of garages and hardstanding. It is located in between 3+ storey residential blocks to the west and east sides, St Peter's School lies to the south, and mainly residential properties plus a Scout Hut are located on the opposite side of Riverside Road. The site is within St Albans Conservation Area in Character Area 4e: Sopwell Nunnery; and there is a HER site 'Course Of Medieval Highway From St Albans To Barnet & London (without evidence of a Roman origin)' along Riverside Road to the north east of the site. There is a HER 'Medieval Pottery' site in close proximity to the south, at the St Peter's School site, comprising Hertfordshire Grey Ware in a possible rubbish deposit near the riverbank. Although there are no other identified heritage assets (apart from the conservation area) in close proximity, within the study area lie a number of locally listed buildings plus some Grade II listed buildings (c.200m+ away) and some 200m to the south lies the Scheduled Monuments and associated Grade II listed buildings of The Benedictine Priory of St Mary (Sopwell Priory) and the post-medieval mansions known as Sopwell House or Lee Hall.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

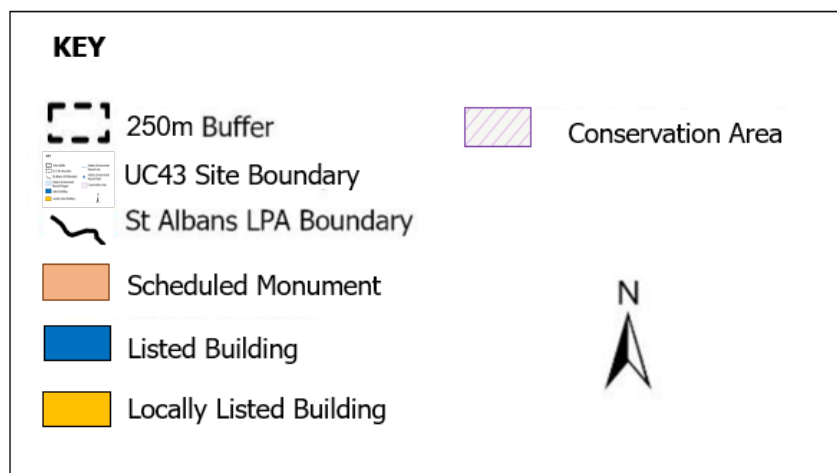
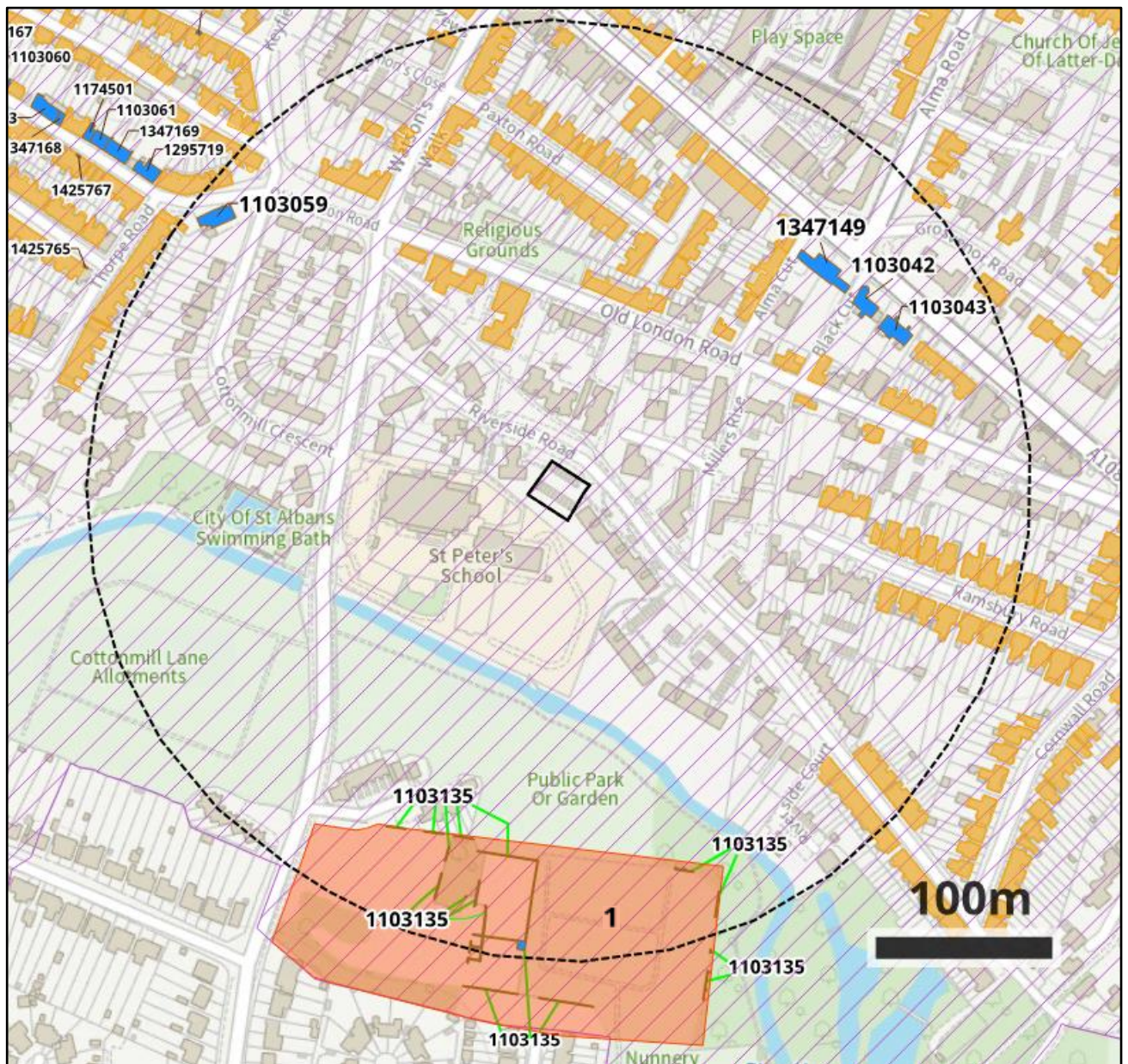
- St Albans Conservation Area
 - List entry ID: 1103059, The Hare & Hounds PH, 104 Sopwell Lane, St Albans (Grade II)
 - List entry ID: 1347149, 174 & 176 London Road, St Albans (Grade II)
 - List entry ID: 1103042, 178 London Road, St Albans (Grade II)
 - List entry ID: 1103043, 180 & 182 London Road, St Albans (Grade II)
 - List entry ID: 1103135, Sopwell Nunnery Ruins, Cottonmill Lane, St Albans (Grade II)
1. Scheduled Monuments: 1019137, The Benedictine Priory of St Mary (Sopwell Priory) and the post-medieval mansions known as Sopwell House or Lee Hall

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

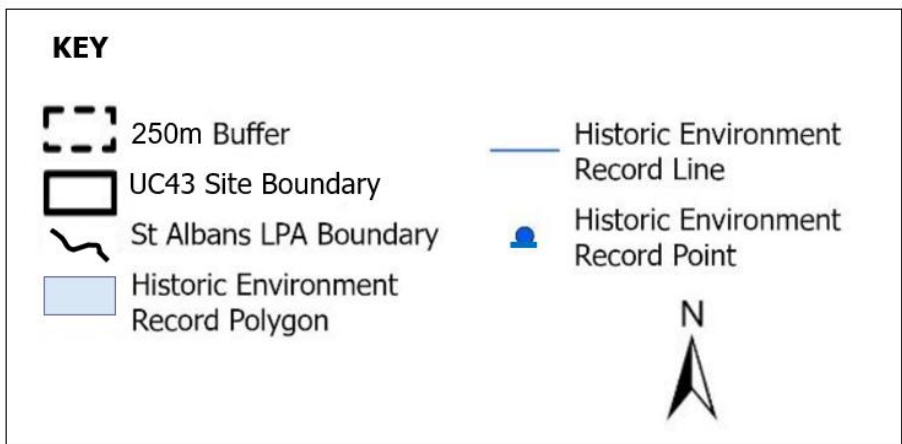
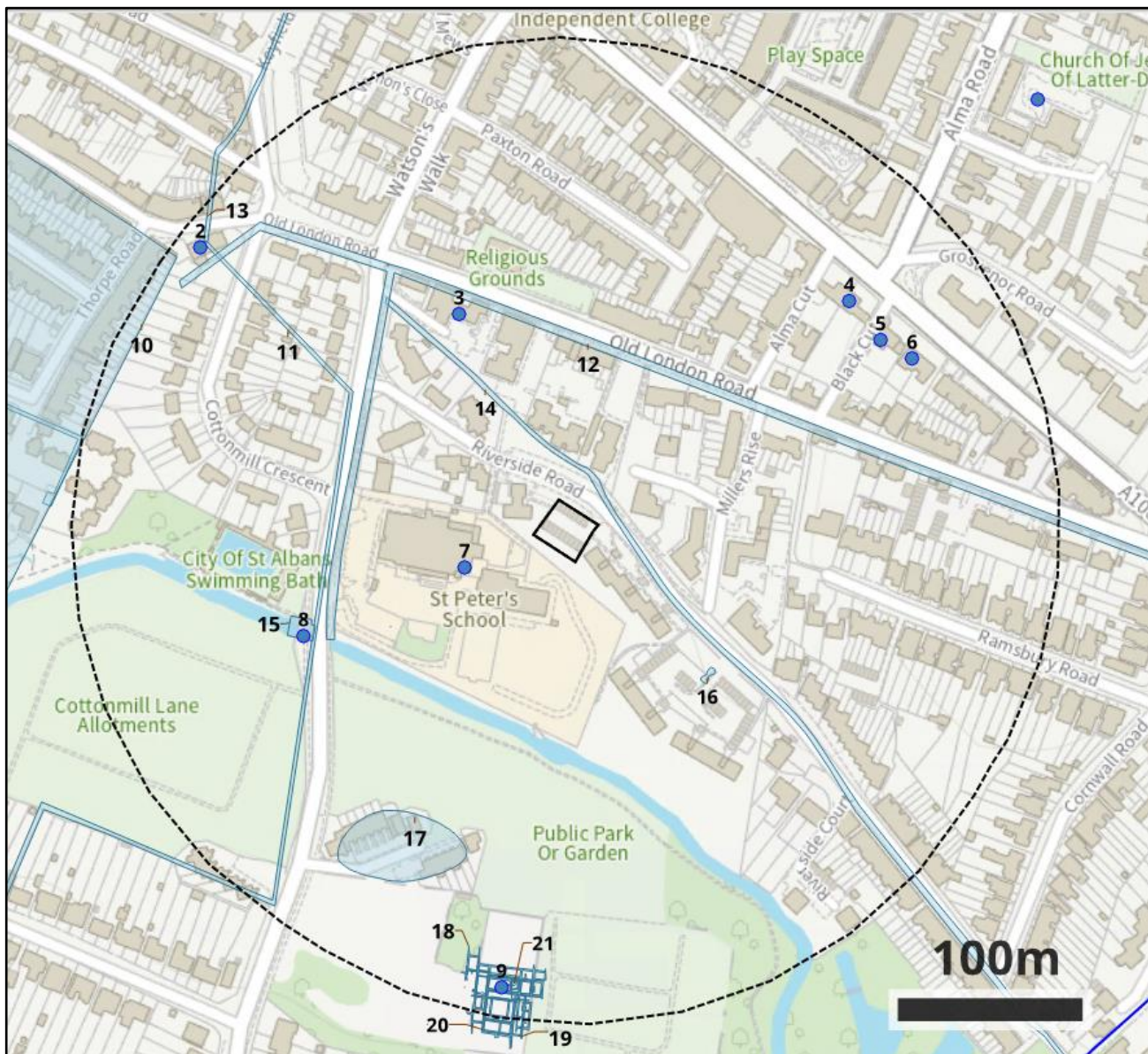
2. MHT17157: THE HARE & HOUNDS PH, 104 SOPWELL LANE, ST ALBANS, 17th century or earlier public house with early cellar
3. MHT31516: ST PETER'S SCHOOL, OLD PRIORY PARK, OLD LONDON ROAD, ST ALBANS, 1851 school building, converted to residential use in the late 20th century
4. MHT16384: 174-76 LONDON ROAD, ST ALBANS, The 'Flint Houses', an eccentric pair of villas built in 1839 in knapped flint with Gothic detail, probably by George Smith
5. MHT16383: 178 LONDON ROAD, ST ALBANS, Early 19th century classical villa
6. MHT16382: 180-82 LONDON ROAD, ST ALBANS, Pair of early 19th century urban villas, possibly by George Smith
7. MHT17371: MEDIEVAL POTTERY, ST PETER'S JMI SCHOOL, COTTONMILL LANE, ST ALBANS, Hertfordshire Grey Ware in a possible rubbish deposit near the riverbank
8. MHT7272: SITE OF POST-MEDIEVAL COTTON MILL, COTTONMILL LANE, ST ALBANS, Watermill used for various purposes from the 18th century; demolished in the later 19th century
9. MHT14547: LATER MEDIEVAL CHURCH, SOPWELL NUNNERY, COTTONMILL LANE, ST ALBANS
10. MHT16609: POST-MEDIEVAL GARDENS AT HOLYWELL HOUSE, HOLYWELL HILL, ST ALBANS, Late 17th to early 19th century town house garden
11. MHT14638: LINE OF MEDIEVAL TOWN BOUNDARY (PART), ST ALBANS, From Sopwell Bars to Holywell Bridge
12. MHT14640: SIR RICHARD LEE'S BOUNDARY WALL, LONDON ROAD, ST ALBANS, 16th century boundary wall, containing fragments of medieval masonry salvaged from the abbey after the Dissolution
13. MHT14637: LINE OF THE TONMAN DITCH OR MONKS DITCH, ST ALBANS, Part of the borough boundary, from Bernard's Heath to Sopwell Bars
14. MHT14632: COURSE OF MEDIEVAL HIGHWAY FROM ST ALBANS TO BARNET & LONDON, Viatores' route 167, but without evidence of a Roman origin
15. MHT7272: SITE OF POST-MEDIEVAL COTTON MILL, COTTONMILL LANE, ST ALBANS, Watermill used for various purposes from the 18th century; demolished in the later 19th century
16. MHT14605: POST-MEDIEVAL TILE KILN, COTTONMILL CLOSE, ST ALBANS

<p>17. MHT14594: MEDIEVAL FISHPOND, OLD SOPWELL GARDENS, ST ALBANS, Sopwell Nunnery fishpond</p> <p>18. MHT14604: SITE OF SIR RICHARD LEE'S SECOND HOUSE, SOPWELL, COTTONMILL LANE, ST ALBANS, Late 16th century country house, never completed</p> <p>19. MHT14603: SITE OF SIR RICHARD LEE'S FIRST HOUSE, SOPWELL, COTTONMILL LANE, ST ALBANS, Mid 16th century house built in the remains of Sopwell Nunnery</p> <p>20. MHT14611: SITE OF SOPWELL NUNNERY, COTTONMILL LANE, ST ALBANS, 12th century Benedictine nunnery, dissolved in 1537</p> <p>21. MHT14546: FIRST NUNNERY CHURCH, SOPWELL NUNNERY, COTTONMILL LANE, ST ALBANS, Possible fragment of the original church at the 12th century nunnery</p>
<p>Assessment</p>
<p>Development of the site is considered likely to impact on the setting and significance of the St Albans Conservation Area to some degree. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground designated heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage.</p> <p>There is potential for development of the site to impact on the setting of the Scheduled Monument at Sopwell Nunnery ruins, as there are site lines across the valley. The site's location close to the medieval road leading into the historic core would suggest the potential for roadside settlement during this period. This is supported by the recovery of the tile kiln identified during the garages construction to the east and may represent an industrial area on the edge of the historic town. The site overlooks the river valley with Sopwell Nunnery on the opposite bank of the River Ver. An archaeological assessment is required to understand likely impacts.</p>
<p>Recommendations / Mitigation:</p>
<p>There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset and any other heritage assets affected (including the setting of the Sopwell Priory Scheduled Monument).</p> <p>Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with further field evaluation if required.</p> <p>The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.</p>

Map 1



Map 2



Allocation Ref:	UC48	Site Name:	Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH
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Site Summary

The Site covers an area of 0.05ha and the Draft Local Plan proposes 5 residential units on the site (indicative). It is currently a small open car park located in St Albans City Centre. The site is located within St Albans Conservation Area Character Area 4a: The Commercial Centre. The site fronts Adelaide Street and is to the rear of locally listed buildings which front Catherine Street to the north east side. The Grade II listed Aboyne Lodge School lies to the south west side, and there are other Grade II listed buildings fronting St Peter's Street to the north east side. There are a number of other locally listed buildings and HER sites within the study area, predominantly fronting St Peter's Street, Catherine Street and Etna Road, and there are a number of other designated and non-designated heritage assets further afield in all directions.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1393724, Aboyne Lodge JMI School, Etna Road, St Albans (Grade II)
- List entry ID: 1103046, 95-101, 101a St Peters Street, St Albans (Grade II)
- List entry ID: 1103047, 103 St Peters Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT31560: ABOYNE LODGE SCHOOL, ETNA ROAD, ST ALBANS, 1948-50 infants' school, an early product of the County Council post-war schools building programme which pioneered the use of a prefabricated unit construction system
2. MHT18822: CLARKE ALMSHOUSES, 23 CATHERINE STREET, ST ALBANS, 1830 almshouses for six old women, a charity founded in St Peter's Street in 1605
3. MHT31520: MEDIEVAL & POST-MEDIEVAL FEATURES, DROVERS WAY, ST ALBANS, Pits and ditches representing backyard activity in plots behind St Peter's Street, before a change in the landscape in the mid 18th century
4. MHT18311: SITE OF POST-MEDIEVAL BUILDING & POSSIBLY MEDIEVAL FEATURES, 71-77 ST PETER'S STREET, ST ALBANS, Brick wall footings, and a well and rubbish pits possibly of medieval date
5. MHT17816: 79 ST PETER'S STREET, ST ALBANS, Early 17th century hall house with painted decoration on roof beams; the Adelaide public house from the 1830s
6. MHT16386: THE WHITE HOUSE, 103 ST PETER'S STREET, ST ALBANS, Very large stone town house by George Smith, on a medieval burghage plot

Assessment

Development of the site is considered likely to impact on the St Albans Conservation Area to some degree, along with the setting of the nearby Grade II listed Aboyne Lodge School and adjacent locally listed buildings. As a result of the distance and the intervening development, it may be the case that the significance of other above-ground heritage assets would not be significantly affected. However, further assessment of a particular development proposal would be required at application stage. The site lies within the historic town and there is potential for Saxon, medieval, and post medieval occupation based on the other excavations in the vicinity. There is potential for disturbance from the existing car park, and first edition OS maps have at least one building on the site. An archaeological assessment is required in order to understand likely impacts.

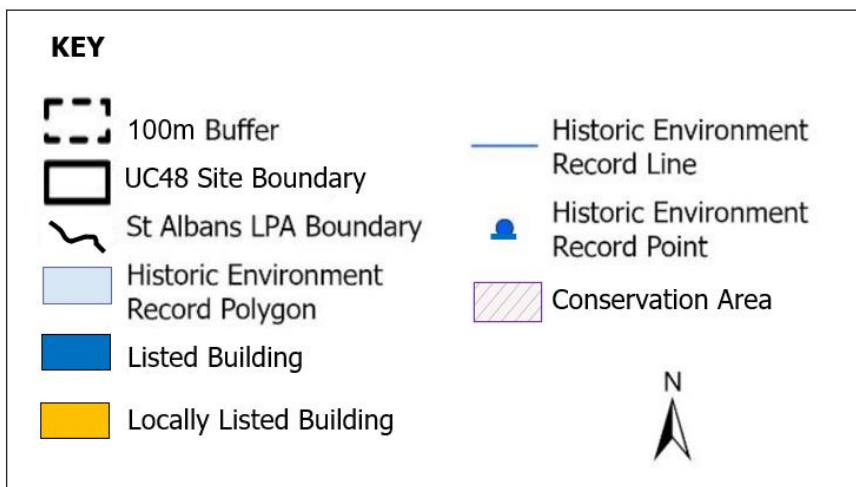
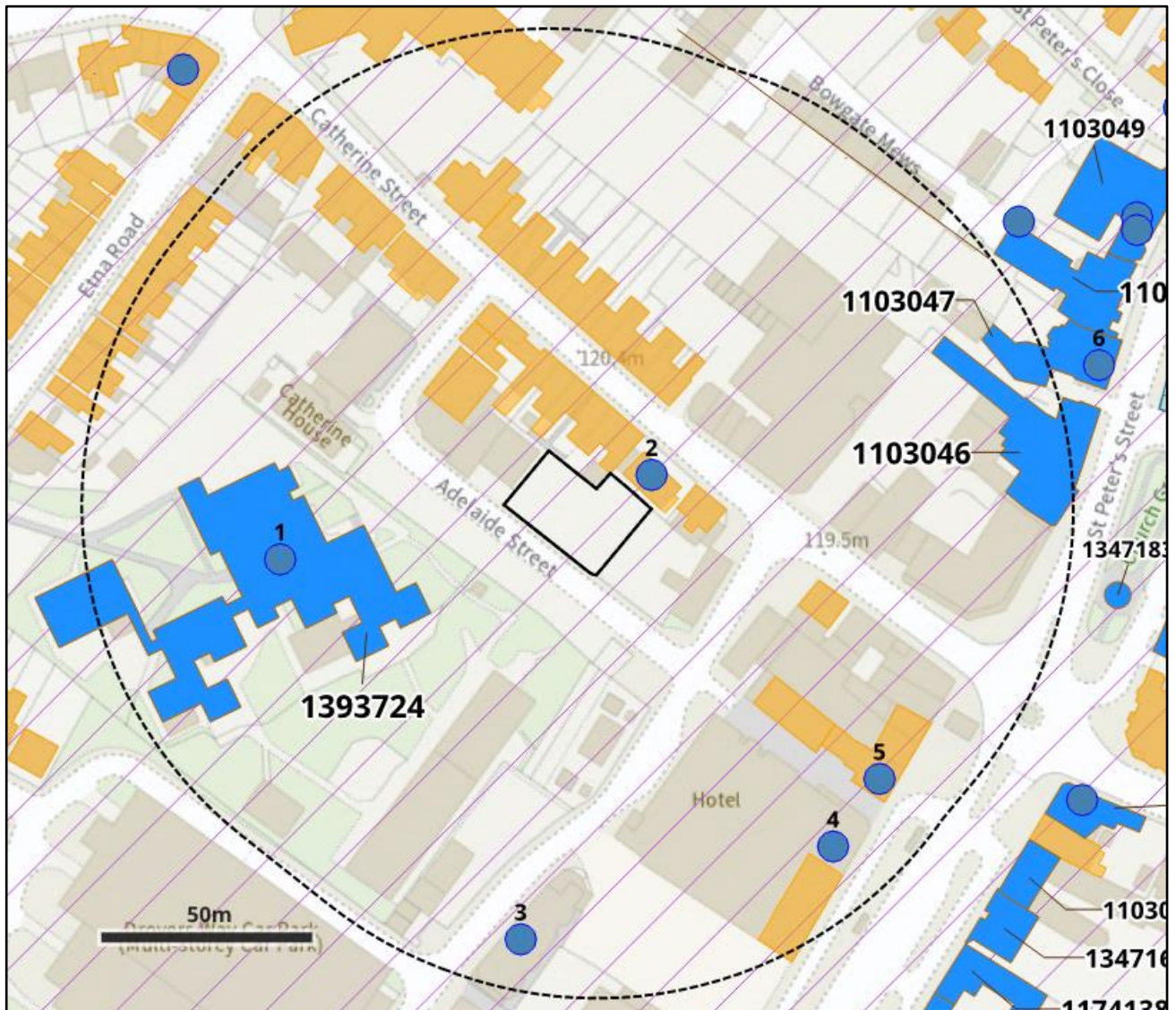
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area, close to the Grade II listed Aboyne Lodge School, and adjacent to locally listed buildings and HER sites; and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage; and an appropriate archaeological desk-based assessment with field evaluation as required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC53	Site Name:	Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE
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Site Summary

The Site covers an area of 0.22ha and the Draft Local Plan proposes 11 residential units on the site (indicative). It is located at the corner of Park Street Lane and Park Street. It lies within the Park Street and Frogmore Conservation Area and adjacent to the Grade II listed buildings of No's 82 and 84 Park Street which lie to the east, and The Overdraught PH, 86 Park Street which lies to the south east. There are locally listed buildings on the opposite side of Park Street Lane to the north. There are a number of other Grade II listed buildings, locally listed buildings and HER sites within the study area. The development lies on the western side of Watling Street, the Roman Road leading south from the walled town.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Park Street and Frogmore Conservation Area
- List entry ID: 1103170, Toll Cottage, Burydell Lane, Park Street (Grade II)
- List entry ID: 1347133, 52 Park Street, St Albans (Grade II)
- List entry ID: 1103076, 61 & 63 Park Street, St Albans (Grade II)
- List entry ID: 1347135, 65 & 67 Park Street, St Albans (Grade II)
- List entry ID: 1103074, 68 Park Street, St Albans (Grade II)
- List entry ID: 1173780, Water Mill at corner of Burydell Lane, Park Street, St Albans (Grade II)
- List entry ID: 1173746, 82 Park Street, St Albans (Grade II)
- List entry ID: 1103075, 84 Park Street, St Albans (Grade II)
- List entry ID: 1347134, The Overdraught PH, 86 Park Street, St Albans (Grade II)
- List entry ID: 1173754, 90 & 92 Park Street, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT5576: RAILWAY BRIDGE, TIPPENDELL LANE, PARK STREET, ST ALBANS
2. MHT9763: LATE IRON AGE GAULISH COIN, BRANCH ROAD, PARK STREET
3. MHT31322: THE SWAN PH, 42 WATLING STREET, PARK STREET, Earlier 19th century house remodelled as a pub in the 1930s, and converted to residential use in 2008
4. MHT9500: MEDIEVAL HALL HOUSE, 61-63 PARK STREET, ST STEPEHENS
5. MHT9701: SITE OF FORGE, PARK MILL, PARK STREET
6. MHT4722: 16TH CENTURY COIN HOARD, PARK STREET
7. MHT5832: PARK MILL, PARK STREET, ST ALBANS, Large mid 19th century watermill, on the site of a medieval mill belonging to St Albans Abbey
8. MHT13011: TOLL COTTAGE, 12 BURYDELL LANE, PARK STREET, ST ALBANS, Timber-framed 17th century house; not a toll house
9. MHT5094: ROAD BRIDGE, PARK STREET, ST ALBANS
10. MHT5575: RAILWAY BRIDGE, THE 'OLD LINE', PARK STREET, ST ALBANS, 1868 railway bridge on line which never opened
11. MHT9805: RAILWAY BRIDGE OVER RIVER VER, PARK STREET, ST ALBANS, 1868 railway bridge on a line which never opened
12. MHT9802: MIDLAND RAILWAY PARK STREET BRANCH LINE (THE 'OLD LINE'), Short 1868 branch line which never opened, but survives as an embankment and bridges
13. MHT14339: ROMAN WATLING STREET, SE OF THE LONDON GATE, VERULAMIUM, ST ALBANS, TO ELSTREE, The part of the Roman highway from the county boundary at Elstree to Verulamium, laid out in the mid 1st century and never entirely out of use
14. MHT9905: SITE OF RADLETT AERODROME, PARK STREET, ST ALBANS, Handley Page airfield and aircraft factory (notably Halifax bombers), 1930-1970

Assessment

Development of the site is considered likely to impact on the significance of the Park Street and Frogmore Conservation Area and the setting of the adjacent listed buildings to some degree, along with the setting of nearby locally listed buildings. As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would not be significantly affected. However, the development lies on the western side of Watling Street, the Roman Road leading south from

the walled town. Further assessment of the impacts of a particular development proposal would be required at application stage. This should include a townscape analysis of the street frontage

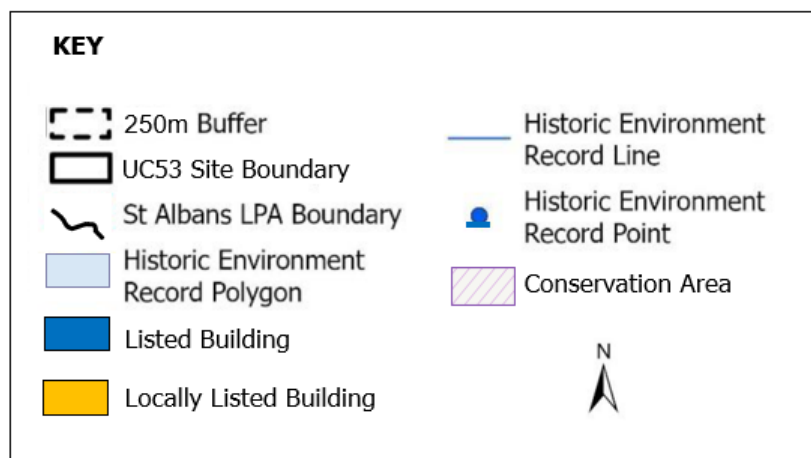
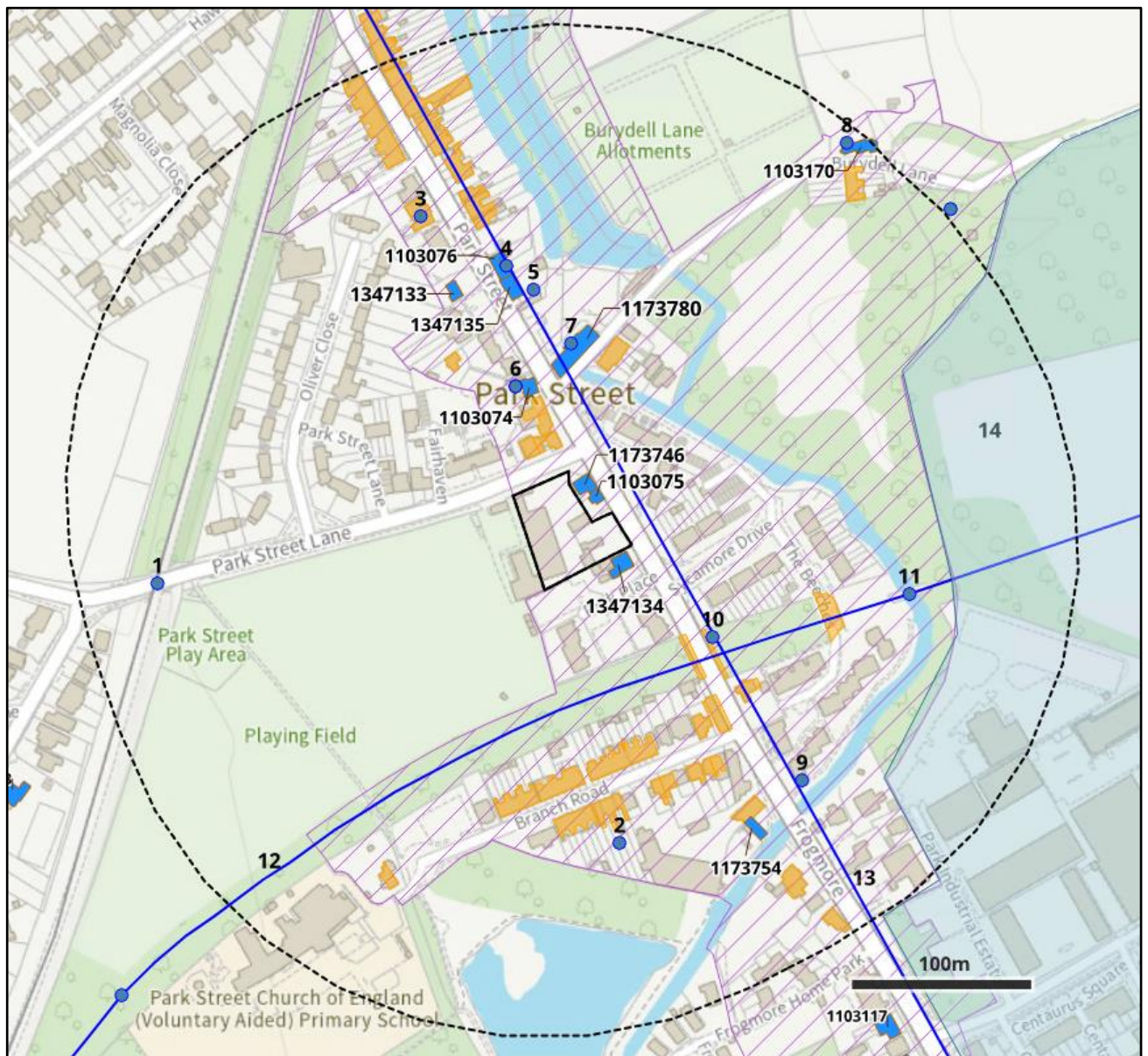
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within Park Street and Frogmore Conservation Area, adjacent to 3 Grade II listed buildings and there are a number of locally listed buildings and HER sites in the vicinity, and development proposals must take into consideration any impacts on these heritage assets.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including a townscape analysis of the street frontage; and an appropriate archaeological desk-based assessment with field evaluation if required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC54	Site Name:	Harpenden Railway Station Car Park East, AL5 4SP
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Site Summary

The site covers an area of 1.24ha and the Draft Local Plan proposes 95 residential units on the site (indicative). It is currently an open car park adjacent to Harpenden railway station. The mainline station and railway line lies to the south west side, and there is a line of TPO trees to the north east boundary, beyond which lies residential development. The boundary of Harpenden Conservation Area lies adjacent to the north of the site, beyond the railway line to the south west side, and parallel to the site c100m away to the east and south east sides beyond intervening residential development. There are a number of locally listed buildings and HER sites within the nearer parts of the Conservation Area, and further afield there are a number of other listed buildings, locally listed buildings and HER sites within the study area, including the Grade II* listed Bowers House and Harpenden Hall.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- Harpenden Conservation Area
- List entry ID: 1346865, Harpenden Methodist Church, High Street, Harpenden (Grade II)
- List entry ID: 1174441, 2 Southdown Road, Harpenden (Grade II)
- List entry ID: 1103002, Harpenden Hall, Southdown Road, Harpenden (Grade II*)
- List entry ID: 1295770, Garden Wall Gateposts & Gates enclosing front garden, Harpenden Hall, Southdown Road, Harpenden (Grade II)
- List entry ID: 1103003, 15 Southdown Road, Harpenden, including front wall and railings (Grade II)
- List entry ID: 1174446, 16 Southdown Road, Harpenden (Grade II)
- List entry ID: 1347178, Harpenden House Hotel, Southdown Road, Harpenden (Grade II*)
- List entry ID: 1172891, 28 Crabtree Lane, Harpenden (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT5477: LETTER BOX, STATION ROAD, HARPENDEN
2. MHT18659: HARPENDEN POST OFFICE, 9 STATION ROAD, HARPENDEN, 1928 town post office in a style known as 'Post-Office Georgian'
3. MHT9747: SITE OF HOME FARM, HIGH STREET, HARPENDEN, Post-medieval farmstead in the High Street; demolished in 1894
4. MHT9493: HARPENDEN HALL (BLAKESLEYS), HARPENDEN, 16th century country house, altered in the later 17th century
5. MHT9494: HALL HOUSE, 2 SOUTHDOWN ROAD, HARPENDEN, Late medieval timber-framed hall house with wall paintings added c.1600
6. MHT7059: SITE OF FIRE ENGINE HOUSE, SOUTHDOWN ROAD, HARPENDEN
7. MHT5472: CENTRAL RAILWAY STATION, HARPENDEN, 1868 Midland Railway station
8. MHT5590: RAILWAY BRIDGE OVER STATION ROAD, HARPENDEN
9. MHT13649: HARPENDEN BOARD SCHOOL, VAUGHAN ROAD, HARPENDEN, 1896-7 School Board building, with 1907 workshop
10. MHT7019: SITE OF PEACOCK BREWERY, HIGH STREET, HARPENDEN
11. MHT7020: SITE OF BREWERY AND WAVERLEY KNITTING MILLS, HIGH STREET, HARPENDEN
12. MHT10467: SUPPOSED SITE OF POST-MEDIEVAL BUTTS, HARPENDEN COMMON
13. MHT30888: FRIENDS' MEETING HOUSE, 12 SOUTHDOWN ROAD, HARPENDEN, Built as the Harpenden Lecture Institute & Reading Club in 1887, and converted to a Quaker meeting house in 1933
14. MHT17273: HARPENDEN HOUSE HOTEL (WELCOMBE), SOUTHDOWN ROAD, HARPENDEN, 17th century timber-framed house updated in the early 18th century to a fashionable gentry house; a hotel since the later 20th century
15. MHT17742: LOWER TOPSTREET FARM, 28 CRABTREE LANE, HARPENDEN, Post-medieval farmstead with 16th century farmhouse, now in private occupation

Assessment

Development of the site is considered likely to impact on the setting of the Harpenden Conservation Area to some degree, and there may be some impact on the setting of nearby locally listed buildings. The site enjoys an elevated position, and as a result development proposals may be visible from Harpenden Common, dependent upon the height and scale of a proposed development, and may result in both townscape and heritage harm. The Common is included as Key View 1 within the Harpenden Neighbourhood Plan (see Policy ESD9 and Figure 6.2), and moreover is considered to be one of the most important areas within the Harpenden Conservation Area and careful consideration must be given to impacts on views from the Common, and other sensitive views which may be affected.

As a result of intervening development, it may be the case that the significance of other designated and non-designated heritage assets would not be significantly affected directly, albeit as discussed above careful consideration must be given to impacts of a development proposal on wider views. However, further assessment of the impacts of a particular development proposal would be required at application stage, and an analysis of the appearance of proposed development in its context would be required..

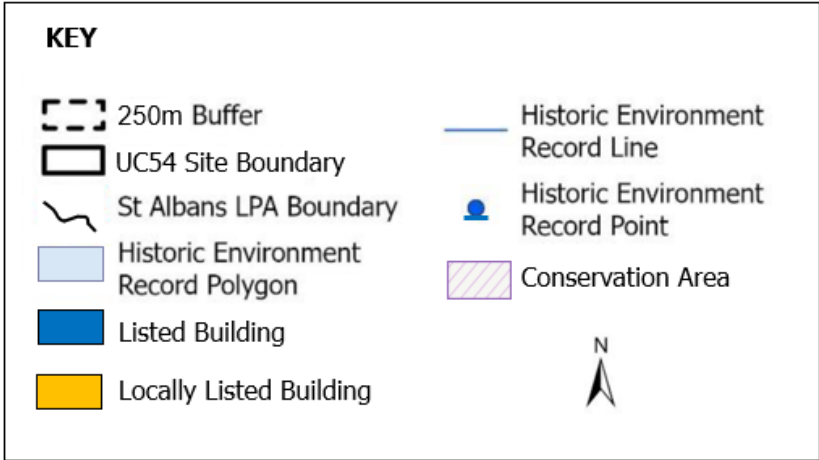
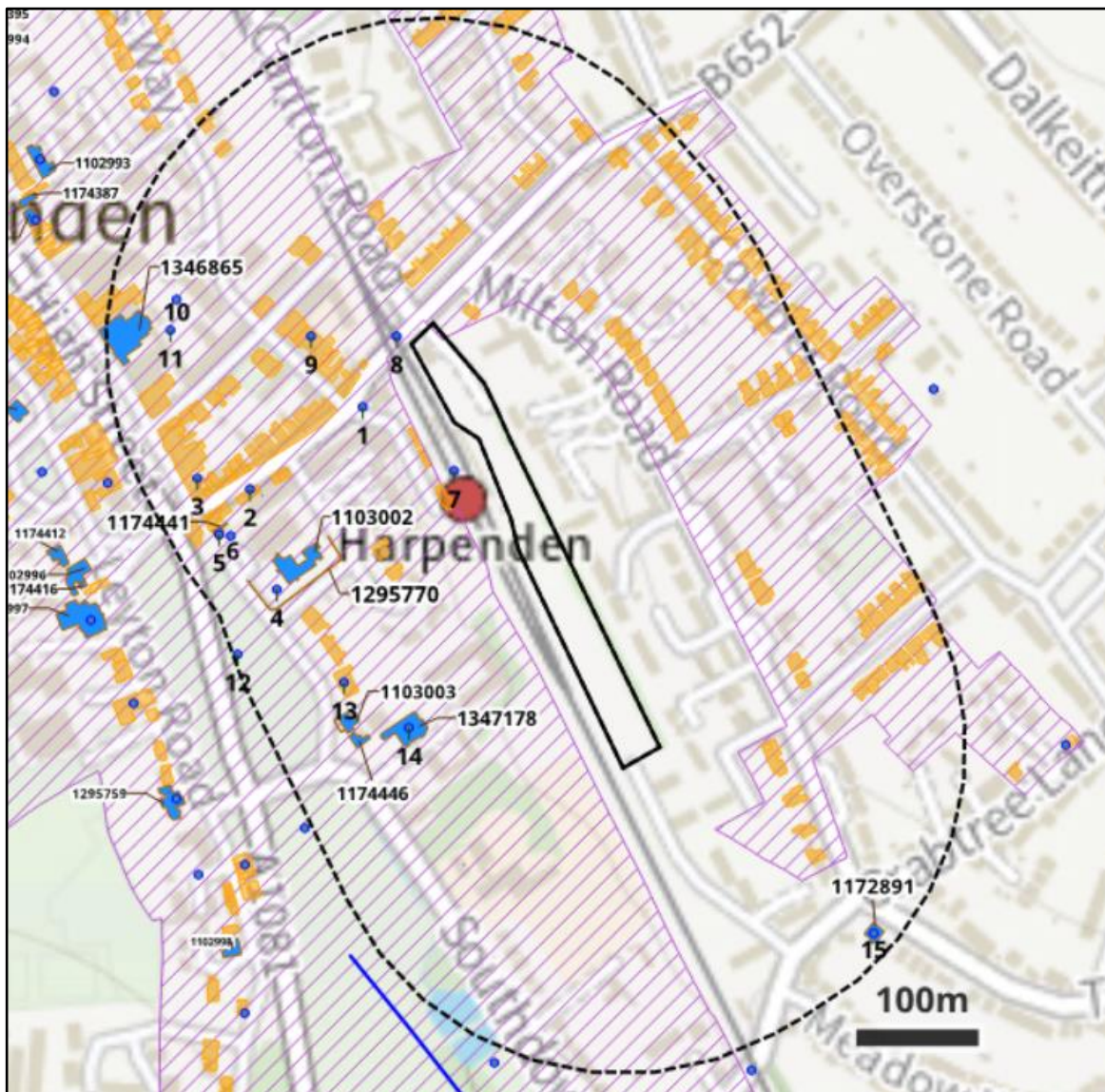
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies adjacent to Harpenden Conservation Area and close to a number of locally listed buildings and HER sites, and development proposals must take into consideration any impacts on these heritage assets. Furthermore, careful consideration must be given to impacts of development proposals on views which may be affected.

Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including an analysis of the appearance of proposed development in its context; and an appropriate archaeological desk-based assessment with field evaluation if required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



Allocation Ref:	UC55	Site Name:	44-52 Lattimore Road St Albans, AL1 3XW
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Site Summary

The site covers an area of 0.11ha and the Draft Local Plan proposes 17 residential units on the site (indicative). It currently contains a full width office building fronting Lattimore Road plus open car park to the rear. The site is located within St Albans Conservation Area Character Area 5a: London Road, and is adjacent to locally listed buildings to the south and east sides, with many other nearby locally listed buildings located to in all directions. Also within the study area are four HER sites, including the site of an open ropewalk leading back from the street. The ropewalk has the potential to extend into the site.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT31376: SITE OF 19TH CENTURY ROPEWALK, LATTIMORE ROAD, ST ALBANS, Open ropewalk leading back from the street
2. MHT18843: LATTIMORE HOUSE, 21 LATTIMORE ROAD, ST ALBANS, 19th century Open Brethren chapel, converted to other uses in the early 20th century
3. MHT11847: KYNGSTON HOUSE, INKERMAN ROAD, ST ALBANS, 1920s hat factory building in residential street
4. MHT31376: SITE OF 19TH CENTURY ROPEWALK, LATTIMORE ROAD, ST ALBANS, Open ropewalk leading back from the street

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area and the setting of nearby locally listed buildings to some degree. As a result of the distance and the intervening development, it may be the case that the significance of other heritage assets would not be affected. The ropewalk has the potential to extend into the site. There is potential for development of the site to impact on non-designated below-ground heritage assets. However, further assessment of the impacts of a particular development proposal would be required at application stage.

Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and close to locally listed buildings and HER sites and development proposals must take into consideration any impacts on these heritage assets.











Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage including a townscape analysis; and an appropriate archaeological desk-based assessment with field evaluation if required.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

	250m Buffer		Historic Environment Record Line
	UC55 Site Boundary		Historic Environment Record Point
	St Albans LPA Boundary		Conservation Area
	Historic Environment Record Polygon		
	Listed Building		
	Locally Listed Building		

Allocation Ref:	UC57	Site Name:	Telford Court, Alma Road, St Albans, AL1 3BP
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Site Summary

The site covers an area of 0.58ha and the Draft Local Plan proposes 6 residential units on the site (net gain above 80 existing units) (indicative). It currently contains central St Albans' only high-rise residential block (11 storeys), as well as neighbouring maisonettes and a garage block. The site is located within St Albans Conservation Area Character Area 7d: Alma Road and Priory Park and it is considered to be an anachronism within the St Albans townscape, being a high-rise development, surrounded on all sides by 2 storey, good quality, locally-listed C19 development. It is identified in the St Albans Conservation Area Character Statement as having a negative impact on the conservation area.

Within the site is the HER site of the Alpha Kinematograph Works, it is surrounded by locally listed buildings and c.100m to the south are three Grade II listed buildings which front London Road. Further afield within the study area there are many other locally listed buildings and HER sites.

Historic Environment Evidence Base

Designated Heritage Assets of Grade I, II and II* listed buildings, Scheduled Monuments, Registered parks and gardens, Conservation Areas within Study Area:

- St Albans Conservation Area
- List entry ID: 1103005, St Albans South Signal Box, Ridgmont Road, St Albans (Grade II)
- List entry ID: 1347149, 174 & 176 London Road, St Albans (Grade II)
- List entry ID: 1103042, 178 London Road, St Albans (Grade II)
- List entry ID: 1103043, 180 & 182 London Road, St Albans (Grade II)

Non-designated Heritage Assets on the Hertfordshire Historic Environment Record within Study Area:

1. MHT9902: SITE OF HAT FACTORY, E DAY (ST ALBANS) LTD, Early 20th century straw hat factory, predecessor of Helmets Ltd
2. MHT5471: SITE OF ST ALBANS CITY RAILWAY STATION, 1868 station on the Midland main line; redeveloped in 1973 on a different site
3. MHT11847: KYNGSTON HOUSE, INKERMAN ROAD, ST ALBANS, 1920s hat factory building in residential street
4. MHT16384: 174-76 LONDON ROAD, ST ALBANS, The 'Flint Houses', an eccentric pair of villas built in 1839 in knapped flint with Gothic detail, probably by George Smith
5. MHT16383: 178 LONDON ROAD, ST ALBANS, Early 19th century classical villa
6. MHT16382: 180-82 LONDON ROAD, ST ALBANS, Pair of early 19th century urban villas, possibly by George Smith
7. MHT9903: SITE OF THE ALPHA KINEMATOGRAF WORKS, ALMA ROAD, ST ALBANS, Arthur Melbourne-Cooper's film studio, set up c.1901
8. MHT16329: ST ALBANS SOUTH SIGNAL BOX, RIDGMONT ROAD, ST ALBANS, Late Victorian signal box on the Midland Railway main line
9. MHT9906: ST ALBANS GAOL, VICTORIA SQUARE, ST ALBANS, 1866 prison
10. MHT7065: SITE OF ST ALBANS IRON WORKS, BRUSH WORKS & ROSE'S LIME JUICE WORKS, GROSVENOR ROAD, ST ALBANS, Late 19th century iron works which became a brush factory and was taken over by Rose & Co in 1939
11. MHT30673: SITE OF EDWIN LEE'S BOOT FACTORY, 25 GROSVENOR ROAD, ST ALBANS, Late 19th century boot factory, demolished in the later 20th century; one of the local war memorial plaques survives
12. MHT14640: SIR RICHARD LEE'S BOUNDARY WALL, LONDON ROAD, ST ALBANS, 16th century boundary wall, containing fragments of medieval masonry salvaged from the abbey after the Dissolution
13. MHT9906: ST ALBANS GAOL, VICTORIA SQUARE, ST ALBANS, 1866 prison
14. MHT31376: SITE OF 19TH CENTURY ROPEWALK, LATTIMORE ROAD, ST ALBANS, Open ropewalk leading back from the street

Assessment

Development of the site is considered likely to impact on the significance of the St Albans Conservation Area to some degree. Noting the existing development on the site, it is recognised that redevelopment proposals may seek to include relatively large building(s). Whilst the existing block is a negative feature in the conservation area, the impact of the current high rise point block is considered to be somewhat mitigated by the screening which screens it from the street; both by the three storey maisonette blocks and the mature tree screen. The trees on the borders of the site serve to soften views of the three-storey blocks

in street views. Whilst the high-rise point block is not hidden in mid-range and long range views, its impact is somewhat mitigated by the substantial screening. Careful consideration of tree screening of larger elements of redevelopment proposals would be required. Careful consideration must also be given to impacts on the longer range views of the site. For example, views from the south-west from London Road where the existing point block is visible.

As a result of the distance and the intervening development, it may be the case that the significance of other above-ground designated heritage assets would not be significantly affected, subject to the consideration given to impacts on long range views. However, further assessment of the impacts of a particular development proposal would be required at application stage. This should include visualisations of the proposal in relation to the nearby locally listed buildings.

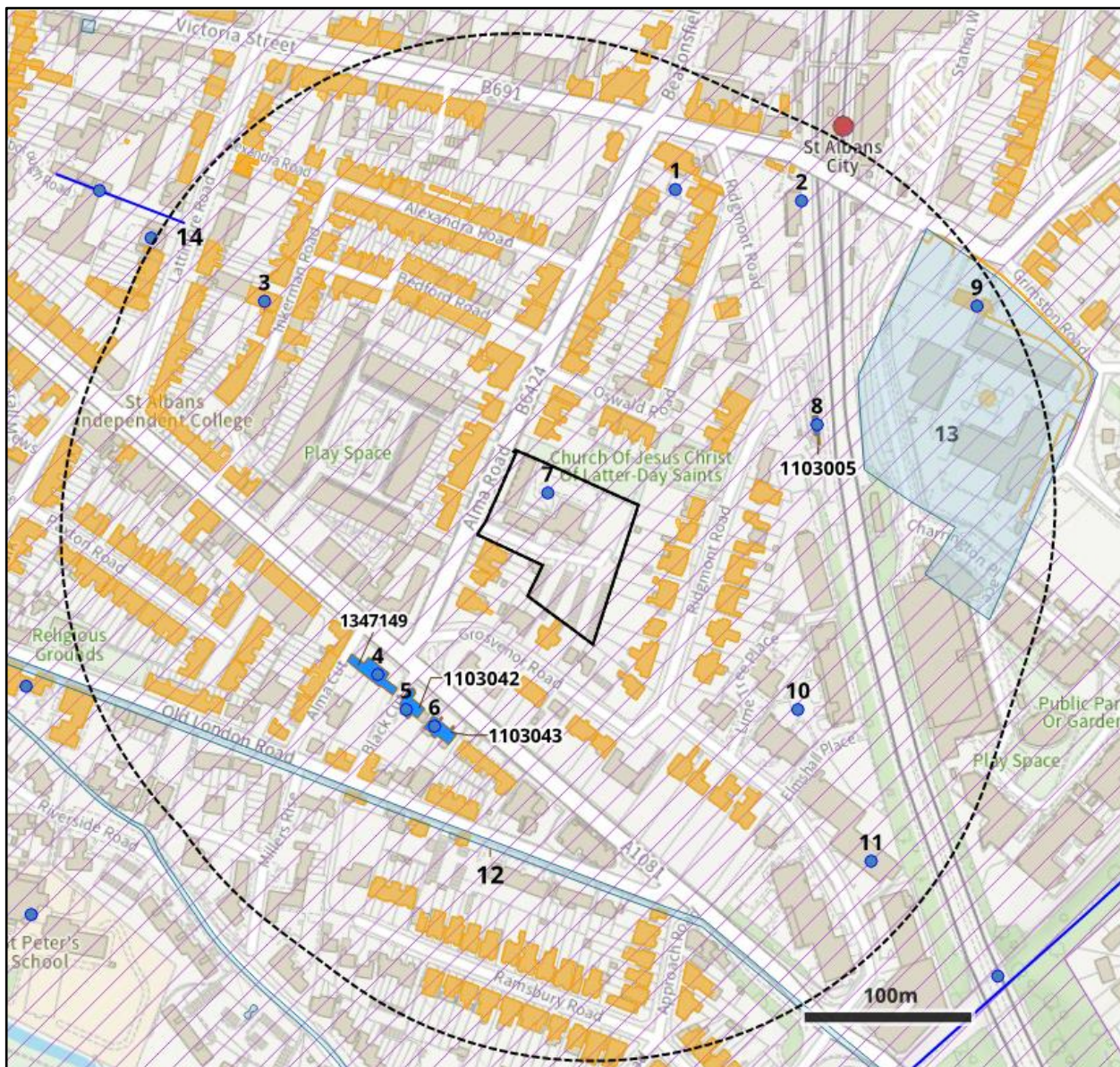
Recommendations / Mitigation:

There are no likely impacts on heritage assets that preclude the site's allocation or which impact on estimated capacity. The site lies within the St Albans Conservation Area and is surrounded by locally listed buildings and development proposals must take into consideration any impacts on these heritage assets. Furthermore, careful consideration must be given to tree screening and impacts on the longer range views of the site.










Development proposals should be informed by the results and recommendations of: a detailed heritage impact assessment which assesses impacts on built heritage, including visualisations of the proposal in relation to the nearby locally listed buildings; and an appropriate archaeological desk-based assessment.

The assessments should be undertaken in accordance with latest national policy and guidance, and should consider impacts on the significance and setting of any heritage assets affected.

Map



KEY

 250m Buffer	 Historic Environment Record Line
 UC57 Site Boundary	 Historic Environment Record Point
 St Albans LPA Boundary	 Conservation Area
 Historic Environment Record Polygon	
 Listed Building	
 Locally Listed Building	

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