

# St Albans City & District Council

## High-Level Heritage Impact Assessments



**Client:**  
St Albans City & District  
Council

**Date:**  
May 2024





# St Albans City & District Council High-Level Heritage Impact Assessments

## Project Details

Client: St Albans City & District Council  
Project Number: F2968  
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## Quality Assurance – Approval Status

Issue: Final  
Date: 31/05/2024  
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# Contents

<b>Contents</b>	<b>4</b>
<b>1. Introduction</b>	<b>5</b>
<b>2. Methodology</b>	<b>6</b>
<b>3. Site Assessments</b>	<b>8</b>
B1 North St Albans	9
B2 North East Harpenden	13
B5 Glinwell Hatfield Road	18
B7 North West Harpenden	23
B8 Harper Lane	28
L1 Burston Nurseries	33
L2 West of Watling Street	38
M1 East and West of Miriam Lane	43
M1a Cross Lane Harpenden	47
M3 Bedmond Lane	52
M6 South of Harpenden Lane	57
M14 Beesonend Lane	62
M17 North of Wheathampstead Road	66
M18 East of Kay Walk	70
M21 Rothamsted Lodge	74
M22 Wood End Hatching Green	79
OS2 Toulmin Drive Highelms	83
UC5 18-20 Catherine Street	87
UC14 Car Park to rear of 3 Church Green	93
UC18 Garage block to front of 94-142 Riverside Road	98
<b>Appendix A: References and Sources</b>	<b>103</b>
<b>Appendix B: Legislation, National Planning Policy &amp; Guidance</b>	<b>105</b>
<b>Appendix C: Glossary</b>	<b>106</b>



# 1. Introduction

- 1.1. This High-Level Heritage Impact Assessment has been prepared by Place Services for St Albans City & District Council to inform the site allocation process within the forthcoming Local Plan.
- 1.2. Twenty Sites have been identified by the Local Planning Authority as requiring our assessment with regard to their impact upon the historic environment. These sites have been submitted to St Albans City & District Council following a Call for Sites as part of the Local Plan process.
- 1.3. For each Site Assessment, the report provides a summary baseline 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,<sup>1</sup> and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF).<sup>2</sup>
- 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.

## The Sites

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- 1.8. A total of twenty separate sites have been assessed, which are located across the district. The sites range considerably in size and are located both within urban and rural locations.
- 1.9. For the purposes of this assessment, the allocation area shall be referred to as 'the Site' and the 'Study Area' comprises a 500m HER search area (buffer). For urban sites a smaller Study Area of 250m has been utilised due to the built-up urban area.

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

<sup>2</sup> Department for Communities and Local Government, 2023. *National Planning Policy Framework*

## 2. Methodology

- 2.1 This assessment has been undertaken to support the production of the new St Albans City & District 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 or 250m Study Area of each 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 January, February and March 2024. Walkovers of the Sites 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 Areas, for the purposes of scoping heritage assets, as per Historic England 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'.<sup>3</sup> 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)<sup>4</sup> and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).<sup>5</sup>

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

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

<sup>5</sup> 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).<sup>6</sup>
- 2.8 Within this report, each Site Assessment includes:
- Identification of any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, in line with GPA3 Step 1.
  - A high-level assessment of the significance of the heritage assets potentially affected by future development, including the contribution made by their setting, in line with GPA3's Step 2. It also includes an assessment of archaeological potential of the Site.
  - An assessment of the potential impact of a development on the identified heritage assets is presented in Section 5, in line with Historic England's GPA3.<sup>7</sup> Step 3 of the staged approach outlines that assessment should assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. It also identifies impacts to the archaeological potential of the Site.
  - Each Site Assessment concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with Step 4 of GPA3.
  - Each Site Assessment is supported by a Built Heritage Asset Plan and Archaeological HER Asset Plan. The number referenced used in the text are those used by the National Heritage List for England<sup>8</sup> or the Hertfordshire HER.<sup>9</sup>
- 2.9 **Appendix A** lists out the references and sources consulted in the preparation of this report.
- 2.10 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**.

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

<sup>7</sup> *ibid*

<sup>8</sup> [Search the List: Map Search | Historic England](#)

<sup>9</sup> [Historic Environment Record Viewer \(arcgis.com\)](#)



## 3. Site Assessments





## B1 North St Albans

<b>Allocation ref no.</b>	B1	<b>Site Name</b>	North St Albans, AL3 6DD
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### Site Summary

The Site is 46.75 hectares in extent. The Site comprises a complex of agricultural fields bisected by Sandridgebury Lane.

The southern boundary is formed by the modern urban extent of St Albans including the commercial estate of Porters Wood, the eastern boundary is formed by the main railway line running north from St Albans, the northern boundary comprises the sports pitch and fields, with the western side formed by Harpenden Road and the properties that front onto it.

1146 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Scheduled Monument: List Entry ID: 1019136 Beech Bottom Dyke Iron Age boundary  
Conservation Area: Childwickbury

### Non designated Heritage Assets on the HHER

HHER 13540 Palaeolithic hand axe  
HHER 9607 Neolithic and Bronze Age flintwork  
HHER 656: Roman tile fragments  
HHER 30601: Post medieval farm complex  
HHER 5025 milestone  
HHER 5585 Railway bridge  
HHER 5024 Mile post

### Built heritage

Comments:

There are no designated built heritage assets within the Site. Please refer to Archaeology regarding the Scheduled Monument Beech Bottom Dyke.

The edge of the Childwickbury Conservation Area extends into the Study Area; however, its setting and significance is unlikely to be affected by the proposed Allocation. This is due to the intervening topography and vegetation as well as there being no recorded historic association of the Site with Childwickbury.



Recommendations/Mitigation:

n/a

**Archaeology**

Comments:

The Scheduled Monument Beech Bottom Dyke (SM 1019136) is located within approximately 250m at its closest point to the south of the Site and of Porters Wood Industrial estate. The Dyke represents the rare survival of an Iron Age territorial boundary ditch. The significance of the Dyke is derived from its archaeological and historic interest as a defensive earthwork dating to the Iron Age period. The Dyke remains evident in aerial photography, however less so from the ground. The setting of the monument has been eroded through the development and expansion of St Albans throughout the mid to late twentieth century. The Sites makes no contribution to its setting and thereby significance.

A single Palaeolithic hand axe was recovered to the south of the Site (HHER 13540). A large collection of Neolithic and Bronze Age flint work is recorded to have been found to the north of the Site (HHER 9607) at Cheapside Farm. To the east of the Site, on the eastern side of the railway line, quantities of Roman tile (HHER 656) have been recovered potentially indicative of a building in the area.

Immediately to the west of Harpenden Road the site of Newhouse Farm is recorded (HHER 30601). This is surveyed on the late nineteenth century first edition Ordnance Survey but could have earlier origins. It would not be impacted by the development.

5.1 ha of part of the western side of the Site are at present being evaluated, a desk-based assessment and geophysical survey have been completed, with trial trenching due to commence in April 2024. The geophysical survey has identified potential archaeological features.

Recommendations/Mitigation:

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate.

# Maps

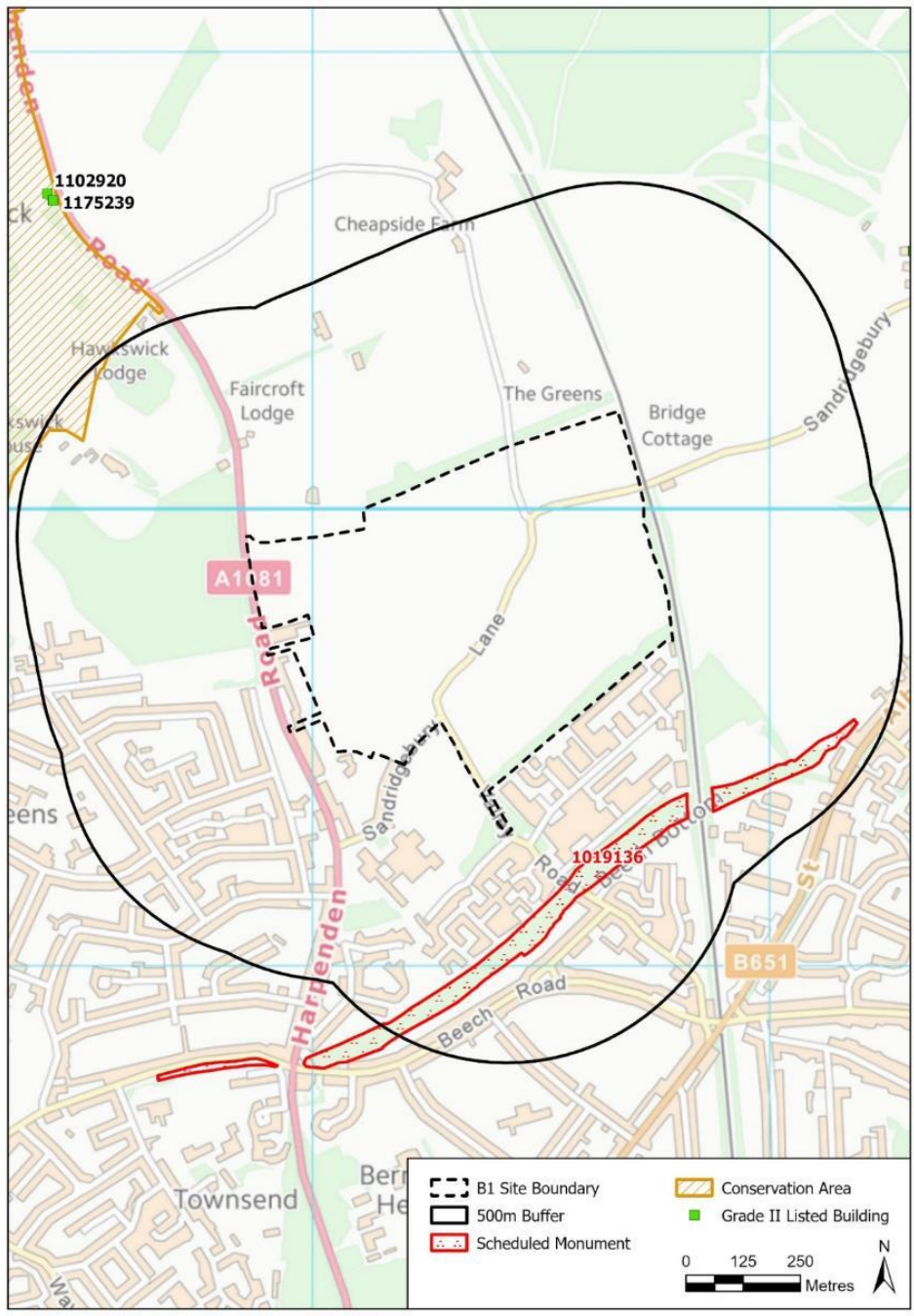


Figure 1 Built Heritage Asset Plan

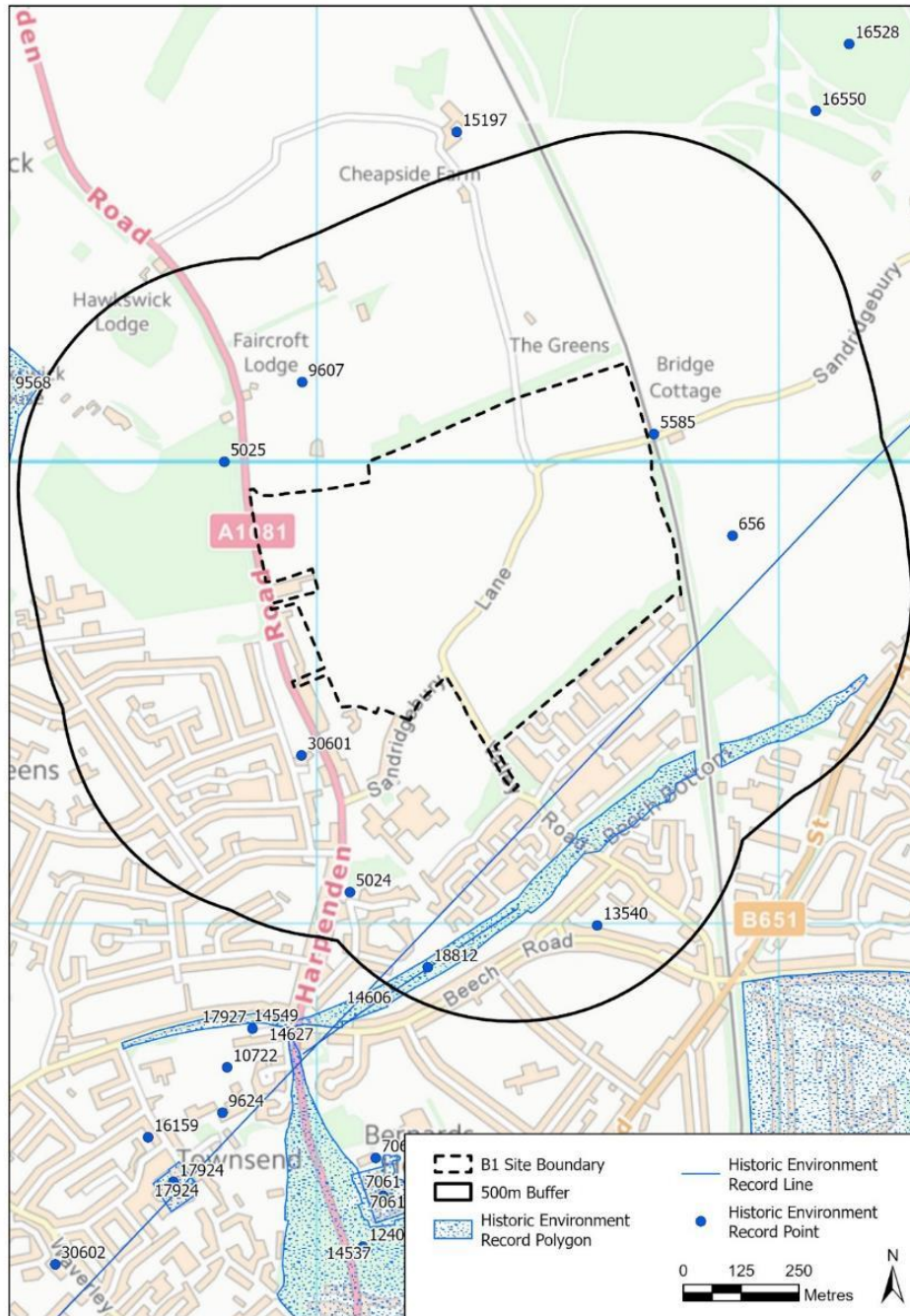


Figure 2 Archaeological HER Asset Plan



## B2 North East Harpenden

<b>Allocation ref no.</b>	B2	<b>Site Name</b>	North East Harpenden, AL5 5EG
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### Site Summary

The Site lies to the north of Harpenden covering an area of 43.24 ha comprising a sequence of agricultural and equestrian fields with mature hedges.

The Site is bounded to the southwest by the B653 and late twentieth century residential development at the Batford area of Harpenden. To the northwest of the Site is Bower Heath Lane (B652) whilst to the north is Bower Heath and Common Lane which forms the northeastern boundary. Beyond the Site to the north is countryside, whilst to the south is the built-up area of Harpenden.

Two public footpaths cross the Site, Public Footpath 34 in the west connecting Bower Heath Lane to Someries Road; and Public Footpath 61 to the north from Whittings Close to Common Lane.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Grade II Listed Building: List Entry ID: 1102963, The Red Cow PH

Grade II Listed Building: List Entry ID: 1102990, The Thatched Cottage (on corner of Lower Luton Road)

### Non designated Heritage Assets on the HHER

HHER 18443 Ridge and Furrow

HHER 31637 Saxon burials

HHER 10556 Roman lamp

HHER 667 Roman barrow

HHER 676 Iron Age pottery

HHER 9822 Branch railway line. (railway bridge HHER 7015)

HHER 10582 Chalk Mine

HHER 10583 WWII prisoner of War camp

HHER 16898 historic field boundaries and pits identified from soilmarks

HHER 39739; 31631, 31632; 31633 Multi period deposits identified at Katherine Warrington School Lower Luton Road

HHER 39740 Late Iron Age/Roman pit

HHER 39742, 30863 Quarry pits

HHER 1169 Palaeolithic flints identified in the River Lea

HHER 5819 Batford Watermill

HHER 10489 Site of Smithy.

HHER 31417 Site of Bagpightle Farm

HHER 112479

HHER 30399 The Red Cow listed building

HHER 7022 Site of smithy

HHER30863 Depressions possible chalk pits

HHER 39741 three parallel gullies in St Katherines School



### Built heritage

#### Comments:

The Grade II listed The Red Cow Public House is located to the southwest of the Site, approximately 110 metres away at its closest point. The setting of The Red Cow Public House has been compromised by the housing development which surrounds it. Historically this would have been a key point at the ford and footbridge over the River Lea by the Cold Harbour signal post. Whilst the Red Cow PH is located on the edge of the built-up area, there is limited visibility and no historic association between the building and the Site.

The Thatched Cottage is located to the south of the Site, close to the Katherine Warrington School. It is separated from the Site by existing built form at Batford which both physically and visually separates the Site from the asset.

It is unlikely that the significance of The Red Cow Public House and other heritage assets would be affected by the development of the Site.

#### Recommendations/Mitigation:

It is unlikely that the significance of The Red Cow Public House and other heritage assets would be affected by the development of the Site and therefore no mitigation is required.

### Archaeology

#### Comments:

Within the Site the Hertfordshire Historic Environment Record identifies the presence of historic ridge and furrow surviving within the fields on the western side (HHER 18443). Evidence from aerial photography indicates that the ridge and furrow extends over one or more fields, however the site visit failed to identify clear evidence visible on the ground.

Palaeolithic flints have been recovered from the River Lea (HHER 1169). To the south of the Site finds of prehistoric pottery are recorded in the form of vessels from a late Iron Age cremation burial (HHER 676). Multi-period deposits were found during excavations at Katherine Warrington School comprising pits, flint collection and prehistoric pits (HHER 31631-3, 39739).

Also, to the south of the Site is a substantial Roman barrow (HHER 667) and in a similar area, although separate from the barrow, a Roman lamp (HHER 10556) has been identified. The Roman barrow is recorded as being 23 metres in diameter and 7 metres high. This indicates that Roman occupation is likely to have occurred on the north-eastern side of the river and that there were occupants of some wealth present. Based on known features in the area, there is potential for further burials. Further Roman material is recorded at Katherine Warrington School (HHER 39740).

To the east of the Site recent excavations have identified the remains of a number of inhumations, some of which contained artifacts of a Saxon date (HHER 31637). No evidence of settlement was found in the areas that were assessed in advance of the development of the site. The settlement would have been located within the vicinity of the cemetery, potentially within the Site.

Batford Mill is thought to have medieval origins and is situated on the edge of the River Lea (HHER 5819). The site of a former farm is recorded to the north of the Site (HHER 31417).



The redundant branch line of the Hatfield, Luton and Dunstable railway runs along the River Lea lies to the southwest of the Site. Immediately to the south of the southern corner of the Site former chalk mines are recorded (HHER 10582). A nineteenth century Mill is located in Crabtree Lane. A World War II prisoner of war camp is recorded in the same location (HHER 10583), now all developed. Two sites of smithy's indicate metal working in the study area (HHER 10489, 7022).

The presence of the Roman barrow and multi-period site to the west including the Saxon cemetery in close proximity to the boundary of the Site indicates the potential for occupation of these periods being present. The only impact on the area would have been from agricultural use of the land, which has the potential to cause some erosion to surviving deposits.

**Recommendations/Mitigation:**

At planning application stage, a full detailed archaeological desk-based assessment should be required with any submitted application for the Site. There will be a need to undertake a detailed walkover to assess the quality of the surviving ridge and furrow to see if this should be protected within green open spaces or mitigated by trial trenching. Assessment within the DBA should be undertaken of the adjacent known archaeological deposits and the potential for identifying similar or associated deposits within the Site. This may require further non-intrusive and intrusive evaluation to support the application.

## Maps

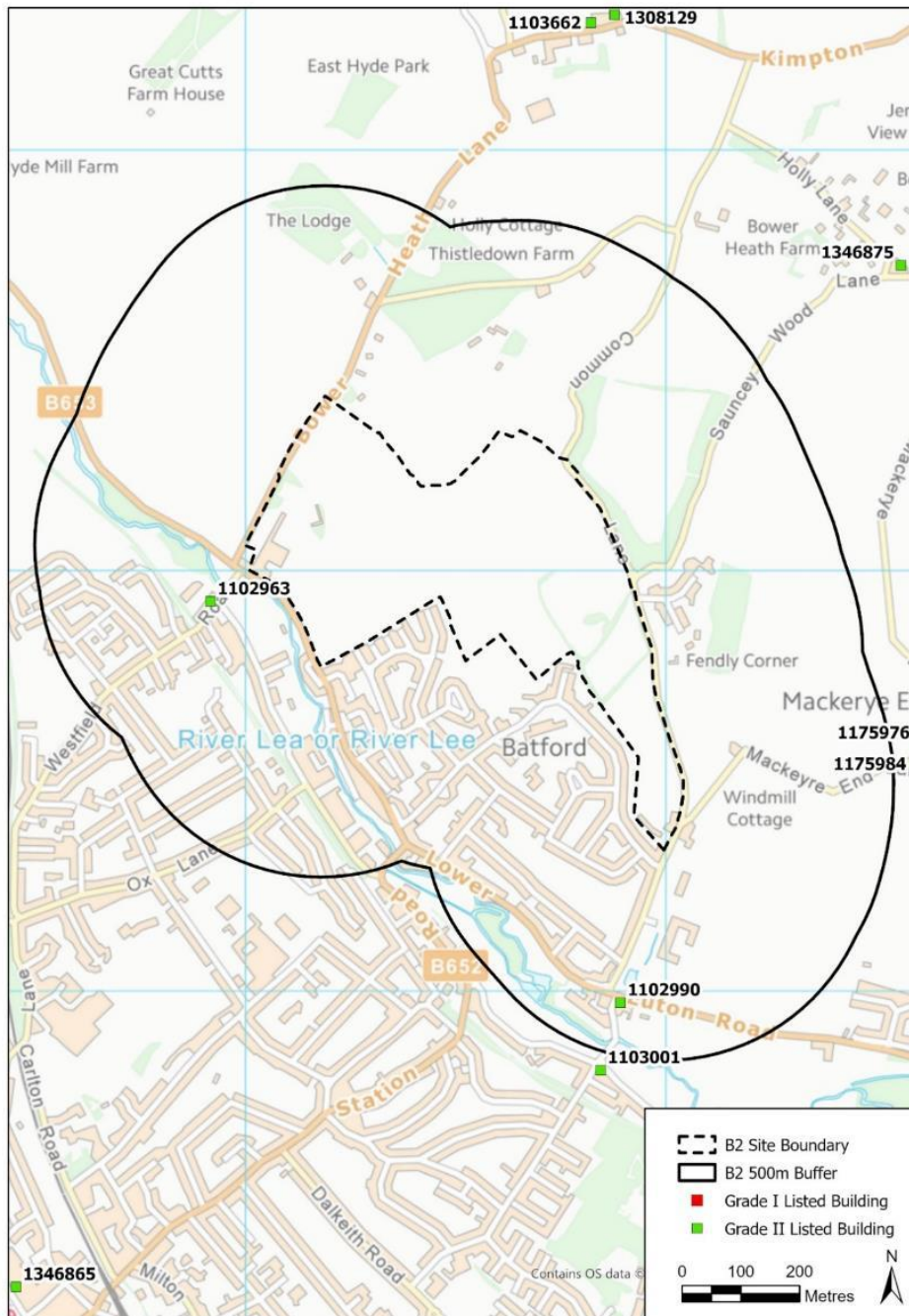


Figure 3 Built Heritage Asset Plan



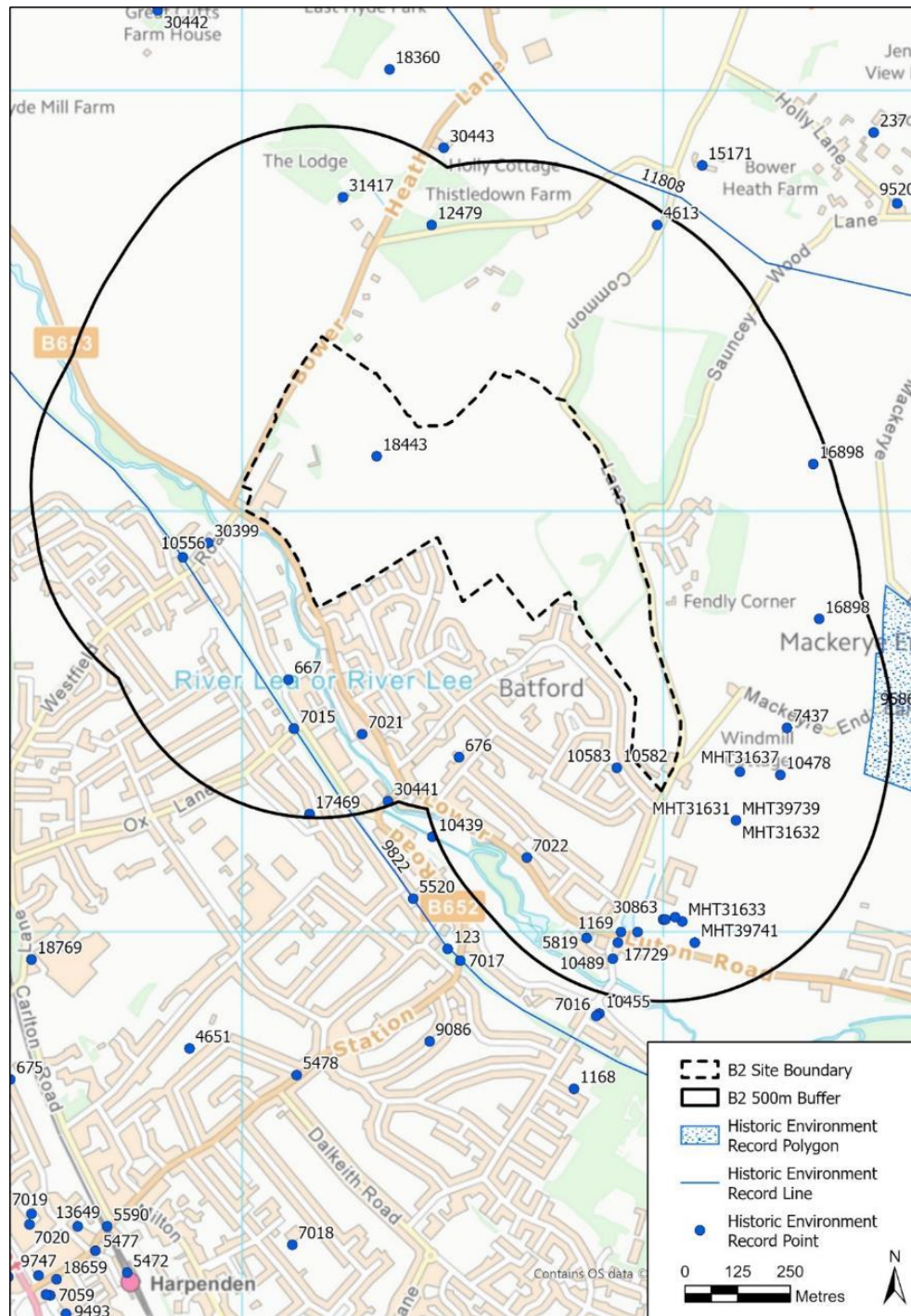


Figure 4 Archaeological HER Asset Plan



## B5 Glinwell Hatfield Road

<b>Allocation ref no.</b>	B5	<b>Site Name</b>	Glinwell, Hatfield Road, St Albans, AL4 0HE
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### Site Summary

The Site is c. 20.85 hectares in extent.

The Site is bisected by the Butterwick Brook, running north to south. To the eastern side of the Brook the Site is largely covered by commercial green houses with the western side being formed of open grassland.

The Site is bounded to the east by Oaklands Lane, to the south by the former Hatfield to St Albans branch line, the north by the A1057 and to the west by an industrial estate.

436 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Grade II Listed Building: List Entry ID: 1245067 Smallford Station

Grade II Listed Building: List Entry ID: 1172839 Three Horseshoes Public House

Grade II Listed Building: List Entry ID: 1347182 Milepost approximately 70m east-north-east of the Three Horseshoes PH

Grade II Listed Building: List Entry ID: 1102987 The Plough Inn

### Non designated Heritage Assets on the HHER

HHER 9628 Hatfield to St Albans branch of the Great Northern Railway

HHER 2666 Late Iron age/Roman Enclosure

HHER 5019 Milestone

HHER 5518 Smallford Station

HHER 6839 Road bridge associated with the former railway

HHER 18091 Cropmarks of pits, trackway and boundary ditches

HHER 12235 Site of Butterwick Farm, Smallford

HHER 18474 Three Horseshoes public house

HHER 18475 Site of Toll Gate

HHE 18476 Methodist church nineteenth century

HHER 30775 post medieval pottery and other finds

HHER MHT39738 Three Bronze Age pits.

### Built heritage

Comments:

The Grade II listed Smallford Station is located immediately to the south of the Site. Its heritage significance is derived from its special architectural and historic interest as an 1866 Railway Station built for the Great Northern Railway. It is a little altered example of a small wayside station of timber-framed construction and is a rare survival of the building type. The setting of the station has changed over time, particularly following the closure of the Hatfield & St Albans branch line. Historically it was located within a



rural setting, which was developed in the mid-twentieth century with the establishment of Smallford Nurseries and housing along Oaklands Lane / Station Road. The proposed Allocation should consider how the building and its setting could be enhanced and a new use provided that would support its long-term conservation, if there is opportunity to do so.

The other heritage assets within the 500m Study Area, identified above, are unlikely to be affected by the proposed Allocation. The Site makes no contribution to their significance.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

There would be benefit in including the Grade II listed Smallford Station within the proposed Allocation to ensure its long-term maintenance and conservation. The building appears derelict therefore a new use could be established which would secure this, with funding for it coming from a cross-subsidy created by the proposed Allocation. If there is opportunity to do so, this should be a key driver for development on the Site.

#### Archaeology

##### Comments:

To the north of the Site cropmarks identified a ditched enclosure which was evaluated in 1997 and found to be of Late Iron Age/Roman date. Trial trenching at Oaklands Lane identified mid to Late Bronze Age pits (HHER MHT39738). To the south of the Site a series of cropmarks are recorded comprising pits, boundary ditches and a trackway (HHER 18091). The dates of these are unknown at present.

A farm complex, Butterwick Farm, to the south of the Site was lost to quarrying in the twentieth century (HHER 12235). The site of a toll gate (HHER 18475) is located on the road at the northeastern corner of the Site which was removed in the later twentieth century during road widening.

The southern boundary of the development is formed by the former branch line from St Albans to Hatfield opening in 1865 and closed in 1965 (HHER 9628). Smallford Station lies to the south of the Site (HHER 5518), see above built heritage section for more information. There is potential that elements of the disused railway line will remain abutting the Site. Post medieval pottery and other finds were recovered from field walking the line of the former railway (HHER 30775). A methodist chapel is recorded on the eastern edge of the study area (HHER 30775)

Initial research indicates there is potential for activity within the immediate environs of the Site since the Mid to Late Bronze Age with Late Iron Age/ Roman enclosed settlement evidence to the north of the Site. During the post medieval period there was a dispersed settlement pattern with a number of farms present in the vicinity of the Site.

The presence of a series of trial trenches are visible on aerial photographs; however, the Historic Environment Record has no information on the results of this.



Recommendations/Mitigation:

Evidence of an archaeological evaluation is visible on google earth, in the form of a series of trial trenches excavated on the grass area adjacent to the present greenhouses, but no reports are recorded on the HHER.

At planning application stage, a desk-based assessment should be undertaken to assess the potential survival of archaeological deposits including features associated with the former railway and include the results of the evaluation. Following the results of the desk-based assessment, further field evaluation may be required beneath the green houses to further understand the potential for archaeology within the Site.

### Maps

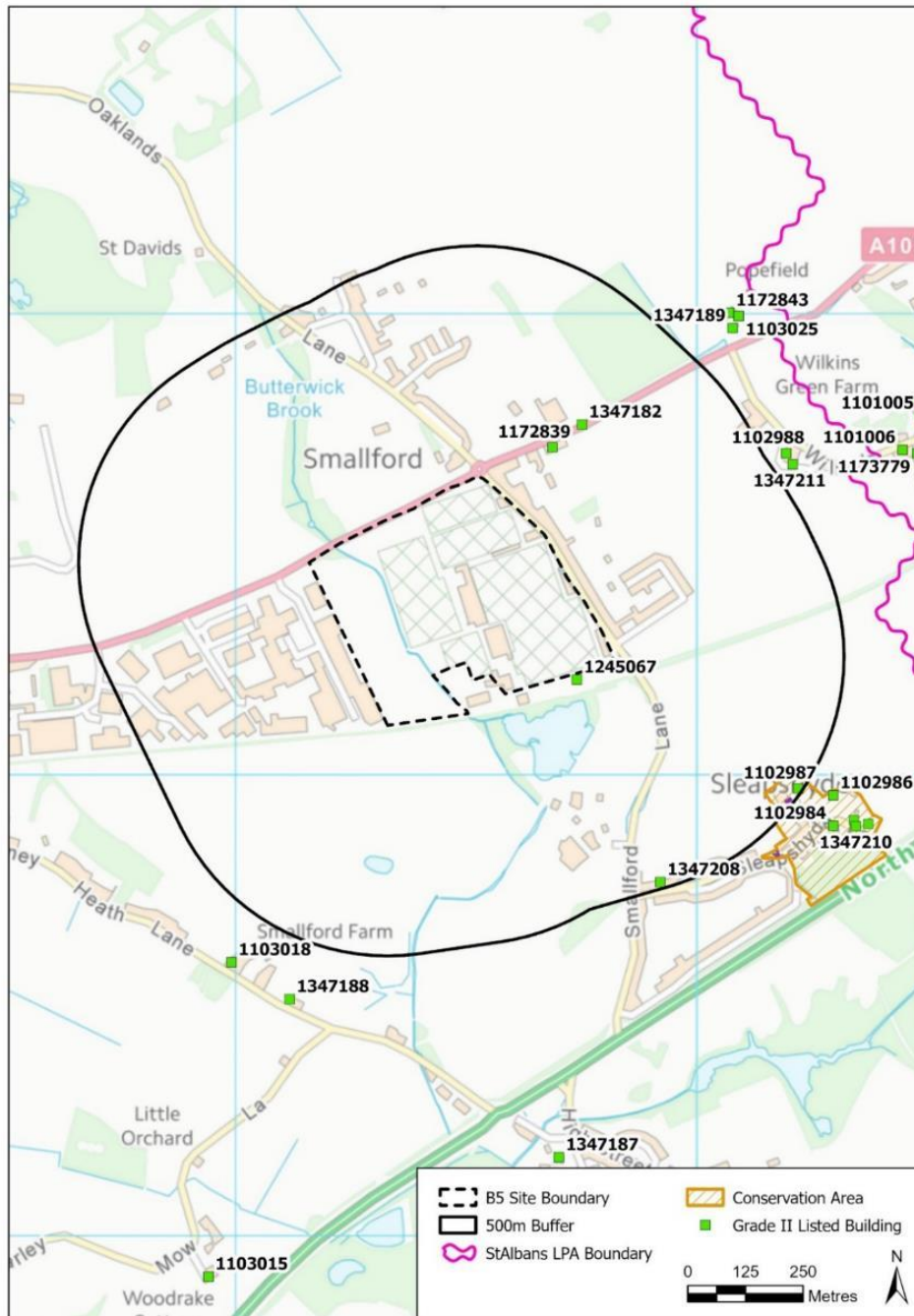
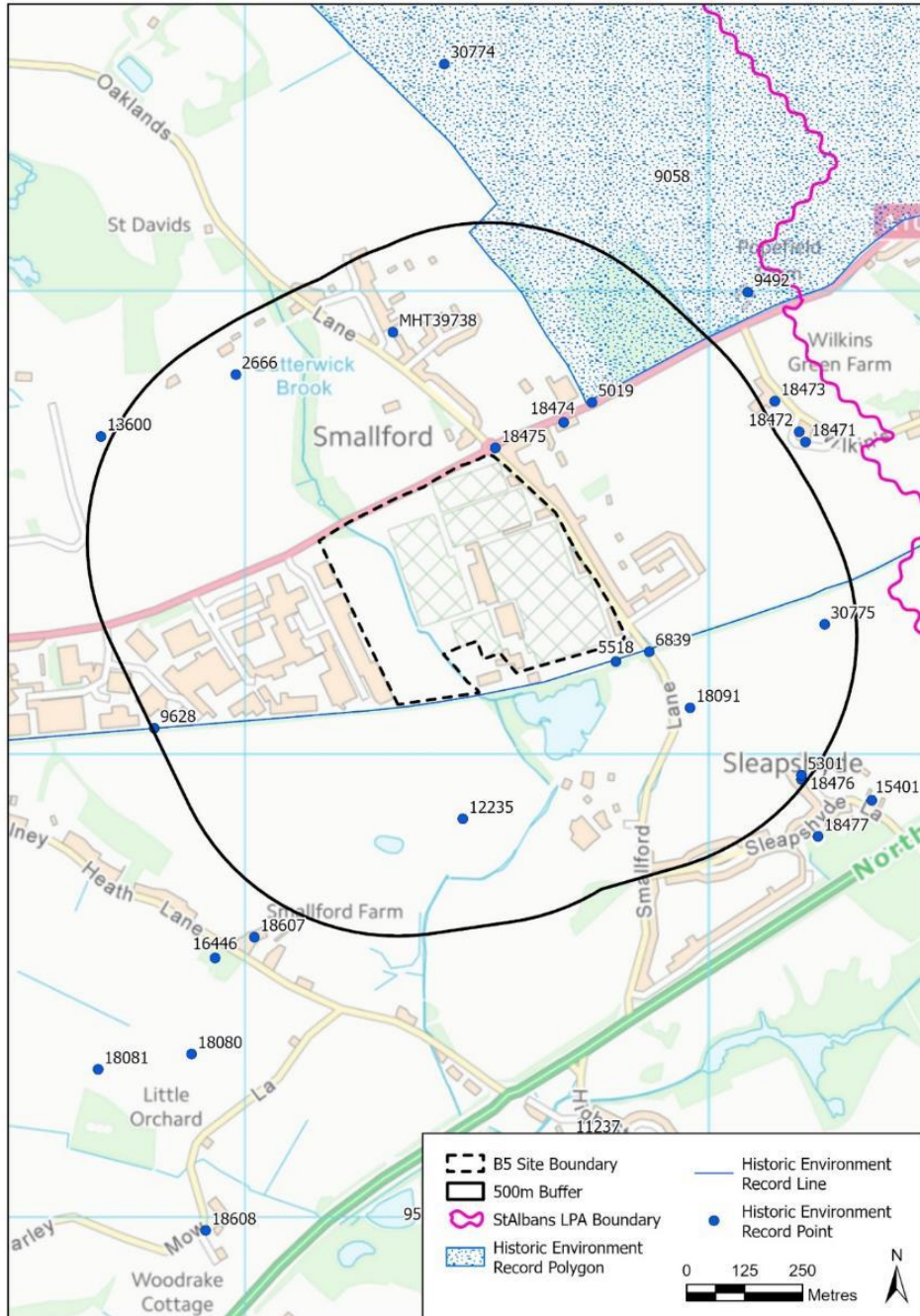


Figure 5 Built Heritage Asset Plan



**Figure 6 Archaeological HER Asset Plan**



## B7 North West Harpenden

<b>Allocation ref no.</b>	B7	<b>Site Name</b>	North West Harpenden, AL5 3NP
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### Site Summary

The Site is 12.19 hectares in extent. The Site comprises a single agricultural field to the northeast of Luton Road, southeast of Cooters Lane, south of Ambrose Lane and northwest of Bloomfield Road. The topography of the Site drops significantly from Ambrose Lane towards Luton Road allowing views across the valley.

To the southeast and southwest of the Site are the suburbs of Harpenden, whilst to its northeast is The King's School campus and northwest is Cooters Farmhouse and open agricultural fields.

293 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Grade II Listed: List entry ID: 1174439 The Old Bell Public House

Grade II Listed: List entry ID: 11023989 Cooters End Farm

Grade II Listed: List entry ID: 1103000 Milepost opposite Moreton End Lane

Conservation Area: Harpenden

### Non designated Heritage Assets on the HHER

HHER 674 Roman finds

HHER 7023 Post medieval chalk pit

HHER 663 Neolithic polished axe

HHER 15551 Post medieval farmhouse

HHER 17859 The Old Bell Public House listed building

HHER 5592, 9811 Railway bridges

HHER 18770 Site of Moreton End a post medieval farmstead.

HHER 10449 Milepost cast iron

### Built heritage

#### Comments:

The Old Bell Public House is located on the historic route to Luton which passed through Harpenden prior to the construction of the M1. Its significance is linked to this historic use as a coaching stop to the north of the town. As such, the Site makes little contribution to its significance. Likewise, the Grade II listed Milepost located approximately 420m to the southeast of the Site on the Luton Road. The Site makes no contribution to its significance, and it is unlikely to be affected by the proposed Allocation.

Cooters End Farm is located adjacent to the Site, across Cooters End Lane. The significance of the building is derived from its special architectural and historic interest as a farmhouse of seventeenth century origins. Its setting comprises the fields which surround the property and would have formed the supporting agricultural land as evidenced on the 1839 Tithe Map and Apportionment. The proposed Allocation has the potential to alter and/or remove the contribution the Site makes to the significance of



Cooters End Farm by virtue of building on agricultural land historically associated with it. This would likely give rise to a level of harm, which should be explored and minimised.

The northern edge of the Harpenden Conservation Area is located within the 500m Study Area of the Site. The principal significance of the Conservation Area is drawn from the character and appearance of the historic core and commons along with adjoining Victorian and Edwardian suburbs. Of most relevance to the Site are Character Areas C2 - Park Hill and D - Highfield Oval which are closest to the Site. These areas developed during the twentieth century, with Highfield Oval constructed as a children's home to garden suburb principles. In terms of the setting of the Conservation Area, it is largely defined by the Railway Line to the east, mid twentieth century housing development to the north and countryside to the south and west. The Conservation Area is unlikely to be affected by the proposed Allocation. This is due to the intervening built form and vegetation.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of Cooters End Farm by virtue of building on agricultural land that was historically associated with the listed building. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to Cooters End Farm to sustain its agrarian setting.

#### Archaeology

##### Comments:

No assets are recorded within the Site on the HHER. A number of records are in the general vicinity showing potential multi-period occupation. The earliest evidence of occupation comprises a Neolithic polished axe (HHER 663) found to the north of the site.

A quantity of Roman finds were revealed at 11 Moreton End Lane to the south of the Site (HHER 674). To the immediate south of the site a post medieval chalk pit is identified (HHER 7023).

Post medieval farmsteads are located at Cooters End Farm (HHER 15551) located on the northern corner of the Site, all farm barns and outbuildings have been lost but are visible on the Tithe Map of 1839. To the south of the Site, Moreton End (HHER 18770), a post medieval farmstead which was superseded by a Victorian house and garden is recorded. The Harpenden to Hemel Hempstead railway developed to the southeast of the site (HHER 9809) with two bridges within the Study area (HHER 5592, 9811). Evidence of quarrying is recorded to the southeast of the Site with a chalk pit recorded (HHER 7023).

Initial research indicates there is potential for activity within the immediate environs of the Site since the Neolithic period onwards. During the post medieval period there was a dispersed settlement pattern with a number of farms present in the vicinity of the Site.





Recommendations/Mitigation:

No archaeological investigation has occurred in the vicinity of the Site, although the HHER records a number of chance finds which indicate the potential for surviving archaeological deposits.

If allocated, at planning application stage the Site would require a detailed archaeological desk-based assessment to be undertaken with early consultation recommended with the Local Planning Authority as appropriate. Following the results of the desk-based assessment, further non-intrusive survey and field evaluation may be required to further understand the potential for archaeology within the Site.

# Maps

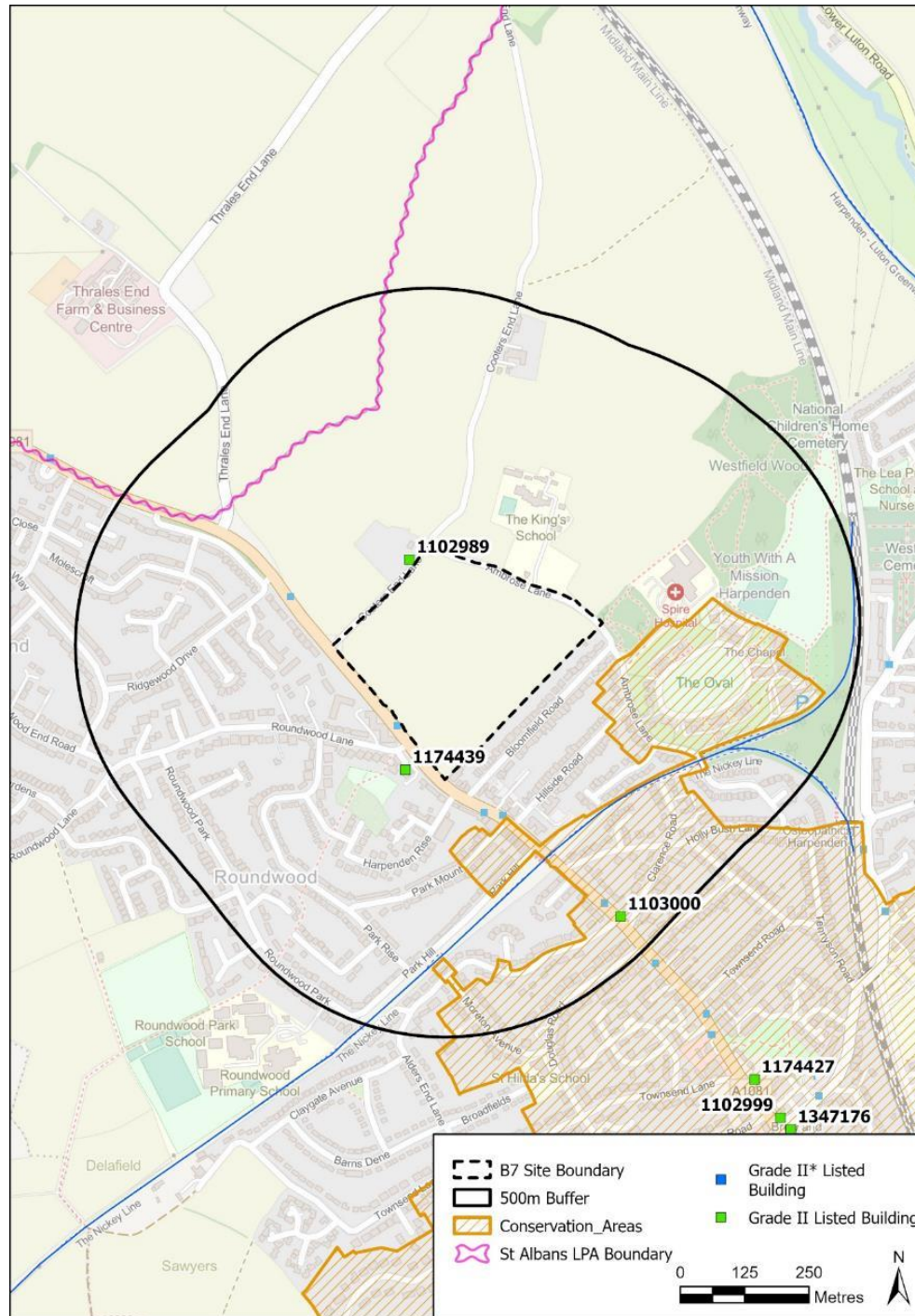


Figure 7 Built Heritage Asset Plan

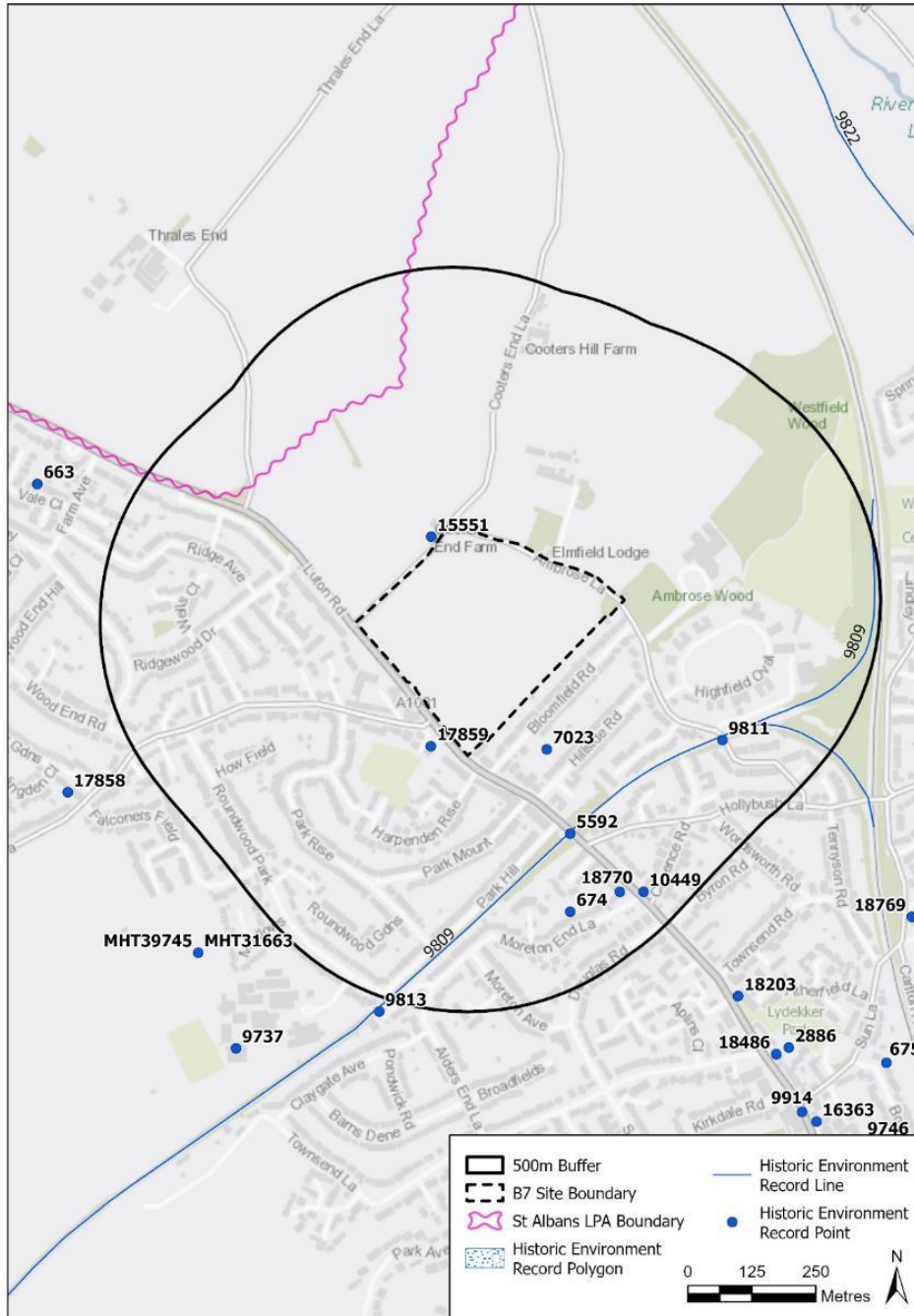


Figure 8 Archaeological HER Asset Plan



## B8 Harper Lane

<b>Allocation ref no.</b>	B8	<b>Site Name</b>	Harper Lane, north of Radlett, WD7 7HU
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### Site Summary

The Site is 11.40 hectares in extent.

The Site is located to the east of the railway line and Watling Street, running south from St Albans to London, and south of Harper Lane. The southern part comprises a field and paddocks laid to grass with the northern half being used for various commercial uses, largely consisting of open storage. A series of large modern buildings are located within the northern half.

274 residential units are identified for the allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Grade II Listed Building: List Entry ID: 1033362 Harper House

Grade II Listed Building: List Entry ID: 1173270 London Coal Duty Marker immediately northwest of Nos. 2 and 4 Marble Arch Cottages

### Non designated Heritage Assets on the HHER

HHER 14339 Watling Street Roman Road

HHER 694 Bronze Age Socketed Axe

HHER 5922 Railway bridge

HHER 556 Palaeolithic flint axe

HHER 10234 Outer London Stop Line WWII

HHER 700 Possible Roman tile kiln

HHER 13690 Harper House built 1871 (see built heritage section)

HHER 15365 Listed Arts and crafts house of the late nineteenth century

### Built heritage

Comments:

The Grade II listed building Harper House is located approximately 170m to east of the Site. Its heritage significance is derived from its architectural and historic interest as a former country house dating to 1871. It was designed by the celebrated Victorian architect Richard Norman Shaw for solicitor John Oddie. Historically, the house would have sat within landscaped grounds with a Lodge on Harper Lane and Coach House adjacent to the mansion house. A driveway extended southeast from the Lodge on Harper Lane to the house. To the north and east of the house remains Hounds Wood. The frontage of the house extended to the ridge before the land dropped to the Midland Railway.

Whilst much of the setting remains, and contributes to significance, the grounds have been redeveloped for equine use to the front of the Coach House such that this area no longer contributes positively to the experience of the listed building as a former county house. Further to the northwest between the equestrian use and the railway line the former open fields have been developed for industrial and

commercial uses which are considered to make a negative contribution to the significance of Harper House as a Grade II listed building. The proposed Allocation seeks the replacement of the commercial and industrial uses with a primarily residential development and as such has the potential to deliver enhancements to the setting of the listed building.

The listed London Coal Duty Marker is located approximately 50m to the southwest of the Site. Its significance is derived from its interest as a historic townscape feature, marking the point where taxes on coal were due to the Corporation of London. Its significance is therefore closely associated with its location on Watling Street. The Site makes no contribution to this significance and the proposed Allocation is unlikely to affect its significance.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect the setting, and significance, of Harper House by virtue of building on land historically associated with the listed building. Given the existing uses and built form on the Site, there is potential to deliver enhancements that would better reveal the significance of the listed building. This could include the creation of open space between Harper Lane (B556) and the frontage of the listed building and adjacent Coach House to better reveal their significance, pertaining to the original arrangement on the Site. Regarding scale and massing of new built form, this should respond positively to the local character and distinctiveness of the area.

#### Archaeology

##### Comments:

A Palaeolithic hand axe (HHER 556) is recorded immediately to the west of the Site although the location of the find described within the HHER is rather vague describing the location as from a gravel pit at Radlett. To the north of the Site a socketed Bronze Age axe (HHER 694) is recorded.

To the west of the Site is located on the main Roman Road from St Albans to London, Watling Street (HHER 14339). This was originally constructed in the mid First century AD and has continued to the present day. 350m to the east of the Site the HHER records the location of a potential Roman building or kiln. This is based on an area of dark soil containing large amounts of Roman brick and tile (HHER 700).

The railway line runs along the western side of the Site with one of the bridges (HHER 5922) recorded on the HHER. A late Victorian house, Harper House (HHER 13690) constructed by Norman Shaw is located to the east of the Site.

The Site is bisected by a World War II anti-tank ditch, which ran through this area as part of the outer London defence ring with portions still visible today from aerial photographs as cropmarks HHER (10234).

There is a low level of prehistoric activity in the vicinity with both Palaeolithic and Bronze Age axes being recovered. The first evidence of settlement dates to the Roman period with a potential settlement to the east of the Site and Watling Street forming the western edge of the Site. As such, there is the potential for roadside settlement or burials along Watling Street.



Within the Site, the line of the WWII outer London Defence Line should be investigated to understand its construction technique and if there are other elements within the Site relating to the defence line. The Site will have been impacted by the construction of the modern building complex and the extensive hardstanding in the northern part of the Site. The remainder has a higher potential to preserve archaeological deposits, although these may have been affected by agricultural activity on the Site.

**Recommendations/Mitigation:**

If allocated the Site would require a detailed archaeological desk-based assessment to be undertaken at planning application stage with early consultation recommended with the Local Planning Authority, as appropriate. This should assess the full range of archaeological deposits including the Outer London Defence Line which bisects the Site.

Following the results of the desk-based assessment, non-intrusive survey and field evaluation may be required to further understand the potential for archaeology within the Site.

### Maps

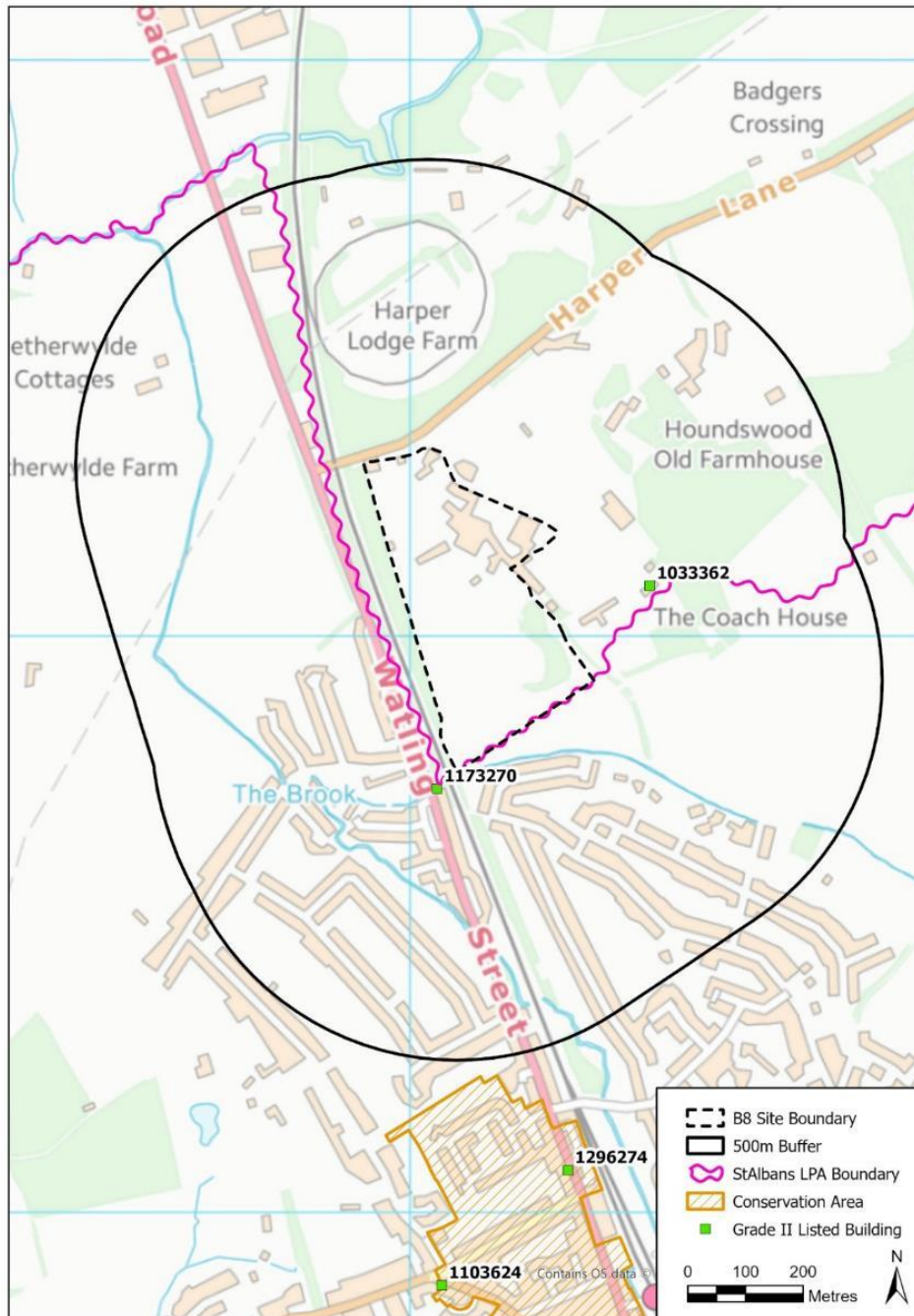


Figure 9 Built Heritage Asset Plan

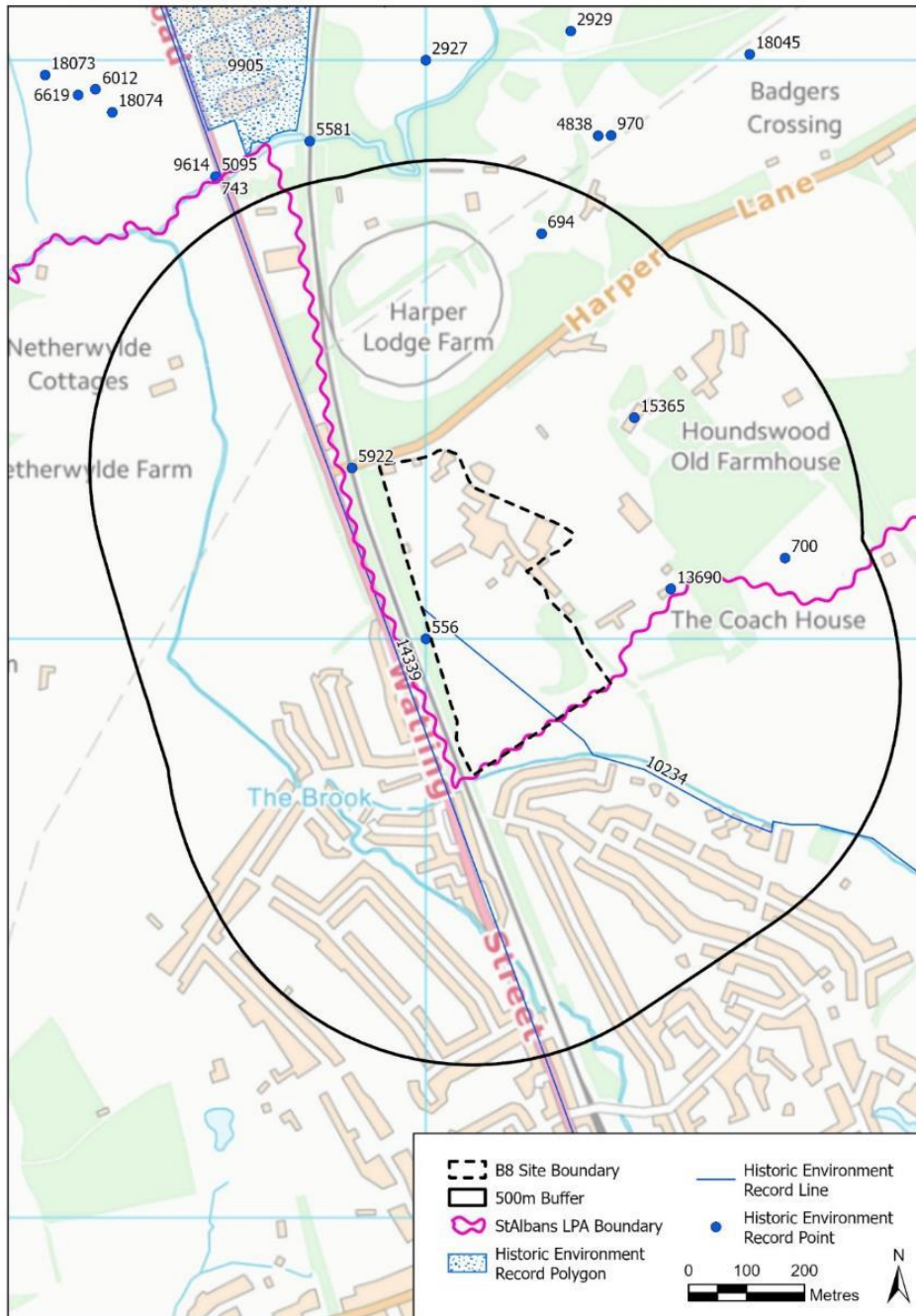


Figure 10 Archaeological HER Asset Plan





# L1 Burston Nurseries

Allocation ref no.	L1	Site Name	Burston Nurseries, North Orbital Road, St Albans, AL2 2DS
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## Site Summary

The Site covers an area of 14.33 hectares. It is identified for 180 units, in addition to the units granted planning permission ref. 5/2020/3022.

The Site comprises the area of Burston Manor in the east of the Site and the associated Burston Nurseries which is located to the west of the Site. The buildings at Burston Nurseries comprises greenhouses cover a large part of the Site.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Grade II\* Listed Building: List Entry ID: 1102862 Burston Manor House

Grade II Listed Building: List Entry ID: 1347270 Outbuilding immediately to east of Burston Manor House

## Non designated heritage assets on the HHER

### Within the Site

HHER 2613 Moated Site Burston Manor

HHER 1003 Shrunken settlement

HHER 17833 Burston Manor Farm

HHER 10350-10353 cropmarks

### Within the Study area

HHER 880 Roman Tile Kiln

HHER 6620 Site of WWII pill box

HHER 9752 Palaeolithic hand axe

HHER 9764 Palaeolithic hand axe

HHER 11725 World War II bunker and electricity sub station

HHER 17831 Tenterden House, 19<sup>th</sup> century house

HHER 17834 Site of Post medieval farmstead

HHER 18042 Cropmark of ditches in Noke Lane

## Built heritage

### Comments:

The Site includes the Grade II\* listed Burston Manor House and the Grade II listed outbuilding to the east of the Manor.

Burston Manor House is a Grade II\* listed building of more than special interest and as such falls within the top 5.8% of listed buildings. Its heritage significance is derived from its special architectural and historic interest as a house of twelfth century origins, altered and extended in the fifteenth and seventeenth centuries and re-cased in the mid-nineteenth century. The small outbuilding to its east was built as a granary and dovecote dating to the late seventeenth century with nineteenth century alterations.

The earthworks to the south and west of the Manor House provide evidence of it being a moated site which, along with the former dovecote and granary, highlight the historic interest and importance of the Site. It is likely that the Manor had a large landholding historically, however this has been reduced over the years such that all that remains are the domestic gardens to the property.

The current Nurseries, which occupy the land to the west of the listed building, were established in 1962. They do not contribute to the setting of the listed buildings, in fact they detract from it.

It is understood that a planning application was recently approved on appeal for the construction of an 80-bed assisted living apartments and 44 bungalows on the land to the south of Burston Manor House. This was considered by the Inspector to have a low to moderate level of less than substantial harm on the setting, and significance, of the listed buildings.

#### Recommendations/Mitigation:

It is recommended that the listed buildings and their remaining residential curtilage are removed from the Allocation red line boundary to ensure that the last remaining parts of their setting is preserved.

If the potential Allocation progresses, 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.

There may be opportunity to establish a heritage and landscape led scheme which would see the removal of the areas of hardstanding on the Nurseries site and establish a landscaped set back from the boundary of the listed building. Regarding scale and massing of new built form, this should respond positively to the local character and distinctiveness of the area.

#### Archaeology

##### Comments:

Within the Site lies the Grade II\* Burston Manor. The moated site of Burston Manor (HHER 2613) contains an unusual moat of oval form associated with a twelfth century manor house. The HHER suggests that originally the moat may have completely circled the manor house. The medieval settlement group have identified a deserted medieval village (HHER 1003) associated with the manor, however the HHER states this is doubtful. The Manor and its associated hinterland are identified on the St Albans constraint maps as an area of archaeological significance.

To the north of the Manor is Burston Manor Farm (HHER 17833), thought to have been developed from at least the seventeenth century, many of the buildings have now been lost but will survive as below ground remains.

Aerial photographic evidence (HHER 10350-10353) shows a group of rectilinear features forming enclosures/field boundaries possibly related to the manor house which lies to the northeast. The two oddly shaped southern enclosures are dark maculae, possibly former ponds. Linear features and possible remnants of ridge and furrow to the north-east may be related; the whole area is very close to the manor house.

Within the vicinity of the Site the earliest occupation comprises the location of two Palaeolithic hand axes



(HHER 9752, 9764), both located to the east of the Site. Directly to the north of the Site a Roman tile kiln (HHER 880) of fourth century date was excavated in 1968 within the garden of 67 Mayflower Road.

A post medieval farmstead is recorded at The Noke (HHER 17834) to the west of the Site, now within the urban area. The farm was shown on the 1872 Ordnance Survey map. A further farmstead is thought to lie at Tenterden House (HHER 17831, previously called Lye Farm).

Elements of World War II defences comprising a pill box (HHER 6620) and a bunker and electricity substation (HHER 11725) are recorded to either side of the Site.

Although heavily developed with buildings associated with the nursery as well as other industrial/commercial activities this is a highly sensitive site as it contains the moated site and the Grade II\* Listed Building.

#### Recommendations/Mitigation:

A detailed Desk Based Assessment should be undertaken to support any planning application with specific areas of research being the development and history of Burston Manor. This should include any documentary records which relate to the manorial complex. It is recommended that consultation on methodology should be undertaken with the Local Authority at an early stage, as appropriate.

A programme of archaeological trial trenching should be undertaken to support the application and assess the potential for the deserted medieval village, assess the cropmark evidence and identify other features associated either to the medieval or earlier occupation.

## Maps

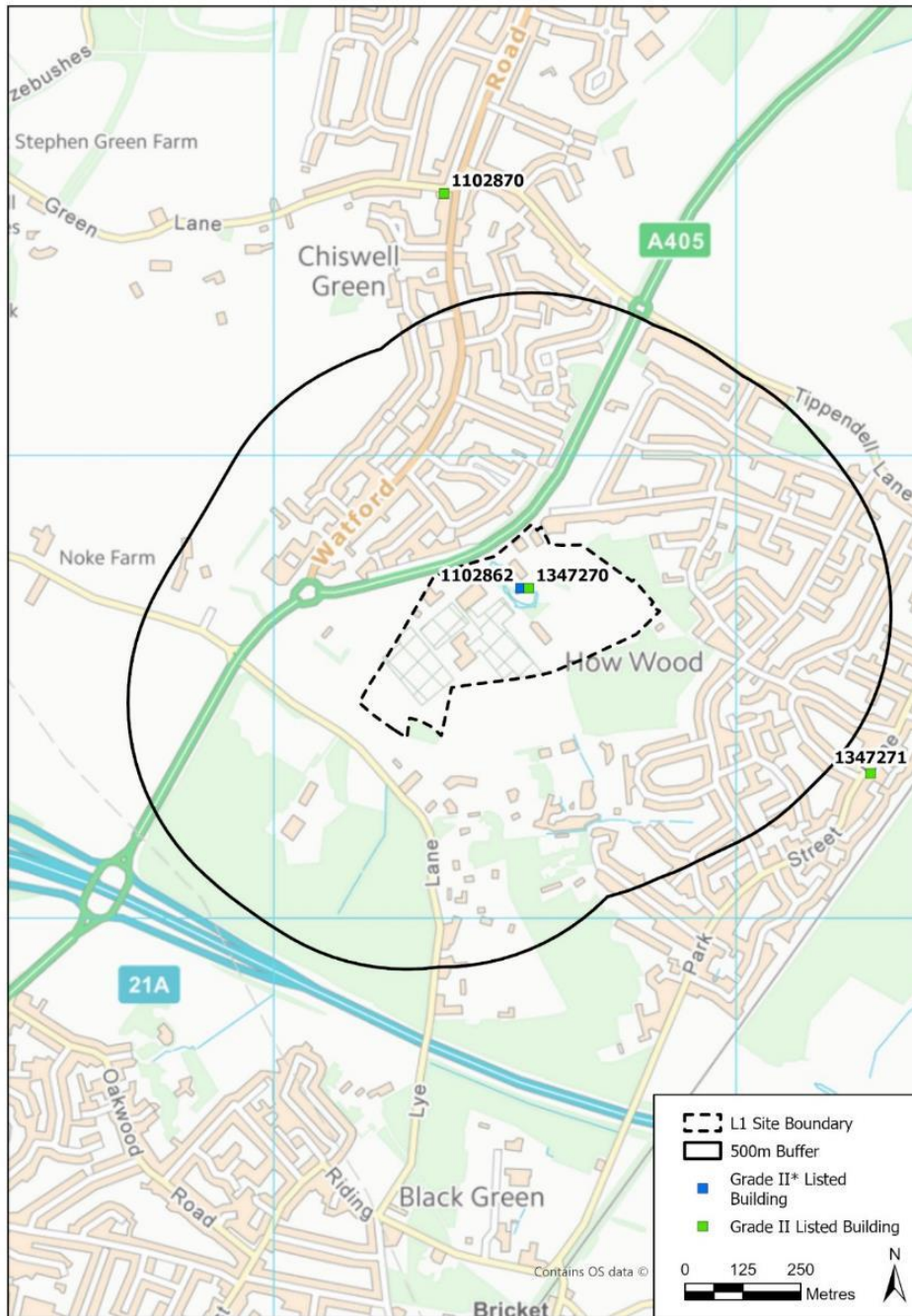


Figure 11 Built Heritage Asset Plan

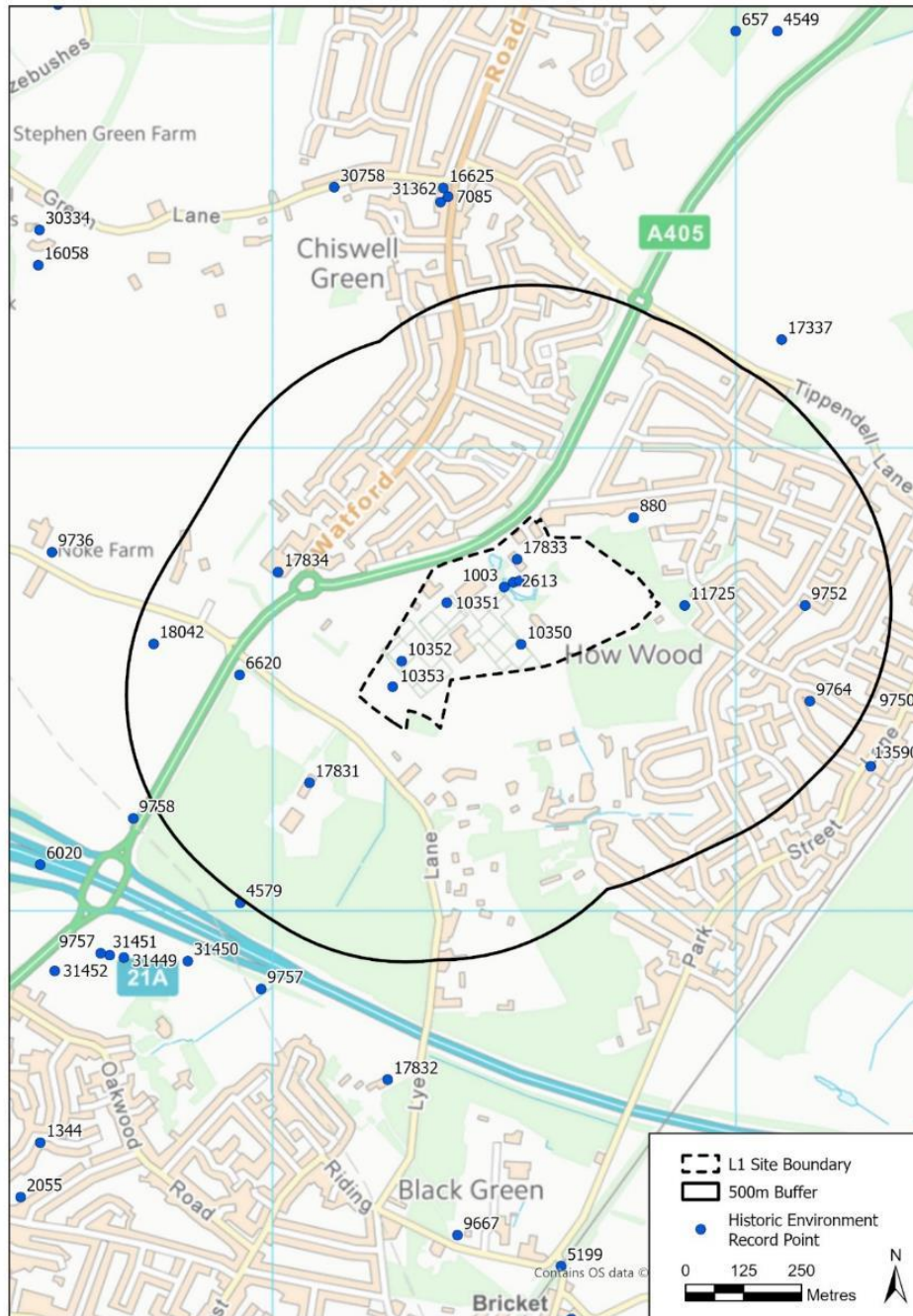


Figure 12 Archaeological HER Asset Plan



## L2 West of Watling Street

Allocation ref no.	L2	Site Name	West of Watling Street, Park Street, AL2 2PZ
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### Site Summary

The Site is 4.33 hectares in extent.

The Site is located on the western side of Watling Street. The western edge is formed by an area of mixed woodland which contains a sewage works. To the south and east of the Site is the settlement of Park Street.

The Allocation proposes 104 residential units.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Conservation Area: Park Street and Frogmore

8no. Grade II Listed Buildings located within the Park Street and Frogmore Conservation Area  
10no. Locally Listed Buildings located within the Park Street and Frogmore Conservation Area

### Non designated Heritage Assets on the HHER

HHER 14339 Roman Watling Street  
 HHER 17339 Crop marks of ditches pits and enclosures  
 HHER 4546 flint implements  
 HHER 4549 Bronze Age flint implements.  
 HHER 4548 Mesolithic and Neolithic flint implements  
 HHER 4722 Medieval coin hoard  
 HHER 5469 Park Street and Frogmore railway station  
 HHER 5574 Railway bridge  
 HHER 5832 Park Mill  
 HHER 9701 Site of Forge  
 HHER 9702 Supposed site of 'Pilgrims Rest'  
 HHER 17337 Cropmark of curvilinear feature  
 HHER 7084 Site of St Albans sewage works  
 HHER 13011 Toll Cottage  
 HHER 31322 The Swan public house  
 HHER 14339 Roman Watling Street  
 HHER 9500 Medieval Hall House

### Built heritage

Comments:

The Park Street and Frogmore Conservation Area is located approximately 70m to the southeast of the Site at its closest point. The significance of the Conservation Area is derived from its special architectural and historic interest as a former coaching stop on Watling Street with a number of seventeenth, eighteenth and early-nineteenth century buildings. As such, it has a linear character. A key group of listed



buildings are located at the junction with Park Street Lane (Nos. 72-80), where the Falcon P.H. and the adjacent takeaway and shop and timbered house complement the scale and form of the adjacent listed buildings (Nos. 66-68 and 82-84). There are also many modest later-nineteenth century buildings within the Conservation Area, at the northern end of Park Street, south of the railway (1858), on the eastern side of the road.

The setting of the Conservation Area largely comprises open agricultural fields, with the railway forming its northern edge. Beyond the railway, to the north, development retains the linear pattern found within the Conservation Area, albeit the buildings here are of limited architectural and historic interest, dating to the mid twentieth century.

#### Recommendations/Mitigation:

The proposed Allocation is unlikely to affect the setting, and thereby significance, of the Park Street and Frogmore Conservation Area. This is due to the Site being set at a distance from the Conservation Area and separated from it by modern development.

Should the proposed Allocation succeed, built form should continue the linear pattern of development along Watling Street and respond positively to the local character and distinctives of the area.

### Archaeology

#### Comments:

No assets are recorded within the Site. Prehistoric occupation is confirmed within the area by Mesolithic to Bronze Age flint implements being recorded to the east of the Site (HHER 4546, 4548), and to the west (HHER 4549).

The Site is located on the western side of the route of Roman Watling Street (HHER 14339) to the south of the Roman town of Verulamium heading towards London. This route has remained in this location since at least the Roman period when the road was constructed in the early first century AD.

Medieval occupation is recorded with a coin hoard (HHER 4722) dating to the sixteenth century found in beams removed from cottages fronting Watling Street. A total of 221 gold coins were found. Within the Conservation Area is a medieval hall house (HHER 9500) at 61-63 Park Street.

The post medieval period saw the coming of the railways with Park Street and Frogmore Station (HHER 5469) and the railway bridge (HHER 5574) located to the south of the Site.

Areas of cropmarks are recorded to the north (HHER 17339) and to the west of the Site (HHER 17337) comprising enclosures and pits. No further research has occurred on these. Within the Conservation Area the site of a forge is recorded (HHER 9701), the present Park Mill (HHER 5832) dating to the mid nineteenth century, which has medieval predecessors dating back to the twelfth century.

To the northwest of the Site is the former site of the sewage works, noted on the 1897 Ordnance Survey maps (HHER 70840). It was opened in 1881.

The Site has been in agricultural production since the post medieval period, and likely prior to that, which has potentially caused limited damage to the site. From the surrounding evidence, and its position abutting Watling Street, there is the potential for surviving archaeological deposits from the Neolithic



onwards with increased potential during the Late Iron Age and Roman period.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

Following the results of the desk-based assessment, non-intrusive survey and potential further field evaluation may be required to understand the potential for archaeology within the Site.



### Maps

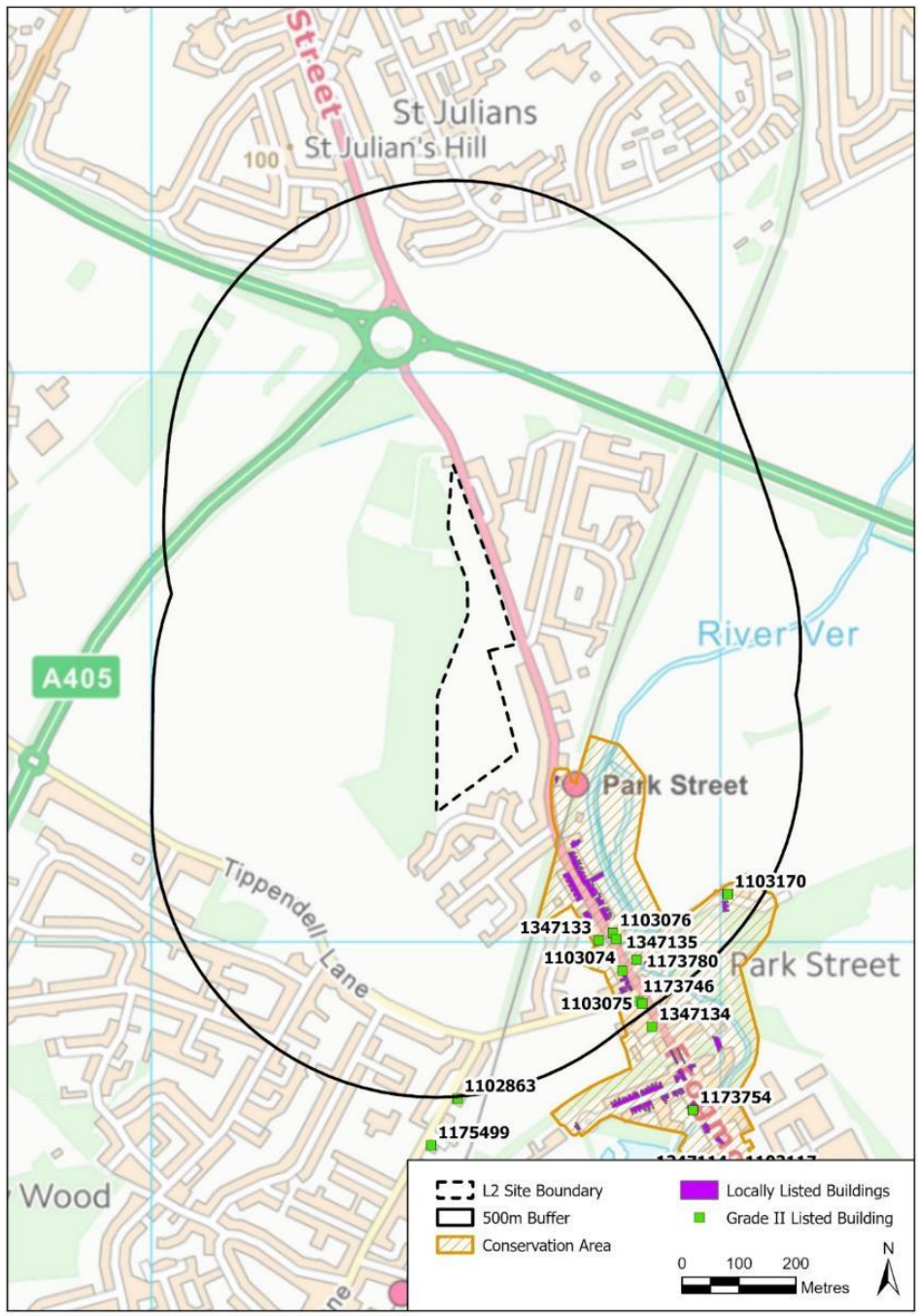


Figure 13 Built Heritage Asset Plan



Figure 14 Archaeological HER Asset Plan



# M1 East and West of Miriam Lane

Allocation ref no.	M1	Site Name	East and West of Miriam Lane, Chiswell Green, AL2 3NY
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## Site Summary

The Site extends to an area of 4.08 hectares.

The Site is located to the West of the North Orbital Road on either side of Miriam Lane. The northwest edge is formed by a group of industrial units and vehicle storage, whilst to the southeast is the grounds of the Noke Hotel. The Site comprises a series of paddocks to the west of Miriam Lane and scrub land to the east.

98 residential units are identified for this allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Grade II\* Listed Building: List Entry ID: 1102862 Burston Manor House

Grade II Listed Building: List Entry ID: 1347270 Outbuilding immediately to east of Burston Manor House

## Non designated Heritage Assets on the HHER

HHER 18042 Cropmarks of ditches

HHER 17834 Site of the Noke (post medieval farmstead)

HHER 9736 Site of Late medieval farmhouse

HHER 10351 Cropmarks parallel linear features

HHER 10352 Cropmarks parallel linear features

HHER 10353 rectilinear features forming enclosures related to adjacent manor house

HHER1003 Doubtful shrunken settlement

HHER2613 Moated site Burston Manor

HHER 17833 Burston Manor Farm.

HHER 6620 Site of Pillbox

## Built heritage

Comments:

The listed buildings at Burston Manor are located on the edge of the 500m Study Area. The Site does not contribute to the significance of the listed buildings and the proposed Allocation is unlikely to affect them. This is due to the intervening distance, vegetation and built form as well as there being no recorded historic association of the Site with Burston Manor.

Outside of the 500m Study Area are a group of three Grade II listed buildings at Holt Farm c660m to the southwest. The Site does not contribute to their significance and the proposed Allocation is unlikely to affect them. This is due to the intervening distance, vegetation and built form as well as there being no recorded historic association of the Site with Holt Farm.



**Recommendations/Mitigation:**

Not applicable.

**Archaeology**

**Comments:**

No archaeological heritage assets are recorded within the Site. To the immediate east of the Site, within the present Noke Hotel, is recorded an earlier farmstead (HHER 17834) also called The Noke, which was replaced by the present hotel.

To the south of Noke Lane cropmarks of ditches are recorded (HHER 18042) although as no investigation has occurred their date remains unknown. Further cropmarks are recorded to the east on the site of Burston Nurseries and likely associated with Burston Manor (HHER 10351-3). Burston Manor is medieval in origin (HHER 2613) with a recorded shrunken village around it (HHER 1003), however the record states this is doubtful. Further farms are recorded at Burston Manor (HHER 17833) to the east of the Site, and one to the west of the Site which is no longer extant (HHER 9736).

To the southeast of the Site is the site of a World War II pillbox (HHER 6620) although this is recorded as destroyed.

The Site is bisected by Miriam Lane which is the only development within the Site. It is likely to have been agricultural land throughout the post medieval period with damage limited to agricultural related activities.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site, and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps

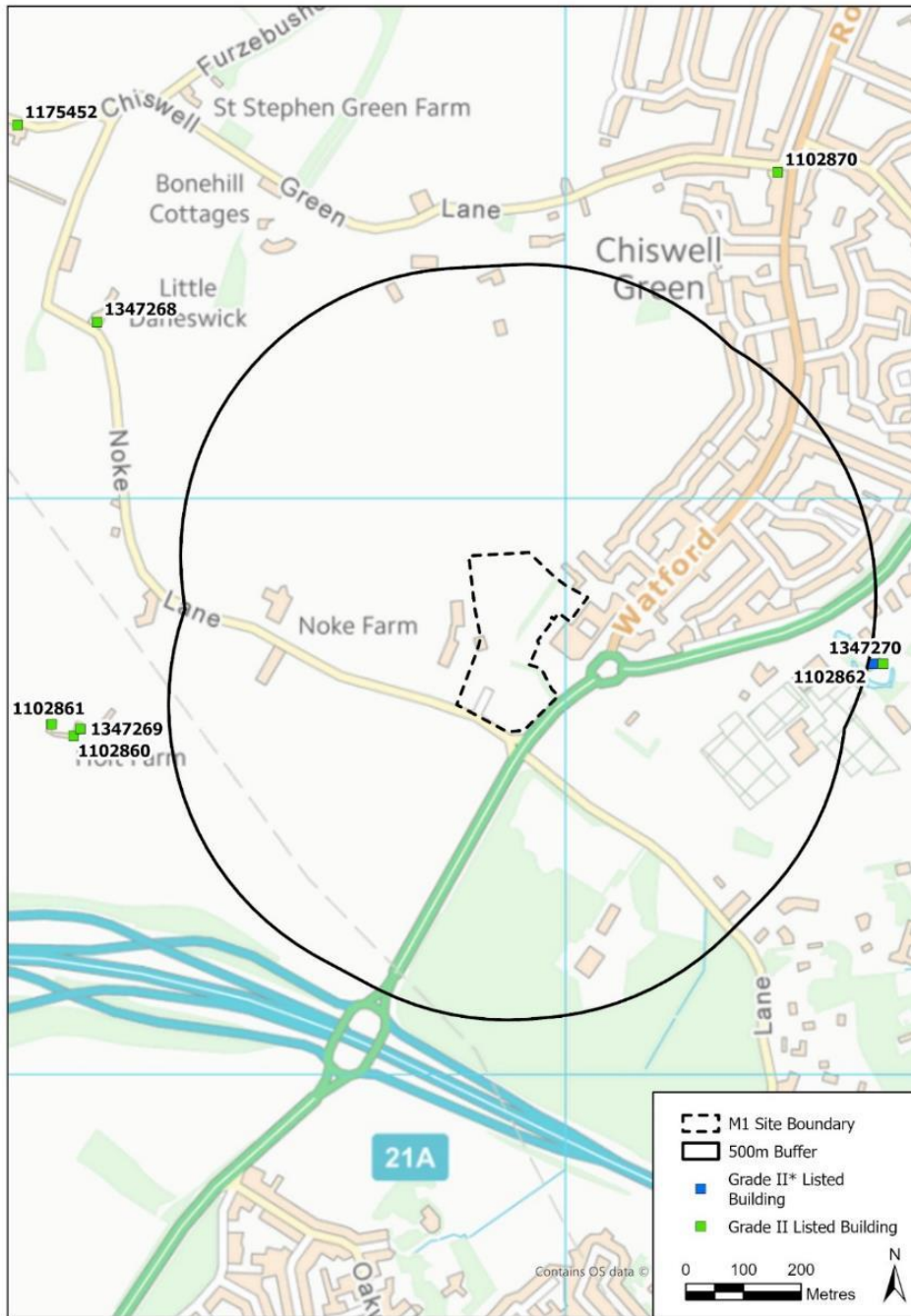


Figure 15 Built Heritage Asset Plan

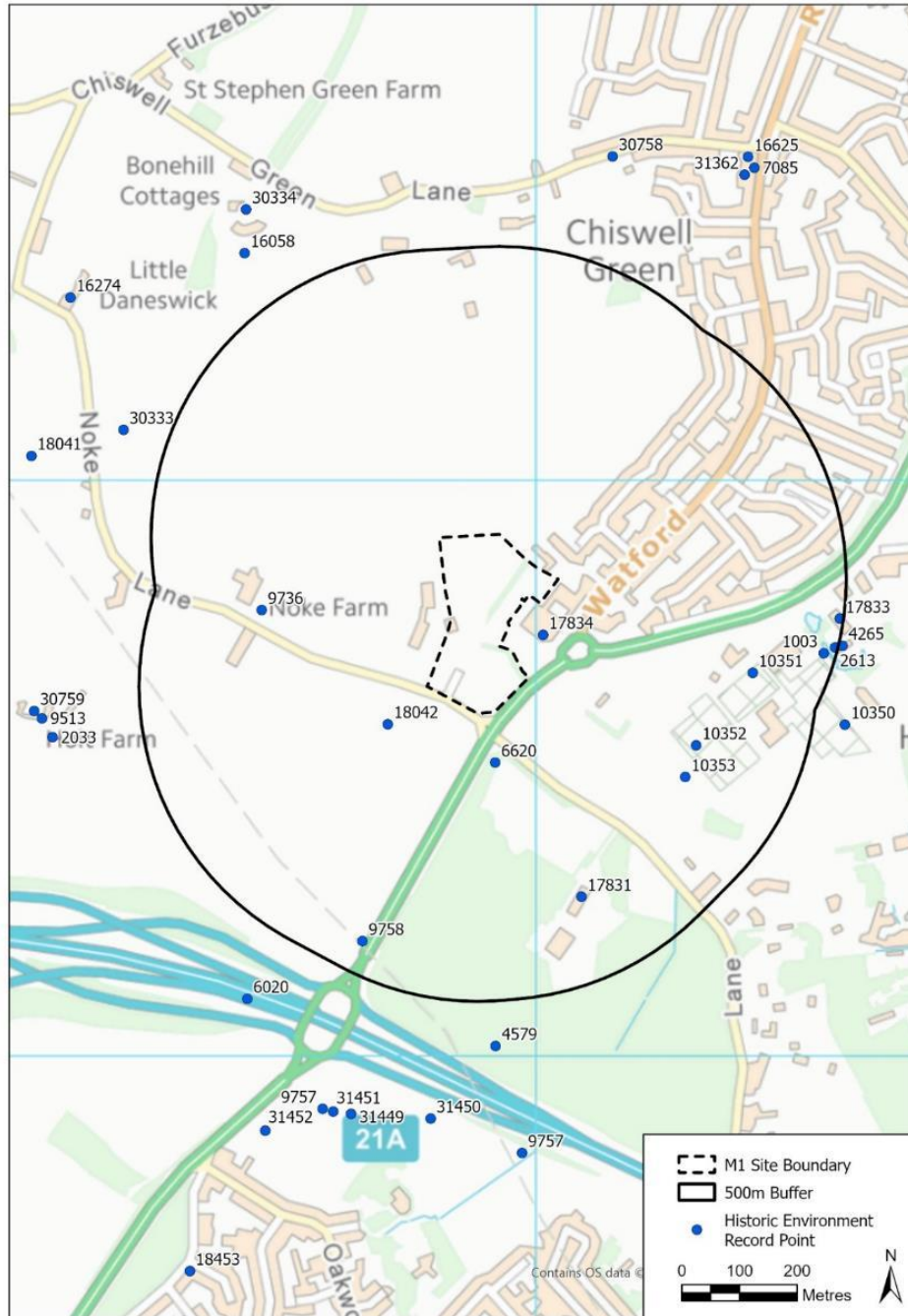


Figure 16 Archaeological HER Asset Plan



# M1a Cross Lane Harpenden

<b>Allocation ref no.</b>	M1a	<b>Site Name</b>	Cross Lane, Harpenden, AL5 1BX
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## Site Summary

The Site is 6.47 hectares in extent. It is formed of two agricultural fields, bisected by a hedgerow with mature trees.

Its northwest boundary is formed by Cross Lane which also edges the Harpenden Conservation Area. The Conservation Area also forms the southwestern boundary, with the southeastern formed by agricultural fields and two cottages along East Common and the northeastern by the railway line.

95 residential units are identified for the allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Conservation Area: Harpenden

Grade II Listed: List Entry ID: 1375674 Ferrum House with garage, terrace and pool

Grade II Listed: List Entry ID: 1347174 Three Horseshoes Public House

Grade II Listed: List Entry ID: 1253122 1 and 2 Ayres End Lane

Grade II Listed: List Entry ID: 1253123 3 and 4 Ayres End Lane

25no Locally Listed Buildings within the Conservation Area

## Non designated Heritage Assets on the HHER

HHER 9766 Roman cremation cemetery

HHER 30446 Site of nineteenth century farm

HHER 30447 Little Bamvillewood Farm

HHER 9772 Roman building material, pottery and metalworking debris

HHER 30605 Site of Bottom House demolished in the mid 19<sup>th</sup> century

HHER 2669 Earthworks in Thames Wood

HHER 9768 Post medieval brickfield

HHER 9952 Late Bronze Age/Early Iron Age pits

HHER 9954 Medieval pottery

HHER 10446 Brickfield

HHER 10443 Harpenden Racecourse

HHER 30449 Site of Bamvillewood Farm

HHER 30448 Limbrick House Post Medieval Farmstead

## Built heritage

Comments:

The Harpenden Conservation Area boundary runs along the northern and western boundaries of the Site. The significance of the Conservation Area may be summarised as being derived from the character and appearance of the historic core and commons along with adjoining Victorian and Edwardian suburbs. Of most relevance to the Site is Character Area L1 which is closest to the Site, which notes that south of



Cross Lane are modern detached houses and bungalows screened from the Common by trees. Including several Locally Listed Buildings which contribute to the character and appearance of the Conservation Area.

In terms of the setting of the Conservation Area, it is largely defined by the Railway Line to the east, mid twentieth century housing development to the north and countryside to the south and west. The proposed Allocation would extend built form southwards to East Common / Mud Lane. This would see a reduction in the rural setting of the Conservation Area to the south, potentially causing harm to the significance of the Harpenden Conservation Area.

The other heritage assets within the 500m Study Area, identified above, are unlikely to be affected by the proposed Allocation. This is due to the intervening vegetation and built form.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect the setting and significance of the Harpenden Conservation Area by virtue of extending built form further to infill the area between Cross Lane and East Common / Mud Lane. This would see a reduction in the rural setting of the Conservation Area to the south, potentially causing harm to the significance of the Harpenden Conservation Area.

Care should be taken to ensure that harm is minimised. This could be undertaken through the setting back of development from the boundaries of the Conservation Area and supplementary planting to assist in sustaining part of this rural setting. The density of 'built form' in closest proximity to the Conservation Area should be sympathetic to adjacent character and density. This could potentially include multiple dwellings in larger-scale buildings so as to achieve the proposed density.

#### Archaeology

##### Comments:

No assets are recorded within the Site itself. To the southwest of the Site excavations identified occupation of the Late Bronze Age through to the Early Iron Age within the golf course area. To the northeast of the Site a Roman cemetery has been identified comprising a number of burials dating to the first to third centuries AD (HHER 9766). A settlement is likely to have been in the immediate vicinity of these burials with further Roman material identified to the east (HHER 9772).

The site of Bamvillewood Farm is located within the Conservation Area to the south of the Site, this dates to the nineteenth century (HHER 30446) The farmhouse overlooked the common, with barns and other farm buildings around a trapezoidal yard directly behind, now all demolished following housing development in the later twentieth century.

A further farm complex to the south of the Site was Little Bamvillewood Farm which is shown as a small group of farm buildings on the 1841 Tithe map (HHER 30447) some of which survive today. Other farms are recorded at the site of Bamvillewood Farm and Limbrick House. The presence of the post medieval farms indicates that the area was in agricultural use during the post medieval period and the cartographic material supports this view with the fields in a similar layout to today.





Some post medieval extraction occurred within the vicinity of the Site with two brickfields recorded (HHER 9768,10446).

The existing data indicates an occupied landscape from the Late Bronze Age with the presence of the Roman burials and settlement evidence on higher ground to the northeast indicating a probable estate in the immediate area. During the post medieval period there was a dispersed settlement pattern with a number of farms present in the vicinity of the Site.

**Recommendations/Mitigation:**

The lack of recorded evidence within the Site is likely to be as a result of no previous archaeological work undertaken. Damage may have been caused to surviving archaeological deposits from the agricultural activity, however, this is likely to be minor in nature.

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps

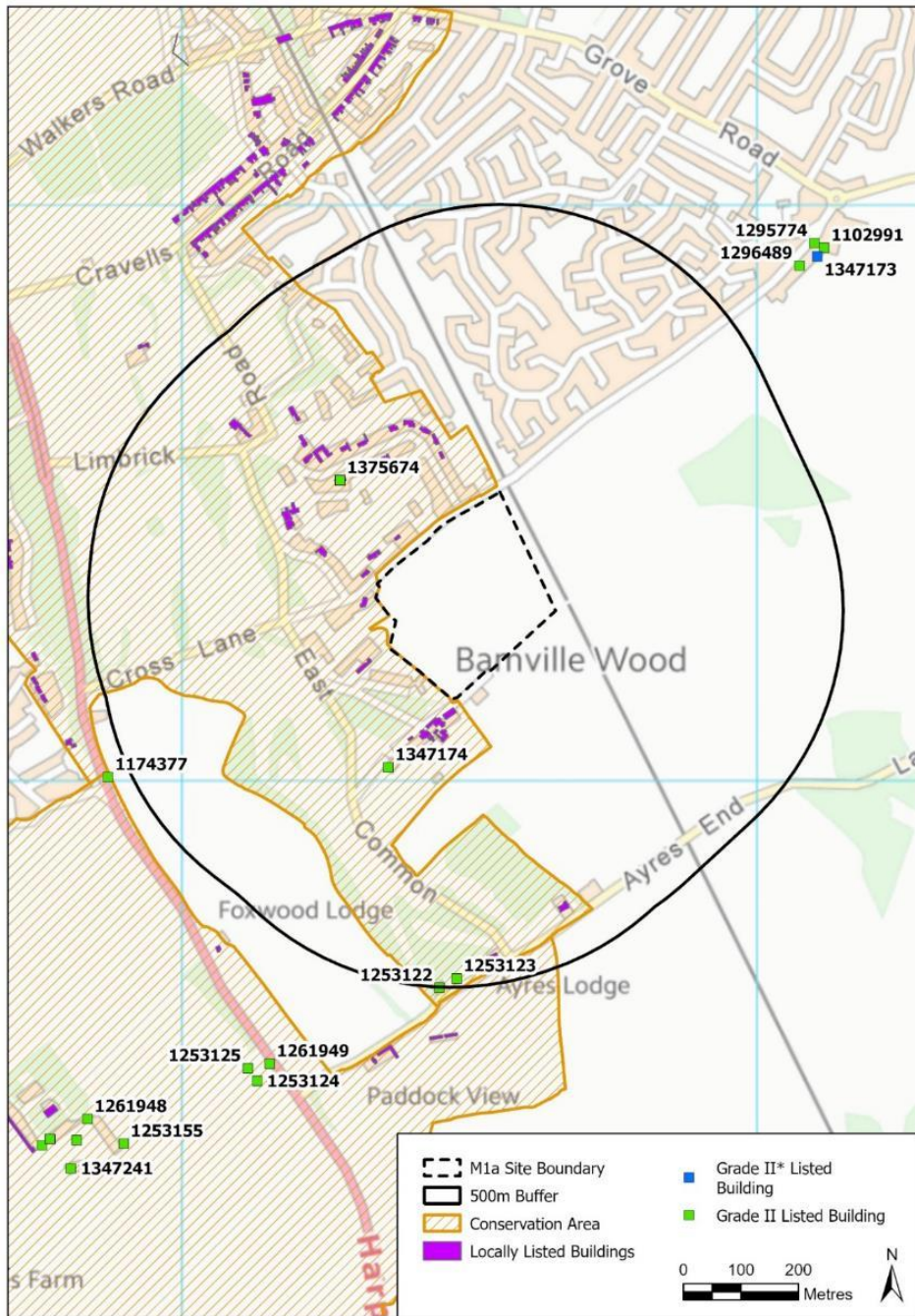


Figure 17 Built Heritage Asset Plan

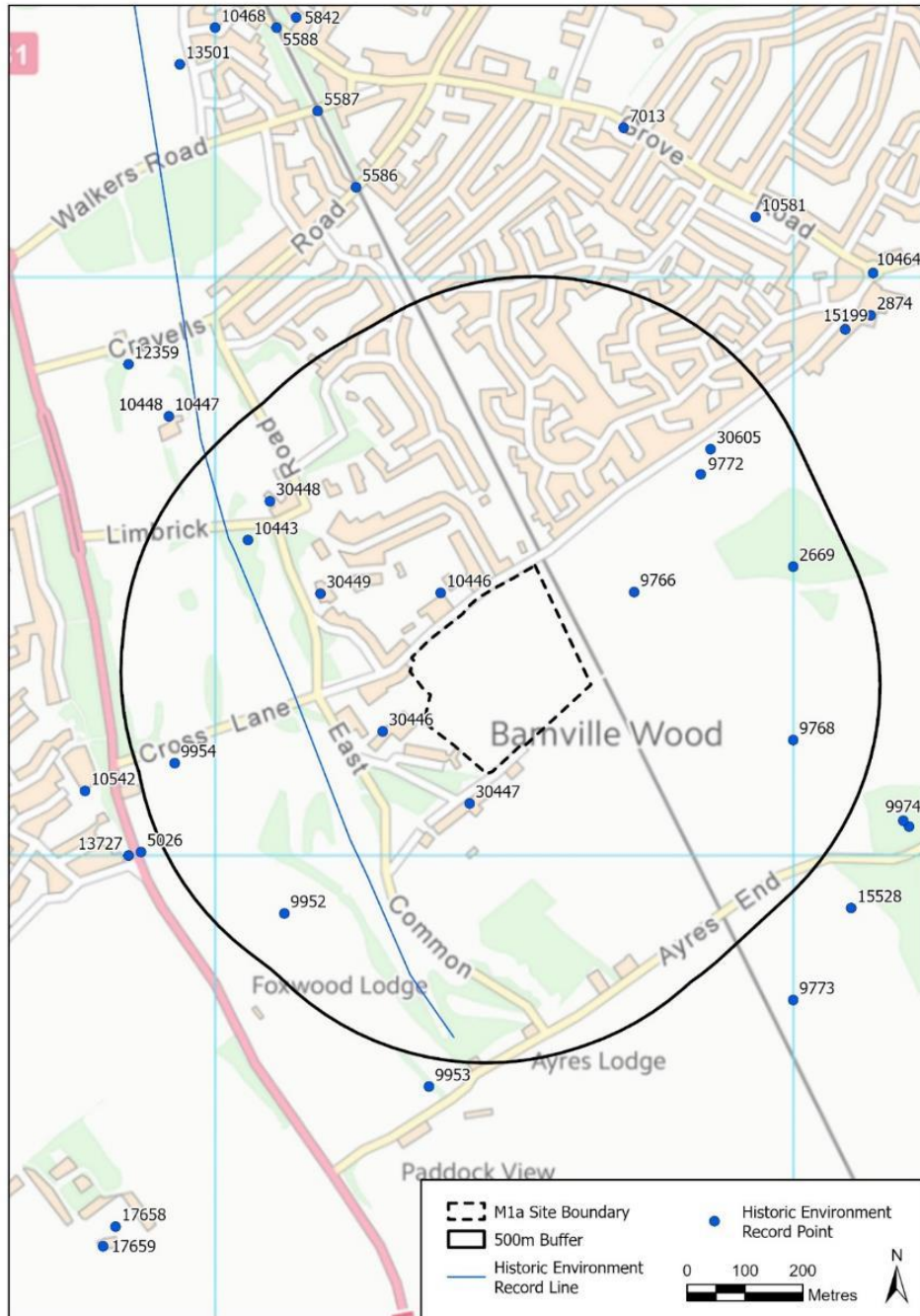


Figure 18 Archaeological HER Asset Plan



# M3 Bedmond Lane

Allocation ref no.	M3	Site Name	Bedmond Lane, St Albans, AL3 4AH
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## Site Summary

The Site is 5.84 hectares in extent.

The Site is located on the western edge of St Albans. The Site is bounded by Bedmond Lane to the west, Hemel Hempstead Road and King Harry Lane to the north and northeast and by Mayne Eave and Parkland Drive to the east and southeast. The Site comprises an open area with large areas of scrub in use for horse grazing and dog walking.

78 residential units are identified for this allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Scheduled Monument: Listed Entry ID:1003519 Verulamium part of the wall and ditch of the Roman city

Scheduled Monument: Listed Entry ID:.1003515 Verulamium, the site of

Scheduled Monument: Listed Entry ID:1003516 Verulamium Bacons Mount

Scheduled Monument: Listed Entry ID:1003518 Prae Wood Settlement

## Non designated Heritage Assets on the HHER

HHER 14306 Wheelers ditch a Late Iron Age ditch thought to be part of the original settlement of Verlamion

HHER 14028 Late Iron Age ditches associated with Verulamium and the Prae Wood settlement

HHER 14308 Late Iron Age ditches associated with Verulamium and the Prae Wood settlement

HHER 14145 Late Iron Age cemetery, 455 cremations and 17 inhumations extending into Site

HHER 14039/14357 Roman Road to Silchester runs through the site from north to south.

HHER 14023 Roman side road from the Silchester Road

HHER 14146 Roman cemetery of cremations and inhumations

HHER 14260 Roman structures situated along Silchester Road

HHER 14331 gravel pits of Roman date along Silchester Road.

There are numerous sites recorded on the HHER and the St Albans Urban database (see map below) the majority of which have their origins in the Mid to Late Iron Age through the Roman period.

## Built heritage

Comments:

There are no designated built heritage assets within the Site. Please refer to Archaeology regarding the Scheduled Monuments of Verulamium and Prae Wood.



**Recommendations/Mitigation:**

Please refer to Archaeology section below.

**Archaeology**

**Comments:**

To the West and North of the Site there are extensive open areas containing large Late Iron Age and Roman settlements all protected as Scheduled Monuments. The Site is located within close proximity to four Scheduled Monuments comprising the remains of the Late Iron Age settlement at Prae Wood and the later Roman walled town of Verulamium (NHLE 1003519, 1003515, 1003516 and 1003518).

The Scheduled Monuments are located to the north and west of the Site. The Site has the potential to have impact upon their setting and causing harm to significance. The Site currently provides an important landscape buffer between the existing built-up area of St Albans and the Scheduled Monuments.

Major excavations have been undertaken in the late 1960's on the housing estate to the east of the Site which found an Iron Age cemetery (HHER 14145), known to extend into the northern part of the Site. Excavations were also carried out adjacent to the northern boundary of the Site which found Roman cremation cemetery (HHER 14146) which extended into the Site. This shows that extensive archaeological deposits survive in the area and probably within the Site.

The Late Iron Age linear earthwork Wheelers Ditch (HHER 14306) is recorded cutting through the centre of the Site running southeast to northwest. The Roman Road to Silchester (HHER 14039/14357) is recorded as cutting through the Site, running north to south with aerial photographic evidence at the southern end of the Site showing a double ditched feature extending south from the Site.

There is a very high potential for surviving archaeological deposits especially of Late Iron Age and Roman date across the whole Site. Extensive deposits are recorded within and within the vicinity of the Site. The Site forms part of both the Late Iron Age and Roman settlement at St Albans.

**Recommendations/Mitigation:**

The allocation of this Site has the potential to result in harm to the setting of the Scheduled Monuments of Prae Wood and to the two Scheduled Monuments of the Roman town of Verulamium which abut the northern part of the Site. A detailed Heritage Impact Assessment defining the impact on all heritage assets within proximity to the Site required at planning application stage. This would need to evidence has harm has been explored and minimised.

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

The number of non-designated heritage assets within the Site and its vicinity indicates a very high potential for the presence of archaeological deposits surviving on Site. The Urban archaeological



database suggests that some of those excavated in the 1960s were excavated from the Site itself. The extent of the known archaeology suggests, if allocated, large scale investigation of archaeological deposits would be required potentially extending over the total area of development.

The known archaeological information would suggest that the northern third of the Site is the most sensitive and if allocated this area should be retained as open space, however, the remainder still has a high potential for important deposits to be present.

Should the Allocation proceed, and a planning application be forthcoming, it is recommended that the potential for funding of improved management and promotion of the Scheduled Monuments should be considered and discussed with Historic England, as appropriate.

# Maps

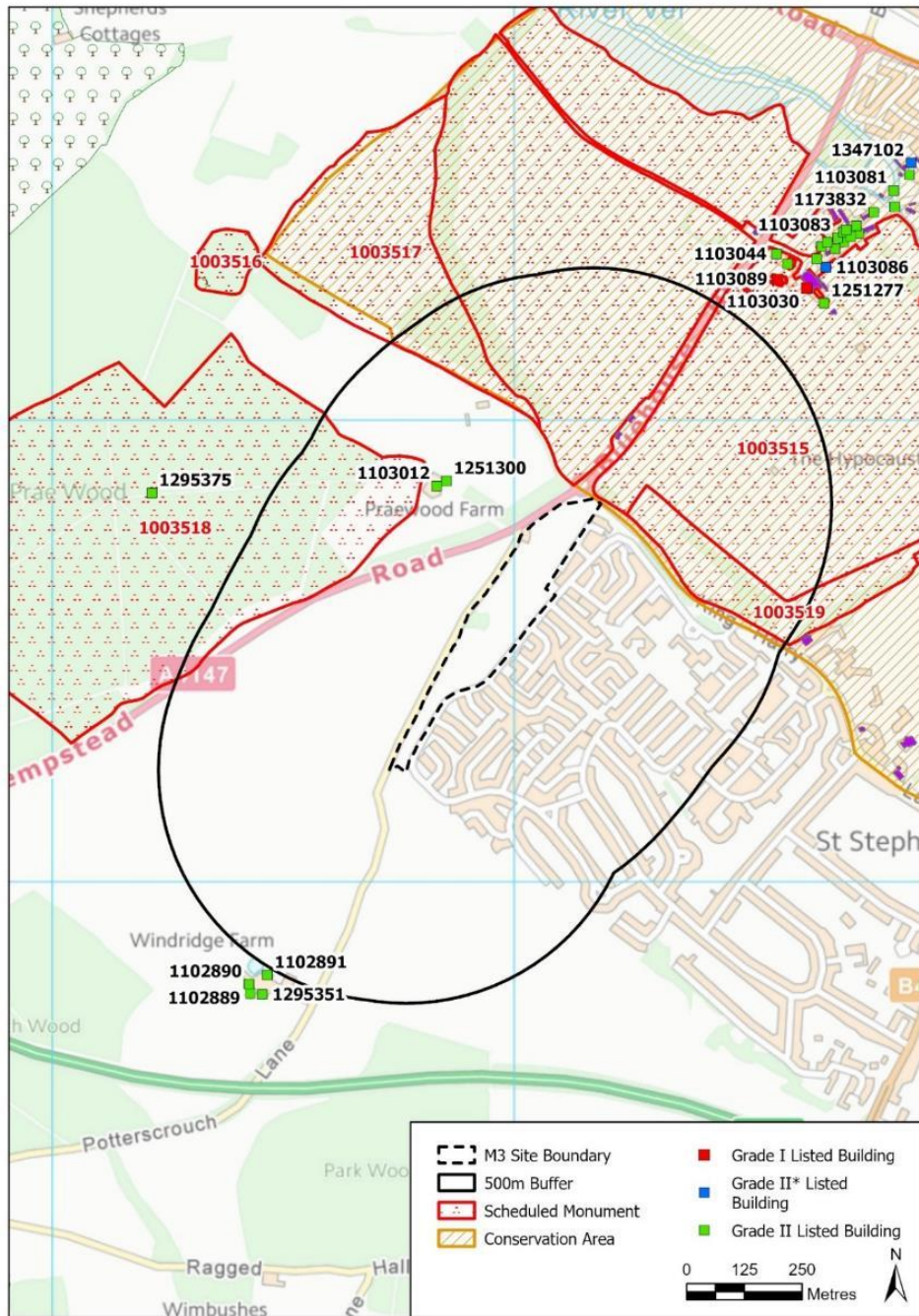


Figure 19 Built Heritage Asset Plan

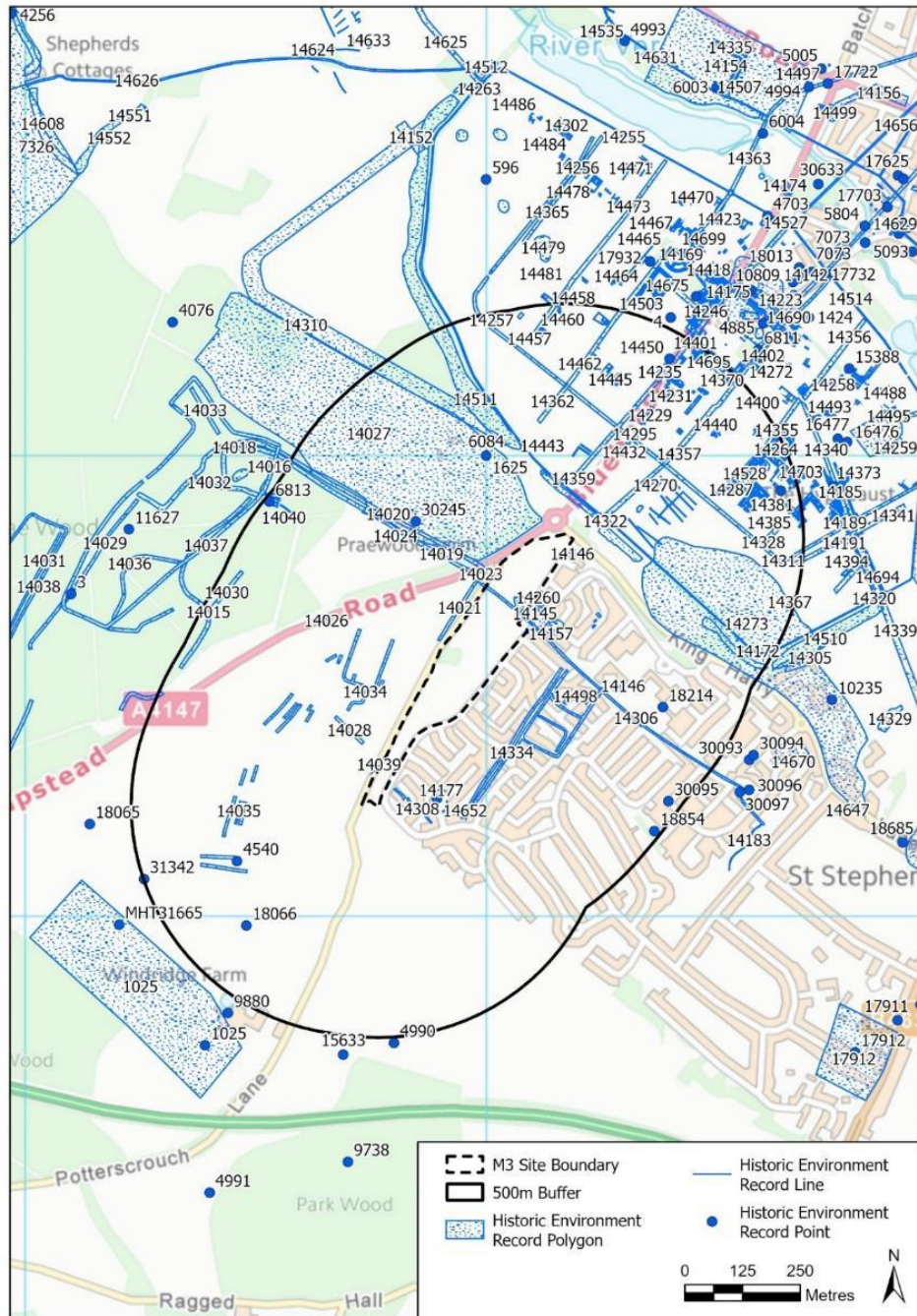


Figure 20 Archaeological HER Asset Plan





# M6 South of Harpenden Lane

<b>Allocation ref no.</b>	M6	<b>Site Name</b>	South of Harpenden Lane, Redbourn, AL3 7RQ
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## Site Summary

The Site is 12.56 hectares in extent. The Site is largely laid to grass and woodland with a travellers site on its eastern side with access to the A5183.

The Site is bisected by the River Ver with its flood plain running north-south through the Site. Its eastern boundary is formed by the A5183 and its western side by the urban development of Redbourn, which includes elements of the Conservation Area of Redbourn.

68 residential units are identified for the allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Grade II Listed Building, List entry ID: 1347214 The Chequers Public House and Restaurant  
Conservation Area: Redbourn, including:

Two Grade II\* Listed Buildings: The Priory (List entry ID: 1295534) and Cumberland House (List entry ID: 1102901)

Sixty-two Grade II Listed Buildings, largely located along the High Street.

Several Locally Listed Buildings, in particular Nos. 1, 3, 9, 11, 17, 19, 21, 23, 27, 29, 31, 33, 6, and 8 Crown Street

## Non designated Heritage Assets on the HHER

HHER 9608 Watercress beds

HHER 5466 Site of Redbourn railway Station

HHER 6820 Cropmarks of enclosures and ring ditch.

HHER 9809 Harpenden to Hemel Hempstead railway line

HHER 9525 Watling Street Roman Road

HHER 5090 Bridge over the River Ver

HHER 4768 Cropmarks enclosure

HHER 18348 Ditches and cut features

HHER 18349 Possible ditches and cut features

HHER 10689 Late Iron Age and Roman enclosure

HHER 10698 Site of Russell Harborough sweet factory

HHER 10699 Site of Farey's Tannery

HHER 12769 Post med building 19 High St

HHER 5002 Milestone

Many of the buildings within the Conservation area have HHER numbers so these are not repeated here.

## Built heritage

Comments:

The identified above Listed Buildings are located within the Redbourn Conservation Area, except for The Chequers which is located approximately 230 metres to the south of the Site. The Chequers is unlikely to



be affected by the proposed Allocation due to the intervening topography, vegetation and road infrastructure which separates the Site of this Listed Building.

The Redbourn Conservation Area is concentrated along the High Street and the Commons. It adjoins the Site at two points at Water End Lane and Crown Street at the eastern boundary of the Conservation Area. There is an adopted Conservation Area Appraisal from 2001 which summarises its significance. The Site is located closest to the 'High Street and Adjoining Roads' character area of which is summarised as consisting of housing of different styles and ages giving it a unique and varied interest. The area along Water End Lane retains much of the rural character of the upper stretch and contains mature trees surviving from the grounds of the former Redbourn House which was demolished in the 1950's. The garden wall to Redbourn House also survives, although rebuilt in part.

Regarding the setting of the Conservation Area, it is noted in Section 7.0 that 'To the south and east the village is screened by trees on the former railway embankment, and by the recent by-pass. There are therefore only limited distance views of the village in its rural setting. The former railway embankment is now used as a footpath.'

The potential Allocation could result in a significant change to the eastern setting of the Conservation Area, altering and/or removing the remaining rural character in this location.

#### Recommendations/Mitigation:

If the proposed Allocation progresses, 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.

The proposed Allocation has the potential to affect the eastern setting of the Conservation Area, causing harm through the removal of its remaining rural character in this location. This harm should be explored and minimised. This could be through the setting back of development from Harding Close and Water End Lane and concentrating areas of development to the north of the Site towards Ver Lane and Harpenden Lane and/or to the south of the Site towards the High Street. Any development should however take care to respond positively to the local character and distinctiveness, with particular consideration given to the verdant entrance to the Conservation Area from the High Street to the south.

#### Archaeology

##### Comments:

The only asset recorded within the Site comprises a series of Watercress beds (HHER 9608) at the southern end of the Site. These were originally established from the 1830s with the 1841 Tith map showing the layout of the new beds.

During the construction of the Redbourn bypass a sub rectangular enclosure of Late Iron Age and Roman date was excavated (HHER 10689). Cropmarks of enclosures and ring ditches, likely to be of late prehistoric date are recorded to the north of the Site (HHER 6820).

The line of the Roman road of Watling Street (HHER 9525) runs along the southern boundary of the Site with a bridge (HHER 5090) over the River Ver dating to the post medieval period immediately adjacent to the Site. There is the potential of earlier crossing points within the immediate area.



The eastern boundary of the Site is formed by the line of the Harpenden to Hemel Hempstead railway line (HHER 9809) with Redbourn station (HHER 5466) at the southern end of the Site. The railway opened in 1877 and was closed in 1947. Two industrial buildings were sited at the southern end of the Site abutting Watling Street (HHER 10698-9) both of which have been redeveloped. A number of further buildings are recorded as being of post medieval date along Watling Street many of which are located within the Conservation Area.

A sequence of cropmarks lie to the east of the A5183 including a curvilinear enclosure (HHER 4768), cut features and ditches (HHER 18348) and further cut features (HHER 18349) all of which at present are undated. Cropmarks showing on satellite images to the east of the A5183 indicate a historic field pattern in the area of small rectilinear fields on the valley slopes leading down to the river.

Little archaeological field work has occurred within the Site or its vicinity. Cropmark evidence to the east indicates undated activity. The former railway line may retain elements of the original railway which should be assessed in any walk over survey as part of the DBA. The line of Watling Street would likely have had road side settlement and the presence of a river crossing on the edge of the Site has the potential to be a focus for activity in both the Roman and medieval periods.

#### Recommendations/Mitigation

There is potential for surviving archaeological deposits being present, potentially exploiting the resource of the River Ver. The evidence from the HER would suggest a landscape occupied from the Late Bronze Age. The only development within the Site is the traveller site with the remainder being grass and woodland within the vicinity of the river.

If allocated the Site would, at planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

# Maps

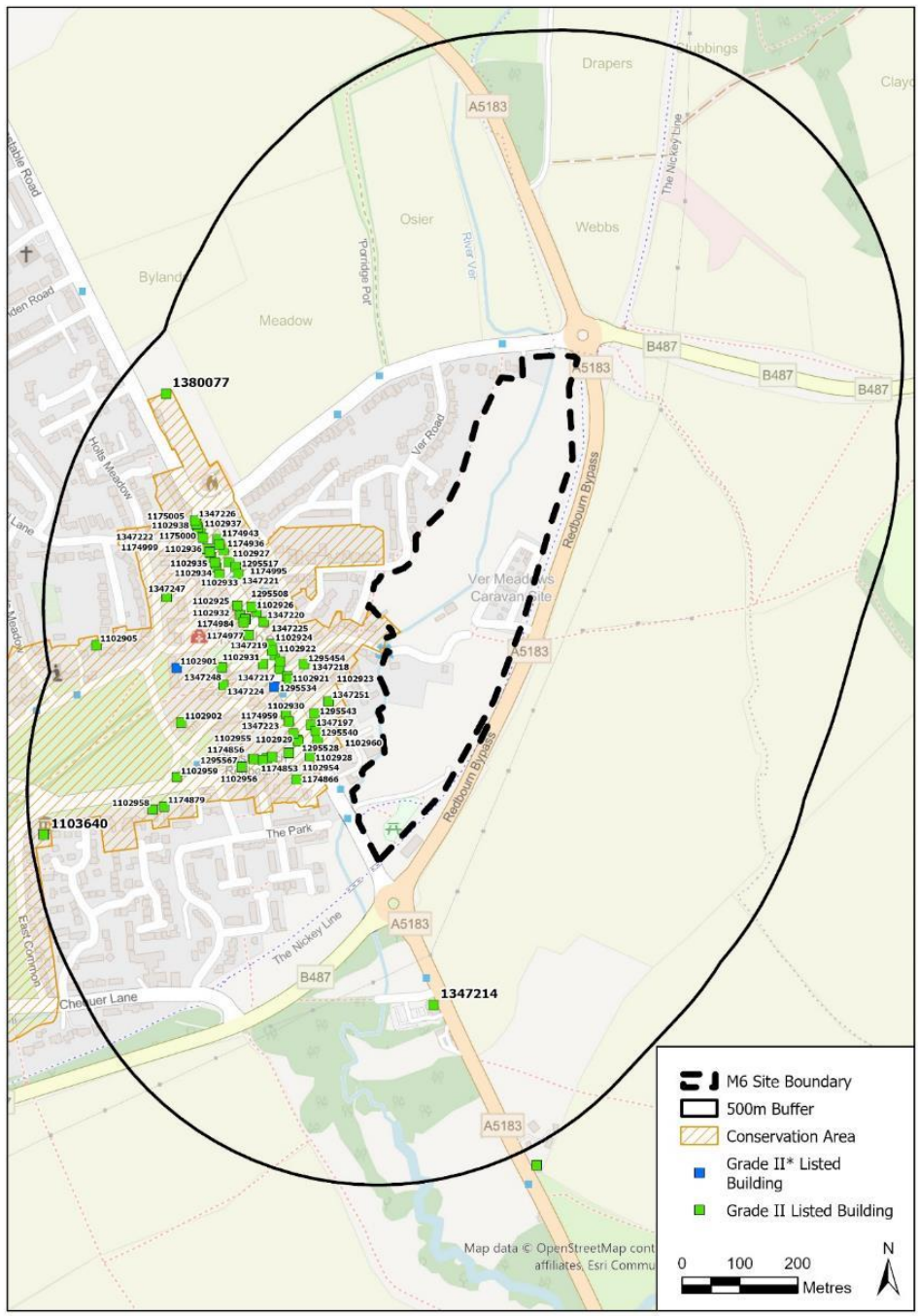


Figure 21 Built Heritage Asset Plan

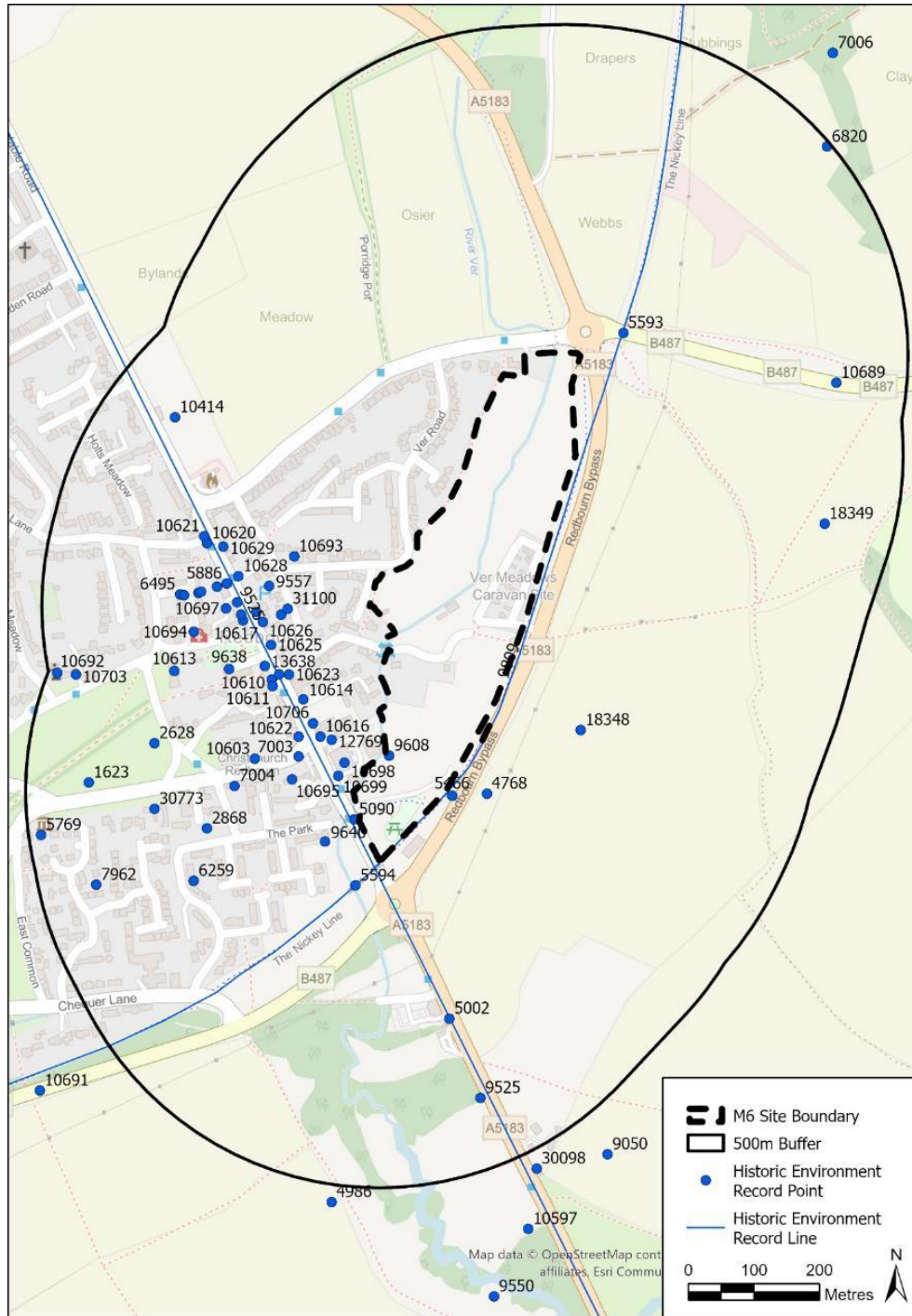


Figure 22 Archaeological HER Asset Plan



# M14 Beesonend Lane

Allocation ref no.	M14	Site Name	Beesonend Lane, Harpenden, AL5 2AB
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## Site Summary

The Site is 2.03 hectares in extent.

The Site lies on the southern edge of Harpenden directly abutting the Childwickbury Conservation Area. The southern boundary is formed by Beesonend Lane, the northern and eastern sides abut residential development of Harpenden and the western side by a field. The Site is occupied by a field and single large property.

43 residential units are identified for this allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Conservation Area: Childwickbury

Grade II Listed Building, List Entry ID: 1347229 Besson House

Grade II Listed Building, List Entry ID: 1409597 Pavilion Lodge, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1253270 Pavilion Feed Room, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1261926 Pavilion Tack Room, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1261948 Ranges of Horse Boxes in Main Yard, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1261927 Monument to Doris in Main Yard, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1253155 Stallion Boxes, Trophy Room and Covering Yard, Childwickbury Stud

Grade II Listed Building, List Entry ID: 1347241 Stud House (Childwick Hall), Childwickbury Stud

Locally Listed Building: Nos 1-6 Bessonend Cottages

Locally Listed Building: Beesonend New Boxes

Non designated Heritage Assets on the HHER

HHER 17656 Site of Beesonend Farm

HHER 17645 post medieval farm complex of Beesonend Farm.

HHER 17658 Childwick Farm

## Built heritage

Comments:

The Childwickbury Conservation Area boundary runs along the southern edge of the Site. The significance of the Conservation Area is derived from the nineteenth century development of the Childwickbury Estate. The northern part of the Conservation Area is formed of the Childwickbury Stud with the majority of buildings here are statutory or locally listed and associated with the Stud. As such, they are considered as part of the Conservation Area.

The setting of the Conservation Area is largely rural, apart from at its northern end where it abuts modern development to the south of Harpenden. The proposed Allocation would extend built form westwards



along Beesonend Lane. Whilst this would see a reduction in the rural setting of the Conservation Area, the Site itself is already partially in residential use.

**Recommendations/Mitigation:**

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the Childwickbury Conservation Area by virtue of extending built form further to infill the area between Penny Croft and Beesonend Lane. Whilst this would see a reduction in the rural setting of the Conservation Area, the Site itself is already partially in residential use.

Care should be taken to ensure that the verdant character of the Conservation Area's boundaries are retained by proposals to sustain part of this rural character. Proposals should not seek to replicate the details of the estate – i.e. white estate fencing and the paint scheme. This is to ensure that the significance of the estate and its contribution to the character and appearance of the Conservation Area can be read as one and is not diluted.

**Archaeology**

**Comments:**

Within the Site the below ground remains of Beesonend Farm are located (HHER 17656) are known to consist of a house that appears to have stood on the east side of a sub-rectangular farmyard with a large barn and other buildings along the road frontage and other buildings on the north side of the yard. The actual construction of this farm is unknown.

A further farm is located to the south of Beesonend Lane, also called Beesonend Farm from the early twentieth century (HHER 1764). This arrangement of a cluster of farms at an 'End' is typical of the polyfocal settlement in the area. In 1492 this was 'Bedesoneslond', and Bezon end during the reign of James I. Further to the south lies the late nineteenth century model stud farm of Childwick Stud Farm built in 1888 by Sir John Blundell Maple (HHER 17658).

The HER data indicates that the Site contains the remains of an historic farmstead, certainly of post medieval date and likely to have earlier origins. Today this sits within a partially surviving historic agrarian landscape which probably dates back to at least the medieval period.

**Recommendations/Mitigation:**

A large part of the Site remains as grass and has been in agricultural use since the post medieval period. There is the potential that surviving below ground archaeological deposits will have been impacted by agricultural practices, but this is unlikely to have seriously damaged them.

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site with specific areas of research being the development and history of Beesonend Farm. This may need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps

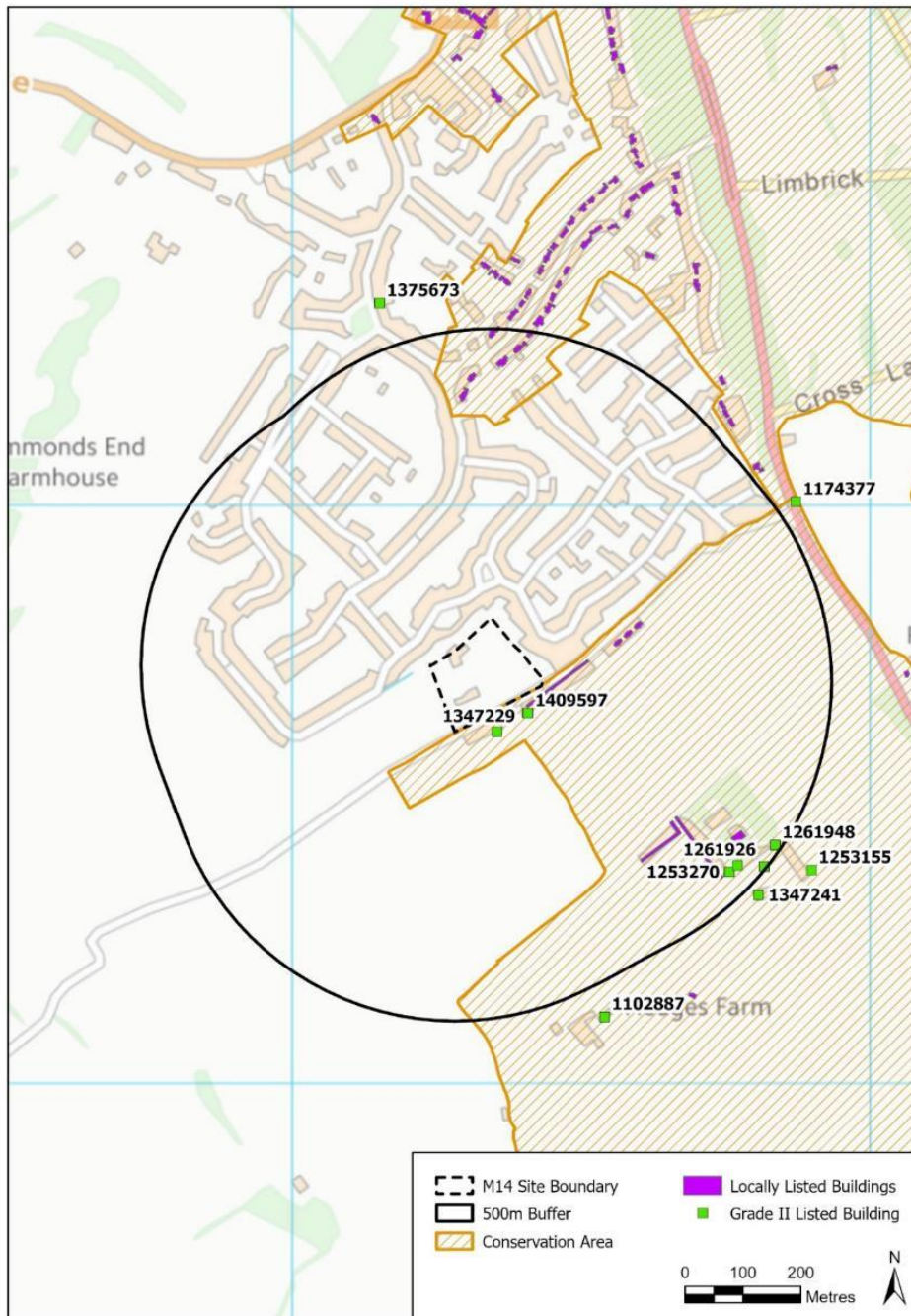


Figure 23 Built Heritage Asset Plan





Figure 24 Archaeological HER Asset Plan



# M17 North of Wheathampstead Road

<b>Allocation ref no.</b>	M17	<b>Site Name</b>	North of Wheathampstead Road, Harpenden, AL5 1AB
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## Site Summary

The Site is 2.26 hectares in extent.

The Site is a green open space adjacent to the Aldwick Park Golf Club whose access road forms the northern boundary. The eastern boundary is formed from the access road to the Aldwickbury School. The Site is largely grass with a number of large trees.

38 residential units are identified for this allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Grade II Listed Building: List Entry ID: 1308067 Aldwick Manor

Grade II Listed Building: List Entry ID: 1103634 Granary at Aldwickbury Farm

Non designated Heritage Assets on the HHER

HHER 16458 Aldwick Manor

HHER 16459 Aldwickbury (High Firs)

HHER 10466 Wellhead gear

HHER 10492 Bronze Age occupation

HHER 10490 Site of sewage beds on the 1898 Ordnance Survey maps

HHER 30478 Site of Rough Hyde post medieval farmstead

## Built heritage

Comments:

The Site is located to the northeast of the Grade II Listed Buildings of Aldwick Manor and the Granary at Aldwickbury Farm.

The significance of Aldwick Manor is derived from its special architectural and historic interest as a house dating to c1700 with late eighteenth or early nineteenth century re-fronting and twentieth century additions. The listed building is understood to have formed part of the original Piggots Manor on the site, which later became Piggottshill Farm and then Aldwickbury Farm. It pre-dated the construction of the mansion house High Firs in 1870 (now Aldwickbury School).

The Granary would have formed part of Aldwickbury Farm, with its significance derived from the group value of the farmstead and historic association with Piggots Manor.

The setting of both listed buildings is interlinked and has changed over time with the expansion of Harpenden and division of the Aldwick estate in the mid-twentieth century. The Site forms part of the original landholding associated with Piggots Manor, however the area to the east and northeast has remained as open parkland. Whilst the Site has been separated from the listed buildings, it can still be



clearly read as part of the historic estate and contributes to the significance of the assets.

The proposed Allocation has the potential to alter and/or remove the contribution the Site makes to the significance of Aldwick Manor and the Granary at Aldwickbury Farm by virtue of building on land historically associated with it. This may cause a level of harm which should be explored and minimised.

**Recommendations/Mitigation:**

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect the setting and significance of Aldwick Manor and the Granary at Aldwickbury Farm by virtue of building on land that was historically associated with the listed buildings. Mitigation should therefore consider the setting back of development in the area closest to Aldwick Manor and the Granary at Aldwickbury Farm to minimise harm through loss of setting.

**Archaeology**

**Comments:**

There are no assets recorded within the Site itself.

To the northeast of the Site Bronze Age occupation (HHER 10492) was identified during the construction of the golf course. This included a mid to late Bronze Age pit containing large quantities of burnt flint, pottery and fragments of loom weights, with other features of a similar date found in the vicinity.

The historic manor lies at Aldwickbury, which is the post medieval estate with medieval origins and is also known as Piggottshill (HHER 16459). The estate was associated with the family of William Picot documented in 1201.

To the southwest of the Site lies Aldwick Manor (HHER 16458) which is recorded as being a post medieval farmstead, largely demolished with house built c.1700. Within the farm complex a well head (HHER 10466) is recorded although no evidence now survives on site. A number of buildings shown on the first edition Ordnance Survey maps are located within the Site.

The HER data indicates that there is occupation within the Site's vicinity dating back to the Bronze Age. The Site lies in within the historic Manor of Aldwickbury and there is the potential to identify predecessors to the present farmsteads which lie immediately to the southwest.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site with a detailed study of documentary evidence relating to the Manor site. This may need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps

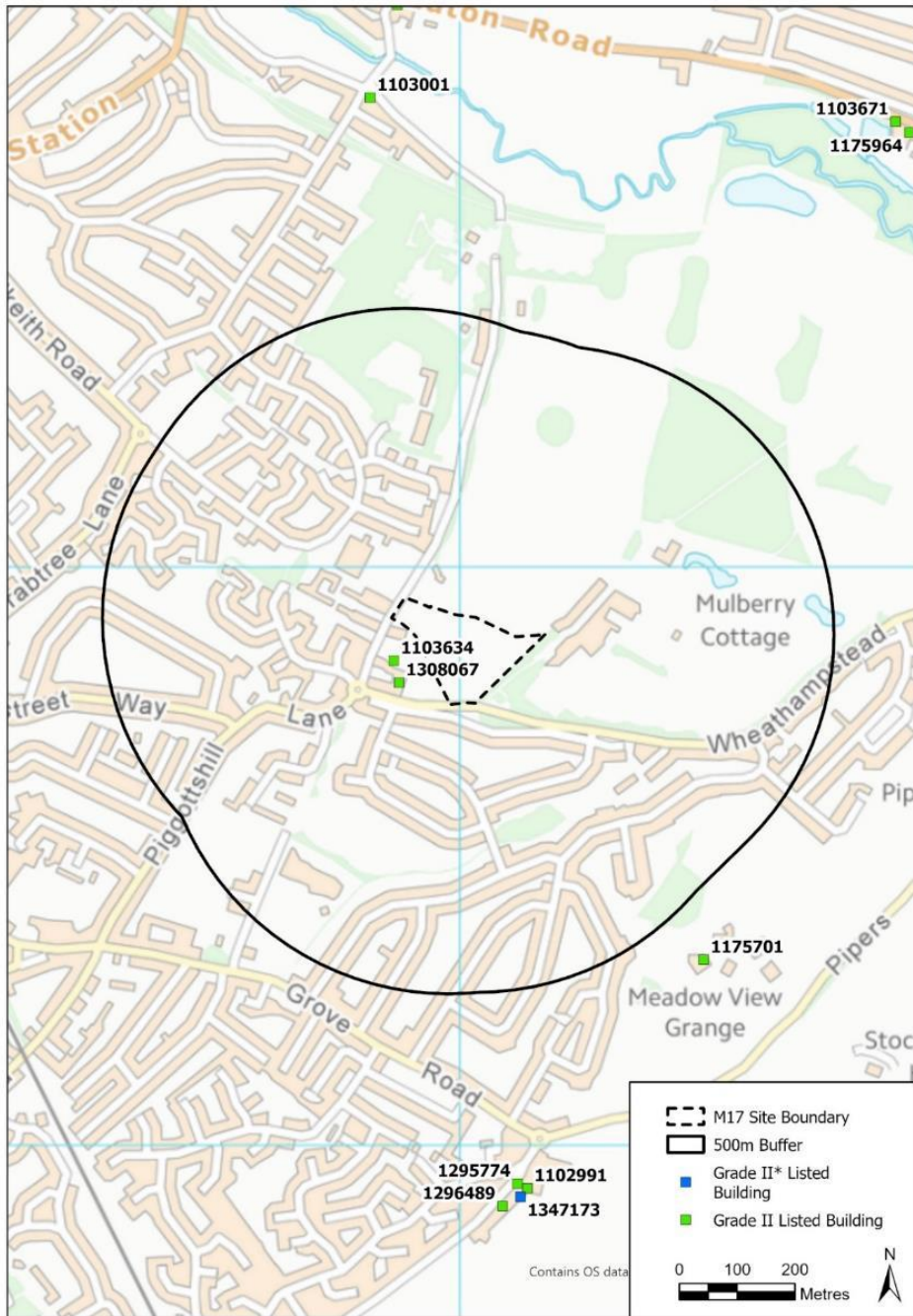


Figure 25 Built Heritage Asset Plan

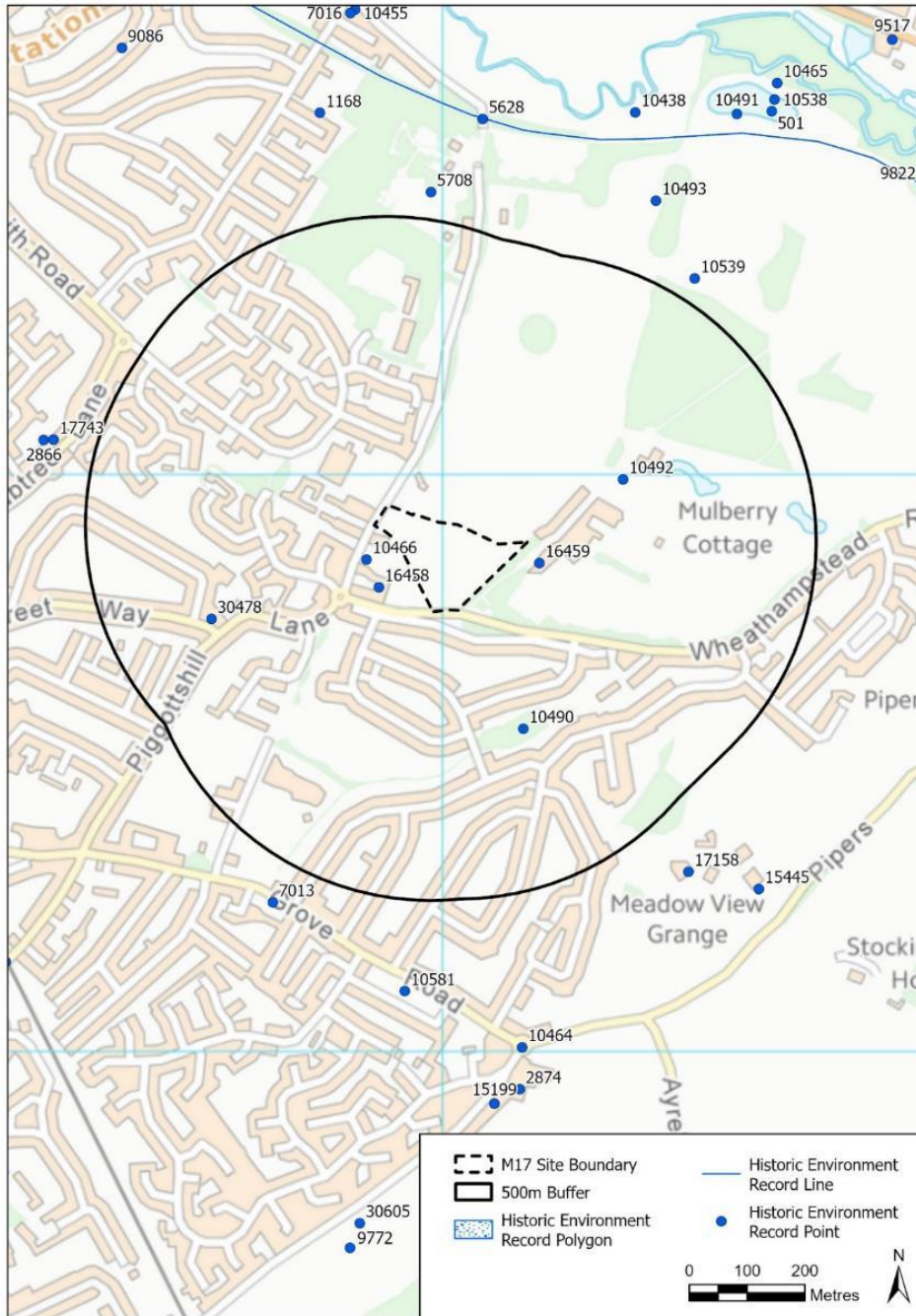


Figure 26 Archaeological HER Asset Plan



## M18 East of Kay Walk

<b>Allocation ref no.</b>	M18	<b>Site Name</b>	East of Kay Walk, St Albans, AL4 0XH
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### Site Summary

The Site is 3.30 hectares in extent.

The Site is located to the north of Kays Walk and to the west of Austen Way. The area is largely rough grass with groups of trees throughout. The northern boundary is formed from sports pitches which have developed in the last decade from similar land as the Site.

37 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Grade II Listed Building, List Entry ID: 1172829, No.5 Kay Walk

Grade II Listed Building, List Entry ID: 1103023, The Lodge

### Non designated Heritage Assets on the HHER

HHER 672 Romano-British pottery off Longacres.

HHER 18568 Post medieval chalk Pits.

HHER 16445 Post medieval farm complex

HHER 13616 Oaklands country house

HHER 13210 Probable site of moat

HHER 5482 Site of letter box

HHER 9628 Former Hatfield to St Albans Branch of the Great Northern Railway

HHER 5474 Site of Hill End railway station

### Built heritage

#### Comments:

The Site is located immediately to the north of the Grade II listed No.5 Kay Walk. The significance of which is derived from its special architectural and historic interest as a mid-seventeenth century farmhouse 'Winche's Farm'. The building is of timber framed construction and encased in painted brick and stucco in the eighteenth to nineteenth century.

The Grade II listed The Lodge is located 30m to the south of No.5 Kay Walk. Its significance is derived from its special architectural and historic interest as a seventeenth to eighteenth century barn with pargetted south gable end and weatherboarded. It holds group value with No.5 Kay Walk.

The listed buildings contribute to each other's significance, with forming part of Winche's Farm. Historically, their setting would have comprised the surrounding land that formed the estate associated with nearby Oaklands, c560m to the east. This has been gradually eroded from the early to mid-twentieth century with the expansion of St Albans to the west of the listed buildings and the conversion of Oaklands to a further education college. Today the two listed buildings are experienced on the edge of a housing



development with an area of open space to the north forming the remaining part of their setting.

The proposed Allocation has the potential to cause harm to the significance of both listed buildings by virtue of removing the last remaining part of their setting. The design and layout of the proposed Allocation should explore ways to minimise this harm.

**Recommendations/Mitigation:**

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to remove the last remaining parts of the setting of the two listed buildings. Should the Allocation proceed, future applications should explore and minimise this harm through the retention of open space to the north and west of the listed buildings with built form located to the northeast of the Site. Mitigation should include an appropriate landscaping scheme however it is unlikely that mitigation alone would be sufficient to reduce harm.

**Archaeology**

**Comments:**

A single asset is located within the Site comprising two chalk pits (HHER 18568) probably dating to the mid to late part of the nineteenth century.

The earliest evidence of occupation lies to the south of the Site with a quantity of Roman pottery (HHER 672) recovered from the Longacres area.

Located immediately adjacent to the Site is the post medieval farm complex of Winches Farm (HHER 16445). Cartographic evidence shows range of buildings associated with the farm complex, most of which have now gone. The farmhouse and a small barn do survive, although now converted to residential uses. On the western edge of the study area is the site of a moated enclosure (HHER 13210), probably originating in the medieval period.

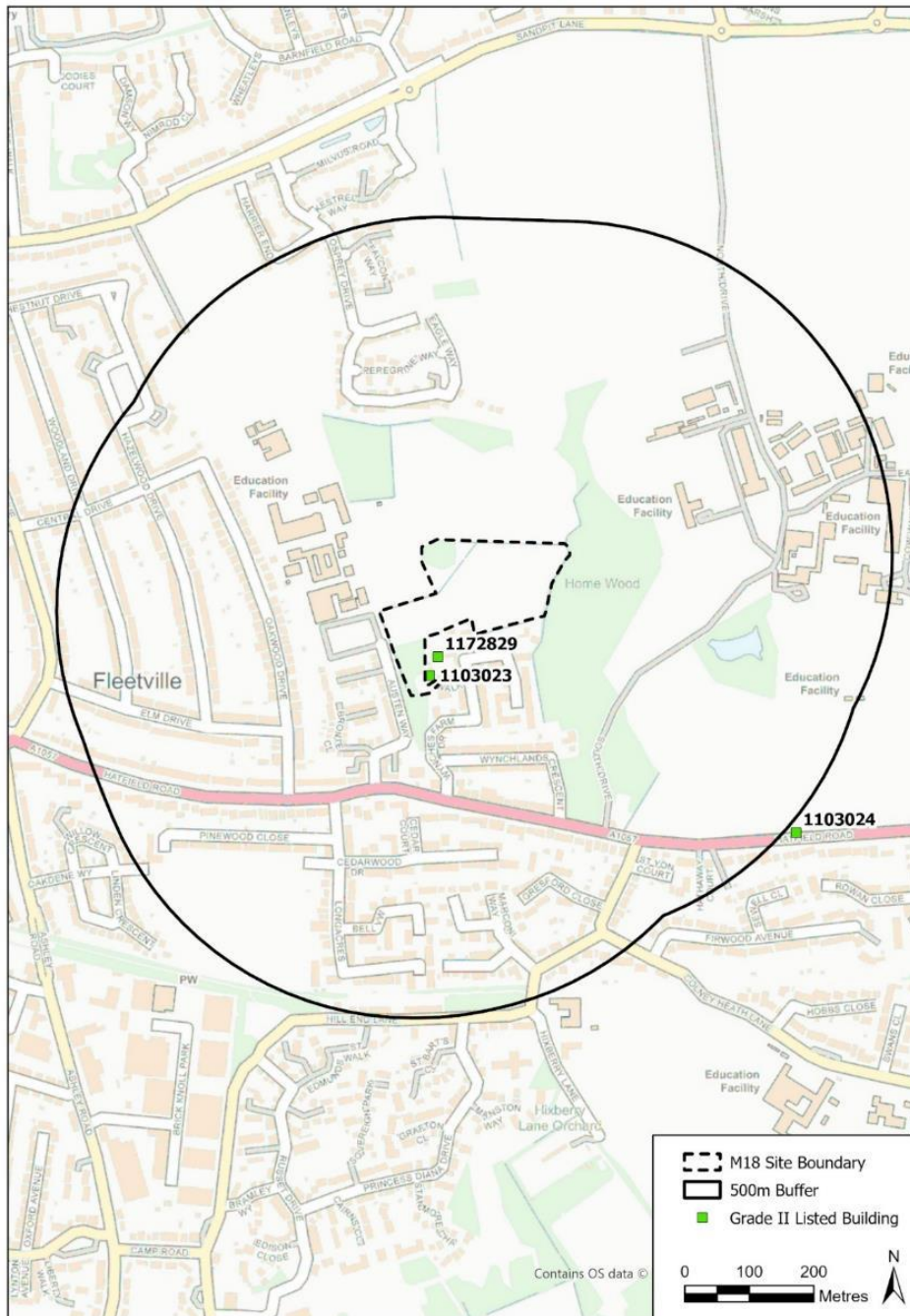
The country house and horticultural college of Oaklands is to the east of the Site, being initially developed in the early nineteenth century (HHER 13616). A branch line of the Hatfield to St Albans Branch of the Great Northern Railway (HHR 9628) with the railway station at Hill End (HHER 5474) lie on the southern boundary of the study area.

The evidence shows little or no archaeological investigation in the area. There is evidence of the post medieval landscape in the presence of the farm complexes with cartographic evidence showing a number of woodland blocks close to the farmstead.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site which should include detailed study of documentary evidence if available in relation to the farm complex abutting the Site. This may need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps



**Figure 27 Built Heritage Asset Plan**



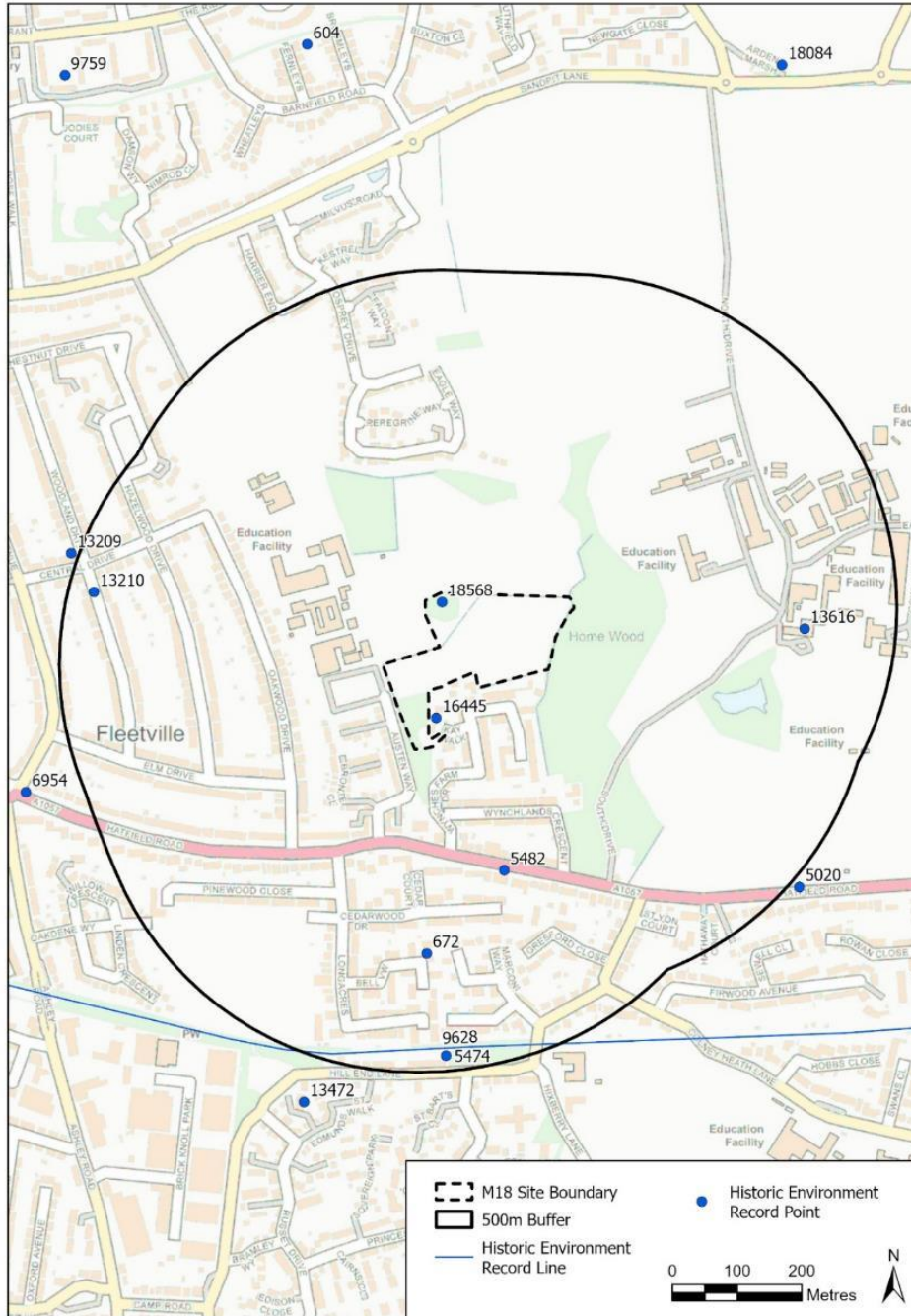


Figure 28 Archaeological HER Asset Plan



## M21 Rothamsted Lodge

Allocation ref no.	M21	Site Name	Rothamsted Lodge, Hatching Green, AL5 2GT
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### Site Summary

The Site is 1.9 hectares in extent. The Site comprises open land to the west of Rothamsted Lodge. Five bungalows have recently been constructed within the Site (Ref. 5/2022/1814) to the south of Rothamsted Lodge.

The southern side is bounded by the access road to Rothamstead Manor, with the remaining boundaries formed by largely agricultural fields and house gardens. A number of properties are present around the boundaries of the Site, including the Grade II listed No.1 Thatched Cottages and a number of locally listed buildings.

25 residential units are identified for the allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, Locally Listed Buildings (LLB)

Conservation Area: Harpenden

Grade II Listed Building, List Entry ID: 1102992 No.1 Thatched Cottages

Grade II Listed Building, List Entry ID: 1347199 Rothamsted Manor House

4no. Grade II Listed Buildings at Rothamsted Manor House

4no. Grade II Listed Buildings on Redbourn Lane / West Common

Locally Listed Building: Rothamsted Lodge

Locally Listed Building: Rothamsted Cottage

Locally Listed Building: Nos. 4 and 5 Thatched Cottages

Locally Listed Building: Agdell Cottage

Locally Listed Building: Rothamsted Park Lodge

51no. further Locally Listed Buildings within the Harpenden Conservation Area

Non designated Heritage Assets on the HHER

HHER 18728 Hamlet around a Historic Green

HHR 18727 Hatching Green Farm

HHER 9596 Rothamsted ornamental garden

HHER 9728 Roman roof and hypocaust tile

HHER 9727 Roman building material

HHER 9745 Flowton Priory Brought to site in 1928

HHER 10540 Post medieval brick kilns

HHER 15448 Architect designed mid twentieth century house.

### Built heritage

Comments:

The Site lies within the Harpenden Conservation Area. The significance of the Conservation Area may be summarised as being derived from the character and appearance of the historic core and commons

along with adjoining Victorian and Edwardian suburbs. Of most relevance to the Site is Character Area N – Hatching Green. This area comprises a mix of detached, semi-detached and terraced houses grouped around an attractive small green on the northern side of Redbourn Lane. The main entrance to Rothamsted Manor is situated on the north-western side and is approached by a driveway across the Green. The entrance lodge is one of a group of four, which vary in size and detail but are broadly similar in style, which mark present or former entrances to the former Rothamsted Estate. The proposed Allocation would see an increase in development within the Conservation Area, the character and appearance of which should be preserved or enhanced.

Immediately to the north of the Site are the locally listed buildings Rothamsted Cottage and Rothamsted Lodge are located to the north and east of the Site respectively. Their significance may be derived from their historic association with the Rothamsted estate, but outside of the parkland. The proposed Allocation would see development within close proximity to the assets, where historically there has always been open space. There is the potential for harm to arise, so the location of development within the Site should be explored and minimised.

Immediately to the east of the Site is the Grade II listed No.1 Thatch Cottages and locally listed Nos. 4 and 5 Thatched Cottages and Agdell Cottage. This group of buildings forms a narrow row on the edge of the green. The significance of No.1 is derived from its special architectural and historic interest as a late seventeenth or early eighteenth timber framed and thatched cottage now encased in brick. Nos 4 and 5 Thatch Cottages are of later construction with the appearance of estate workers cottages, as is Agdell Cottage. The setting of this group focuses on the green to the front, with the property turning its back on the Rothamsted estate. The proposed Allocation would see development within close proximity to the assets, where historically there has always been open space. There is the potential for harm to arise, so the location of development within the Site should be explored and minimised.

Located outside of the Harpenden Conservation Area and just over 500m from the Site are the group of assets at Rothamsted Manor, including the Grade I listed Manor House. The significance of Rothamsted Manor and other buildings on the estate is derived from historic and architectural interest as a large manor house dating to the mid seventeenth century for Sir John Wittewronge, extended on the northwest for Sir John Bennet Lawes in 1863, with interiors remodelled in 1900-10 by Sir C.B. Lawes-Wittewronge. The setting of Rothamsted Manor comprises its formal gardens to the west and surrounding parkland which extended up to the edge of Harpenden and Hatching Green in the east. The setting contributes to the significance of the listed building, commensurate with the mansion house. However, it has always had a close relationship with Harpenden which formed the eastern edge of the estate.

The proposed Allocation may affect the setting and significance of the Grade I listed Rothamsted Manor and associated Grade II listed buildings through development within their setting due to the historic association of the Site with the Manor. However, this would be limited to localised impacts to Rothamsted Cottage and Rothamsted Lodge due to their proximity and relationship with the Site.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect, and cause harm to, the character and appearance of the Harpenden Conservation Area and the setting of the listed No.1 Thatched Cottages and locally listed buildings Rothamsted Cottage, Rothamsted Lodge, Nos 4 and 5 Thatched Cottages and Agdell Cottage



due to proximity to the Site.

Mitigation should therefore consider the setting back of development from the northern and eastern edges of the Site closest to Rothamsted Cottage, Rothamsted Lodge, No.1 Thatched Cottages, Nos 4 and 5 Thatched Cottages and Agdell Cottage. Any development should incorporate high quality materials that reflect the local distinctiveness of the area to ensure that its character and appearance is preserved or enhanced.

### Archaeology

#### Comments:

The HER identifies that the Site lies within a hamlet situated around a historic green named Rothamsted Hatching Green (HHER 18728) on the first edition OS maps of the late nineteenth century. A number of buildings are identified on the cartographic evidence which are not visible today. Many of these hamlets/greens have their origin in the medieval period. To the southeast of the Site lies the post medieval farm complex of Hatching Green Farm (HHER 18727).

To the southwest of the Site there is records of quantities of Roman roof and central heating tiles being recovered from a field indicating a possible building of this date (HHER 9727-8).

The Site abuts the tree lined access road to Rothamsted Manor, the Grade I manor house to the northwest of the Site just outside the study area (HHER 9596). Historically the Site would likely have formed part of the land associated with the Manor.

Post medieval brick kilns and brickworks (HHER 10540) are recorded on the cartographic evidence for the area (1884) to the south of the Site. This seemed to have a relatively short life as it does not appear on the 1924 maps.

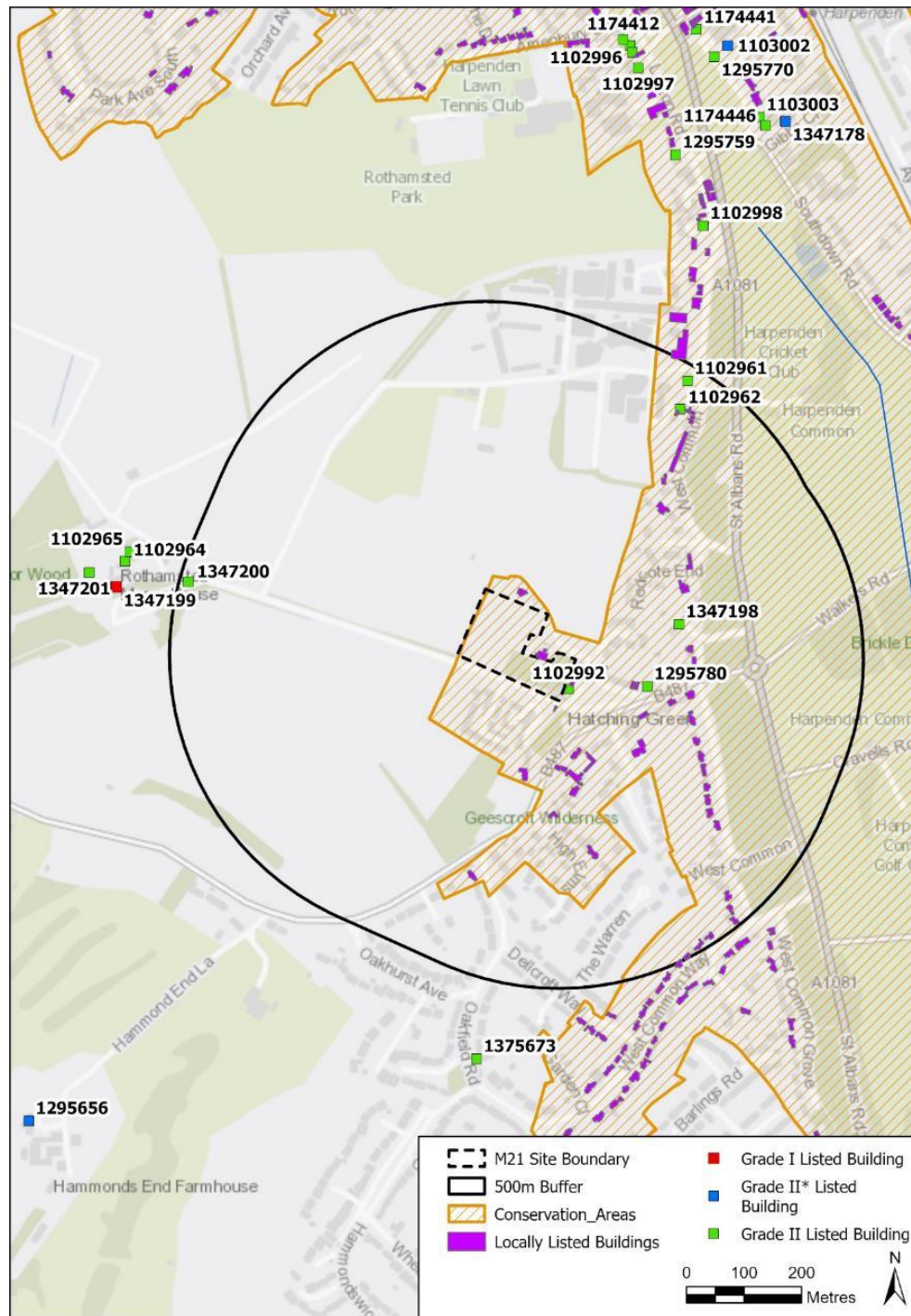
Two extant properties are recorded on the HHER one of which is a medieval building relocated in 1928 (HHER 9745) and the other is a mid-twentieth century architect designed building (HHER 15448), neither of which are impacted by the proposed Site.

The presence of Roman material to the southwest of the Site indicates the potential of a Roman building and associated estate in close proximity. The Site lies within the Conservation Area of Harpenden, within one of the former Greens. Buildings are present within the Site which are of post medieval or earlier date. The Site abuts the access road leading to Rothamsted Manor.

#### Recommendations/Mitigation:

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site. This may need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps



**Figure 29 Built Heritage Asset Plan**

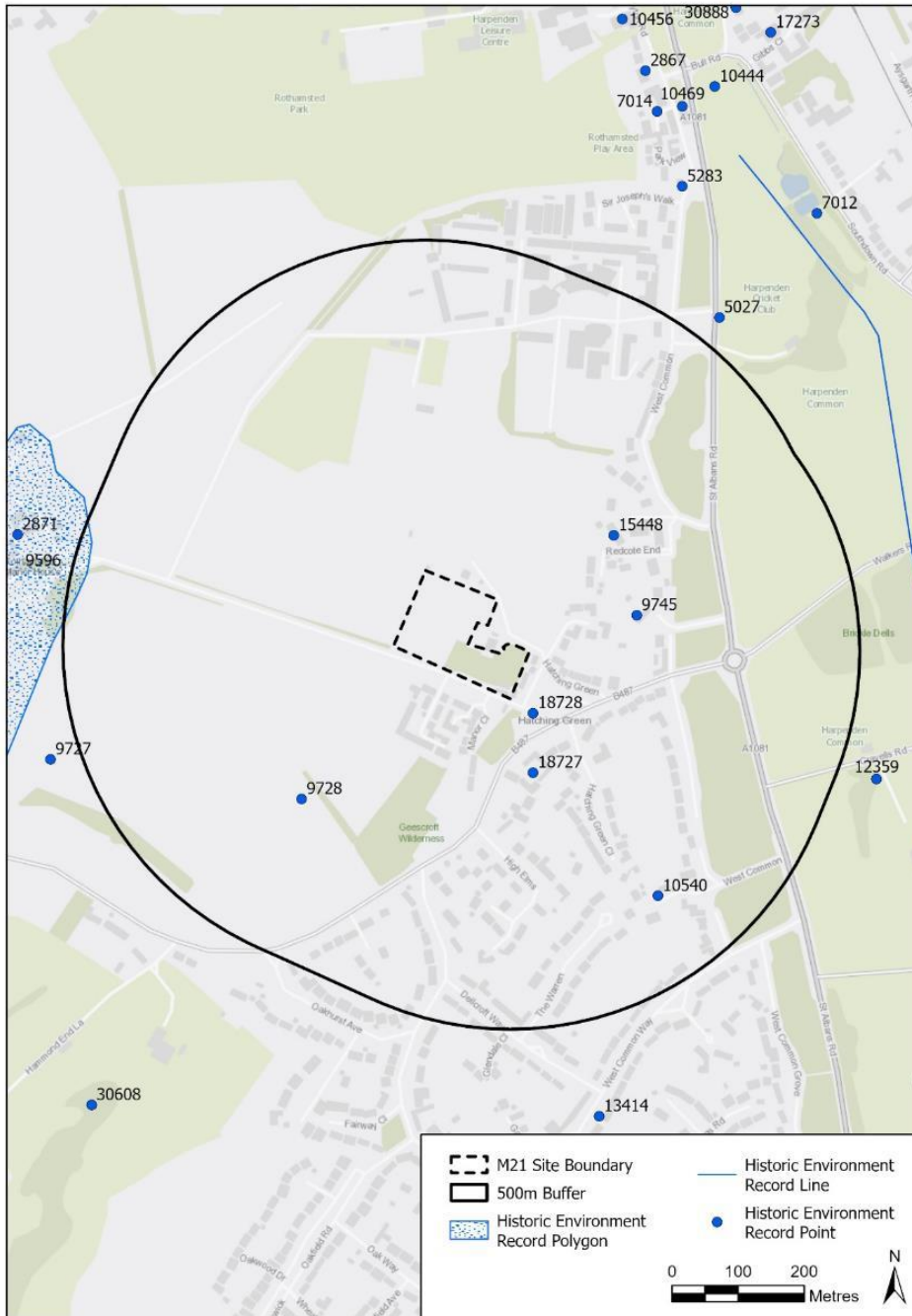


Figure 30 Archaeological HER Asset Plan



## M22 Wood End Hatching Green

Allocation ref no.	M22	Site Name	Wood End, Hatching Green, Harpenden AL5 2JT
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### Site Summary

The Site is 0.74 hectares in extent. This Site comprises the residential property Wood End and its domestic gardens and adjacent field. The allocation proposes the retention of Wood End.

The Site is bounded by the settlement of Harpenden at the east and to the south of Redbourn Lane (B487), commensurate to this is the boundary of the Harpenden Conservation Area. To the north and west of the Site is Geescroft Wilderness with the parkland of Rothamsted Manor beyond.

14 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Conservation Area: Harpenden

Locally Listed Building: Wood End, Hatching Green

4no. Grade II Listed Buildings located within the Harpenden Conservation Area

A further 62 Locally Listed Buildings are located within the Harpenden Conservation Area

### Non designated Heritage Assets on the HHER

HHER: 18728 Hamlet around a Historic Green

HHER: 18727 Hatching Green Farm

HHER: 9596 Rothamsted ornamental garden

HHER: 9728 Roman roof and hypocaust tile

HHER: 9745 A sixteenth century house rebuilt on this site in 1928.

HHER: 15448 Architect designed mid twentieth century house.

HHER: 10540 Post medieval Brick Kilns

HHER: 13414 Neolithic arrowhead

### Built heritage

#### Comments:

The Site is located partially within the Harpenden Conservation Area. The significance of the Conservation Area may be summarised as being derived from the character and appearance of the historic core and commons along with adjoining Victorian and Edwardian suburbs. Of most relevance to the Site is Character Area N – Hatching Green. This area comprises a mix of detached, semi-detached and terraced houses grouped around an attractive small green on the northern side of Redbourn Lane. Within proximity to the Site, the character of the Conservation Area comprises large, detached properties set within large plots. The locally listed building, Wood End, is located within the Site and is also within the Conservation Area. Its significance is derived from its interest as a mid-twentieth century large, detached property, typical of the character of the area.



The proposed Allocation would result an increase in development within the Conservation Area and its setting, and within the setting of locally listed Wood End. This has the potential to cause harm.

The other heritage assets within the 500m Study Area, identified above, are unlikely to be affected by the proposed Allocation. The Site makes no contribution to their significance. Beyond the 500m Study Area is the group of listed buildings at Rothamsted Manor, including the Grade I listed Manor House. It is unlikely that the proposed Allocation would affect their setting and significance.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect, and cause harm to, the character and appearance of the Harpenden Conservation Area and it's setting, along with the setting of the Locally Listed Building Wood End. This harm should be explored and minimised to ensure that the character and appearance of the Harpenden Conservation Area and its setting is sustained. The density of 'built form' in proximity to the Conservation Area should be sympathetic to adjacent character and density. This could potentially include multiple dwellings in larger-scale buildings so as to achieve the proposed density. Any development should incorporate high quality materials that reflect the local distinctiveness of the area.

#### Archaeology

##### Comments:

The HER identifies that the Site is located on the edge of a hamlet, situated around a historic green named Rothamsted Hatching Green (HHER 18728) on the first edition Ordnance Survey OS map (1880s). Many of hamlets and greens have medieval origins. To the northeast of the Site the post medieval farm complex of Hatching Green Farm (HHR 18727) is located. To the south of the Site a single Neolithic flint arrowhead is recorded (HHER 13414). To the west of the Site there is a record of quantities of Roman roof and central heating tiles recovered from a field, indicating a possible building (HHER 9728).

Initial research has suggested activity within the immediate environs of the Site since the Roman period. There is also evidence of settlement since the medieval period and post medieval activity.

The Site is believed to have historically been undeveloped and in agricultural use. As such, should archaeological features be present within the Site, there has likely been limited truncation.

##### Recommendations/Mitigation:

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.



# Maps

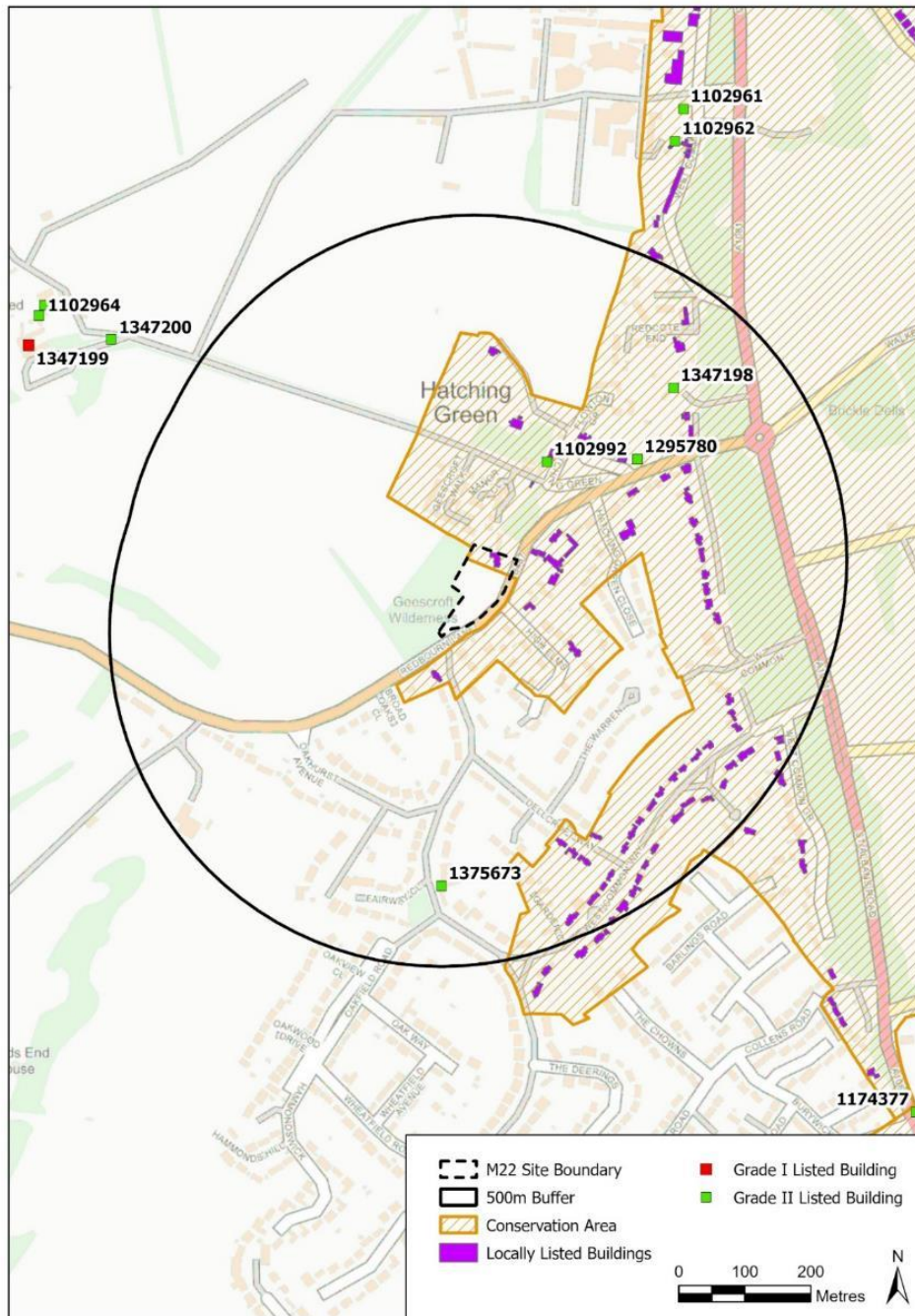


Figure 31 Built Heritage Asset Plan





## OS2 Toulmin Drive Highelms

Allocation ref no.	OS2	Site Name	Toulmin Drive/Highelms, St Albans, AL3 6DX
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### Site Summary

The Site is 0.19 hectares in extent.

The Site forms the present community facility for the associated sports pitches. It lies to the west of Toulmin Drive, an estate built in the mid twentieth century. The present building on the Site comprises a single storey flat roofed building with associated car park within the playing fields.

If allocated it is identified for a new community facility.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Area and Locally Listed Buildings

Scheduled Monument, List Entry ID: 1012407 Batch Wood Manorial moated site  
Conservation Area: Childwickbury

### Non designated Heritage Assets on the HHER

HHER 9568 Childerwick Park and Gardens  
HHER 6534 Earthworks of Manorial Complex Batch Wood moated site.  
HHER 4172 Part of Roman road

### Built heritage

#### Comments:

The Site is located approximately 170m to the north of the Scheduled Monument of Batchwood moated site. Its significance is derived from its archaeological and historic interest as the original site of the Batchwood Hall prior to the construction of the current manor house which was constructed in 1874 approximately 350m to the southwest of the monument. The monument is covered by tree planting and as such is no longer visible within the landscape. However, the open grounds to its north and west pertain to the likely open character of the landscape at the time of construction. To its east, the construction of Toulmin Drive has removed its landscape setting and comprises the urban edge of St Albans. The Site does not contribute to the landscape setting of the monument.

The Childwickbury Conservation Area is located approximately 300m to the northwest of the Site with the mature tree planting on the edge of the sports pitches forming the southern boundary of the Conservation Area. The significance of the Conservation Area is derived from the history of the Childwickbury estate and the listed buildings within. The setting of the Conservation Area is largely rural, apart from at its northern end where it abuts modern development to the south of Harpenden. The Site does not contribute to its significance.

The proposed Allocation would see the redevelopment of the existing community facilities with car parking. Given the existing use and built form here, it is unlikely that the above identified heritage assets would be affected.

**Recommendations/Mitigation:**

As noted above, it is unlikely that the above identified heritage assets would be affected by the proposed Allocation and therefore no mitigation is required.

**Archaeology**
**Comments:**

No assets are recorded within the Site.

A Roman road (HHER 4172) is recorded on the southern boundary of the Study Area, running from the North Gate of the town to the outskirts of St Albans.

The Site is located to the north of the Scheduled complex at Batch Wood Manorial complex (NHLE 1012407; HHER 6534). The Schedule description states '*The moated manorial site at Batch Wood is situated west of St Albans and 500m north-east of Batchwood Hall. It comprises a square shaped moat measuring c.87m east-west by c.85m north-south surrounded by an outer enclosure covering an area of approximately 5.5 hectares. The moat arms are dry and measure c.7m to c.10m in width and c.1m in depth. The entrance causeway, which is approximately 12m wide, is situated on the southern side of the moat. A well has been identified in the north-western corner of the island. The outer enclosure ditch arms measure a maximum of c.1.5m in depth and are between 2m and 5m in width. The southern arm, however, is wider, measuring c.10m, and contains the entrance to the enclosure. There are traces of shallow ditches running both east-west and north-south sub-dividing the enclosure. Earthworks which are considered to represent the remains of buildings are located inside the entrance to the outer enclosure. A trackway, measuring between 20m and 10m in width, is visible running to the south and west of the enclosure. Three additional enclosures can be seen to the south-east, south and west, separated from the main enclosure by the trackway. The moat is identified as the site of the manor of Childwicksay or Bachesworth.*' The moated complex is located within a heavily wooded area with the Scheduled Monument contained within the woodland.

To the northwest of the Site is the historic park and garden of Childwickbury (HHER 9568) which appear on the 1766 maps of Drury and Andrews. Information from the Hertfordshire Garden Trust research report identifies the park and gardens as a designed landscape originating probably in the eighteenth century with a walled garden and pleasure grounds set in parkland. It was 'the eminent Victorian garden designer Edward Kemp' who improved the gardens and approaches in 1856 for the Toulmin family. The area is also protected as the Childwickbury Conservation Area.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

The potential for funding of improved management and promotion of the monument should be considered and discussed with Historic England, as appropriate.

## Maps

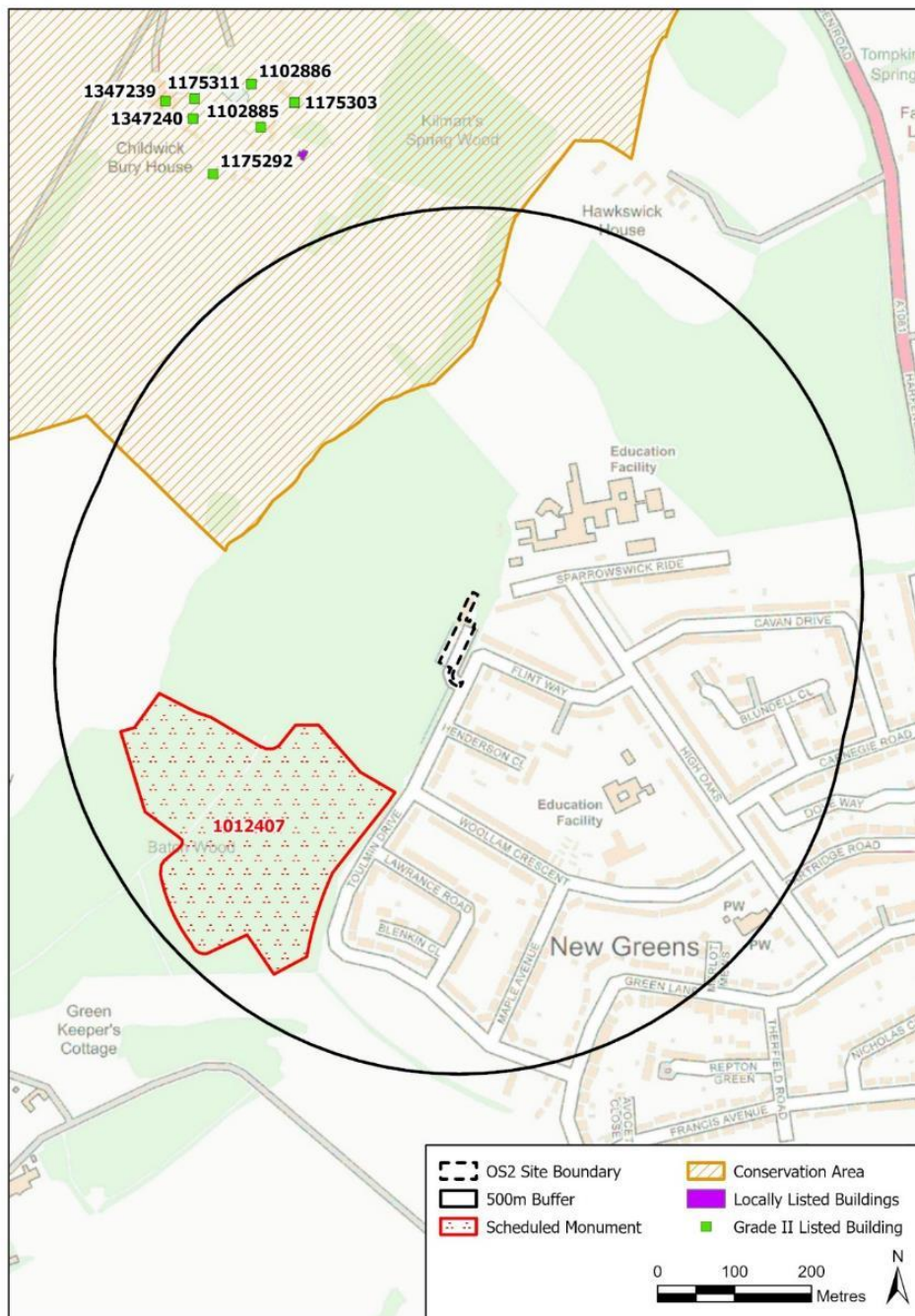
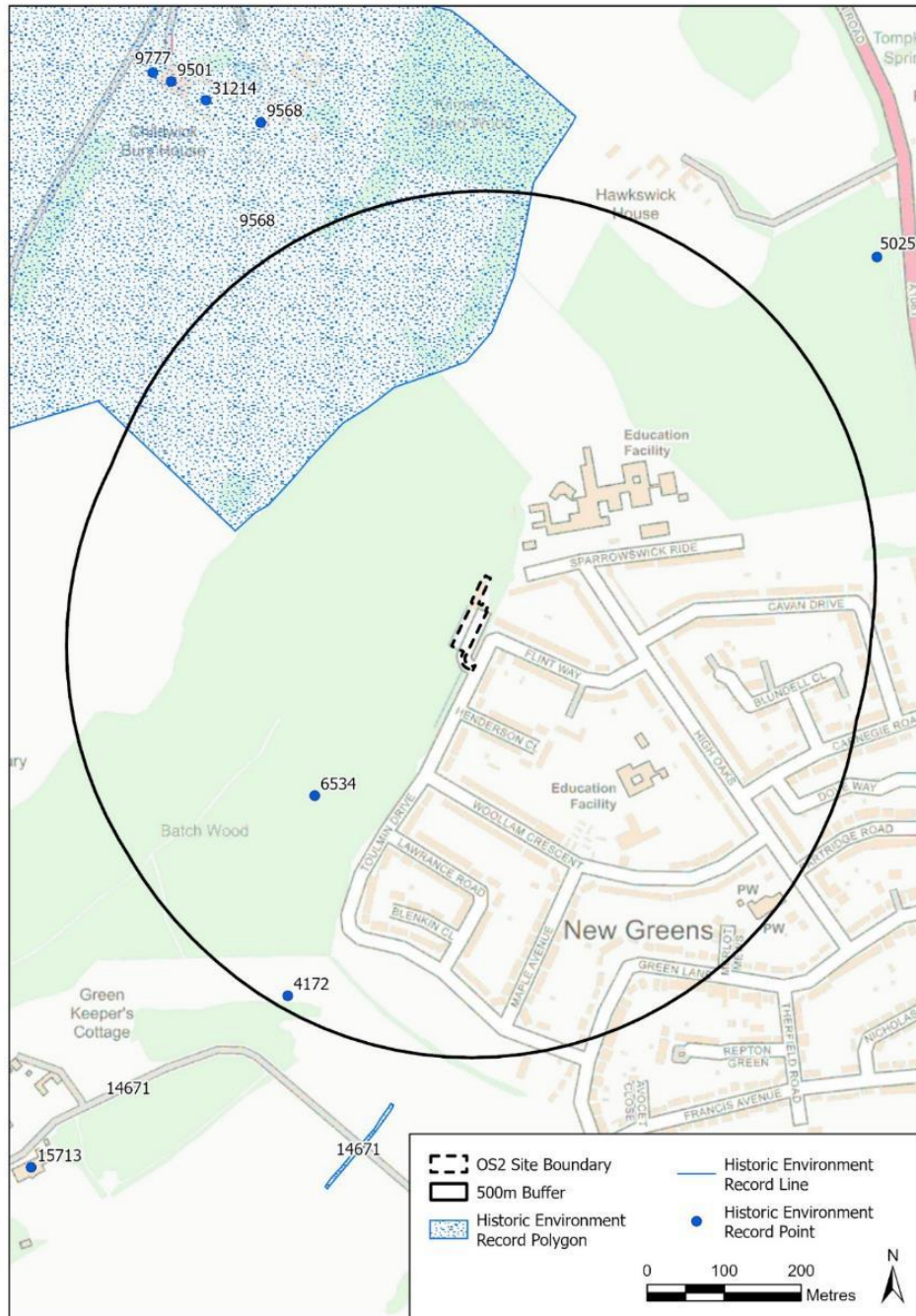


Figure 33 Built Heritage Asset Plan



**Figure 34 Archaeological HER Asset Plan**



## UC5 18-20 Catherine Street

Allocation ref no.	UC5	Site Name	18-20 Catherine Street, St Albans, AL3 5BY
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### Site Summary

The Site is 0.43 hectares in extent.

The Site comprises a series of commercial units including a car show room and extensive parking to the rear. The existing buildings on the Site are single storey with the Site currently used as open storage associated with the car sales business.

31 residential units are identified for this allocation.

### Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Conservation Area: St Albans

Grade II Listed Building, List Entry ID: 1103046, Nos. 95-101 and 101a St Peter's Street

Grade II Listed Building, List Entry ID: 1103047 The White House, 103 St Peter's Street

Grade II Listed Building, List Entry ID: 1103048 No.105 St Peter's Street

Grade II\* Listed Building, List Entry ID: 1103049 No. 107 St Peter's Street

Locally Listed Building: Jubilee Centre, Catherine Street

Locally Listed Building: Nos. 30-52 Catherine Street

Locally Listed Building Bar 62 Catherine Street

### Non designated Heritage Assets on the HHER

HHER 18822 Clark Almhouses

HHER 18305 Medieval ditch and cess pit, 107 St Peter Street

HHER 15434 65 St Catherine Street

HHER 30359 Post medieval extraction pits

HHER 31560 Aboyne Lodge School

HHER 15917 Bleak House, Catherine Street

HHER 14609 St Peters Grange Moated Abbey Grange

HHER 14536 St Peters Grange

HHER 9792 St Albans bus garage

HHER 12128 Possible air raid shelter

HHER 14679 Medieval ditch

HHER 16379 The Pemberton Almhouses

HHER 14601 Site of Hall Place

HHER 15367 Site of the bull inn

HHER 15366 Site of the Saracen's Head

HHER 16418 Ivy House

HHER 16386 The White House

HHER 14543 St Peter's Churchyard

HHER 14544 Site of the Charnel Chapel

HHER 14545 Parish Church of St Peter

HHER 30800 74-76 St Peters Street

HHER 30866 62-70 St Peters Street  
 HHER 30769 Site of Drill Hall  
 HHER 17816 79 St Peters Street  
 HHER 17720 The Cock Public House St Peters Street  
 HHER 14555 Site of post medieval dovecote  
 HHER 30768 Site of St Peters School  
 HHER 14591 Medieval yard surface  
 HHER 11431 Marlborough Almshouses  
 HHER 18311 Site of post medieval building and possibly medieval features  
 HHER 31520 Medieval and post medieval features Drovers Way  
 HHER 16034 34 St Peters Street  
 HHER 15940 32 St Peters Street  
 HHER 15939 The Grange, 16 St Peters Street

#### Built heritage

##### Comments:

The Site is located wholly within the St Albans Conservation Area. The significance of which is derived from the historic core of the city, Verulamium and the Georgian and Victorian suburbs which developed around it. The Site is located within Character Area 4a – The Commercial Centre which encompasses the historic core of the city and adjacent to Character Area 7k Folly Lane, Garden Fields and the Old Hospital located immediately to the south and northwest of the Site which is characterised by the nineteenth century expansion of St Albans.

The Site, as existing, was created in the latter twentieth century and historically formed the gardens to properties along Catherine Street and St Peter's Street. It is identified as an unfortunate feature although it is noted that it does open up views towards St Peter's Church.

Group listed buildings, Nos. 95-107 St Peter's Street to the northeast of the Site, is described in the adopted Character Area 4a Appraisal as 'facing St Peter's Church, is in mixed commercial and residential use and is set behind a slightly raised pavement of concrete block paving with traditional blue brick stepped edging. Nos.95-97 are late C16, re-fronted in the C18 in a red brick with blue headers; shop fronts were added later (c1900). No.99 dates from the C17 but has a rebuilt front of modern brick. Nos.95 through 99 have clay tiled roofs. Nos.101 and 101A are also red brick and are unusual in having a slate mansard roof. Described by Pevsner as "an uncommonly good triplet of houses" are nos.103-107. This group is slightly further back behind small paved forecourts with low enclosing walls. No.103 (The White House) is a grand, three storey, stuccoed, strongly vertical and symmetrical, Classical villa of 1829 attributed to George Smith, architect of the Town Hall and contemporary with that. No.105, in contrast, is a two storey, quirky, mid-C19, asymmetrical, gothic style building with Tudor arches and a part battlemented parapet, once the vicarage. The landmark building of the group is no. 107 (Grade II\*), known as Ivy House. Built in the early C18, probably by Edward Strong (Chief Mason to Wren at St Paul's) for himself, the house turns the corner into St Peter's Close.'

The setting of the listed building group relates to their urban context and the development of St Peter's Street as one of the key routes north from the city centre. The area to their west, which includes the Site, has seen significant change over time such that it contributes little to their significance as a group of sixteenth to eighteenth century houses of architectural and historic interest.

To the west of the Site is the Locally Listed Building: Jubilee Centre on Catherine Street. Its significance





derives from its local architectural and historic interest as a former Victorian board school set back from the road by its former playground, now car park. The setting of this building comprises the Victorian suburb of this part of the Conservation Area. The Site does not contribute to its significance is considered to be a detracting feature within the setting of the locally listed building.

Likewise, the Locally Listed Buildings at Nos. 30-52 Catherine Street and Bar 62 Catherine Street have local architectural and historic interest associated with the Victorian suburb which developed from the mid-nineteenth century. The Site does not contribute to their significance is considered to be a detracting feature within their setting.

The proposed Allocation has the potential to remove a detracting feature within the Conservation Area and setting of both listed and locally listed buildings, subject to appropriate and detailed design.

The other heritage assets within the 500m Study Area, identified above, are unlikely to be affected by the proposed Allocation. This is due to the intervening built form.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation has the potential to affect the character and appearance of the St Albans Conservation Area, as well as the settings of the above identified heritage assets. However, there is opportunity to provide an enhancement on the Site, replacing the existing open storage and single storey buildings with a high-quality residential development. Given the urban context of the Site, there may be potential to increase the proposed density. The scale and massing of future development should respond positively to the local character and distinctiveness of the area.

### Archaeology

#### Comments:

The Site is located within the area of the Saxon, medieval and post medieval town of St Albans. It lies within the St Albans Conservation Area.

To the north of the Site lies St Peter's Grange, a medieval abbey grange (HHER 14536, 14609, 14679) which was rebuilt in the late fourteenth century. It comprised an abbey grange with farm buildings surrounded by a substantial moat and earth wall. To the northeast of the Site lies the parish church of St Peter's (HHER 14545) with its associated churchyard (HHER 14543) and the site of its Charnal Chapel (HHER 14544). The church was originally constructed in c. 1000AD and would have been located within the Saxon town.

Directly north of the Site archaeological excavation identified medieval features (HHER 18305) in a rear plot. To the south of the Site a sequence of medieval features were excavated at Drovers Way with quantities of rubbish pits dating from the fourteenth to seventeenth centuries (HHER 31520). Hall Place, a fifteenth century house, was located on the north side of St Peter's churchyard, now lost (HHER 14601).

Post medieval extraction pits (HHER 30359 and 15917) have been excavated to the west of the Site within the grounds of Bleak House. A number of public houses are recorded within the Study Area, with



the site of the Bull inn and Saracen's Head recorded in St Peter's Street (HHER (HHER 15367, 15366). A drill hall was located in Hatfield Road which was demolished in the late twentieth century (HHER 30769.

The Site is located within a highly sensitive area which has the potential of multi-period occupation from the Saxon period through to the modern day. The present building on the Site would have some impact on the surviving archaeology, however the extensive car parking and hard standing has the potential to preserve large areas.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site, looking at the Site and its development within the town. This will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

## Maps

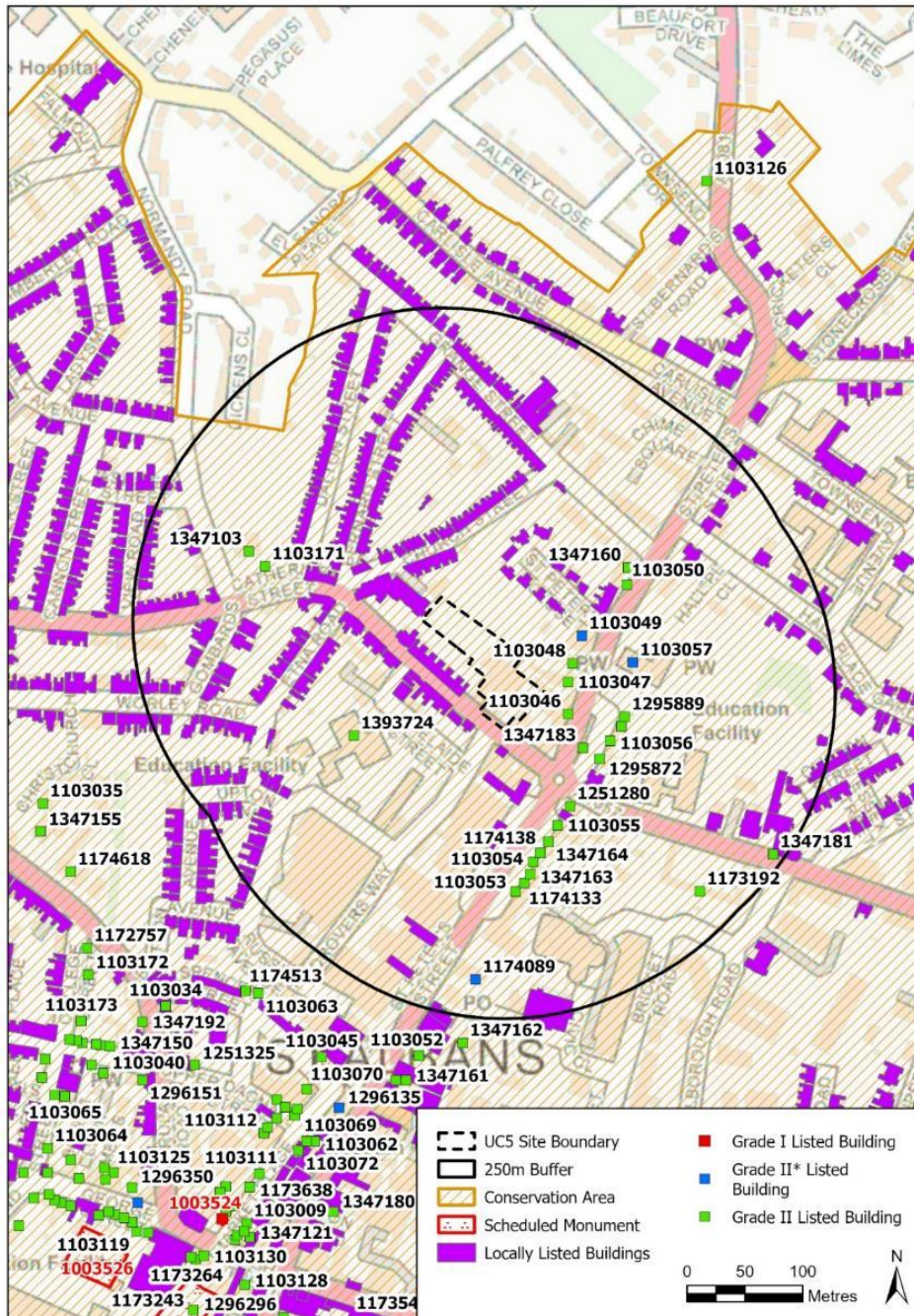


Figure 35 Built Heritage Asset Plan

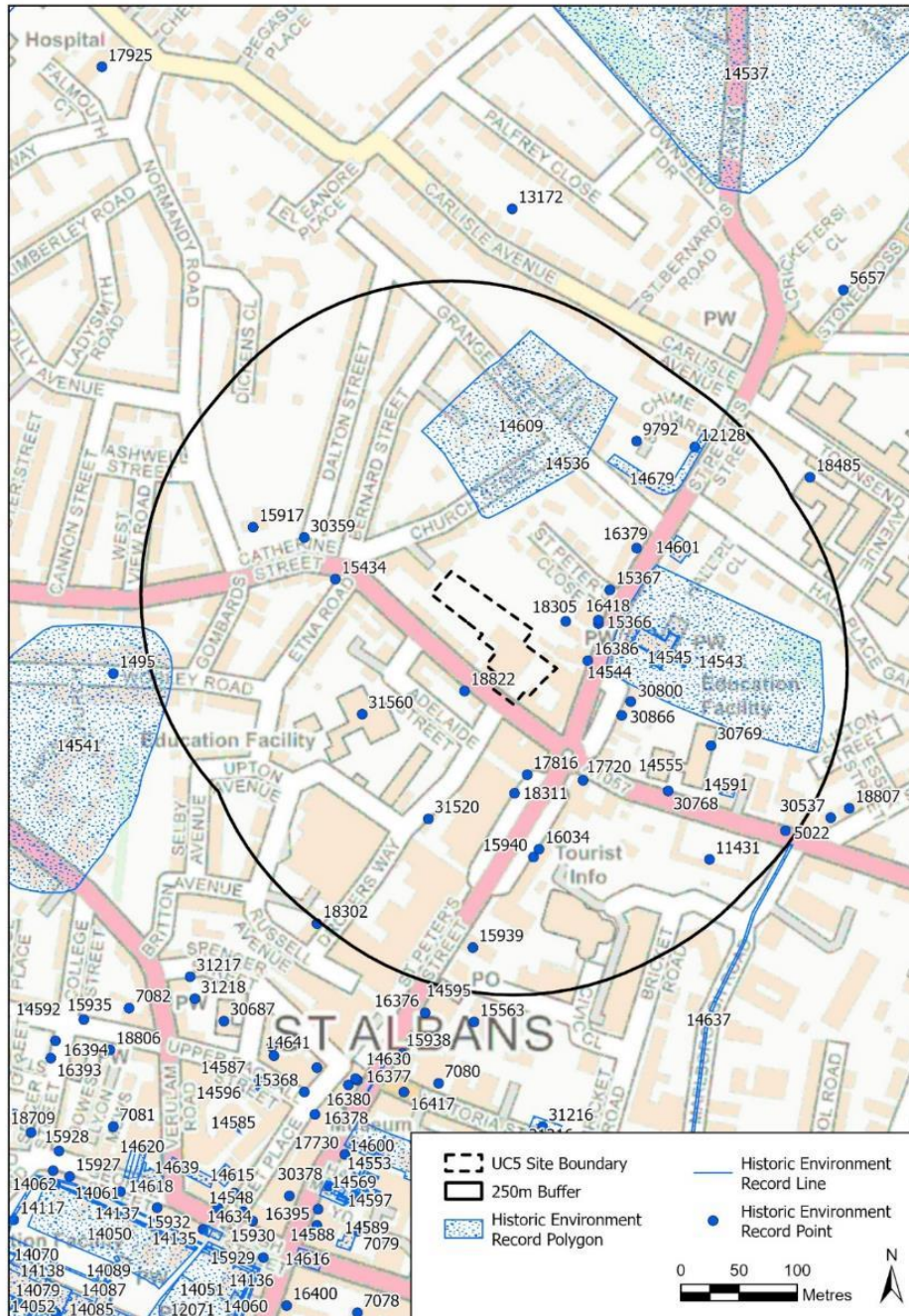


Figure 36 Archaeological HER Asset Plan



# UC14 Car Park to rear of 3 Church Green

<b>Allocation ref no.</b>	UC14	<b>Site Name</b>	Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ
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## Site Summary

The Site is 0.39 hectares in extent.

The Site comprises the present Waitrose supermarket car park within Harpenden town centre.

19 units are identified for this allocation.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, and Locally Listed Buildings

Conservation Area: Harpenden

Grade II Listed Building, List Entry ID:1174406 Wellington House

Grade II Listed Building, List Entry ID:1347177 Church Farm Cottage

## Non designated Heritage Assets on the HHER

HHER 4383 Parish Church of St Nicholas  
 HHER 18487 Site of Methodist Chapel  
 HHER 13499 World War II air raid shelters  
 HHER 13500 World War II air raid shelters  
 HHER 10450 Listed Bowers House  
 HHER 10458 Listed Bennetts House  
 HHER 10545 Non-conformist chapel  
 HHER 10544 The National School 1864 Parish School  
 HHER 10546 Site of Parish Lock-up  
 HHER 10457 18<sup>th</sup> century workhouse  
 HHER 10547 Site of Almshouses in Churchyard  
 HHER 10453 Undated foundations in the churchyard.  
 HHER 665 Three Roman coins  
 HHER 10473 Cock Public House  
 HHER 10471 The George Hotel  
 HHER 10474 The Cross Keys  
 HHER 7020 site of Brewery and hosiery  
 HHER 7019 Site of Peacock Brewery  
 HHER 9494 listed Hall House  
 HHER 9746 Village of Harpenden  
 HHER 9747 Site of Home Farm  
 HHER 7059 Site of fire engine house  
 HHER 18659 Harpenden post office

### Built heritage

#### Comments:

The Site is located within the Harpenden Conservation Area. The significance of the Conservation Area may be summarised as being derived from the character and appearance of the historic core and commons along with adjoining Victorian and Edwardian suburbs. Of most relevance to the Site is Character Area A – High Street which notes *'The Waitrose supermarket on the west side has been carefully designed in massing and materials to match the small scale of the buildings opposite. Immediately to its south is the restored Wellington House, an attractive, Grade II listed, Regency villa. As a quiet alternative to the busy traffic of the High Street, Leyton Road has great potential for environmental improvement where priority should be given to pedestrians over cars.'*

The Grade II listed Wellington House is located approximately 20 metres to the east the Site, adjacent to the existing Waitrose store. Its significance is derived from its special architectural and historic interest as an early nineteenth century house with symmetrical bow windows to its frontage onto Leyton Green. The building has always had an urban setting due to its location within the town, however its grounds have been eroded such that all which remains is an area of hardstanding forming a car park to its east. Immediately its rear is the southern wall of the Waitrose building which is austere in its appearance and has a domineering effect on the listed building. The Site is located to its northeast and does not contribute to the setting, thereby significance, of Wellington House.

The Grade II listed Church Farm Cottage is located approximately 20m to the south of the Site. Its significance is derived from its special architectural and historic interest as a seventeenth century house with eighteenth century rear and 1830s frontage. The building has always had an urban setting due to its location within the town, although until the nineteenth century it had backed on to fields prior to being developed for housing. Between the listed building and the Site is a further dwelling which appears to have been constructed in the 1920s. The Site itself does not contribute to the setting and thereby significance of Church Farm Cottage.

The other heritage assets within the 500m Study Area, identified above, are unlikely to be affected by the proposed Allocation. This Site does not contribute to their significance.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation is unlikely to affect the Grade II listed buildings Wellington House and Church Farm Cottage. However, it has the potential to affect the character and appearance of the Conservation Area.

There may be opportunity to provide an enhancement on the Site, replacing the modern car park with an appropriate high-quality residential development, the scale and massing of which should respond positively to the local character and distinctiveness of the area.

### Archaeology

#### Comments:

The Site is located within an Area of Archaeological Significance, due to its location within the historic

village core of Harpenden (HHER 9746) and the Conservation Area.

The Site is located to the south of the parish church of St Nicholas (HHER 4383) which has its origins in the medieval period and would have formed the focus for medieval development within Harpenden. Foundations are recorded as being found within the cemetery of an undated building (HHER 10453) in close proximity to the find spot of three Roman coins of third century date (HHER 665).

A post medieval farm complex, Home Farm, was located on the High Street (HHER 9747) surviving into the nineteenth century. Photographic evidence suggests the buildings were certainly sixteenth century and may have been earlier.

During the eighteenth century a Workhouse (HHER 10457) developed to the south of the church with the national school developing later on the same site (HHER 10544). In the nineteenth century a lock-up with treadmill was proposed by the parish located by the churchyard (HHER 10546). The fire station was probably constructed in the nineteenth century and was still present in the 1960s (HHER 7059).

Public houses are located to the north of the Site at The Old Cock (HHER 10473) and Cross Keys (HHER 10474) and to the south of the Site at the George Hotel (HHER 10471). To the east of the Site is the site of a Methodist Chapel (HHER 18487), with a non-conformist chapel to the south (HHER 10545). A series of industrial buildings are recorded to the east of the Site consisting of two breweries and a hosiery (HHER 7019-20). The post office was constructed in 1928 (HHER 18659) in a style known as 'Post Office Georgian'. The royal mails lease on the building expired in 2012.

To the southeast of the Site are two WWII air raid shelters (HHER 13500 and to the northeast a single air raid shelter (HHER 13499).

The Site is located within sensitive area within the historic core of Harpenden which dates back to the twelfth century. The church would have formed the focus for the development of the town with evidence from the cemetery indicates there may be earlier buildings within the grounds. The Site, lying immediate south of the church within the historic core, has structures visible on the historic Ordnance Survey maps and is likely to have occupation dating back to the medieval period. The location within a car park has the potential to have preserved the deposits from more modern development.

#### Recommendations/Mitigation:

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

# Maps

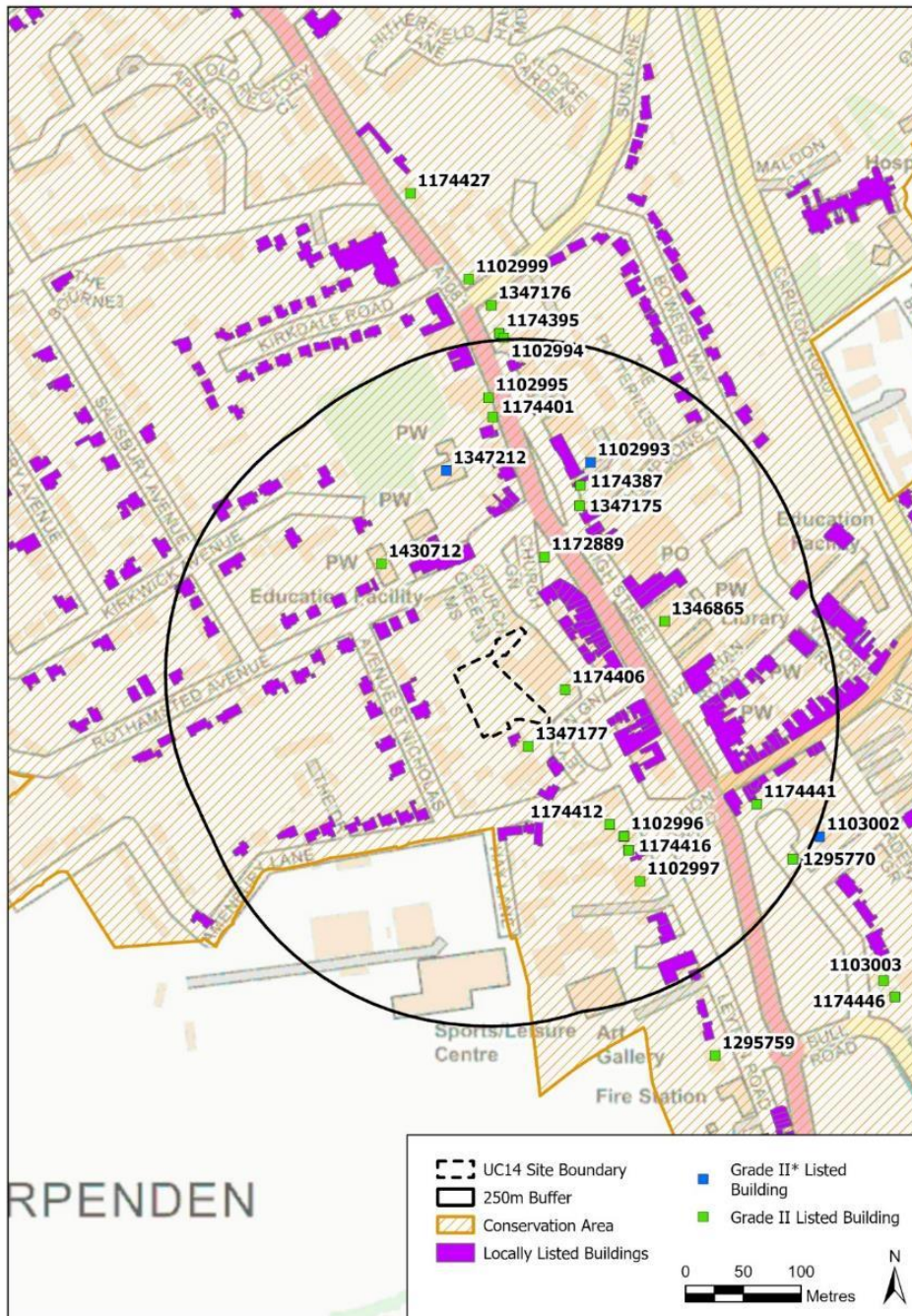


Figure 37 Built Heritage Asset Plan



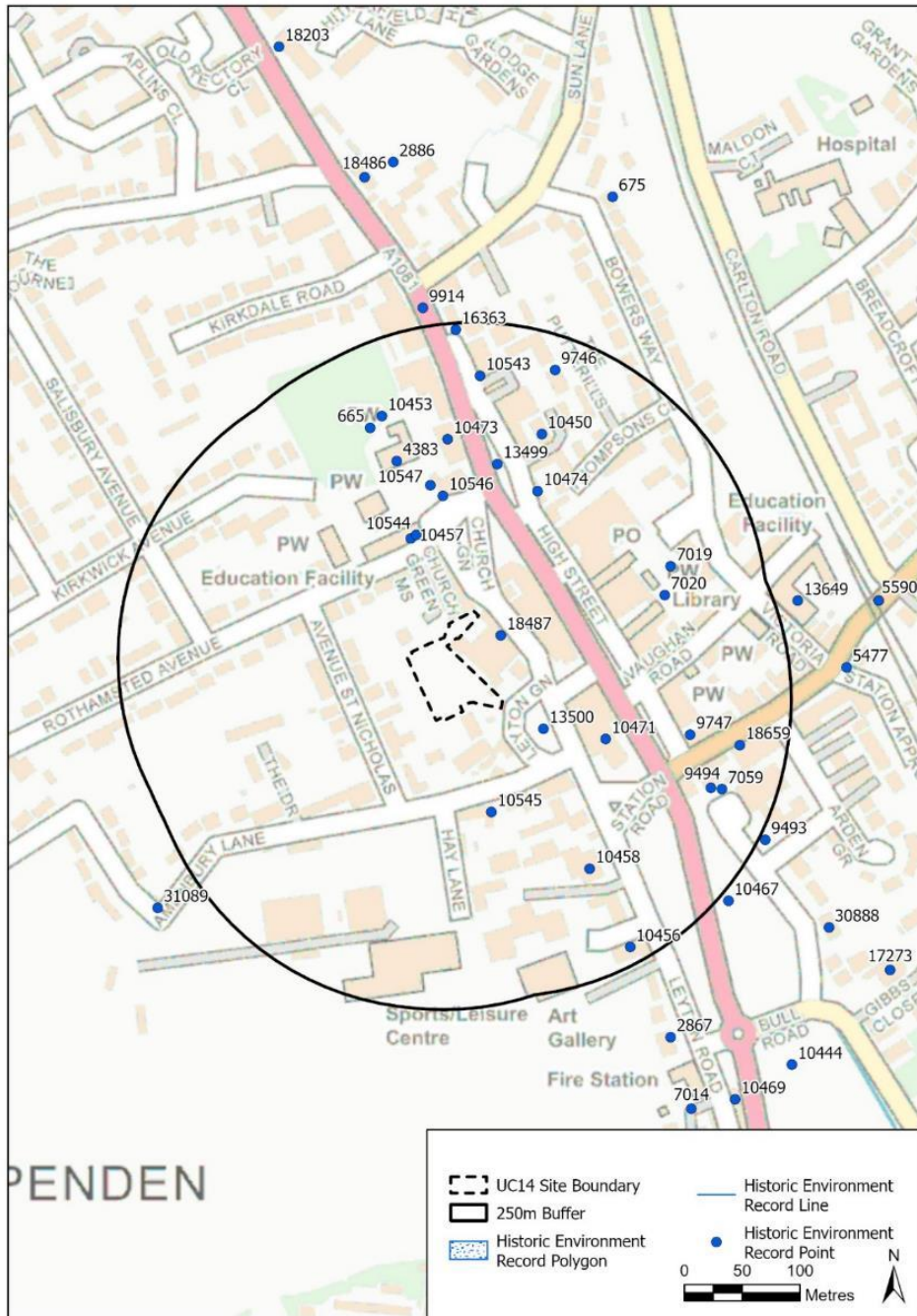


Figure 38 Archaeological HER Asset Plan



# UC18 Garage block to front of 94-142 Riverside Road

Allocation ref no.	UC18	Site Name	Garage Block to front of 94-142 Riverside Road, St Albans, AL1 1SE
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## Site Summary

The Site is 0.5 hectares in extent.

It is located to the south of Riverside Road on the valley slopes leading down to the River Ver. The Site itself comprises a total of 8 existing garages in a block with a further area of surface car parking to the west. Four storey residential flats are located between the Site and the River.

The Allocation proposes 14 residential units.

## Historic Environment Evidence Base

Grade I, II\* and II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

Scheduled Monument, List Entry ID:1019137 The Benedictine Priory of St Mary  
Conservation Area: St Albans area 4e Sopwell Nunnery Ruins  
Grade II Listed Building, List Entry ID:1103135 Sopwell Nunnery

## Non designated Heritage Assets on the HHER

HHER 14547 Later Medieval Church, Sopwell Nunnery  
HHER 14594 Medieval fishponds and garden features  
HHER 17371 Medieval pottery  
HHER 7272 Cotton Mill  
HHER 14632 course of medieval road  
HHER 14638 Medieval town boundary wall line  
HHER 14640 Medieval town boundary wall line  
HHER 31516 St Peters School  
HHER 16382 Listed building 180-2 London Road  
HHER 16383 Listed building 178 London Road  
HHER 16384 Listed building 174-6 London Road  
HHER 14605 Sixteenth century tile kiln

## Built heritage

Comments:

The Site is located within the St Albans Conservation Area in Character Area 4e Sopwell Nunnery Ruins. The character area is located to the southeast of the city centre and comprises a low-density residential area confirmed to a few smaller developments dating from the 1930s, 70s and 80s. Its history is represented by the Scheduled Monument and Grade II Listed Building of Sopwell Nunnery Ruins which is a dominant and key features of the character area. The ruins are set within an large recreation area, which contains the River Ver. The open areas contribute to the significance of this part of the Conservation Area allowing the Sopwell Nunnery Ruins to remain the dominant feature. The Site

comprises garages associated with the two blocks of flats to the south of Riverside Road which form part of the residential area within the Conservation Area. The Site is considered to make a neutral contribution to its significance.

The Scheduled Monument and Listed Building of Sopwell Nunnery Ruins are located approximately 150m to the southwest of the Site. Their significance is derived from their special architectural and historic interest as an eleventh century nunnery for the Benedictine Order. Following the dissolution Henry VIII granted the building was to Richard Lee, who sought to rebuild. This was torn down towards the end of the sixteenth century and a new mansion constructed in its place, it was this building which became known as 'Sopwell House' or 'Lee Hall'. The building was sold in 1669 and demolition was underway by 1675. The standing ruins of this remain. The setting of these assets has changed over time, due to the expansion of St Albans. As noted within the Conservation Area Character Appraisal, these assets retain a sense of their historic rural character due to the open spaces along the River Ver. The Site is located at a distance from these assets and is physically and visually separated from them by the existing residential buildings off Riverside Road, it does not contribute to their significance.

#### Recommendations/Mitigation:

If the potential Allocation progresses, 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.

The proposed Allocation is unlikely to affect the Scheduled Monument and Grade II Listed Building of Sopwell Nunnery Ruins. However, it has the potential to affect the character and appearance of the Conservation Area.

There may be opportunity to provide an enhancement on the Site, replacing the modern car park and garages with a high-quality residential development the scale and massing of which should respond positively to the local character and distinctiveness of the area.

### Archaeology

#### Comments:

The Site is located within the St Albans Conservation Area. The Site is to the north of the Scheduled Monument of Sopwell Priory (SM 1019137) which comprises the buried remains of Sopwell Priory (a house of Benedictine nun's dependent upon St Albans Abbey) and both the standing and buried remains of two successive mansions, known as Sopwell House or Lee Hall, which were constructed on the site of the priory in the latter part of the sixteenth and early seventeenth century.

Within the Site the remains of a sixteenth century tile kiln was recorded (HHER 14605). This was identified and excavated during the construction of the present garages by the local Archaeological Group.

The course of a medieval highway is recorded on the HER (HHER 14632) abutting the Site to the north. Cartographic evidence from the nineteenth century shows the line of this road but it had been abandoned as a highway by this period.

A sequence of fishponds and garden features were identified during the development of Old Sopwell Gardens (HHER 14594). A collection of medieval pottery was recovered from St Peters School (HHER



17371). To the north and east of the Site lies the sixteenth century boundary wall of Air Richard Lee and to the west of lies the line of the medieval town boundary forming part of the defences of the town (HHER 14638, 14640).

A post medieval cotton mill (HHER 7272) was located within Cotton Mill Lane to the west of the Site abutting the town boundary wall. To the northwest of the Site is the former St Peter School (HHER 31516) originally opened in 1851 and now converted to residential.

The Site's location close to the medieval road leading into the historic core would suggest the potential for roadside settlement during this period. This is supported by the recovery of the tile kiln identified during the garages construction and may represent an industrial area on the edge of the historic town. The Site overlooks the river valley with Sopwell Priory on the opposite bank of the River Ver.

**Recommendations/Mitigation:**

At planning application stage, an archaeological desk-based assessment should be undertaken for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

# Maps

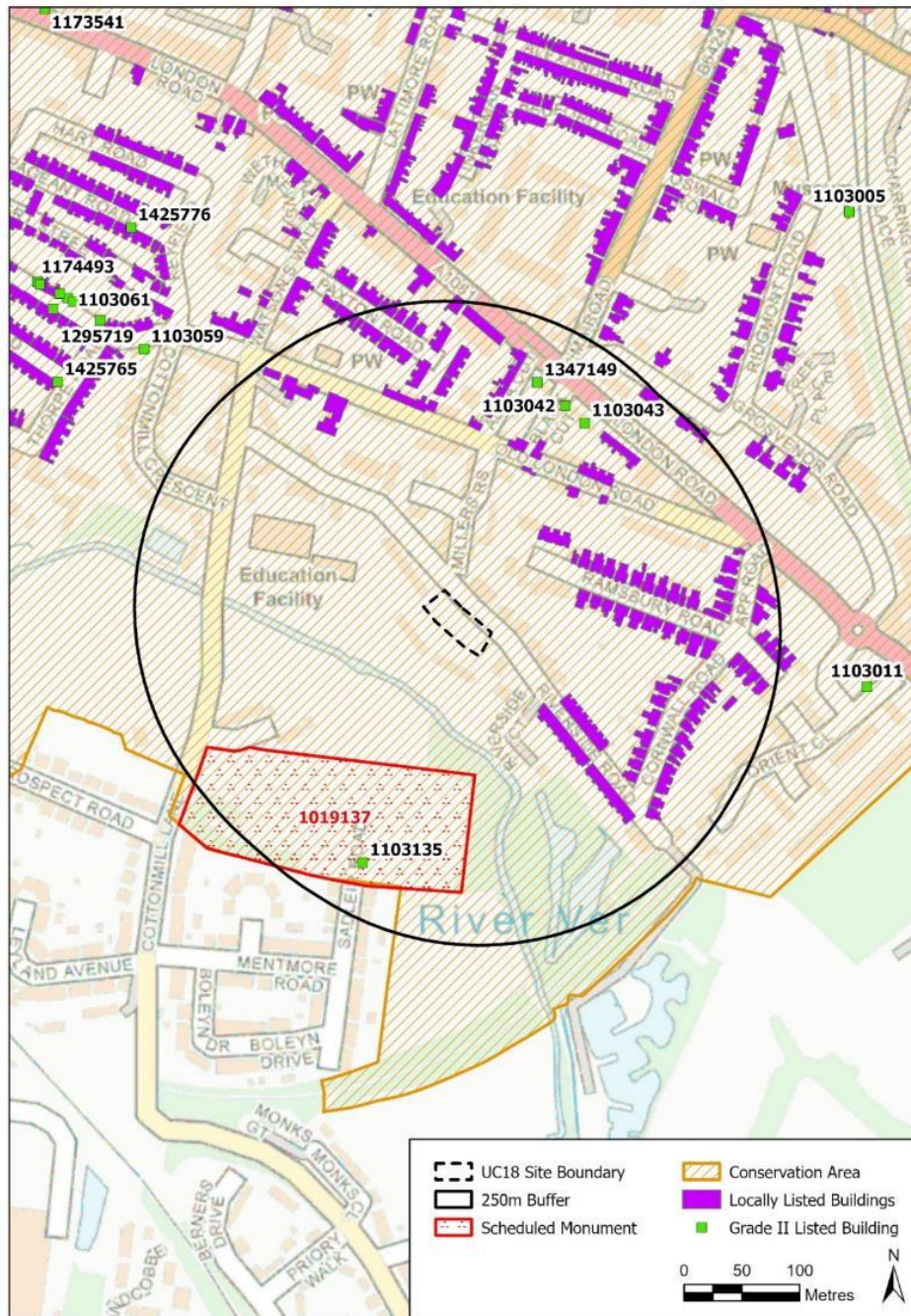


Figure 39 Built Heritage Asset Plan

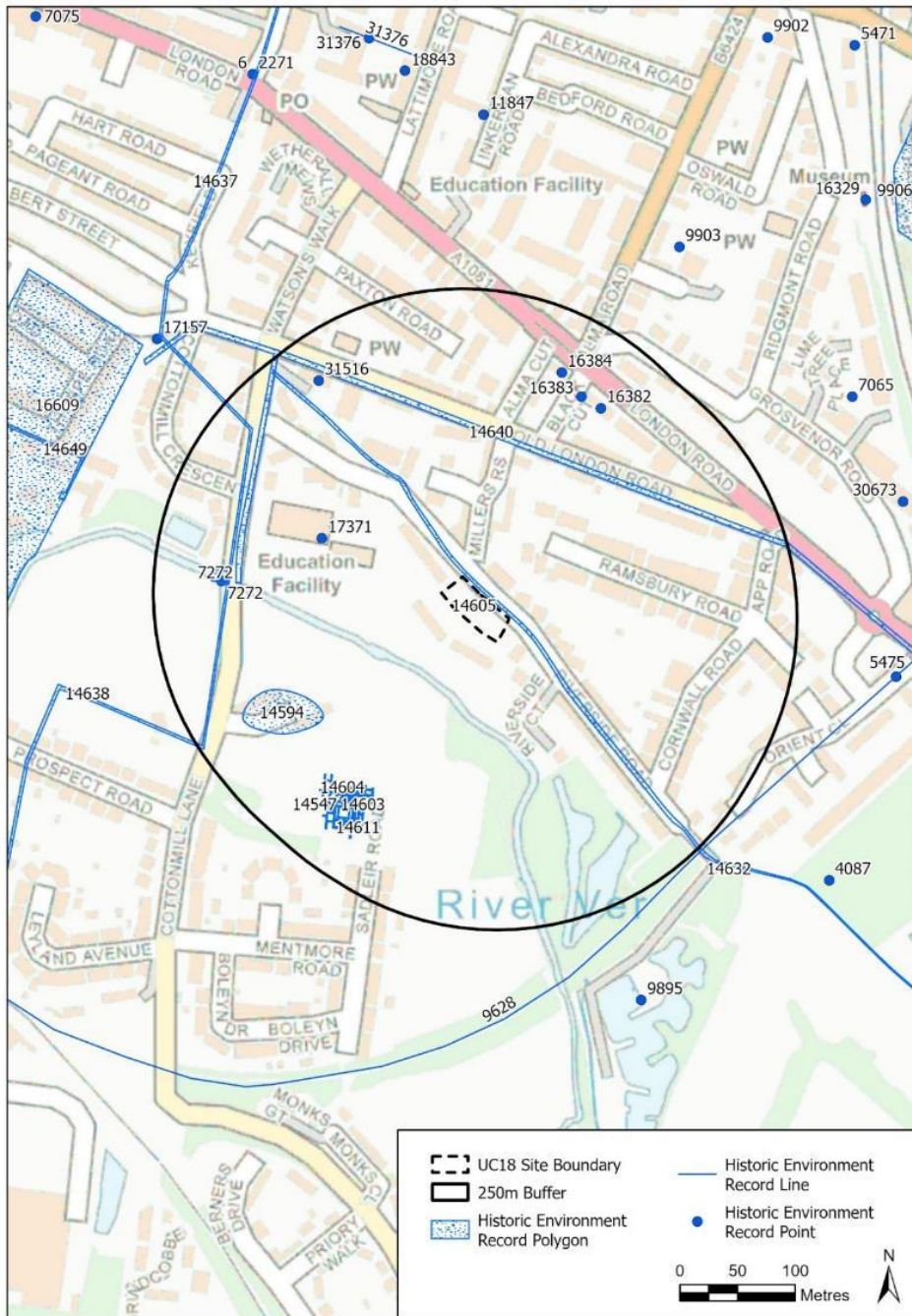


Figure 40 Archaeological HER Asset Plan

# Appendix A: References and Sources

## Bibliography

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### Primary Sources:

1766 Drury Andrews Map of Hertfordshire

1822 Bryant's County Map of Hertfordshire

1839 Tithe Map

1884 1<sup>st</sup> Edition Ordnance Survey Map

1899 2<sup>nd</sup> Edition Ordnance Survey Map

1925 3<sup>rd</sup> Edition Ordnance Survey Map

1950 Ordnance Survey Map

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St Albans City & District, 2008, *Harpenden Conservation Area Character Statement*

St Albans City & District, 2011, *Redbourn Conservation Area Character Statement*

St Albans City & District 2016 *St Albans Conservation Area Character Statement*

St Albans City & District 2018 *Childwickbury Conservation Area Character Statement*





## Appendix B: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
<b>Primary Legislation</b>	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.
<b>National Planning Policy</b>	National Planning Policy Framework (December 2023) DCLG	Chapter 16: Conserving and enhancing the historic environment Annex 2
<b>National Planning Guidance</b>	National Planning Practice Guidance (2019) DCLG	ID: 18a
<b>National Planning Guidance – Historic England</b>	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)	
<b>Local Development Plan</b>	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) <sup>10</sup>

<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>

<sup>10</sup> Department for Communities and Local Government, December 2023. *National Planning Policy Framework*