

M11 Rothamsted Research Heritage Impact Assessment



Client:
St Albans City & District
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St Peter's Street
St Albans
Hertfordshire
AL1 3JE

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Prepared By: Emma Sharp, Richard Havis, Maria Medlycott
Checked By: Tim Murphy, Emma Sharp
Approved By: Tim Murphy

Prepared by:

Place Services

Essex County Council
County Hall, Chelmsford, Essex CM1 1QH

T: +44 (0)333 013 6840

E: enquiries@placeservices.co.uk

www.placeservices.co.uk

[@PlaceServices](https://twitter.com/PlaceServices)

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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 site allocation M11 Rothamsted Research, Harpenden (“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 1.62 Hectares in size and is located within the parkland of the Grade I listed Rothamsted Manor.
- 1.3 This report provides a baseline summary of the significance of identified heritage assets within the Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets identified. The scoping of heritage assets has been informed by the indicative yield, set out within the allocation.
- 1.4 This report identifies the designated and non-designated heritage assets within close proximity of the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5 As part of a planning application, any future development will require further detailed assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets.
- 1.6 This assessment follows best practice procedures produced by Historic England (see **Appendix B** for details) and the Chartered Institute for Archaeologists,¹ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF).²
- 1.7 Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments.

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

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



Figure 1 Map 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. 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 archaeological 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 Historic Environment Record (HER) has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 2.5 This assessment has been informed by desk-top research and a site visit, carried out in March 2024. Walkover 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.
- 2.6 The assessment of significance, of the identified heritage assets, follows the heritage interest-led approach set out in the NPPF; comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'.³ The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015)⁴ and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).⁵

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

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

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

- 2.7 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).⁶
- 2.8 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.
- 2.9 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.
- 2.10 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.
- 2.11 Section 6 concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with Step 4.
- 2.12 References and sources consulted in the preparation of this report are listed at **Appendix A**.
- 2.13 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**. Relevant statutory designation descriptions are reproduced in **Appendix D** of this report.
- 2.14 **Appendices E and F** presents all relevant heritage asset and 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.

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

⁷ *ibid*

3. Heritage Baseline

Heritage Assets

Heritage Assets overview

- 3.1 There are no designated heritage assets within the Site. The Site is considered to fall within the setting of Rothamsted Manor. Within the 500m Study Area, there are nine listed buildings, there are no scheduled monuments, no registered parks and gardens and one conservation area. A full list of all the designated heritage assets within the Study Area is included in **Appendix D** and their locations are identified on **Figure 9**.
- 3.2 There are a number of features recorded on the Historic Environment Record within the 500m Study Area. and these are described in the archaeological overview below. Thirteen Historic Environment Record (HER) 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 due to the lack of inter-visibility between the assets and the Site. The Grade I listed Rothamsted Manor and associated four Grade II listed buildings are located outside of the Study Area but have been scoped in due to the relationship the estate has with the Site.
- 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	Type / Grade	List Entry Number
Harpenden Conservation Area	Conservation Area	n/a
Rothamsted Manor House	Grade I	1347199
Screen at the east entrance to Rothamsted Manor House	Grade II	1347200
Kitchen Garden Walls and adjoining outbuilding at Rothamsted Manor House	Grade II	1102964
Storage Barn immediately east of Walled Garden at Rothamsted Manor House	Grade II	1102965

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. This was confirmed by the site visit.

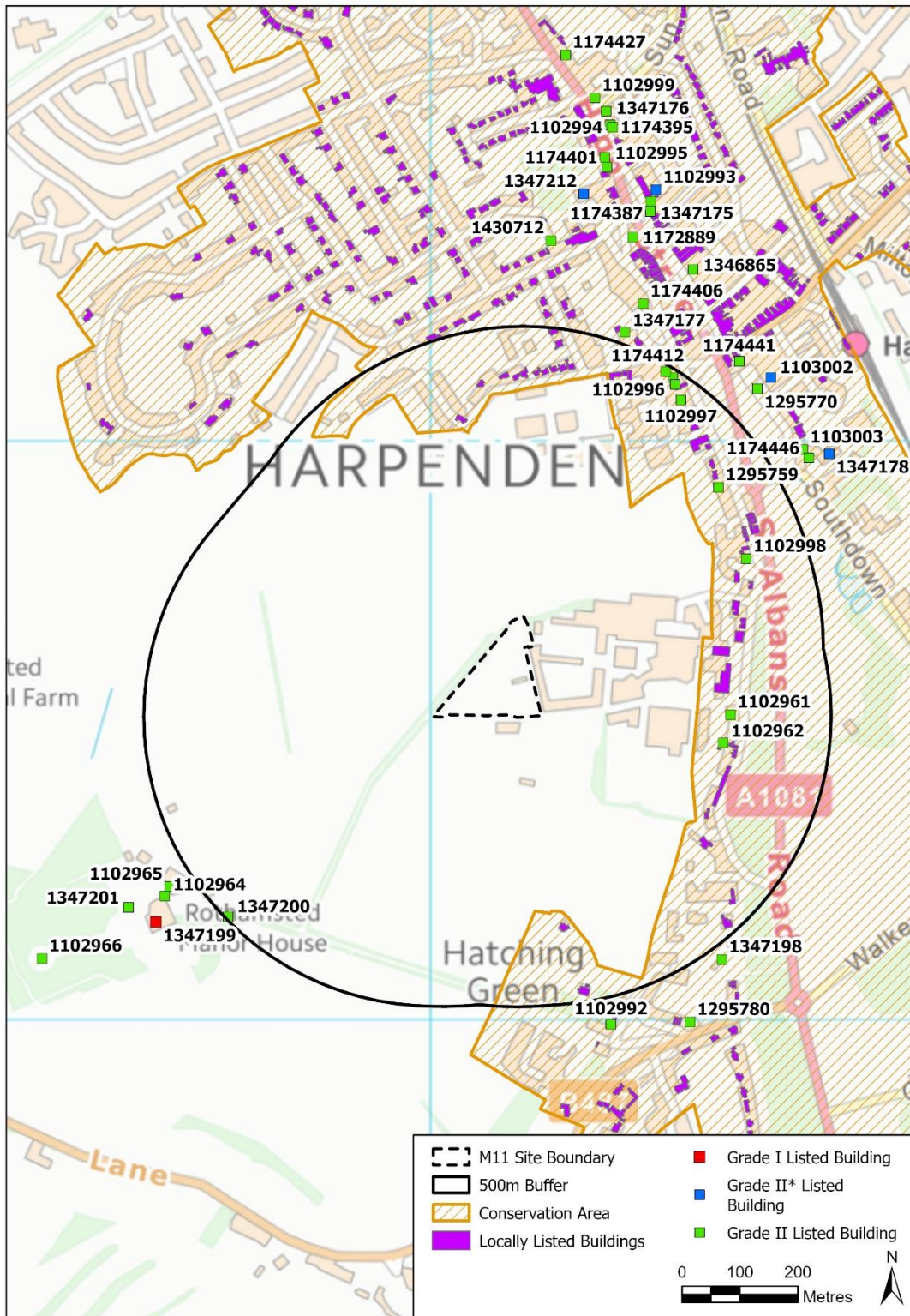


Figure 2: Map showing the Site and locations of heritage assets within a 500m Study Area around the Site boundary

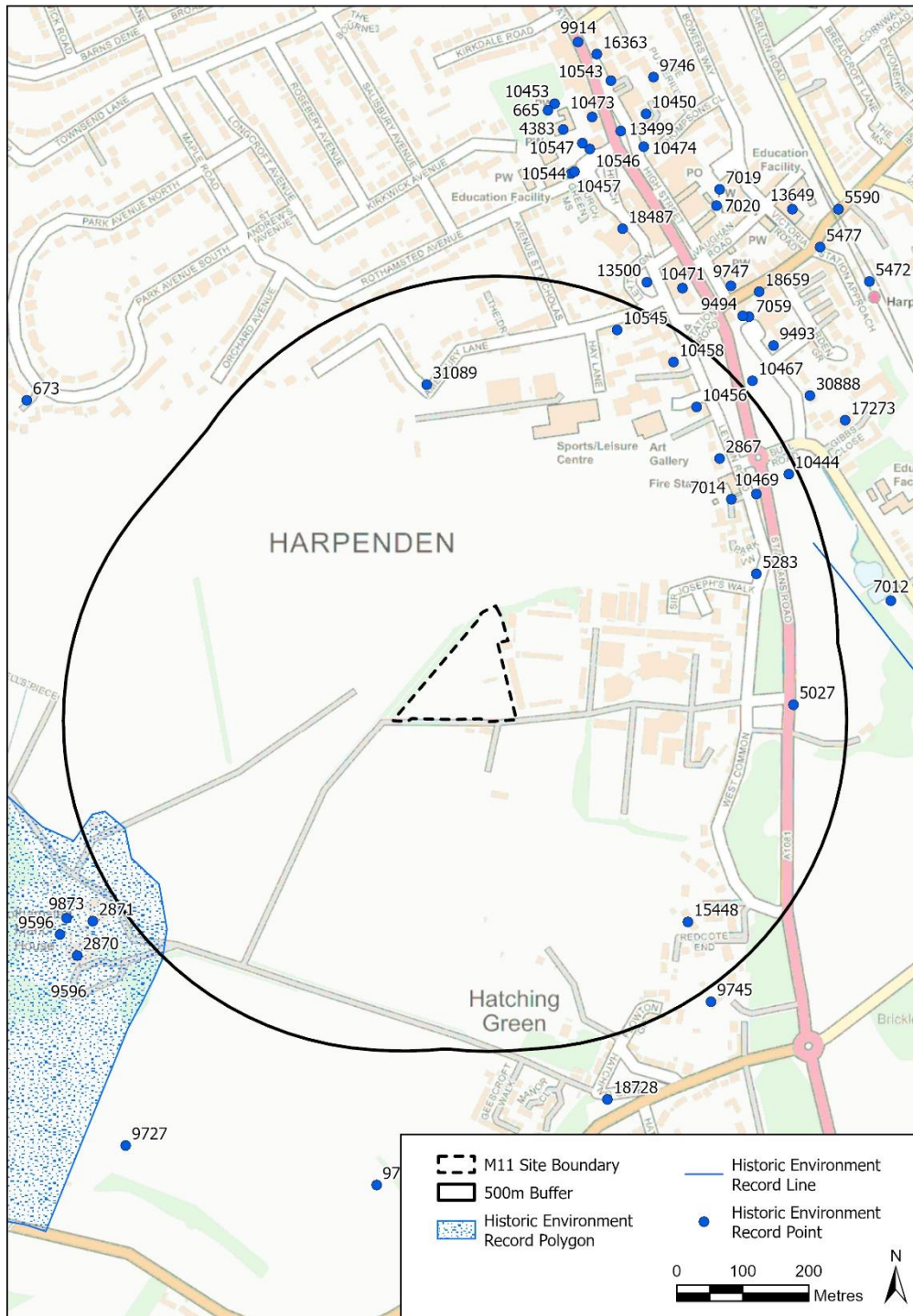


Figure 3 Archaeological HER Asset Plan

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. This historic overview is focused to the Site and

surrounding heritage assets. There are no known or recorded archaeological monuments or finds from within the Site.

Prehistoric (500,000 BC to 43 AD)

- 3.7 There is no evidence for prehistoric activity either within the Site or in the immediate vicinity. 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.

Roman (43 AD to 410 AD)

- 3.8 There is no evidence for Roman activity either within the Site or in the immediate vicinity.
- 3.9 A kilometre to the west is a Scheduled Romano-British burial ground (NHLE 1018377). This is a rare example of an enclosed burial ground thought to have been constructed for the exclusive use of a high-status family during the second century AD. Limited archaeological investigations have demonstrated the ground plan of the cemetery and the central mausoleum but have left most of the enclosed area undisturbed.
- 3.10 The Roman city of Verulamium is located approximately 6.5km to the south.

Early medieval and medieval (410 AD to 1540 AD)

- 3.11 There is no evidence for Early medieval or medieval activity either within the Site or in the immediate vicinity. In 1060 Edward the Confessor gave the whole of the Wheathampstead and Harpenden area to Westminster Abbey. The village of Harpenden is located 550m to the northeast. St Helen's Church at Wheathampstead was the original Parish Church. In 1221 St Nicholas Church in Harpenden was built as a chapel of ease to the mother church. The medieval village appears to have comprised buildings on either side of a widening of the main road at the top of Harpenden Common.
- 3.12 The first recorded mention of Rothamsted is in 1212 when Richard de Merston is said to have held lands there. A house with a chapel and garden are referred to in 1221 when Henry Gubion granted some land here to the same Richard. By 1292 Rothamsted had passed to the Nowell family and by 1355 to the Cresseys, who held it until 1525, when by female descent it passed to the Bardolphs. By the end of the sixteenth century a very substantial house, with at least 16 rooms, existed.⁸

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

- 3.13 The HER records several sites in Harpenden within 500m of the Site. The majority of these sites are buildings which include public houses, post boxes, a hat and oilskin factory and an Independent Chapel.
- 3.14 With regards to the Manor of Rothamsted, to the west of Harpenden, in 1623 Edmund Bardolf sold Rothamsted to Anne, widow of Jacob Wittewronge, for her son John. The Wittewronges were Calvinists who had fled from Ghent after religious persecution in 1564. They had built up a brewery business in London, giving a net profit of over £1,000 p.a. The present appearance of the house is due to John Wittewronge who, in the 17th century, gave it the Dutch style.⁹ During the eighteenth century

⁸ https://www.harpenden-history.org.uk/harpenden-history/places-and-buildings/rothamsted/the_story_of_the_manor_of_rothamsted

⁹ https://www.harpenden-history.org.uk/harpenden-history/places-and-buildings/rothamsted/the_story_of_the_manor_of_rothamsted

little was done to the Manor House, which was inhabited by John Wittewronge's descendants until 1763.



Figure 4 1766 Drury Andrews Map of Hertfordshire, approximate Site location circled red.

- 3.15 The Manor passed to his cousin, John Bennet, whose name is noted on the 1766 Drury Andrews Map (Figure 4). The map is not detailed; however, the location of the manor house is illustrated along with its surrounding park land. At this time, the main drive to the manor house was from Hatching Green to the south of Harpenden.
- 3.16 John Bennet died childless in 1783. The house was left to John Bennet Lawes the elder, the son of John Bennet's sister Mary, who had married Thomas Lawes, a London lawyer. John Bennet Lawes the elder lived at Rothamsted for part of the time he owned it but did little to it other than creating the northern drive, as illustrated on Bryant's 1822 Map (Figure 5). His son, John Bennet Lawes the younger inherited and lived at the house, adding the Great Drawing Room to it in 1863.¹⁰ John Bennet Lawes the younger founded Rothamsted Research in 1843 as an agricultural research institution.¹¹

¹⁰ https://www.harpenden-history.org.uk/harpenden-history/places-and-buildings/rothamsted/the_story_of_the_manor_of_rothamsted

¹¹ <https://www.rothamsted.ac.uk/history-rothamsted-research>



Figure 5 1822 Bryant's Map of Hertfordshire, approximate Site location circled red



Figure 6 1839 Tithe Map

3.17 The 1839 Tithe Map (**Figure 6**) and Apportionment records the Site as Plot 493 belonging to the Rothamsted Estate. It is located to the east of the northern drive and to the south of an area recorded Coleman's Common which also formed part of the Rothamsted Estate.

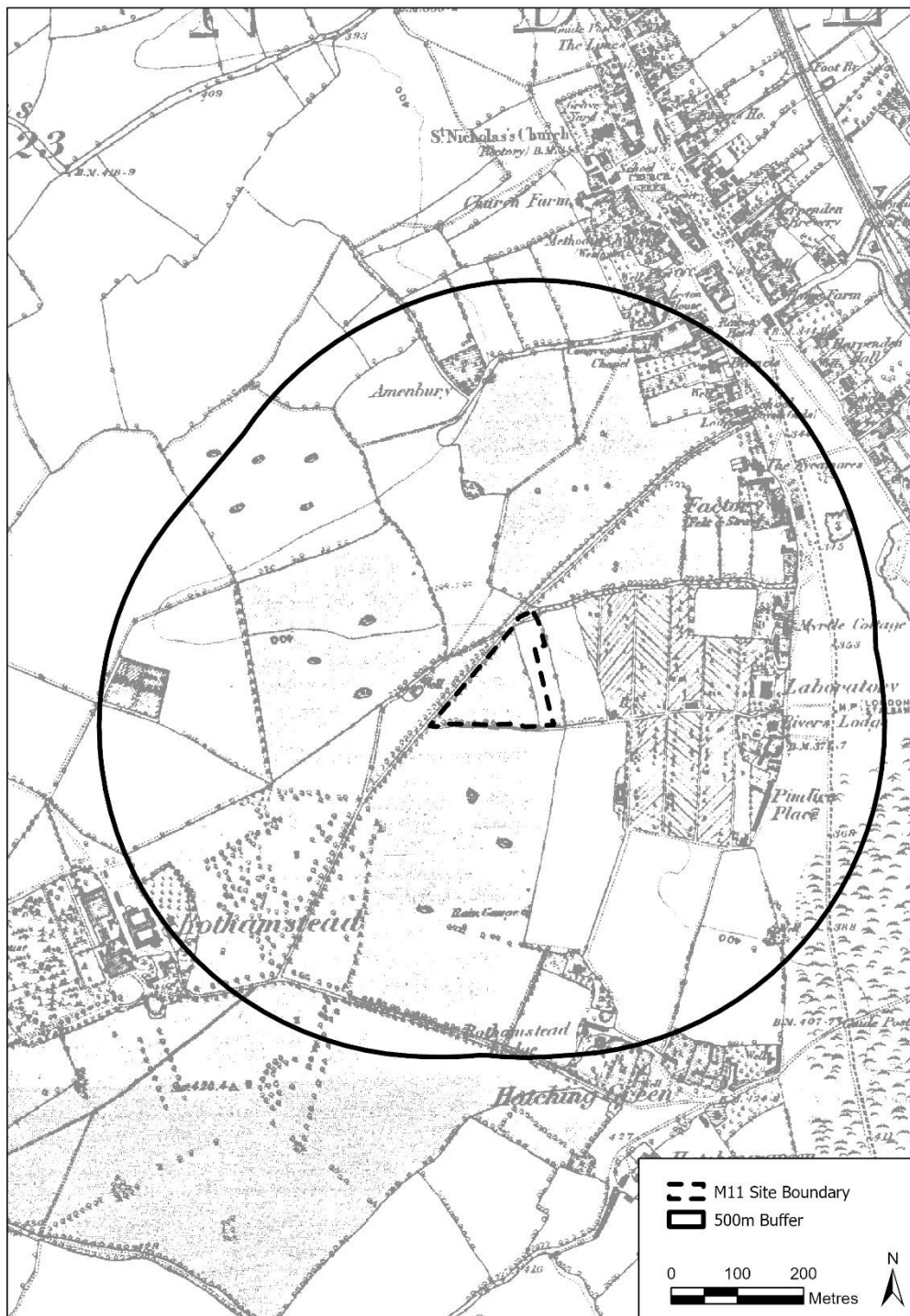


Figure 7 1st Edition OS Map 1880s

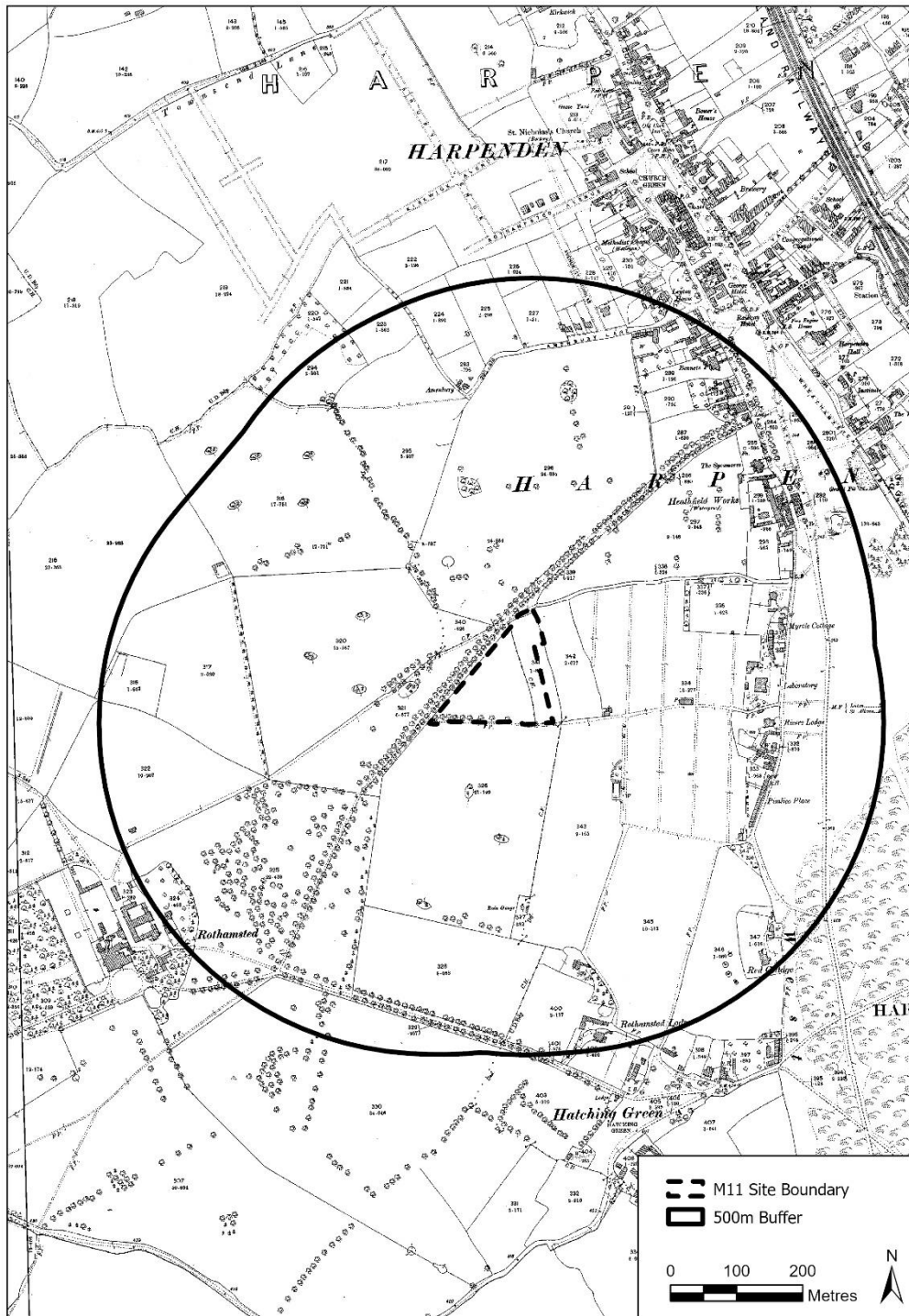


Figure 8 2nd Edition OS Map 1890s

3.18 The 1st Edition Ordnance Survey (OS) map of 1880s (surveyed 1877-78) (**Figure 7**) shows the same as the Tithe Map but provides more detail. The Site appears within the parkland of the estate (shaded in) and to the southeast of a tree lined avenue which formed the northern drive. To the east of the Site the fields have been divided, associated with the Rothamsted Research Laboratory, located to the west of Harpenden Common. In 1889, Lawes placed in trust his laboratory and experimental fields at the Rothamsted Estate, together with the sum of £100,000, thus creating the Lawes Agricultural Trust

(LAT). His primary purpose was to ensure the continuation of the agricultural investigations which had for so many years been carried out in what had become known as the Rothamsted Experimental Station (RES).¹²

- 3.19 Harpenden Common was the home of Harpenden Racecourse, which was in use between 1848-1914, and is illustrated in **Figures 7 and 8**. The racecourse was located to the south of the common, away from the town which is centred to the east and south of St Nicholas's Church. Harpenden Railway Station was established by the Midland Railway in 1868 to the east of the Common.
- 3.20 The 2nd Edition OS map of 1890s (**Figure 8**) shows much the same layout.

Twentieth Century onwards (1901 AD onwards)

- 3.21 John Bennet Lawes' son, Sir Charles Bennet Lawes-Wittewronge, inherited Rothamsted in 1900. He was an athlete and sculptor and was responsible for the statues in the grounds. He made extensive internal alterations, including raising the ceiling of the Great Drawing Room, and adding a library. He died in 1911 and the house was let until 1934 when the Lawes family had decided to sell the manor and surrounding land. The Lawes Agricultural Trust launched a public appeal and raised the £35,000 needed in six weeks.¹³
- 3.22 The 1920s OS Map (**Figure 9**) illustrates the Site and its immediate surroundings much the same as the earlier OS map. However, to the north of the Site the town had expanded significantly. This pattern of development continued as evidenced in the 1950s OS map (**Figure 10**) with the mid-century maps also highlighting the expansion of the town to the east of the Common and west at Hatching Green.
- 3.23 During the Second World War, the Rothamsted Manor was requisitioned by the Army. When the house was returned to the Trustees after the war the then Director of the Station, Sir William Ogg, decided to convert it into a Hall of Residence for staff and visiting workers at the laboratory, and it was used for this purpose until the Foden Building was built near the Conference Centre in 2018.¹⁴
- 3.24 Today, the Site lies adjacent to the expanded Rothamsted Research institute. It remains as open land, used for agricultural trials.

¹² <https://www.rothamsted.ac.uk/history-rothamsted-research>

¹³ <https://www.harpenden-history.org.uk/harpenden-history/places-and-buildings/rothamsted/the-story-of-the-manor-of-rothamsted>

¹⁴ <https://www.harpenden-history.org.uk/harpenden-history/places-and-buildings/rothamsted/the-story-of-the-manor-of-rothamsted>

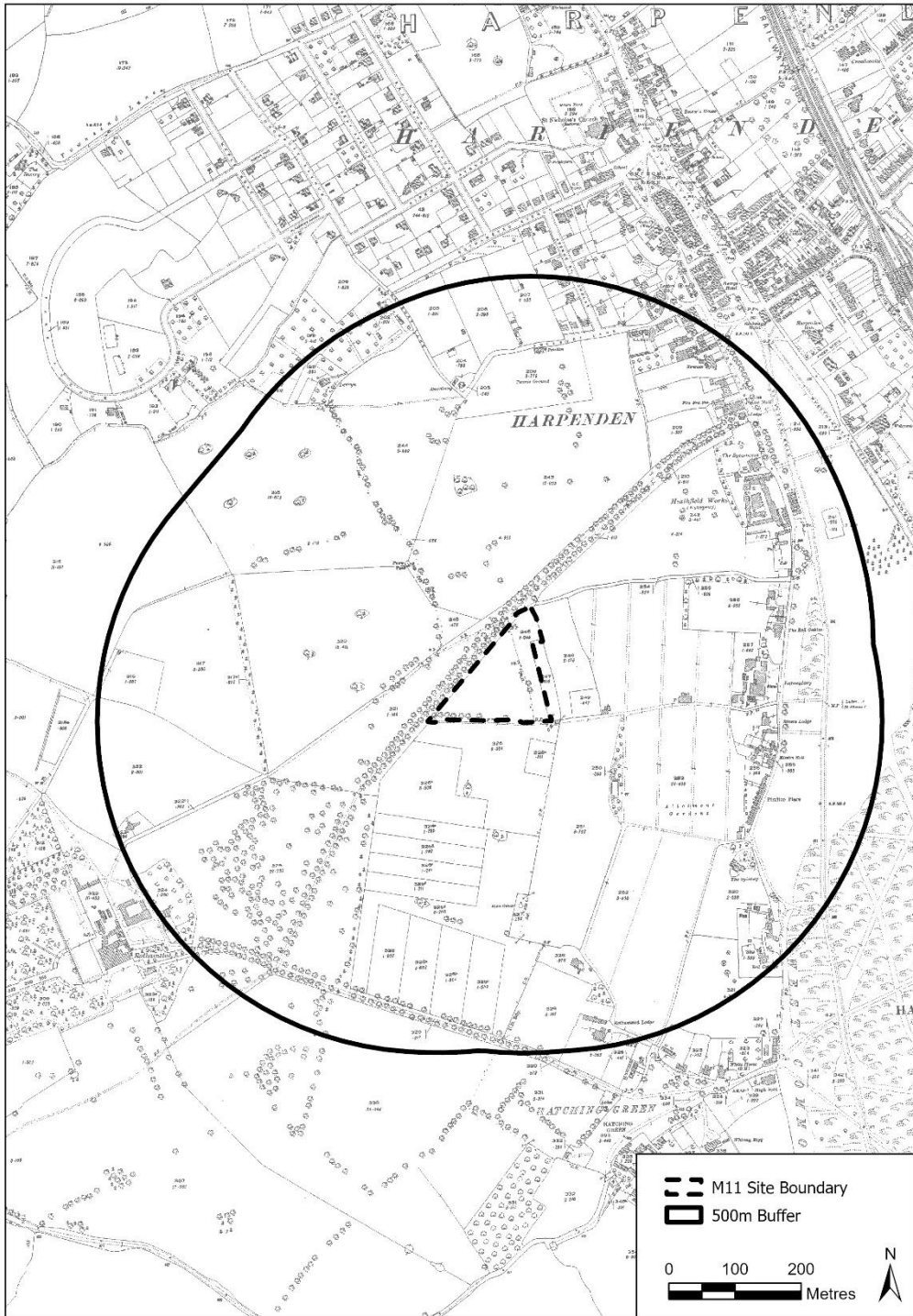


Figure 9 1920s Edition OS Map

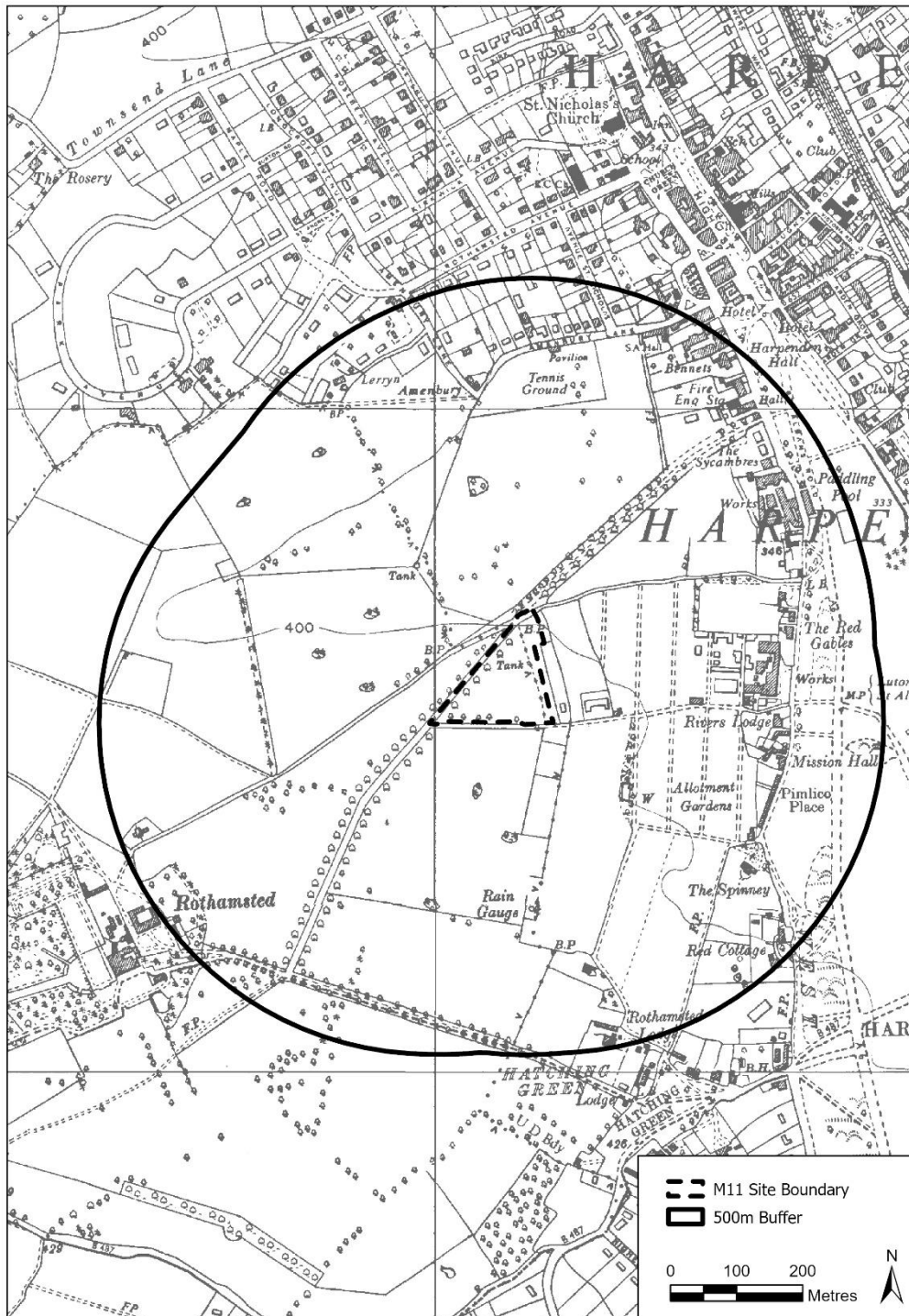


Figure 10 1950s OS Map

4. Assessment of Significance

Significance Criteria

- 4.1 To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,¹⁵ 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*.¹⁶ 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:

¹⁵ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

¹⁶ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- 4.8 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.
- 4.9 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.

Designated Heritage Assets

Harpenden Conservation Area

- 4.10 The Harpenden Conservation Area was first designated in 1969 and was extended most recently in 2008 when the latest Character Statement was compiled.¹⁷ The boundaries of the Conservation Area extend from the Common in the south up to The Oval in the north. The eastern boundary generally follows that of the railway line, although crosses it to include the Southdown, The Poets, and St George's School and Ox Lane areas. The western boundary generally follows that of West Common Road and the parkland of the Rothamsted Estate, to the northwest the boundary includes the Park Avenue area to the north of Rothamsted Park.

Significance

- 4.11 The Harpenden Conservation Area is one of the largest in the county and consists of four main elements: the Town Centre, the Common, Hatching Green, and the post-railway suburbs. These, in turn, can be further subdivided into smaller identity areas. The interrelationship between these main elements has produced the unique character of Harpenden.
- 4.12 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 L2 – West Side of the Common.

Character Area L2 – West Side of the Common

- 4.13 The western side of the Common falls more naturally into two parts. To the north of Redbourn Lane there are still many buildings which have links with Harpenden's past as an agricultural village. Further south, however, the roads are essentially residential and are separated from the rest of the Common by a dense belt of trees and undergrowth.
- 4.14 The extension of the agricultural village along the western side of the Common has left behind a number of early buildings of considerable interest and character, largely dating from the seventeenth century or earlier. All are Grade II listed. Yew Tree Cottage was formerly a farmhouse; The Old House was formerly an inn, The 'Bull'. These buildings contribute substantially to the view of the west side as seen from across the Common, as do the nineteenth century buildings which stand between them, such as Park Hall and the entrance lodge to Rothamsted Park, with good brickwork and gabled roof pitches. Coach Lane, though now a bridleway, leads towards Rothamsted Manor, and there is another lodge house here. Though smaller than others, it is broadly similar in style. Next to Coach Lane, Sir Joseph's Walk is a very recent high-density development arranged round an attractive communal garden.

¹⁷ St Albans City & District Council, 2008, Harpenden Conservation Area Character Statement

- 4.15 Further south, the neo-Georgian buildings of IACR Rothamsted, designed in 1914-18 by Freeman and Hodges, have a sense of grandeur as they face the Common. From other viewpoints in the Conservation Area, Rothamsted's new laboratories and conference centre are visible in the landscape.
- 4.16 From this point southwards, the buildings are increasingly separated from the main part of the Common by the intervening belt of trees and undergrowth. Pimlico Place is an attractive terrace of sixteen cottages of 1822, built in red and blue brick for the Benefit and Annuitants Society of St Albans. Thereafter, except for Flowton Priory, the houses are mainly of the twentieth century and residential.

Setting and Contribution to Significance

- 4.17 The setting of the Conservation Area is largely defined by the Railway Line to the east, mid twentieth century housing development to the north and countryside to the south and the parkland of Rothamsted Manor in the west. The countryside to the south and the parkland of Rothamsted Manor in the west contribute positively to the significance of the Conservation Area. The Rothamsted Research site is located in what was Rothamsted Park but has expanded significantly from its original buildings on West Common. The buildings at Rothamsted Research are generally out of scale with those in and adjacent to the Conservation Area.

Contribution made by the Site

- 4.18 The Site is located outside of the Conservation Area, at a distance of approximately 260m at its closest point. It is located within Rothamsted Park and between the northern tree lined avenue and the rear of the Rothamsted Research site. The large scale of the buildings on the Rothamsted Research site largely screens the Site from the Conservation Area. As such, it does not contribute to the character and appearance of the Harpenden Conservation Area.

Assets at Rothamsted Manor

- 4.19 The statutory list description for the designated assets are summarised here. The full description can be found in **Appendix D**.
- 4.20 Rothamsted Manor (Grade I listed, list entry number 1347199) is located approximately 600m to the southwest of the Site. As a Grade I listed building the Manor House it is of exceptional architectural and historic interest commensurate with its listing at Grade I and forming the top 2.5% of all listed buildings.¹⁸
- 4.21 To the east of the Manor House is the Grade II listed Screen at east entrance (1347200) which is located approximately 500m to the southwest of the Site marking the formal entrance to the estate. The Screen is formed of decorative gates and screen railings.
- 4.22 To the north of the Manor House are the Kitchen Garden Walls and adjoining outbuilding (Grade II listed, 1102964) and Storage Barn immediately east of Walled Garden (Grade II listed, 1102965). These are located approximately 550m and 565m to the southwest of the Site, respectively. They form the working parts to the Manor House with a yard area separating them from the house.

¹⁸ [What are Listed Buildings? How England's historic buildings are protected | Historic England](#)

Significance

Rothamsted Manor House



Figure 11 Front (west) elevation of Rothamsted Manor

- 4.23 The significance of Rothamsted Manor (**Figure 11**) 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.
- 4.24 The architectural interest of the manor comprises both the mansion house itself and its grandeur but is also derived by the lesser buildings which supported the function of the house and estate. The Manor House is typical of the Jacobean style with Dutch gables, a nearly symmetrical façade and grand chimneystacks. The use of the Dutch gables would have been drawn from the influence of the Wittewronge family who came to England from Ghent in Belgium and replicated the stylistic architectural features from their home. Internally, the Manor House retains grand interiors with historic panelling, plasterwork, and fireplaces which add to the architectural and artistic interest of the building.
- 4.25 The historic interest of the manor derives both from its historic development and the people associated with it over the years. The historic development of the estate is discussed in Section 3 and is not repeated here; however, it is clear that the manor has played an important part in the history and development of Harpenden. In terms of its historic associations, the manor was owned by the Wittewronge family until the mid to late seventeenth century before the manor passed to the Bennet family. It is perhaps the association with John Bennet Lawes the younger which had the greatest impact on the house and the wider estate in his establishment of Rothamsted Research in 1843 which continues today.

Screen at east entrance

- 4.26 The significance of the Screen lies in its special architectural and historic interest as an early eighteenth-century structure, most likely constructed in 1721 when the avenue of elms was planted. The gates are made of wrought iron with low double gates to the centre and ornamental panels with scrolled overthrows to either side. Beyond these are a single pair of gates and the group is terminated at either end by narrower panels. The Screen is also of consideration artistic interest.

Kitchen Garden Walls and adjoining outbuilding



Figure 12 Adjoining outbuilding (right) to Kitchen Garden Walls - probably a gardener's house

- 4.27 The Kitchen Garden Walls and adjoining outbuilding (**Figure 12**) derives their significance from their architectural and historic interest. The present walled garden is understood to occupy only half of the original seventeenth century garden with the current garden established in 1863.¹⁹ The Walls are constructed from red brick, with the earliest part being located on the east side and possibly dating to the sixteenth century. The majority of the wall dates to the seventeenth century, with alterations and decoration added in the nineteenth century. The garden would have been a working kitchen garden that supported the Manor House and therefore provides evidential value in how the estate functioned.

Storage Barn immediately east of Walled Garden

- 4.28 The heritage significance of the Storage Barn (**Figure 13**) to the east of Rothamsted Manor is derived from its special architectural and historic interest as a mid-seventeenth century timber framed barn with late nineteenth or early twentieth century weatherboarded exterior. Historically there would have been a further courtyard range to the barns, however this appears to have been demolished by the time of the 1925 Ordnance Survey Map.

¹⁹ [L - the walled garden.pdf \(rothamsted.ac.uk\)](#)



Figure 13 Storage barn to the east of Rothamsted Manor (left, with extensions)

Setting and Contribution to Significance

- 4.29 The setting of Rothamsted Manor comprises the working parts of the estate to its north and east, including the Grade II listed Kitchen Garden Walls and adjoining outbuilding and grade II listed Storage Barn and the formal gardens to its west. The close physical and visual inter-relationship between the Manor House, Screen, Kitchen Garden, and Storage Barn contribute significantly to each others settings. The immediate grounds and ancillary buildings provide evidence of the function and historic evolution of the estate.
- 4.30 The wider parkland encompasses the Manor House, extending towards Harpenden to the north, east and south of the estate with countryside to the west. The parkland itself includes two tree line avenue drives connecting the Manor House with Harpenden. Historically the main route into the estate was from West Common, with a secondary but no less grand avenue established in the late nineteenth century connecting the Manor House to Coach Lane closer to the town centre. The parkland setting and landscape contributes considerably to the significance of the assets at Rothamsted Manor, commensurate with the grandeur of the estate.
- 4.31 The establishment of Rothamsted Research in 1843 and its continued expansion contributes to the setting and thereby significance of the listed buildings as it forms a significant part of the history of the estate.

Contribution made by the Site

- 4.32 The Site (**Figure 14**) is located within the historic parkland of the estate, located between the northern tree lined avenue noted on the 1880s Ordnance Survey map (**Figure 7**) and the buildings at Rothamsted Research. It contributes to the setting and thereby significance of the listed buildings at Rothamsted Manor in that it forms part of the parkland. However, it also has close associations, both visually and physically, with the Rothamsted Research site.



Figure 14 The Site, viewed from Rothamsted Research. The line of trees in the background of the photograph is the northern drive to Rothamsted Manor House

Archaeological Potential

- 4.33 The Site has a number of recorded archaeological sites within the 500m buffer, the majority of which relate to the post medieval development of Harpenden.
- 4.34 The development on the Site comprises small-scale greenhouses, a polytunnel and horticultural beds. It is considered that any archaeological deposits within the Site will have only been lightly impacted with little known activity for truncation, and therefore 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 55 residential units. No specific or outline masterplan has been created for the Site.

5.2 The allocation for the Site within the Draft Local Plan states:

Proposals must take account of the adjoining Rothamsted Park and its setting, including potential long and short range views.

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*.²⁰

Designated Heritage Assets

Harpenden Conservation Area

5.4 As identified within Section 5, the Site makes no contribution to the setting of the Harpenden Conservation Area. It is unlikely that the proposed Allocation would affect the setting of the Conservation Area given the separation between the two and the existing built form of the Rothamsted Research site.

Assets at Rothamsted Manor

5.5 As identified within Section 5, the Site contributes to the setting of the asset group at Rothamsted Manor, forming part of the parkland associated with the estate. It also has close links and associations with the Rothamsted Research site which also contributes to the significance of Rothamsted Manor.

5.6 The proposed Allocation will result in the further loss of historic parkland within this area. As illustrated on the 1884 Ordnance Survey map, the Site had historically formed part of the parkland. Although, in more recent years has been more closely associated with the Research site. Whilst there is some housing at Rothamsted Research, it is primarily comprised of research buildings. Furthermore, the Site provides a landscape buffer between the research buildings and the northern drive and wider parkland of the estate.

5.7 The development of the Site would result in high level of harm to the Grade I listed Rothamsted Manor House, and moderate level of harm to the Grade II listed Kitchen Garden Walls and adjoining outbuilding, Grade II listed Storage Barn. Harm to the Grade II listed Screen would be minimal. This harm arises through the loss of part of the historic parkland to the estate which contributes considerably to the listed buildings due to its setting contribution. Furthermore, the proposed Allocation would see the loss of parkland in an area of importance, adjacent to the northern drive to the Manor House. It would therefore reduce the experience of the assets and how they are appreciated, as well as removing the create buffer of green open space between the avenue and Rothamsted Research and town of Harpenden beyond.

²⁰ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Archaeology

- 5.8 There are no known archaeological remains from the Site. There is however evidence for Roman and medieval activity within the wider landscape. 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 limited horticultural activity. It is probable that a programme of archaeological geophysical survey and trial-trenching which would inform an appropriate programme of mitigation will be required as planning condition.

6. Conclusions and Recommendations

- 6.1 This Heritage Impact Assessment has been prepared by Place Services for Site M11 Rothamsted Research. This document provides an assessment of heritage impact for the Allocation of M11 ('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.
- 6.3 It has been identified that the proposed Allocation would result in high level of harm to the Grade I listed Rothamsted Manor House, and low level of harm to the Grade II listed Kitchen Garden Walls and adjoining outbuilding, Grade II listed Storage Barn. Harm to the Grade II listed Screen would be minimal. This harm arises through the loss of part of the historic parkland to the estate which contributes considerably to the listed buildings due to its setting contribution. Furthermore, the proposed Allocation would see the loss of parkland in an area of importance, adjacent to the northern drive to the Manor House. It would therefore reduce the experience of the assets and how they are appreciated, as well as removing the buffer of green open space between the avenue and Rothamsted Research and town of Harpenden beyond.
- 6.4 This harm could be minimised through the creation of open space to the west of the Site adjacent to the tree lined northern drive, however any development on the Site for residential development is likely to give rise to a high level of harm. Given the development will fundamentally change the character of the setting, it is unlikely to be possible to mitigate this.
- 6.5 Consideration should be given to whether the Site could be allocated for commercial/research use related to the expansion of Rothamsted Research, given the historic association of Rothamsted Research to the estate. This has the potential to be less harmful than the residential development proposed by the Allocation as the contribution the Site makes to the historic interest of the listed building would be retained. Nevertheless, the scale and location of development for a commercial/research use would still need to take into account the prominence of the Site in relation to the adjacent Parkland and northern avenue which contribute significantly to the setting and significance of the Grade I listed Rothamsted Manor. The setting back of development, for this alternative use, adjacent to the tree lined northern drive would assist in reducing potential harm.
- 6.6 Regarding archaeology, this assessment has identified that there is the potential for archaeological deposits within the Site. At planning application stage, an archaeological desk-based assessment should be undertaken for the Site. 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

Primary Sources:

1766 Drury Andrews Map of Hertfordshire
1822 Bryant's County Map of Hertfordshire
1839 Tithe Map
1884 1st Edition Ordnance Survey Map
1899 2nd Edition Ordnance Survey Map
1925 3rd Edition Ordnance Survey Map
1950 Ordnance Survey Map

Secondary Sources:

[The history of Rothamsted Research | Rothamsted Research](#)

[The Story of the Manor of Rothamsted | Rothamsted | Harpenden History \(harpenden-history.org.uk\)](#)

'Wheathampstead with Harpenden: Introduction', in *A History of the County of Hertford: Volume 2*, ed. William Page (London, 1908), pp. 294-297. *British History Online* <http://www.british-history.ac.uk/vch/herts/vol2/pp294-297> [accessed 23 February 2024].

'Harpenden', in *An Inventory of the Historical Monuments in Hertfordshire*, (London, 1910) pp. 107-109. *British History Online* <https://www.british-history.ac.uk/rchme/herts/pp107-109> [accessed 18 March 2024]

Guidance and policy:

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

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

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, 2008, *Harpenden Conservation Area Character Statement*

Appendix B: Legislation, National Planning Policy & Guidance

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

Appendix C: Glossary

Glossary (National Planning Policy Framework) ²¹

<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>

²¹ Department for Communities and Local Government, December 2023. *National Planning Policy Framework*

Appendix D: Designation Descriptions

ROTHAMSTED MANOR HOUSE²²

Heritage Category: Listed Building
Grade: I
List Entry Number: 1347199
Date first listed: 18-Oct-1953
Statutory Address: Rothamsted Manor House, Hatching Green
County: Hertfordshire
District: St. Albans (District Authority)
Parish: Harpenden Rural
National Grid Reference: TL 12526 13169

Details:

This list entry was subject to a Minor Amendment on 16/01/2013

TL 11 SW 5/83 19.10.53

HARPENDEN RURAL HATCHING GREEN (west side) Rothamsted Manor House

(Formerly listed as Rothampsted)

GV I

Large manor house, now a hall of residence. Largely mid-C17 (payments for bricks 1648/9, 1653) for Sir John Wittewronge. Some C16 timber frame inside. Extended on NW for Sir John Bennet Lawes in 1863. Interiors remodelled for Sir C.B. Lawes- Wittewronge c.1900-10. Dark red brick. Plain tile roofs. The C17 house is F-plan, the long part being the S range. The 2 wings on the NW had the recess between them enclosed in 1863 when the W range was extended by 2 bays. 2 storeys and attics. S range is double pile. 9 broad mullioned and transomed casements, all with original oak frames and leaded lights. Square 3- storeyed central porch-tower, flanked on the 1st floor by 1- window recesses. The 2 bays either side have wide shaped attic gables, the outer ones wider. Scrolled brick sides. Triangular and segmental pediments. Continuous moulded brick cornice. Plain 1st floor band. The ground floor windows have segmental- headed relieving arches. Doric style cut brick porch with bulging pilasters and simple entablature. Original oak door with moulded panels. At the S end is 1 bay of a loggia, formerly open, and returning for 3 bays on the S elevation. Chamfered arches in square relieving frames, the brick painted white. Above the porch are the arms of Wittewronge in a sunken panel, and at the top a C19 wooden and leaded Gothic style cupola. The W elevation is 5 windows, the 2 large windows on the N a remodelling of 1900 by T.G. Jackson. 3 elaborate cut brick gables on right have scroll-shaped sides and pediments, the middle one with Ionic pilasters flanking the attic windows. Gable pattern continued for 2 1863 bays. Cartouche in centre, dated 1665, was added in 1906. The E side forms an open courtyard, partly closed by the projecting bay of an L-shaped mid-C17 service wing on the N. This wing is timber frame with red brick infill, but has a mid-C18 facade towards the courtyard, with parapet, floor band and 5 C18 casement openings. Segmental arch to carriage way, the outer side with timber frame and adjoining C17 doorway. Main ranges of house have some C17 windows.

Interior: The hall has reused mid-C16 linenfold panelling, incorporating a frieze with heads,

²² ROTHAMSTED MANOR HOUSE, Harpenden Rural - 1347199 | Historic England

brought from Clare, Suffolk. Morning room to N of hall has stone fireplace from Rawdon House, Hoddesdon; white and black marble. Former dining room to S of hall has mid-C17 panelling with fluted Ionic pilasters. Beams plastered with running motifs. Stone Jacobean chimney piece. Behind panelling is a remarkably complete scheme of late C16 or early C17 wall paintings. Small room at S end of W range has C18 or C19 gilded wallpaper with painted flowers and good C16 chimney piece and overmantel. Large dining room beyond is in an extravagant 'Jacobethan' style. Linenfold panelling to doors and walls. Large central fireplace with black marble columns and rich overmantel. Library wing at N end added in 1910 by V.T. Hodgson and incorporates the most elaborate fireplace from Rawdon House: grotesque caryatides of satyr and nymph, overmantel with scenes of satyrs playing musical instruments. Leading off from hall is a 1678 staircase. Open well. Tall shaped finials to newel posts; tapering balusters with arches between them. Walls from 1st floor to attic have painted relief of balustrade. Similar smaller staircase E of hall, also with some painted relief. The Pink Room on 1st floor has fireplace from Rawdon House with animal carvings in overmantel. Good C17 doorcase to main 1st floor landing. Another fireplace in The Brown Room. (RCHM (1910), Pevsner (1977), RCHM Typescript).

Listing NGR: TL1252613169

GATES AND SCREEN AT THE EAST ENTRANCE TO ROTHAMSTED MANOR HOUSE²³

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347200

Date first listed: 26-Sep-1984

Statutory Address: Gates and Screen at the East Entrance to Rothamsted Manor House

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Harpenden Rural

National Grid Reference: TL 12651 13178

Details

This list entry was subject to a Minor Amendment on 16/01/2013

TL 11 SW 5/86

HARPENDEN RURAL HATCHING GREEN (west side) Gates and screen at the E entrance to Rothamsted Manor House

GV II

Gates and screen railings. Early C18, probably 1721 when the avenue of elms was planted. Wrought iron. Low double gates in centre. Either side are ornamental panels with scrolled overthrows; beyond these are single gates and the group is terminated either end by narrower panels. Central gates themselves have scrolled panelling. Railings have alternate spikes with wrought iron leaf finials. Left railings curve round to join boundary fence.

Listing NGR: TL1265113178

²³ [GATES AND SCREEN AT THE EAST ENTRANCE TO ROTHAMSTED MANOR HOUSE, Harpenden Rural - 1347200 | Historic England](#)

KITCHEN GARDEN WALLS AND ADJOINING OUTBUILDING AT ROTHAMSTED MANOR HOUSE²⁴

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102964

Date first listed: 26-Sep-1984

Statutory Address: Kitchen Garden Walls and adjoining Outbuilding at Rothamsted Manor House

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Harpenden Rural

National Grid Reference: TL1254113214

Details

This list entry was subject to a Minor Amendment on 16/01/2013

TL 11 SW 5/84

HARPENDEN RURAL HATCHING GREEN (west side) Kitchen garden walls and adjoining outbuilding at Rothamsted Manor House.

GV II

Large kitchen garden with an outbuilding attached on SE. Mid C17, but the walling on E side possibly C16. Red brick. Walls about 3.5 metres high. E and N wall has C17 flat buttresses on their inner faces. W wall has c.1900 ornamental gables in mauve brick, 3 large ones with curved sides and triangular heads, 7 small ones with concave sides. Near centre of this wall are mid-C17 gate posts with cut brick cornices. C19/20 wrought iron gates. W wall continues at N end in a 50 metre stretch of mid-C17 wall. Outbuilding on SE side is mid-C17 with C20 extensions. Probably a gardener's house. Plain tile roof with broad gable end towards garden.

Listing NGR: TL1254113214

²⁴ [KITCHEN GARDEN WALLS AND ADJOINING OUTBUILDING AT ROTHAMSTED MANOR HOUSE, Harpenden Rural - 1102964 | Historic England](#)

STORAGE BARN IMMEDIATELY EAST OF WALLED GARDEN AT ROTHAMSTED MANOR HOUSE²⁵

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102965

Date first listed: 26-Sep-1984

Statutory Address: Storage Barn Immediately East of Walled Garden at Rothamsted Manor House

County: Hertfordshire

District: St. Albans (District Authority)

Parish: Harpenden Rural

National Grid Reference: TL1255013230

Details

This list entry was subject to a Minor Amendment on 16/01/2013

TL 11 SW 5/85

HARPENDEN RURAL HATCHING GREEN (west side) Storage barn immediately E of walled garden at Rothamsted Manor House.

GV II

Barn, now storehouse. Mid-C17 timber frame construction. Late C19 or early C20 weatherboarded exterior. Continuous C17 red brick plinth. 5 bays. Double purlin roof. Mid-height rail to wall. Long straight wind braces. W elevation has small glazing bar casements, 14 to ground floor and 6 to 1st floor.

Listing NGR: TL1255013230

²⁵ STORAGE BARN IMMEDIATELY EAST OF WALLED GARDEN AT ROTHAMSTED MANOR HOUSE, Harpenden Rural - 1102965 | Historic England

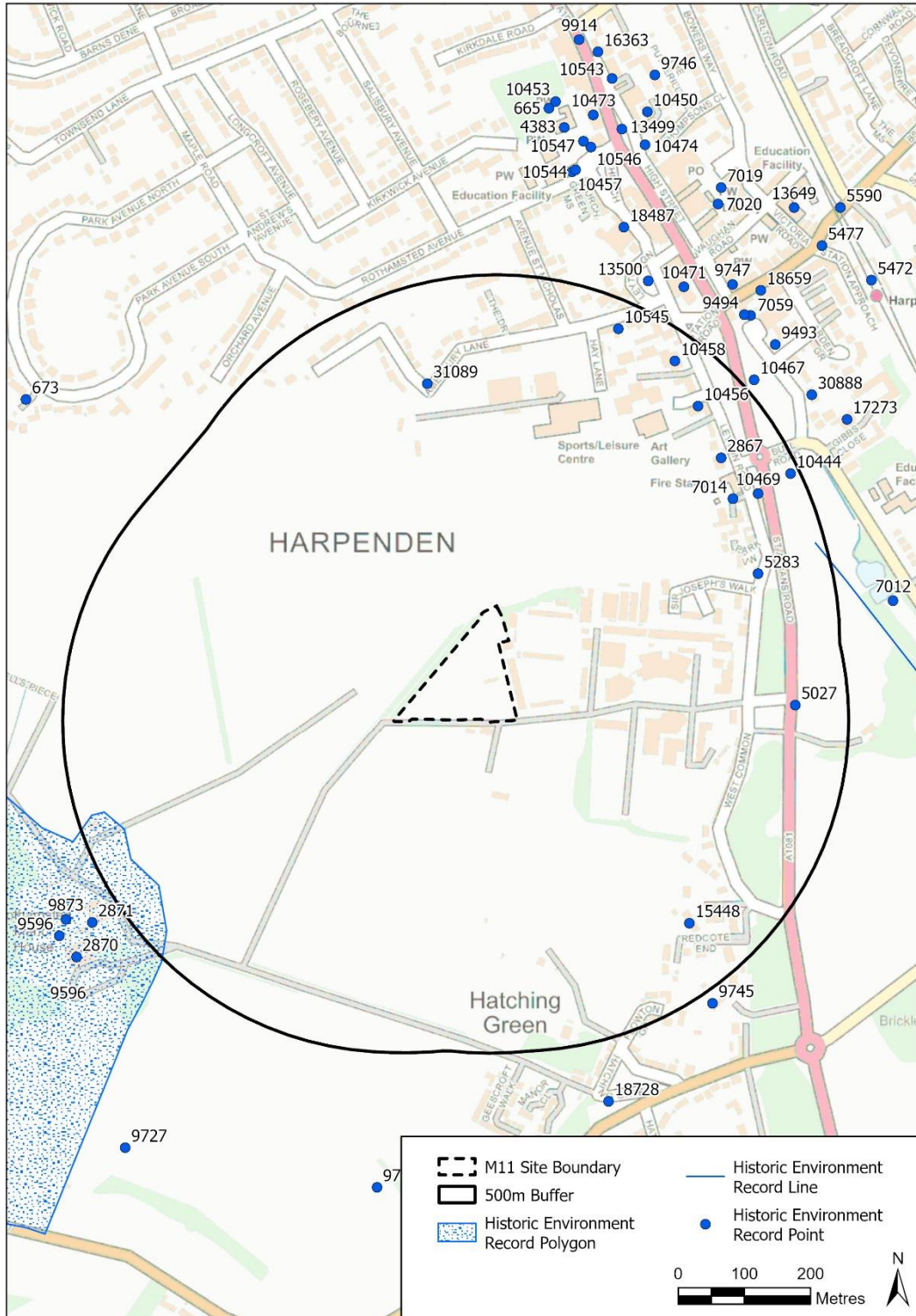
Appendix E: Heritage Assets within 500m of the Site

LUID	Type / Grade	Name
1347200	II	GATES AND SCREEN AT THE EAST ENTRANCE TO ROTHAMSTED MANOR HOUSE
1102962	II	15 AND 16, WEST COMMON
1102998	II	Coach Lane Cottage
1102961	II	RIVERS LODGE (ROTHAMSTED EXPERIMENTAL STATION) (INCLUDING FRONT RAILINGS)
1102997	II	Royal British Legion Branch Club Headquarters
1102996	II	The Inn on the Green
1295759	II	The Old House
1174416	II	20, Leyton Road
1174412	II	No. 15 Leyton Road
	Conservation Area	Harpenden Conservation Area
	Locally Listed Building	Ellerd House, Amenbury Lane, Harpenden
	Locally Listed Building	1-8 Amenbury Lane, Harpenden
	Locally Listed Building	12-26 Amenbury Lane, Harpenden
	Locally Listed Building	30 Amenbury Lane, Harpenden
	Locally Listed Building	34 Amenbury Lane, Harpenden
	Locally Listed Building	1-7 Avenue St Nicholas, Harpenden
	Locally Listed Building	Rothamsted Cottage, Hatching Green, Harpenden
	Locally Listed Building	Rothamsted Lodge, Hatching Green, Harpenden
	Locally Listed Building	24 Leyton Road, Harpenden
	Locally Listed Building	25 Leyton Road, Harpenden
	Locally Listed Building	26 Leyton Road, Harpenden
	Locally Listed Building	30 Leyton Road, Harpenden
	Locally Listed Building	31 Leyton Road, Harpenden
	Locally Listed Building	32 Leyton Road, Harpenden
	Locally Listed Building	33 Leyton Road, Harpenden
	Locally Listed Building	34 Leyton Road, Harpenden
	Locally Listed Building	35 Leyton Road, Harpenden

	Locally Listed Building	38 Leyton Road, Harpenden
	Locally Listed Building	41 Leyton Road, Harpenden
	Locally Listed Building	42 Leyton Road, Harpenden
	Locally Listed Building	The Oak Tree PH, Leyton Green, Harpenden
	Locally Listed Building	20a Leyton Road, Harpenden
	Locally Listed Building	22 Leyton Road, Harpenden
	Locally Listed Building	23 Leyton Road, Harpenden
	Locally Listed Building	Park Hall, Leyton Road, Harpenden
	Locally Listed Building	1 St Albans Road, Harpenden
	Locally Listed Building	2 St Albans Road, Harpenden
	Locally Listed Building	3 St Albans Road, Harpenden
	Locally Listed Building	4 St Albans Road, Harpenden
	Locally Listed Building	The Silver Cup PH, St Albans Road, Harpenden
	Locally Listed Building	1 West Common, Harpenden
	Locally Listed Building	2 West Common, Harpenden
	Locally Listed Building	3 West Common, Harpenden
	Locally Listed Building	Red Gables, West Common, Harpenden
	Locally Listed Building	Rothamsted Research, West Common, Harpenden
	Locally Listed Building	13/14 West Common, Harpenden
	Locally Listed Building	17a West Common, Harpenden
	Locally Listed Building	17b West Common, Harpenden
	Locally Listed Building	18 West Common, Harpenden
	Locally Listed Building	20 West Common, Harpenden
	Locally Listed Building	19 West Common, Harpenden
	Locally Listed Building	21 West Common, Harpenden
	Locally Listed Building	22 West Common, Harpenden
	Locally Listed Building	23-38 West Common, Harpenden
	Locally Listed Building	40 West Common, Harpenden

	Locally Listed Building	41 West Common, Harpenden
	Locally Listed Building	42 West Common, Harpenden
	Locally Listed Building	44 West Common, Harpenden
	Locally Listed Building	44a West Common, Harpenden
	Locally Listed Building	Redcote Manor, West Common, Harpenden
	Locally Listed Building	North Building, Rothamsted Research, West Common, Harpenden

Appendix F: HER Map and Gazetteer



HER No.	Name	Period	Summary
2867	27 Leyton Road, Harpenden Common, Harpenden	Medieval to Post Medieval	The Bull Inn, purpose-built in the late 16th century; in private ownership since the 19th century
5027	Milestone, near Rothamsted New Building, Harpenden	Post Medieval	25 miles from London; St Albans to Luton Trust; cast iron
5283	Site of post box, Coach Lane, West Common, Harpenden	Post Medieval	Post-box
7014	Site of hat factory and oilskins works, St Albans Road, Harpenden	Post Medieval	Heathfield Lodge, an 18th century house used as a factory from the mid-19th century until it burnt down in 1916
9596	Rothamsted Manor Gardens, Harpenden	Post Medieval	Ornamental gardens
10443	Harpenden racecourse	Post Medieval to Twentieth century	Popular racecourse running the length of the Common, 1848-1914
10444	Possible site of Balaams House, Baa-Lambs Trees, Harpenden Common	Post Medieval	Circular earthwork which may relate to a lost 17th century house
10456	British School, Park Hall, Harpenden	Post Medieval	1850 village school used by Nonconformists and Anglicans
10458	Bennetts, 21 Leyton Road, Harpenden	Post Medieval	17th century timber-framed house, possibly always called Bennetts
10469	The Silver Cub Public House, St Albans Road, Harpenden	Post Medieval	19th century pub built by the finishing post on Harpenden racecourse
10545	Independent Chapel, Amenbury Lane, Harpenden	Post Medieval	1840 chapel, now in commercial use
15448	43A West Common, Harpenden	Twentieth Century	Architect-designed mid-20th century house
31089	Site of Amenbury, Amenbury Lane, Harpenden	Post Medieval	Post-medieval house replaced by a pair of cottages in the mid-19th century