

Hemel Garden Communities Heritage Impact Assessment



Client:
St Albans City & District
Council
Dacorum Borough Council

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Hemel Garden Communities Heritage Impact Assessment

Project Details

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1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Place Services for St Albans City & District Council and Dacorum Borough Council. This document provides an assessment of heritage impact for the proposed development site Hemel Garden Community comprising of Sites H1, H2, H3, and H4 (“the Site”) as referred to in the St Albans City & District Local Plan and Site HH01/02 in the Dacorum Local Plan. The location and extent of the Site is shown in **Figure 1**.
- 1.2 For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 500m HER search area (buffer) shall be referred to as ‘the Study Area’. The site as whole totals approximately 943.07 Hectares in size comprised of 571.07 Hectares within St Albans City & District Council and approximately 372 Hectares within Dacorum Borough Council.
- 1.3 This report provides a baseline summary of the significance of identified heritage assets within the Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets identified. The scoping of heritage assets has been informed by the indicative yield, set out within the allocation.
- 1.4 This report identifies the designated and non-designated heritage assets within close proximity of the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5 As part of a planning application, any future development will require further detailed assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets.
- 1.6 This assessment follows best practice procedures produced by Historic England (see **Appendix B** for details) and the Chartered Institute for Archaeologists,¹ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF).²
- 1.7 Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) 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.

¹ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

² Department for Communities and Local Government, 2023. *National Planning Policy Framework*

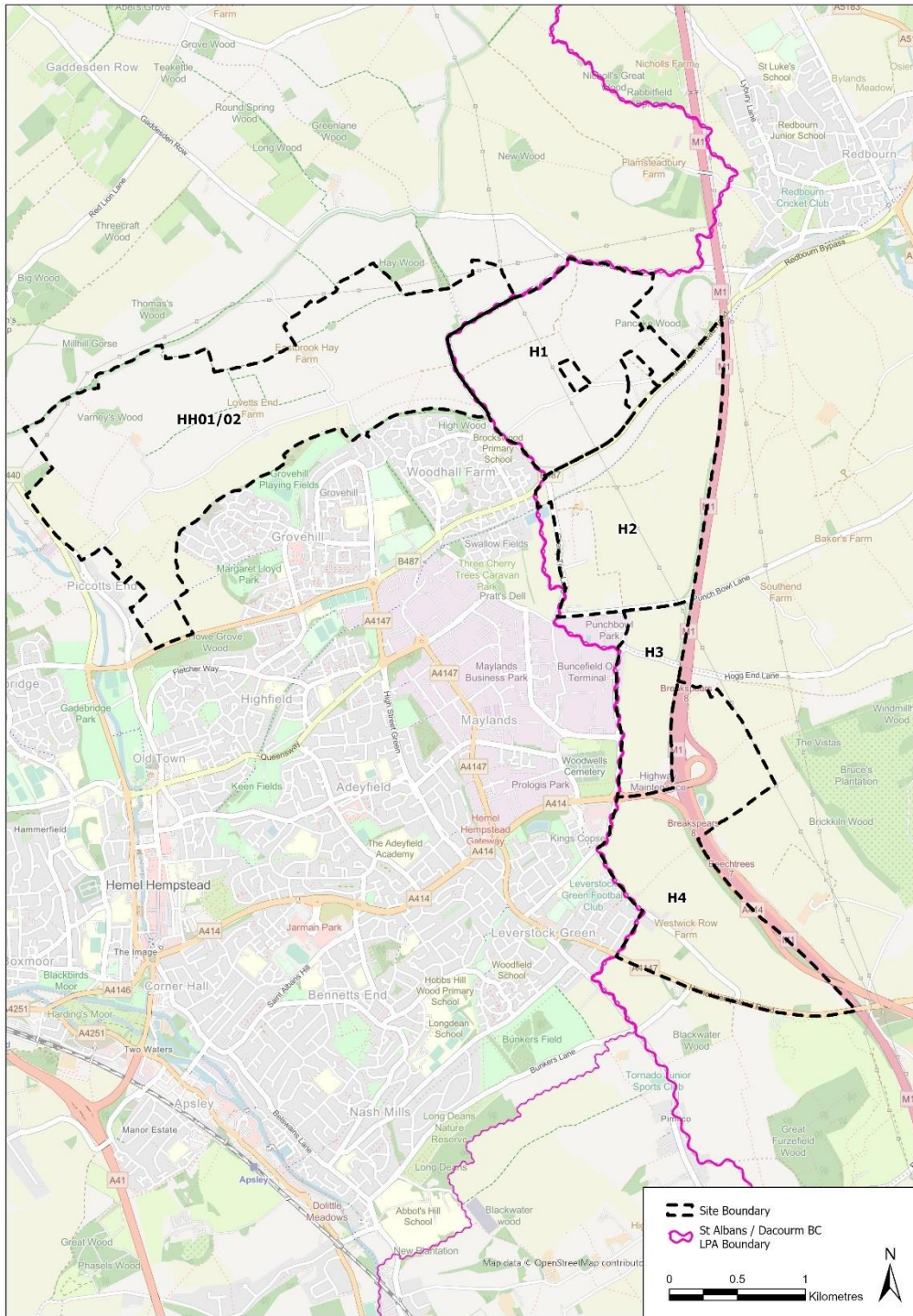


Figure 1 Hemel Garden Communities Sites

2. Methodology

- 2.1 This assessment has been undertaken to support the production of the new St Albans City & District Local Plan and Dacorum Local Plan. This is intended to provide an initial overview of the heritage assets which may be potentially affected and the form/extent of this impact.
- 2.2 The purpose of this document is to provide a detailed and proportionate historic environment evidence base, as required by Paragraphs 31 and 35 of the National Planning Policy Framework (NPPF, December 2023), to establish the suitability of the Site prior to formal allocation.
- 2.3 The data in this report will be combined with other specialist reports to help identify the Sites to be allocated for development into the Local Plan. 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) is undertaken, as is required by Paragraph 200 of the NPPF. This assessment should be informed by the nature of the proposed development. As such it should be noted that this assessment is not exhaustive and the exclusion of reference to a heritage asset does not imply that it would not be impacted by a future development.
- 2.4 To determine the historic environment potential of the Site, 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 Study Area of the Site. A search of the HER has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 2.5 This assessment has been informed by desk-top research and site visits, carried out in February and March 2024. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visits also extended into the Study Area, for the purposes of scoping heritage assets, as per Historic England's setting guidance.
- 2.6 The assessment of significance, of the identified heritage assets, follows the heritage interest-led approach set out in the NPPF; comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'.³ The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015)⁴ and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).⁵

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁴ Historic England. 2015. *Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment'*.

⁵ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

- 2.7 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).⁶
- 2.8 Given the size and scale of development proposed, each allocation is considered in turn. Within each chapter, heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeology) heritage assets will be identified, in line with GPA3 Step 1. An overview of the historical development of each Site and its surroundings is also provided.
- 2.9 An assessment of the significance of the heritage assets potentially affected by future development for each Site, including the contribution made by their setting, will be made in line with GPA3's Step 2. This also includes an assessment of archaeological potential for each Site. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,⁷ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 2.10 These attributes of significance are described as:
- **Archaeological interest**
There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest**
These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest**
An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.11 Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.12 The potential impact of a development on the identified heritage assets is undertaken, in line with Historic England's GPA3.⁸ Step 3 of the staged approach outlines that assessment should assess the

⁶ Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets'* (GPA3)

⁷ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

⁸ *ibid*

effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. Impacts to the archaeological potential of each Site are also considered.

- 2.13 Section 8 considers any potential cumulative effects of the development on the significance of identified heritage assets and archaeological potential.
- 2.14 Section 9 draws together the conclusions across the Sites and provides recommendations relating to future development, in line with Step 4.
- 2.15 References and sources consulted in the preparation of this report are listed at **Appendix A**.
- 2.16 The relevant legislation and policy context are set out in **Appendix B** of this report and a Glossary of terms is outlined in **Appendix C**.
- 2.17 Relevant statutory designation descriptions are reproduced in **Appendix D** of this report, whilst **Appendix E** presents all relevant HER records in the Study Area, a 500m radius from each Site boundary. The number references used in the text are those used by the Hertfordshire HER⁹ or National Heritage List.¹⁰

⁹ [Historic Environment Record Viewer \(arcgis.com\)](#)

¹⁰ [Search the List: Map Search | Historic England](#)

3. Site HH01/02 (Dacorum)

Site Overview

- 3.1 A site visit was undertaken on 1st March 2024. A visual assessment was undertaken of the Site and Study Area.



Figure 2 Site HH01/02 outlined in red

- 3.2 The Site (**Figure 2**) comprises agricultural fields to the north of Hemel Hempstead, stretching from the B440 in the west to Holtsmere End Lane in the east. Through the centre of the Site, Dodds Lane which becomes a trackway connecting to Holtsmere End Lane. The northern edge of the Site is formed of field boundaries, whilst to the south of the Site are the urban areas of Woodhall Farm and Grove Hill at Hemel Hempstead.

Heritage Baseline

Heritage Assets

Heritage Assets overview

- 3.3 There are five designated heritage assets within the Site, notably Grade II listed buildings at Holtsmere End Farm, Eastbrook Hay Farm and Lovetts Farm. Within the 500m Study Area, there are twenty-five listed buildings, one schedule monument and two conservation areas. These are illustrated at **Figure 3** (page 13).

- 3.4 There are a number of features recorded in Historic Environment Record within the 500m Study Area. Features identified on the HER are described in the archaeological overview below and illustrated on **Figure 4** (page 14). The Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

Scoping of Designated Heritage Assets

- 3.5 Whilst there are a number of heritage assets within proximity of the Site, it is considered that the majority can be scoped out of further assessment. This is due to proximity to the site and intervening built form and vegetation.
- 3.6 Based on the site allocation boundary and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Type / Grade	List Entry Number
Holtsmere Manor	Grade II listed building	1348462
Barn at Holtsmere End Farm	Grade II listed building	1172813
Eastbrook Hay Farmhouse and attached Barn	Grade II listed building	1101256
Barn at Little Lovetts End Farm	Grade II listed building	1348033
Stable next gate at Little Lovetts End Farm	Grade II listed building	1173064
Piccotts End Conservation Area	Conservation Area	n/a

Scoping of Non-Designated Heritage Assets

- 3.7 There are no locally listed buildings, i.e., non-designated heritage assets, within the 500m Study Area. Non-designated heritage assets of archaeological interest are considered under Archaeological Potential below.

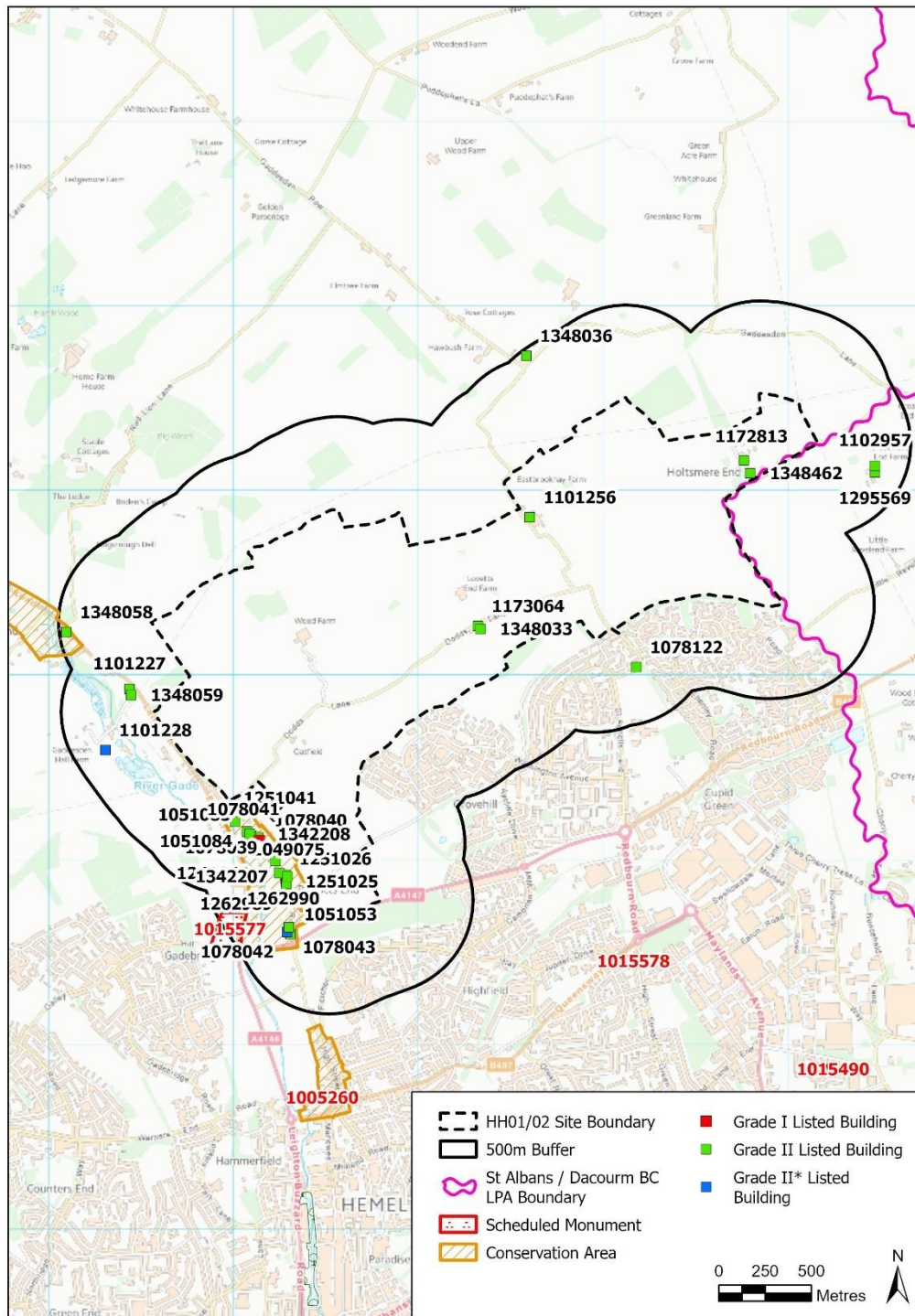


Figure 3 Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

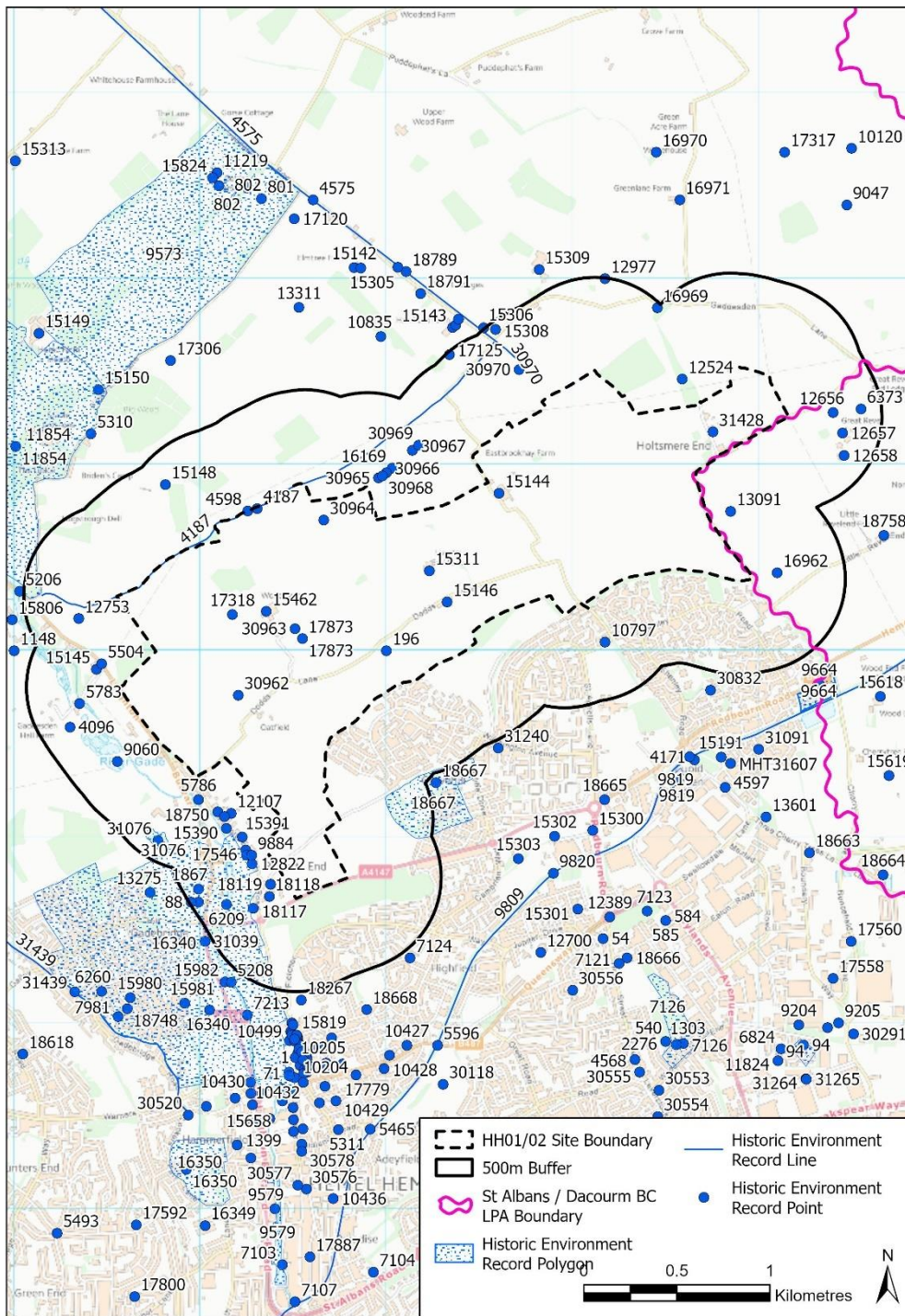


Figure 4 Archaeological HER Asset Plan

Archaeological and Historic Overview

3.8 The information below is derived from desk-based and archival research and a review of the Hertfordshire Historic Environment Record (HER). This historic overview is focused to the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

- 3.9 Archaeological work on a water main crossing the northern edge of the Site and Study Area in a southwest to northeast direction found two scatters of worked flint (HHER 30962-3) dating from the early Neolithic through to the Later Bronze Age. In a similar area, also during this excavation, further flint artifacts, a large quantity of burnt flint and other finds were recovered (HHER 30965). Within the immediate area of the excavation further flint artifacts including a leaf shaped arrowhead have been recovered (HHER 30965).
- 3.10 Excavations on the pipeline also identified Late Bronze Age occupation in the form of ditches containing pottery (HHER 30966). A large part of the pottery seems to originate from a single vessel and may represent a placed deposit.
- 3.11 Excavations on the pipeline also identified two four post granary buildings of the Middle Iron Age with a further structure suggested by other post holes (HHER 30967). The granary post holes contained surviving burnt grain. In the northeastern corner of the Site further Middle Iron Age occupation was identified in the form of a pair of parallel ditches forming the remains of a trackway (HHER 30970)
- 3.12 A single gold Stater of Tasciovanus (20BC-10AD) was found within the Site (HHER 196). Late Iron Age features were identified on an area that was excavated over a distance of 440m on the pipeline to the northern edge of the Site, predating a later Roman settlement (HHER 16169).

Roman (43 AD to 410 AD)

- 3.13 Excavation along the pipeline identified a large Roman site, dating from the first to fourth century AD. The early features comprised enclosure ditches containing pits with residue iron working debris. Later a flint surface was laid with a large quantity of pottery and ceramic building material was recovered indicating a building in the immediate vicinity (HHER 16169). Further features of a Roman date were identified within the pipeline corridor although this also contained fragments of early Saxon pottery (HHER 30968).
- 3.14 Earlier records show that a Roman quern stone was found in the same area as above in 1959 (HHER 1148) supporting the idea that a settlement or building is located in this area of the Site.
- 3.15 To the southwest of the Site is the Scheduled Monument of Gadebridge Roman Villa (NHLE 1015577, HHER 88). The monument includes the buried remains of a substantial Roman villa complex situated in the valley of the River Gade to the immediate northwest of the junction of Galley Hill and the Hemel Hempstead to Leighton Buzzard Road. The site was discovered in 1962 during the construction of the A4146, and parts of the monument were subsequently excavated over a period of six years. Excavation revealed that the earliest occupation on the site dated to around AD 75. Later buildings had truncated most of the first house, which was thought to be a simple, timber framed structure (located c.50m west of the present road), with a separate small stone-built bath house c.20m to the northeast. The bath house initially included two heated rooms and one cold room in a row running north-south, with a furnace at one end, but was modified during this early phase by the addition of hot and cold plunge baths. During this period a roughly rectangular area of farmland measuring approximately 120m by 40m immediately to the south of the villa was delineated by ditches. Within the villa complex a votive coin hoard was recovered comprising 173 bronze coins along with a large number of small bronze objects, all deposits within a bathing pool (HHER 1867).

- 3.16 Just outside of the northeastern corner of the Study Area a Roman villa is recorded, identified from aerial photography in 2006 (HHER 12977). The photograph shows a rectangular building with several rooms, one of which has an apse.
- 3.17 Two Roman roads cut through the Study Area in a northwest to southeast direction, the northern one (HHER 4575) runs from Elstree to Eaton Bray and the southern one (HHER 4596) forms part of the route from Verulamium to Ivinghoe Beacon. No excavations have taken place on the second road.
- 3.18 To the south of the Site the site of a Roman villa is recorded comprising a winged corridor building with a bath house (HHER 88). In the same area a coin hoard has been recovered including a total of 19 coins, including 14 silver denari of the first century AD (HHER 518). Also found in the same area was a Roman brooch in 1977 (HHER 6209).
- 3.19 A small collection of Roman pottery was picked up in Water End Conservation Area located close to a postulated Roman road (HHER 9602) at the northwestern edge of the Study Area.

Early medieval and medieval (410 AD to 1540 AD)

- 3.20 Within the pipeline corridor a number of fragments of early Saxon pottery was recovered from a largely Roman site, however, the pottery indicates that occupation had continued into the Saxon period (HHER 30968). A single medieval ditch was excavated on the pipeline which produced quantities of pre-thirteenth century pottery (HHER 30969).
- 3.21 The part of the northern boundary of the Site is formed by the line of an existing hollow way (HHER 4187) which runs from Water End to Gaddesden Row. These features typically date to the medieval period, frequently having evidence of occupation along them.
- 3.22 To the west of the Site is the late medieval house of Gaddesden Hall which is the successor of a manor of various names (Southall, Gatesden or Olivers Place). The house stands on the west side of the river in a small park with a walled garden (HHER 4096). Close to the hall is the post medieval watermill of Noke Mill which had a medieval predecessor which is recorded on the site in 1369 (HHER 5783).
- 3.23 Within the Water End Conservation Area two of the buildings (HHER 15805-6) are of late medieval date, one being a cruck-trussed house and the second a late medieval hall house. Medieval pottery has been recovered from a pond within the Conservation Area (HHER 2315).
- 3.24 Within the Conservation Area of Piccotts End a probable medieval guest house with surviving wall paintings is located in its centre (HHER 6193).
- 3.25 An area of ridge and furrow (HHER 17318), thought to be medieval in origin is recorded within the Site to the west of Woods Farm. Further ridge and furrow is recorded within Gaddesden Place to the north west of the Site (HHER 11855).
- 3.26 During the construction of the water main two ditches forming the parish boundary were identified and excavated (HHER 30964).

Post-Medieval and Industrial (1540 AD to 1900 AD)

- 3.27 Four post-medieval farm complexes are recorded within the Site, these include Wood Farm (HHER 15462), Little Lovetts Farm (HHER 15146), Lovetts End Farm (HHER 15311) and Eastbrook Hay Farm (HHER 15144).

- 3.28 The Mill within the Conservation Area at Piccotts End was a large post-medieval mill and mill house with earlier origins, demolished after a fire in 1991 (HHER 5786). HER identifies the site as probably having origins in the Domesday as an endowment of Ashridge Monastery in a charter of 1289.
- 3.29 Piccotts End Conservation Area is located at the southwestern corner of the Site. The Conservation Area contains a number of buildings of interest including the above mill, 140 Piccotts End Road (HHER 18750), which has an early timber frame in a nineteenth century house, Piccotts End Farm is a sixteenth or early seventeenth century farm complex in the centre of the village (HHER 15390), Piccotts End House dating to the late eighteenth or early nineteenth century with a range of buildings around a rectangular plot (HHER 15391), Gade Spring a seventeenth or eighteenth century timber framed house (HHER 17546), an eighteenth century country house (HHER 18117), Dolphin cottage contains part of a seventeenth century house (HHER 9884) and stables at the Board Head public house.
- 3.30 Just outside the Site at its southern extent, but still within the Conservation Area, is a farm complex at Marchmont Farm, now largely converted into domestic properties (HHER 18118) lying on the opposite side of the road to Marchmont House (HHER 18117). The village school (HHER 18119) is located to the north of Marchmont Farm but was demolished in the mid twentieth century.
- 3.31 The site of the Old Infirmary Yard is located on the northern side of the settlement within the Conservation Area at Piccotts End, originally set up by Astley Cooper in 1827 (HHER 12107). Excavations have taken place which shows the foundations survives well below ground.
- 3.32 The road bridge to the south of the Site (HHER 5208) dates to the nineteenth century.
- 3.33 The Conservation Area of Water End is located on the edge of the northwestern corner of the Study Area and contains a number of listed and non-listed buildings. The bridge over the river dates to c,1800 although built in a medieval style (HHER 5206).
- 3.34 To the north of the Site is the dispersed settlement along Gaddesden Row with the site of a Forge originally dating to the early seventeenth century (HHER 18791), the farmsteads at Hawbush Farm (HHER 15143), Corner Farm (HHER 15308). The site of two former houses to the west of the road are recorded (HHER 10835, 17125).
- 3.35 Further post medieval farmsteads or former farmsteads are located to the northwest of the Site including Holtsmere Farm (HHER 31428), site of Heavesgate Farm (HHER 16969) and the Country House at Stags End (HHER 15309).

Twentieth Century onwards (1901 AD onwards)

- 3.36 The Site has remained in agricultural use throughout the twentieth century. However, its surroundings have changed significantly following the designation of Hemel Hempstead as a New Town in 1947. Designed as a concept of villages centred around historic farmsteads, the place names and suburbs within Hemel Hempstead reflect this, notably 'Grove Hill' and 'Woodhall' areas.

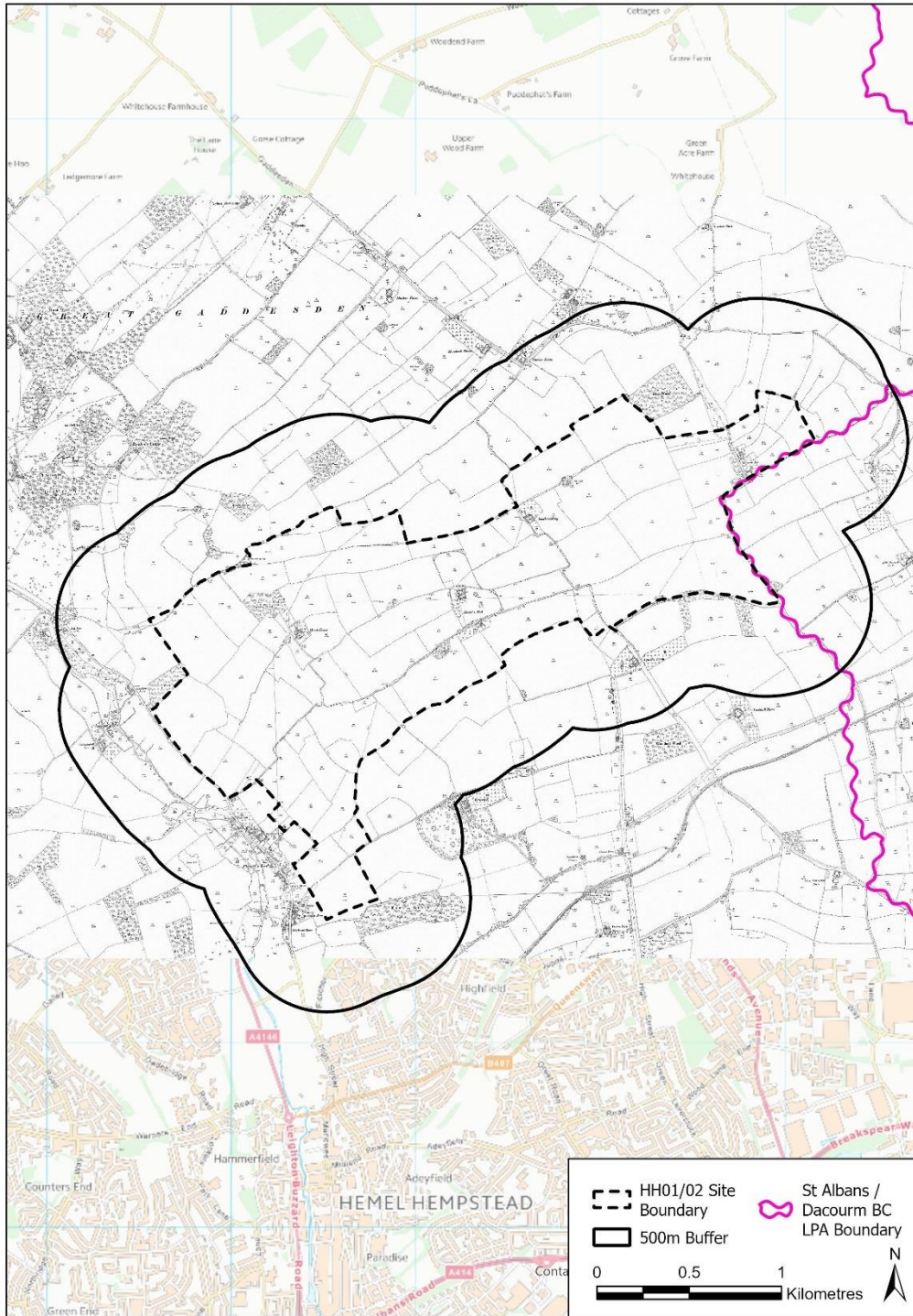


Figure 5 1890s Ordnance Survey Map

Assessment of Significance

Designated Heritage Assets

Holtsmere Manor (Grade II, list entry number: 1348462) and Barn 30 metres to south of [farm] house (Grade II, list entry number: 1172813)

- 3.37 The statutory list description for the designated heritage assets are summarised here. The full description can be found in **Appendix C**. These assets are located within the Site towards its northeastern edge, and adjacent to Site H1.
- 3.38 Holtsmere Manor (**Figure 6**) is a Grade II listed house dating from the seventeenth century or earlier, with a large north-west wing of late nineteenth century date. The listed building is constructed of timber frame with red brick infills, with the later range constructed of plum brick. The dwelling has steep red tile roofs with red brick chimney stacks, including a large gable chimney.
- 3.39 The Grade II listed barn at Holtsmere End Farm dates from the seventeenth century and is constructed of timber frame on red brick sill with dark weatherboarding. The heritage asset consists of 4 bays with a projecting gabled porch. The barn forms part of the historic farmstead at Holtsmere End Farm.

Significance

- 3.40 The significance of Holtsmere Manor is drawn from its architectural and historic interest, as an illustrative example of a high-status house of seventeenth century, or earlier, origins. The listed building provides evidence of its phased construction and historic building techniques and is representative of the aspirations and wealth of the owners. The external elevations, architectural features and detailing overall retain their original design and character, creating an attractive building which provides an understanding of its historic and continued domestic function.



Figure 6 Holtsmere Manor

- 3.41 The listed barn is of significance by virtue of its age, historic fabric and vernacular character, which is representative of its historic agricultural function. The barn also forms part of the early settlement within the area and therefore is illustrative of the dispersed settlement pattern and agricultural function of the surrounding landscape, as well as the development and evolution of farming practices from the seventeenth century.

Setting and Contribution to Significance

- 3.42 Holtsmere Manor is situated within a generous corner plot, at the meeting of Holtsmere End Lane and Holtsmere Farm Lane. Its immediate setting comprises its surrounding domestic garden space, which is punctuated by mature trees, hedgerows and shrubs, its associated outbuildings and a gravel driveway, which wraps around the north and east sides of the dwelling. An attractive brick wall forms part of the garden boundary on the west side. This immediate setting makes a positive contribution to the significance of the listed building by virtue of its historic associative and functional relationship.
- 3.43 To the north of the manor is Holtsmere End Farm and the Grade II listed barn, which contribute positively to the heritage assets significance as historic elements of setting. Immediately to the south, to the opposite side of Holtsmere End Lane, are more modern dwellings, which somewhat impede the appreciation of the historic relationship between the manor and its agricultural landscape to the south. The wider setting of the listed manor comprises this rural, open, agrarian land, interspersed with farmsteads, which makes a positive contribution to the significance of Holtsmere Manor as part of its historic rural context.

Contribution made by the Site

- 3.44 The Site forms part of the wider rural, agricultural setting of the listed buildings and therefore contributes positively to their significance.

Eastbrook Hay Farmhouse and attached Barn (Grade II, list entry number: 1101256)

- 3.45 Eastbrook Hay Farmhouse and attached Barn is located within the Site, close to its northern edge.

Significance

- 3.46 The significance of Eastbrook Hay Farmhouse and attached Barn is derived from its special architectural and historic interest as a seventeenth century farmstead. The house was encased in brick and the rear wing added in the eighteenth or early nineteenth century, providing evidence of the architectural and social history of the period.

Setting and Contribution to Significance

- 3.47 The setting of the listed building comprises domestic gardens and working farm surrounded by arable fields. This contributes positively to its significance as a historic farmstead. The urban edge of Hemel Hempstead is visible south of the asset; however, intervening tree planting helps to soften its presence and the listed building is still experienced within its agrarian setting.

Contribution made by the Site

- 3.48 The Site forms part of the wider rural, agricultural setting of the listed building and therefore contributes positively to its significance.

Barn at Lovetts End Farm (Grade II, list entry number: 1348033) and Stable at Lovetts End Farm (Grade II, list entry number: 1173064)

3.49 The Barn and Stable at Lovetts End Farm are located within the Site, to the south of Dodds Lane which runs east-west through its middle. The Stable building is located on Dodds Lane with the Barn located c12 metres to its south.

Significance

3.50 The significance of the Stable is derived from its architectural and historic interest as a late sixteenth or early seventeenth century with the western bay added in the nineteenth century. The Barn also holds architectural and historic interest as a seventeenth century structure. Both buildings have since been converted to residential use.

Setting and Contribution to Significance

3.51 The setting of both the Stables and the Barn comprises the historic farmstead to the south of Dodds Lane. However, this changed over time from agricultural use to residential when the buildings were converted to dwellings. Nevertheless, both buildings may be experienced within a wider agrarian setting with arable fields to the south, east and west. The urban edge of Hemel Hempstead is visible south of the asset; however, intervening tree planting helps to soften its presence and the listed building are still experienced within the wider agrarian setting.

Contribution made by the Site

3.52 The Site forms part of the wider rural, agricultural setting of the listed buildings and therefore contributes positively to their significance.

Piccotts End Conservation Area

3.53 First designated in 1969, the Piccotts End Conservation Area is located to the southwest of the Site, at a distance of approximately 60 metres at its closest point. The boundaries of the Conservation Area wrap tightly around the properties and their domestic gardens to the east, with Leighton Buzzard Road forming its boundary in the west and Link Road forming its boundary to the south.

Significance

3.54 The significance of the Conservation Area is characterised by historic development to either side of Piccotts End Road which follows the route of the River Gade. The water meadows between the tributaries of the river makes an important contribution to the character and appearance of the area, and contrast between the built and natural parts of the Conservation Area. The close relationship to the River Gade is evidenced by the former mill here. Whilst the mill itself was rebuilt as apartments after a fire in 1991, the Grade II listed Piccotts End Mill House survived.

3.55 Within the centre of the Conservation Area are several highly graded Listed Buildings, including Nos. 130-136 Piccotts End, a Grade I listed range of cottages dating to the fifteenth century, and Little Marchmont House, a Grade II* late eighteenth-century small county house for the third Earl of Marchmont (1708-94) with Grade II listed outbuildings. Other Listed Buildings within the Conservation Area include the Grade II listed Piccotts End Farmhouse which dates to the sixteenth or early seventeenth century and Piccotts End House, an early nineteenth century stucco property. These buildings provide evidence of the early development of Piccotts End and its development through the eighteenth and nineteenth centuries.

Setting and Contribution to Significance

- 3.56 The setting of the Conservation Area comprises the agricultural fields which surround it to its northeast and west. Immediately to its north are modern houses at Piccotts End Road, with dispersed development along Leighton Buzzard Road beyond. To its south is Gadebridge Park, which lies to the east of the River Gade and follows it southwards towards the centre of Hemel Hempstead. These green and open spaces surrounding the Conservation Area contribute positively to it, helping to define the Conservation Area as a historic village, separate from the urban expansion of Hemel Hempstead.

Contribution made by the Site

- 3.57 The Site forms part of the wider rural, agricultural surroundings of the Conservation Area to its northeast. It contributes positively to its significance, helping to define the eastern rural edge to the Conservation Area and providing separation between Piccotts End and the Grovehill area of Hemel Hempstead.

Archaeological Potential

- 3.58 The Site has a number of recorded archaeological sites within its boundary, and its immediate vicinity, dating from the Neolithic Period onwards. The results of a programme of archaeological monitoring on a water pipe, cutting through the Site in 2006, provides an example of the level of occupation that may be identified across the Site.
- 3.59 There is evidence of settlement from both the Bronze Age and Iron Age being present within the Site although their extent is not known.
- 3.60 To both the northeast and southwest of the Site Roman villas are recorded, the one in the southwest being the Scheduled Monument 'Gadebridge Roman Villa' (NHLE 1015577). In both cases these buildings would have associated estates with other structures, field systems, and cemeteries which are likely to extend into the Site. Excavation results from the water pipeline also indicate other Roman settlements are present within the Site.
- 3.61 Saxon occupation is rare within the general area; however, this is present within the Site identified on the water pipeline excavations which suggests the potential for occupation of the Roman settlement continued into the Saxon period. There may be similar activity associated with the two villas immediately adjacent the Site.
- 3.62 The agricultural landscape is populated by many farms, all at present described as post medieval farm complexes on the Historic Environment Record. It is likely that many of these would have had their origins in the medieval period. The settlement pattern within the historic landscape was very dispersed with either separate farmsteads or groups of farmsteads within greens and ends, and this survives throughout the post medieval period through to today. The Site has the potential for identifying further medieval and post medieval occupation within its boundaries.
- 3.63 The northern boundary of the Site is demarcated by the line of a historic hollow way. This is an important landscape feature and has the potential for occupation, especially of a medieval date to be identified along it.
- 3.64 Within the Site there has been no known development historically and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially

survive in good condition, as shown by the deposits identified during the excavation for the water pipeline.

Potential Impact of Development

- 3.65 This section assesses the potential impact of development within each Site upon the heritage significance of the identified heritage assets. The site has been allocated for 2,300 homes during the Plan period, with 2,700 to be delivered post 2040, Suitable Alternative Natural Greenspace (SANG), delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City & District Council), a range of new retail and community facilities, four new primary schools, two new secondary school, retention of ancient woodland within the Site and retention of existing listed buildings within the Site.
- 3.66 An emerging Indicative Concept Plan has been created for the Site. The Indicative Concept Plan (April 2024) proposes a sustainable transport corridor around the location of Dodds Lane, with areas of residential development off it. Around Holtsmere End, formal open space including sports pitches are proposed, with a primary and secondary school located within the Dacorum boundary. The farmstead of Eastbrook Hay is to have some informal green space around the farmstead with residential beyond, including a neighbourhood centre and primary. The farmstead of Lovetts End, however, is proposed to be centrally located within a residential area with a primary school to the northeast of the listed building group. A further neighbourhood centre, primary and secondary school is proposed to the west of the Site. The remainder of the Site would be SANG land.
- 3.67 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*.¹¹

Designated Heritage Assets

Holtsmere Manor (Grade II, list entry number: 1348462) and Barn 30 metres to south of [farm] house (Grade II, list entry number: 1172813)

- 3.68 The Site makes a positive contribution to the significance of the two listed buildings due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the listed buildings. This harm would likely be 'less than substantial' in NPPF terms and should be minimised or avoided through consideration of developable areas within the Site with development set back from the listed group to enable it to continue to be experienced as a rural farmstead.
- 3.69 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 3.70 The proposed positioning of formal open space, which includes sports pitches, could impact the setting of the assets at Holtsmere End. This is due to the surfacing required for the sports pitches along with potential lighting, such as floodlight. This would have an adverse impact on the significance of the listed

¹¹ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

buildings through diurnal changes. There may be opportunity for more formal lit sport pitches to be located closer to the areas proposed for educational uses which could help to minimise this impact and thus reduce this element of harm.

Eastbrook Hay Farmhouse and attached Barn (Grade II, list entry number: 1101256)

- 3.71 The Site makes a positive contribution to the significance of the two listed buildings due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the listed farmstead. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate setbacks (i.e., buffers) of development and the creation of open space within proximity to the listed building to enable for it to be experienced within a 'rural' setting. It is unlikely that harm could be avoided due to the location of the listed building within the Site.
- 3.72 Mitigation should include an appropriate landscaping scheme; however, mitigation alone would not be sufficient to avoid or minimise harm.
- 3.73 The emerging Indicative Concept Plan proposes to envelope the listed building with informal green space with residential development beyond. A greater buffer of green space should be explored to minimise harm through development within the setting of the listed building.

Barn at Lovetts End Farm (Grade II, list entry number: 1348033) and Stable at Lovetts End Farm (Grade II, list entry number: 1173064)

- 3.74 The Site makes a positive contribution to the significance of the two listed buildings due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the listed buildings. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the listed buildings to enable them to be experienced within a 'rural' setting. It is unlikely that harm could be avoided due to the location of the listed building within the Site.
- 3.75 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.
- 3.76 The emerging Indicative Concept Plan proposes residential development surrounding the two listed buildings. This would cause a high level of harm to their significance through the total loss of their setting. The Concept Plan should reconsider the setting of the listed buildings and provide a greater buffer of informal open space around the two Grade II listed buildings.

Piccotts End Conservation Area

- 3.77 The Site makes a positive contribution to the significance of the Conservation Area due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the Conservation Area. This harm would likely be 'less than substantial' in NPPF terms. To avoid or minimise harm, any development should be set back from the edge of the Conservation Area by a considerable distance to allow it to continue to be experienced as a historic settlement.
- 3.78 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.

- 3.79 The Indicative Concept Plan shows the area between Piccotts End and Grove Hill / Marchmont Farm as being utilised for SANG provision with some residential provision closest to the urban edge of the Grovehill area of Hemel Hempstead. The use of this area for SANG provision would be acceptable and would preserve the setting of the Piccotts End Conservation Area. However, the increase in proximity of residential development would cause harm to the designated heritage asset through the erosion of the landscape setting of the Conservation Area. It is recommended that a greater buffer is established between the Conservation Area and residential edge of Hemel Hempstead to enable the significance of the Conservation Area as a historical village to be sustained.

Archaeology

- 3.80 Evidence from within the Historic Environment Record indicates that there will be impact on surviving occupation of prehistoric (probably Neolithic through to the Late Iron Age) especially in the form of settlements on the higher ground.
- 3.81 The presence of two villas on each side of the Site significantly increases the potential for Roman activity within the Site either in the form of directly associated heritage assets such as cemeteries, agricultural buildings, field systems or indirect assets such as other settlements of a lower status providing staff for the estates. These surviving as below ground assets will be impacted by development unless identified and preserved within the masterplan.
- 3.82 The setting of the present post medieval farm complexes and the historic route ways such as the hollow way, which may also contain former medieval farm complexes will be impacted by proposed development.

Conclusions and Recommendations

- 3.83 As identified above, the Site makes positive contribution to the setting, and thereby significance, of the identified heritage assets of Holtsmere End Manor and Barn, Eastbrook Hay Farmhouse, Stables and Barn at Lovetts End Farm and the Piccotts End Conservation Area. The proposed Allocation is likely to give rise to 'less than substantial' harm to these assets by virtue of building on the agrarian landscape which contributes to their significance. However, careful design and the incorporation of appropriate setbacks (buffer areas) of development and creation of open spaces with appropriate landscaping could minimise and help to mitigation this harm, and thus reduce it. Consideration should also be given to the provision of sports pitches and the requirement for hard surfacing and lighting of these uses. They could have unintended adverse effects of the setting of the listed buildings through diurnal changes and increased lightspill. It is unlikely that the harm could be avoided or mitigated in full.
- 3.84 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early pre-application discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is considered to be appropriate. This assessment has identified that there is the potential for archaeological deposits within the Site and these should be assessed by an appropriate

desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.

- 3.85 The hollow way on the northern boundary of the Site is an important heritage asset which is likely to have previously unidentified heritage assets along it. The rural nature of this routeway should be preserved and promoted within the masterplan.

4. Site H1 (St Albans)

Site Assessment

- 4.1 Site visits were undertaken on the 9th February and 1st March 2024. A visual assessment was undertaken of the Site and Study Area and the heritage assets within. The setting of the heritage assets both within the Site and Study Area was also considered. During the site visit the weather was overcast.
- 4.2 The Site is comprised of agricultural land divided into fields of varying sizes, interspersed with mature trees and hedgerows (**Figure 7**). A narrow road runs roughly east-west across the Site, connecting Holtsmere End Lane with the B487, as well as a smaller farm track which joins Holtsmere End Lane to Gaddesden Lane.



Figure 7 View north across the Site from Holtsmere End Lane

- 4.3 The Site is bordered by Holtsmere End Lane on its north-west and south-west sides and by the B287 on its south-east side. The north-east edge of the Site largely follows a line of field boundaries.
- 4.4 The only built form located within the Site is Little Revel End Farm. This farmstead is situated adjacent to the north-east boundary of the Site and is illustrated on historic maps but is not listed. There are a number of listed buildings located immediately adjacent to the boundaries of the Site, which include the historic farmsteads at Holtsmere End and Great Revel End.

Heritage Baseline

Heritage Assets

Heritage Assets overview

- 4.5 There are several designated heritage assets in the vicinity of the Site, located within the 500m Study Area. The designated heritage assets within the Study Area consist of eight listed buildings and one Scheduled Monument. Their locations are identified on **Figure 8** (page 29). There are no other designated heritage assets within the Study Area.
- 4.6 There are a number of features from the Historic Environment Record recorded within the 500m Study Area. Features identified from the HER are described in the archaeological overview below and illustrated on **Figure 9** (page 30). Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

Scoping of Designated Heritage Assets

- 4.7 Whilst there are a number of heritage assets within the 500m Study Area, it is considered that some of these assets would not be impacted by the development of the Site and therefore can be scoped out of further assessment. The Grade II listed Wood End Farmhouse (list entry number: 1347230) and the Grade II listed Large Barn at Wood End Farm, 30 metres south southwest of farmhouse (list entry number: 1102945) have not been considered as part of this assessment due to the interposing Nickey Line, which separates them from the Site.
- 4.8 Based on the site allocation and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Type / Grade	List Entry Number
Holtsmere Manor	II	1348462
Barn at Holtsmere End Farm (30 metres to south of house)	II	1172813
Great Revel End Farmhouse	II	1102957
Barn at Great Revel End Farm	II	1295569
Wood End Farm Cottages	II	1102907
The Aubreys Camp	Scheduled Monument	1003520
Restaurant at Aubrey Park Hotel	Grade II	1295539

Scoping of Non-Designated Heritage Assets

- 4.9 There are no locally listed buildings, i.e. non-designated heritage assets, within the 500m Study Area. Non-designated heritage assets of archaeological interest are considered under Archaeological Potential below.

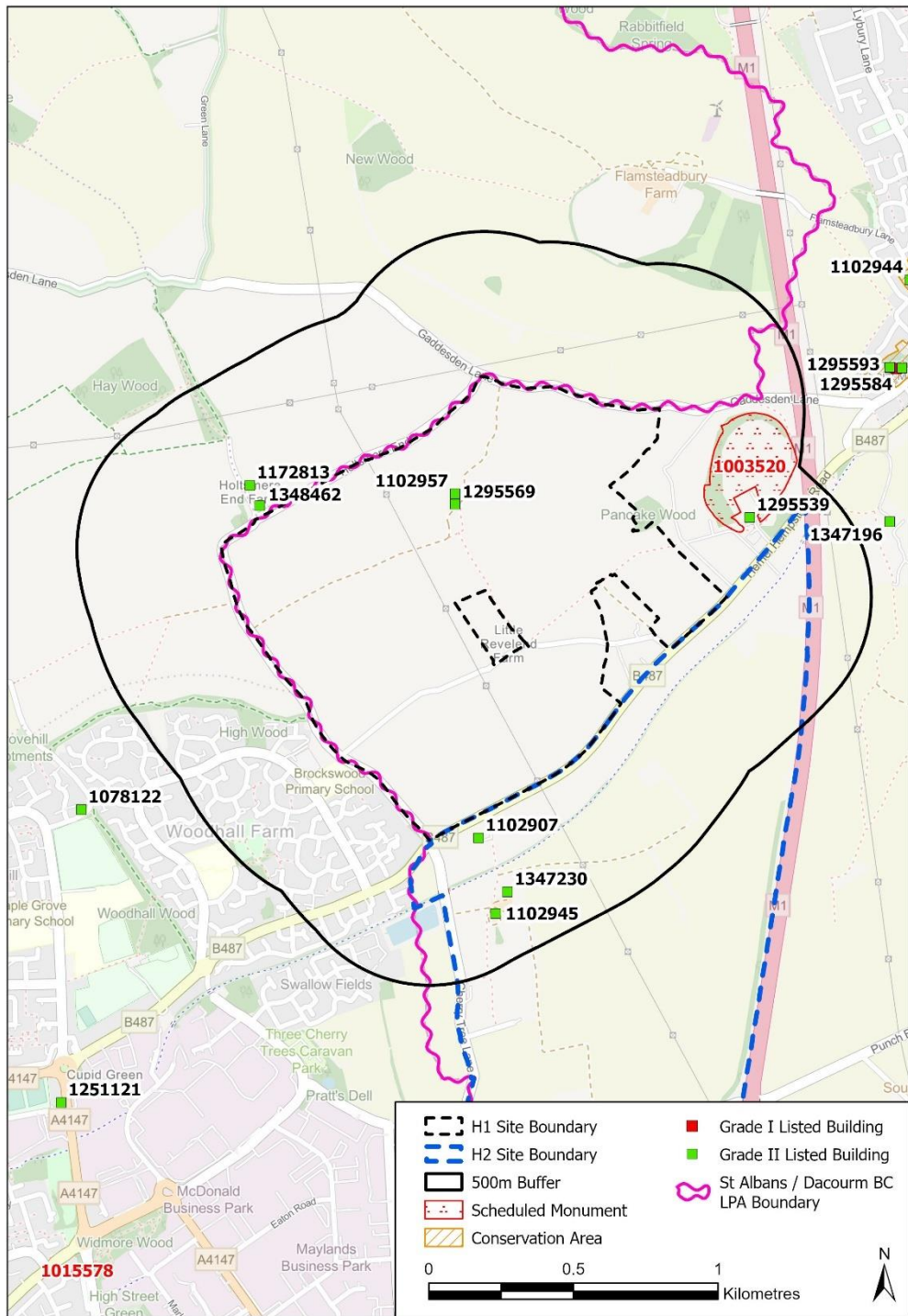


Figure 8: Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

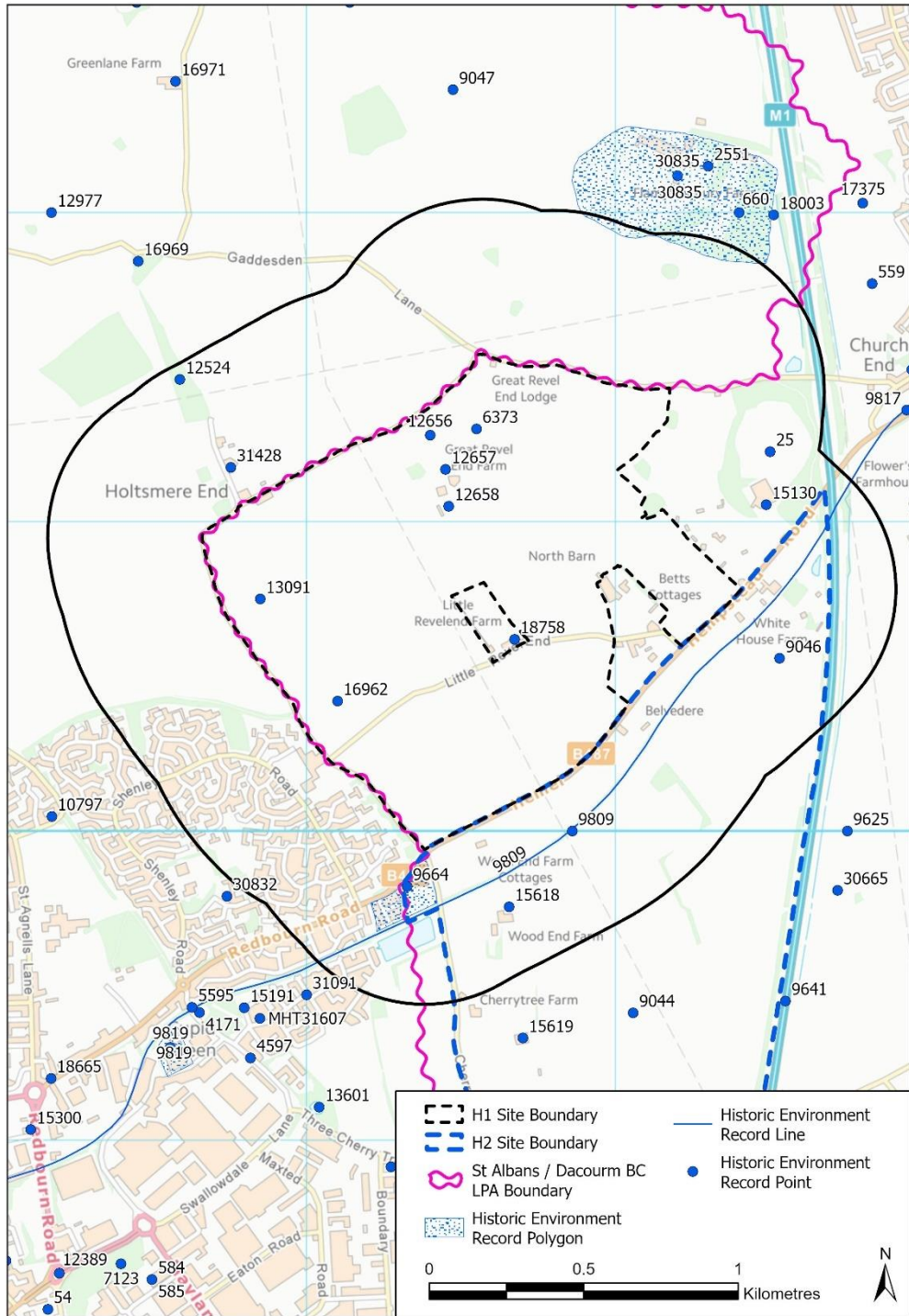


Figure 9 Archaeological HER Asset Plan

Archaeological and Historical Overview

4.10 The information below is derived from desk-based and archival research and a review of the Hertfordshire Historic Environment Record (HHER). This historic overview is focused to the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

- 4.11 To the northeast of the Site, within the 500m buffer, is The Aubreys Camp Scheduled Monument (NHLE 1003520). This is a substantial defended enclosure, classed as a 'plateau fort', (HHER 25) and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it probably functioned as a focal point rather than a strategic site. Aerial photographs have not identified any internal features, and a small excavation of the interior in 1982-3 proved inconclusive. An outer and an inner ditch of substantial size comprise the east side of the earthworks.
- 4.12 Within the Site metal detecting finds and trial trenching have identified the presence of Neolithic to Bronze Age artefacts and features including an axe head and a large feature containing quantities of burnt stone, Neolithic flint work and prehistoric flint gritted pottery (HHER 13091).
- 4.13 To the north of the Site metal detectorists have found multi-period artifacts in the area of Great Revel End Farm. This included a further fragment of Late Bronze Age socketed axe (HHER 12656). In 1996 trial trenches were opened up in the area with a gravel surface with evidence of a hearth being recovered with pottery dating to the Late Iron Age (HHER 12657)
- 4.14 Trial trenching for phase 2 of Spencer Park, to the southwest of the Site, identified Bronze Age occupation to the west of the Site in the form of a possible enclosure and sequence of pits, some of which may relate to clay extraction (Murray, G. 2021).

Roman (43 AD to 410 AD)

- 4.15 Roman metal detecting finds were recovered at Great Revel End Farm with a number of silver and copper alloy coins recovered (HHER 12656).

Early medieval and medieval (410 AD to 1540 AD)

- 4.16 Within the Site aerial photographic evidence has shown the presence of two parallel banks thought to form the remains of a plough headland, probably dating to the medieval period (HHER 16962).
- 4.17 To the north of the Site well preserved remains of ridge and furrow agricultural features are identified (HHER 6373) along with the potential remains of boundary ditches and house platforms, interpreted as either a deserted medieval settlement or extensive farm complex. The Hearth Tax of 1663 records seven medium sized houses at Revel End, with the present farmhouse, potentially the only remaining structures of this activity (HHER 12658).
- 4.18 On the edge of the buffer zone the site of Flamsteadbury Farm (HHER 30835) is located which has its origins in the medieval period. This originated as a manor and is now represented by a post-medieval farm complex.

Post-Medieval and Industrial (1540 AD to 1900 AD)

- 4.19 A single farm complex, at Little Revel End Farm, is located within the Site (HER 18758). This may have medieval origins along with Great Revel End Farm. In the late twentieth century most of the historic farm buildings along the road frontage were demolished with the remainder converted to residential.

- 4.20 The farm complex at Great Revel End Farm is located within an area of earthworks relating to a much larger settlement existing in the medieval and post medieval period (HHER 12658, see above).
- 4.21 Immediately to the north of the Site is the post-medieval farm complex of Holtsmere End Farm (HHER 31428) with the nineteenth century farm comprising a compact arrangement of house and barns around a rectangular with a pond by the roadside.
- 4.22 A post medieval farm is recorded to the south of the Site at Wood End Farm (HHER 15618) with its present farmhouse having its origins in the seventeenth century, part of the building was potentially used as a quaker meeting house.
- 4.23 The line of the former Harpenden to Hemel Hempstead Railway (HHER 9809) runs through the western side of the Site running from the southwest corner to the northern corner. This was a branch line of the Midland Railway; it was opened by a private company in 1877 and was taken over by the Midland Railway in 1886. The railway continued in use until it was closed in 1947. The route still survives as part of the Nickey Line used by pedestrians and cyclists. Beaumont's Halt was opened in 1905 (HHER 9817) on the Harpenden to Hemel Hempstead branch line, on the south-west side of a level crossing on a track from Church End to Flower's Farm (HHER 18757). A crossing-keeper's house was built at the north-east side when the railway was opened in 1877, all now destroyed by the Redbourn bypass.
- 4.24 The remains of a Quakers burial ground is recorded to the south west of The Site. An area marked 'Quakers Ground', 149ft by 83ft at maximum extent, is identified on the Gorhambury estate map dated 1768; it is within two parcels of land together named Meeting House Field, through which now run the district and parish boundaries (HHER 9664).

Twentieth Century onwards (1901 AD onwards)

- 4.25 The 1925 OS map (**Figure 10**) illustrates Holtsmere End Farmstead (NLHE 1348462) and Holtsmere Manor (Holtsmere End) (NHLE1348462), both located just outside the boundary of the Site. Holtsmere End Farmstead comprised a farmhouse with associated barns / ancillary ranges. Holtsmere Manor, located further south at the junction of Holtsmere End Lane and Holtsmere Farm Lane, was L-shaped in plan and had an orchard on its north-east side.
- 4.26 To the east of Holtsmere End was Great Revel End Farm (NHLE 1102957), also located within the Study Area. The farmstead had large grounds and a tree lined avenue which formed the approach from the north off Gaddesden Lane, with the entrance at this junction marked with a lodge building.
- 4.27 Little Revel End Farm, situated within the Site, was located further south and comprised a farmhouse with associated barn and ranges. The area surrounding these farmsteads was divided up into fields of varying sizes. Immediately to the south of the boundary of the Site was the Harpenden to Hemel Hempstead Railway line.

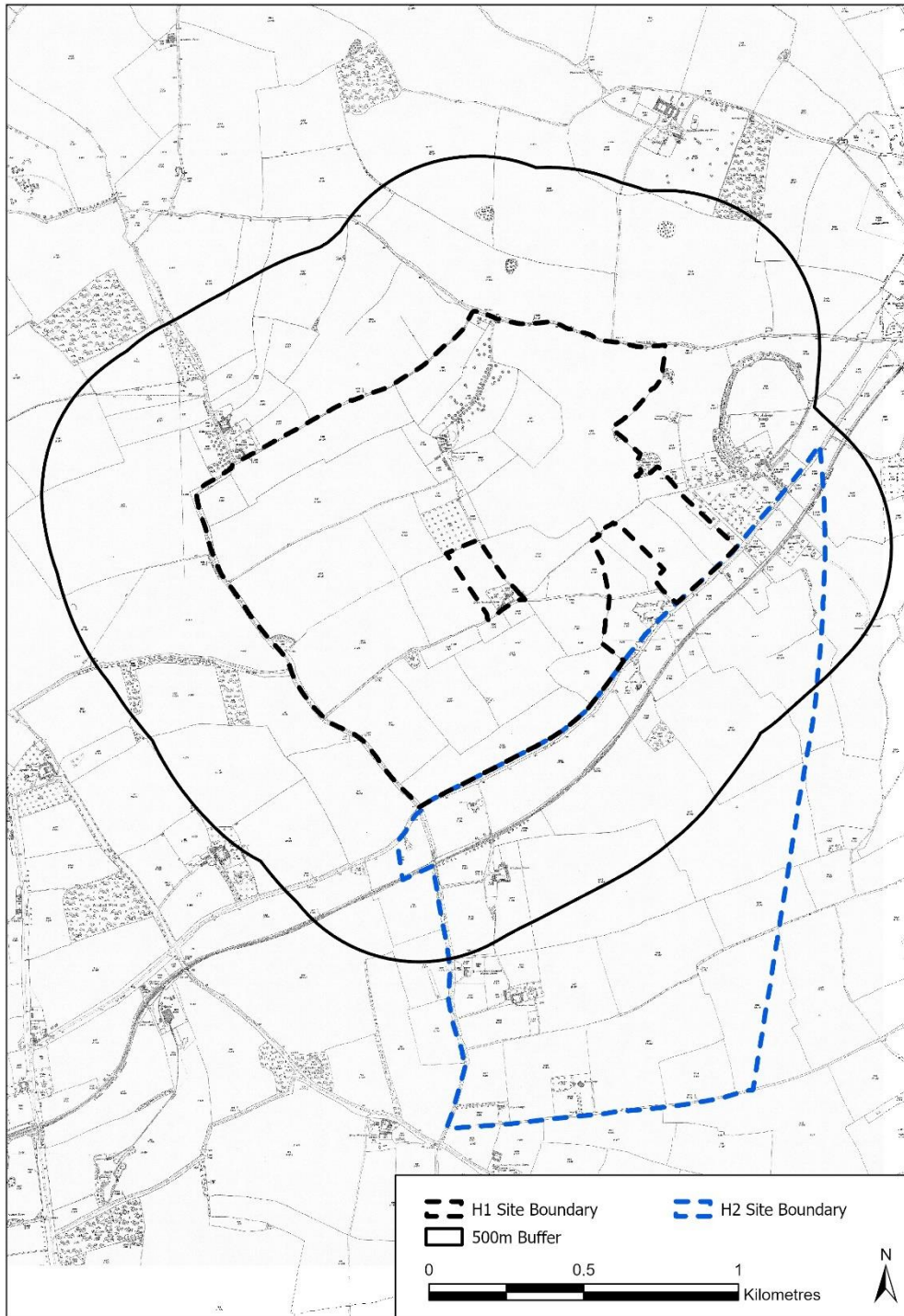


Figure 10 1925 Edition OS Map

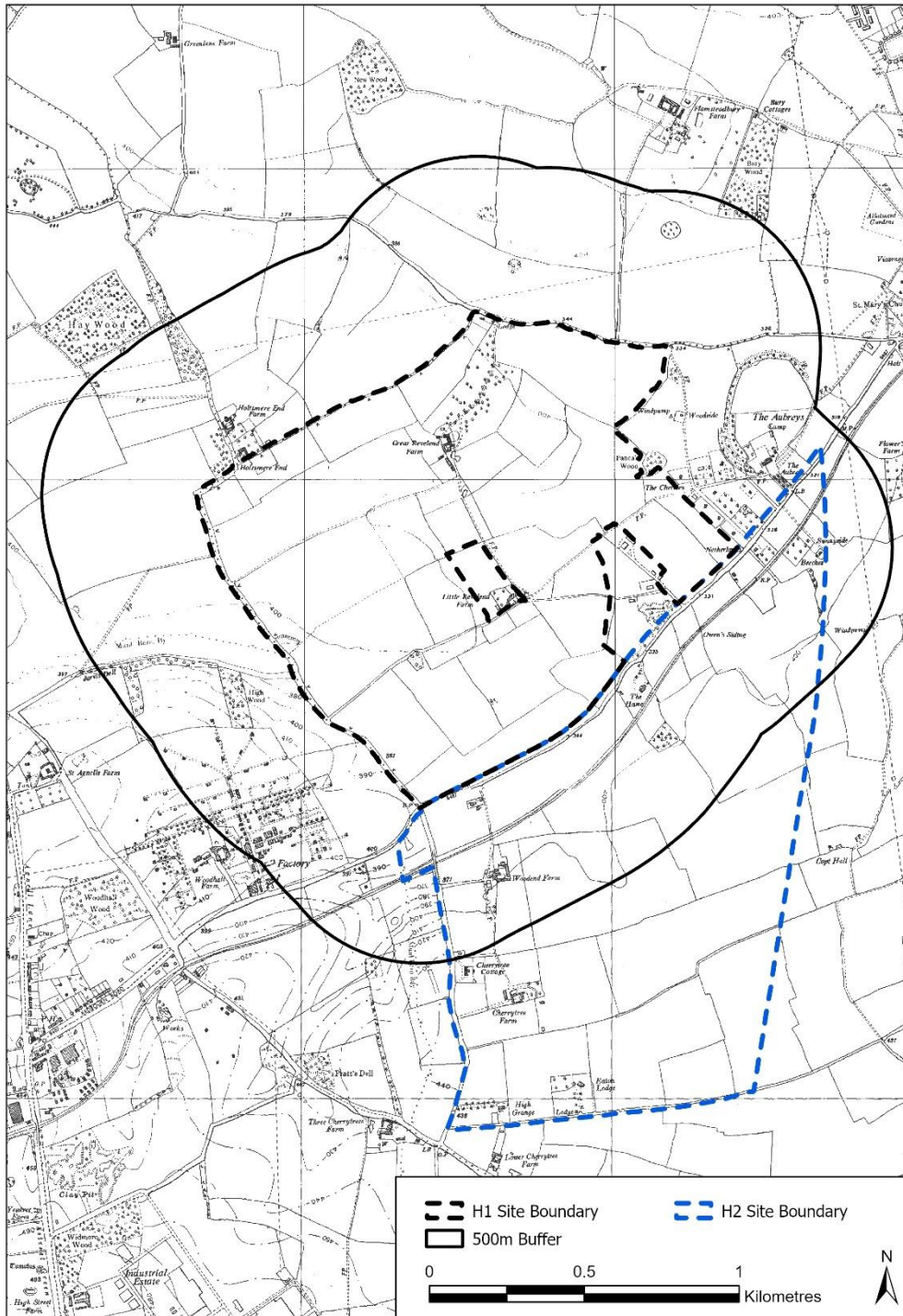


Figure 11 1950 Edition OS Map

4.28 The 1950s OS map (**Figure 11**) depicts little change to the Site, other than the erection of a row of buildings opposite to Holtsmere Manor, to the south-east side of Holtsmere End Lane. To the south-west of the Site, the construction of new dwellings had begun around Woodhall Farm. More significant development occurred within the environs of the Site in the late twentieth and early twenty first centuries, with the construction of Hemel Hempstead New Town and Hemel Hempstead Industrial Estate.

Assessment of Significance

Designated Heritage Assets

Holtsmere Manor (Grade II, list entry number: 1348462)

- 4.29 The statutory list description for the designated heritage asset is summarised here. The full description can be found in **Appendix D**.
- 4.30 Holtsmere Manor (**Figure 6**) is a Grade II listed house dating from the seventeenth century or earlier, with a large north-west wing of late nineteenth century date. The Listed Building is constructed of timber frame with red brick infills, with the later range constructed of plum brick. The dwelling has steep red tile roofs with red brick chimney stacks, including a large gable chimney.

Significance

- 4.31 The significance of Holtsmere Manor is drawn from its architectural and historic interest, as an illustrative example of a high-status house of seventeenth century, or earlier, origins. The Listed Building provides evidence of its phased construction and historic building techniques and is representative of the aspirations and wealth of the owners. The external elevations, architectural features and detailing overall retain their original design and character, creating an attractive building which provides an understanding of its historic and continued domestic function.

Setting and Contribution to Significance

- 4.32 Holtsmere Manor is situated within a generous corner plot, at the meeting of Holtsmere End Lane and Holtsmere Farm Lane. Its immediate setting comprises its surrounding domestic garden space, which is punctuated by mature trees, hedgerows and shrubs, its associated out-buildings and a gravel driveway, which wraps around the north and east sides of the dwelling. An attractive brick wall forms part of the garden boundary on the west side. This immediate setting makes a positive contribution to the significance of the Listed Building by virtue of its historic associative and functional relationship.
- 4.33 To the north of the manor is Holtsmere End Farm and the Grade II listed barn, which contribute positively to the heritage assets significance as historic elements of setting. Immediately to the south, to the opposite side of Holtsmere End Lane, are more modern dwellings, which somewhat impede the appreciation of the historic relationship between the manor and its agricultural landscape to the south. The wider setting of the listed manor comprises this rural, open, agrarian land, interspersed with farmsteads, which makes a positive contribution to the significance of Holtsmere Manor as part of its historic rural context.

Contribution made by the Site

- 4.34 The Site forms part of the wider rural, agricultural setting of the Listed Building and therefore contributes positively to its significance.

Barn at Holtsmere End Farm (30 metres to south of house) (Grade II, list entry number: 1172813)

- 4.35 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.

- 4.36 The Grade II listed barn at Holtsmere End Farm dates from the seventeenth century and is constructed of timber frame on red brick sill with dark weatherboarding. The heritage asset consists of 4 bays with a projecting gabled porch. The barn forms part of the historic farmstead at Holtsmere End Farm.

Significance

- 4.37 The listed barn is of significance by virtue of its age, historic fabric and vernacular character, which is representative of its historic agricultural function. The barn also forms part of the early settlement within the area and therefore is illustrative of the dispersed settlement pattern and agricultural function of the surrounding landscape, as well as the development and evolution of farming practices from the seventeenth century.

Setting and Contribution to Significance

- 4.38 The listed barn is surrounded by a number of mature trees and shrubs and is located adjacent to a timber gated driveway, which leads to two large modern barns to the east. The immediate setting of the heritage asset consists of its associated farmhouse and farmstead, which contribute positively to its significance by virtue of their historic associative and functional relationship. The Grade II listed Holtsmere Manor, located to the south of the listed barn, also makes a positive contribution to significance as a contemporary surviving element of the early settlement within the area.
- 4.39 The wider landscape surrounding the barn comprises rural, agricultural fields, punctuated by mature trees and hedgerows and interspersed built form. This rural character is the principal element of the heritage assets setting, which allows an understanding of its historic and functional context and therefore contributes positively to its significance.

Contribution made by the Site

- 4.40 The Site makes a positive contribution to the significance of the listed barn as it forms part of the wider agrarian landscape.

Great Revel End Farmhouse (Grade II, list entry number: 1102957) and Barn at Great Revel End Farm (Grade II, list entry number: 1295569)

- 4.41 The statutory list descriptions for the designated assets are summarised here. The full descriptions can be found in **Appendix D**.
- 4.42 Great Revel End Farmhouse (**Figure 12**) is a Grade II listed dwelling of late sixteenth or early seventeenth century date, with a seventeenth/eighteenth century extension and nineteenth century gabled porch. The Listed Building is constructed of partly exposed timber frame with red brick infill and roughcast render and has a plain tile roof with central ridge chimney stack of 3 joined shafts.
- 4.43 The Barn at Great Revel End Farm, which dates from the seventeenth or eighteenth century, is timber framed and weatherboarded with plain tile roof. The listed barn is of 3 bays with gabled cart entrance flanked by nineteenth century lean-to additions.



Figure 12 Great Revel End Farmhouse

Significance

- 4.44 Great Revel End Farmhouse is an attractive and picturesque building, which is a good example of local building traditions. The heritage assets significance is primarily derived from its form, materiality and architectural style, which are indicative of its historic and continued domestic function and give the building its vernacular character. The barn at Great Revel End Farm is illustrative of the historic, agricultural function of the surrounding landscape. The significance of the listed barn is consolidated by its group value with Great Revel End Farmhouse, which together are demonstrative of the evolution of domestic and agricultural buildings from the late sixteenth/early seventeenth century onwards.

Setting and Contribution to Significance

- 4.45 The listed buildings occupy part of a large plot and are located at the end of a long, tree lined avenue. This approach to the farmstead from the north-east is evident on historic maps and, along with its surrounding land/garden space scattered with mature trees and the copse to the north-west of the house, form an attractive green element of setting which contributes positively to the heritage assets' significance. A group of modern agricultural buildings have been erected to the south/south-west of the listed buildings, which detract from the appreciation of their significance.
- 4.46 The heritage assets' wider context comprises the surrounding rural, agrarian landscape, punctuated by mature trees and scattered farmsteads. This aspect of the listed buildings' setting contributes positively to their significance, as part of their historic and functional context.

Contribution made by the Site

- 4.47 The Site forms part of the wider rural, agricultural setting of the listed buildings and therefore makes a positive contribution to their significance.

Wood End Farm Cottages (Grade II, list entry number: 1102907)

- 4.48 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.
- 4.49 Wood End Farm Cottages are a pair (**Figure 13**), with one dating from the late sixteenth or early seventeenth century, which was then doubled in the mid-late nineteenth century. The earlier cottage, comprised of two bays, is of timber frame with red brick casing and the rear cottage, with 4 recessed sash windows, is stuccoed.



Figure 13 Wood End Farm Cottages viewed from Cherry Tree Lane

Significance

- 4.50 The significance of Wood End Farm Cottages is invested in their simple form and materiality, which creates a modest yet attractive pair of cottages. The listed buildings provide evidence of their phased development and historic construction techniques and are illustrative of the architectural style applied to domestic buildings from the late sixteenth/early seventeenth century. The cottages would likely have been workers cottages for Wood End Farm, given their shared name and their location on the access road to the farmstead (as evidenced on historic maps), which contributes to their historic interest.

Setting and Contribution to Significance

- 4.51 The listed cottages are located just to the south of the B487. The dwellings are encompassed by their domestic garden space, which is enclosed by fencing and hedgerows, and associated trees and vegetation. A domestic curtilage is illustrated on historic maps from at least the late nineteenth century and complements the listed buildings, therefore this aspect of the heritage assets' immediate setting contributes positively to their significance as part of their historic context.
- 4.52 The B487 to the north of the cottages and the Nickey Line (the former Harpenden to Hemel Hempstead railway line) to the south are also evident on historic maps and therefore form part of the listed

buildings' historic context. The Grade II listed Wood End Farmhouse and Grade II listed barn located to the south of the cottages make a positive contribution to their significance by virtue of their shared age and historic associations. The wider setting of the heritage assets comprises the surrounding rural open fields and farmland, interspersed with farmsteads, which contributes positively to the significance of the heritage assets as part of their historic agricultural context. To the west of the cottages is the Woodhall Farm neighbourhood, which forms the northernmost edge of the developed area of Hemel Hempstead.

Contribution made by the Site

- 4.53 The Site makes a positive contribution to the significance of Wood End Farm Cottages as part of their rural, agrarian setting.

The Aubreys Camp (Scheduled Monument, list entry number: 1003520)

- 4.54 The statutory list description for the designated assets cannot be summarised here as this originates from as 'Old County number' and as such is awaiting a description (**Appendix D**).
- 4.55 The Scheduled Monument is located approximately 200 metres from the easternmost part of Site H1.

Significance

- 4.56 The significance of the Scheduled Monument is derived from its archaeological and historic interest as an Iron Age defensive enclosure.
- 4.57 Aubreys Camp is a substantial defended enclosure, classed as a 'plateau fort' (HHER 25) and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it probably functioned as a focal point rather than a strategic site. An outer and an inner ditch of substantial size comprise the east side of the earthworks.

Setting and Contribution to Significance

- 4.58 The setting of the monument, and contribution this makes to its significance, in terms of its physical surroundings are its topography, orientation and aspect, openness, enclosure and boundaries and history and degree of change over time. The landscape setting of the monument contributes to its heritage significance, on a high point in the local landscape. Whilst the monument has been impacted somewhat by the road network, severing it from its hinterland to the east, and the expansion of Hemel Hempstead during the latter twentieth century to its west, the monument still can be discerned within the modern landscape.
- 4.59 Considering the monument's form and use, it is considered a landscape feature. However, whilst it is clearly legible as a landscape feature from above on aerial photography, the depth of the earthworks is only evident from within the monument, due to being largely screened by tree planting on most sides. This limited visual dominance, which is a key part of its significance and importance as a defensive earthwork, detracts from the experience of its significance. The area surrounding the monument, whilst impacted by the M1 motorway to the east, the Hemel Hempstead Road (B487) to the south, the hotel within the Camp, and the large properties to the south-west, still contains areas of natural landscape.

Contribution made by the Site

- 4.60 The Site currently forms an open agricultural field to the west of the Scheduled Monument. As noted above, this is considered to positively contribute to how the monument is experienced within its landscape setting.

Restaurant at Aubrey Park Hotel (Grade II, list entry number: 1295539)



Figure 14 Aubrey Park Hotel and extensions to the hotel with historic roof structure and chimney visible above modern extension

- 4.61 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 4.62 The listed building (**Figure 14**) is located within what was originally part of the scheduled monument, Aubrey's Camp, but does not fall within the scheduled area. It is located approximately 100m from the easternmost part of Site H1.

Significance

- 4.63 The significance of the listed building is derived from its architectural and historic interest as a former farmhouse with barn range dating to the sixteenth and seventeenth centuries and of timber frame construction. However, the listed building has been subsumed in recent years by extensions accompanying the hotel use, such that little of the original building is visible.

Setting and Contribution to Significance

- 4.64 The setting of the listed building comprises the hotel extensions, buildings and grounds set within the Aubreys Camp scheduled monument. The hotel extensions and associated buildings and landscaping detracts from its significance. The building can no longer be appreciated as a historic farmstead set within an agrarian landscape.

Contribution made by the Site

- 4.65 The Site forms part of the wider agrarian landscape to the former farmstead. However, as noted above, any historic contribution has been lost due to the extensions and associated buildings and landscaping which have severed the former farmstead from its surroundings.

Archaeological Potential

- 4.66 The Site has three recorded archaeological sites within its boundary as well as a number of other archaeological remains in the immediate vicinity. These date from the Neolithic Period onwards. The

Scheduled Iron Age earthwork, Aubreys Camp, is located to the east of the Site. The known evidence indicates a relatively densely populated landscape in the later prehistoric and Roman period, of which the Site is part.

- 4.67 There is little evidence of occupation during the Roman period, restricted to coins identified through metal detecting.
- 4.68 There is evidence for medieval and post-medieval farm complexes both within the Site and in its vicinity.
- 4.69 Within the Site there has been no significant recent development and any archaeological deposits surviving within the Site are likely to only have been impacted by agricultural activity and will potentially survive in good condition.
- 4.70 The route of the former railway line (the Nickey Line) to the south of the Site is an important asset and elements of the original railway may still survive.

Potential Impact of Development

- 4.71 This section assesses the potential impact of development within each Site upon the heritage significance of the identified heritage assets. The site has been allocated for up to 1,500 residential units in total, with 1,250 to be delivered within the Plan period (to 2041).
- 4.72 An emerging Indicative Concept Plan and SANG Concept Plan have been created for the Site. This proposed the creation of a sustainable transport corridor which runs southeast-northwest on a diagonal transit through the Site. A neighbourhood centre and primary school are proposed within the centre of the Site with residential neighbourhoods located to the northeast and southwest either side of the sustainable transport corridor. The northeastern edge of the Site is proposed for SANG provision.
- 4.73 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*.¹²

Designated Heritage Assets

Holtsmere Manor (Grade II, list entry number: 1348462)

- 4.74 It has been assessed that the Site makes a positive contribution to the significance of Holtsmere Manor as part of its historic agrarian setting. As such, development of the Site would inevitably diminish this part of the asset's setting and cause harm to its significance, through the loss of the rural, open land and irreversible change to its character. This harm would likely be 'less than substantial' in NPPF terms and should be minimised through consideration of developable areas within the Site, with development set back from the listed building to enable it to continue to be experienced within its historic rural setting.

¹² Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- 4.75 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 4.76 The proposed positioning of formal open space, which includes sports pitches, within the northernmost part of the Site would have an adverse impact upon the significance of Holtsmere Manor. This is due to its proximity, the surface treatment required and the associated changes in noise, lighting and intensity of activity. There may be the opportunity for more formal lit sport pitches to be located closer to the areas proposed for educational uses or closer to existing development adjacent to the west boundary of the Site, which could help to minimise this impact and thus reduce this element of harm.

Barn at Holtsmere End Farm (30 metres to south of house) (Grade II, list entry number: 1172813)

- 4.77 The open, undeveloped Site has been assessed as contributing positively to the significance of the Barn at Holtsmere End Farm as part of its wider agricultural setting. Whilst development on the Site may be visible in some glimpsed views from the heritage asset, it is acknowledged that there is a degree of separation between the listed barn and the Site, due to the distance between the two and the interposing development of Holtsmere Manor and its associated vegetation. As such, it is considered that the proposed development would be unlikely to adversely impact upon the understanding and appreciation of the significance of this designated heritage asset.

Great Revel End Farmhouse (Grade II, list entry number: 1102957) and Barn at Great Revel End Farm (Grade II, list entry number: 1295569)

- 4.78 It has been evaluated that the Site makes a positive contribution to the significance of Great Revel End Farmhouse and its listed barn, due to its rural, agrarian character. Consequently, development of the Site would cause harm to the significance of the listed buildings due to the loss of part of their associated historic open setting. This harm would likely be 'less than substantial' in NPPF terms. It is unlikely that harm could be avoided due to the location of the listed buildings immediately adjacent to the Site boundary, however harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the heritage assets to enable them to be experienced within a 'rural' setting.
- 4.79 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 4.80 The emerging Indicative Concept Plan proposes SANG (April 2024) provision along the north-east side of the Site, which would allow the retention of green space adjacent to the Listed Buildings and a degree of separation between the assets and the proposed new development. Notwithstanding this, the proposed neighbourhood on the Site would truncate the open landscape setting in this location, thereby causing harm to the significance of the Listed Buildings. The height and density of development in closest proximity to the heritage assets should be carefully considered, in order to minimise this harm.

Wood End Farm Cottages (Grade II, list entry number: 1102907)

- 4.81 The Site contributes positively to the significance of Wood End Farm Cottages as part of their wider, rural agricultural setting. Development of the Site would therefore cause harm to the significance of the listed buildings due to the irreversible change in the character of this element of setting. This harm would likely be 'less than substantial' in NPPF terms. Harm could be minimised through consideration of developable areas within the Site, such as the location of appropriate setbacks of development.

- 4.82 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.
- 4.83 The emerging Indicative Concept Plan proposed residential development up to the southern boundary of the Site. It is acknowledged that the B487 runs between the Site and the heritage assets, however there are likely outward views from the cottages across the open landscape of the Site. Therefore, these views would be truncated by the proposed development, as well as this historic agrarian context diminished.

The Aubreys Camp (Scheduled Monument, list entry number: 1003520)

- 4.84 As identified above, the Site contributes positively to the setting of the scheduled monument as part of its landscape setting. This is particularly important to its west whereby whilst there remains an experience of tranquillity. The twentieth century construction of the M1 to the west of the Site, which about the eastern side of the monument, has had an adverse impact on the setting, thereby significance, of the monument. Without due care the proposed development of the Site could have cumulative adverse effects which would give rise to harm. This identification of harm would be 'less than substantial' in NPPF terms, however the degree of less than substantial harm would depend on how attempts to avoid or minimise harm have been explored. If a substantial set back is included as part of the development, then there is potential to reduce or remove this harm. Mitigation should include an appropriate landscaping scheme which could assist in avoiding or minimise harm.
- 4.85 The emerging Indicative Concept Plan proposes the easternmost part of the Site for SANG provision. The area indicated on this plan could be sufficient to avoid the above identified level of harm. It would, at a minimum, reduce or minimise the impact of the development on the significance of the Scheduled Monument through sustaining the landscape setting of the monument.

Restaurant at Aubrey Park Hotel (Grade II, list entry number: 1295539)

- 4.86 The Site contributes to the wider agrarian landscape of the former farmhouse. However, as noted above any contribution Site H1 would have historically made has been affected by the extensions and additions such that the listed building is no longer experienced as a former farmhouse within an agrarian setting. As such, it is unlikely that the Restaurant at Aubrey Park Hotel would be affected by the proposed Allocation.

Archaeology

- 4.87 Evidence from within the Historic Environment Record indicates that there is a potential for occupation of prehistoric (probably Neolithic through to the Late Iron Age), limited evidence of Roman and significant potential for medieval/post-medieval occupation within the Site.
- 4.88 The close proximity to the Scheduled Monument of The Aubreys increases the potential of associated occupation of a Late Iron Age date in the near vicinity.
- 4.89 Any development within the Site has the potential to disturb or destroy the known and previously unrecorded archaeological deposits. The deposits are likely to be largely intact with any damage only resulting from agricultural activity.
- 4.90 There is the potential to improve the understanding of the Scheduled Monument and its setting by providing appropriate landscape improvement and display boards showing the history of the site.

Similar enhancement and information could be provided for the former railway line to the south of the Site.

Conclusions and Recommendations

- 4.91 As outlined above, the Site makes a positive contribution to the significance of the Grade II listed Holtsmere Manor, the Grade II listed Great Revel End Farmhouse, the Grade II listed Barn at Great Revel End Farmhouse, the Grade II listed Wood End Cottages and Aubrey Camp Scheduled Monument as part of their historic agricultural setting. Development of the Site is therefore likely to result in 'less than substantial' harm to the significance of these assets due to the loss of part of this agrarian context. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigation this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full due to there being an in principle harm arising from development of the Site.
- 4.92 Development of the Site is unlikely to impact upon the significance of the Grade II listed buildings of Barn at Holtsmere End Farm and the Restaurant at Aubrey Park Hotel.
- 4.93 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.
- 4.94 There is the potential to improve the understanding of the Aubreys Camp Scheduled Monument and mitigate the impact on the setting by providing appropriate landscape improvement and display boards showing the history of the site. The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate.

5. Site H2 (St Albans)

Site Assessment

- 5.1 Site visits were undertaken on the 9th February and 1st March 2024. A visual assessment was undertaken of the Site and Study Area and the heritage assets within. The setting of the heritage assets both within the Site and Study Area were also considered. During the site visit the weather was overcast.



Figure 15 Satellite image with Site H2 outlined in red.

- 5.2 The Site (**Figure 15**) comprises agricultural land to the south of the B487 Hemel Hempstead Road, west of the M1, north of Punchbowl Lane and east of Cherry Tree Lane. The north of the Site is bisected by the Nickey Line, a disused railway which runs from Hemel Hempstead to Harpenden via Redbourn. Within the Site are a series of residential dwellings to the south of the B487 Hemel Hempstead Road, and farmsteads access off Cherry Tree Lane. Both Cherry Tree Lane and Punchbowl Lane comprise rural single-track roads.

Heritage Baseline

Heritage Assets

Heritage Assets overview

- 5.3 There are three heritage assets within the Site, the Grade II listed Wood End Farm Cottages (list entry number 1102907), Grade II listed Wood End Farmhouse (list entry number 1347230), and the Grade II listed Large Barn at Wood End Farm (list entry number 1102945). Within the 500m Study Area, there are two listed buildings, one scheduled monument, no registered park and garden and one conservation area. Their locations are identified on **Figure 16** (page 47).
- 5.4 There are a number of features from the Historic Environment Record recorded within the 500m Study Area. Features identified from the HER are described in the archaeological overview below and illustrated at **Figure 17** (page 48). Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

Scoping of Designated Heritage Assets

- 5.5 Whilst there are a number of heritage assets within proximity of the Site, it is considered that the Redbourn Conservation Area, listed buildings at Southend Farm (list entry number 1102906) and The Old Cottage (list entry number (1175117) can be scoped out. This is due to the topography of the land and the boundary created by the M1 to the east of the Site.
- 5.6 Based on the site allocation and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Type / Grade	List Entry Number
Wood End Farm Cottages	Grade II	1102907
Wood End Farmhouse	Grade II	1347230
Large Barn at Wood End Farm, 30 metres south southwest of farmhouse	Grade II	1102945
The Aubreys camp	Scheduled Monument	1003520
Restaurant at Aubrey Park Hotel	Grade II	1295539
Flowers Farmhouse	Grade II	1347196

Scoping of Non-Designated Heritage Assets

- 5.7 There are no locally listed buildings, i.e. non-designated heritage assets, within the 500m Study Area. Non-designated heritage assets of archaeological interest are considered under Archaeological Potential below.

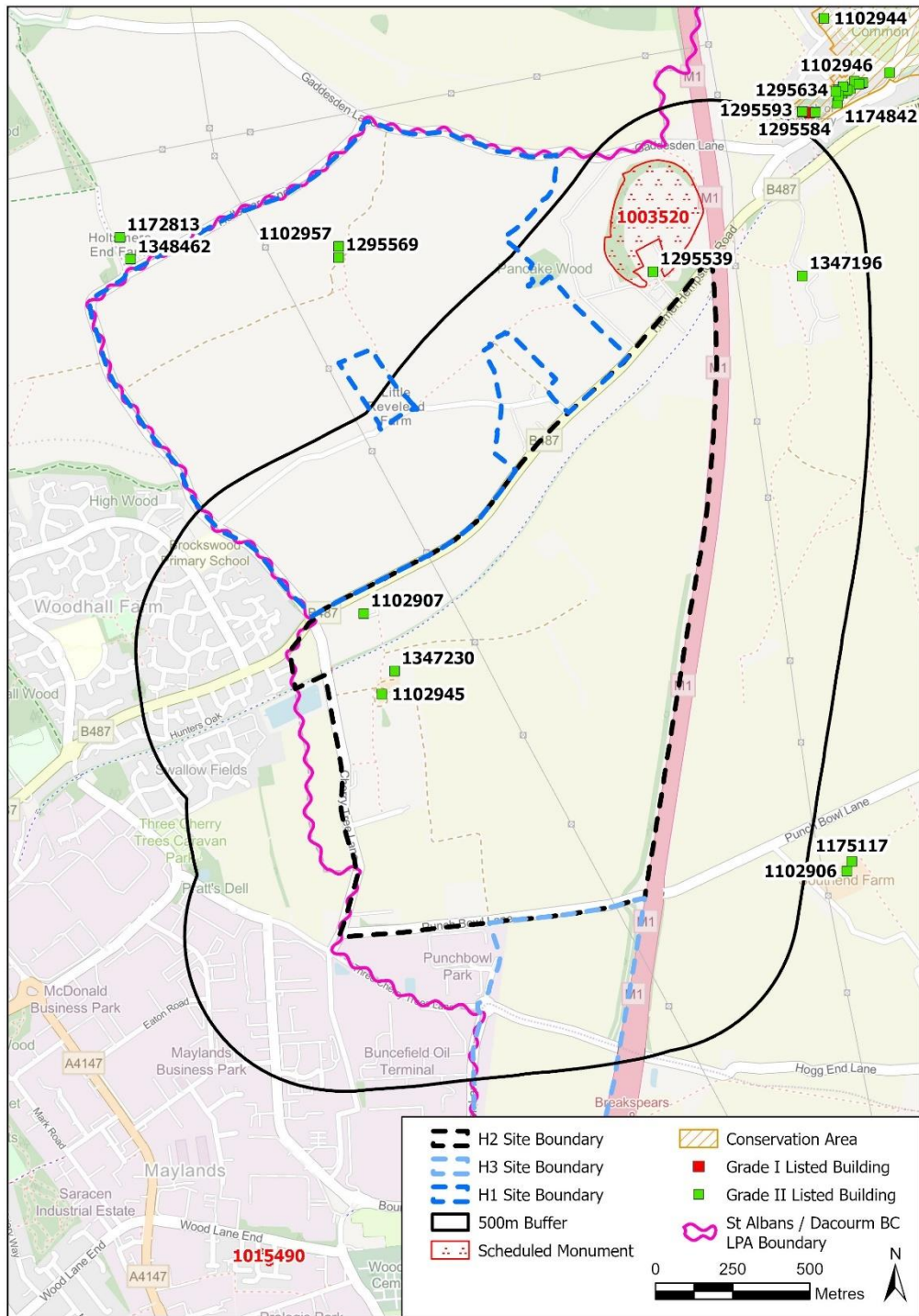


Figure 16 Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

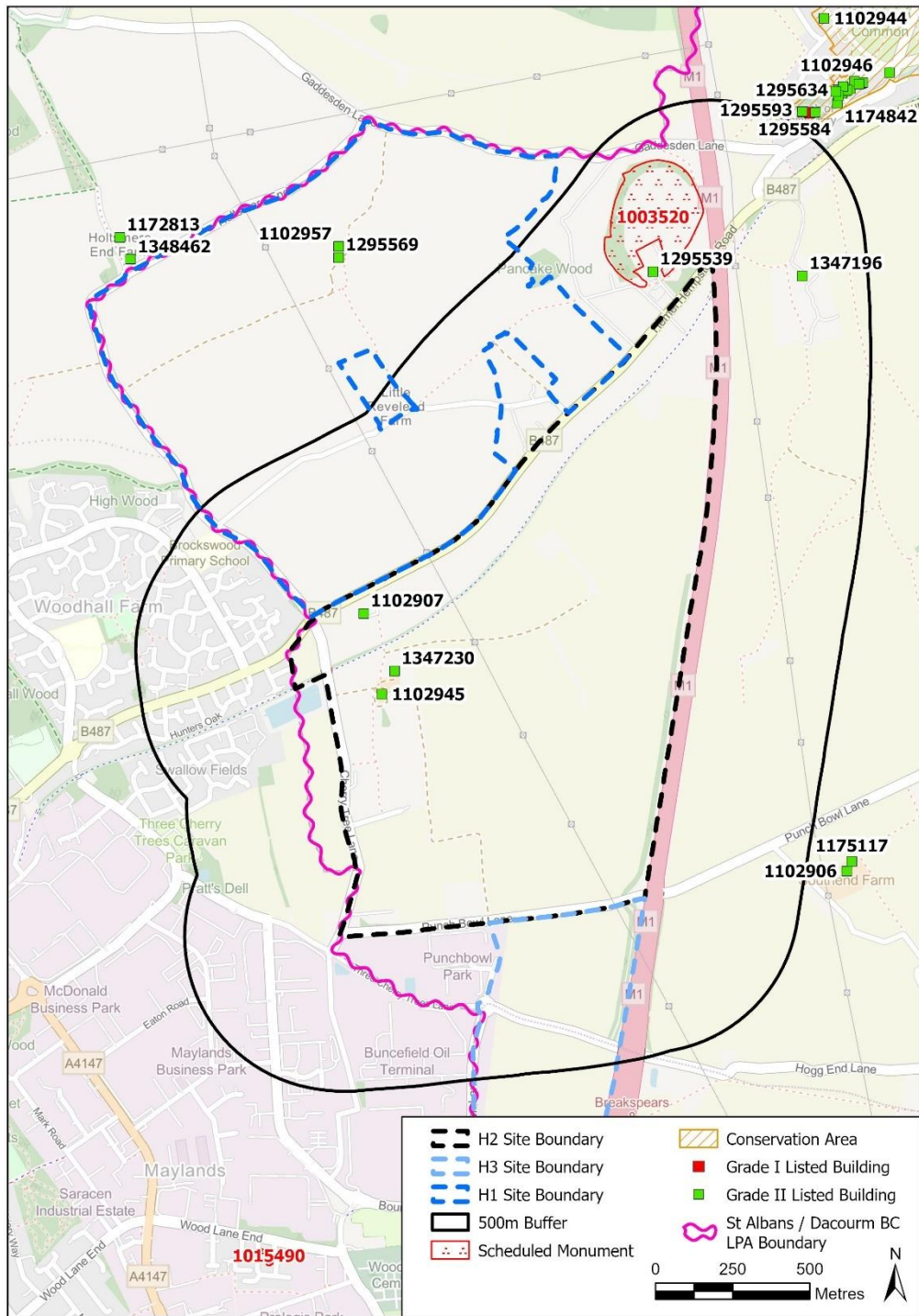


Figure 17 Archaeological HER Asset Plan

Archaeological and Historical Overview

5.8 The information below is derived from desk-based and archival research and a review of the Hertfordshire Historic Environment Record (HHER). This historic overview is focused to the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

- 5.9 To the immediate south of the Site is a cropmark of a ring ditch, probably the remains of a ploughed flat burial mound of Late Bronze Age date (HHER 9045).
- 5.10 Immediately to the north of the Site is the Scheduled Monument of The Aubreys Camp (NHLE 1003520). This is a substantial defended enclosure, classed as a 'plateau fort', (HHER 25) and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it probably functioned as a focal point rather than a strategic site. Air photo coverage has not identified any internal features, and a small excavation of the interior in 1982-3 proved inconclusive. An outer and an inner ditch of substantial size comprise the east side of the earthworks.
- 5.11 A long narrow area excavated on the eastern edge of the earthwork during the M1 widening uncovered part of the outer ditch. There was no evidence for more than one phase of construction, although the dimensions varied and there were signs of a possible additional ditch terminal. No dating evidence for the enclosure was identified, however, groups of pits were found which may have predated it, and one feature contained eight very small flint-gritted sherds which might be later Neolithic to middle Bronze Age (or later). A probable hearth yielded two flint flakes.
- 5.12 Excavations to the east of the M1 during the construction of a pipeline identified a ditch of first century AD date with local pottery dating to AD15-50. To the south of this find further later Roman material was also identified (HHER 9625)
- 5.13 Trial trenching for phase 2 of Spencer Park identified Bronze Age occupation to the west of the Site in the form of a possible enclosure and sequence of pits, some of which may relate to clay extraction (Murray, G. 2021).

Roman (43 AD to 410 AD)

- 5.14 To the west of the Site excavation identified a first to second century hilltop complex with industrial features related to extraction and clay processing (HHER 31091). An interlinked group of cobbled floors and deep flint-lined pits on the plateau at the top of the hill were dated by associated pottery to the first century AD and may represent clay extraction and clay processing in the early Roman period. These pits were up to 3m deep. A probable workshop was identified, together with many ditches and gullies. Further Roman deposits in the forms of pits and ditches were identified immediately to the west of the Site (Murray, G. 2021).

Early medieval and medieval (410 AD to 1540 AD)

- 5.15 Within the central part of the Site aerial photographic evidence indicate surviving ridge and furrow within agricultural fields (HHER 9044). To the north of the Site aerial photographic evidence has shown a number of cropmarks indicative of either a field or woodland boundary which has been tentatively interpreted as being of medieval to post medieval date (HHER 9046).
- 5.16 On the eastern edge of the Site a scatter of medieval pottery was recovered during the widening of the M1. No further excavation was undertaken, however the scatter extended over an area of 80 by 26 metres.

Post-Medieval and Industrial (1540 AD to 1900 AD)

- 5.17 Two post medieval farms are recorded within the Site including Wood End Farm (HHER 15618) with its present farmhouse having its origins in the seventeenth century, with part of the building potentially having been used as a quaker meeting house, and Cherrytree Farm (HHER 15619) again with origins in the seventeenth century.
- 5.18 Further farm complexes are located to the east of the Site at Flowers Farm (HHER 18757), with origins in the seventeenth century for the present house, with a range of buildings identified on the historic maps and Little Revels End Farm to the north (HHER 18758), is of probable similar date, although there is the potential that Little Revels Farm has a medieval predecessor.
- 5.19 To the south of the Site are two adjacent farmsteads, both with the name Three Cherry Trees Farm (HHER 18664), within 400m of each other, now lost and sites located within an industrial estate.
- 5.20 The hamlet of Buncefield is first shown on the 1766 maps of Drury and Andrew as a group of buildings labelled Buns Field (HHER 17560). This survived through to the mid twentieth century when Hemel Hempstead expanded.
- 5.21 To the east of the M1 the site of Copt Hall (HHER 30665) is identified on the 1766 maps and is likely to be of a higher status than the other farm complexes, with the name documented in 1552 as 'Copte Hall'. The complex stood within a rectangular enclosure with the main house and a range of outbuildings. Most of the buildings have been demolished by 1878.
- 5.22 The line of the former Harpenden to Hemel Hempstead Railway (HHER 9809) runs through the western side of the Site running from the southwest corner to the northern corner. This was a branch line of the Midland Railway; it was opened by a private company in 1877 and was taken over by the Midland Railway in 1886. The railway continued in use until it was closed in 1947. The route still survives as part of the Nickey Line used by pedestrians and cyclists. Beaumont's Halt was opened in 1905 (HHER 9817) on the Harpenden to Hemel Hempstead branch line, on the south-west side of a level crossing on a track from Church End to Flower's Farm (HHER 18757). A crossing-keeper's house was built at the north-east side when the railway was opened in 1877, all now destroyed by the Redbourn bypass.
- 5.23 Evidence of clay extraction is identified at Pratts Dell, Three Cherry Trees Lane (HHER 13601) with the pits identified on the 1878 OS maps, with the quarries already within woodland.
- 5.24 A possible metal working site (HHER 9647) was identified during monitoring on the M1 widening, but no dating evidence was found.
- 5.25 The remains of a Quakers burial ground is recorded on the western edge of The Site. An area marked 'Quakers Ground', 149ft by 83ft at maximum extent, is identified on the Gorhambury estate map dated 1768; it lies within two parcels of land together named Meeting House Field, through which now run the district and parish boundaries (HHER 9664).

Twentieth Century onwards (1901 AD onwards)

- 5.26 The Site has remained in agricultural use throughout the twentieth century. In the first part of the twentieth century Cherrytrees Hospital was constructed within the Site, northwest of Cherrytree Farm as evidenced on the 1925 Ordnance Survey Map (**Figure 18**). The hospital treated infectious diseases, and its location was likely chosen due to its rural nature.

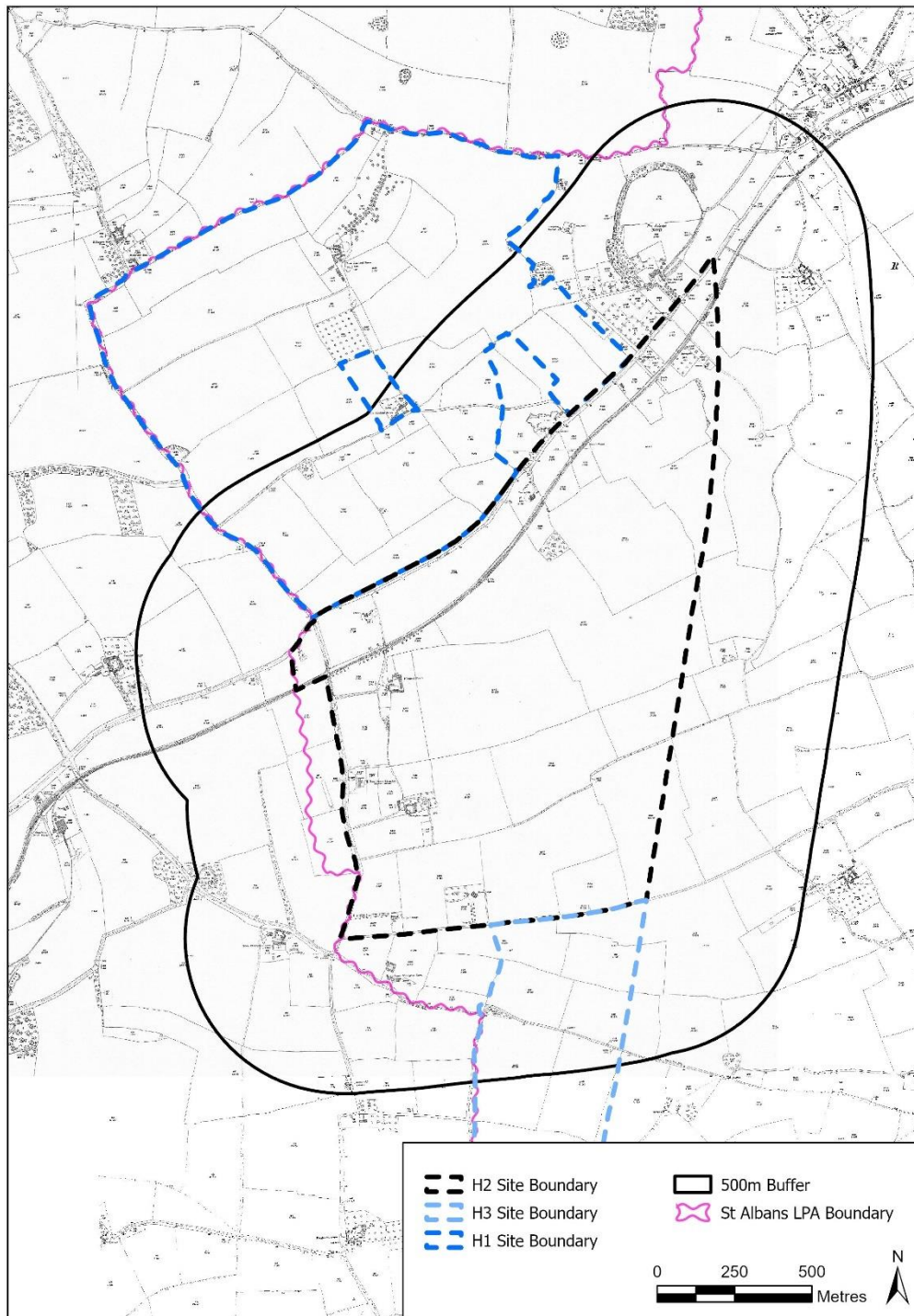


Figure 18 1925 Edition OS Map

5.27 However, the surroundings of the Site changed significantly following the designation of Hemel Hempstead as a New Town in 1947. Designed as a concept of villages centred around historic farmsteads, the place names and suburbs within Hemel reflect this, notably the 'Woodhall' area to the northwest of the Site.

Assessment of Significance

Designated Heritage Assets

Wood End Farm Cottages (Grade II, list entry number: 1102907)

- 5.28 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 5.29 Wood End Farm Cottages are located within the north part of Site H2, close to the Hemel Hempstead Road B487. Wood End Farm Cottages are a pair (**Figure 13**), with one dating from the late sixteenth or early seventeenth century, which was then doubled in the mid-late nineteenth century. The earlier cottage, comprised of two bays, is of timber frame with red brick casing and the rear cottage, with 4 recessed sash windows, is stuccoed.

Significance

- 5.30 The significance of Wood End Farm Cottages is invested in their simple form and materiality, which creates a modest yet attractive pair of cottages. The listed buildings provide evidence of their phased development and historic construction techniques and are illustrative of the architectural style applied to domestic buildings from the late sixteenth/early seventeenth century. The cottages would likely have been workers cottages for Wood End Farm, given their shared name and their location on the access road to the farmstead (as evidenced on historic maps), which contributes to their historic interest.

Setting and Contribution to Significance

- 5.31 The listed cottages are located just to the south of the B487. The dwellings are encompassed by their domestic garden space, which is enclosed by fencing and hedgerows, and associated trees and vegetation. A domestic curtilage is illustrated on historic maps from at least the late nineteenth century and complements the listed buildings, therefore this aspect of the heritage assets' immediate setting contributes positively to their significance as part of their historic context.
- 5.32 The B487 to the north of the cottages and the Nickey Line (the former Harpenden to Hemel Hempstead railway line) to the south are also evident on historic maps and therefore form part of the listed buildings' historic context. The Grade II listed Wood End Farmhouse and Grade II listed barn located to the south of the cottages make a positive contribution to their significance by virtue of their shared age and historic associations. The wider setting of the heritage assets comprises the surrounding rural open fields and farmland, interspersed with farmsteads, which contributes positively to the significance of the heritage assets as part of their historic agricultural context. To the west of the cottages is the Woodhall Farm neighbourhood, which forms the northernmost edge of the developed area of Hemel Hempstead.

Contribution made by the Site

- 5.33 The Site makes a positive contribution to the significance of Wood End Farm Cottages as part of their rural, agrarian setting.

Wood End Farmhouse (Grade II, list entry number: 1347230) and Large Barn at Wood End Farm 30m south-southwest of farmhouse (Grade II, list entry number: 1102945)

- 5.34 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.

5.35 Wood End Farmhouse and Barn are located to the northwest of the Site H2, south of the Nickey Line.

Significance

- 5.36 The significance of the farmhouse is derived from its architectural and historic interest as a sixteenth or seventeenth century farmhouse of timber frame construction and encased in red brick and extended in the later eighteenth century. It is understood that part of the farmhouse was used as a Quaker meeting hall which adds to the historic interest of the property.
- 5.37 The significance of the Barn is derived from its architectural and historic interest as a late eighteenth or early nineteenth century barn, also of timber frame construction with weatherboarding. The Barn provides evidential value associated with the development of the farmstead.

Setting and Contribution to Significance

- 5.38 The settings of both the farmhouse and the barn are closely linked, and both listed building contribute to the significance of the other. The immediate surroundings of the Farmhouse comprise its domestic gardens to the north of the building and the wider farmstead, including the listed barn, to its south. The wider surroundings comprise open arable fields, with the Nickey Line cutting through the fields to the north of the farmhouse. To the west of the listed building group is Hemel Hempstead, with development at Spencer's Park currently under construction to the other side of Cherry Tree Lane.

Contribution made by the Site

- 5.39 The Site forms part of the wider rural, agricultural setting of the listed buildings and therefore contributes positively to their significance.

The Aubreys (Scheduled Monument, list entry number: 1003520)

- 5.40 The statutory list description for the designated assets cannot be summarised here as this originates from as 'Old County number' and as such is awaiting a description (**Appendix D**).
- 5.41 The scheduled monument is located approximately 100 metres from the northernmost part of Site H2.

Significance

- 5.42 The significance of the Scheduled Monument is derived from its archaeological and historic interest as an Iron Age defensive enclosure.
- 5.43 Aubreys Camp is a substantial defended enclosure, classed as a 'plateau fort' (HHER 25) and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it probably functioned as a focal point rather than a strategic site. An outer and an inner ditch of substantial size comprise the east side of the earthworks.

Setting and Contribution to Significance

- 5.44 The setting of the monument, and contribution this makes to its significance, in terms of its physical surroundings are its topography, orientation and aspect, openness, enclosure and boundaries and history and degree of change over time. The landscape setting of the monument contributes to its heritage significance, on a high point in the local landscape. Whilst the monument has been impacted somewhat by the road network, severing it from its hinterland to the east, and the expansion of Hemel

Hempstead during the latter twentieth century to its west, the monument still can be discerned within the modern landscape.

- 5.45 Considering the monument's form and use, it is considered a landscape feature. However, whilst it is clearly legible as a landscape feature from above on aerial photography, the depth of the earthworks is only evident from within the monument, due to being largely screened by tree planting on most sides. This limited visual dominance, which is a key part of its significance and importance as a defensive earthwork, detracts from the experience of its significance. The area surrounding the monument, whilst impacted by the M1 motorway to the east, the Hemel Hempstead Road (B487) to the south, the hotel within the Camp, and the large properties to the south-west, still contains areas of natural landscape.

Contribution made by the Site

- 5.46 The Site currently forms an open agricultural field to the south of the scheduled monument. Between the Site and the monument is the B487 and an area of scrubby woodland. As noted above, this is considered to positively contribute to how the monument is experienced within its landscape setting.

Restaurant at Aubrey Park Hotel (Grade II, list entry number: 1295539)

- 5.47 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 5.48 The listed building (**Figure 14**) is located within what was originally part of the scheduled monument, Aubrey's Camp, but does not fall within the scheduled area. It is located approximately 100m from the northernmost part of Site H2, across the Hemel Hempstead Road B487.

Significance

- 5.49 The significance of the listed building is derived from its architectural and historic interest as a former farmhouse with barn range dating to the sixteenth and seventeenth centuries and of timber frame construction. However, the listed building has been subsumed in recent years by extensions accompanying the hotel use, such that little of the original building is visible.

Setting and Contribution to Significance

- 5.50 The setting of the listed building comprises the hotel extensions, buildings and grounds set within the Aubreys Camp scheduled monument. The hotel extensions and associated buildings and landscaping detracts from its significance. The building can no longer be appreciated as a historic farmstead set within an agrarian landscape.

Contribution made by the Site

- 5.51 The Site forms part of the wider agrarian landscape to the former farmstead. However, as noted above, any historic contribution has been lost due to the extensions and associated buildings and landscaping which have severed the former farmstead from its surroundings.

Flowers Farmhouse (Grade II, list entry number: 1347196)

- 5.52 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 5.53 Flowers Farmhouse is located approximately 300m to the east of Site H2 and sits on the ridge above Redbourn and the M1.

Significance

- 5.54 The significance of the farmhouse is derived from its special architectural and historic interest as a seventeenth century timber framed building, encased in red brick c1830. The farmstead has historic associations with the Gorhambury Estate which is located 3km to the south of the farmhouse.

Setting and Contribution to Significance

- 5.55 The setting of Flower's Farmhouse comprises the physical surroundings of its historic farmyard and domestic gardens with the agrarian landscape beyond. Historically the farm was associated with the Gorhambury Estate, as evidenced by the Tithe Map and Apportionment of 1839. The elevated position of the farmstead increases its prominence in the landscape, taking in views to and from the Site, thereby contributing to its significance in permitting an appreciation of the location of the farmhouse within a rural, agrarian landscape.

Contribution made by the Site

- 5.56 The Site makes a positive contribution to the significance of Flowers Farmhouse as part of its wider rural, agrarian setting. However, the presence of the M1 limits this to some extent due to its construction and the noise, pollution and smells it generates.

Archaeological Potential

- 5.57 The Site has a number of recorded archaeological sites within its boundary and its immediate vicinity dating from the Neolithic Period onwards.
- 5.58 The presence of the Scheduled Monument of The Aubreys Camp to the immediate north of the Site indicates the likely presence of settlement sites in the immediate vicinity.
- 5.59 Occupation from the Roman period is represented by the record of an industrial complex to the west, which would have had an associated settlement.
- 5.60 The existing presence of farm complexes across the Site and in its vicinity both in the form of existing and former sites indicates the level of occupation in the medieval period with the potential for more sites to be identified.
- 5.61 Within the Site there has been no known development historically occurring and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially survive in good condition.
- 5.62 The route of the former railway line (Nickey Line) is an important asset and elements of the original railway may still survive.

Potential Impact of Development

- 5.63 This section assesses the potential impact of development within each Site upon the heritage significance of the identified heritage assets. The site has been allocated for up to 1,600 residential units in total, of which 1,335 would be delivered in the Plan period.

- 5.64 An emerging Indicative Concept Plan and SANG Concept Plan have been created for the Site. This proposes SANG land to the north of the Site with formal open space, including sports pitches to its south and a secondary school closest to Punchbowl Lane. The Nickey Line would become a leisure route through the development. A neighbourhood centre and primary school is proposed to the rear of Cherry Tree Farm in the centre of the site and the farmstead of Wood End Farm would be located within informal open space. A sustainable transport corridor is proposed to run north-south through the Site.
- 5.65 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*.¹³

Designated Heritage Assets

Wood End Farm Cottages (Grade II, list entry number: 1102907)

- 5.66 The Site makes a positive contribution to the significance of the listed building due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the listed farmstead. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the listed building to enable for it to be experienced within a 'rural' setting. It is unlikely that harm could be avoided due to the location of the listed building within the Site.
- 5.67 The emerging Indicative Concept Plan proposed residential development to either side of Wood End Farm Cottages this would have an urbanising effect on the setting, and thereby significance. A greater set back and provision of informal open space around these assets should be explored.
- 5.68 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.

Wood End Farmhouse (Grade II, list entry number: 1347230) and Large Barn at Wood End Farm 30m south-southwest of farmhouse (Grade II, list entry number: 1102945)

- 5.69 The Site makes a positive contribution to the significance of the two listed buildings due to the rural, agricultural character of the Site. The proposed Allocation has the potential to harm significance through development within the setting of the listed farmstead. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the listed building to enable for it to be experienced within a 'rural' setting. It is unlikely that harm could be avoided due to the location of the listed building within the Site. Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.
- 5.70 The emerging Indicative Concept Plan proposed to surround these two listed buildings with informal open space. This would assist in sustaining part of their rural setting. The built form in the nearby proposed residential neighbourhoods should be explored with development stepping down in height

¹³ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

and density towards the assets at Wood End Farm to reduce the potential effects of development within the setting of the two listed buildings.

The Aubreys (Scheduled Monument, list entry number: 1003520)

- 5.71 As identified above, the Site contributes positively to the setting of the scheduled monument as part of its landscape setting. This is particularly important to its south whereby whilst there remains an experience of tranquillity. The twentieth century construction of the M1 to the west of the Site, which abut the eastern side of the monument, has had an adverse impact on the setting, thereby significance, of the monument. Without due care the proposed development of the Site could have cumulative adverse effects which would give rise to harm. This identification of harm would be 'less than substantial' in NPPF terms, however the degree of less than substantial harm would depend on how attempts to avoid or minimise harm have been explored. If a substantial set back of development is included as part of the proposals, then there is potential to reduce or remove this harm. Mitigation should include an appropriate landscaping scheme which could assist in avoiding or minimise harm.
- 5.72 The emerging Indicative Concept Plan proposed the northernmost part of the Site for SANG provision. The area indicated on this plan could be sufficient to avoid the above identified level of harm. It would, at a minimum, reduce or minimise the impact of the development on the significance of the Scheduled Monument through sustaining the landscape setting of the monument.

Restaurant at Aubrey Park Hotel (Grade II, list entry number: 1295539)

- 5.73 The Site contributes to the wider agrarian landscape of the former farmhouse. However, as noted above any contribution Site H2 would have historically made has been affected by the extensions and additions such that the listed building is no longer experienced as a former farmhouse within an agrarian setting. As such, it is unlikely that the Restaurant at Aubrey Park Hotel would be affected by the proposed Allocation.

Flowers Farmhouse (Grade II, list entry number: 1347196)

- 5.74 The Site contributes to the wider agrarian landscape which forms the setting of this listed farmhouse. The topography of the land means that the proposed allocation would be visible from the farmhouse in views north towards Redbourn. However, whilst the proposed allocation would be visible from the asset, with built form extending further eastward than is currently found, it would be seen within an existing residential context and is unlikely to affect the significance of Flower's Farmhouse.

Archaeology

- 5.75 Evidence from within the Historic Environment Record indicates that there is a potential for occupation of prehistoric (probably Neolithic through to the Late Iron Age) and Roman and medieval occupation within the Site.
- 5.76 The proximity to the Scheduled Monument of The Aubreys Camp increases the potential of associated occupation of a Late Iron Age and Roman date in the near vicinity. Any development within the Site has the potential to disturb or destroy the known and previously unrecorded archaeological deposits. The deposits are likely to be largely intact with any damage only resulting from agricultural activity.
- 5.77 There is the potential to improve the understanding of the Aubreys Camp Scheduled Monument and its setting by providing appropriate landscape improvement and display boards showing the history of the site. Similar enhancement and information could be provided for the former railway line.

Conclusions and Recommendations

- 5.78 As identified above, the Site makes positive contribution to the setting, and thereby significance, of the identified heritage assets of the Grade II listed Wood End Farm Cottages, Grade II listed Wood End Farmhouse, Grade II listed Large Barn at Wood End Farm, and The Aubreys Camp Scheduled Monument. The proposed Allocation is likely to give rise to 'less than substantial' harm to these assets by virtue of building on the agrarian landscape which contributes to their significance. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigation this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full, apart from potentially to the Aubrey's Camp Scheduled Monument.
- 5.79 The proposed Allocation is unlikely to affect the significance of the Grade II listed Restaurant at Aubrey Park Hotel and Flowers Farmhouse.
- 5.80 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.
- 5.81 There is the potential to improve the understanding of the Aubreys Camp Scheduled Monument and its setting by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument. The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate. Similar enhancement and information could be provided for the former railway line.

6. Site H3 (St Albans)

Site Assessment

- 6.1 A site visit was undertaken on 9th February and 1st March 2024. A visual assessment was undertaken of the Site and Study Area. On both visits the weather was overcast with spells of rain.
- 6.2 Site H3 comprises the land between the M1 in the east and Green Lane with Maylands Industrial Estate and Buncefield Terminal to its west. The northern edge is formed by Punchbowl Lane, whilst the southern boundary comprises the A414 Breakspear Way. Site H3 comprises a large agricultural field, with remnants of hedgerow. To the south of the Site is a Grade II listed building, Breakspears.

Heritage Baseline

Heritage Assets

Heritage Assets overview

- 6.3 There is one listed building within the Site, located to its southeast corner in close proximity to the M1. There are no listed buildings within the 500m Study Area. However, there are two Grade II listed buildings to the northeast of the Site at Southend Farm, one Scheduled Monument off Wood Lane End within the urban area of Hemel Hempstead and further listed buildings to the south at Leverstock Green also within the urban area of Hemel Hempstead. Beyond the Study Area, and at a distance of 780m, is the Grade II Gorhambury Registered Park and Garden. Their locations are identified on **Figure 19** (page 60).
- 6.4 There are a number of features from the Historic Environment Record recorded within the 500m Study Area. Features identified from the HER are described in the archaeological overview below and illustrated on **Figure 20** (page 61). Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

Scoping of Designated Heritage Assets

- 6.5 The Grade II listed Breakspears is located within Site H3. Whilst there are a number of heritage assets within proximity of the Site, it is considered that they can be scoped out due to being located within the urban area of Hemel Hempstead or due to their location on the eastern side of the M1 motorway. This was confirmed by the site visits.
- 6.6 Based on the site allocation and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Type / Grade	List Entry Number
Breakspears	Grade II	1175227
Gorhambury Registered Park and Garden	Grade II	1000417

Scoping of Non-Designated Heritage Assets

6.7 There are no locally listed buildings, i.e. non-designated heritage assets, within the 500m Study Area. Non-designated heritage assets of archaeological interest are considered under Archaeological Potential below.

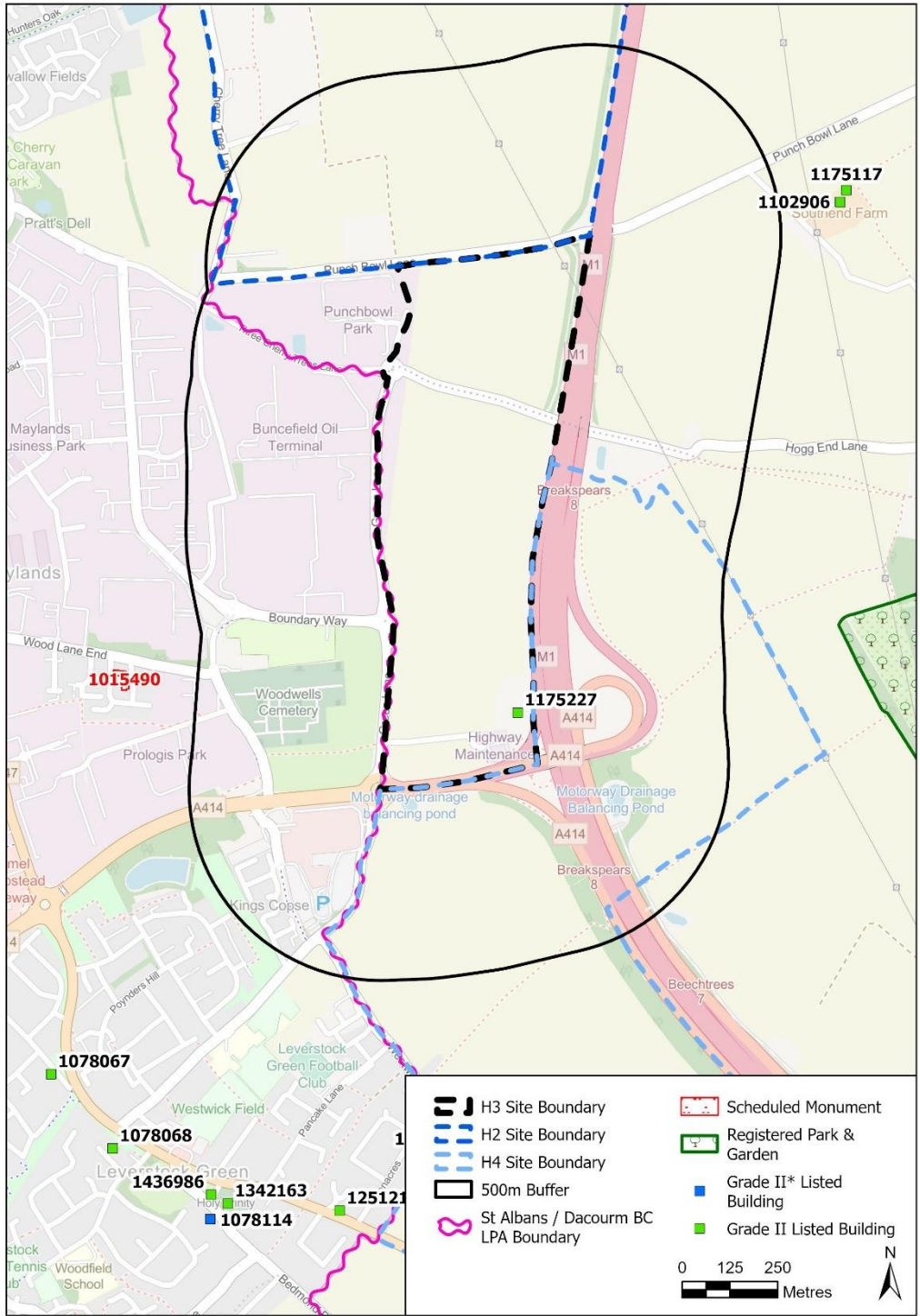


Figure 19: Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

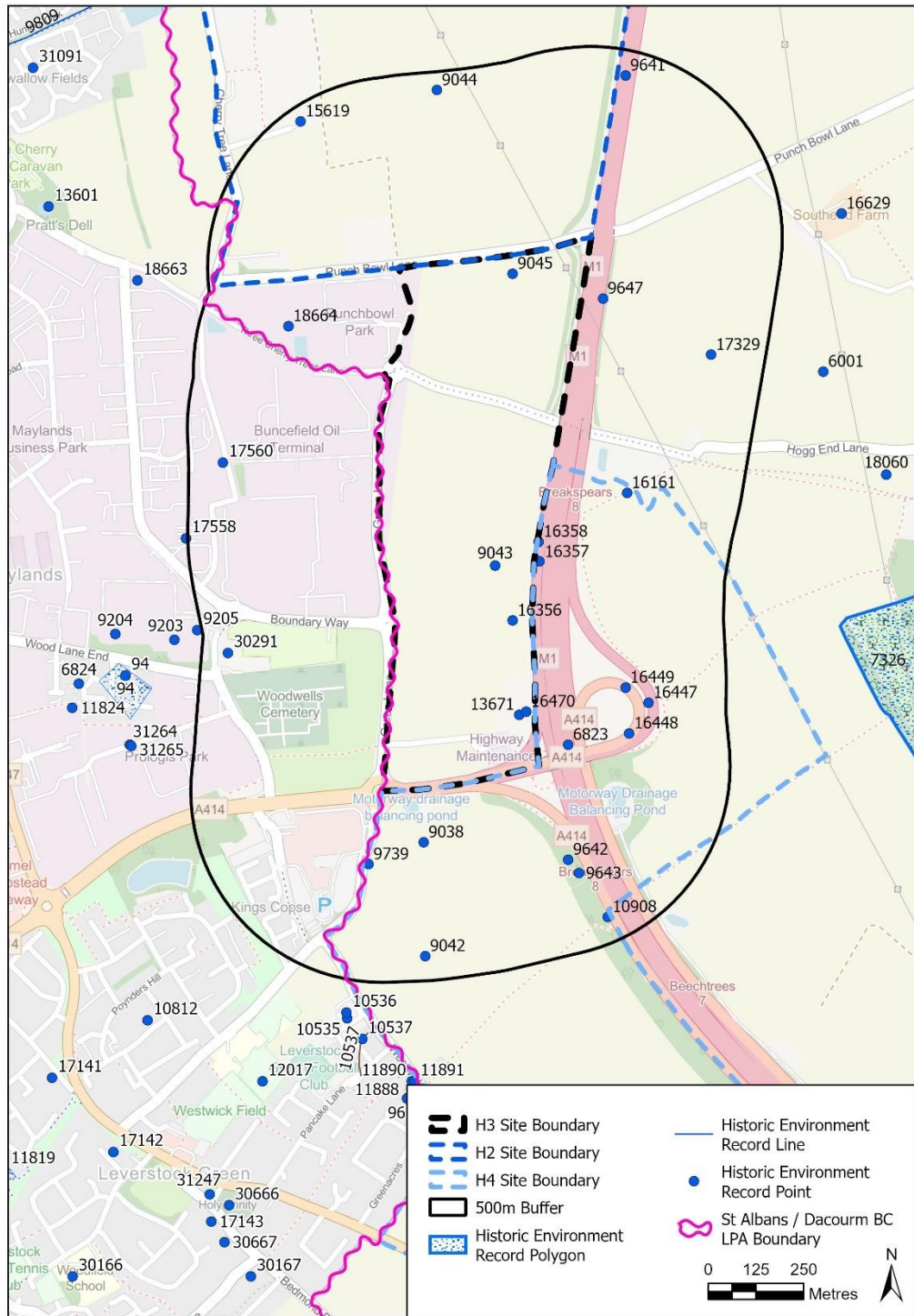


Figure 20 Archaeological HER Asset Plan

Archaeological and Historical Overview

6.8 The information below is derived from desk-based and archival research and a review of the Hertfordshire Historic Environment Record (HER). This historic overview is focused to the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

- 6.9 Evidence of Neolithic occupation was identified during excavations on Junction 8 of the M1 to the east of the Site. Quantities of Neolithic and Early Bronze Age flint work was identified across the excavation, much as residual in later features, however four pits were identified as only containing Neolithic material (HHER 16448). Further evidence of settlement activity was found in the form of pits and ditches to the north of Junction 8 within the Site close to the Buncefield Depot (HHER 16356).
- 6.10 At Junction 8 of the M1 within the Site, identified Late Bronze Age and early Iron age features spread over a large area with a range of ditches and pits indicating settlement activity in the area (HHER 16447). A single cremation was also recorded within this area.
- 6.11 Within the Site is a cropmark of a ring ditch, probably the remains of a ploughed flat burial mound of Late Bronze Age date (HHER 9045).
- 6.12 To the south of Junction 8 a double ditched enclosure, corn dryer, trackway and field system of Late Iron Age date was excavated (HHER 10908) showing settlement and farming activity within the Site. Further Iron Age occupation in the form of a Late Iron Age pit was identified to the west of the Site (HHER 11888).
- 6.13 An undated cropmark complex (identified from aerial photography) to the south of the Site includes a circular enclosure (HHER 9038) which although undated is potentially of a prehistoric date.

Roman (43 AD to 410 AD)

- 6.14 During construction of the M1 a probable Roman building was identified at Junction 8, with a rectangular plan with pottery and fragments of Roman building material (HHER 6823). A curvilinear boundary ditch is recorded on the east side of junction 8 along with a range of other features containing Roman finds (HHER 16449). A possible Roman trackway was identified to the north of junction 8, with a single piece of Roman pottery associated with it (HHER 16358). It is possible that this is in fact a medieval trackway as it was found in association with medieval features (HHER 16357).

Early medieval and medieval (410 AD to 1540 AD)

- 6.15 Archaeological monitoring in advance of widening of the M1 identified a series of pits and post holes which were interpreted as a rectangular building of medieval date (HHER 16357). Evidence of an eleventh to thirteenth century precursor occupation to the present Breakspears Farm was excavated between the present farm and the motorway (HHER 16470).
- 6.16 To the south of junction 8 on the M1, field walking, geophysics and excavation identified a medieval settlement of twelfth to thirteenth century date comprising a building, boundary ditch and oven and lime kiln (HHER 9643). Further medieval sherds were identified to the north of the Site within the M1 corridor (HHER 9641).
- 6.17 To the north of the Site cropmarks indicate surviving ridge and furrow within agricultural fields (HHER 9046).

Post-Medieval and Industrial (1540 AD to 1900 AD)

- 6.18 To the west of Junction 8, within the Site, is the post medieval farm complex of Breakspears Farm (HHER 13671) and to the east of the Site is Megdell Farm (HHER 16161). Breakspears Farmhouse was built in the seventeenth century.



Figure 21 1766 Drury and Andrews Map of Hertfordshire, approximate location of Site H3 circled in red.

- 6.19 The hamlet of Buncefield is first shown on the 1766 maps of Drury and Andrew (**Figure 21**) as a group of buildings labelled Buns Field (HHER 17560). This survived through to the mid twentieth century when Hemel Hempstead expanded. A further Farm at Woodwell's Farm is recorded within the settlement of Buncefield and survived until the later twentieth century when it was demolished (HHER 30291).
- 6.20 To the west of the northern part of the Site are two adjacent farmsteads, both with the name Three Cherrytrees Farm (HHER 18664), within 400m of each other with the same name, now located within an industrial estate.
- 6.21 A further former farm complex is represented by extensive earthworks, to the south of the Site at Lawrence's or Bottom House Farm. The earthworks include a rectangular enclosure encompassing the farm and its outbuildings (HHER 9739). It was leasehold from the Gorhambury Estate and potentially has medieval origins.
- 6.22 A possible smelting hearth was identified on the edge of the M1 during its widening, however, no dating evidence was recovered (HHER 9042).

Twentieth Century onwards (1901 AD onwards)

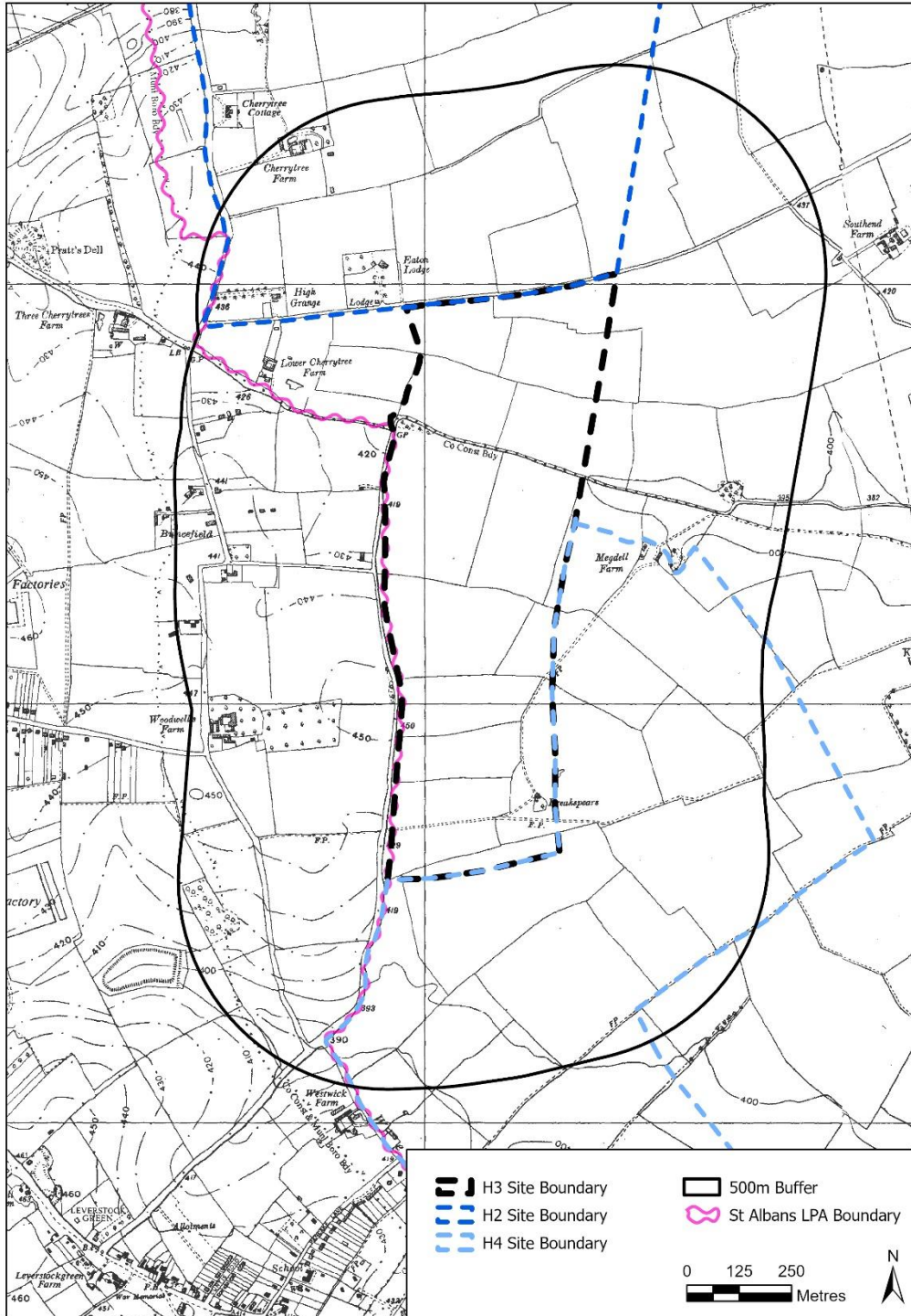


Figure 22 1950s Edition OS Map

6.23 The Site has remained in agricultural use throughout the twentieth century as evidenced on the 1950s Ordnance Survey Map (Figure 22). The farmstead Breakspears is shown within its historic context, prior to the construction of the M1 motorway in the 1960s, this was commensurate with the designation of Hemel Hempstead as a ‘New Town’ in 1947. The zoning of the industrial area that became Maylands

formed part of the original Masterplan for the town as the main employment area. Early development at the Maylands Industrial Area was mainly to cater for the demands of manufacturing and the direct connection to the M1 motorway attracted companies looking to relocate to Hemel Hempstead.

Assessment of Significance

Designated Heritage Assets

Breakspears (Grade II, list entry number: 1175227)

- 6.24 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 6.25 As noted above, the listed building is located at the southeastern corner of the Site, adjacent to the M1 motorway. The building has a lobby entry plan with rear wing. A further wing has been added to the east, infilling the plan form.

Significance

- 6.26 The significance of Breakspears is derived from its architectural and historic interest as a former farmhouse dating to the mid seventeenth century. It is of timber frame construction, with red brick casing which is painted at first floor level. The list description describes the property as retaining its staircase within its original location to the rear of the stack with heavy chamfered floor beams either side of deep inglenooks.

Setting and Contribution to Significance

- 6.27 The setting of the listed building grounds would have originally comprised an agrarian landscape. However, this has changed over time with the construction of the M1 motor in the 1980s. This has comprised the setting of the building to its east and adversely effects how the listed building can be experienced. To the south of the building is further road infrastructure, the A414. However, to the northeast of the listed building, it may still retain some sense of the historic agrarian setting that is expected of such a farmstead. Beyond this is the Woodwells Cemetery which contributes a sense of tranquillity within the area, whilst adjacent to the northwest is the Mayland Industrial Estate which includes the Buncefield Terminal which provides a drastic contrast.

Contribution made by the Site

- 6.28 The Site forms part of the agricultural setting of the listed building and therefore contributes positively to its significance. This contribution to significance is heightened due to the Site forming the last remaining part of the historic agrarian setting in which the former farmstead may be experienced.

Gorhambury Registered Park and Garden (Grade II listed, list entry number: 1000417)

- 6.29 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.
- 6.30 Gorhambury Registered Park and Garden is an eighteenth-century landscaped park, which was formally a sixteenth century park and woodland associated with Old Gorhambury house, the remains of which exist as a park feature. The Grade II* listed Gorhambury mansion (list entry number: 1102915), which was built in the 1770s by the third Viscount Grimston, stands at the centre of the park. The park

and garden also incorporated an elaborate early seventeenth century water gardens, the earthwork remains of which survive. The formal gardens which surround the house were laid out in the 1820s by Sir William Sawrey Gilpin.

Significance

- 6.31 Gorhambury Registered Park and Garden is of significance as a representative example of an eighteenth-century landscaped park, formal gardens and pleasure grounds, with Gorhambury mansion as its centrepiece. The heritage asset is illustrative of the wealth and aspirations of the landowners and the evolution and development of the country estate from the eighteenth century onwards, which contributes to its historic interest. The overall design and layout of the park and garden contributes to its architectural and artistic interest, which is enhanced by the surviving historic buildings and monuments, as well as the formal and informal features.

Setting and Contribution to Significance

- 6.32 The Registered Park and Garden is bordered by open fields and farmland on all sides, with an area of woodland on its southern boundary known as Prae Wood. These elements of setting contribute positively to the heritage asset as part of its historic rural context. The boundaries along the north and west sides are heavily tree lined, which complements the park and garden and provides a sense of enclosure. The northeast spur of the park and garden abuts part of the A5183.
- 6.33 The wider setting of the heritage asset comprises the surrounding open, rural landscape, which contributes positively to its significance. Views out from the Registered Park and Garden are limited to the west, towards the Site, as they are curtailed by the mature planted screen. Whilst there are publicly accessible views from outside of the Registered Park and Garden, these are incidental and are not design views in which to appreciate the Registered Park and Garden and its wider landscape setting.
- 6.34 To the west is the M1/A414, which has truncated the open landscape setting in this direction and forms an intrusive element that detracts from the significance of the Registered Park and Garden. Immediately to the south of Prae Wood is the A4147, which is largely separated from the Registered Park and Garden by the dense tree cover of the wood. This road has also been extant since at least the mid-eighteenth century, as evidenced by historic maps, and therefore forms part of the asset's historic context.

Contribution made by the Site

- 6.35 The Site forms part of the wider rural landscape setting of the park and garden. However, its contribution is reduced somewhat due to the M1 motorway, and Junction 8 with the A414, which severs the Site from the wider rural landscape setting of Gorhambury. As such, the Site makes both a positive and negative contribution to the significance of the heritage asset.

Archaeological Potential

- 6.36 The Site has a number of recorded archaeological sites within its boundary and its immediate vicinity dating from the Neolithic Period onwards. The excavations associated with the development of the widening phase of the M1 and the work undertaken on Junction 8 provides a good example of the extent and complexity of the archaeological deposits that are likely to survive within the Site. The known evidence indicates a relatively densely populated landscape within the Site, with sparse occupation in the Neolithic with more concentrated occupation from the Late Bronze Age through to the modern period.

- 6.37 The evidence from the Junction 8 excavations and the finds made across the area indicated the potential for further settlements, cemeteries and field systems of Late Bronze Age and Iron Age date surviving in the undeveloped areas.
- 6.38 Occupation from the Roman period is represented by the record of an existing structure, which would have had an associated estate, with field systems, other buildings and cemetery. The evidence from Junction 8 indicates there is the potential for continuing occupation from the Late Iron Age into the Roman period.
- 6.39 The existing presence of farm complexes across the Site and in its vicinity both in the form of existing and former sites indicates the level of occupation in the medieval period with the potential for more sites to be identified. Excavations at Junction 8 has shown the presence of a predecessor to Breakspears dating back to the eleventh century AD.
- 6.40 Within the Site there has been no known development historically occurring within the site and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially survive in good condition.

Potential Impact of Development

- 6.41 This section assesses the potential impact of development within each Site upon the heritage significance of the identified heritage assets. The site has been allocated for Employment Led Mixed Use with the north of the Site promoting uses such as logistics and mixed industrial areas and the southern part of the Site promoting high density employment uses to deliver a Business, Research and Development Park.
- 6.42 An emerging Indicative Concept Plan and SANG Concept Plan have been created for the Site. This proposes the 'Herts IQ Innovation and Employment' district within the Site. The sustainable transport route would traverse the Site in a north-south direction and informal open space is proposed around its edges and by the listed building in the southeast corner. It also identifies the area to the south of the Site for potential for M1 Junction 8 improvements.
- 6.43 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*.¹⁴

Designated Heritage Assets

Breakspears (Grade II, list entry number: 1175227)

- 6.44 As identified above, the Site makes a positive contribution to the significance of this listed building in that it forms the last remaining part of its historic agrarian setting. The proposed Allocation has the potential to harm significance through development within the setting of the listed farmstead. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the listed building to enable for it to be experienced within a 'rural' setting. It is

¹⁴ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

unlikely that harm could be avoided due to the location of the listed building within the Site. Mitigation should include an appropriate landscaping scheme; however, mitigation alone would not be sufficient to minimise harm, it would need to be in combination with the above design recommendations.

- 6.45 The emerging Indicative Concept Plan proposes informal green space to the north and west of the Listed Building with commercial employment areas beyond. The extent of informal green space should be explored to ensure that any harm to the listed building, through the loss of the last remaining part of its setting, is minimised. This is particularly important given the comprised surroundings the Listed Building currently experiences. There may be scope to extend the employment area closer towards the A414 in the southwest corner of the Site which might allow greater relief around the northwestern area closest to the Listed Building.
- 6.46 An area of safeguarded land is proposed to the south of the South around the M1 Junction 8 for potential future improvements. Due to the location of this junction in proximity to the Listed Building, were an application to come forward for proposed works then this would need to be supported by a Heritage Impact Assessment which assesses the potential impact of any proposals.

Gorhambury Registered Park and Garden (Grade II listed, list entry number: 1000417)

- 6.47 As identified above, the Site is considered to contribute to the wider rural landscape of Gorhambury Registered Park and Garden, although its contribution has been somewhat reduced by the construction of the M1 motorway and Junction 8. Although development on the Site would change the character of this wider setting through the encroachment urban form towards the M1, it is considered that there is a degree of separation between Gorhambury and the Site due to the M1 and the interposing landscape. Furthermore, it is considered that the Registered Park and Garden is largely enclosed by its tree lined border. It is therefore considered that the proposed development would be unlikely to adversely impact upon the understanding and appreciation of the significance of this designated heritage asset.
- 6.48 An area of safeguarded land is proposed to the south of the South around the M1 Junction 8 for potential future improvements. Due to the location of this junction in proximity to the Registered Park and Garden, were an application to come forward for proposed works then this would need to be supported by a Heritage Impact Assessment which assesses the potential impact of any proposals.

Archaeology

- 6.49 Aerial photographs from 2009 shows that a third of the southern field has been extensively disturbed by the construction of a large compound probably associated with the M1 development work.
- 6.50 Evidence from within the Historic Environment Record, and the programme of archaeological work undertaken on the widening of the M1, indicates that in the remainder of the Site there is a potential for extensive occupation of prehistoric (probably Neolithic through to the Late Iron Age) and Roman and medieval occupation within the Site. The archaeological work undertaken on the M1 identified well preserved deposits of which it is likely that only a small part was excavated. Any development within the Site has the potential to disturb or destroy the known and previously unrecorded archaeological deposits. The deposits are likely to be largely intact with any damage only resulting from agricultural activity.

Conclusions and Recommendations

- 6.51 As identified within above, the Site makes a positive contribution to the significance of the Grade II Breakspears by forming the last remaining part of its historic agrarian setting which allows the listed building to be experienced and appreciated as a former farmstead. The proposed Allocation is likely to give rise to 'less than substantial' harm to the listed building by virtue of building on the agrarian landscape which contributes to its significance. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigate this harm, and thus reduce it.
- 6.52 Development of Site H3 with regards to the Hemel Garden Community Allocation is unlikely to impact upon the significance of the Grade II listed Gorhambury Registered Park and Garden. As noted above, whilst the Site makes some contribution to the wider agrarian landscape, the degree of separation and enclosure created by the mature trees along the edge of the Registered Park and Garden would not be affected by the Allocation.
- 6.53 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.

7. Site H4 (St Albans)

Site Assessment

- 7.1 A site visit was undertaken on the 9th February 2024. A visual assessment was undertaken of the Site and Study Area and the heritage assets within. The setting of the heritage assets both within the Site and Study Area was also considered. During the site visit the weather was overcast.
- 7.2 The Site (**Figure 23**) consists of an area of agricultural fields to the east of Hemel Hempstead, as an area of safeguarded land associated with future junction improvements for the M1 and A414. Westwick Row runs through the Site within its south-west portion. The Site is bordered by the A4147 on its south and is adjacent to the developed edge of Hemel Hempstead on its west. The northern and eastern boundaries of the Site largely follow the lines of the A414 and the M1, aside from where there is an inclusion of an area of fields to the east of the A414/M1 junction.



Figure 23 Site H4 viewed from Westwick Row facing eastwards, with M1 and Gorhambury Park identified.

- 7.3 The Site incorporates several buildings along Westwick Row, which including eight listed buildings. There are a further two listed buildings located immediately adjacent to the Site boundary. Within the Site are several copses and scattered mature trees, as well as hedgerows demarcating the field boundaries.

Heritage Baseline

Heritage Assets

Heritage Assets overview

- 7.4 There are several designated heritage assets within the Site, which comprise 8 listed buildings. Within the 500m Study Area, there are 11 listed buildings and 1 registered park and garden. There are no scheduled monuments and no conservation areas located within the Study Area. Their locations are identified on **Figure 24** (page 73).
- 7.5 There are a number of features from the Historic Environment Record recorded within the 500m Study Area. Features identified from the HER are described in the archaeological overview below and illustrated on **Figure 25** (page 74). Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

Scoping of Designated Heritage Assets

- 7.6 Whilst there are a number of heritage assets within the Study Area, it is considered that some of these assets would not be impacted by the development of the Site and therefore can be scoped out. The Grade II listed The Cottage (list entry number: 1251211), the Grade II listed Church of Holy Trinity (list entry number: 1342163), the Grade II listed Leverstock Green War Memorial (list entry number: 1436986) and the Grade II* listed Nort End Cottage (list entry number: 1078114) have not been considered further as part of this assessment due to the surrounding built form of the village of Leverstock Green, which encloses these heritage assets and separates them from the Site. Similarly, the Grade II listed Westwick Hall (list entry number: 1102914), the Grade II listed Barn and Cowshed immediately south west of Westwick Hall (list entry number: 1175175), the Grade II listed Hill End Farmhouse (list entry number: 1102913) and the Grade II listed Hill End Cottages (list entry number: 1295419) have not been considered as part of this assessment, due to the presence of the M1 which separates them from the Site and the topography of the landscape.
- 7.7 Based on the site allocation and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their location within the Site or proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Type / Grade	List Entry Number
Within the Site		
King Charles II Cottage	II	1347245
Westwick Cottage	II*	1102898
Westwick Row Farmhouse	II	1102897
L-shaped range of barns on south side of farmyard at Westwick Row Farm	II	1175429
Corner Farmhouse	II	1295340
West range of outbuildings bounding the main yard at Corner Farm, including pigsty	II	1102888

North and east ranges of outbuildings bounding the main yard at Corner Farm	II	1175334
L-plan range of outbuildings on south and east sides of east yard at Corner Farm	II	1347243
Outside of the Site		
Breakspears	II	1175227
Dell Cottage	II	1360814
Beechtree Cottages	II	1347242
Gorhambury Registered Park and Garden	II	1000417

Scoping of Non-Designated Heritage Assets

- 7.8 There are no locally listed buildings, i.e. non-designated heritage assets, within the 500m Study Area. Non-designated heritage assets of archaeological interest are considered under Archaeological Potential below.

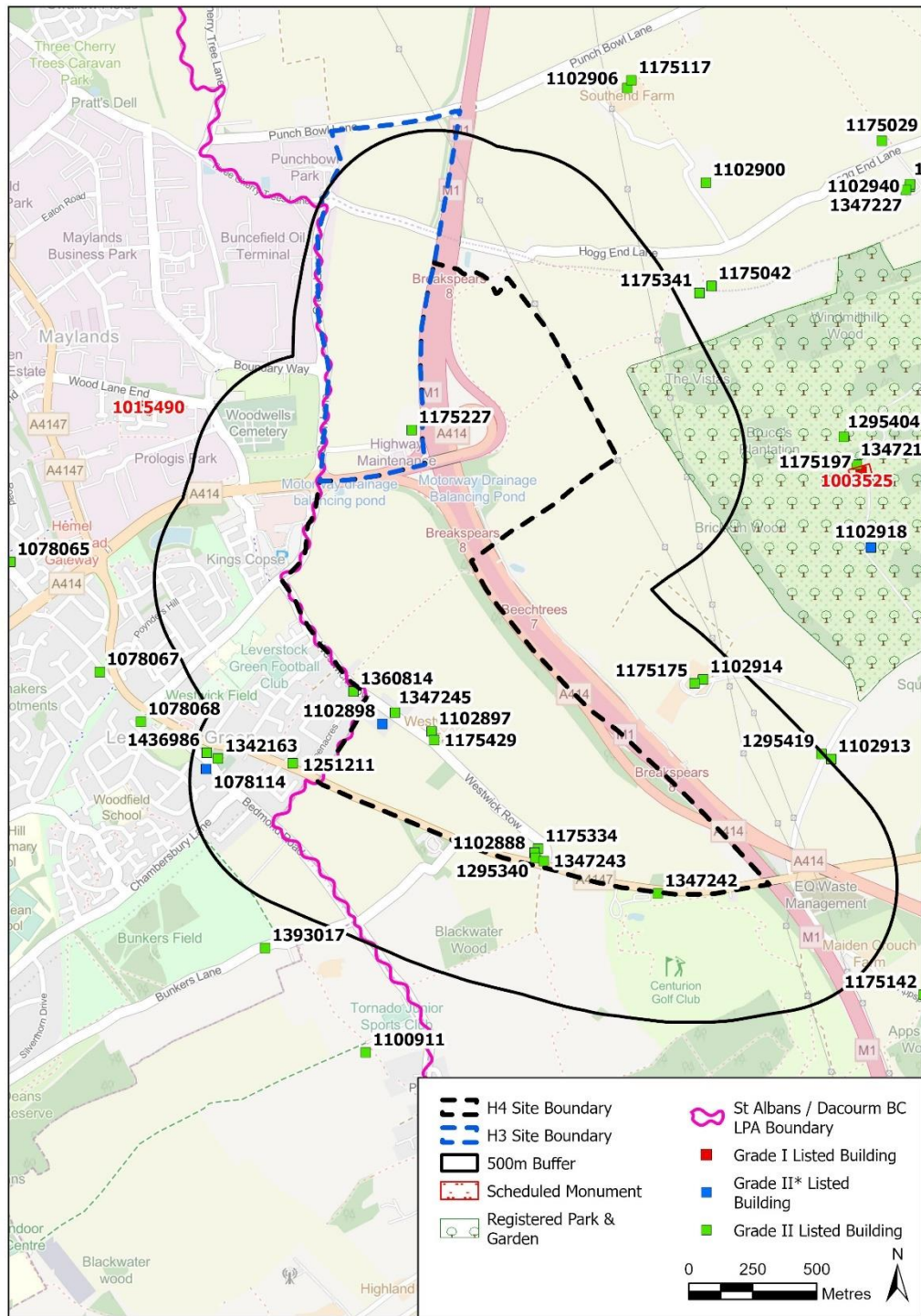


Figure 24: Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

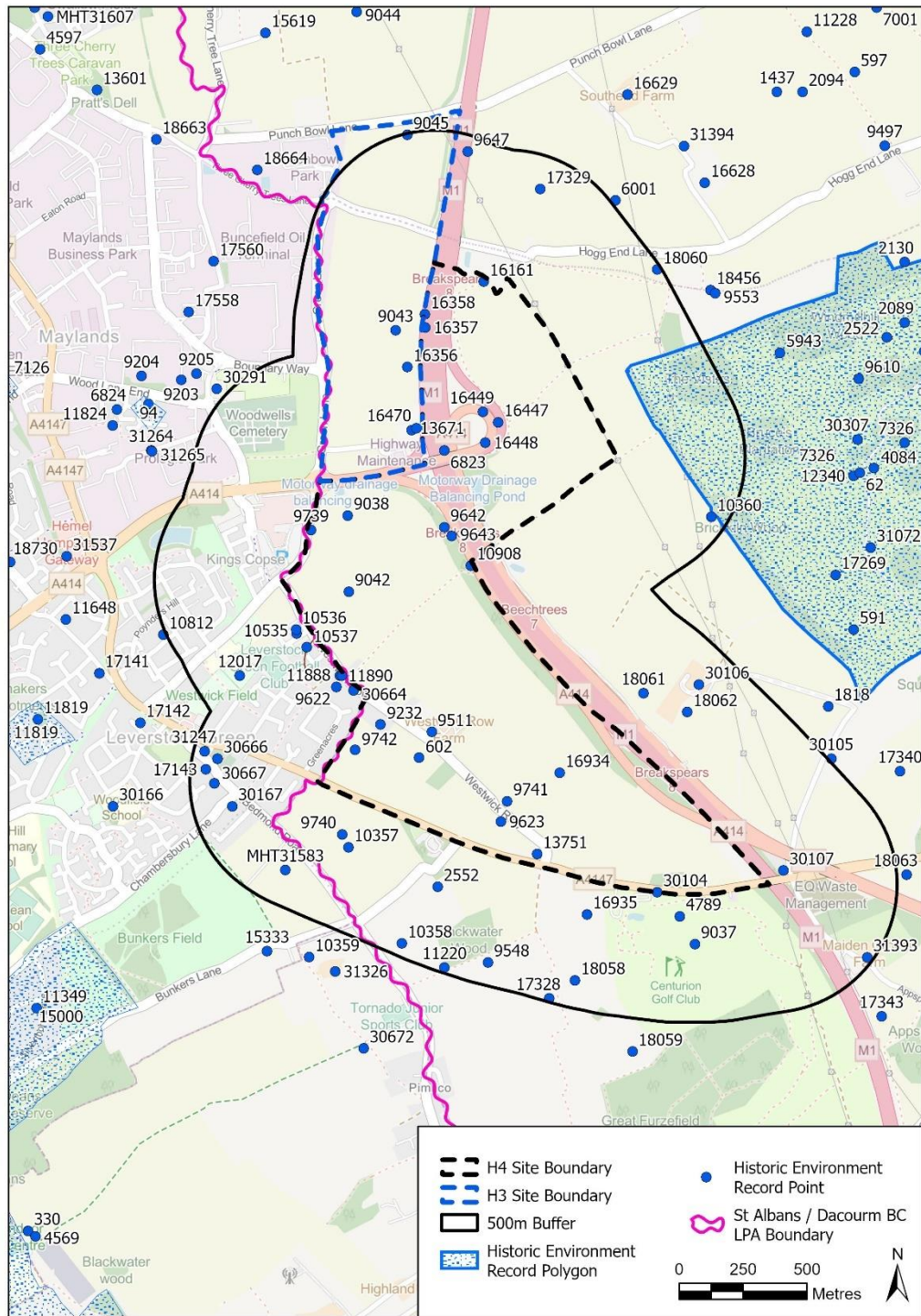


Figure 25 Archaeological HER Asset Plan

Archaeological and Historical Overview

7.9 The information below is derived from desk-based and archival research and a review of the Hertfordshire Historic Environment Record (HHER). This historic overview is focused to the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

- 7.10 Evidence of Neolithic occupation was identified during excavations on Junction 8 of the M1. Quantities of Neolithic and Early Bronze Age flint work was identified across the excavation, much as residual in later features, however four pits were identified as only containing Neolithic material (HHER 16448, 9642). Further evidence of settlement activity was found in the form of pits and ditches to the north of Junction 8 close to the Buncefield Depot (HHER 16356). Within the southern Part of the Site flint tool working waste was identified showing flint working taking place on site (HHER 9742).
- 7.11 At Junction 8 of the M1 within the Site, Late Bronze Age and early Iron age features have been identified and spread over a large area with a range of ditches and pits indicating settlement activity in the area (HHER 16447). A single cremation was also identified within this area. Further activity in the southern part of the Site comprised a hoard of bronze objects including two Bronze Age axes one being of a looped socketed axe and five lumps of copper (HHER 602).
- 7.12 To the north of the Site lies a cropmark of a ring ditch, probably the remains of a ploughed flat burial mound of Late Bronze Age date (HHER 9045).
- 7.13 To the south of Junction 8 a double ditched enclosure, corn dryer, trackway and field system of Late Iron Age date was excavated (HHER 10908) showing settlement and farming activity within the Site. Further Iron Age occupation in the form of a Late Iron Age pit was identified to the west of the Site (HHER 11888).
- 7.14 A series of undated cropmarks (identified from aerial photography) including sequences of enclosures are recorded in the vicinity of the Site (HHER 9038, 16934, 17328, 18058, 18060, 18062) which although undated are potentially of a prehistoric date.

Roman (43 AD to 410 AD)

- 7.15 During construction of the M1 a probable Roman building was identified at Junction 8, with a rectangular plan with pottery and fragments of Roman building material (HHER 6823). A second Roman building was identified just to the west of the Site within Hemel Hempstead (HHER 9622) accompanied by ditches and artefacts. A possible Roman trackway was identified to the north of junction 8, with a single piece of Roman pottery associated with it (HHER 16358). It is possible that this is in fact a medieval trackway as it was found in association with medieval features (HHER 16357).
- 7.16 Aerial photographic evidence includes a possible building of Roman date (HHER 4789) lying just south of the southern boundary of the Site. If this is a Roman building the associated estate is likely to extend into the Site itself.

Early medieval and medieval (410 AD to 1540 AD)

- 7.17 Archaeological monitoring in advance of widening of the M1 identified a series of pits and post holes which were interpreted as a rectangular building of medieval date (HHER 16357). Evidence of an eleventh to thirteenth century precursor occupation to the present Breakspears Farm was excavated between the present farm and the motorway (HHER 16470).
- 7.18 Westwick Cottage has been dated to AD 1184-1219 by dendrochronology and is possibly the Manorial centre of Westwick (HHER 9232). Documentary sources also mention the presence of a chapel and barn on the site associated with the present building which does have earthworks within its garden which may represent these structures.

- 7.19 To the south of Junction 8 on the M1 field walking, geophysics and excavation identified a medieval settlement of twelfth to thirteenth century date comprising a building, boundary ditch and oven and lime kiln (HHER 9643).
- 7.20 To the south of the Site lies the potential location of the manorial site of Markyate Oak which was recorded in 1384-5 with a granary present by 1427.
- 7.21 Within the Site Westwick Row Farmhouse incorporates a late medieval cruck structure (HHER 9511). To the east of the Farm the possible location of the manor (HHER 9741) and the site of a barn is recorded potentially that of the great barn associated with the Manor of Westwick (HHER 9623).
- 7.22 To the south of the Site a probable medieval or post medieval woodland bank is recorded surrounding Blackwater Wood.

Post-Medieval and Industrial (1540 AD to 1900 AD)

- 7.23 To the east of the Site is the Grade II Registered Park and Garden of Gorhambury Park (NHLE 1000417, HHER 7326) a country mansion surrounded by an eighteenth-century landscape park created from a sixteenth century park and woodland associated with Old Gorhambury house, the remains of which exist as a park feature. Sir Francis Bacon, the writer of the influential essay 'Of Gardens' (1625), created elaborate early seventeenth century water gardens, the earthwork remains of which survive, to surround his summerhouse (now gone). William Sawrey Gilpin laid out formal gardens around the house in the 1820s, much of which well-documented work remains. Earthworks are recorded on the boundary of the estate thought to be a quarry and potential brickkiln (HHER 10360).
- 7.24 A former farm complex represented by extensive earthworks and shown on the 1840 Tithe map is located within the Site at Lawrence's or Bottom House Farm (HHER 9739) (**Figure 26**). The earthworks include a rectangular enclosure encompassing the farm and its outbuildings. It was leasehold from the Gorhambury Estate and potentially has medieval origins.



Figure 26 Visible earthworks from Lidar of Bottom House Farm (HHER 9739)

- 7.25 Immediately to the west of the Site is Westwick Farm, comprising a farmhouse and barn dating to the post medieval period (HHER 10535-6). Further to the southeast along Westwick Row lies site of Handpost Lodge (HHER 11891). At the southern edge of the site along Westwick Row lies the farm complex at Corner Farm (HHER 13751). These farms form a sequence of post medieval sites along Westwick Row a number of which may have earlier phases dating back to the medieval period.
- 7.26 To the south of the Site is the location of the former post medieval farm complex at Blackwater Farm, visible on the early Ordnance Survey maps (HHER 2552) as well as the site of Chambersbury (HHER 30167) a farm complex now within the urban extension of Hemel Hempstead.
- 7.27 To the west of Junction 8 is the post medieval farm complex of Breakspears Farm (HHER 13671) and on the northern boundary of the Site is Megdell Farm (HHER 16161).
- 7.28 To the west of the Site parch marks with associated post medieval finds suggest the presence of features in the grounds of Leverstock Green primary School (HHER 12017).
- 7.29 A number of historic buildings are recorded within the settlement centre of Leverstock Green including the Holy Trinity Church (HHER 30666), and the site of the former Baptist church (HHER 30667) and Northend Cottage (HHER 17143).

Twentieth Century onwards (1901 AD onwards)

- 7.30 The war memorial at Leverstock Green is located to the south of the Site and to the west of the Holy Trinity Church (HHER 31247).
- 7.31 Abutting the south-western edge of the site is the site of Handpost Lodge, a twentieth century house.
- 7.32 The small village of Leverstock Green is depicted on the 1920s OS map (**Figure 27**), which includes Holy Trinity Church occupying a prominent position adjacent to the village green and the War Memorial. Within the Site are a number of farmsteads along Westwick Row, including the listed buildings at Westwick Farm and the listed buildings at Corner Farm.
- 7.33 By 1950s, the OS map (**Figure 28**) illustrates further development within Leverstock Green to the west of the Site, most notably the construction of rows of houses which extended the village to the north-east. The Site itself overall remained unchanged as undeveloped fields and farmland. More recently, the most significant development has been the construction of the M1 in the late twentieth century, which resulted in a fundamental change to the rural character of the Site and its surrounding area.

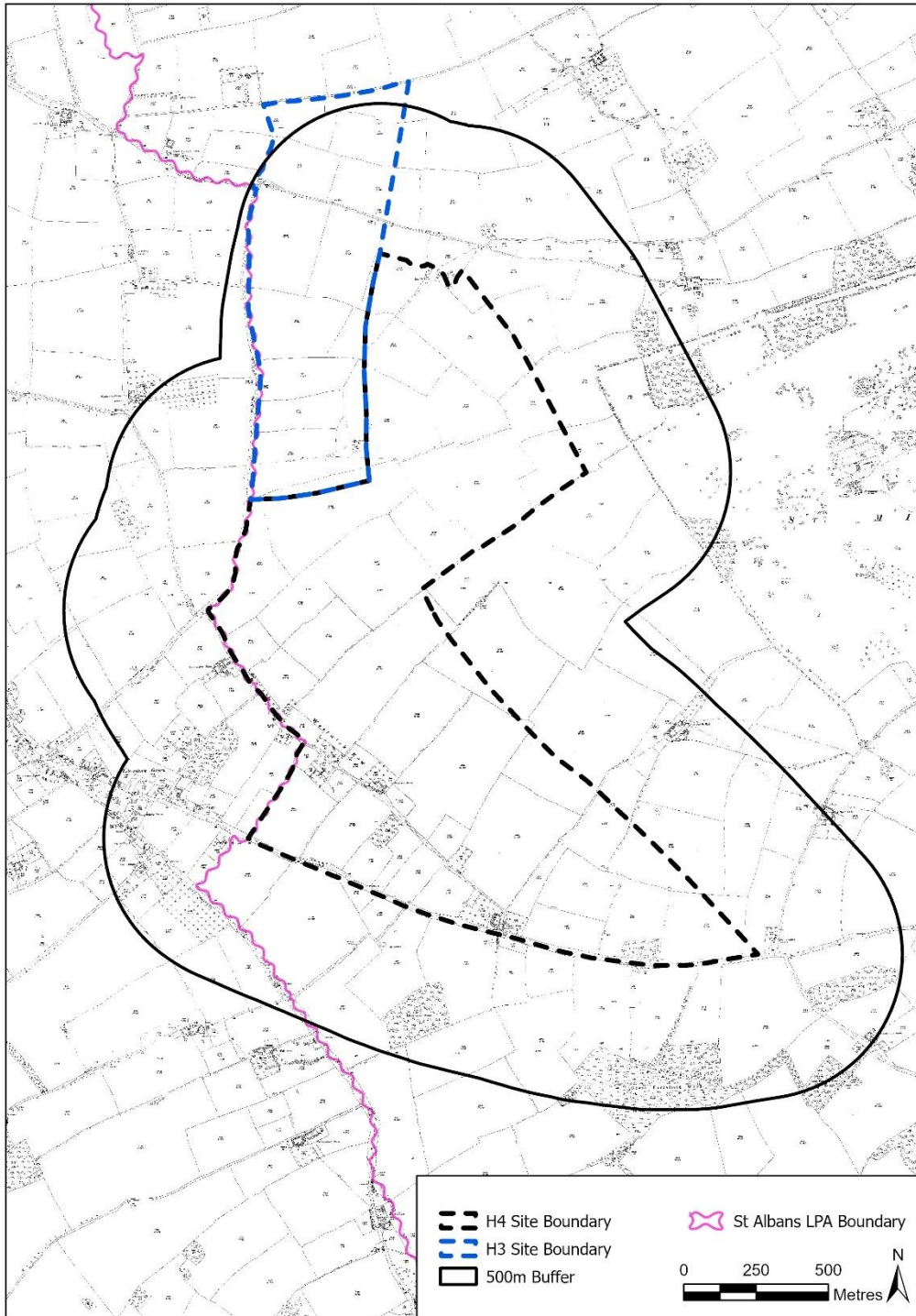


Figure 27 1920s Edition OS Map

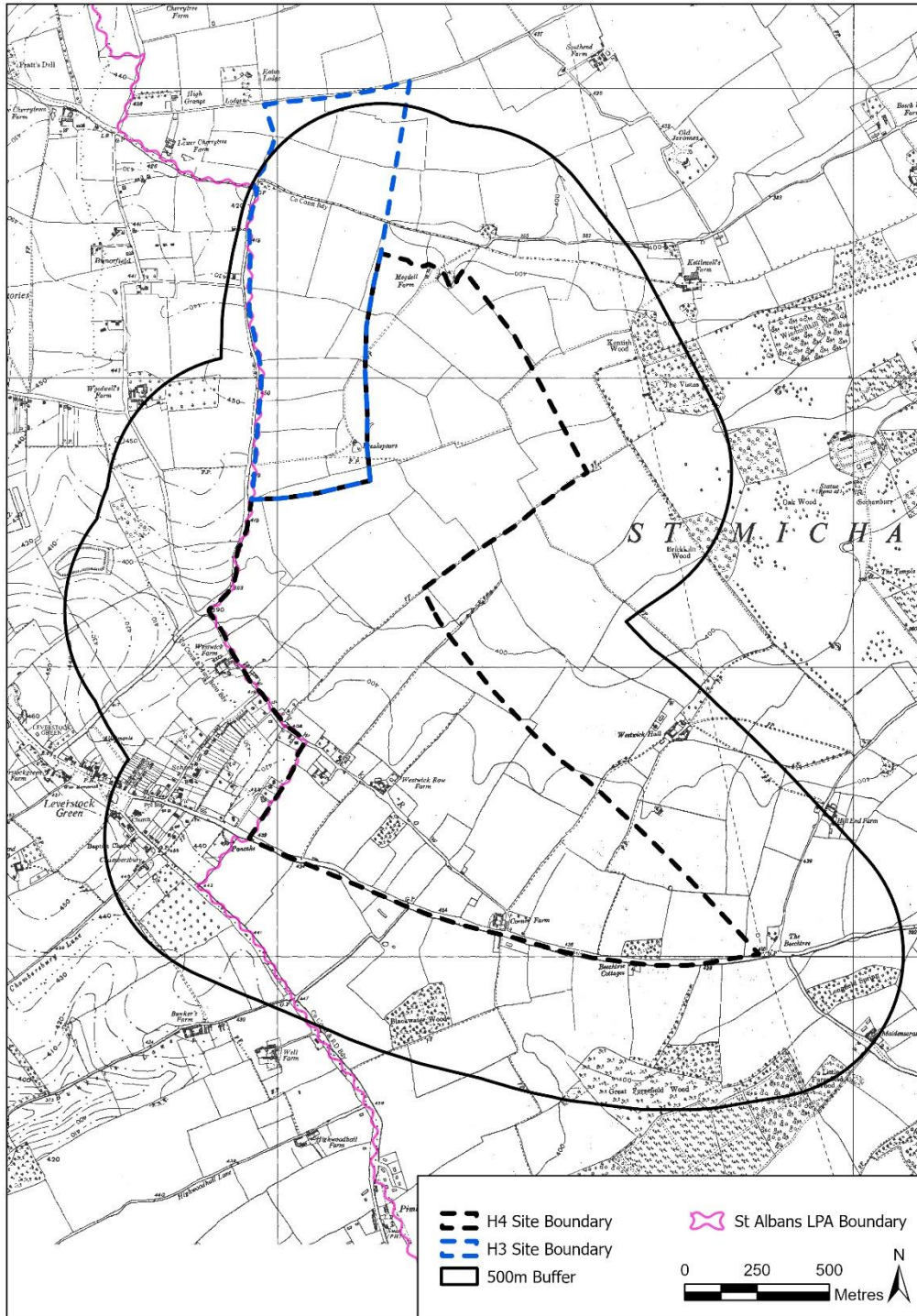


Figure 28 1950s Edition OS Map

Assessment of Significance

Designated Heritage Assets

Within the Site

King Charles II Cottage (Grade II, list entry number: 1347245)

- 7.34 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.
- 7.35 King Charles II Cottage is a Grade II listed house constructed of exposed timber frame and painted brick. The listed cottage dates from the late seventeenth or early eighteenth century, with a twentieth century extension. The dwelling consists of 2 bays and has a plain tile roof with an external chimney stack on its gable end.

Significance

- 7.36 The significance of King Charles II Cottage is principally derived from its form, materiality and architectural features. The building represents a modest yet attractive and picturesque dwelling of vernacular character, which contributes to its architectural interest. The listed building is also of historic interest as a surviving element of the early settlement within the Leverstock Green area and is illustrative of the dispersed linear development pattern along Westwick Row.

Setting and Contribution to Significance

- 7.37 The listed cottage is located adjacent to the roadside on the north-east side of Westwick Row, although largely screened from view by mature trees and vegetation. Its domestic garden plot is situated on its north-west side and a driveway curves through the garden space leading off Westwick Row. A copse is located at the north-west end of the plot, which is illustrated on historic maps. These aspects of the heritage assets immediate setting make a positive contribution to its significance, as attractive green elements of setting which form part of its historic context. To the east of the cottage is a modern dwelling, which is not considered to contribute to the asset's significance.
- 7.38 The Grade II* listed Westwick Cottage is situated to the south-west of the listed building and is a remnant of the medieval settlement in Leverstock Green, therefore contributing positively to the significance of King Charles II Cottage as part of its historic setting. The wider setting of the listed building largely comprises open fields and farmland to the north, south-east and south, which contribute positively to the heritage asset's significance as part of its historic rural context. The M1 is located to the north-east of the cottage, which is an intrusive feature within its setting and detracts from the appreciation of its significance. To the west is the developed edge of Hemel Hempstead, which is not considered to contribute to the significance of the listed building.

Westwick Cottage (Grade II*, list entry number: 1102898)

- 7.39 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.
- 7.40 Westwick Cottage is a Grade II* listed house, which incorporates substantial parts of an early medieval open hall house. The listed building is linear in plan, with the central part formed from the remains of a 2-bay aisled hall, with a 2-bay parlour range attached to the west end. Dendrochronological analysis

has dated the earliest part of the dwelling to between 1184 and 1219. The house has sixteenth and seventeenth century alterations and was sub-divided in the late nineteenth century, before being restored to a single dwelling post 1946. The building is of timber-framed construction, with later brick infill and casing.

Significance

- 7.41 The listed building is of high architectural and historic interest and serves as a quality example of medieval domestic architecture. The significance of the heritage asset is primarily derived from its age and illustrative value as remnant of the medieval settlement within the area. The cottage has a complex and multi-phased development, which is ingrained within its fabric and evident through its historic construction techniques. The architectural interest is also invested in the interior of the listed building, which retains exposed timber framing, including chamfered ceiling beams, and back-to-back hearths set beneath chamfered bressumers. Due to the age of the heritage asset, it is indicative of the social and economic history of the area from the medieval period onwards.

Setting and Contribution to Significance

- 7.42 Westwick Cottage is located within a generous, verdant plot which is bordered on all sides by mature trees. A long, gravelled driveway, lined by trees, leads from Westwick Row to the front of the house, which is set back from the road. Historic maps illustrate that the extent of the domestic curtilage remains unchanged since at least the late nineteenth century. Encompassing its domestic garden space are fields and paddocks. This immediate setting contributes positively to the significance of the listed building, as an attractive green element of setting, which forms part of the asset's historic context.
- 7.43 To the opposite side of Westwick Row is the Grade II listed King Charles II Cottage, which is considered to make a positive contribution to the significance of Westwick Cottage. To the west is the developed edge of Leverstock Green, which does not contribute to the significance of the listed building. The wider setting of the heritage asset comprises rural, agricultural fields punctuated by mature trees and farmsteads. As part of the asset's historic agrarian context, it makes a positive contribution to its significance. The M1, located to the north-east of the listed building, is an incongruous element which has truncated the open landscape and as such, has diminished the understanding and appreciation of the significance of Westwick Cottage. The edge of the village of Leverstock Green is located to the west of the heritage asset, with the remainder of Hemel Hempstead beyond. This element of setting is not considered to contribute to the significance of Westwick Cottage.

Westwick Row Farmhouse (Grade II listed, list entry number: 1102897) and L-shaped range of barns on south side of farmyard at Westwick Row Farm (Grade II listed, list entry number: 1175429)

- 7.44 The statutory list descriptions for the designated assets are summarised here. The full description can be found in **Appendix D**.
- 7.45 The Grade II listed Westwick Row Farmhouse (**Figure 29**) is a fifteenth century 2-bay cruck house with sixteenth and seventeenth century additions. The listed building is constructed of painted brick and plaster with plain tile roofs. The associated Grade II listed barns comprise 3 barns in an L group dating from the late eighteenth and nineteenth century. Two of the barns are constructed of timber frame and weatherboarding, whilst the north-west barn sited along the road, which dates from the mid-nineteenth century, is constructed of flint with red brick dressings.



Figure 29 Westwick Row Farmhouse



Figure 30 Barns to Westwick Row Farm

Significance

7.46 The listed Westwick Row Farmhouse (**Figure 29**) and its associated barn range (**Figure 30**) are of architectural and historic interest as a representative example of a farmstead dating from the eighteenth century, which is demonstrative of the development and evolution of farming practices. The earlier fifteenth century origins of the house are evident within its construction techniques, historic fabric and detailing, which contributes to its significance. The farmhouse is representative of the architectural style applied to domestic buildings during this period. The significance of the listed buildings is consolidated by their group value, and they form an attractive architectural group, which, as one of a number of surviving farmsteads, is illustrative of the agricultural history of the area.

Setting and Contribution to Significance

7.47 The immediate setting of Westwick Row farmstead comprises its domestic garden space, which is concentrated to the north and east of the farmhouse, and fairly large areas of hardstanding used for parking. These areas of hardstanding have diminished the appreciation of the significance of the heritage assets, which historic maps show were formally green garden space/land. The domestic garden which remains and its associated trees and vegetation, however, make a positive contribution to the significance of the listed buildings as attractive green elements of its context. To the north-east of the heritage assets, several large-scale modern barn buildings have been erected, which are considered to detract from the significance of the listed buildings as incongruous elements of their setting.

7.48 The wider setting comprises the rural, agricultural landscape, which allows an understanding of the historic functional context of the listed buildings and as such, contributes positively to their significance. The M1 cuts across this landscape to the north-east and therefore detracts from the appreciation of the significance of the heritage assets. To the west is the edge of Hemel Hempstead, which is not considered to contribute to the significance of the listed buildings.

Corner Farmhouse (Grade II listed, list entry number: 1295340); West range of outbuildings bounding the main yard at Corner Farm, including pigsty (Grade II listed, list entry number: 1102888); North and east ranges of outbuildings bounding the main yard at Corner Farm (Grade II listed, list entry number: 1175334); and L-plan range of outbuildings on south and east sides of east yard at Corner Farm (Grade II listed, list entry number: 1347243)

7.49 The statutory list descriptions for the designated assets are summarised here. The full description can be found in **Appendix D**.

7.50 The Grade II listed Corner Farmhouse (**Figure 31**) is of late sixteenth or early seventeenth century origin. The dwelling consists of 2 storeys and was recased in red brick in 1795. Its group of listed outbuildings date from the late eighteenth and early nineteenth century and comprise an L-shaped range of 3 adjoining barns (**Figure 32**). Two of the barn ranges are constructed of timber frame and weatherboarding and the smaller barn, fronting the road (former pigsty), is of red brick and flint.



Figure 31 Corner Farmhouse



Figure 32 L-shape southern range of Barns at Corner Farm

Significance

7.51 Corner Farm is one of several historic farmsteads within the area, which are surviving elements of the early dispersed linear settlement pattern along Westwick Row. The significance of the listed buildings is principally derived from their materiality and historic construction techniques, which gives the buildings their vernacular character and contributes to their architectural and historic interest. The farmstead is

also illustrative of the agricultural function of the surrounding landscape, which is consolidated by their group value.

Setting and Contribution to Significance

- 7.52 Corner Farm is situated at the junction of Westwick Row with the A4147, which borders the barn ranges on their east and south sides. To the north and west of the listed buildings is their domestic garden space and associated land/paddocks, which forms an attractive green element of setting. The farmhouse is set back from the road behind a picturesque front garden, bordered by a flint and brick wall and hedgerows, which complements the listed building. The layout of the farmstead, with a central yard, has remained unchanged since at least the late nineteenth century, as evidenced by historic maps. This immediate setting is considered to contribute positively to the heritage assets as part of their historic context. The A4147, although extant as a principal thoroughfare since at least the mid-eighteenth century, now has a higher level of vehicular traffic and therefore, to a degree, detracts from the significance of the listed buildings.
- 7.53 The wider setting of the farmstead consists of open, agricultural fields, punctuated by mature trees and hedgerows and scattered farmsteads. This rural character is the principal element of the heritage assets' setting and allows an understanding of their historic functional context, therefore contributing positively to their significance. To the north-east of the heritage assets is the M1, which forms an intrusive feature within the landscape and as such, detracts from the understanding and appreciation of the listed farm buildings. The eastern edge of Hemel Hempstead lies to the west, which is not considered to contribute to the significance of the heritage assets.

Outside the Site

Breakspears (Grade II, list entry number: 1175227)

- 7.54 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 7.55 As noted above, the listed building is located at the southeastern corner of the Site, adjacent to the M1 motorway. The building has a lobby entry plan with rear wing. A further wing has been added to the east, infilling the plan form.

Significance

- 7.56 The significance of Breakspears is derived from its architectural and historic interest as a former farmhouse dating to the mid seventeenth century. It is of timber frame construction, with red brick casing which is painted at first floor level. The list description describes the property as retaining its staircase within its original location to the rear of the stack with heavy chamfered floor beams either side of deep inglenooks.

Setting and Contribution to Significance

- 7.57 The setting of the listed building grounds would have originally comprised an agrarian landscape. However, this has changed over time with the construction of the M1 motor in the 1980s. This has comprised the setting of the building to its east and adversely effects how the listed building can be experienced. To the south of the building is further road infrastructure, the A414. However, to the northeast of the listed building, it may still retain some sense of the historic agrarian setting that is expected of such a farmstead. Beyond this is the Woodwells Cemetery which contributes a sense of

tranquillity within the area, whilst adjacent to the northwest is the Mayland Industrial Estate which includes the Buncefield Terminal which provides a drastic contrast.

Contribution made by the Site

7.58 The Site forms part of the wider agricultural setting of the listed building; however, the road infrastructure located to the east and south of the listed building has had an adverse effect on it and does not contribute to its significance.

Dell Cottage (Grade II, list entry number: 1360814)

7.59 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.

7.60 Dell Cottage (**Figure 33**) is a Grade II listed, seventeenth century 3-bay lobby-entry house, with eighteenth and twentieth century alterations and additions. The listed building is timber framed and rendered / brick clad, with surviving interior features such as exposed timber framing and a brick chimneypiece with oven.



Figure 33 Dell Cottage

Significance

7.61 The listed building is of significance as a representative example of a lobby-entry house, which has a good survival of fabric and features, including its plan form, timber frame and a brick fireplace with pargetted panel above. The form, appearance and materiality of the cottage, which create an attractive dwelling of vernacular character, contribute to its architectural interest. The heritage asset is also of historic interest as a remnant of the early settlement in the area.

Setting and Contribution to Significance

7.62 Dell Cottage is situated adjacent to the roadside on the south-west side of Westwick Row. To the opposite side of the road is a dense tree line, which borders the agricultural fields opposite the house. The dwelling's domestic garden space wraps around the property on its south-east and south-west

sides. These green elements of setting contribute positively to the significance of the listed building. Beyond the garden is the edge of the built development within the village of Leverstock Green, which is not considered to contribute to the asset's significance.

- 7.63 The wider setting of Dell Cottage comprises the built form of Hemel Hempstead to the west and the open fields and farmland to the north, east and south. This agricultural landscape forms part of the listed building's historic context, and as such, makes a positive contribution to its significance. To the north-east is the M1, which has truncated the open landscape and therefore diminished the understanding and appreciation of the heritage asset's significance.

Contribution made by the Site

- 7.64 Dell Cottage is located immediately adjacent to the Site boundary. The Site forms part of its wider open landscape setting; however, also includes part of the M1 and its junction with the A414. As such, it makes both a positive and negative contribution to the significance of the listed building.

Beechtree Cottages (Grade II listed, list entry number: 1347242)

- 7.65 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.



Figure 34 Beechtree Cottages

- 7.66 No.1 Beechtree Cottages is a Grade II listed house dating from circa 1800, with a seventeenth century or earlier rear wing (**Figure 34**). The front of the listed building is constructed of chequered red brick, with the rear range of timber frame cased in brick and plaster. The property has decorative features such as dentilled brick eaves and segmental headed sash windows.

Significance

- 7.67 The listed building is of architectural and historic interest as a turn of the century, handsome red brick dwelling with earlier origins. The significance of the listed building is primarily invested in its composition, materiality and architectural detailing, which are illustrative of the architectural style applied to domestic buildings during this period. The heritage asset is also a surviving element of the early settlement within the area and is representative of the dispersed settlement pattern.

Setting and Contribution to Significance

- 7.68 No.1 Beechtree Cottages is located on the south side of the A4147, immediately fronting onto the road. To the south is its domestic garden space and to the north, to the opposite side of the road, is a small area of woodland, which is evident on historic maps. These elements of setting contribute positively to the significance of the listed building as part of its historic context. A golf course encompasses the cottage on its south and west sides, with a large car park situated to the west behind a line of vegetation. The car park is considered to detract from the appreciation of the significance of the listed cottage, as it has truncated its open rural setting in this location.
- 7.69 The wider setting of the heritage asset comprises the surrounding open landscape, punctuated by mature trees and interspersed with built form. To the south is a large area of woodland, illustrated as Great Furzefield Wood on historic maps. This wider setting makes a positive contribution to the significance of the listed cottage as part of its historic rural context. The presence of the M1 and A414 to the east detract from the appreciation of the significance of the listed building.

Contribution made by the Site

- 7.70 No. 1 Beechtree Cottages is located immediately adjacent to the Site boundary. The Site forms part of its rural landscape setting; however, also includes part of the M1 and its junction with the A414. As such, it makes both a positive and negative contribution to the significance of the listed building.

Gorhambury Registered Park and Garden (Grade II listed, list entry number: 1000417)

- 7.71 The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix D**.
- 7.72 Gorhambury Registered Park and Garden (**Figure 35**) is an eighteenth-century landscaped park, which was formally a sixteenth century park and woodland associated with Old Gorhambury house, the remains of which exist as a park feature. The Grade II* listed Gorhambury mansion (list entry number: 1102915), which was built in the 1770s by the third Viscount Grimston, stands at the centre of the park. The park and garden also incorporated an elaborate early seventeenth century water gardens, the earthwork remains of which survive. The formal gardens which surround the house were laid out in the 1820s by Sir William Sawrey Gilpin.



Figure 35 Satellite view showing Site H4 (red) and Gorhambury Registered Park and Garden (green)

Significance

7.73 Gorhambury Registered Park and Garden is of significance as a representative example of an eighteenth-century landscaped park, formal gardens and pleasure grounds, with Gorhambury mansion as its centrepiece. The heritage asset is illustrative of the wealth and aspirations of the landowners and the evolution and development of the country estate from the eighteenth century onwards, which contributes to its historic interest. The overall design and layout of the park and garden contributes to its architectural and artistic interest, which is enhanced by the surviving historic buildings and monuments, as well as the formal and informal features.

Setting and Contribution to Significance

- 7.74 The Registered Park and Garden is bordered by open fields and farmland on all sides, with an area of woodland on its southern boundary known as Prae Wood. These elements of setting contribute positively to the heritage asset as part of its historic rural context. The boundaries along the north and west sides are heavily tree lined, which complements the park and garden and provides a sense of enclosure. The northeast spur of the park and garden abuts part of the A5183.
- 7.75 The wider setting of the heritage asset comprises the surrounding open, rural landscape, which contributes positively to its significance. Views out from the Registered Park and Garden are limited to the west, towards the Site, as they are curtailed by the mature planted screen. Whilst there are publicly accessible views from outside of the Registered Park and Garden, these are incidental and are not design views in which to appreciate the Registered Park and Garden and its wider landscape setting.
- 7.76 To the west is the M1/A414, which has truncated the open landscape setting in this direction and forms an intrusive element that detracts from the significance of the Registered Park and Garden. Immediately to the south of Prae Wood is the A4147, which is largely separated from the Registered Park and Garden by the dense tree cover of the wood. This road has also been extant since at least the mid-eighteenth century, as evidenced by historic maps, and therefore forms part of the asset's historic context.

Contribution made by the Site

- 7.77 The Site forms part of the wider rural landscape setting of the park and garden. However, it also incorporates part of the M1 and its junction with the A414. As such, the Site makes both a positive and negative contribution to the significance of the heritage asset.

Archaeological Potential

- 7.78 The Site has a considerable number of recorded archaeological sites within its boundary and its immediate vicinity dating from the Neolithic Period onwards. The excavations associated with the development of the widening phase of the M1 and the work undertaken on Junction 8 provides a good example of the extent and complexity of the archaeological deposits that are likely to survive within the Site. The known evidence indicates a relatively densely populated landscape within the Site, with sparse occupation in the Neolithic with more concentrated occupation from the Late Bronze Age through to the modern period.
- 7.79 The evidence from the Junction 8 excavations and the finds made across the area indicated the potential for further settlements, cemeteries and field systems of Late Bronze Age and Iron Age date surviving in the undeveloped areas.
- 7.80 Occupation from the Roman period is represented by two records of existing structures, these would have had associated estates, with field systems, other buildings and cemeteries. The evidence from Junction 8 indicates there is the potential for continuing occupation from the Late Iron Age into the Roman period.
- 7.81 The existing presence of many farm complexes across the Site and in its vicinity both in the form of existing and former sites indicates the medieval potential. Excavations at Junction 8 has shown the presence of a predecessor to Breakspears dating back to the eleventh century AD. Potential medieval survival of a farm associated with the Gorhambury Estate needs on site assessment to identify the date and significance of the earthworks.
- 7.82 Within the Site a large part, excluding the M1, of the area has had no known development historically occurring within the site and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially survive in good condition.

Potential Impact of Development

- 7.83 This section assesses the potential impact of development within each Site upon the heritage significance of the identified heritage assets. The site has been allocated for primarily residential uses of up to 2,400 units in total with 2,165 to be delivered in the Plan period. The residential use would include at least three 70+ home extra-care schemes, as well as two new primary schools, including early years provision. It would include SANG provision which would protect the setting of ancient woodland Blackwater Wood to the south of the Site.
- 7.84 An emerging Indicative Concept Plan and SANG Concept Plan have been created for the Site. This proposed a Sustainable Transport corridor to meander through the Site from the A414 in the north to the A4147 to the south. The northern part of Site H4 falls within safeguarded land for future M1 Junction 8 improvements. A neighbourhood centre is proposed in the north of the Site with residential areas to its

east and south. A primary school is proposed to the northeast of the Site with SANG provision to its south. The listed buildings at Westwick Farm would be enclosed by informal open space with residential neighbourhoods set back to its northwest and southeast and sports pitches to its southwest. Further to the south another neighbourhood centre and primary school are proposed with residential neighbourhoods surrounding them. The south of the site would have formal open space with sports pitches.

- 7.85 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*.¹⁵

Designated Heritage Assets

King Charles II Cottage (Grade II, list entry number: 1347245)

- 7.86 The Site makes a positive contribution to the significance of King Charles II Cottage, as part of its open landscape setting. As such, development of the Site would inevitably have an adverse impact upon this setting resulting in harm to the significance of the heritage asset, due to the removal of part of its agrarian context. This harm would likely be 'less than substantial' in NPPF terms and should be minimised through consideration of developable areas within the Site, with development set back from the listed building to enable it to continue to be experienced within its historic rural setting.
- 7.87 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 7.88 The emerging Indicative Concept Plan proposes development to the north, east and south of the heritage asset. It proposes to retain the immediate green setting and the copse to the northwest of the listed building with an area of green space beyond, however the proposed development would largely envelope the cottage, resulting in the loss of the heritage asset's isolated, tranquil location and open landscape setting, which contribute positively to its significance. The harm arising from the proposed development could be minimised through the provision of a greater set back from the listed building.

Westwick Cottage (Grade II*, list entry number: 1102898)

- 7.89 The Site contributes positively to the significance of Westwick Cottage, as part of its historic rural context. The setting of the listed building would therefore be diminished as a result of development on the Site, causing harm to its significance. This harm would be 'less than substantial' in NPPF terms. It is unlikely that harm could be avoided due to the location of the listed building within the Site, however harm could be minimised through the use of appropriate setbacks of development and the creation of open space within proximity to the heritage asset to enable it to be experienced within a 'rural' setting.
- 7.90 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 7.91 The emerging Indicative Concept Plan proposes development to the east, south and south-west of the listed building. Part of the heritage asset's open landscape, which contributes positively to its significance, would be retained to the north-west. Nevertheless, the proposed neighbourhood would bring development in close proximity to the listed cottage, resulting in an unprecedented example of

¹⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

development in this location and truncating the open landscape setting, causing harm to the significance of Westwick Cottage. Providing a landscape buffer around the east, south and south-west sides of the heritage asset could help to minimise this harm.

Westwick Row Farmhouse (Grade II listed, list entry number: 1102897) and L-shaped range of barns on south side of farmyard at Westwick Row Farm (Grade II listed, list entry number: 1175429)

- 7.92 The Site makes a positive contribution to the significance of Westwick Row Farmhouse and barn range as part of its rural, agricultural surrounding landscape. Accordingly, development of the Site would cause harm to the significance of the listed buildings due to the loss of part of their associated historic agrarian setting. This harm would likely be 'less than substantial' in NPPF terms and should be minimised through consideration of developable areas within the Site, with development set back from the listed group to enable it to continue to be experienced within its historic rural setting.
- 7.93 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 7.94 The emerging Indicative Concept Plan proposes development to the north, east and west of the listed farmstead, with an area of open green space and SANG provision to the north-east. To the south, an existing copse is proposed to be retained. As such, the listed buildings would retain elements of their green, landscape setting which contribute positively to their significance. A formal open space, which includes sports pitches, is proposed immediately to the south-west of the heritage assets. This element of the proposals would adversely impact upon the significance of the listed group due to its proximity and an increase in noise, patterns/intensity of activity and lighting. There may be the opportunity to reduce the harm arising from these proposals through considering relocating the formal open space further from the listed buildings.

Corner Farmhouse (Grade II listed, list entry number: 1295340); West range of outbuildings bounding the main yard at Corner Farm, including pigsty (Grade II listed, list entry number: 1102888); North and east ranges of outbuildings bounding the main yard at Corner Farm (Grade II listed, list entry number: 1175334); and L-plan range of outbuildings on south and east sides of east yard at Corner Farm (Grade II listed, list entry number: 1347243)

- 7.95 The Site contributes positively to the significance of the listed group at Corner Farm as part of its rural, agrarian setting. This setting would therefore be adversely impacted by development of the Site due to the loss of part of this historic rural context, which would cause harm to the heritage asset's significance. This harm would be 'less than substantial' for the purposes of the NPPF. This harm could be minimised through the use of appropriate set backs of development and the creation of open space within proximity to the heritage assets.
- 7.96 Mitigation should include an appropriate landscaping scheme; however, mitigation is unlikely to be sufficient to avoid or minimise harm.
- 7.97 The emerging Indicative Concept Plan proposes a green buffer to be retained immediately around the heritage asset group, which is a positive aspect of the proposals and, to a degree, allows an appreciation of the listed farmstead within its rural setting. Beyond this, development is proposed to the north, as well as a primary school and a neighbourhood centre. This would result in a concentrated density of development and an increase in noise, activity and lighting, resulting in an irreversible change to the rural character of the landscape in proximity to the listed buildings. The harm arising from these

proposals could be minimised through the consideration of the location of the proposed development, as well as the heights, massing and orientation of built form.

Breakspears (Grade II, list entry number: 1175227)

7.98 As identified above, the Site contributes to the significance of the listed building by forming part of its wider, historic agrarian setting. However, the road infrastructure has affected this to a greater extent severing the listed building from its historic surroundings. The proposed Allocation itself is therefore unlikely to cause harm to the significance of the listed building.

Dell Cottage (Grade II, list entry number: 1360814)

7.99 The Site makes a positive contribution to the listed building as part of its historic rural context. Any development on the Site therefore has the potential to cause harm to the significance of the heritage asset due to a change in the character of its setting. This harm would likely be 'less than substantial' in NPPF terms and should be minimised. Harm could be minimised through the use of appropriate set backs of development and the creation of open space within proximity to the listed building.

7.100 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.

7.101 The emerging Indicative Concept Plan proposes to retain an area of open land to the north-east/east/south-east of Dell Cottage, therefore preserving the rural green setting in this location, which contributes positively to the heritage asset. Beyond this, development is proposed, which would result in a change to the rural character of the listed building's setting. The built form within the proposed neighbourhood should be carefully considered in relation to height, massing, and density in order to reduce the impact of the proposed development.

Beechtree Cottages (Grade II listed, list entry number: 1347242)

7.102 The Site contributes positively to the significance of No.1 Beechtree Cottages as part of its surrounding open landscape. Accordingly, development of the Site has the potential to cause harm to the significance of the listed building due to a change in the character of its setting. This harm would likely be 'less than substantial' for the purposes of the NPPF. This harm could be minimised through the use of appropriate set backs of development and the creation of open space within proximity to the heritage asset.

7.103 Mitigation should include an appropriate landscaping scheme; however, mitigation would not be sufficient to avoid or minimise harm.

7.104 The emerging Indicative Concept Plan proposes to preserve the area of woodland located opposite to the listed building, thereby an important element of the asset's historic rural context would be retained. A formal open space, which includes sports pitches, would encompass the area of woodland. Although this formal open space would form a green element of setting, it would have an adverse impact on the significance of the listed cottage due to changes in noise, patterns/intensity of activity and lighting. It is noted however that this impact would be minimal due to the separation as a result of the interposing road and woodland. This impact could be reduced through siting the more intensive uses associated with the formal open space to the north.

Gorhambury Registered Park and Garden (Grade II listed, list entry number: 1000417)

- 7.105 It has been identified that the Site makes a positive contribution to the significance of the registered park and garden as part of its wider rural landscape setting. Although development on the Site would change the character of this wider setting through the encroachment urban form towards the M1, it is considered that there is a degree of separation between Gorhambury and the Site due to the M1 and the interposing landscape. Furthermore, it is considered that the park and garden is largely enclosed by its tree lined border. It is therefore considered that the proposed development would be unlikely to adversely impact upon the understanding and appreciation of the significance of this designated heritage asset.
- 7.106 An area of safeguarded land is located around the M1 junction 8 for potential future improvements. Due to the location of this junction in proximity to the registered park and garden, were an application to come forward for proposed works then this would need to be supported by a Heritage Impact Assessment which assesses the potential impact of any proposals.

Archaeology

- 7.107 Evidence from within the Historic Environment Record and the programme of archaeological work undertaken on the widening of the M1 indicates that there is a potential for extensive occupation of prehistoric (probably Neolithic through to the Late Iron Age) and Roman and medieval occupation within the Site. The archaeological work undertaken on the M1 identified well preserved deposits of which it is likely that only a small part was excavated. Surviving earthworks such as the former farm complex at Bottom House Farm would be at particular risk of damage by development. Any development within the Site has the potential to disturb or destroy the known and previously unrecorded archaeological deposits. The deposits are likely to be largely intact with any damage only resulting from agricultural activity.

Conclusions and Recommendations

- 7.108 As outlined above, the Site makes a positive contribution to the significance of the Grade II listed King Charles II Cottage, the Grade II* listed Westwick Cottage, the Grade II listed Westwick Row farm group, the Grade II listed Corner Farm group, the Grade II listed Dell Cottage and the Grade II listed Beechtree Cottages as part of their historic rural setting. Development of the Site is therefore likely to result in 'less than substantial' harm to the significance of these assets due to the loss of part of this agrarian context. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigate this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full due to there being an in principle harm arising from development of the Site.
- 7.109 Development of Site H4 with regards to the Allocation is unlikely to impact upon the significance of the Grade II listed Gorhambury Registered Park and Garden. Likewise, the development of would unlikely harm the significance of the Grade II listed Breakspears.
- 7.110 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both

assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposits within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey, earthwork survey and a programme of trial trenching. The results of these investigations will further inform the development of the masterplan.

8. Cumulative Assessment

- 8.1 The above assessment has considered each of the above Sites which form the Hemel Garden Community individually. However, given the adjacency of the sites and the location of the heritage assets it is likely that they will experience cumulative effects. These are considered, by heritage asset, below for completeness.

Holtsmere End Manor and Barn – Site HH01/02 and Site H1

- 8.2 As noted in Sections 3 and 4 above, Site HH01/02 and Site H1 are considered to contribute positively to the significance of these assets due to forming part of the wider rural, agricultural setting in which they are experienced.
- 8.3 The proposed Allocation of Site HH01/02 and H1 would result in Holtsmere Manor effectively being enclosed by proposed neighbourhoods on its north-east, south and west sides. It would also be in close proximity to two formal open spaces, with one immediately to its south and one to its west, to the other side of the existing woodland. This would result in a fundamental and irreversible change to the rural, agrarian character of its surrounding landscape, which would cause harm to its significance. This harm would be 'less than substantial' for the purposes of the NPPF. The proposed design recommendations and mitigation has the potential to reduce this harm, however it is unlikely to be avoided or removed in full.
- 8.4 It has been identified in Section 4 of this report that the development of Site H1 would be unlikely to adversely impact upon the understanding and appreciation of the significance of the Barn at Holtsmere End Farm. Therefore, there would be no potential cumulative impacts arising from the proposed development of Site HH01/02 and Site H1.

The Aubreys Camp – Site H1 and Site H2

- 8.5 As noted in Sections 4 and 5 above, Site H1 and Site H2 make a positive contribution to the significance of The Aubreys Camp as part of their historic landscape setting as an agrarian landscape.
- 8.6 The proposed Allocation of Site H1 and Site H2 would see the provision of SANG land to the west and southwest of the Scheduled Monument. This is unlikely to affect the setting and significance of the Scheduled Monument as the SANG land would preserve important green elements of setting. Therefore, it is considered that there would be no potential cumulative impact arising from the proposed Allocation of Site H1 and H2.

Restaurant at Aubrey House Hotel – Site H1 and Site H2

- 8.7 As noted in Sections 4 and 5 above, Site H1 and Site H2 contributes to the wider agrarian landscape of the former farmhouse. However, any contribution Site H1 or Site H2 would have historically made has been affected by the extensions and additions such that the listed building is no longer experienced as a former farmhouse within an agrarian setting. As such, it is unlikely that the Restaurant at Aubrey Park Hotel would be affected by the proposed Allocation of Site H1 and Site H2. It is therefore considered that there would be no potential cumulative impacts arising from the proposed Allocation of Site H1 and Site H2.

Wood End Farm Cottages – Site H1 and Site H2

- 8.8 As noted in Sections 4 and 5 above, Site H1 and Site H2 make a positive contribution to the significance of Wood End Farm Cottages as part of their rural, agrarian setting.
- 8.9 The proposed Allocation of Site H1 and Site H2 would result in built form to the north, north-east and west of the listed cottages. It is acknowledged that informal open space is retained to the south, and there is the SANG provision to the east, which would preserve important green elements of setting. Notwithstanding this, the proposed neighbourhoods would introduce built form within the assets' existing open, undeveloped landscape, which would cause harm to their significance due to the loss of this part of their historic rural context. This harm would be 'less than substantial' in NPPF terms.
- 8.10 There are likely cumulative effects to Wood End Farm Cottages from the allocation of Site H1 and Site H2. The proposed design recommendations and mitigation has the potential to reduce this harm, however it is unlikely to be avoided or removed in full.

Breakspears – Site H3 and Site H4

- 8.11 As noted in Sections 6 and 7 above, Site H3 and Site H4 make a positive contribution to the significance of Breakspears as part of their rural, agrarian setting. However, it is acknowledged that the road infrastructure has severed the listed building from Site H4 to a greater extent.
- 8.12 It has been identified in Section 7 of this report that the Allocation of Site H4 would be unlikely to adversely impact upon the understanding and appreciation of the significance of the listed building. Therefore, there would be no potential cumulative impacts arising from the proposed development of Site H3 and Site H4.

Gorhambury – Site H3 and Site H4

- 8.13 As noted in Sections 6 and 7 above, Site H3 and Site H4 forms part of the rural, agrarian setting of Gorhambury. However, it is acknowledged that the road infrastructure has severed the Registered Park and Garden from Site H3 and Site H4 to a greater extent.
- 8.14 It has been identified in Sections 6 and 7 of this report the Allocation of both Site H3 and H4 would be unlikely to adversely impact upon the understanding and appreciation of the significance of the Registered Park and Garden. Therefore, there would be no potential cumulative impacts arising from the proposed development of Site H3 and Site H4.
- 8.15 It may be that if or when the potential Junction 8 improvements come forward that this would have a greater impact on the setting of Gorhambury Registered Park and Garden. However, the Junction 8 improvements would need to be supported by a Heritage Impact Assessment which assesses the potential impact of any proposals when the development comes forward.

9. Summary of Conclusions and Recommendations

- 9.1 This Heritage Impact Assessment has been prepared by Place Services for St Albans City & District Council and Dacorum Borough Council. This document provides an assessment of heritage impact for development of Hemel Garden Community referred to as HH01/02 in the Dacorum Local Plan and Sites H1, H2, H3, and H4 in the St Albans Local Plan.

Recommendations – North Hemel Site HH01/02 (Dacorum)

Design Recommendations & Mitigations

- 9.2 The Site makes positive contribution to the setting, and thereby significance, of the identified heritage assets of Holtsmere End Manor and Barn, Eastbrook Hay Farmhouse, Stables and Barn at Lovetts End Farm and the Piccotts End Conservation Area. The proposed Allocation is likely to give rise to ‘less than substantial’ harm to these assets by virtue of building on the agrarian landscape which contributes to their significance. However, careful design and the incorporation of appropriate setbacks (buffer areas) of development and creation of open spaces with appropriate landscaping could minimise and help to mitigate this harm, and thus reduce it. Consideration should also be given to the provision of sports pitches and the requirement for hard surfacing and lighting of these uses. They could have unintended adverse effects of the setting of the listed buildings through diurnal changes and increased lightspill. It is unlikely that the harm could be avoided or mitigated in full.
- 9.3 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early pre-application discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is considered to be appropriate. This assessment has identified that there is the potential for archaeological deposits within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.
- 9.4 The hollow way on the northern boundary of the Site is an important heritage asset which is likely to have previously unidentified heritage assets along it. The rural nature of this routeway should be preserved and promoted within the masterplan.

Recommendations - H1 (St Albans)

Design Recommendations & Mitigations

- 9.5 The Site makes a positive contribution to the significance of the Grade II listed Holtsmere Manor, the Grade II listed Great Revel End Farmhouse, the Grade II listed Barn at Great Revel End Farmhouse, the Grade II listed Wood End Cottages and Aubrey Camp Scheduled Monument as part of their historic agricultural setting. Development of the Site is therefore likely to result in ‘less than substantial’ harm to the significance of these assets due to the loss of part of this agrarian context. However, careful design

and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigate this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full due to there being an in principle harm arising from development of the Site.

- 9.6 Development of the Site is unlikely to impact upon the significance of the Grade II listed buildings of Barn at Holtsmere End Farm and the Restaurant at Aubrey Park Hotel.
- 9.7 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.
- 9.8 There is the potential to improve the understanding of the Aubreys Camp Scheduled Monument and mitigate the impact on the setting by providing appropriate landscape improvement and display boards showing the history of the site. The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate.

Recommendations – H2 (St Albans)

Design Recommendations & Mitigations

- 9.9 The Site makes positive contribution to the setting, and thereby significance, of the identified heritage assets of the Grade II listed Wood End Farm Cottages, Grade II listed Wood End Farmhouse, Grade II listed Large Barn at Wood End Farm, and The Aubreys Camp Scheduled Monument. The proposed Allocation is likely to give rise to 'less than substantial' harm to these assets by virtue of building on the agrarian landscape which contributes to their significance. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigate this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full, apart from potentially to the Aubrey's Camp Scheduled Monument.
- 9.10 The proposed Allocation is unlikely to affect the significance of the Grade II listed Restaurant at Aubrey Park Hotel and Flowers Farmhouse.
- 9.11 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.

- 9.12 There is the potential to improve the understanding of the Aubreys Camp Scheduled Monument and its setting by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument. The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate. Similar enhancement and information could be provided for the Nickey Line, former railway.

Recommendations – H3 (St Albans)

Design Recommendations & Mitigations

- 9.13 The Site makes a positive contribution to the significance of the Grade II Breakspears by forming the last remaining part of its historic agrarian setting which allows the listed building to be experienced and appreciated as a former farmstead. The proposed Allocation is likely to give rise to 'less than substantial' harm to the listed building by virtue of building on the agrarian landscape which contributes to its significance. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigation this harm, and thus reduce it.
- 9.14 Development of Site H3 with regards to the Hemel Garden Community Allocation is unlikely to impact upon the significance of the Grade II listed Gorhambury Registered Park and Garden. As noted above, whilst the Site makes some contribution to the wider agrarian landscape, the degree of separation and enclosure created by the mature trees along the edge of the Registered Park and Garden would not be affected by the Allocation.
- 9.15 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposit within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey and a programme of trial trenching. The results of these investigations will further inform the development masterplan.

Recommendations – H4 (St Albans)

Design Recommendations & Mitigations

- 9.16 The Site makes a positive contribution to the significance of the Grade II listed King Charles II Cottage, the Grade II* listed Westwick Cottage, the Grade II listed Westwick Row farm group, the Grade II listed Corner Farm group, the Grade II listed Dell Cottage and the Grade II listed Beechtree Cottages as part of their historic rural setting. Development of the Site is therefore likely to result in 'less than substantial' harm to the significance of these assets due to the loss of part of this agrarian context. However, careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise and help to mitigate this harm, and thus reduce it. It is unlikely that the harm could be avoided or mitigated in full due to there being an in principle harm arising from development of the Site.

- 9.17 Development of Site H4 with regards to the Allocation is unlikely to impact upon the significance of the Grade II listed Gorhambury Registered Park and Garden. Likewise, the development of would unlikely harm the significance of the Grade II listed Breakspears.
- 9.18 Detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. Early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeology as well as define previously unknown deposits within the Site to ensure either their preservation within the development or preservation by record where this is thought to be appropriate. This assessment has identified that there is the potential for archaeological deposits within the Site and these should be assessed by an appropriate desk-based assessment, geophysical survey, earthwork survey and a programme of trial trenching. The results of these investigations will further inform the development of the masterplan.

Appendix A: References and Sources

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Appendix B: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	Section 66: General duty as respects listed buildings in exercise of planning functions. Section 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (December 2023) DCLG	Chapter 16: Conserving and enhancing the historic environment Annex 2
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	
Local Development Plan	Current adopted Local Plan: St Albans District Local Plan Review 1994 Draft Local Plan: St Albans City & District Draft Local Plan 2041 (Reg 18, 2023)	

Appendix C: Glossary

Glossary (National Planning Policy Framework) ¹⁶

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

¹⁶ Department for Communities and Local Government, December 2023. *National Planning Policy Framework*

Appendix D: Designation Descriptions

HOLTSMERE MANOR¹⁷

Heritage Category: Listed Building

Grade: II

List Entry Number: 1348462

Date first listed: 19-Mar-1987

Statutory Address: HOLTSMERE MANOR, HOLTSMERE END

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Flamstead

National Grid Reference: TL 07794 11096

Details:

House. C17 or earlier, large NW wing late C19. Timber frame, infilled with red brick on 1st floor, red brick ground floor. Dark weatherboarding to rear, S end, and attached outbuildings. Plum brick NW wing roughcast on S side. Steep old red tile roofs. A 2-storeys, 4 windows long house facing E with 2-storeys hipped NW wing, and lower outbuildings at S extending to roadside. 3 structural bays to E front, the N bay has upper floor set lower. Casement windows and 2 Yorkshire sliding casements with 4-lights to 1st floor, 2 to ground floor. Gable truss at N has jowled posts, straight tension braces, gable chimney and 2 collars to clasped-purlin roof. Tall 1½-storeys E-W outbuilding has jowled posts, clasped-purlin roof in collar and cambered tie-beam truss. Double doors for garage at E end.

Listing NGR: TL0779411096

BARN AT HOLTSMERE END FARM (30 METRES TO SOUTH OF HOUSE)¹⁸

Heritage Category: Listed Building

Grade: II

List Entry Number: 1172813

Date first listed: 19-Mar-1987

Statutory Address: BARN AT HOLTSMERE END FARM (30 METRES TO SOUTH OF HOUSE), HOLTSMERE END

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Flamstead

National Grid Reference: TL 07760 11166

Details:

¹⁷ [HOLTSMERE MANOR, Flamstead - 1348462 | Historic England](#)

¹⁸ [BARN AT HOLTSMERE END FARM \(30 METRES TO SOUTH OF HOUSE\), Flamstead - 1172813 | Historic England](#)

Barn. C17. Timber frame on red brick sill, dark weatherboarded, and steep pitched roofs now of corrugated asbestos. A tall 4-bays barn facing N with projecting gabled porch to 2nd bay from W, and W end bay altered to lean-to roof. Opposed double doors to porch bay. Step-jowled posts, unjowled mid-bay posts, mid-height rails jointed in-line. Straight braces to tie beams. High collar and inclined brace across lower angles of each truss. 2 purlins to each slope, the upper clasped by the collar, the lower butt-jointed to principal. Rafters jointed into lower purlin but continuous over upper one. Squint-butt joint in wallplate.

Listing NGR: TL0776011166

EASTBROOK HAY FARMHOUSE AND ATTACHED BARN¹⁹

Heritage Category: Listed Building

Grade: II

List Entry Number: 1101256

Date first listed: 19-Mar-1987

Statutory Address: EASTBROOK HAY FARMHOUSE AND ATTACHED BARN, CUPID GREEN LANE

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Great Gaddesden

National Grid Reference: TL 06601 10858

Details:

Farmhouse and attached barn. Probably C17, brick cased and rear wing in C18 or early C19. C17 barn. Red brick encasing timber frame, steep old red tile roofs, rear wing hipped. Barn timber framed and black weatherboarded with steep old red tile roof. A long, 2-storeys, 3-cells house facing S, with single-storey brick and tile scullery at W end linking house to a tall 2-bays barn with double doors into the W bay. 3 windows to each floor and gabled porch a third from W end. Segmental arches to ground floor windows, stucco plinth, and corbelled eaves course. 4-light ground floor C19 casement windows to right of porch with 3-light windows over. 2-light over 3-light window to left of porch. Very large external rear wall chimney to hall in middle of block with axial chamfered and hollow stopped beam and inglenook with 2 small windows. External gable chimneys to parlour at E and kitchen at W. 2-storeys hipped rear wing to rear of parlour but entered by passage off hall. Interior has exposed post and tie-beam next upper landing of stair, chamfered axial beams, boarded floor and panelled dado to parlour, re-used double-ovolo moulded axial beam in dairy of mid C17 date. Fine cast iron figured fireback and cast iron kettle crane in hall fireplace.

Listing NGR: TL0660110858

BARN AT LITTLE LOVETTS END FARM TO EAST OF HOUSE²⁰

Heritage Category: Listed Building

Grade: II

¹⁹ [EASTBROOK HAY FARMHOUSE AND ATTACHED BARN, Great Gaddesden - 1101256 | Historic England](#)

²⁰ [BARN AT LITTLE LOVETTS END FARM TO EAST OF HOUSE, Great Gaddesden - 1348033 | Historic England](#)

List Entry Number: 1348033

Date first listed: 19-Mar-1987

Statutory Address: BARN AT LITTLE LOVETTS END FARM TO EAST OF HOUSE, DODDS LANE

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Great Gaddesden

National Grid Reference: TL 06334 10253

Details:

Barn. Later C17. Timber frame on low brick sill, dark weatherboarded with steep-pitched roof now gap-slatted. A 4 bays barn facing S with swept roof to projecting porch in 2nd bay from E and winnowing door to rear. Bull-nose jowled posts with straight braces to tie-beams. Single purlin to each slope of clasped-purlin roof with inclined straight queen-posts (no collars). Long curved wind braces to purlin from each gable end. Mid-height rail tenoned in-line in walls and at higher level in gable walls. Numbered joints. Squint-buttled scarf joints in wallplates and purlins.

Listing NGR: TL0633410253

STABLE NEXT GATE AT LITTLE LOVETTS END FARM²¹

Heritage Category: Listed Building

Grade: II

List Entry Number: 1173064

Date first listed: 19-Mar-1987

Statutory Address: STABLE NEXT GATE AT LITTLE LOVETTS END FARM, DODDS LANE

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Great Gaddesden

National Grid Reference: TL 06321 10269

Details:

Stable. Late C16 or early C17, W bay C19. Timber frame on lower brick sill, dark weatherboarded with steep old red tile roof. Hipped W bay has slates on W face of hip. A 2-bays, single-storey structure facing S into yard. Heavy timbering with swept-jowled posts, cranked and curved braces to cambered tie-beams and wallplates, collar and queen-strut trusses with one clasped purlin to each slope. Long curved wind-braces, diminished principals, numbered joints, holes for wattle-and-daub infill to stud walls. Single door on S in E bay with blocked window in W bay. Probable 3rd bay at W altered in C19.

Listing NGR: TL0632110269

GREAT REVEL END FARMHOUSE²²

²¹ [STABLE NEXT GATE AT LITTLE LOVETTS END FARM, Great Gaddesden - 1173064 | Historic England](#)

²² [GREAT REVEL END FARMHOUSE, Redbourn - 1102957 | Historic England](#)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102957

Date first listed: 26-Sep-1984

Statutory Address: GREAT REVEL END FARMHOUSE, GADDESSEN LANE

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 08469 11137

Details:

Farmhouse. Late C16 or early C17 timber frame, partly exposed. Red brick infill and roughcast. Plain tile roof. 2 storeys. Central ridge chimney stack of 3 joined shafts, separate square shaft to rear. To right of this are 3 bays. Near left end is a similar stack, suggesting at least 6 bays to original range. The front has 6 C19 glazing bar casements to 1st floor, the ground floor with 2 C19/20 canted bays and a C19 gabled porch. Door in porch flanked by casements. C17 and C18 rear extension on left. Red brick, some exposed timber frame near house.

Listing NGR: TL0846911137

BARN AT GREAT REVEL END FARM²³

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295569

Date first listed: 26-Sep-1984

Statutory Address: BARN AT GREAT REVEL END FARM, GADDESSEN LANE

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 08469 11101

Details:

Barn. C17 or C18 timber frame. Weatherboarding. Plain tile roof. 3 bays. W gabled cart entrance flanked by C19 lean-to additions. Clasped purlin construction. Red brick base.

Listing NGR: TL0846911101

WOOD END FARM COTTAGES²⁴

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102907

²³[BARN AT GREAT REVEL END FARM, Redbourn - 1295569 | Historic England](#)

²⁴[WOOD END FARM COTTAGES, Redbourn - 1102907 | Historic England](#)

Date first listed: 26-Sep-1984

Statutory Address: WOOD END FARM COTTAGES, 1 AND 2, REDBOURN ROAD (B487)

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 08550 09948

Details:

Cottage pair. Late C16 or early C17 timber frame, doubled at rear in mid-late C19. Plain tile roof. C17 and C20 red brick casing to the front, stucco on the rear. 2 storeys. The front part is 2 bays. 3 glazing bar casements, right one segmental headed. C17 end chimney stacks, restored C20. Rear part with 4 recessed sash windows.

Listing NGR: TL0855009948

WOOD END FARMHOUSE²⁵

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347230

Date first listed: 26-Sep-1984

Statutory Address: WOOD END FARMHOUSE, CHERRYTREE LANE

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 08650 09762

Details:

Farmhouse. C16 or C17 timber frame, cased and extended in red brick later C18. Plain tile roof. 2 blocks, the W one larger. W block is 2 storeys and attics with dentilled brick eaves. Its facade is in 2 parts, the left side in chequered brick; 1 sash window with gauged brick lintel to ground and 1st floor; C20 door. Right half is plain brick and projects slightly: C20 window; 1 box dormer; this part said to have been used as a Quaker meeting hall. E block is 2 storeys: chequered brick casing to timber frame; broad C16/17 red brick chimney stack at far gable end; 2 1st floor casements. The rear elevation to the farmhouse has a central lateral C17 chimney stack with a tall cruciform stack.

Listing NGR: TL0865009762

LARGE BARN AT WOOD END FARM, 30 METRES SOUTH SOUTHWEST OF FARMHOUSE²⁶

Heritage Category: Listed Building

²⁵[WOOD END FARM COTTAGES, Redbourn - 1102907 | Historic England](#)

²⁶[LARGE BARN AT WOOD END FARM, 30 METRES SOUTH SOUTHWEST OF FARMHOUSE, Redbourn - 1102945 | Historic England](#)

Grade: II

List Entry Number: 1102945

Date first listed: 26-Sep-1984

Statutory Address: LARGE BARN AT WOOD END FARM, 30 METRES SOUTH SOUTH WEST OF FARMHOUSE, CHERRYTREE LANE

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 08609 09687

Details:

Barn. Late C18 or early C19. Timber frame. Weatherboarding. Red brick plinth. 4 bays. Double purlin roof, the upper purlins with collar. Straight wind and tie braces. Roof is plain tile on W, corrugated asbestos on E; gabled cart entrance 2nd bay from N.

Listing NGR: TL0860909687

THE AUBREYS CAMP²⁷

Heritage Category: Scheduled Monument

List Entry Number: 1003520

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 09490 11285

Details:

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

RESTAURANT AT AUBREY PARK HOTEL²⁸

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295539

Date first listed: 26-Sep-1984

Statutory Address: RESTAURANT AT AUBREY PARK HOTEL, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

²⁷[The Aubreys camp, Redbourn - 1003520 | Historic England](#)

²⁸[RESTAURANT AT AUBREY PARK HOTEL, Redbourn - 1295539 | Historic England](#)

National Grid Reference: TL 09487 11055

Details:

Restaurant within large hotel complex, behind and to right of entrance. C16 and C17 timber frame, built as a farmhouse and barn range (Foster Farm in RCHM, 1910). Roughcast walls. Machine tile roof. 1 storey and attics. 5 bays. 1-bay C20 extension on right. Internally, the 4 left bays are later C16. Curved wind braces. Clasped purlins. Some close studwork to rear walls. Chamfer-stopped beams to ground floor left 2 bays suggest that this part was a dwelling. Right end bay is late C17 with straight wind braces. Remainder of hotel not of special interest.

Listing NGR: TL0948711055

FLOWERS FARMHOUSE²⁹

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347196

Date first listed: 26-Sep-1984

Statutory Address: FLOWERS FARMHOUSE, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 09971 11041

Details:

Farmhouse. C17 timber frame, recased in red brick c.1830. Plain tile roof. Dentilled brick eaves. 2 storeys. 3 windows, those of upper floor long Yorkshire casements with small glazing bar panes. Ground floor has 3 broad openings with good gauged brick lintels, the door on right. Early stack behind this door. Rear elevation with 3 similar casements in flush moulded frames. Half-bay late C19 extension on NW end.

Listing NGR: TL0997111041

BREAKSPEARS³⁰

Heritage Category: Listed Building

Grade: II

List Entry Number: 1175227

Date first listed: 26-Sep-1984

Statutory Address: BREAKSPEARS, GREEN LANE

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

²⁹[FLOWERS FARMHOUSE, Redbourn - 1347196 | Historic England](#)

³⁰[BREAKSPEARS, St. Michael - 1175227 | Historic England](#)

National Grid Reference: TL 09272 07779

Details:

House, formerly farmhouse. Mid C17. Timber frame. Painted and red brick casing. Plain tile roof with central red brick chimney stack. Lobby entrance plan. 2 storeys. 1 bay each side of stack. C20 rear extension to form T plan. The front (S) side has C17 brick to ground floor; upper floor probably C18 brick. 3 glazing bar casements in original openings, those of ground floor segmental headed. Small square 2-light C17 casement above door. C17/18 oak door frame. Interior has staircases at rear of stack and heavy chamfered floor beams either side of deep inglenooks.

Listing NGR: TL0927207779

KING CHARLES II COTTAGE³¹

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347245

Date first listed: 26-Sep-1984

Statutory Address: KING CHARLES II COTTAGE, WESTWICK ROW

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL0920606676

Details:

House. Late C17 or early C18. Exposed timber frame. Painted brick. Plain tile roof. 2 bays. 2-storeyed structure with external stack on roadside gable end. 2 C20 leaded casements. Diagonal wall braces. Interior has exposed unchamfered beams and joists, formerly with nailed ceiling boards. C20 extension away from road.

Listing NGR: TL0920606676

WESTWICK COTTAGE³²

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1102898

Date first listed: 18-Oct-1953

Statutory Address: WESTWICK COTTAGE, WESTWICK ROW

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09157 06631

³¹[KING CHARLES II COTTAGE, St. Michael - 1347245 | Historic England](#)

³²[WESTWICK COTTAGE, St. Michael - 1102898 | Historic England](#)

Details:

House, formerly sub-divided into cottages, incorporating substantial parts of an early medieval open hall house. Earliest part dated to between 1184 and 1219 by dendrochronological analysis, with C16 and C17 alterations and extensions, sub-divided late C19 and restored to single dwelling form post 1946. Timber-framed construction, with later brick infill and casing. Deep brick ridge stack at stepped junction of roof line. Plain tile roof covering. PLAN: Linear plan, reflecting alternate re-building, the central part formed from the remains of a 2-bay aisled hall, with a 2-bay parlour range of 2 phases attached to the west end. FRONT (south) ELEVATION: Stepped 2 storey range of 5 bays, with C20 kitchen extension at east end. Taller part to left with low gable stack, and small-paned 2-light casements to both floors. Lower range including, and to right of central stack with similar casements of 1, 2 and 3 lights. Doorway with planked door to right of centre. REAR (north) ELEVATION: similarly detailed to front, but with lean to outshut to central bay of lower part, with doorway in west cheek. To the left of the outshut, a doorway with C20 half-glazed door. To the right of the ground-floor window immediately to the right of the outshot is a former arcade post of the open hall, (now a post in the external frame) with visible remnants of the carved decoration to the capital. INTERIOR: Much exposed framing, including former arcade post now enclosed within later outshut to rear. Substantial chamfered ceiling beams, and, in an upper floor partition wall, the exposed upper ends of the passing braces forming part of the central truss of the former open hall, smoke-blackened on exposed faces. Back-to-back hearths set beneath chamfered bressumers within the central stack. Clasped purlin roof structure with heavy purlins and some curved wind braces. HISTORY: Tree ring analysis carried out by the University of Nottingham in 1997 produced a single site chronology of 240 years for the timbers of the former open hall, from which a felling date for the timbers of between 1184 and 1219 is suggested. An historical analysis of the building suggests that the earliest phase comprised a 2-bay aisled open hall, with additional bays at each end. In the C17, the house was enlarged at the west end, and a chimney stack inserted in the west end bay of the earlier house.

A complex, multi-phased timber-framed building containing the substantial remains of an early medieval aisled hall, the early date of which has been validated by dendrochronological sampling.

Listing NGR: TL0915706631

WESTWICK ROW FARMHOUSE³³

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102897

Date first listed: 26-Sep-1984

Statutory Address: WESTWICK ROW FARMHOUSE, WESTWICK ROW

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09350 06602

Details:

Farmhouse. C15 2-bay cruck house with C16 and C17 additions. Large and small block joined. Painted brick and plaster. Plain tile roofs. 2-storey 2-window block on left; 1-storey-and- attics,

³³WESTWICK ROW FARMHOUSE, St. Michael - 1102897 | Historic England

2-window block on right. At join of upper and lower parts is a large C17 cruciform red brick stack, in front of which is a gabled dormer and beneath a door. C20 glazing bar casements. The right block contains the 2 cruck bays and, at the right end, a contemporary 2-storey bay, perhaps built as a grain store. Formerly there were 2 more crucks in space of present left block. The two bays have 3 crucks, which are continuous from floor to ridge and are joined longitudinally by long curved wind braces. Left block is late C17 and has ovolo moulded floor beams and fireplace bressumer (RCHM Typescript).

Listing NGR: TL0935006602

L-SHAPED RANGE OF BARNs ON SOUTH SIDE OF FARMYARD AT WESTWICK ROW

FARM³⁴

Heritage Category: Listed Building

Grade: II

List Entry Number: 1175429

Date first listed: 26-Sep-1984

Statutory Address: L-SHAPED RANGE OF BARNs ON SOUTH SIDE OF FARMYARD AT WESTWICK ROW FARM, WESTWICK ROW

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09360 06568

Details:

Three barns in L group. Late C18 and C19. Timber frame. Weatherboarding. Plain tile roofs with slate roof lean-to additions. SE barn is 6 bays. Clasped purlin roof. Red brick base with plinth. Return barn along road is probably same date and construction. To NW is a mid C19 single storey barn in flint with red brick dressings.

Listing NGR: TL0936006568

CORNER FARMHOUSE³⁵

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295340

Date first listed: 06-Mar-1978

Date of most recent amendment: 26-Sep-1984

Statutory Address: CORNER FARMHOUSE, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

³⁴L-SHAPED RANGE OF BARNs ON SOUTH SIDE OF FARMYARD AT WESTWICK ROW FARM, St. Michael - 1175429 | Historic England

³⁵CORNER FARMHOUSE, St. Michael - 1295340 | Historic England

Parish: St. Michael

National Grid Reference: TL 09756 06108

Details:

Farmhouse. Probably late C16 or early C17 origin. Recased in red brick 1795 (dated bricks). Plain tile roof. Principal brick ridge chimney stack to right. Late C18 secondary one towards left, originally on gable end. 2 storeys. 4 casements, the left bay of C18 origin, but rebuilt 1930s. Ground floor has cambered brick arches. Deeply revealed square-headed doorway with cornice hood on shaped brackets. Late C19 rear wing on left with low-pitched slate roof. Exposed studs to rear elevation above ground floor pentice.

Listing NGR: TL0975606108

WEST RANGE OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM, INCLUDING PIGSTY³⁶

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102888

Date first listed: 06-Mar-1978

Statutory Address: WEST RANGE OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM, INCLUDING PIGSTY, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09752 06129

Details:

Barn range. Late C18 and early C19. Timber frame. Weatherboarding. L-shaped range of barns in 2 sections. Long range adjoining farmhouse is 4 and 3 bays, the 4-bay part nearer the house and probably late C18. 3-bay barn is early C19; similar clasped purlin roof, but thinner construction. The pigsty is early C19 in red brick and with pentice roof. Built on E side of N barn, it has a small walled pound with 3 round-headed openings, 2 paired.

Listing NGR: TL0975206129

NORTH AND EAST RANGES OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM³⁷

Heritage Category: Listed Building

Grade: II

List Entry Number: 1175334

Date first listed: 06-Mar-1978

³⁶WEST RANGE OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM, INCLUDING PIGSTY, St. Michael - 1102888 | Historic England

³⁷NORTH AND EAST RANGES OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM, St. Michael - 1175334 | Historic England

Statutory Address: NORTH AND EAST RANGES OF OUTBUILDINGS BOUNDING THE MAIN YARD AT CORNER FARM, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09766 06144

Details:

Former cowsheds and stabling. Early C19 and c.1900. Timber frame. Plain tile roof. Weatherboarded N range has 5 narrow bays with restored clasped purlin roof, one tie beam bearing dates 1813 and 1823. E range is c.1900. Slate roof. Single storey. Mostly open bays.

Listing NGR: TL0976606144

L-PLAN RANGE OF OUTBUILDINGS ON SOUTH AND EAST SIDES OF EAST YARD AT CORNER FARM³⁸

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347243

Date first listed: 06-Mar-1978

Statutory Address: L-PLAN RANGE OF OUTBUILDINGS ON SOUTH AND EAST SIDES OF EAST YARD AT CORNER FARM, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 09788 06096

Details:

Barns and outbuildings in L group. Late C18 or early C19. Smaller barn fronting road is red brick and flint. Plain tile roof, hipped on E end. This connects via a single-storey weatherboarded barn with a larger timber frame barn of similar date: 6 bays; continuous mid-height rail. On W side of this barn is a C19/20 6-bay open byre with low slate roof. Included for group value.

Listing NGR: TL0978806096

DELL COTTAGE³⁹

Heritage Category: Listed Building

Grade: II

List Entry Number: 1360814

³⁸[L-PLAN RANGE OF OUTBUILDINGS ON SOUTH AND EAST SIDES OF EAST YARD AT CORNER FARM, St. Michael - 1347243 | Historic England](#)

³⁹[DELL COTTAGE, Non Civil Parish - 1360814 | Historic England](#)

Date first listed: 30-Jun-2002

Statutory Address: DELL COTTAGE

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Non Civil Parish

National Grid Reference: TL0904406759

Details:

House, C17 and later, extended to west and south later C20. Timber framed, rendered or brick clad, the ground floor possibly originally brick and now some C18 and modern red and black brick. Former lean-to additions to gables replaced in brick. Plain-tiled roof, multiple brick stack.

EXTERIOR: 2 storeys, 3 bays, that to right possibly a later addition, single storey lean-to at each gable. Formerly lobby-entry plan, entrance now into third bay. External doors and windows, later C20. Inserted first floor window to south gable, and added full dormers to rear. Altered central bay rear framing but with mortices for diamond mullions.

INTERIOR: Brick chimneypiece to central and left hand room, that to left with remains of oven; both bressumers with stop chamfers, similar chamfer stops to tranverse beams. First floor exposed frame, the roof with clasped purlins arched wind braces, the wall plate and tie beams with arched braces. Possible evidence of window to central front wall plate. Third bay frame with reinforced gable wall frame. Small brick fireplace under depressed arch to central bay, pargetted panel above with fleur de lys and geometric strapwork ornament. Doors to first floor cupboards over lobby entrance of broad vertical boards with slender strap hinges and replaced latches. Broad floorboards to left and upper chamber, some altered suggesting former stair. Roof not accessible above purlins.

A C17 3-bay lobby-entry house with good survival of plan form, framing, fireplaces, and pargetted panel.

BEECHTREE COTTAGES⁴⁰

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347242

Date first listed: 26-Sep-1984

Statutory Address: BEECHTREE COTTAGES, 1, HEMEL HEMPSTEAD ROAD

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael

National Grid Reference: TL 10234 05969

Details:

House. Circa 1800 front block; C17 or earlier rear wing. Chequered red brick front, the rear range timber frame cased in brick and plaster. Plain tile roofs. The front is 2 storeys. Dentilled brick eaves. 2 flush sash windows, the ground floor ones segmental headed. Blocked door left

⁴⁰L-SHAPED RANGE OF BARNS ON SOUTH SIDE OF FARMYARD AT WESTWICK ROW FARM, St. Michael - 1175429 | Historic England

of centre. Side elevation has early C19 plank door with cut bracketed pediment hood. The rear block is 2 storeys with 1 glazing bar casement to ground and 1st floor. W side of rear has a truncated gable end next to front block.

Listing NGR: TL1023405969

GORHAMBURY⁴¹

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000417

Date first listed: 10-Jun-1987

County: Hertfordshire

District: St. Albans (District Authority)

Parish: St. Michael / Redbourn

National Grid Reference: TL 12324 07297, TL1087608076

Details:

A country mansion surrounded by an C18 landscape park created from C16 park and woodland associated with Old Gorhambury house, the remains of which exist as a park feature. Sir Francis Bacon, the writer of the influential essay 'Of Gardens' (1625), created elaborate early C17 water gardens, the earthwork remains of which survive, to surround his summerhouse (now gone). William Sawrey Gilpin laid out formal gardens around the house in the 1820s, much of which well-documented work remains.

HISTORIC DEVELOPMENT

Sir Nicholas Bacon (1509-79), Lord Chancellor and Lord Keeper of the Seal, built a house at Gorhambury, 1563(8, which was visited by Queen Elizabeth in 1572 and 1577. Upon Sir Nicholas' death, his son Anthony inherited the estate, it passing in somewhat dilapidated state to Anthony's brother Francis (1561-1626) in 1601. Francis was knighted at James I's accession in 1603, holding a succession of official posts including Privy Councillor (1616) and Lord Chancellor (1618), in which year he was created first Baron Verulam. In 1621 he was created Viscount St Albans and his career collapsed, with charges of bribery and corruption and brief imprisonment in the Tower. From then until his death he spent much of his time at Gorhambury. His highly influential work on the design of gardens, the essay 'Of Gardens', was first published in Essays in 1597, and in final form in 1625 (Spedding et al 1857(74). Bacon began work on the Pondyard water gardens in 1608, building a supplementary house to be lived in during the summer, Verulam House, overlooking them. Old Gorhambury house (as it became known in the late C18) was retained, with a formal, avenue approach (possibly combined with a deer course) connecting the two. A 1634 estate map (HRO) shows the layout shortly after Bacon's death, complete with a viewing mount topped by a pavilion, overlooking the Old House and St Albans cathedral. The water gardens fell into disuse during the mid C17, and were described as such by John Aubrey in 1656. The summerhouse was demolished in 1665-6.

A new mansion was built in the 1770s by the third Viscount Grimston, east of what then became known as Old Gorhambury. A landscape park was laid out around the new mansion using the ruins of Old Gorhambury as an eyecatcher. In the mid 1820s William Sawrey Gilpin (1762-1843) laid out formal gardens around the house, including a long, straight, terrace walk, and a new approach drive for the first Earl of Verulam. The house remains (1999) in private ownership.

⁴¹[GORHAMBURY, Redbourn - 1000417 | Historic England](#)

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Gorhambury lies 3km west of the centre of St Albans. The c 230ha site is bounded largely by agricultural land and woodland, and occupies hilly ground with two major valleys running from south-west to north-east close to the north and south boundaries. The setting is rural, with remains of the Roman town of Verulamium lying close by to the east, partly in Prae Wood. Views extend west, south and east from the centre of the site over adjacent agricultural land and woodland.

ENTRANCES AND APPROACHES The main approach enters off the A4147 Hemel Hempstead to St Albans road, passing St Michael's Lodge, a C19, two-storey, flint and stone cottage in Tudor style. The drive, at this point outside the area here registered, runs north-west through farmland, crossing the Roman Fosse embankment 1.5km east of the mansion, overlooking the River Ver in the valley to the east. North of this the drive is flanked by a mixed avenue of mature trees. Some 1.25km east of the mansion a long view briefly opens up westwards to its east front, along a grass plateau framed by a Wellingtonia avenue. The drive curves west, past Mayne's Farm to the north, arriving at Nash's Lodge (listed grade II), standing 700m north-east of the mansion at the entrance to the park and the area here registered. It is a two-storey, stuccoed and white-painted building of the 1830s-40s. From here the drive continues south-west, ascending a gentle hillside, curving south to arrive at a gravel carriage sweep on the east, entrance front of the mansion, set in informal lawn on a plateau which extends east for 600m, flanked by the Wellingtonia avenue (mid-late C19). A long, broad flight of steps leads up to a deep, two-storey portico at first-floor level, with broad views back across the park and farmland to the hillside beyond the River Ver.

The main approach was designed by William Sawrey Gilpin in 1827, although actually not carried out until 1829, in order to allow better views of the mansion. Nash's Lodge was built in association with this drive. Formerly the drive had assumed a curving line directly from the east off the approach road, past a group of cottages now known as Shepherd's Cottages standing 650m from the mansion. In the late C19 the course was still visible in outline, marked by a line of trees (OS 1883). The drive arrived at the south-east corner of the mansion (Bryant, 1822).

A second drive approaches from the south via the A4147, passing Hill End Farm, entering the area here registered 900m south of the mansion at Stud Cottages, a two-storey, white-painted, C19 brick building. From here the drive rises up a gentle hillside, passing Temple Cottage (mid C18, extended late C19, listed grade II) 600m south-west of the mansion. The Cottage, built as a Palladian temple, has a Doric portico on its north-east front and is designed to be visible in the view south-west across the park from the mansion and garden (this view now, 1999, obscured by trees). From here the drive continues north to the ruins of Old Gorhambury (1563, extended 1570s, scheduled ancient monument, listed grade I), built by Sir Nicholas Bacon. The brick and flint ruins are dominated by a two-storey porch at the centre of the south front, which formerly overlooked a rectangular forecourt entered via a straight drive from the south (estate map, 1634). From here the drive extends north-east, passing between the walled kitchen garden and Gilpin's Wood lying west of the mansion, arriving at the north side of the stable block, from here running south to the east front of the mansion.

In the late C19 two drives left Stud Cottages. One approached the mansion directly, by crossing the parkland north of the Cottages, while the other gave access to the kitchen garden. From Temple Cottage it ran north, passing the west side of Old Gorhambury, to enter the outer kitchen garden at the south-west corner. An extension of this drive left the north-east side of the kitchen garden, entering the garden west of the mansion (OS C19). A further drive from Stud Cottages provided a direct link to Shepherd's Cottages.

PRINCIPAL BUILDING Gorhambury mansion (Sir Robert Taylor 1774-84, listed grade II*)

stands at the centre of the park. The three-storey, rectangular, stone-faced building is linked to an adjacent service wing to the north. A service yard lies adjacent to the north of this. When built, the mansion had low wings connecting the main building with side blocks to the north and south. The north wing was replaced by the precursor of the present service wing, 1816-17, and the south wing and block were demolished in 1826. The remaining west range of the c 1830 brick stable courtyard (listed grade II) stands 50m north of the mansion, the other three ranges having been demolished in the C20. This range overlooks the northern section of the garden.

GARDENS AND PLEASURE GROUNDS The gardens lie to the south, west and north of the mansion. A curved, stone, double staircase leads down from the first-floor garden door at the centre of the west front to a broad gravel path which runs along the bottom of the west and south fronts. The balcony affords long views over the park to the west and south, particularly along a central axis westwards aligned on a ride cut through Gilpin's Wood, terminated by the east wall of the walled garden. The north-east front of Temple Cottage (600m to the south-west) is aligned on, and was formerly visible from (OS C19), the west front and gardens, the view now (1999) partially blocked by a plantation. Beyond the path adjacent to the west and south fronts lie lawns. A gravel path aligned on the centre of the west front leads c 30m west to a short flight of stone steps leading up to a raised garden terrace. The path is flanked by circular beds enclosing stone urns, and beyond this a line of yews clipped into geometrical shapes. To the north of the yews lies a croquet lawn, and to the south a grass tennis court. South of the mansion lies a formal garden (late 1980s), enclosed by clipped yew hedges, set in lawn.

The c 1m high garden terrace runs along the west boundary of the garden, topped by a broad gravel path, with stone steps leading down at the north and south. The terrace overlooks to the east the garden and west front of the mansion, with views south over the south park to woodland on the hillside beyond. To the west it overlooks the west park, the main features in this view being the remains of Old Gorhambury standing 400m to the south-west, and Gilpin's Wood 100m west of the mansion. The north end of the terrace leads down to informal lawns planted with several fine cedars of Lebanon. The Dairy (c 1830, possibly W Atkinson, listed grade II) lies at the north end of the mansion, on the west side of the service yard, overlooking the lawns and north end of the terrace. It is a square, single-storey, stuccoed building, entered from the garden via a central door, with a small verandah created by the overhanging eaves. Beyond the cedars, to the north, lies a further open lawn with a tennis court at the east side. The northern area is surrounded by informal planting, bounded to the east by the stable block and to the north by the drive from the kitchen garden. Beyond the drive lies a wooded area, now (1999) detached but formerly part of the pleasure ground circuit (OS C19).

The garden and pleasure grounds were laid out in 1825 to designs by William Sawrey Gilpin (Piebenga 1994) who designed the terraced walk specifically to give good views of the western park, together with walks in the adjacent pleasure grounds and flower beds (now gone) sited close to the mansion. Gilpin also advised on the siting of Gilpin's Plantation, designed to screen the kitchen garden beyond. By the late C19 (OS) the informal pleasure grounds flanked the formal layout west of the mansion, with serpentine paths enclosed by trees, and a conifer avenue running parallel with the north boundary. A glasshouse/conservatory stood west of the stables, against a wall to the north (both glass and wall now gone). The south-west drive was driven through the northern pleasure ground in the early C20 (OS), and the eastern section of the southern pleasure ground was taken into the park in the late C20.

PARK The park surrounds the mansion and gardens and is laid to pasture and arable, with scattered woodland blocks together with clumps of trees and singles. The north-west quarter occupies a plateau which extends as an arm east from the mansion, laid to grass and planted with the Wellingtonia avenue. Valleys run along the south boundary of the park, and east from Windmillhill Wood on the north boundary. Part of the west boundary south of Brickkiln Wood is marked by a further line of mature Wellingtonias, visible from the mansion and garden. An avenue of walnut and lime trees runs along the north boundary for 1.2km, flanking a largely

level, straight strip of grass formerly known as the 'race course' (OS). This arrangement is shown on the 1634 estate map, the course aligned at the east end on the site of Sir Francis Bacon's early C17 Verulam House at the north-east corner of the park. The exactly one-mile-long feature seems to have been part of a formal avenue approach from Old Gorhambury to the Pondyards, and may possibly also have been a deer course (estate map, 1634; Garden Hist 1995).

The Pondyards, the remains of Sir Francis Bacon's water garden associated with Verulam House (now gone), lie 1.3km north-east of the mansion. The water garden occupies a valley, the sides rising up to the north to the C17, brick Pondyard Cottage (listed grade II), and to the south towards the site of the former house, which stood in what is now parkland c 50-100m south of the garden, and c 450m east of the end of the 'race course'. Verulam House was a square, three-storey brick building, with a cupola and a balustraded viewing platform on the roof overlooking the water garden; as Aubrey (1656) noted 'from the Leads was a lovely Prospect to the Ponds' (Garden Hist 1992).

The Pondyards are now (1999) entered from east of a lodge at the north-east corner, via a lime avenue leading south along the east boundary. A path on a bank leads from the avenue c 70m west between two roughly square ponds with central islands, to a series of water-filled canals enclosing adjacent square 'islands', the area currently (late C20) being planted with poplars. The second 'island' from the east is approached from west and east by earth bridges, with a depression at its centre indicating the site of a 'curious banqueting-house of Roman architecture, paved with black and white marble' (Aubrey 1656). The canals become less substantial towards the west end.

Some 1.1km south-east of Gorhambury mansion lies Lord Bacon's Mount (scheduled ancient monument), a square earth mound with graded sides leading up to a level platform at the top, planted with several mature trees. It stands on a plateau within woodland, formerly within a clearing (OS C19) at the north end of Prae Wood. At that time it enjoyed views north-west across wooded slopes towards the mansion and Old Gorhambury, and south-east towards St Albans and the cathedral. In the C17 it lay surrounded by The Mount Field, supporting a small viewing pavilion (estate map, 1634). Prae Wood still retains rides radiating from the centre which appear to relate to the course of those shown in similar positions on the 1634 estate map.

KITCHEN GARDEN The brick-walled, rectangular kitchen garden (C16 and later, listed grade II) lies c 300m west of the mansion, now (1999) in use as a paddock and laid to grass. It is approached from the drive to the south, and entered through a central gateway in the south wall. A second compartment lies adjacent to the north, reached through a central gateway in the north wall. A brick-built gardener's cottage stands at the north-west corner of the northern compartment, with, to the east of this, the remains of heated, brick, lean-to glasshouse walls. Formerly (OS C19) the walled garden was surrounded by a further enclosure, an irregular oval in shape, which contained a range of glasshouses and service buildings in a yard to the north, and cold frames or pits to the south, the remainder of the space having been cultivated. The walled kitchen garden was erected in the C16 by Sir Nicholas Bacon, when it was associated with Old Gorhambury.

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James Spedding et al (eds), *The Works of Francis Bacon VI*, pt ii, (1857-74), p 485 *Victoria History of the County of Hertfordshire 2*, (1908), pp 394-7 *Country Life*, 73 (25 November 1933), pp 556-61; (16 December 1933), pp 649-51 B Cherry and N Pevsner, *The Buildings of England: Hertfordshire* (1977), pp 147-8 R Strong, *The Renaissance Garden in England* (1979), pp 126-7, 129 *Garden History* 20, no 2 (1992), pp 116-31; 23, no 2 (1995), pp 133-44 S Piebenga, William Sawrey Gilpin, (*English Heritage Designer Theme Study* 1994)

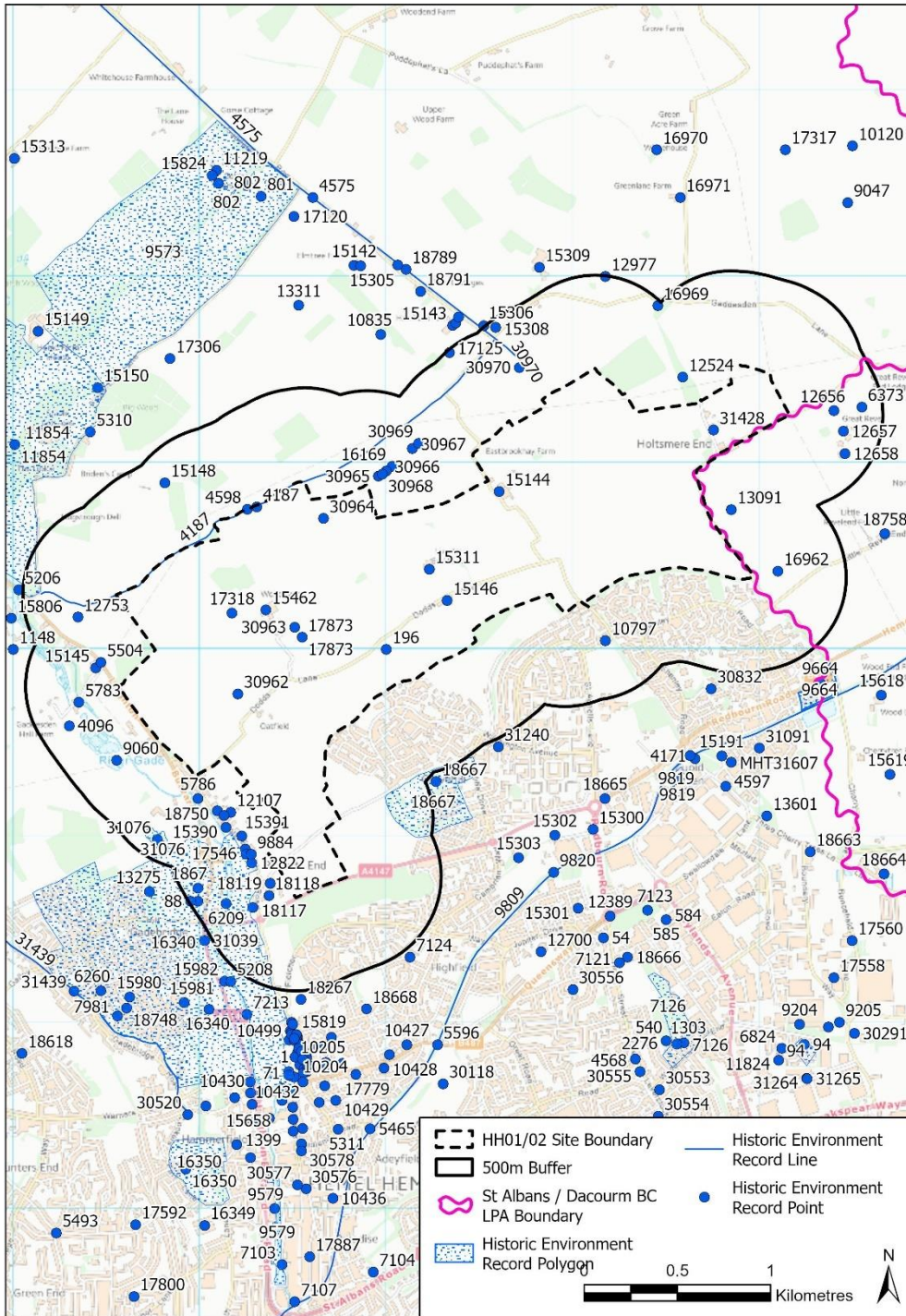
Maps The Mannour of Gorham-Burry ... , 1634 (Hertfordshire Record Office) Dury and Andrews,
A topographical Map of Hartford-shire, 1766 A Bryant, The County of Hertford, 1822

OS 6" to 1 mile: 1st edition published 1883 2nd edition published 1899 OS 25" to 1 mile: 2nd
edition published 1898

Description written: March 1999 Amended: October 2000 Register Inspector: SR Edited:
November 2000

Appendix E: HER Maps and Gazetteer

Site HH01/02



HER no	Name	Summary	Period
30962	Neolithic-bronze age flint waste, dodds lane, great gaddesden	Scatter of waste flakes in topsoil	Early Neolithic to Later Bronze Age
30963	Neolithic to bronze age worked flint, wood farm, great gaddesden	Scatter of worked flints in topsoil	Early Neolithic to Later Bronze Age
30965	Neolithic/bronze age (or medieval) pit, lovetts end farm, great gaddesden	Pit containing burnt and worked flint and fired clay	Early Neolithic to Later Bronze Age
30966	Late bronze age pit, lovetts end farm, great gaddesden	A pit or gully containing a late Bronze Age pot and burnt flint, with the appearance of a deliberate deposit	Later Bronze Age to Middle Iron Age
30967	Middle iron age structures, lovetts end farm, great gaddesden	At least two four-post granary buildings and other features	Earlier Iron Age to Middle Iron Age
30970	Possibly prehistoric trackway, gaddesden row	Pair of parallel ditches, one with middle Iron Age pottery in its upper fill	Middle Iron Age
196	Iron age gold coin, near dodds lane, hemel hempstead	Stater of Tasciovanus	Late Iron Age
16169	Late iron age and roman features north of lovetts end, great gaddesden	1st to 4th century activity on the plateau, including field boundaries and a smithing workshop	Late Iron Age to Late Roman
1148	Roman quernstone, great gaddesden		Roman
12977	Cropmark of probable roman villa, stags end, great gaddesden		Roman
4598	Part of supposed roman road, 'verulamium to ivinghoe beacon', from gaddesden row to great gaddesden	Viatores route 169B, from Gaddesden Row to Water End and St Margaret's Farm, Great Gaddesden	Roman
518	Probable roman coin hoard, gadebridge park, hemel hempstead	A late 1st century hoard of 19 coins	Roman
6209	Roman bronze brooch, river gade, near piccotts end		Roman
88	Roman villa, gadebridge park, hemel hempstead	Winged corridor villa with timber antecedent and bath house	Roman
1867	Probable votive coin deposit, gadebridge park villa, hemel hempstead		Roman
30968	Possible post-roman features, north of lovetts end farm, great gaddesden	A ditch and two post holes with pottery which may be post-Roman	Sub Roman
9602	Roman pottery, water end, great gaddesden		Late Roman to Medieval
15805	Moor cottage, great gaddesden	Late medieval cruck-trussed house	Medieval
15806	Late medieval house, 3 the moor, water end, great gaddesden	Late medieval hall house partly cased in brick at a later date, and once divided into two cottages	Medieval
17318	Eroded ridge and furrow, wood farm, great gaddesden	Traces of medieval fields in grass	Medieval

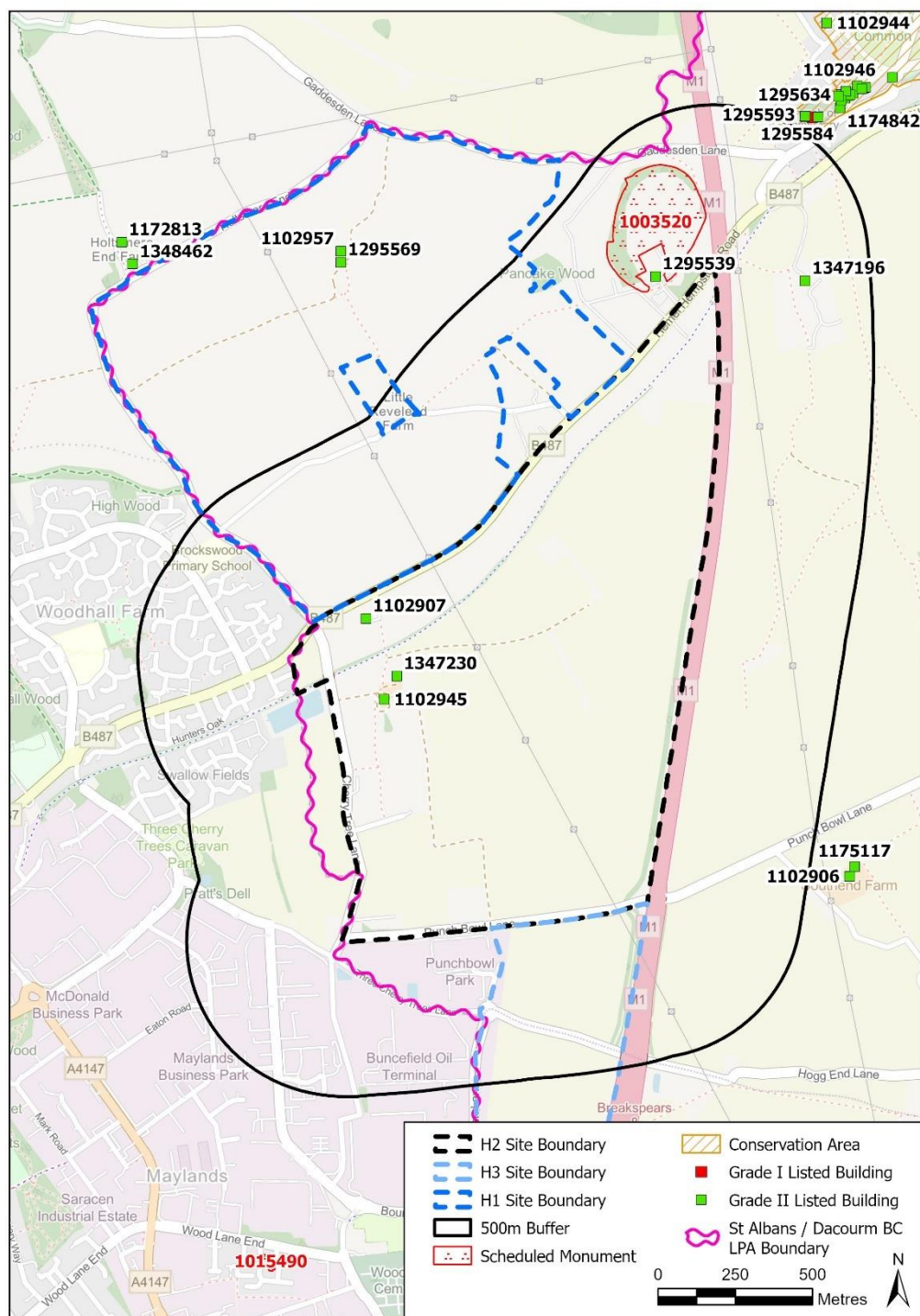
2315	Medieval pot, water end, great gaddesden	A pot found in a pond	Medieval
30964	Undated ditches, north of wood farm, great gaddesden	Two ditches on different alignments, one possibly marking the parish boundary	Medieval to Post Medieval
30969	Medieval & later field boundary ditch, north of lovetts end farm, great gaddesden	Historic ditch containing medieval pottery	Medieval to Post Medieval
11855	Earthworks of ridge and furrow, gaddesden place, great gaddesden		Medieval to Post Medieval
4096	Gaddesden hall, great gaddesden	Late 15th or early 16th century house, later partly rebuilt of brick and flint	Medieval to Post Medieval
5783	Noke mill, water end, great gaddesden	Post-medieval watermill with medieval antecedents	Medieval to Post Medieval
5786	Piccotts end mill, piccotts end, hemel hempstead	Large post-medieval mill and mill-house, with much earlier origins; demolished after a fire in 1991	Medieval to Post Medieval
6193	Probable medieval guest house with wall paintings, 130-136 piccotts end, hemel hempstead	15th century hall house with major scheme of late 15th century wall paintings, and which in 1827 became the first cottage hospital	Medieval to Post Medieval
12822	Post-medieval stables, boars head ph, piccotts end, hemel hempstead	Late 18th to early 19th century red brick stables	Post Medieval
10835	Site of house, 'miles bottom', w of hawbush farm, gaddesden row		Post Medieval
12107	Site of old infirmary yard, 114-138 piccotts end, hemel hempstead	Site of an infirmary for the poor, set up by Astley Cooper in 1827	Post Medieval
15143	Hawbush farm, gaddesden row, great gaddesden	Post-medieval farmstead, comprehensively rebuilt in the 1880s	Post Medieval
15144	Eastbrookhay farm, cupid green lane, great gaddesden	Post-medieval farmstead	Post Medieval
15145	Gristhouse farm, leighton buzzard road, great gaddesden	Post-medieval farmstead with 17th century barn and farmhouse built c.1700	Post Medieval
15146	Little lovetts farm, dodds lane, king's walden	Post-medieval farmstead	Post Medieval
15148	Mill hill farm, great gaddesden	Post-medieval farmstead	Post Medieval
15307	Farmhouse at hawbush farm, great gaddesden	Post-medieval farmhouse, rebuilt in a slightly different position in the 1880s	Post Medieval
15308	Farmhouse at corner farm, & site of post-medieval farmstead, gaddesden row, great gaddesden	17th century farmhouse and site of post-medieval farmstead, largely demolished c.1900	Post Medieval
15309	Stags end, great gaddesden	Early 19th century brick house once called Tags End (and later) Gaddesden Bury, with ranges of brick farm buildings; Tags End has medieval origins	Post Medieval
15311	Lovetts end farm, great gaddesden		Post Medieval

15390	Piccotts end farm, 117 piccotts end, hemel hempstead	Early post-medieval farmstead, 'improved' in the mid 19th century	Post Medieval
15391	Piccotts end house, 106 piccotts end, hemel hempstead	Late 18th to early 19th century house with outbuildings in large plot	Post Medieval
15462	Wood farm, dodds lane, great gaddesden		Post Medieval
16969	Site of heavensgate farm, gaddesden lane, flamstead	Post-medieval farmstead with probable medieval origins; demolished in the late 19th century	Post Medieval
17125	Site of house, south of hawbush farm, gaddesden row	House and garden recorded on 19th century maps; demolished before 1898	Post Medieval
17546	Gade spring, 109 piccotts end, hemel hempstead	17th or 18th century house	Post Medieval
15982	Site of round cottage, gadebridge park, hemel hempstead	Possible cottage ornee by the river Gade	Post Medieval
18118	Marchmont farm, piccotts end, hemel hempstead	Post-medieval farmstead	Post Medieval
18119	Site of school, marchmont, piccotts end road, hemel hempstead	19th century village school, demolished in the mid 20th century	Post Medieval
18196	Gadespring cottage, piccotts end, hemel hempstead	Late 18th or early 19th century building, once part of a row of cottages, converted into a stable in the mid 19th century	Post Medieval
18750	140 piccotts end road, piccotts end, hemel hempstead	House of mid 19th century appearance but incorporating an earlier timber frame	Post Medieval
18791	Old forge, gaddesden row, great gaddesden	Early 17th century timber-framed house, given a brick front in the early 18th century and incorporating a mid 18th century forge on the road frontage	Post Medieval
31039	Site of post-medieval house, gadebridge park, hemel hempstead	House and outbuildings by the riverbank, removed in the mid 19th century	Post Medieval
31076	Site of post-medieval gravel pit, piccotts end farm, piccotts end	19th century pit, now overgrown with trees	Post Medieval
31240	Site of two beeches, turnpike green, washington avenue, grovehill, hemel hempstead	Post-medieval farmstead replaced in the mid 19th century by a small house which disappeared in the mid 20th century with the development of the New Town	Post Medieval
31428	Holtsmore end farm, holtsmere end, flamstead	Post-medieval farmstead with 17th century timber-framed barn	Post Medieval
5206	South bridge, water end, great gaddesden	Brick bridge in medieval style, built c.1800 when the road was realigned	Post Medieval
5208	Road bridge, gadebridge park, hemel hempstead	19th century bridge, moved to a different position and replaced with a new one	Post Medieval

5281	Wall box, hawbush farm, gaddesden row		Post Medieval
5504	Wall box, grist house farm, great gaddesden		Post Medieval
9060	Linear earthworks, river gade, great gaddesden		Post Medieval
9884	Dolphin cottage, 105 piccotts end, hemel hempstead	Part of a 17th century house	Post Medieval
18667	Site of grovehill, aycliffe drive, hemel hempstead	Small country house or prosperous farmstead in its own park, the house demolished in the mid 20th century	Post Medieval to Modern
15306	The granary (corner farm), gaddesden row, great gaddesden	Planned farmstead built c.1900, replacing a post-medieval farmstead in a slightly different position	Post Medieval to Twentieth Century
18117	Marchmont house, 57 piccotts end, hemel hempstead	18th century country house, now a public house and separate properties	Post Medieval to Modern
10797	St agnell's farm, cupid green lane, hemel hempstead	Post-medieval farmstead with medieval origins, known as Agnell's or Aynells until the 20th century	Historic: period uncertain
12524	Green lane and heavens wood, holtsmore end, flamstead	Common land and trackway along the parish boundary	Historic: period uncertain
4187	Garmer lane, water end, great gaddesden	Hollow way running down the hill from Gaddesden Row to the river Gade	Historic: period uncertain
12753	Complex of cropmarks, near water end, great gaddesden		Unknown
17873	Cropmarks of possible triple ditches, great gaddesden		Unknown
30835	Flamsteadbury Farm Flamsteadbury Lane	Manor, Model Farm, Farmhouse, walled garden	Medieval to Post Medieval

6373	Medieval earthworks, Great Revel End Farm, Redbourn	Ridge And Furrow; Deserted Settlement?; Farmstead?	Medieval
9664	Quaker burial ground and site of meeting house, Meeting House Field, Redbourn	Friends Meeting House; Friends Burial Ground	Post Medieval
9809	Harpenden to Hemel Hempstead Railway ('The Nickey Line')	Railway	Post Medieval to Twentieth Century
12524	Green Lane and Heavens Wood, Holtsmore End, Flamstead	Common Land	Historic period unknown
12656	Roman, Medieval and Post-Medieval metalwork, Great Revel End Farm, Redbourn	Findspot; Findspot; Findspot; Findspot	Later Bronze Age to Post Medieval
12657	Late Iron Age features, Great Revel End Farm, Redbourn	Layer; Findspot	Late Iron Age
12658	Great Revel End Farm, Gaddesden Lane, Redbourn	Farmhouse; Timber Framed Barn; Timber Framed House	Post Medieval
13091	Bronze Age socketed axehead and possible Bronze Age feature, Great Revel End Farm, Redbourn	Feature?; Findspot; Natural Feature?	Bronze Age
15130	Remnant of Fosters Farm, Aubrey Park Hotel, Redbourn	Farmstead	Post Medieval
15618	Wood End Farm, Cherrytree Lane, Redbourn	Farmstead; Farmhouse; Timber Framed Barn; Friends Meeting House?	Post Medieval
16962	Cropmarks of parallel banks, Ne Of Cupid Green Estate, Hemel Hempstead	Plough Headland?; Bank (Earthwork)	Medieval
18758	Little Revel End Farm, Little Revel End, Redbourn	Farmstead; Farmhouse	Post Medieval
31428	Holtsmore End Farm, Holtsmore End, Flamstead	Farmstead Timber framed barn.	Post Medieval

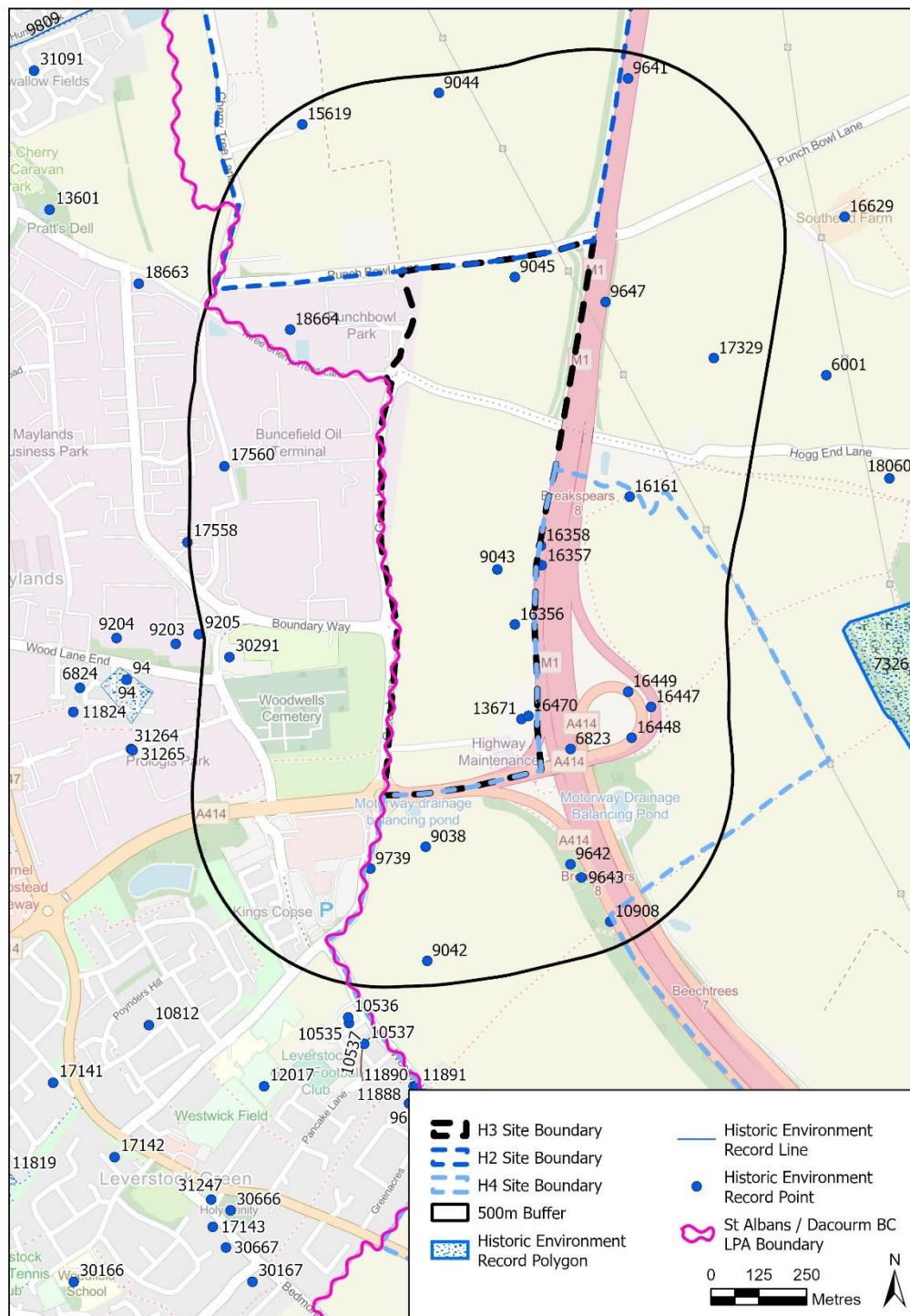
Site H2



HER no	Site Name	Summary	Period
25	Defensive enclosure, The Aubreys, Redbourn	Hillfort?; Pit; Hearth	Earlier Iron Age to Late Iron Age
9044	Cropmarks of ridge and furrow, Redbourn	Ridge And Furrow	Medieval

9045	Cropmark of a ring ditch, Redbourn	Round Barrow?; Ring Ditch	Late Neolithic to Earlier Bronze Age
9046	Cropmarks of linear ditches, Redbourn	Field Boundary?; Boundary Bank?; Ditch	Medieval to Post Medieval
9625	Late Iron Age/Romano-British ditch fill, between Punchbowl Lane and B487, Redbourn	Ditch; Metal Working Site	Late Iron Age to Late Roman
9641	Medieval pottery, north of Punchbowl Lane, Redbourn	Findspot	Medieval
9647	Possible metalworking site, Punchbowl Lane, Redbourn	Metal Working Site	Unknown
9664	Quaker Burial Ground and site of Meeting House, Meeting House Field, Redbourn	Friends Meeting House; Friends Burial Ground	Post Medieval
9809	Harpenden to Hemel Hempstead Railway ('The Nickey Line')	Railway	Post Medieval to Twentieth Century
9817	Site of railway station, Beaumont's Halt, Redbourn	Crossing Keepers Cottage; Level Crossing; Railway Station	Post Medieval to Twentieth Century
10598	Beer shop and cottages, Church End, Redbourn	Beer House; Terrace	Post Medieval
13601	Post-Medieval clay pit, Pratt's Dell, Three Cherry Trees Lane, Hemel Hempstead	Clay Pit	Post Medieval
15130	Remnant of Foster's Farm, Aubrey Park Hotel, Redbourn	Farmhouse; Timber Framed Barn	Post Medieval
15618	Wood End Farm, Cherrytree Lane, Redbourn	Farmstead; Farmhouse; Timber Framed Barn; Friends Meeting House?	Post Medieval
15619	Cherrytree Farm, Cherrytree Lane, Redbourn	Farmstead; Farmhouse; Timber Framed House	Post Medieval
17329	Cropmark of ditch, Hogg End Lane, Redbourn	Ditch	Unknown
18664	Site of Three Cherrytrees Farm, Three Cherry Trees Lane, Hemel Hempstead	Farmstead	Post Medieval
18757	Flower's Farm, Hemel Hempstead Road, Redbourn	Farmhouse; Timber Framed House; Farmstead	Post Medieval
18758	Little Revel End Farm, Little Revel End, Redbourn	Farmstead; Farmhouse	Post Medieval
17560	Site of Buncefield, Buncefield Lane, Hemel Hempstead	Hamlet; Beer Shop; House	Post Medieval
18663	Site of Three Cherrytrees Farm, Three Cherry Trees Lane, Hemel Hempstead	Farmstead	Post Medieval
30665	Site Of Copt Hall, Redbourn	Farmstead	Post Medieval
31091	Early Roman industrial complex, Spencer's Park, Three Cherry Trees Lane, Hemel Hempstead	Pit; Ditch; Yard	Early Roman

Site H3



HER no	Site Name	Summary	Period
6823	Possible Roman building, Breakspears Farm, St Michaels	Building?	Roman

9038	Cropmarks of circular enclosure, Westwick Row Farm, St Michaels	Circular Enclosure	Unknown
9042	Cropmarks of linear ditches, Westwick Row Farm, St Michaels	Field System; Linear Feature	Unknown
9043	Cropmarks of linear features, St Michaels	Road?; Pipeline?; Ditch?	Early Roman to Modern
9044	Cropmarks Of Ridge And Furrow, Redbourn	Ridge And Furrow	Medieval
9045	Cropmark of a ring ditch, Redbourn	Round Barrow?; Ring Ditch	Late Neolithic to Earlier Bronze Age
9641	Medieval pottery, North of Punchbowl Lane, Redbourn	Findspot	Medieval
9642	Prehistoric flint assemblage, M1 Junction 8, St Michaels	Findspot	Prehistoric
9643	Medieval lime kiln and other features, M1 Junction 8, St Michaels Rural	Ditch; Building; Lime Kiln	Medieval
9647	Possible metalworking site, Punchbowl Lane, Redbourn	Metal Working Site	Unknown
9739	Site of Lawrence's or Bottom House Farm, Green Lane, Leverstock Green	Farmstead; Enclosure	Post Medieval
10908	Late Iron Age & Roman features, S Of M1 Junction 8, St Michaels	Trackway; Field System; Curvilinear Enclosure; Corn Drying Oven	Late Iron Age to Early Roman
13671	Breakspears Farm, Green Lane, Leverstock Green	Farmhouse; Timber Framed House; Lobby Entry House	Post Medieval
15619	Cherrytree Farm, Cherrytree Lane, Redbourn	Farmstead; Farmhouse; Timber Framed House	Post Medieval
16161	Site Of Megdell Farm, Hogg End Lane, St Michaels Rural	Farmstead; Timber Framed Barn	Post Medieval
16356	Late Bronze Age/Early Iron Age Features, Buncefield Depot, Hemel Hempstead	Ditch; Pit	Later Bronze Age to Earlier Iron Age
16357	Medieval Features, NW of M1 Junction 8, Hemel Hempstead	Pit; Post Hole?; Building?	Medieval
16358	Roman or Medieval Trackway, N of M1 Junction 8, Hemel Hempstead	Trackway; Hollow Way?	Early Roman to Medieval
16447	Late Bronze to Early Iron Age features, M1 Junction 8, Hemel Hempstead	Pit Cluster; Structure; Cremation Burial	Later Bronze Age to Earlier Iron Age

16448	Neolithic-Early Bronze Age pits, M1 Junction 8, Hemel Hempstead	Pit	Early Neolithic to Earlier Bronze Age
16449	Roman ditches and pits, M1 Junction 8, Hemel Hempstead	Boundary Ditch; Ditch; Pit; Pit	Roman
16470	Ditch and medieval pits, Breakspears Farm, Green Lane, Hemel Hempstead	Pit; Ditch	Medieval
17329	Cropmark of ditch, Hogg End Lane, Redbourn	Ditch	Unknown
17560	Site Of Buncefield, Buncefield Lane, Hemel Hempstead	Hamlet; Beer Shop; House	Post Medieval
18664	Site of Three Cherrytrees Farm, Three Cherry Trees Lane, Hemel Hempstead	Farmstead	Post Medieval
30291	Site of Woodwell's Farm, Buncefield Lane, Hemel Hempstead	Farmstead	Post Medieval

9742	Flint working waste, Long Readings field, Westwick Row	Late Neolithic to Later Bronze Age	Findspot
9045	Cropmark of a ring ditch, Redbourn	Late Neolithic to Earlier Bronze Age	Round barrow?; ring ditch
602	Bronze hoard, Westwick row, St Albans	Bronze Age	Findspot
16356	Late bronze age/early iron age features, Buncefield depot, Hemel Hempstead	Later Bronze Age to Earlier Iron Age	Ditch; pit
16447	Late bronze to early iron age features, M1 junction 8, Hemel Hempstead	Later Bronze Age to Earlier Iron Age	Pit cluster; structure; cremation burial
11888	Late Iron Age pit, Handpost Lodge, Leverstock Green	Late Iron Age	Pit
10908	Late iron age & roman features, S of M1 junction 8, St Michaels	Late Iron Age to Early Roman	Trackway; field system; curvilinear enclosure; corn drying oven
9642	Prehistoric flint assemblage, M1 junction 8, St Michaels	Prehistoric	Findspot
6823	Possible roman building, Breakspears Farm, St Michaels	Roman	Building?
9622	Roman buildings, Handpost Lodge, Leverstock Green	Roman	Building; ditch; findspot
16449	Roman ditches and pits, M1 junction 8, Hemel Hempstead	Roman	Boundary ditch; ditch; pit; pit
16358	Roman or medieval trackway, N of M1 junction 8, Hemel Hempstead	Early Roman to Medieval	Trackway; hollow way?
16357	Medieval features, NW of M1 junction 8, Hemel Hempstead	Medieval	Pit; post hole?; building?
16470	Ditch and medieval pits, Breakspears Farm, Green Lane, Hemel Hempstead	Medieval	Pit; ditch
9232	Medieval aisled hall and possible manorial complex, Westwick Cottage, Leverstock Green	Medieval	Manor house; aisled hall house
9643	Medieval lime kiln and other features, M1 junction 8, St Michaels rural	Medieval	Ditch; building; lime kiln
9740	Possible manorial site of Markyate Oak	Medieval	Manor?
9511	Farmhouse, Westwick Row Farm, St Michaels rural	Medieval to Post Medieval	Open hall house; timber framed building; farmhouse; cruck house
9623	Possible site of great barn associated with manor of Westwick	Medieval to Post Medieval	Barn
9741	Possible manorial site, Westwick Warren, St Michaels	Medieval to Post Medieval	Farmstead; manor house?
11220	Woodland boundary bank, blackwater wood, St Michaels rural	Medieval to Post Medieval	Wood bank
7326	Gorhambury Park, Woodland and Formal Gardens	Post Medieval	Ornamental Garden, Deer Pakr Landscape Park.

10360	Earthwork feature abutting Brickkiln Wood, Gorhambury, St Michaels	Post Medieval	Earthwork; quarry; brick kiln
10535	Site of post-medieval farmhouse, Westwick Farm, Westwick Row	Post Medieval	Farmhouse
10536	Westwick Farm, Westwick Row	Post Medieval	Farmstead; timber framed barn
11891	Site of post-medieval house, Handpost Lodge, Leverstock Green	Post Medieval	House
12017	Parchmarks and post-medieval finds, Leverstock Green primary school, Leverstock Green	Post Medieval	Ditch?; clay pit?; pit
13671	Breakspears farm, Green Lane, Leverstock Green	Post Medieval	Farmhouse; timber framed house; lobby entry house
13751	Corner Farm, Hemel Hempstead road, St Michaels	Post Medieval	Farmstead; farmhouse; timber framed house; timber framed barn; pigsty; cow house; stable
16161	Site of Megdell Farm, Hogg End Lane, St Michaels rural	Post Medieval	Farmstead; timber framed barn
17143	Northend cottage, Bedmond Road, Leverstock Green, Hemel Hempstead	Post Medieval	Detached house
2552	Site of Blackwater Farm, St Michaels	Post Medieval	Farmhouse; farmstead
30104	1 Beechtree Cottages, Hemel Hempstead Road, Leverstock Green	Post Medieval	Timber framed house
30106	Westwick Hall, Beechtree Lane, St Michaels, St Albans	Post Medieval	Farmstead; timber framed barn; cow house; farmhouse; timber framed house
30107	Beechtree Cottage (the Beech Tree), Hemel Hempstead road, St Michaels, St Albans	Post Medieval	House
30167	Site of Chambersbury, Chambersbury Lane, Leverstock Green	Post Medieval	Farmstead; farmhouse; villa
30664	Dell Cottage, Westwick Row, Hemel Hempstead	Post Medieval	Detached house; outbuilding
30666	Holy Trinity Church, Bedmond Road, Leverstock Green	Post Medieval	Anglican church
30667	Site of Baptist Chapel, Bedmond Road, Leverstock Green	Post Medieval	Baptist chapel
31393	Maidens Crouch Farm, Appspound Lane, St Michaels	Post Medieval	Farmstead
9739	Site Of Lawrence's or Bottom House Farm, Green Lane, Leverstock Green	Post Medieval	Farmstead; enclosure
31247	Leverstock Green War Memorial, Church Road, Leverstock Green	Twentieth Century	War memorial
11890	Site Of Handpost Lodge, Leverstock Green	Twentieth Century	House

10358	Soilmark of historic field boundary, W of Blackwater Wood, St Michael's	Historic: period uncertain	Linear feature; field boundary
10537	Hollow Way, Oakhill Close, Westwick Row	Historic: period uncertain	Earthwork; hollow way
16934	Cropmarks of possible sub-circular enclosure ditch, Westwick Row, Hemel Hempstead	Unknown	Sub circular enclosure?
16935	Cropmarks of possible enclosure and geological features west of Beechtree Cottages, Potters Crouch, St Michael Rural	Unknown	Enclosure?
17328	Cropmarks of possible pits and ditches, Blackwater Wood, St Michaels	Unknown	Pit?; ditch?
17329	Cropmark of ditch, hogg end lane, redbourn	Unknown	Ditch
18058	Cropmark of possible enclosure and boundaries, Potters Crouch plantations, Westwick Row	Unknown	Enclosure?; ditch
18060	Cropmarks of subrectangular enclosure with internal feature, Kettlewells Farm, Redbourn	Historic: period uncertain	Trackway; parish boundary; moat?; enclosure; ditch
18061	Cropmarks of possible cut features , Westwick Hall	Unknown	Ditch?; pit?
18062	Cropmarks of possible enclosures and ditches, Westwick Hall	Unknown	Ditch?; enclosure?
MHT31583	Field boundaries, land south-west of Bedmond Road, Abbots Langley	Unknown	Field boundary
4789	Cropmark of rectangular enclosure, beechtree Cottages, St Michael rural	Unknown	Enclosure; rectangular enclosure; villa?
9037	Cropmarks of a road or trackway, Beechtree Cottages, St Michaels	Unknown	Trackway; road
9038	Cropmarks of circular enclosure, Westwick Row Farm, St Michaels	Unknown	Circular enclosure
9042	Cropmarks of linear ditches, Westwick Row Farm, St Michaels	Unknown	Field system; linear feature
9043	Cropmarks of linear features, St Michaels	unknown	Road?; pipeline?; ditch?
9548	Trackway, blackwater wood, St Michaels	Unknown	Road
9647	Possible metalworking site, punchbowl lane, Redbourn	Unknown	Metal working site

