

# B3 West of Redbourn Heritage Impact Assessment



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

**Date:**  
May 2024





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## Project Details

Client: St Albans City & District Council  
Project Number: F2964  
Address: Civic Centre  
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## Quality Assurance – Approval Status

Issue: Final  
Date: 31/05/2024  
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# 1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Place Services for St Albans City and District Council. This document provides an assessment of heritage impact for the proposed development site B3 West of Redbourn (“the Site”) as referred to in the Local Plan. The location and extent of the Site is shown in **Figure 1**.
- 1.2 For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 500m HER search area (buffer) shall be referred to as ‘the Study Area’. The site is approximately 27.02 hectares in size and comprises the open fields between the settlement of Redbourn and the M1.
- 1.3 This report provides a baseline summary of the significance of identified heritage assets within the Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets identified. The scoping of heritage assets has been informed by the indicative yield, set out within the allocation.
- 1.4 This report identifies the designated and non-designated heritage assets within close proximity of the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5 As part of a planning application, any future development will require further detailed assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets.
- 1.6 This assessment follows best practice procedures produced by Historic England (see **Appendix B** for details) and the Chartered Institute for Archaeologists,<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.

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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*



**Figure 1 Aerial view of the Site (outlined in red)**



## 2. Methodology

- 2.1 This assessment has been undertaken to support the production of the new St Albans City and 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.
- 2.4 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.
- 2.5 To determine the historic environment potential of the Site, a broad range of standard documentary and cartographic evidence was examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within a 500m Study Area of the Site. A search of the HER has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 2.6 This assessment has been informed by desk-top research and a site visit, carried out in January 2024. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the Study Area, for the purposes of scoping heritage assets, as per Historic England setting guidance.
- 2.7 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*.



- 2.8 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>
- 2.9 Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, in line with GPA3 Step 1. It also provides an overview of the historical development of the Site and its surroundings.
- 2.10 Section 4 provides an 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.
- 2.11 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 GPA3.7 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.
- 2.12 Section 6 concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with Step 4.
- 2.13 References and sources consulted in the preparation of this report are listed at Section 7.
- 2.14 The relevant legislation and policy context are set out in **Appendix A** of this report and a Glossary of terms is outlined in **Appendix C**. Relevant statutory designation descriptions are reproduced in **Appendix D** of this report.
- 2.15 **Appendix E** presents all heritage assets within the Study Area, and **Appendix F** includes all relevant HER records in the Study Area, a 500m radius from the Site boundary. The number references used in the text are those used by the Hertfordshire HER or National Heritage List.

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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*

## 3. Heritage Baseline

### Heritage Assets overview

- 3.1 There are no designated heritage assets within the Site. Within the 500m Study Area, there are twenty-seven Listed Buildings, one Scheduled Monument, no Registered Park and Garden, one Conservation Area and a number of Locally Listed Buildings. A full list of all the heritage assets within the Study Area are included in **Appendix D** and their locations are identified on **Figure 2**.
- 3.2 There are three non-designated heritage assets recorded on the HER within the Site. There are a number of features from the Historic Environment Record recorded within the 500m Study Area. Features identified from the HER are described in the archaeological overview below. Hertfordshire Historic Environment Record (HHER) list entries are reproduced in **Appendix E**.

### Scoping of Designated Heritage Assets

- 3.3 Whilst there are a number of heritage assets within proximity of the Site, it is considered that the majority can be scoped out of individual assessment due to forming part of the Redbourn Conservation Area. It is considered that Scheduled Monument The Aubreys Camp (NHLE 1003520) can be scoped out of this assessment due to impact of the M1 which is on an embankment and severs the connection between the earthwork and its hinterland to the east and northeast.
- 3.4 Based on the proposed allocation and site visit, the designated heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Designated Heritage Asset	Grade listed	List Entry Number
Parish Church of St Mary	I	1295584
Chest Tomb in Churchyard of Parish Church of St Mary to Grimstead Family	II	1347195
Chest Tomb in Churchyard of Parish Church of St Mary to Carpenter Family	II	1295593
Chest Tomb in Churchyard of Parish Church of St Mary immediately east of Chancel, to Samuel Clover and Family, Church End	II	1102951
East Wall to Churchyard of Parish Church of St Mary	II	1174842
Flowers Farmhouse	II	1347196
Redbourn Conservation Area	N/A	N/A

### Scoping of Non-Designated Heritage Assets

- 3.5 Whilst there are a number of non-designated heritage assets within the 500m Study Area of the Site, it is considered that they can be scoped out of this assessment due to the lack of inter-visibility between the assets and the Site, and that they form part of and contribute to the character and appearance of the Redbourn Conservation Area. This was confirmed by the site visit.

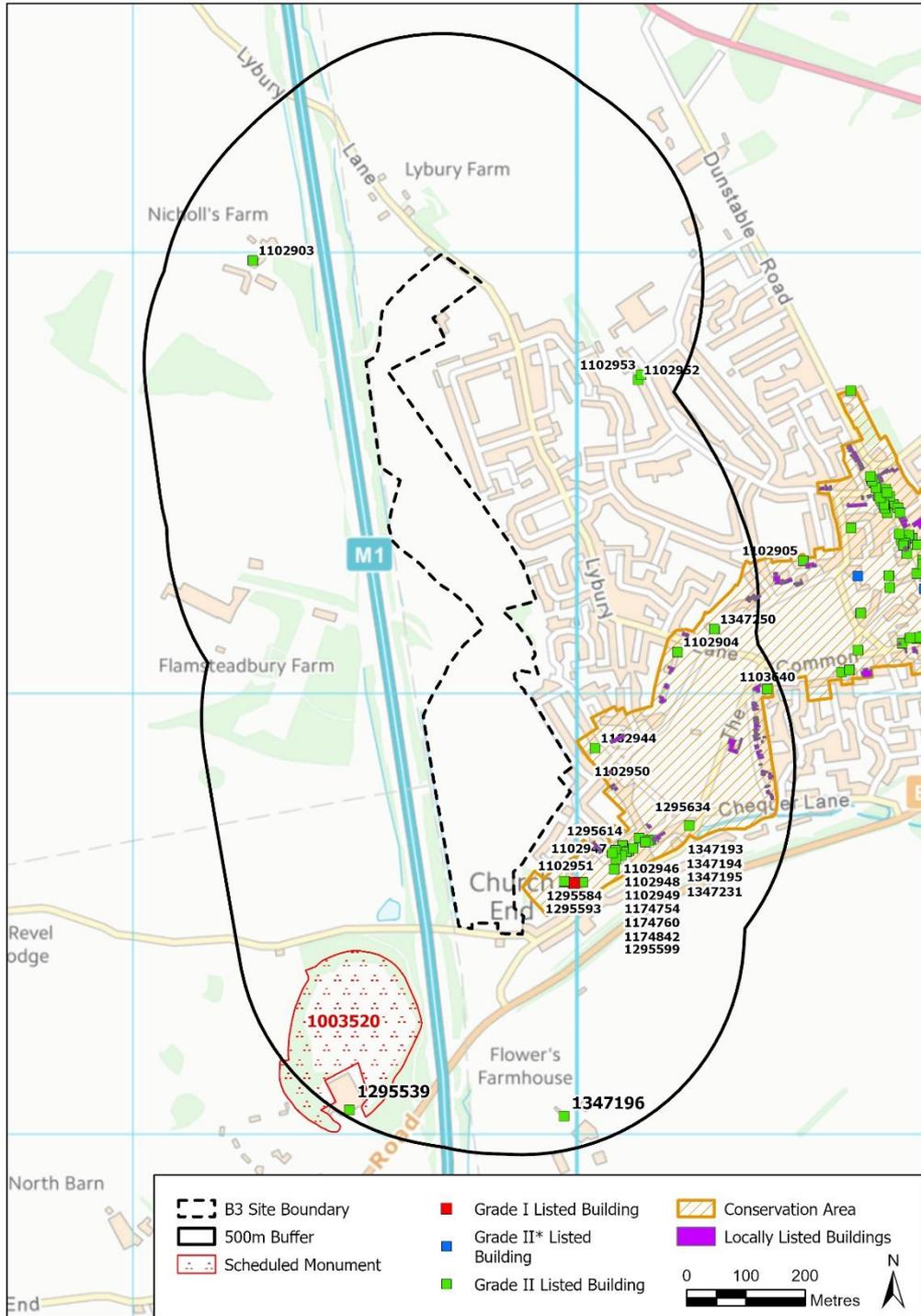
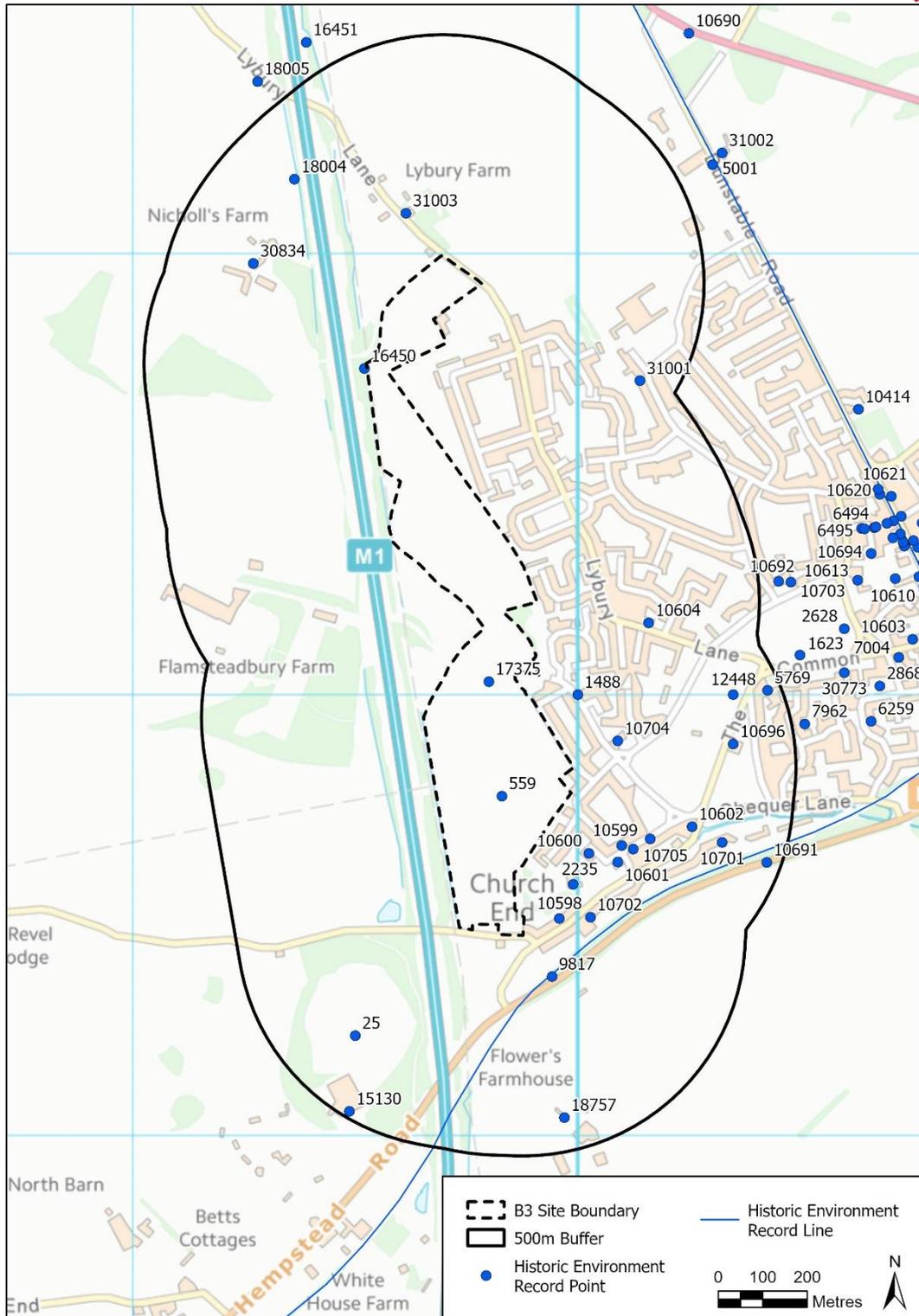


Figure 2: Map showing the Site and locations of designated heritage assets within a 500m Study Area around the Site boundary.



**Figure 3 Archaeological HER Asset Plan**

## Archaeological and Historical Overview

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



### **Prehistoric (500,000 BC to 43 AD)**

- 3.7 There is evidence of prehistoric activity both within the Site and in the immediate vicinity. The majority of the sites and finds recorded on the HHER date to the Bronze and Iron Ages, there is however also some indication of earlier activity in the Neolithic period. In the wider area there is considerable archaeological evidence to show that this part of the south Chilterns, based on the river valleys of the Colne, Ver and Lea, has been extensively settled and farmed since the late Bronze Age. The earthwork known as the Aubreys Camp is one of a large number of Iron Age monuments scattered throughout the region.
- 3.8 The Aubreys Camp Scheduled Monument (NHLE 1003520, HHER 25), an Iron Age defensive enclosure, is located to the south-west of the Site. It is a substantial defended enclosure, classed as a 'plateau fort', and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it functioned as a focal point rather than a strategic site. The site may have earlier, possibly Neolithic, origins, but there is no direct evidence for this. The few sherds (reported to be late Iron Age) found by Wheeler<sup>8</sup> in a trench across the earthwork in 1930 are lost, and the absence of pottery from the site indicates seasonal, not permanent, occupation. Parts of the earthworks no longer upstanding have been recorded by resistivity survey.
- 3.9 A long narrow area excavated on the eastern edge of the earthwork during the M1 widening uncovered part of the outer ditch. Most of it lay beneath the existing motorway embankment. There was no evidence for more than one phase of construction, although the dimensions varied and there were signs of a possible additional ditch terminal. Again, there was nothing to date the earthwork. There were, however, groups of pits which may have predated it, and one feature contained eight very small flint-gritted sherds which might be later Neolithic to middle Bronze Age (or later). A probable hearth yielded two flint flakes. This possible pre-hillfort occupation is, however, still speculative, as most of the features were essentially undated.
- 3.10 A Neolithic polished flint axe (HHER 559) was found in 1964 from the southern half of the Site.
- 3.11 Excavation of a strip of land (HHER 16450) on the east side of the M1 immediately adjacent to the northwest corner of the Site uncovered a sequence of ditches and a few pits. The earliest features (two ditches, a pit and a gully, perhaps at the edge of an enclosure) contained Late Iron Age pottery and some sherds which may be earlier.
- 3.12 A prehistoric pit was identified during the construction of the Redbourn Bypass (HHER 10691).
- 3.13 The diversion of a drain next to the M1 to the northwest of the Site revealed a shallow ditch containing Late Bronze Age pottery (HHER 18004).

### **Roman (43 AD to 410 AD)**

- 3.14 Excavation of a strip of land (HHER 16450) on the east side of the M1 immediately adjacent to the northwest corner of the Site revealed that in the early Roman period the previous Iron Age settlement

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<sup>8</sup> Unpublished document: St Albans District Council Planning Dept. 1995. Parish of Redbourn archaeological assessment & management plan.



was remodelled with a new layout, possibly two trackways and the edge of an enclosure. The early Roman ditches extended east beyond the limits of the excavation into the Site.

- 3.15 To the east of the Site the discovery of two Roman spindle-whorls (HHER 1488) is suggestive of further Roman settlement activity in that area.
- 3.16 There is limited evidence for Roman activity within the Scheduled Monument Aubrey's Camp (NHLE 1003520, HHER 25), comprising a coin of (probably) Constantine II (AD 337-340).

#### **Early medieval and medieval (410 AD to 1540 AD)**

- 3.17 The present day Redbourn village dates back to at least Saxon times. The earliest settlement was probably at Church End and although Grade I listed St Mary's Parish Church (NHLE: 1295584; HHER 2235) dates from circa 1100 it possibly replaced an earlier Saxon church.
- 3.18 Fieldwalking within the Site recovered a spread of clay tile and 43 sherds of late medieval pottery (HHER17375), the densest concentrations were near Redbourn village and may derive from manuring from the village. Trial-trenching identified a number of undated field boundaries in this area.
- 3.19 Church End borders Redbourn Common (HHER 12448), which probably has its origins in the medieval period.

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

- 3.20 The HER records a number of sites, the majority of which are buildings or sites of former buildings within the Study Area. These include public houses and a beer shop, a straw plait school, a brush factory, a Strict Baptist Chapel and a National School. Other buildings reflect the peripheral nature of Church End and include the Parish Workhouse and the Parish Pest House. The Harpenden to Hemel Hempstead railway opened in 1877 and closed in 1947.
- 3.21 The 1766 Drury and Andrews Map of Hertfordshire (**Figure 4** shows the Site as open land, cut across by Flamsteadbury Lane. To the south of the Site, Flowers Farm (NHLE 1347196) buildings are presented approximately 520m south of St Mary's Church. The majority of buildings in Redbourn are located along both sides of High Street and to the north of the Common.
- 3.22 Bryant's 1822 Map (**Figure 5**) is much the same as the Drury and Andrews Map. However, it illustrates Redbourn Common more clearly. The area west and northwest to the church is an agricultural open land likely to be part of the Redbourn Church End Farm.



Figure 4 Drury Andrews map of 1766, approximate location of the Site outlined in red.



Figure 5 Bryant Map of 1822, approximate location of the Site outlined in red.

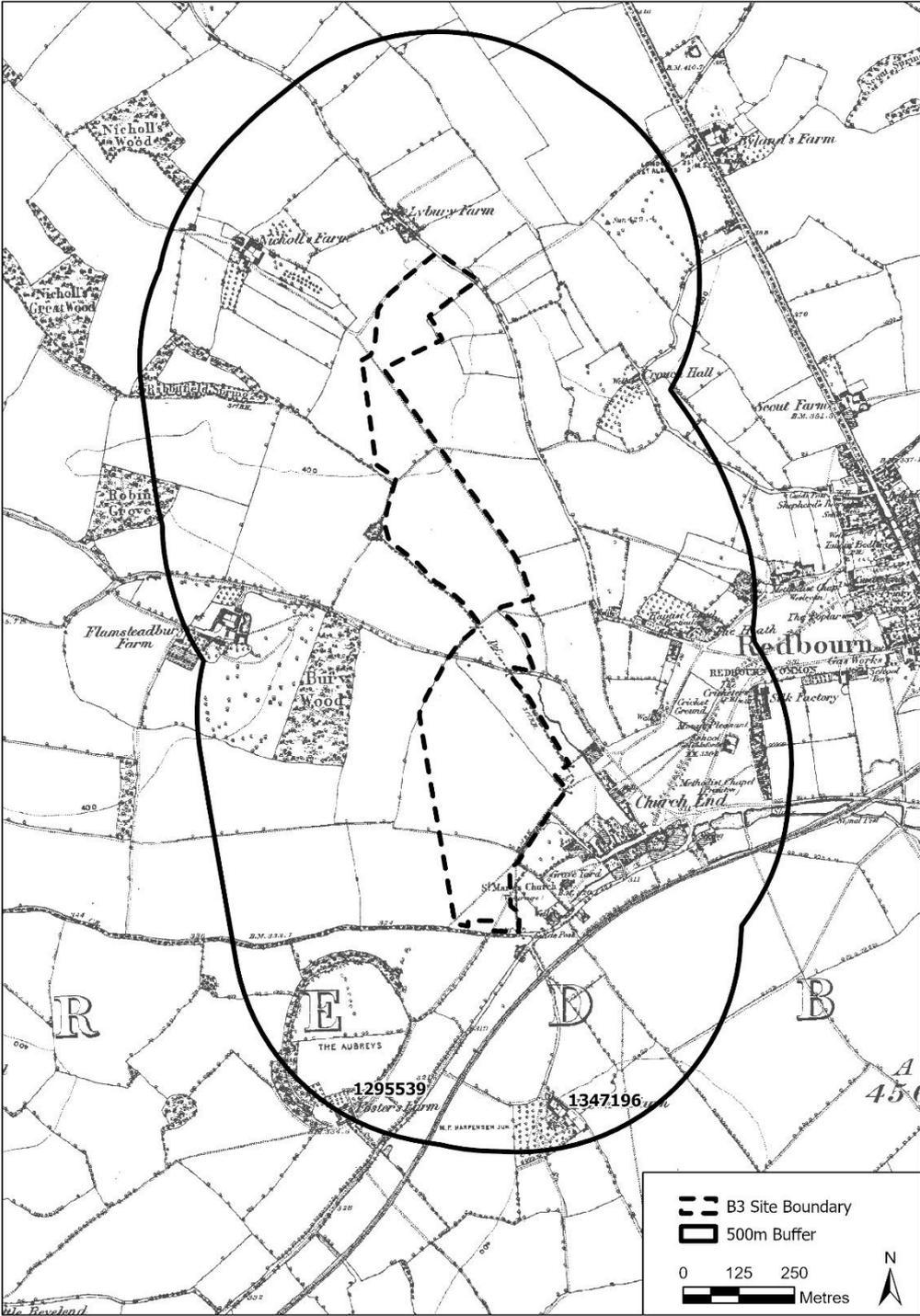


Figure 6 OS 1880s map

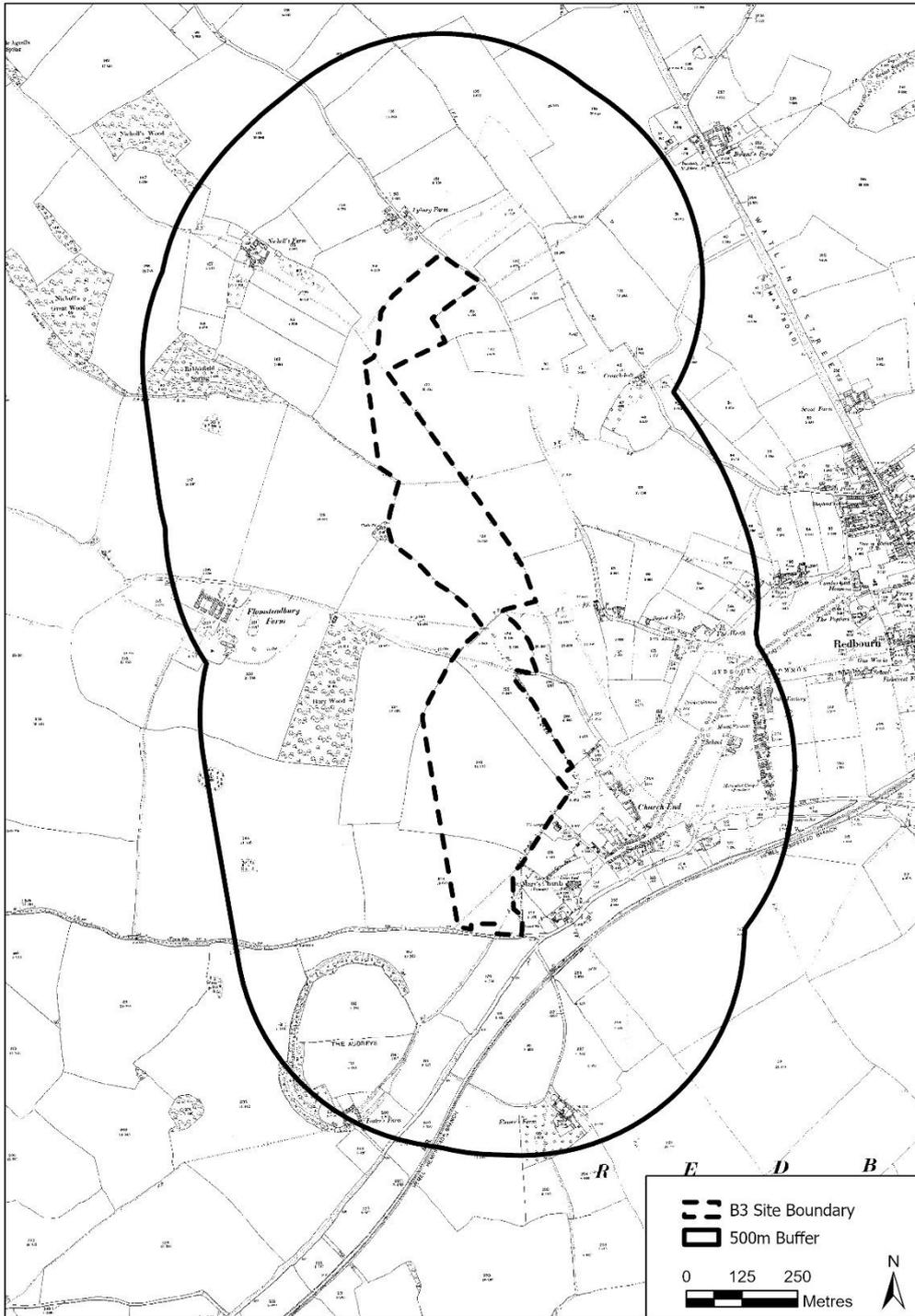
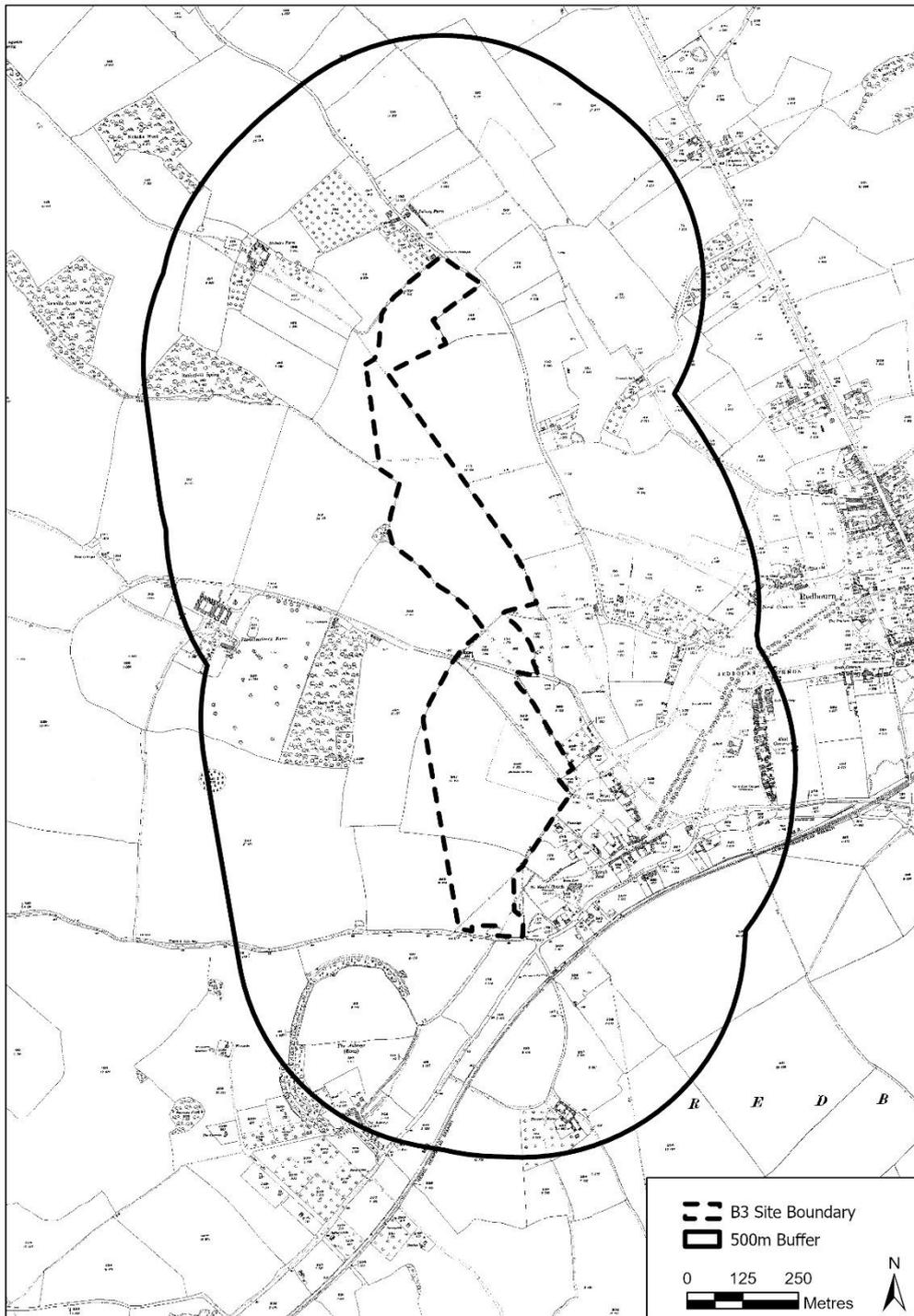


Figure 7 OS 1890s map

3.23 The Ordnance Survey (OS) maps of 1880s (Figure 6) and 1890s (Figure 7) show a significant development of Redbourn, mostly west and southwest to the High Street and at the Church End, east to the St Mary Parish Church. The Site remains are open farmland, crossed by Flamsteadbury Lane and several footpaths.



**Figure 8 OS 1920s map**

### Twentieth Century onwards (1901 AD onwards)

3.24 There was no major development of Redbourn in the first half on the twentieth century. The OS Maps from 1920s to 1950s (**Figure 88 and 9**) shows the area of Church End remained mainly unchanged. The most significant development appeared on OS Map of 1950 north to the Church End, around the allotment gardens. The housing development expanded around the Church End in the latter twentieth century to the north and east of St Mary's Church. In the mid-twentieth century M1 motorway was built

west to the Redbourn separating Aubreys Scheduled Monument and Flamsteadbury Farm from the settlement of Redbourn. The M1 forms the western boundary of the Site.

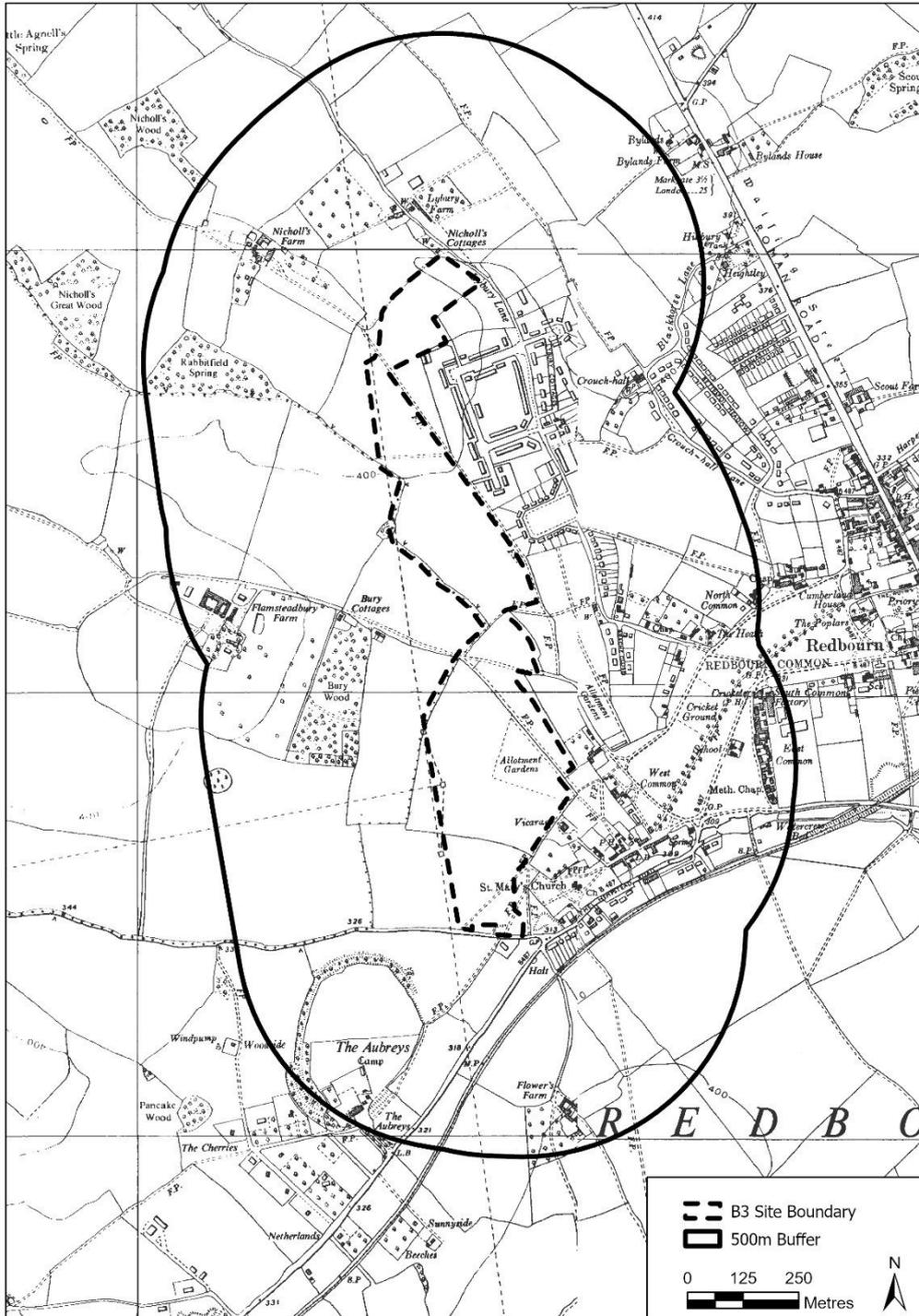


Figure 9 OS 1950s map

## 4. Assessment of Significance

### Significance Criteria

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- 4.1 To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,<sup>9</sup> which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 4.2 These attributes of significance are described as:
- Archaeological interest
- 4.3 There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest
- 4.4 These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest
- 4.5 An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 4.6 Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 4.7 As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document GPA3: The Setting of Heritage Assets.<sup>10</sup> Following Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 3 of this report), the below statements of significance are carried out in line with Step 2 which states: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

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<sup>9</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

<sup>10</sup> Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*



- 4.8 In relation to Step 2, the guidance document details that ‘*The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting*’. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset’s physical surroundings or the experience of the asset.

## Statements of Significance

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### Designated Heritage Assets

#### Redbourn Conservation Area

- 4.9 The Redbourn Conservation Area was first designated in 1969 and included most of the former Saxon and Medieval village settlement but excluded most of the post-war development to the north and east and the industrial sites to the south and east. There are three character areas within the Conservation Area: Church End, the Common and the High Street.<sup>11</sup> In 2001 the conservation area was extended to include Scout Farm and the fire station, Crown Street and a further section of Water End Lane.
- 4.10 One of Redbourn’s most attractive attributes is its spacious location surrounded by open countryside, which rises away from the River Ver. Despite being located on a major trunk road, now bypassed, the village has escaped major rebuilding in its historic areas and many parts still retain a village character especially around the large common. This is reinforced by its proximity to open farmland which can be seen rising away to the east and west. Detrimental features are probably the almost incessant background noise from the M1 at Church End and the decline of traditional local and rural industries.
- 4.11 The style and architectural form of buildings throughout the village is diverse and ranges from timber-framed cottages to substantial Georgian mansions. The variety of designs and details lends an informal appearance to the village especially around the Common. However, a unifying feature is the modest scale of the buildings and use of similar materials, using mainly red brick and clay tiles.
- 4.12 There are a substantial number of Listed Buildings and structures in the Conservation Area. Three of these are particularly special, the Priory and Cumberland House (listed Grade II\*) and St Mary’s Parish Church (Grade I). Most of the Listed Buildings are either situated in or close to the High Street or at Church End.

#### Significance

- 4.13 The significance of the Redbourn Conservation Area is derived from its archaeological, historic and architectural and artistic interests as a village settlement dating Saxon period, its spacious location surrounded by countryside and a large number of historic buildings representing various architectural styles and historic periods.

#### Setting and Contribution to Significance

- 4.14 The setting of the Redbourn Conservation Area comprises residential housing development to its north and south, with areas of open land to the east and west before being enclosed by the M1 and bypass.

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<sup>11</sup> Redbourn Conservation Area Character Statement (2011) p1

Both areas of open land to the east and west retain a semi-rural character to the setting of the Conservation Area and contribute positively towards its significance.

#### Contribution made by the Site

- 4.15 The Site currently forms an open agricultural field located between the M1 motorway, and the western boundary of Redbourn (**Figure 10**). As noted above, the south end of the Site, adjacent to the graveyard of St Mary Parish Church also forms the last remaining area of open land to the west of the Redbourn Conservation Area (**Figure 11**). This is considered to positively contribute to how the Conservation Area is experienced. The Site therefore makes an important contribution to the significance of the Conservation Area.



**Figure 10: The Site as seen from the north end of the churchyard of St Mary Parish Church, looking north**



**Figure 11 View from the churchyard towards the Site, looking west**

**St Mary's Church (Grade I, list entry number: 1295584)**

- 4.16 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**. Within the churchyards are four separately Grade II Listed Buildings comprising tombs, monuments, and the walls to the churchyard. Given their relationship with the Church, they will be assessed as a group, not individually.
- 4.17 St Mary's Church dates from c1100 although the Norman tower is all that survives from this period. In 1140 the north aisle was added. The aisles and chancel were rebuilt in the fifteenth century and the south porch and chancel chapel were added. It is an attractive and picturesque building with flint and rubble walls capped by brick battlements. The churchyard which surrounds the Church contains three listed tomb chests but is mainly laid to grass. The churchyard is enclosed by the Grade II listed flint wall which fronts onto the Hemel Hempstead Road and forms the southern boundary of the conservation area.

Significance

- 4.18 The significance of the St Mary's Parish Church is derived from its archaeological, historic and architectural and artistic interests as the oldest surviving building within Redbourn. The Church is of historic and architectural interest due to its origins in the 1100s with additions in the twelfth, thirteenth, fourteenth and fifteenth centuries.



**Figure 12 St Mary Parish Church as seen from east wall of churchyard, looking west**

#### Setting and Contribution to Significance

- 4.19 The setting of St Mary's Parish Church (**Figure 12**), and the contribution this makes to its significance, in terms of its physical surroundings are its topography, orientation and aspect, openness, enclosure and boundaries, and history and degree of change over time. The setting of the church contributes to its heritage significance with the churchyard and its various tombstones and monuments contributing to significance through their historic fabric and association. Additionally, the Norman church tower remains a prominent landmark within the Redbourn Conservation Area and its surroundings. The open nature of the land to the west of the church allows the building to be experienced within a rural setting, with the village beyond.
- 4.20 However, this has diminished over time by the surrounding expansion of the village in the twentieth century encroaching on the surroundings of the church. The construction of the M1 in the 1960s has significantly affected how the church is experienced, both through its physical construction and the noise it generates.

#### Contribution made by the Site

- 4.21 As an open agricultural land adjacent to the church and graveyard, the site contributes positively to the significance of the heritage assets. The Site itself has remained unchanged as open agricultural land and is the last remaining open space by the church. This allows it to be experienced within a rural, edge of village context. It also allows an unobscured visual experience of the heritage asset as well as long-distance views from the Site towards the west, permitting an appreciation of the significance of the church as a place of worship serving a rural settlement.



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

- 4.22 The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix D**.
- 4.23 Flowers Farmhouse is located approximately 450m to the south of the Site and sits on the ridge above Redbourn.

#### Significance

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

#### Setting and Contribution to Significance

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

#### Contribution made by the Site

- 4.26 The Site forms part of the wider landscape setting of the farmhouse to its north, adjacent to Redbourn. It is reflective of the agrarian landscape, which is found to the north, east and south of the asset and contributes to an understanding of the historic agrarian landscape surrounding the farm and its use and function.

## Archaeological Potential

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- 4.27 The Site has a number of recorded archaeological sites within its boundary as well as in the immediate vicinity dating from the Neolithic Period onwards. The Scheduled Monument Aubreys Camp is located to the southwest. The known evidence indicates a relatively densely populated landscape in the later prehistoric and Roman period, of which the Site is part. No known development has historically taken place within the site and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially survive in good condition.

## 5. Potential Impact of Development

- 5.1 This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. The site has been allocated for 593 dwellings. No specific or outline masterplan has been created for the Site.
- 5.2 The allocation for the site within the Draft Local Plan states that the setting of St Mary's Church (Grade I Listed Building) and the Redbourn Conservation Area need to be taken into account.
- 5.3 The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: *The Setting of Heritage Assets*<sup>12</sup>.

### Designated Heritage Assets

#### Redbourn Conservation Area

- 5.4 As identified within Section 4, the Site makes a positive contribution to the significance of Redbourn Conservation Area as part of its historic surroundings. One of the characteristic features of the conservation area are the presence of open spaces around the village, including the Site.
- 5.5 The late twentieth century housing developments to the east of the Site and construction of the M1 motorway to the west has diminished the positive contribution the Site makes to the significance of the conservation area. Without due care the proposed allocation could have a cumulative adverse effect which could give rise to harm. This identification of harm would be 'less than substantial' in NPPF terms, however the degree of less than substantial harm would depend on how attempts to avoid or minimise harm are realised. A reduction in the housing density and the creation of areas of open space, especially in the southern part of the Site, would have the potential to reduce and minimise such harm.

#### St Mary's Church

- 5.6 As identified within Section 4, the Site makes a positive contribution to the significance of the Grade I listed St Mary's Parish Church and adjacent Grade II listed tombs as a part of its historic surroundings. The late twentieth century construction of M1 motorway to the west has slightly diminished the positive contribution the Site makes to the significance of the church. There is potential for the proposed allocation to have cumulative adverse effect which could give rise to harm. This identification of harm would be 'less than substantial' in NPPF terms, however the degree of less than substantial harm would depend on how attempts to avoid or minimise harm are realised. This should include the creation of open space to the south of the Site, closest to the Church to enable its landmark qualities and Norman tower to be appreciated.

#### Flower's Farmhouse

- 5.7 The Site contributes to the wider agrarian landscape which forms the setting of this listed farmhouse. The topography of the land means that the proposed allocation would be visible from the farmhouse in views north towards Redbourn. However, whilst the proposed allocation would be visible from the asset,

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



with built form extending further westward than is currently found, it would be seen within an existing residential context and is unlikely to affect the significance of Flower's Farmhouse.

## Archaeology

- 5.8 Evidence from the Historic Environment Record indicates that there is a potential for occupation of the Site in the later prehistoric (probably Bronze Age through to the Late Iron Age) and Roman occupation within the Site. There is also the possibility of medieval remains to be present within the Site. Any development within the Site has the potential to disturb or destroy previously unrecorded archaeological deposits. The deposits are likely to be largely intact with any damage only resulting from agricultural activity.



## 6. Conclusions and Recommendations

- 6.1 This Heritage Impact Assessment has been prepared by Place Services for Site B3 West of Redbourn to provide an assessment of heritage impact for the Allocation of Site B3 ('the Site') as referred to in the Local Plan.

### Design Recommendations & Mitigation

- 6.2 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. This should consider how attempts to avoid or minimise harm to the asset have been explored, for example reducing housing density and the creation of open space to the south of the Site closest to the Church and Conservation Area boundary. There is greater scope to increase housing density to the north of the Site which makes a lesser contribution to the significance of these assets.
- 6.3 This assessment has identified that there is the potential for archaeological deposits to survive within the Site and these should be assessed by an appropriate desk-based assessment and geophysical survey supported by trial trenching if required. The results of these investigations may further inform the development proposal.
- 6.4 At planning application stage, an archaeological desk-based assessment will be required 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.



# Appendix A: References and Sources

## Bibliography

### 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

### Secondary Sources:

Pevsner, N. and Cherry, B. (1977) *The Buildings of England: Hertfordshire*. 2nd ed. Harmondsworth: Penguin Books.

'Parishes: Redbourn', in *A History of the County of Hertford: Volume 2*, ed. William Page (London, 1908), pp. 364-371. *British History Online* <http://www.british-history.ac.uk/vch/herts/vol2/pp364-371> [accessed 23 February 2024].

### Guidance and policy:

Chartered Institute for Archaeologists, January 2017. *Standard and Guidance: Desk Based Assessments*

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Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

Historic England, 2015. *The Historic Environment in Local Plans: Historic Environment Good Practice Advice Note 1*

Historic England, 2015. *Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice Note 2*

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

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

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



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

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
<b>Primary Legislation</b>	Ancient Monuments and Archaeological Areas Act 1979	
	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)	
	Redbourn Neighbourhood Plan 2020-2038	
	Redbourn Conservation Area Character Statement (2011)	

## Appendix C: Glossary

### Glossary (National Planning Policy Framework) <sup>13</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>13</sup> Department for Communities and Local Government, December 2023. *National Planning Policy Framework*

## Appendix D: Designation Descriptions

### PARISH CHURCH OF ST MARY

Heritage Category: Listed Building

Grade: I

List Entry Number: 1295584

Date first listed: 18<sup>th</sup> Oct 1953

Statutory Address: Parish Church of St Mary, Church End

County: Hertfordshire

District: St Albans

Parish: Redbourn

National Grid Reference: TL 09994 11570

#### Details:

Parish Church. Circa 1100 nave and west tower. N aisle c.1140. Circa 1340 chancel. S. aisle, mid C14; S chancel chapel and porch 1444-55. Clerestorey c.1478. N aisle c.1497. Flint rubble with stone and brick dressings. Some reused Roman brick. East chancel wall in chequered stone and knapped flint; plain flint to N wall; brick and stone buttresses. Low pitched lead roofs; chancel with steep plain tile roof. Large 3-stage tower has straight parapet and small spire. C15 W door and belfry lights. Flat buttresses; stepped buttress on SW. Billet courses below belfry. S aisle has very good moulded brick eaves corbel table with trefoiled arcading, an early dated example. Porch with moulded stone door arch. S wall with 2 C15 3-light windows and a 4-centre arched door. Chancel has a 3-light E window with cusped net tracery, restored 1801. N aisle has 2-light windows with hood moulds. Clerestorey windows also 2-light, but with chamfered surrounds.

Interior: N nave arcade is c.1140. 3 drum piers with scalloped capitals. 2-step arches with outer billet label. S arcade has octagonal piers and double-chamfer arches. Similar-style W arch. Chancel arch with moulded and stepped arches, probably before c.1300. Late C15 nave roof with short crown posts. Good C15 N aisle roof with moulded beams; similar roof to NE chapel. N aisle wall has a blocked Norman window. Chancel has, on N wall, a C14 sedilia with ogee arches and C12 capitals; simple Easter sepulchre on S wall. Broad 4-centre arch opening to SE chapel. Very good rood screen of 1478 with pierced and blank traceried panels, 2 either side of central arch, and a cove of open fan tracery. Early C18 stone and marble font in W aisle with baluster-shaped base and shell-like bowl. Brasses: in chancel to Sir Richard Bede, 1560; in S chapel to Richard Peacock, 1512; near S door, C.1470. Monuments: N chancel wall, good marble epitaph to Eignon Bignon and his wife, 1717, by Thomas Bull; a bust under draped baldacchino, flanked by fluted pilasters. 4 other good late C18 and early C19 smaller wall plaques in chancel. (RCHM (1910), Pevsner (1977)).



## **CHEST TOMB IN CHURCHYARD OF PARISH CHURCH OF ST MARY TO GRIMSTEAD FAMILY**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347195

Date first listed: 26<sup>th</sup> Sep 1984

Statutory Address: Chest Tomb in Churchyard of Parish Church of St Mary to Grimstead Family, Church End

County: Hertfordshire

District: St Albans

Parish: Redbourn

National Grid Reference: TL0997111574

Details:

Chest tomb to Grimstead family. About 7 metres NW of W tower. Early-mid C18. Marble sides. Stone base and top. Gadrooned angles with cherubs heads. Short sides with a coat of arms and a carved allegory on time and death.

## **CHEST TOMB IN CHURCHYARD OF PARISH CHURCH OF ST MARY TO CARPENTER FAMILY**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295593

Date first listed: 26<sup>th</sup> Sep 1984

Statutory Address: Chest Tomb in Churchyard of Parish Church of St Mary to Carpenter Family, Church End

County: Hertfordshire

District: St Albans

Parish: Redbourn

National Grid Reference: TL0997111572

Details:

Chest tomb to Carpenter family, 5 metres NW of W tower. Early- mid C18, possibly 1732. White marble panels and gadrooned angles. Stone base and top..

## **CHEST TOMB IN CHURCHYARD OF PARISH CHURCH OF ST MARY IMMEDIATELY EAST OF CHANCEL, TO SAMUEL CLOVER AND FAMILY**

Heritage Category: Listed Building

Grade: II



List Entry Number: 1102951

Date first listed: 26<sup>th</sup> Sep 1984

Statutory Address: Chest Tomb in Churchyard of Parish Church of St Mary immediately east of Chancel, to Samuel Clover and Family, Church End

County: Hertfordshire

District: St Albans

Parish: Redbourn

National Grid Reference: TL1001311572

Details:

Chest tomb to Samuel Clover and family. Early-mid C18. Immediately E of Chancel. Stone chest with gadrooned angles. Fielded panels on long and short sides. Base formerly with railings.

## **EAST WALL TO CHURCHYARD OF PARISH CHURCH OF ST MARY**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1174842

Date first listed: 8<sup>th</sup> Aug 1974

Statutory Address: East Wall to Churchyard of Parish Church of St Mary, Church End

County: Hertfordshire

District: St Albans

Parish: Redbourn

National Grid Reference: TL1008411602

Details:

Churchyard wall in 2 sections either side of entrance gates. C18-C19. Flint rubble with red brick coping. About 1.5 metres high. S side at right adjoins No 68 Church End; N section is about 20 metres long. Included for group value.

## **FLOWERS FARMHOUSE**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347196

Date first listed: 26-Sep-1984

Statutory Address: Flowers Farmhouse, Hemel Hempstead Road

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Redbourn

National Grid Reference: TL 09971 11041



### Details

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

## Appendix E: Heritage Assets within 500m of the Site

LUID	Type / Grade	Name
1295584	Grade I	Parish Church of St Mary
1347195	Grade II	Chest Tomb in Churchyard of Parish Church of St Mary to Grimstead Family
1295593	Grade II	Chest Tomb in Churchyard of Parish Church of St Mary to Carpenter Family
1102951	Grade II	Chest Tomb in Churchyard of Parish Church of St Mary immediately east of Chancel, to Samuel Clover and Family, Church End
1174842	Grade II	East Wall to Churchyard of Parish Church of St Mary
1347231	Grade II	37 Church End
1295634	Grade II	35 Church End
1102947	Grade II	The Holy Bush PH
1347194	Grade II	56-68 Church End
1295614	Grade II	54 Church End
1102950	Grade II	50 Church End
1102949	Grade II	46 Church End
1295599	Grade II	40 and 44 Church End
1102946	Grade II	11 Church End
1347193	Grade II	28 and 30 Church End
1174760	Grade II	24 Church End
1102948	Grade II	22 Church End
1102944	Grade II	Thatch End and Mansdale
1102904	Grade II	Bees Nest Cottage, North Common Road
1103640	Grade II	Millhouse, South Common
1347250	Grade II	The Heath, Including Attached Barn
1102903	Grade II	Nicholls Farmhouse
1102953	Grade II	Barn At Number 57 (Crouch Hall)
1102952	Grade II	Crouch Hall, 57, Crouch Hall Lane
1174754	Grade II	The Jolly Gardener, Church End
1347196	Grade II	Flowers farmhouse
1295539	Grade II	Restaurant at Aubrey Park Hotel
1003520	Scheduled Monument	The Aubreys Camp
	Conservation Area	Redbourn Conservation Area
	Locally Listed Buildings	Church End nos 3, 8, 14, 18, 20, 45
	Locally Listed Building	Church Hall Church End
	Locally Listed Buildings	West Common nos. 21,25,28
	Locally Listed Building	Cricketer's Public House, East Common



	Locally Listed Buildings	East Common nos. 7-10, 13-21, 23-28, 30, 35, 37, 43, 44, 46, 47, 51, 53, 56, 57
	Locally Listed Building	Schoolhouse, Hemel Hempstead Road
	Locally Listed Buildings	Lybury Lane 2, 4 (Heath Lodge)
	Locally Listed Building	Greenleas, North Common
	Locally Listed Building	Meadow Cottage, North Common
	Locally Listed Building	Old Pastures, North Common
	Locally Listed Building	Woollams, North Common
	Locally Listed Buildings	North Common nos. 1-4, 6-13,
	Locally Listed Buildings	West Common nos. 21, 25, 28



HER No.	Site Name	Period	Summary
25	Defensive enclosure, The Aubreys, Redbourn	Iron Age	Bank and ditch, assumed to be Iron Age
559	Neolithic flint axe, Church End, Redbourn	Neolithic	Find-spot of Neolithic flint axe
1488	Two Roman spindle-whorls, Redbourn	Roman	Finds-spot of two Roman spindle-whorls
2235	Parish church of St Mary, Church End, Redbourn	Medieval	Medieval parish church
5510	Letter box, Church End, Redbourn	Post-medieval	Post box
5769	The Silk Mill, East Common, Redbourn	Post-medieval	Earlier 19th century mill manager's house, now Redbourn Museum
9809	Harpenden to Hemel Hempstead Railway (The Nicky Line)	Post-medieval – modern	1877 branch line, closed in 1947
9817	Site of Railway Station, Beaumont's Halt, Redbourn	Modern	1905 halt at a level crossing on the Harpenden to Hemel Hempstead branch line
10598	Beer Shop and Cottages, Church End, Redbourn	Post-medieval	Post-medieval beer-shop and cottages
10599	The Holly Bush public house, Church End, Redbourn	Post-medieval	Post-medieval public house
10600	Site of Parsonage House, Church End, Redbourn	Post-medieval	Post-medieval site of Parsonage House
10601	Parish Workhouse, Church End, Redbourn	Post-medieval	Post-medieval parish workhouse
10602	2 Church End, Church End, Redbourn	Post-medieval	16th century house later used as a straw plait school; the Jolly Gardeners public house from 1897 to the 1920s
10604	Mount Zion Baptist Chapel, 6 Lybury Lane, Redbourn	Post-medieval	1835 strict Baptist chapel, converted into a private house in 1975
10691	Prehistoric pit, Redbourn By-pass, Redbourn	Prehistoric	Prehistoric pit
10696	Redbourn National School, East Common, Redbourn	Post-medieval	1857 school at the edge of the Common
10701	Approximate site of the Parish Pest-house	Post-medieval	Post-medieval Parish pest-house
10702	Site of Brush Factory, Hemel Hempstead Road, Redbourn	Post-medieval	Small 19 <sup>th</sup> century brush factory
10704	Woollams Almshouses, North Common, Redbourn	Modern	1926 Almshouses
10705	40-44 Church End, Redbourn	Post-medieval	Mid 17 <sup>th</sup> century timber-framed house

12448	Redbourn Common, Redbourn	Medieval - Post-medieval	Common land
15130	Remnants of Foster's Farm, Aubrey Park Hotel, Redbourn	Post-medieval	Early post-medieval farmhouse and barn range
16450	Late Iron Age and Roman ditches, south of Lybury Lane, Redbourn	Late Iron Age – Roman	Late Iron Age enclosure succeeded by a new layout of a possible trackway and enclosure in the early Roman period
17375	Undated ditches south of Flamsteadbury Lane, Redbourn	Undated	Probable field boundaries, undated but in an area of late medieval and later pottery scatters
18004	Later Bronze Age ditch, Lybury Lane, Redbourn	Late Bronze Age	Shallow ditch containing worn later Bronze Age pottery
18757	Flower's Farm, Hemel Hempstead Road, Redbourn	Post-medieval	Post-medieval farmstead with 17th century farmhouse
30834	Nicholl's Farm, Lybury Lane, Redbourn	Post-medieval	Post-medieval farmstead with 16th century farmhouse and medieval origins
31001	Crouch Hall, 57 Crouch Hall Lane, Redbourn	Medieval – Post-medieval	17th century farmhouse and barn, altered in the mid 19th century and surrounded by housing in the mid 20th; with probable medieval origins
31003	Old Lydbury Cottage (Lydbury Farm), Lydbury Lane, Redbourn	Post-medieval	Small post-medieval farmstead, of which only the house survived expansion and rebuilding in the mid 20th century

