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LAND WEST OF WATLING STREET, PARK STREET

ARCHAEOLOGICAL DESK BASED ASSESSMENT

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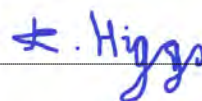
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EXECUTIVE SUMMARY

In November 2021, Wardell Armstrong carried out an archaeological desk-based assessment of land to the west of Watling Street, Park Street, Hertfordshire. The archaeological assessment was undertaken in respect of redevelopment proposals for residential housing.

Based on the known evidence, the Site is judged to have a low potential for prehistoric, Roman, and Anglo-Saxon archaeology. The Site has a low potential for the presence of archaeological remains dating to all periods. This is based upon archaeological, historical, documentary, and cartographic evidence, which all attests that the Site has remained as undeveloped land, particularly associated with the estate of St Julian's Farm.

However, there remains the low possibility and potential for roadside remains associated with Roman Watling Street, which forms the eastern boundary of the Site and has remained in constant use throughout later periods.

In summary, there is no evidence to indicate that remains are present within the Site, which would preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage; planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

1 INTRODUCTION

- 1.1.1 This report has been prepared by Wardell Armstrong LLP, a Registered Organisation with the Chartered Institute for Archaeologists.
- 1.1.2 The report sets out the archaeological and historical background of a Site on land to the west of Watling Street, Park Street, Hertfordshire (centred on NGR TL 14553 04491). Proposals entail the redevelopment of the Site for residential housing.
- 1.1.3 This report provides an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the Site. Potential direct impacts as a result of the proposed development to identified and potential heritage assets of an archaeological nature are established, and their heritage significance assessed. Appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.
- 1.1.4 The assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2020) and in accordance with terminology expressed within the National Planning Policy Framework. This assessment does not assess any potential indirect impacts to the setting of heritage assets.
- 1.1.5 In order to inform this assessment baseline data was obtained from the following:
- Hertfordshire Historic Environment Record (HER) consulted October 2021 (HER request No. 141/21);
 - Historic England GIS datasets (accessed 2021);
 - The National Heritage List for England (Historic England website).
- 1.1.6 In addition, a walkover survey of the Site was undertaken in November 2021.
- 1.1.7 The objectives of the assessment were to provide for the identification of areas of archaeological potential within the Site; to consider the Site within its wider archaeological context; and to describe the likely extent, nature, condition, importance and potential state of preservation of the archaeology.

2 PLANNING POLICY AND LEGISLATION

2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘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’ (Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).

2.2 Legislation

2.2.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

2.2.2 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:

- are associated with a Scheduled Monument or a site recorded on an Historic Environment Record; or
- form an integral part of a field system shown on a map pre-dating 1845;
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.

2.3 National Planning Policy

2.3.1 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves ‘protecting and enhancing our natural, built and historic environment’ (MHCLG 2019, para:8).

2.3.2 The NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments ‘should be wholly exceptional’ (MHCLG 2019, para:194).

2.3.3 Non-statutory designated heritage assets, comprising Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record

or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

- 2.3.4 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’ (MHCLG 2019, Annex 2 page:71).
- 2.3.5 The setting of a heritage asset (designated or non-designated) is defined as ‘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.’ (MHCLG 2019, Annex 2 page:71).
- 2.3.6 Where heritage assets (designated or non-designated) are to be affected by development, ‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’ (MHCLG 2019, para:189).
- 2.3.7 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196).
- 2.3.8 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2019, page:56). Where heritage assets of an archaeological nature may be impacted upon by development ‘local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (MHCLG 2019, para:189).

2.4 Local Planning Policy

- 2.4.1 The Local Development Framework for St Albans comprises the St Albans City and District Council Local Development Scheme 2020 - 2023 (SAC&DC 2020). The proposed new Local Plan 2020 - 2038 will replace the District Local Plan Review 1994.
- 2.4.2 However, the current statutory development plan is the set of Development Plan Documents that together form the statutory basis for determining planning applications for the District. The relevant Development Plan reveal only that the Site lies within the Metropolitan Green Belt.
- 2.4.3 The Green Belt Review Sites and Boundaries Study report (SKM 2014) confirms that the Site forms part of the Metropolitan Green Belt, yet has not been identified as one of the strategic sub-areas.
- 2.4.4 The Site also lies within the boundaries of the emerging St Stephen Neighbourhood Plan, which is yet to be published. The current draft version (SSPC 2021) also does not refer to the Site.
- 2.4.5 Relevant planning policy is presented within policy S4, which is referenced in full below;

Policy S4: Non-Designated Heritage Assets

The Neighbourhood Plan identifies the following buildings and structures (as detailed in Appendix B) as non-designated heritage assets:

- i. Non-listed assets within St Stephen Parish contained in the Historic Environment Record
- ii. The Parish Barn, Bricket Wood
- iii. St Luke's Church, Bricket Wood

Proposals affecting heritage assets – including these non-designated heritage assets - should include a Heritage Statement, including reference to the local history and archaeology, showing how the assets will be respected and protected. Proposals should demonstrate how they will preserve and enhance any affected heritage assets including historic sites and landscapes.

3 DESCRIPTION OF THE SITE

3.1 Designations

3.1.1 The Site does not incorporate any designated or non-designated heritage assets. The Historic Environment Record (HER) database also reveals that the Site does not include any archaeological sites or findspots.

3.1.2 Historic Landscape Characterisation (HLC) defines the Site as post 1950s enclosure. As noted previously, the Site forms part of the Metropolitan Green Belt.

3.2 Location

3.2.1 The Site is located to the immediate north-west of the village of Park Street, which is situated within the district of St Albans and the county of Hertfordshire (Fig. 1). It lies at the southern extent of St Albans city, with the city centre situated 3km to the north. The former village of Chiswell Green is located 1.5km to the west-north-west of the Site, and London Colney 3.5km to the east. The A414 trunk-road runs 600m to the north of the Site.

3.2.2 The Site comprises an irregularly shaped plot of land, which covers an area of approximately 4.3 hectares (Fig. 2). It lies along the western frontage of the A5183 Watling Street, which follows the course of the Roman road. To the immediate north of the Site stands No. 124 Watling Street, with Nos. 180 – 204 (even) Watling Street bordering the south-eastern section of the Site. To the immediate south of the Site lies an area of undeveloped rough grassland, with residential properties fronting Old Orchard beyond. To the west of the Site lies further undeveloped land, with an electricity substation and Watling Street Caravan Park beyond.

3.2.3 The Site comprises a single undeveloped agricultural field, which has recently been ploughed. It is proposed to redevelop the Site for residential housing.

4 METHODOLOGY

4.1 Archaeological Databases

4.1.1 The standard collation of all known archaeological sites and find spots within the St Albans district comes from the Hertfordshire Historic Environment Record (HER). Significant entries within an approximate 1km radius of the Site (HER request No. 141/21) are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 5.

4.1.2 Information on designated heritage assets has been sourced from Historic England datasets.

4.2 Historical and Cartographic Sources

4.2.1 The principal sources for this type of evidence were:

- the Hertfordshire Archives and Local Studies Library (HALS);
- online sources holding historic Ordnance Survey and tithe maps.

4.2.2 Relevant documents are listed in the Bibliography and reproduced in Figs. 4 - 16.

4.3 Secondary Sources

4.3.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Hertfordshire Archives and Local Studies Library (HALS);
- the Archaeology Data Service (ADS);
- the Wardell Armstrong in-house library.

4.4 Geological/Geotechnical Information

4.4.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the Site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2021) and the Soil Survey of England and Wales (SSEW 1983).

4.4.2 Where available, Site Investigation reports will be referenced as appropriate and detailed within the Bibliography.

4.5 Site Inspection

4.5.1 In the course of the archaeological desk-based assessment, a physical walkover of the Site was undertaken. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains;
- to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
- to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e. ridge and furrow earthworks;
- to confirm the presence/absence of historic hedgerows; and
- to inform the Impact Assessment element of this document.

5 THE EVIDENCE

5.1 Topography, Geology, Soils

- 5.1.1 The village of Park Street is situated within the valley of the River Ver (Fig. 1), which also flows through city of St Albans. The Ver flows on a roughly southwards course, passing 100m to the south-east of the Site.
- 5.1.2 The Site is situated upon a variable relief consistent with its location within the valley of the River Ver. A spot height of 84m AOD lies along Watling Street and 40m to the south-east of the Site. The Site is located at c. 75m AOD, with its relief rising eastwards to 82.5m AOD along its south-eastern boundary.
- 5.1.3 The solid geology of the Site comprises chalk with flints of the Lewes Nodular Chalk and Seaford Chalk Formations (BGS 2021), which characterise the valley of the River Ver. It is overlain by a drift geology of undifferentiated river terrace deposits of sand and gravel. Soils of the area surrounding the Site comprise those of the Fladbury 1 Association, which are described as stoneless clayey soils, in places calcareous, and variably affected by groundwater (SSEW 1983).
- 5.1.4 Previous archaeological investigation in the vicinity of the Site is relatively limited, with previous fieldwork focussed upon the historic core of St Albans, as well as its Iron Age and Roman precursor further north-westwards. However, an insight into the geology and soils in the area is afforded by an evaluation undertaken at Radlett SRFI (HER EHT8345), which lies 800m to the east of the Site. Evidence for archaeological remains was limited to undated postholes and modern disturbance. The natural was composed of a mixture of yellow clay, sands, silts and gravels, ringing in depth from 0.11 – 0.42m depth.

5.2 Archaeological and Historical Background

Prehistoric

- 5.2.1 Prehistoric occupation of the St Albans area is well attested, particularly along the valley of the River Ver, which provided a rich source of subsistence (Niblett & Thompson 2005). The earliest evidence of human activity in the wider area comprises worked flints dating to the Palaeolithic period. Such artefacts, comprising two axes, one implement and some perforated stones, are known from Sopwell and 600m to the north-east of the Site (HER 592 - MHT592). A Palaeolithic scraper was also found 650m to the north-north-west of the Site (HER 594 - MHT594), whilst further handaxes

are recorded further southwards at How Wood (HERs 9750 - MHT9750, 9752 - MHT9752 & 9764 - MHT9764).

- 5.2.2 Unspecified prehistoric flint implements were found during fieldwalking above the River Ver at Bury Hill and 650m to the east of the Site (HER 4546 - MHT4546), whilst a further four prehistoric flint implements were found in 1974 at Bury Hill (HER 4547 - MHT4547). A collection of Mesolithic and Neolithic flint implements were also found to the north-east of Park Street in 1974 during fieldwalking, specifically 500m to the east of the Site (HER 4548 - MHT4548).
- 5.2.3 The Bronze Age is also represented in the vicinity of the Site, with occupation during the later prehistoric period likely moving away from the course of the river and to higher-lying ground, and coincided with the emergence of monumental earthworks. A collection of flint implements, thought to be Bronze Age in date, were found in St Julian's Wood, which lies 600m to the north-west of the Site (HER 4549 - MHT4549).
- 5.2.4 An extensive Iron Age settlement, known as *Verlamion*, is known to lie within Prae Wood approximately 3km to the north-west of the Site. Within the vicinity of the Site, however, Iron Age remains are relatively limited, with a single Gaulish bronze coin of c. 40 BC found in the back garden of No. 24 Branch Road and 800m to the south-east (HER 9763 - MHT9763). A ditch containing late Iron Age pottery, and others which may be of the same date, were found during an evaluation to the east of Bury Dell and almost 1km to the east (HER 31335 - MHT31335).

Romano-British

- 5.2.5 As noted previously, the Site lies along the western frontage of Watling Street, which follows the course of the Roman road (HER 14339 - MHT14339). Aligned north-north-west to south-south-eastwards, the Site lies along the section of road to the south-east of the London Gate (Margary 1955). The same part of the Roman highway from the county boundary at Elstree to *Verulamium* was laid out in the mid 1st century AD and has never entirely fallen out of use.
- 5.2.6 Watling Street leads northwards to the Roman town of *Verulamium*, which consisted of the third largest settlement in Britain (Pevsner & Cherry 1997). It was founded in AD 50, reputedly destroyed by Queen Boudicca ten years later. *Verulamium* became one of Britain's largest Roman centres with a forum basilica complex (opened in AD 79), an amphitheatre and public bathhouses. Much of *Verulamium* was destroyed by fire in AD 155, but the remains are known from over 80 hectares enclosed within 3rd century city walls. However, the Site lies 3km to the south-south-east of *Verulamium*,

with Roman remains limited to a 4th century tile kiln of up-draught type discovered in 1968 at No. 67 Mayflower Road, 800m to the south-west (HER 880 - MHT880).

Anglo-Saxon

5.2.7 Evidence of Saxon occupation in Hertfordshire in general is scarce, and no Anglo-Saxon remains are recorded in the vicinity of the Site. However, place-name evidence suggests a possible Saxon origin for the village of Park Street, which straddled Watling Street to the immediate south-east of the Site. The place-name Park is judged to derive from the Saxon word for enclosure; '*pearroc*', possible in reference to an area preserved for hunting (Gover, Mawer & Stenton 1938).

5.2.8 In the 8th century, the Saxon town of St Albans/*Verulamium* was known as *Watlingchester* or *Verulamchester* and was described by the historian Bede in AD 730 as containing the '*beautiful church worthy of Alban's martyrdom*' (St Albans Archaeology & History website). The location of the Benedictine Abbey of St Alban was thought to have been the spot where the Christian martyr, Alban, was executed in approximately 324 AD, whilst St Albans Abbey was founded in AD 793 by King Offa of Mercia (Page 1902).

Medieval

5.2.9 The medieval town of St Albans was established across the River Ver from the Roman city, and 3km to the north of the Site. In AD 1077, Paul of Caen, the first Norman Abbot, began rebuilding the Abbey of St Albans (St Albans Archaeology & History website), which is a Grade I and Scheduled structure (HER 4074; SAM No. 96). By 1086, the town of St Albans incorporated 10 hides, land for 16 ploughs, a park for woodland beasts and three mills valued at 40s, and had a population of 500 people (Morris 1975).

5.2.10 In contrast, the village of Park Street is not listed at Domesday, yet likely formed part of manor of Hanstead or *Henamesteda* (Morris 1975). Held by the Abbot of St Albans the manor consisted of 20 hides, land for 20 ploughs, and boasted two mills, one of which was at '*Le Parkmulle*'. Within the village, the medieval period is represented by only one standing building, which comprises the Grade II listed medieval hall house at Nos. 61 – 63 Park Street (HER 9500 - MHT9500).

5.2.11 The HER database also suggests that the land opposite Park Mill, which lies along Watling Street and 300m to the south-east of the Site, was occupied in the medieval period by a resting place for pilgrims to St Albans Abbey (HER 9702 - MHT9702). This was abbey land, the hamlet and manor of Park. It was also occupied by a former

medieval cottage fronting Watling Street, from which was found a coin hoard (HER 4722 - MHT4722). Found in 1886, the coin hoard consisted of 221 gold coins of Henry VI, VII, and VIII, Edward IV and Richard III, and was concealed in an oak beam in two large holes, plugged with willow. The date of the latest coins was c. 1522.

5.2.12 The Site also lies 950m to the south of the former site of St Julian's Hospital (HER 2026 - MHT2026), which was founded for male lepers by abbot Geoffrey de Gorham (1119 - 46) on Watling Street. It was built on the manor of Eywood, granted to the abbey by Odo, bishop of Bayeux, in the 11th century. In 1344, the hospital was reconstituted by the Abbot of St Albans for five priests. In the same vicinity lies the former site of St Julian's Farm, which was a post-medieval farmstead with medieval origins as a monastic grange (HER 17914 - MHT17914), and that of a medieval monastic grange barn at St Julian's Farm (HER 2025 - MHT2025).

Post-Medieval and later

5.2.13 After the Dissolution in 1545, the former site of St Julian's Hospital was granted to Sir Richard Lee, Knight, who sold or gave the estate to his son-in-law Humphrey Coningsby in 1570 (Page 1908). By 1649, the property had been sold to John Ellis, who was responsible for the demolition of the monastic grange and construction of the former post-medieval farmstead of St Julian's Farm. Historic cartographic sources confirm that the Site formed part of the land associated with St Julian's Farm in the 19th century (Figs. 6, 9 & 10), when it was owned by Christian Frederick Charles Alexander, and from 1820 by William Wilshere and his descendants.

5.2.14 The post-medieval development of St Albans was dominated by the construction of roads, specifically catering to the coaching trade, as the city formed the first stop on the coaching route north from London. St Albans also boasted a wealth of inns, whilst a post-medieval smithy at Chiswell Green (HER 7085 - MHT7085) and a forge at Park Mill on Park Street (HER 9701 - MHT9701) also attest to the importance of the coaching trade. Park Street was also dominated by Park Mill, which comprises a large mid 19th century watermill, on the site of a medieval mill belonging to St Albans Abbey (HER 5832 - MHT5832).

5.2.15 Only a small number of post-medieval standing buildings are recorded in the vicinity of the Site. Despite the name, Grade II listed Toll Cottage at No. 12 Burydell Lane was never a toll house, as it lies in an isolated position next to the post-medieval quarry pit (HER 13011 - MHT13011). It is a timber-framed house on a brick plinth, with a steep-pitched tiled roof, and was built in the 17th century or earlier. Similarly, Grade II listed

Burston Lodge Farm at No. 131 Park Street Lane is judged to date to the late 18th century (HER 13590 - MHT13590).

- 5.2.16 The site of a country house built by John Ellis, a London draper, is recorded in the mid 17th century on St Julian's Hill, which lies 950m to the north of the Site (HER 17915 - MHT17915). Post-medieval farmsteads are also recorded at Sopwell Farm to the north-east (HER 30427 - MHT30427) and Hedges Farm further eastwards (HER 30428 - MHT30428). The former site of a house and outbuildings, with a track approaching from Hyde Lane, is also recorded 1km to the south of the Site (HER 13589 - MHT13589), whilst a post-medieval quarry pit was documented at Bury Dell in the 17th century (HER 30363 - MHT30363).
- 5.2.17 The early modern period in the vicinity of the Site is dominated by the arrival of the railway. Park Street Station, which stands 100m to the south-east of the Site, dates from 1858 (HER 5469 - MHT5469), whilst in 1868 the Midland Railway Park Street branch line was established, but never used (HERs 9802 - MHT9802 & 17378 - MHT17378). A number of railway bridges are also recorded in the vicinity of the Site.
- 5.2.18 To the immediate west of the Site lies the former location of St Albans Corporation sewage works, as identified from the 1898 Ordnance Survey map (HER 7084 - MHT7084; Fig. 12). The buildings have been demolished and the site is now Watling Street Caravan Park. The works were opened by St Albans Corporation in 1881 as an open sewage farm to serve the town, in the valley just north of Park Street village and in spite of local protest. In 1896, a pumping engine was installed which changed the mode of operation to a distribution type of disposal. Documentary sources comprising contracts for sewage distributors reveal that the sewage works remained at Park Street until at least 1921 (HALS Ref. SBR/3053).
- 5.2.19 By the 20th century, the Site lay 750m to the north-west of Radlett Aerodrome which was opened in 1930 by Frederick Handley Page, after he made an emergency landing (HER 9905 - MHT9905). At Radlett, Handley Page designed and built the Halifax bomber, and other well-known planes. After his death in 1962, the company's fortunes declined and the aerodrome closed in 1970. Two large buildings on the eastern side of Watling Street and 1km to the south-south-east of the Site are WWII hangars surviving from Radlett Aerodrome (HER 12795 - MHT12795), whilst a WWII concrete structure stands to the south-west (HER 11725 - MHT11725).

5.3 Cartographic Sources

Dury and Andrews's map of Hertfordshire, 1766

5.3.1 The earliest available cartographic source to depict the Site comprises Dury and Andrews's map of Hertfordshire, which dates to 1766 (Fig. 4). In the late 18th century, the Site clearly lay to the south-west of the town of St Albans and to the south of the separate village of St Stephens. It also lay to the south of St Julian's, with *Colny Street Bridge*, presumably representing Park Street, to the south. In 1766, the Site also lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields.

Ordnance Survey surveyor's map, 1805

5.3.2 The Ordnance Survey surveyor's map, which dates to 1805 (Fig. 5), is consistent with the previous cartographic source. In the early 19th century, the Site clearly lay to the south of both St Stephens and St Julian's, with Park Street to its south. As previously, the 1805 map confirms that the Site also lay along the western frontage of Watling Street, and comprised sections of adjoining agricultural fields.

Plan of St Julian's Farm, c. 1811

5.3.3 The plan of St Julian's Farm, which dates to c. 1811 (Fig. 6; HALS Ref. DE/Ws/P45), is also consistent with previous cartographic sources. The Site clearly formed part of the agricultural land associated with St Julian's Farm, which was dominated by the farm complex to the north of the Site, and bound to the east by Watling Street. In c. 1811, the Site once again lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields (#34 & #37). The accompanying reference to the plan reveals that the northern section of the Site consisted of part of 'Long Locks', whilst its southern section lay within 'Short Locks'. The c. 1811 plan also suggests that the southern section of the Site incorporated part of a circular area of raised land or possible enclosure.

Bryant's map of Hertfordshire, 1822

5.3.4 Bryant's map of Hertfordshire, which dates to 1822 (Fig. 7), is also consistent with the previous cartographic sources. In the mid 19th century, the Site remained to the south of both St Stephens and St Julian's, with Park Street to its south. In 1822, the Site once again lay along the western frontage of Watling Street, and comprised sections of adjoining agricultural fields.

Parish of St Stephens tithe map, 1838

5.3.5 The parish of St Stephens tithe map, which dates to 1838 (Fig. 8; Ref. DSA4/89/2), is also consistent with the previous cartographic evidence. In the mid 19th century, the Site once again lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields (#459 & #460). The accompanying parish of St Stephens tithe award (Ref. DSA4/89/1) reveals that both fields were under the same ownership and tenancy:

Plot No.	Owner	Occupier	Name	Land use	Area
459	William Wilshere Esq.	John Gomme	Long Locks Field	Arable	15a. 3r. 28p.
460			Short Locks Field	Arable	18a. 39p.

5.3.6 The northern section of the Site in 1838 therefore once again formed part of ‘*Long Locks Field*’, whilst its southern section consisted of part of ‘*Short Locks Field*’. At the time of tithing, both sections of the Site (#459 & 460), which were then in arable usage, were owned by William Wilshere Esq., but tenanted to John Gomme. William Wilshere is known to have purchased the estate of St Julian’s Farm in 1820 (Page 1908).

Plan of St Julian’s Farm, late 19th century

5.3.7 A plan of St Julian’s Farm, which dates only broadly to the late 19th century (Fig. 9; HALS Ref. DE/Ws/P46), is also consistent with the previous cartographic evidence. In the late 19th century, the Site once again lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields (#24 & #25).

Map of St Julian’s Farm, late 19th century

5.3.8 A map of St Julian’s Farm, which also dates only broadly to the late 19th century (Fig. 10; HALS Ref. DE/Ws/P44) is also consistent with the previous cartographic evidence. In the late 19th century, the Site once again lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields (#34 & #37). The accompanying reference to the plan also confirms that the northern section of the Site consisted of part of ‘*Long Locks*’, whilst its southern section lay within ‘*Short Locks*’. As in c. 1811, the southern section of the Site incorporated part of a circular area of raised land or possible enclosure.

1st edition Ordnance Survey map, 1883

The 1st edition Ordnance Survey map, which dates to 1883 (Fig. 11), is also consistent with the previous historic cartographic sources. Once again, the Site lay along the western frontage of Watling Street, and comprised sections of two adjoining agricultural fields. A west to east aligned field boundary thus traversed the centre of the Site.

2nd edition Ordnance Survey map, 1898

- 5.3.9 The 2nd edition Ordnance Survey map, which dates to 1898 (Fig. 12), is also consistent with the previous historic cartographic sources. Once again, the Site lay along the western frontage of Watling Street. However, by 1898 the Site no longer consisted of sections of two adjoining agricultural fields, but comprised the majority of a single field. Similarly, by 1898 the western boundary of the Site had been established, undoubtedly associated with the development of *St Albans Sewage Works* to the Site's immediate west in 1881.

3rd edition Ordnance Survey map, 1924

- 5.3.10 The 3rd edition Ordnance Survey map, which dates to 1924 (Fig. 13), is consistent with the previous historic cartographic source of 26 years earlier. Once again, the Site lay along the western frontage of Watling Street and consisted of a single field, bound to the south-east by newly-constructed residential dwellings fronting Watling Street. The western boundary of the Site was clearly shown in 1924 as being lined with trees, whilst to its immediate west stood the enlarged *St Albans Corporation Sewage Works*.

Revised edition Ordnance Survey map, 1940

- 5.3.11 The revised edition Ordnance Survey map, which dates to 1940 (Fig. 14), is consistent with the previous cartographic sources. Once again, the Site lay along the western frontage of Watling Street and consisted of a single field, bound to the south-east by residential dwellings fronting Watling Street. The western boundary of the Site was still lined with trees in 1940, whilst to its immediate west stood the *St Albans Corporation Sewage Works*.

Aerial photograph, 1947

- 5.3.12 The 1947 aerial photograph (Fig. 15) is also consistent with the previous cartographic sources. Once again, the Site lay along the western frontage of Watling Street and consisted of a single field. The western boundary of the Site was still lined with trees in 1947, whilst to its immediate west stood the *St Albans Corporation Sewage Works*. Most significantly, the 1947 aerial photograph reveals that the southern section of the

Site incorporated part of a circular area of raised land or possible enclosure, as depicted on some of the previous 19th century cartographic sources.

Ordnance Survey map, 1951

5.3.13 The final historic cartographic source to depict the Site comprises the 1951 Ordnance Survey map (Fig. 16). This map confirms that the Site lay along the western frontage of Watling Street and consisted of a single field. The western boundary of the Site was still lined with trees in 1951, whilst to its immediate west stood the *St Albans Corporation Sewage Works*.

5.4 Known Constraints

5.4.1 **Listed Buildings** – The Site does not incorporate a listed building, but a small number are recorded in the vicinity.

5.4.2 **Registered Park and Gardens** – The Site does not lie within a registered park and garden, and none are recorded in the area surrounding the Site.

5.4.3 **Area of Known Archaeological Significance** – The Site does not lie within Area of Archaeological Significance, yet St Julian's Wood, which lies 600m to the north-west of the Site, is designated Area of Archaeological Importance No. 22.

5.4.4 **Scheduled Ancient Monuments** – The Site does not lie within a Scheduled Ancient Monument and none are recorded in the vicinity.

5.4.5 **Conservation Areas** – The Site is located to the immediate north-west of Park Street Conservation Area, which is centred upon the historic core of the village.

5.5 Site Visit

5.5.1 A physical walkover of the Site was undertaken on Monday 1st November 2021 in order to examine the areas of archaeological potential identified during the archaeological desk-based assessment and to consider the significance of any above ground structures, historic buildings, and historic landscape features. The Site visit confirmed that the Site is located to the immediate north-west of the village of Park Street, and at the southern extent of St Albans city.

5.5.2 During the physical walkover, it was confirmed that the Site is situated upon a variable relief consistent with its location within the valley of the River Ver. There is a notable upward incline towards the southern extent of the Site. This is most notable in the northern section of the Site (Plate 1). The characterisation of the Site as being sloping

is further attested to by the relatively extensive view of the surrounding landscape from the Site's southern extent, which also appears to be variable (Plate 2).

- 5.5.3 The Site visit confirmed that the Site comprises an irregularly shaped plot of land located along the western frontage of the A5183 Watling Street (Plates 3 & 4). It is dominated by its eastern, roadside frontage, which is notably lower than the height of the road, particularly towards its south-eastern section (Plate 5). The south-eastern section of the Site is also bound by an area of rough woodland covert, which fronts Watling Street (Plates 6 & 7).
- 5.5.4 The Site visit also revealed that the Site comprises a single undeveloped agricultural field, which has recently been ploughed (Plates 8 & 9). The western boundary of the Site is still demarcated by the field boundary and line of established trees, as evident on the historic cartographic sources from 1898 onwards (Plate 10). Pedestrian access into the Site is most accessible from its northernmost corner (Plates 11 & 12).
- 5.5.5 To the immediate north of the Site stands No. 124 Watling Street, with Nos. 180 – 204 (even) Watling Street bordering the south-eastern section of the Site. To the immediate south of the Site lies an area of undeveloped rough grassland, with residential properties fronting Old Orchard beyond. To the west of the Site lies further undeveloped land, with an electricity substation and Watling Street Caravan Park beyond.
- 5.5.6 During the Site visit, areas beyond the Site were assessed in order provide a wider context for the development. The Site occupies a prominent location along the western frontage of the A5183 Watling Street. The undeveloped and agricultural character of the Site is incongruous with the comparable developments along Watling Street, which are dominated by residential dwellings in the Park Street area. A commercial petrol garage also stands opposite the Site. In contrast, undeveloped agricultural land survives further west of the Site beyond the caravan park.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Summary Potential

6.1.1 Based on the evidence presented above the potential of the Site may be judged as follows:

6.1.2 **Prehistoric – Low.** The valley of the River Ver was favourable for early exploitation and occupation, yet the nearest findspot comprises a collection of Mesolithic and Neolithic flint implements found in 1974 during fieldwalking 500m to the east of the Site (HER 4548 - MHT4548).

6.1.3 **Roman –Low.** Although the Site lies along the western frontage of Watling Street, which follows the course of the Roman road (HER 14339 - MHT14339), Roman remains in the vicinity of the Site are limited to a 4th century tile kiln of up-draught type discovered in 1968 at No. 67 Mayflower Road and 800m to the south-west (HER 880 - MHT880).

6.1.4 **Anglo-Saxon – Low.** Evidence of Saxon occupation in Hertfordshire in general is scarce, and no Anglo-Saxon remains are recorded in the vicinity of the Site.

6.1.5 **Medieval – Low.** The Site lay beyond the medieval village of Park Street and 950m to the south of the former site of St Julian's Hospital (HER 2026 - MHT2026), although the Site is judged to have formed part of the estate associated with St Julian's Farm.

6.1.6 **Post-Medieval and later – Low.** The Site remained as undeveloped agricultural land throughout the post-medieval and early modern periods and formerly formed part of the St Julian's Farm estate. The western boundary of the Site was established c. 1881 and is associated with St Albans Corporation sewage works, which opened in 1881.

6.2 Regional Research Objectives

6.2.1 The research priorities for the region are set out in Glazebrook (1997) and Brown & Glazebrook (2000) and amplified by Medlycott & Brown (2008) and Medlycott (2011). The research agendas will be used to guide reporting on the results of the project. The Site has only a low archaeological potential for all periods, with no evidence to suggest that the Site has been developed. The main archaeological potential, albeit of low potential, of the Site is for road-side remains associated with Roman Watling Street, which has remained in constant use throughout later periods.

7 IMPACT ASSESSMENT

7.1 Proposed Development

7.1.1 The proposed development within the Site will comprise its redevelopment for residential housing. The planning application is being submitted in outline with indicative layout only and further Reserved Matters that will confirm the layout at the appropriate juncture.

7.1.2 The proposed development will cause ground disturbance through construction impacts within the immediate area of development footings only. The creation of associated hardstanding, landscaping and access will have a minimal impact on the underlying stratigraphy of the Site.

7.2 Direct Impacts

7.2.1 Appendix 4 describes the methodology for assessing the magnitude of impact and the overall significance of impact.

7.2.2 The Site has been identified as having a low potential for the presence of archaeological remains dating to all periods. This is based upon archaeological, historical, documentary and cartographic evidence, which all attests that the Site has remained as undeveloped land. However, there remains the low possibility and potential for road-side remains associated with Roman Watling Street, which has remained in constant use throughout later periods.

7.2.3 Furthermore, it is anticipated that any remains would have been truncated by the subsequent post-medieval, early modern and modern agricultural usage of the Site and that as a consequence of this, surviving remains would be in poor condition, isolated and of *low* significance only. The Site is also regarded as having *negligible* importance as a heritage asset.

7.2.4 The magnitude of impact of the proposed development on potential archaeological remains of all periods is judged to be *moderate* as a worst-case scenario.

7.2.5 The significance of impact to potential archaeology within the Site as a consequence of ground disturbance is devised by cross referencing the importance of the receptor with the magnitude of the impact. The proposed development this therefore judged to have a **slight adverse** significance of impact.

8 MITIGATION

- 8.1.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation were a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on site's where remains of potential high (national) importance could be located which could preclude development. On the baseline presented here, there is no evidence to indicate the presence of remains of national importance.
- 8.1.2 It is anticipated that archaeological fieldwork, if it is required, could be delayed as a condition to consent and undertaken as mitigation works, as a phased programme if considered necessary, in accordance with a Written Scheme of Investigation prepared in consultation with the St Albans City and District Planning Archaeologist. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the information presented within the baseline data which indicates that there is no evidence to suggest the presence of remains within the boundary of the Site, which could preclude development.

9 COMPLIANCE WITH NATIONAL PLANNING POLICY AND LEGISLATION

9.1 Legislation

9.1.1 The proposals would not affect a Scheduled Ancient Monument, or other archaeological remains of national importance. The proposals would not therefore be in contravention of the 1979 Act.

9.2 Policy

9.2.1 In accordance with paragraph 189 of the NPPF this assessment has described the significance of potential buried remains, which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required and has demonstrated that a field evaluation to determine the application is not necessary in this instance. There is no indication that potential archaeological remains within the Site would preclude development and as such their potential removal could be mitigated by a programme of archaeological fieldwork undertaken as a condition to planning consent if this is deemed necessary by the Planning Archaeologist.

9.2.2 In accordance with Policy S4 this assessment has provided the sufficient information to assess the impacts of development on historic environment assets together with any proposed mitigation measures.

10 CONCLUSION

- 10.1.1 This archaeological desk-based assessment has included a review of the Historic Environment Record (HER) database, an analysis of historic cartographic sources and the results of a walkover survey.
- 10.1.2 Based on the known evidence, the Site is judged to have a low potential for prehistoric, Roman and Anglo-Saxon archaeology. The Site has a low potential for the presence of archaeological remains dating to all periods. This is based upon archaeological, historical, documentary and cartographic evidence, which all attests that the Site has remained as undeveloped land, particularly associated with the estate of St Julian's Farm.
- 10.1.3 However, there remains the low possibility and potential for road-side remains associated with Roman Watling Street, which forms the eastern boundary of the Site and has remained in constant use throughout later periods.
- 10.1.4 In summary, there is no evidence to indicate that remains are present within the Site, which would preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage; planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

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APPENDIX 1
Historic Environment Record (HER) Database

The following sites are those that lie within a 1km radius of the Site (HER request No. 141/21). The table has been compiled from data held by the Hertfordshire Historic Environment Record (HER).

HER	NGR TL	Description
Prehistoric		
592 - MHT592	15 05	Palaeolithic stone tools, comprising two axes, one implement and some perforated stones, from Sopwell
594 - MHT594	14 05	Palaeolithic scraper was found south of St Julian's Farm
4546 - MHT4546	1510 0425	A collection of prehistoric flint implements found during fieldwalking on the hill above a bend in the river Ver at Bury Hill: 24 scrapers, 7 knives, 4 awls and pierces, 2 burins, 5 retouched flakes and blades, and a core
4547 - MHT4547	153 043	Four prehistoric flint implements found in 1974 at Bury Hill
4548 - MHT4548	1497 0473	A collection of Mesolithic and Neolithic flint implements found to the north-east of Park Street in 1974 during fieldwalking: 14 scrapers, 3 knives, 3 awls and borers, 1 microlith (A type), and a chipped flint Neolithic axe
4549 - MHT4549	1409 0490	A collection of flint implements, thought to be Bronze Age, found in St Julian's Wood: 14 scrapers, 7 knives, 1 large & misshapen barbed and tanged arrowhead, 1 retouched blade
9750 - MHT9750	1440 0343	An Acheulean flint handaxe was found on the surface of the track between house properties at Hyde Lane
9752 - MHT9752	1415 0366	A small ovate Palaeolithic handaxe was found in the garden of No. 9 Fairway Close in 1973, while digging a soakaway
9763 - MHT9763	1487 0369	A Gaulish Iron Age bronze coin of c. 40 BC was found in the back garden of No. 24 Branch Road, Park Street, in 1981
9764 - MHT9764	1416 0345	A Lower Palaeolithic handaxe was found in the garden of No. 29 Burston Drive by the owner in 1984
31335 - MHT31335	1553 0431	Ditch containing late Iron Age pottery, and others which may be of the same date, were found during an evaluation to the east of Bury Dell
Romano-British		
880 - MHT880	1378 0385	A fourth century tile kiln of up-draught type discovered in 1968 at No. 67 Mayflower Road in How Wood. The main firebox passage was paved with hypocaust tiles, many stamped with the letter M. The kiln's output was of wall and roof tiles, marked with triple finger-made grooves, and plain flue tiles
14339 - MHT14339	15875 00319	Roman Watling Street south-east of the London Gate. The part of the Roman highway from the county boundary at Elstree to

		Verulamium, laid out in the mid 1st century and never entirely out of use
Medieval		
2025 - MHT2025	14211 05571	Site of a medieval monastic grange barn at St Julian's Farm, dismantled in 1962 and now at the Chiltern Open Air Museum. One of a group of barns erected probably in the 1390s by John de la Moot, abbot of St Albans, on monastic granges for the collection of their own produce
2026 - MHT2026	14334 05589	Site of St Julian's Hospital, for male lepers, which was founded by abbot Geoffrey de Gorham (1119-46) on Watling Street on the southern approach to St Albans (the equivalent for women was St Mary de Prae, on the north side of St Albans). It was built on the manor of Eywood, granted to the abbey by Odo, bishop of Bayeux, in the 11th century. In 1344 the hospital was reconstituted by the Abbot of St Albans for 5 priests
4722 - MHT4722	1482 0395	Coin hoard found in 1886 in Park Street, possibly from a former medieval cottage on Watling Street, opposite Park Street Mill. Consisted of 221 gold coins of Henry VI, VII, and VIII, Edward IV and Richard III, concealed in an oak beam in two large holes, plugged with willow. The date of the latest coins was c. 1522
9500 - MHT9500	14815 04017	Grade II listed medieval hall house at Nos. 61 – 63 Park Street. A late medieval 'in series' hall house, with a two-storeyed block equivalent to a cross-wing but in line with the hall on the street frontage, and with a higher roof and a jettied upper floor. It has carpentry of some quality
9702 - MHT9702	1482 0395	Local tradition holds that the site opposite Park Mill, on Watling Street, was occupied in the medieval period by a resting place for pilgrims to St Albans Abbey. This was abbey land, the hamlet and manor of Park. The timber-framed cottages here that were demolished in the 19th century may have been where the Dissolution-period coin hoard (HER 4722) came from
16625 - MHT16625	13369 04562	Grade II listed The Three Hammers public house is now largely a 20th century building, but the north end incorporates a three-bay 15th-16th century timber-framed house, mostly one storey and attics. The central bay of the three was an open hall; the north bay was a 16th century crosswing. In the late 17th century a chimney stack was inserted, and in the 17th-18th century the timber framing was encased in red brick
17914 - MHT17914	14240 05574	Site of St Julian's Farm, which was a post-medieval farmstead with medieval origins as a monastic grange
18076 - MHT18076	15224 05227	Grassmarks of ploughed-out medieval ridge and furrow at New Barnes

<i>Post-medieval & later</i>		
5094 - MHT5094	1498 0373	Road bridge over the River Ver and along Park Street, built of brick with stone coping. Rebuilt in 1885, and redecked in 1938
5469 - MHT5469	1474 0429	Park Street and Frogmore railway station consisting of small wooden station building with brick chimneys and wooden canopy, a single wooden platform on wooden stilts, single track and coal siding. The line (the branch from Watford Junction to St Albans Abbey station) was opened in 1858. The building has been replaced with a modern prefabricated structure
5574 - MHT5574	1472 0419	Former railway bridge near Park Street station; skew, brick with stringcourse and parapet, four courses stepped back at the arch rim, height 14ft. The bridge was demolished in June 1966 and since replaced
5575 - MHT5575	1493 0381	1868 railway bridge near Park Street, on line which never opened
5576 - MHT5576	1462 0384	Railway bridge on Tippendell Lane: skew, brick with wing walls, stringcourse and parapet
5832 - MHT5832	1485 0397	Park Mill on Park Street is a large mid 19th century watermill, on the site of a medieval mill belonging to St Albans Abbey
7084 - MHT7084	1442 0479	Site of St Albans sewage works, identified from the 1898 OS map. The buildings have been demolished and the site is now a caravan park. The works were opened by St Albans Corporation in 1881 as an open sewage farm to serve the town, in the valley just north of Park Street village and in spite of local protest. In 1896 a pumping engine was installed which changed the mode of operation to a distribution type of disposal
7085 - MHT7085	13379 04543	Post-medieval smithy at the roadside in what is now the garden of the Three Hammers public house
9701 - MHT9701	1483 0400	Site of a forge at Park Mill on Park Street. A forge was associated with Park Mill since the 14th century. It may have been built by abbot Richard of Wallingford when he repaired the mill c.1330. From at least the 18th century it was operated by members of the Martin family, until the retirement of George Martin c. 1813
9802 - MHT9802	1528 0395	The Midland Railway Park Street branch line was a short 1868 branch line which never opened, but survives as an embankment and bridges
9805 - MHT9805	1504 0383	1868 railway bridge at Park Street, on a line which never opened
9890 - MHT9890	1575 0537	The southern end of the Verulam Golf Course retains elements of landscaping by Humphrey Repton for the house which in 1802 was called New Barnes, and which is now the Sopwell House hotel. Surviving features include a pair of entrance lodges and arch at

		Sopwell Gate Lodge, the circular copse and spinney to the SE, the plantation screening the grounds from Napsbury Lane, and mature trees
9905 - MHT9905	1557 0338	Radlett Aerodrome was opened in 1930 by Frederick Handley Page, after he made an emergency landing here in bad weather. His company was established in 1908 at Barking Creek where he built, flew and later also designed aeroplanes. At Radlett he designed and built the Halifax bomber, and other well-known planes. After his death in 1962 the company's fortunes declined and it was closed down in 1970
11725 - MHT11725	1389 0366	A rectangular concrete structure, c.25 x 7.5m, in woodland near Park Street. It was constructed during World War II close to the Handley Page aircraft factory and airfield [9905] at Park Street, and its original function was presumably associated with it. Used after the War as a bomb-proof CEGB sub-station, and control room, its purpose was to maintain the power supply to the Observer Corps monitoring stations in the area
12795 - MHT12795	1516 0353	Two large buildings on the east side of Watling Street at Frogmore are hangars surviving from Radlett Aerodrome. The larger of the two was built in 1941 as a Flight Test hangar
13011 - MHT13011	15005 04086	Despite the name, Grade II listed Toll Cottage at No. 12 Burydell Lane was never a toll house, as it lies in an isolated position next to the post-medieval quarry pit. It is a timber-framed house on a brick plinth, with a steep-pitched tiled roof, and was built in the 17 th century or earlier
13589 - MHT13589	14885 03300	Site of a house and outbuildings, with a track approaching from Hyde Lane
13590 - MHT13590	14291 03313	Grade II listed Burston Lodge Farm at No. 131 Park Street Lane is shown on the west side of Park Street Lane on the 1872 OS map, its layout apparently that of a standard post-medieval farmstead (not a Victorian planned farm). It appears to be a late 18th century two storey and attics house in red brick
17378 - MHT17378	14460 03402	Site of the Midland Railway station at the start of the abortive 'Old Line' Park Street branch; formerly Park Street, now How Wood
17915 - MHT17915	14285 05505	Site of a country house built by John Ellis, a London draper, in the mid 17th century on St Julian's Hill
30363 - MHT30363	15063 04049	Bury Dell on Burydell Lane is a post-medieval quarry pit documented in the 17th century
30427 - MHT30427	15059 05230	Site of Sopwell Farm, which was a small post-medieval farmstead known also as Sopwell Barns and Little Sopwell Farm
30428 - MHT30428	15686 04675	Hedges Farm on the North Orbital Road is a post-medieval farmstead with medieval origins

31322 - MHT31322	14767 04045	The Swan public house at No. 42 Watling Street is an earlier 19th century house remodelled as a pub in the 1930s, and converted to residential use in 2008
31362 - MHT31362	13363 04531	One of two pits, this one containing 19th-20th century pottery and other rubbish; and undated features, recorded during an evaluation at the Three Hammer public house
<i>Undated remains</i>		
657 - MHT657	1400 0490	Undated ditch and bank earthwork on the north-western edge of St Julian's Wood
9531 - MHT9531	14128 05146	In 1958 a section of a trackway was revealed by the new M10 cutting along the valley between St Julian's Hill and St Julian's Wood. 'On the surface was a layer of pebble and flint, under which was a mass of modern rubble and flint. A layer 2-3in thick of very hard-packed clay and sand separated this from another layer of flint and large pebble 9-12in thick. The road was found to be 12ft in width with a well-marked camber, and was resting on a foundation layer of gravel.' This track formed a causeway across the valley to the wood, which has been coppiced and contains earthworks. The top levels are clearly modern; the date of the earliest level is quite unknown, although the excavator assumed it to be Roman
17337 - MHT17337	14099 04234	Faint cropmarks of curvilinear ditched features near Tippendell Lane
17339 - MHT17339	14524 05140	Cropmarks of buried ditches, pits and small enclosures beneath other cropmarks of more recent field boundaries; the earlier ones are most likely to be prehistoric, recorded along St Julian's Hill
31336 - MHT31336	15623 04315	Dewpond on high ground to the south of Hedges Farm; possibly of Roman date

APPENDIX 2

Cartographic Sources

Date	Description	Fig. No.	Scale	Location
1766	Dury and Andrews's map of Hertfordshire	4	1 mile : 1.95 inches	WA
1805	Ordnance Survey surveyor's map	5	-	BL
c. 1811	Plan of St Julian's Farm	6	-	HALS
1822	Bryant's map of Hertfordshire	7	7/8 mile : 1 inch	WA
1838	Parish of St Stephens tithe map	8	-	HALS
Late 19 th century	Plan of St Julian's Farm	9	-	HALS
Late 19 th century	Map of St Julian's Farm	10	-	HALS
1883	Hertfordshire sheet XXXIV; 1 st edition Ordnance Survey map	11	6":1 mile	HALS
1898	Hertfordshire sheet XXXIV.15; 2 nd edition Ordnance Survey map	12	25":1 mile	HALS
1924	Hertfordshire sheet XXXIV.15; 3 rd edition Ordnance Survey map	13	25":1 mile	HALS
1940	Hertfordshire sheet XXXIV.15; revised edition Ordnance Survey map	14	25":1 mile	HALS
1947	Plan 52/10 SW: aerial photograph	15	6":1 mile	HALS
1951	Hertfordshire sheet XXXIV.SE; Ordnance Survey map	16	6":1 mile	HALS

APPENDIX 3
Plates

PLATES

(Site Visit – Monday 1st November 2021)



Plate 1: Southern section of the Site which occupies the highest ground, leading towards residential dwellings fronting Old Orchard beyond, taken from the north.



Plate 2: View of the central section of the Site, with a decline in ground level evident towards the south, taken from the north.



Plate 3: View of the eastern boundary of the Site formed by the western frontage of Watling Street, taken from the north.



Plate 4: View of the eastern boundary and section of the Site formed by the western frontage of Watling Street, taken from the north-east.



Plate 5: Escarpment along the eastern boundary of the Site and within its south-eastern section, revealing that the Site lies at notably lower height than the road, taken from the west.



Plate 6: Area of rough woodland cover, which fronts Watling Street and borders the south-eastern section of the Site, taken from the north-north-east.



Plate 7: Area of rough woodland covert, which fronts Watling Street and borders the south-eastern section of the Site, taken from the east.



Plate 8: View of the Site, which comprises a single undeveloped agricultural field that has recently been ploughed, taken from the south.



Plate 9: View of the Site, which comprises a single undeveloped agricultural field that has recently been ploughed, taken from the south.



Plate 10: Western boundary of the Site, which is still demarcated by the field boundary and line of established trees, taken from the east.



Plate 11: Northern section of the Site, which allows pedestrian access from its eastern boundary and Watling Street frontage, taken from the north-east.



Plate 12: Northern section of the Site, which allows pedestrian access from its eastern boundary and Watling Street frontage, taken from the north-east.

APPENDIX 4
DMRB Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

The worst magnitude of impact would be loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)	Typical description	
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.

Magnitude of impact (change)		Typical description
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 3: Establishing the significance of impact

Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of impact						

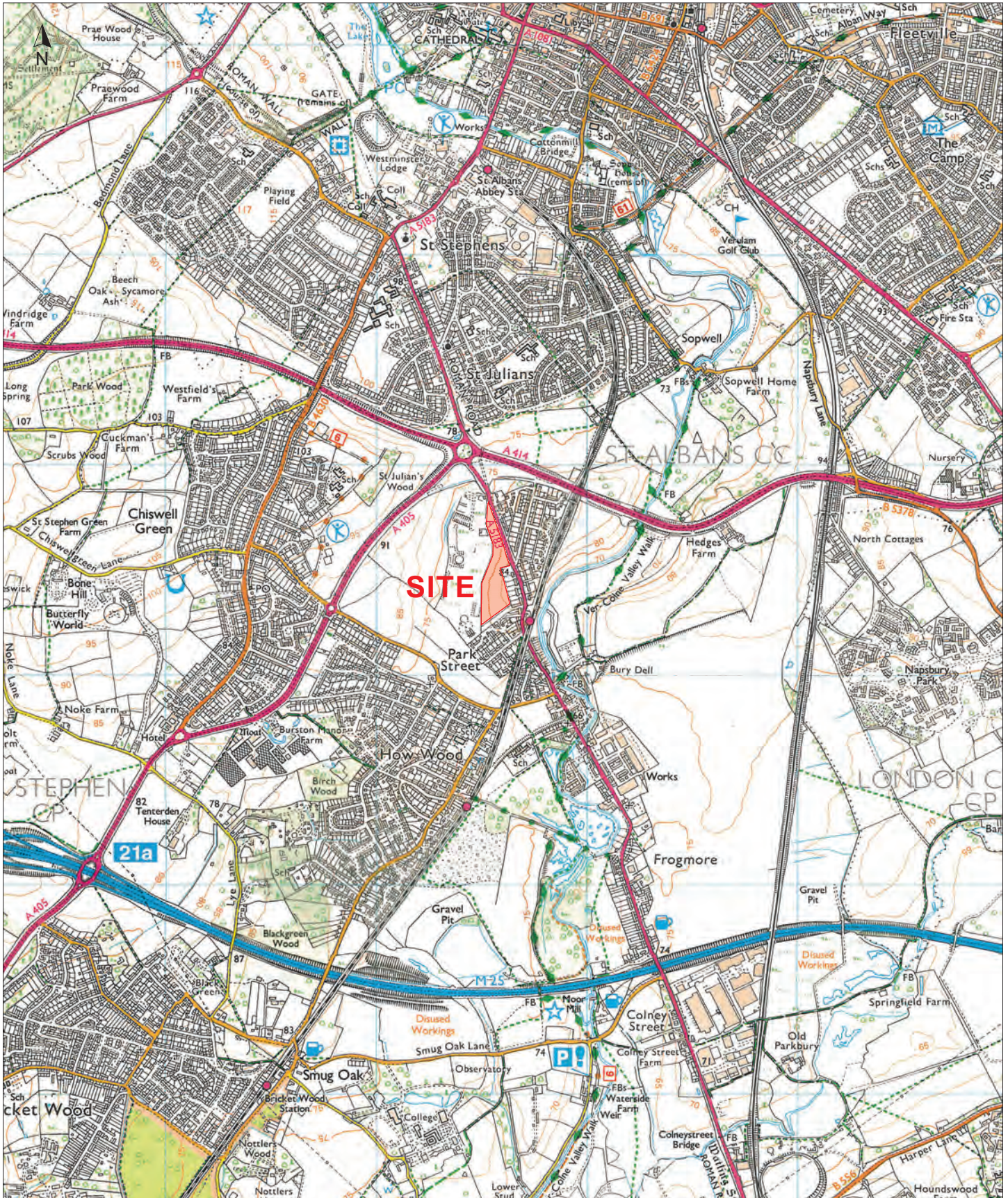
Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 4: Significance categories

Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process
Moderate	Effects at this level can be considered to be material decision-making factors
Slight	Effects at this level are not material in the decision-making process
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

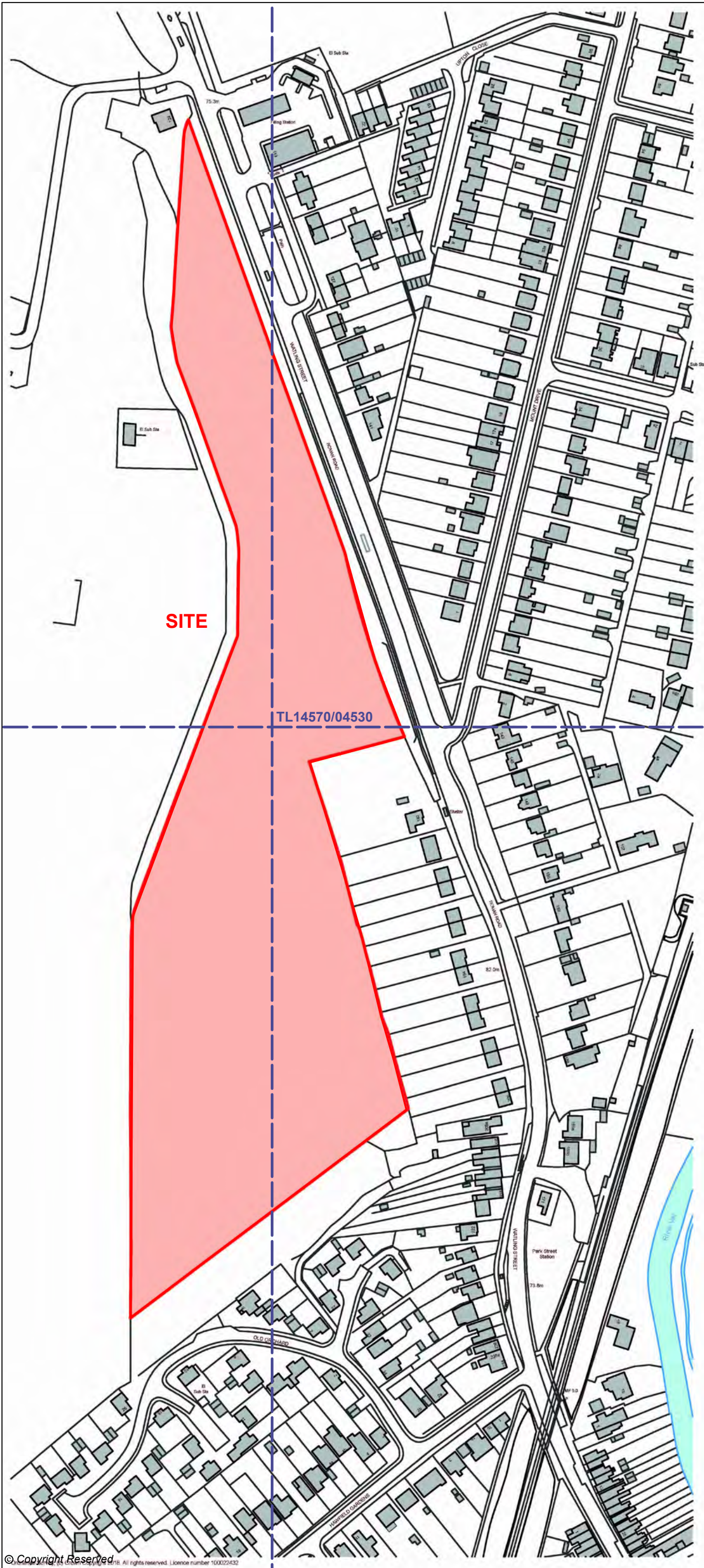
FIGURES






CLIENT	M. Scott Properties Ltd		DRG No.	BE10369/001	REV	A
	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE
DRAWING TITLE		Figure 1 Site location plan		DRAWN BY	Kathren	CHECKED BY
					APPROVED BY	RG




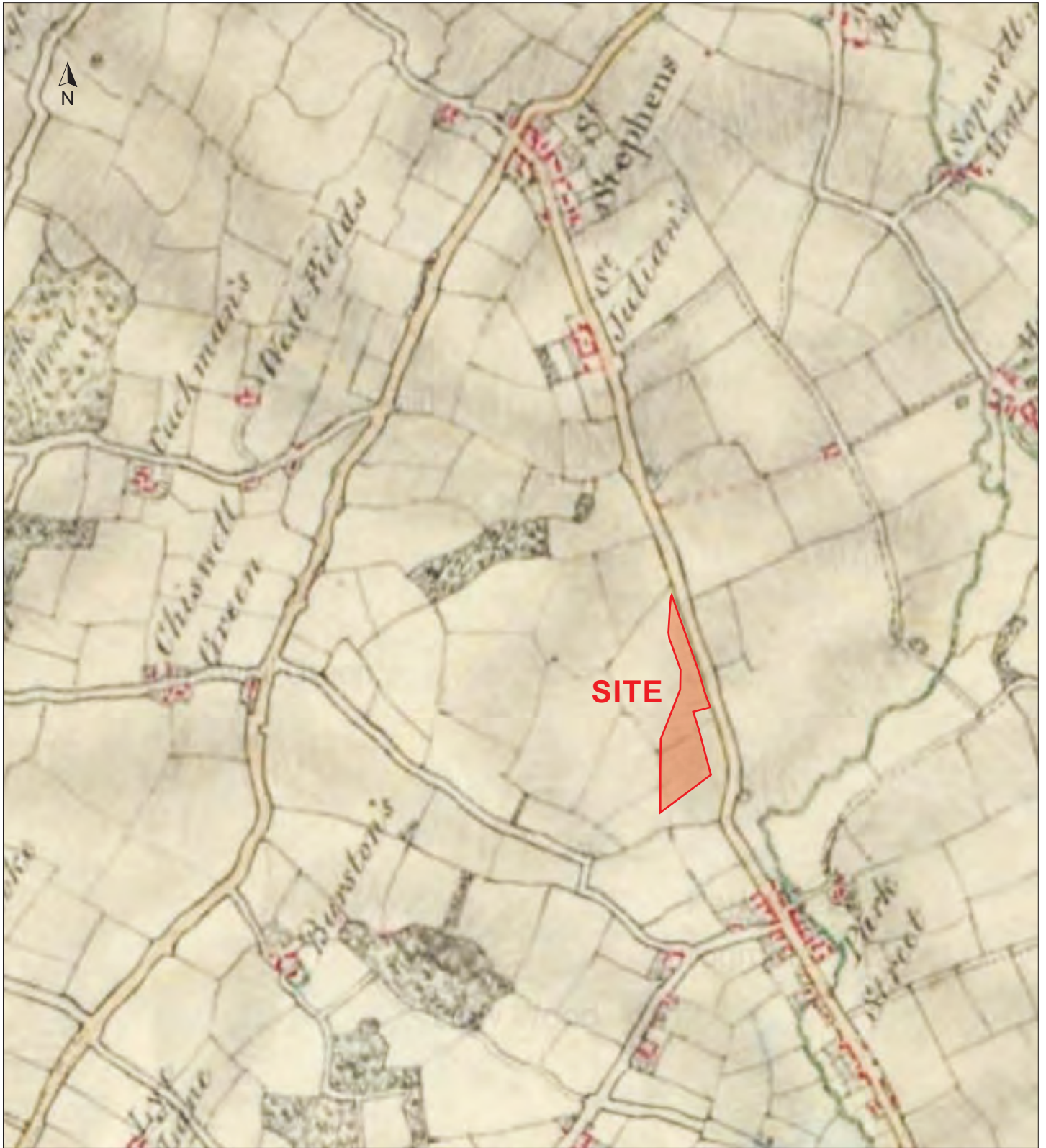
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REVISION	DETAILS				DATE	DRN	CHKD	APPD
CLIENT								
M. Scott Properties Ltd								
PROJECT								
Land West of Watling Street, St Albans, Hertfordshire								
DRAWING TITLE								
Figure 2 Detailed site location plan								
DRG No.	BE10369/002				REV	A		
DRG SIZE	A3	SCALE	1:2000		DATE	10.11.21		
DRAWN BY	Kathren		CHECKED BY	KH		APPROVED BY	RG	
								
<small> ■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE </small>								



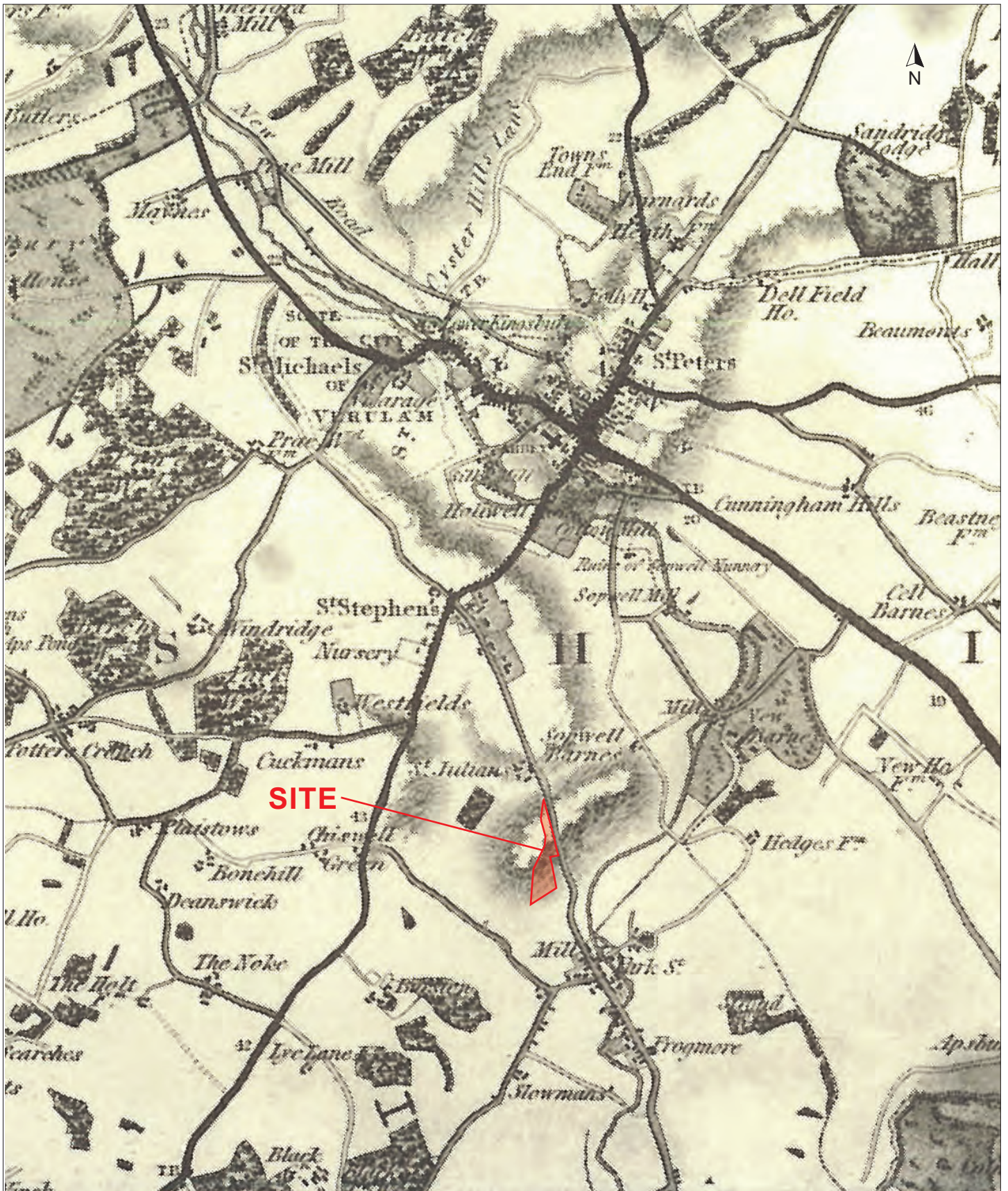
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DRAWING TITLE		Figure 4 Dury & Andrews' map, 1766		DRAWN BY	Kathren	CHECKED BY	KH	APPROVED BY
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CLIENT	M. Scott Properties Ltd		DRG No.	BE10369/005	REV	A		
	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE	Not to scale	DATE
DRAWING TITLE		Figure 5 OS surveyor's map, 1805		DRAWN BY	Kathren	CHECKED BY	KH	APPROVED BY
				■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE				



CLIENT	M. Scott Properties Ltd		DRG No.	BE10369/006	REV	A
	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE
DRAWING TITLE		Figure 6 Plan of Julian's Farm, c. 1811		DRAWN BY	Kathren	CHECKED BY
					APPROVED BY	RG



CLIENT	M. Scott Properties Ltd	DRG No.	BE10369/007	REV	A
PROJECT	Land West of Watling Street, St Albans, Hertfordshire	SIZE	A4	SCALE	Not to scale
		DATE		DATE	10.11.21
		DRAWN BY	Kathren	CHECKED BY	KH
				APPROVED BY	RG

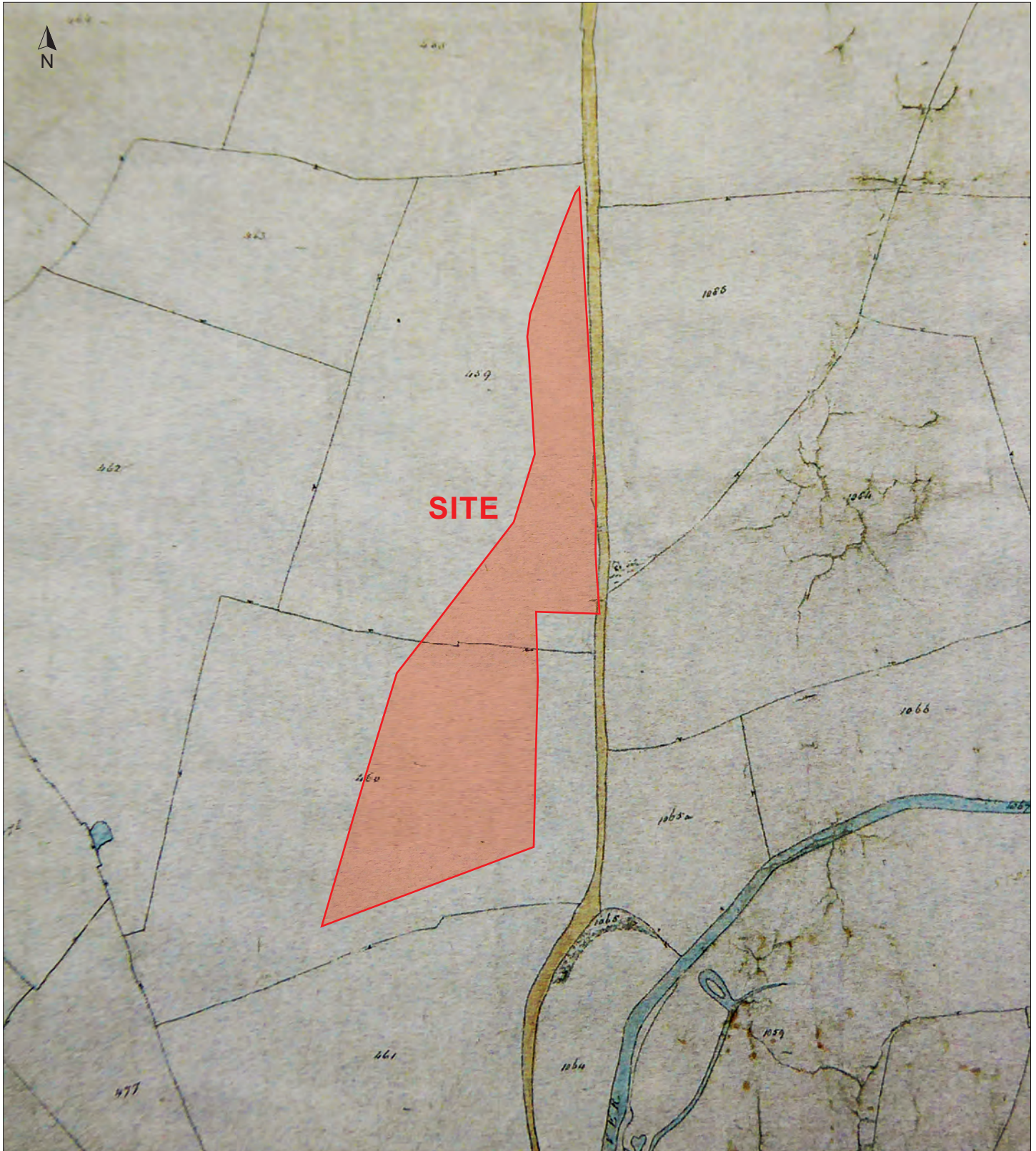
DRAWING TITLE


Figure 7
Bryant's map of Hertfordshire, 1822



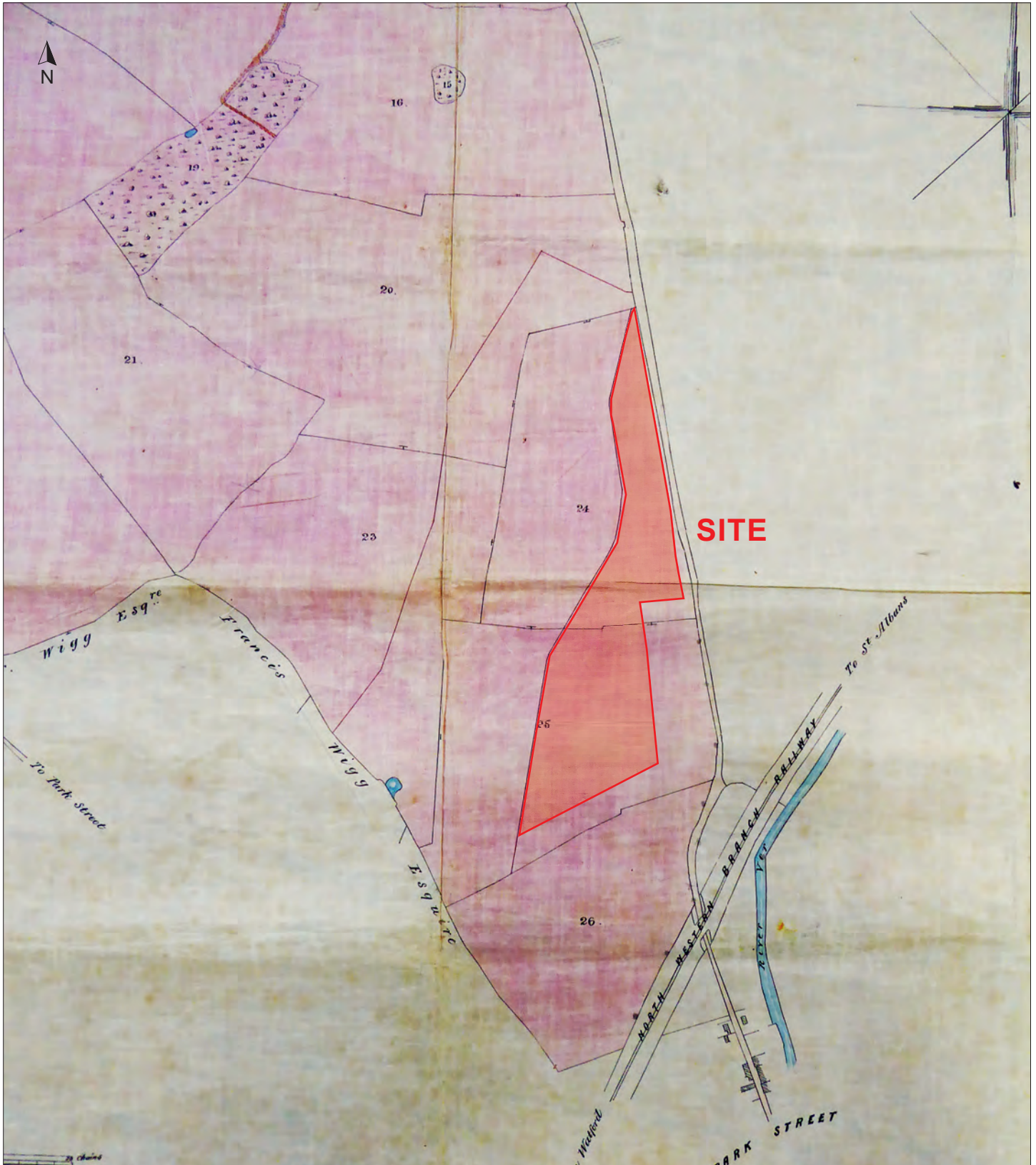
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CLIENT	M. Scott Properties Ltd		DRG No.	BE10369/008	REV	A
	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE
DRAWING TITLE		Figure 8 Tithe map, 1838		DRAWN BY	Kathren	CHECKED BY
					APPROVED BY	RG
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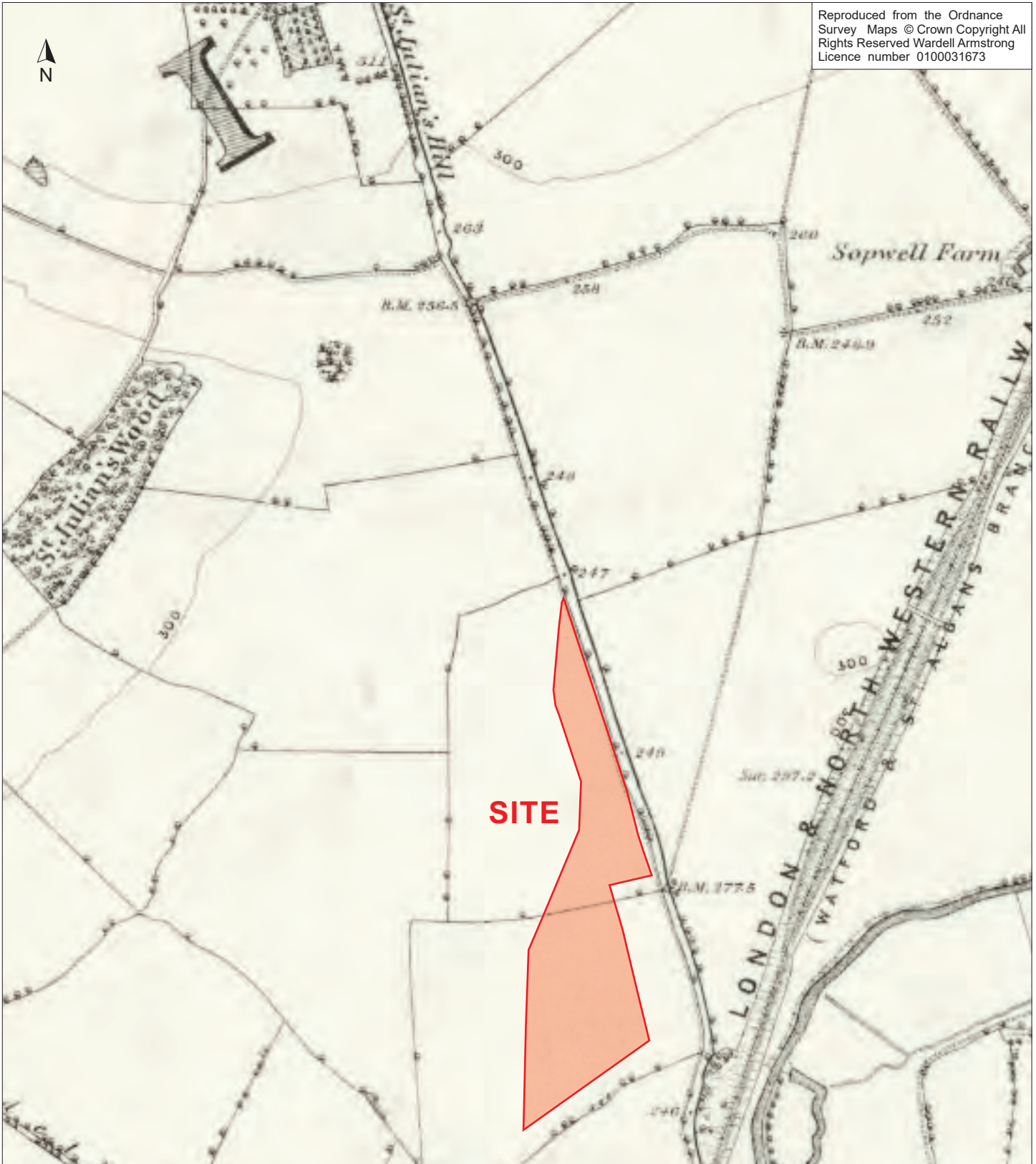
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CLIENT	M. Scott Properties Ltd		DRG No.	BE10369/009	REV	A														
	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE	Not to scale	DATE	10.11.21											
DRAWING TITLE		Figure 9 Plan of Julian's Farm, late 19th century		DRAWN BY	Kathren	CHECKED BY	KH	APPROVED BY	RG											
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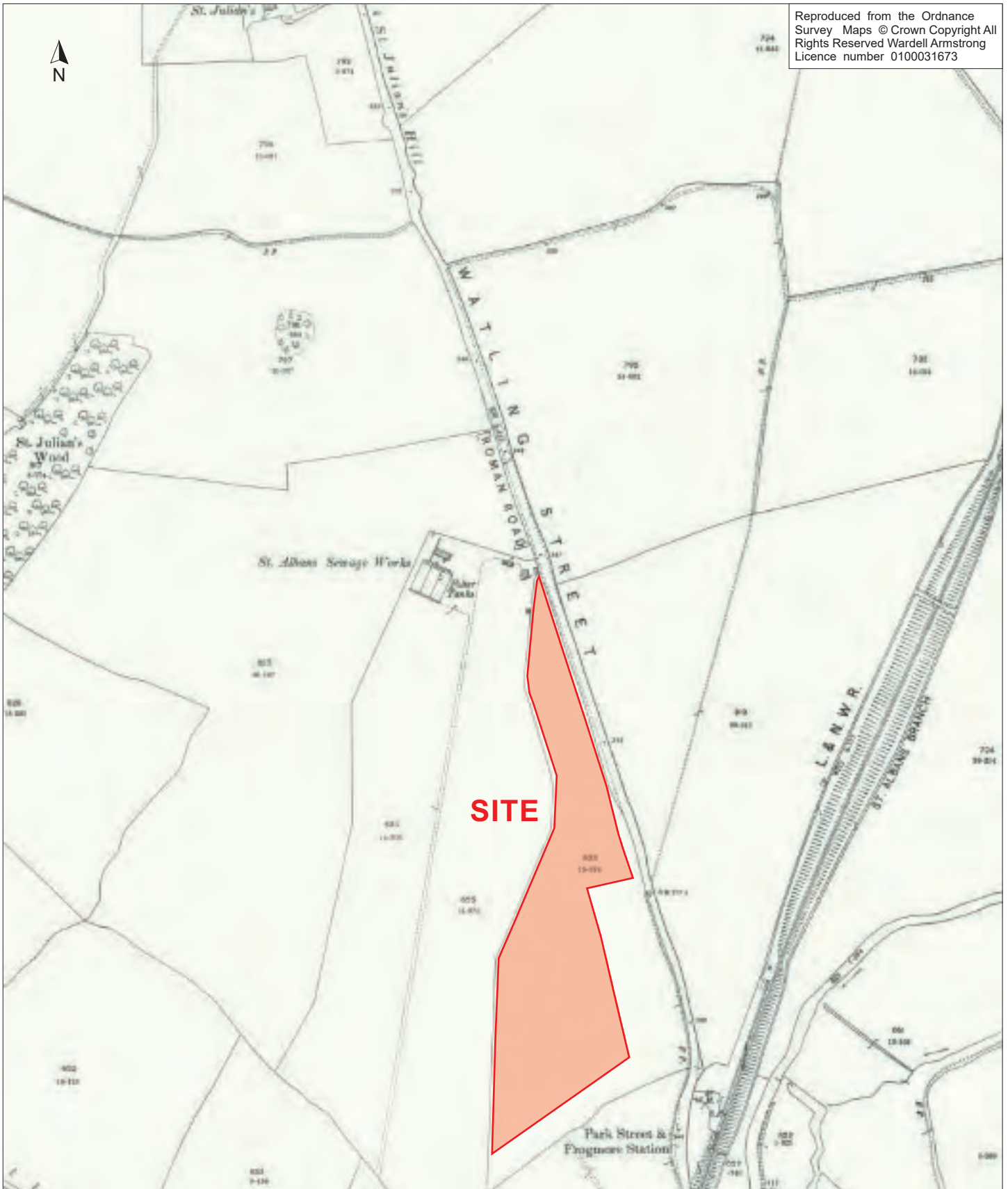


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	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE
DRAWING TITLE		Figure 10 Map of Julian's Farm, late 19th century		DRAWN BY	Kathren	CHECKED BY
					APPROVED BY	RG
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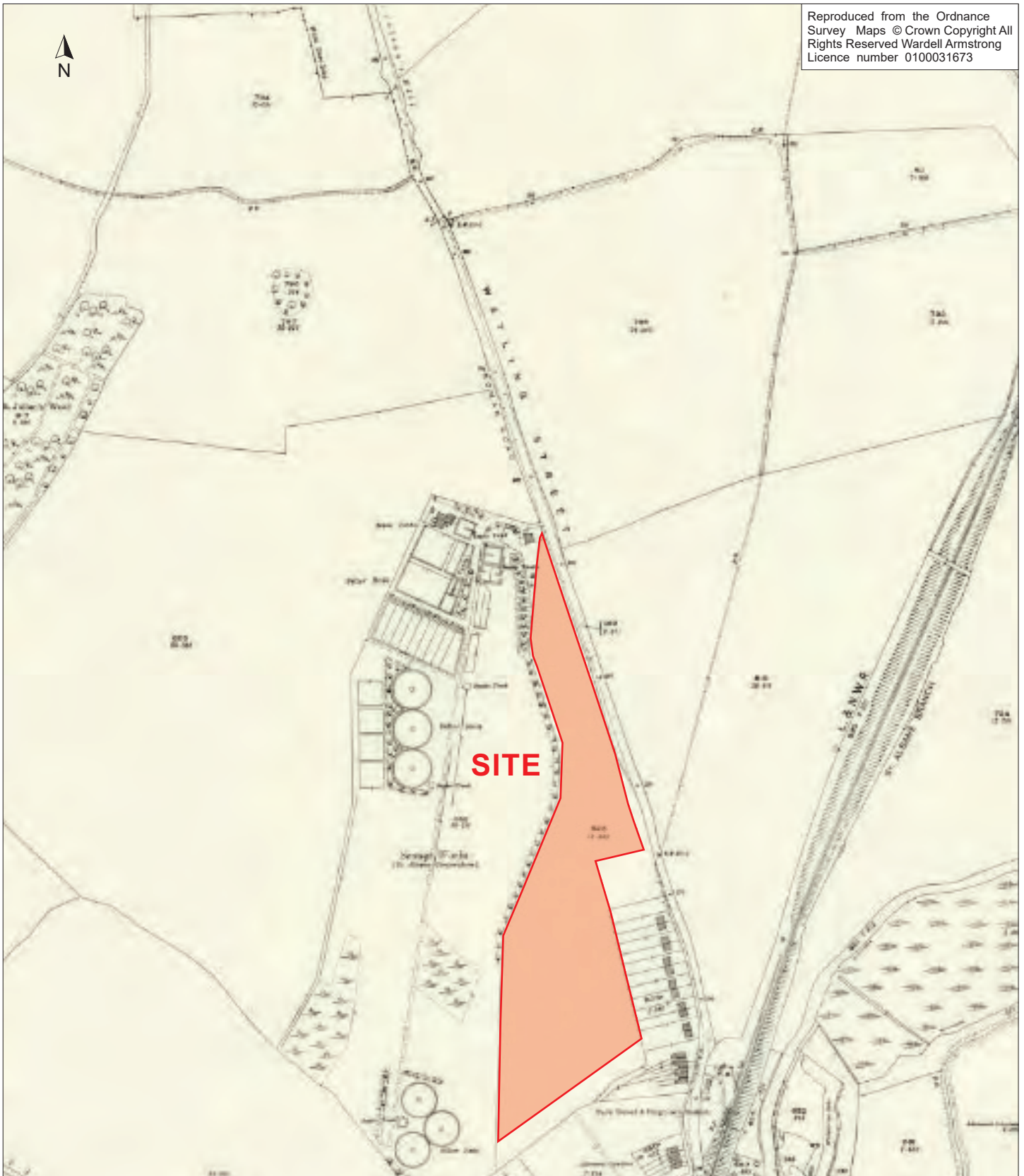
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		DRAWN BY	Kathren	CHECKED BY	KH
DRAWING TITLE	Figure 11 OS map, 1883			BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE	

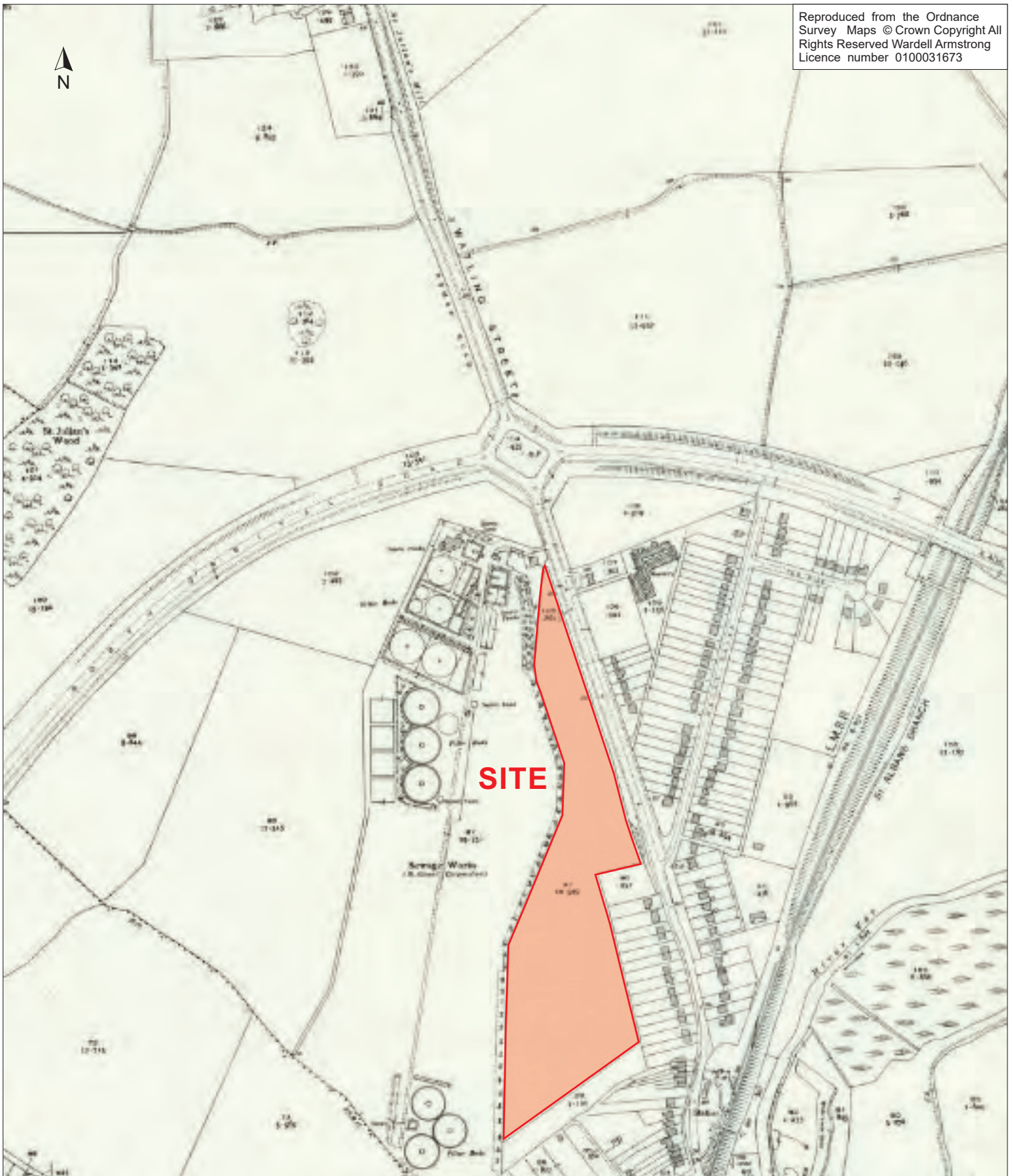



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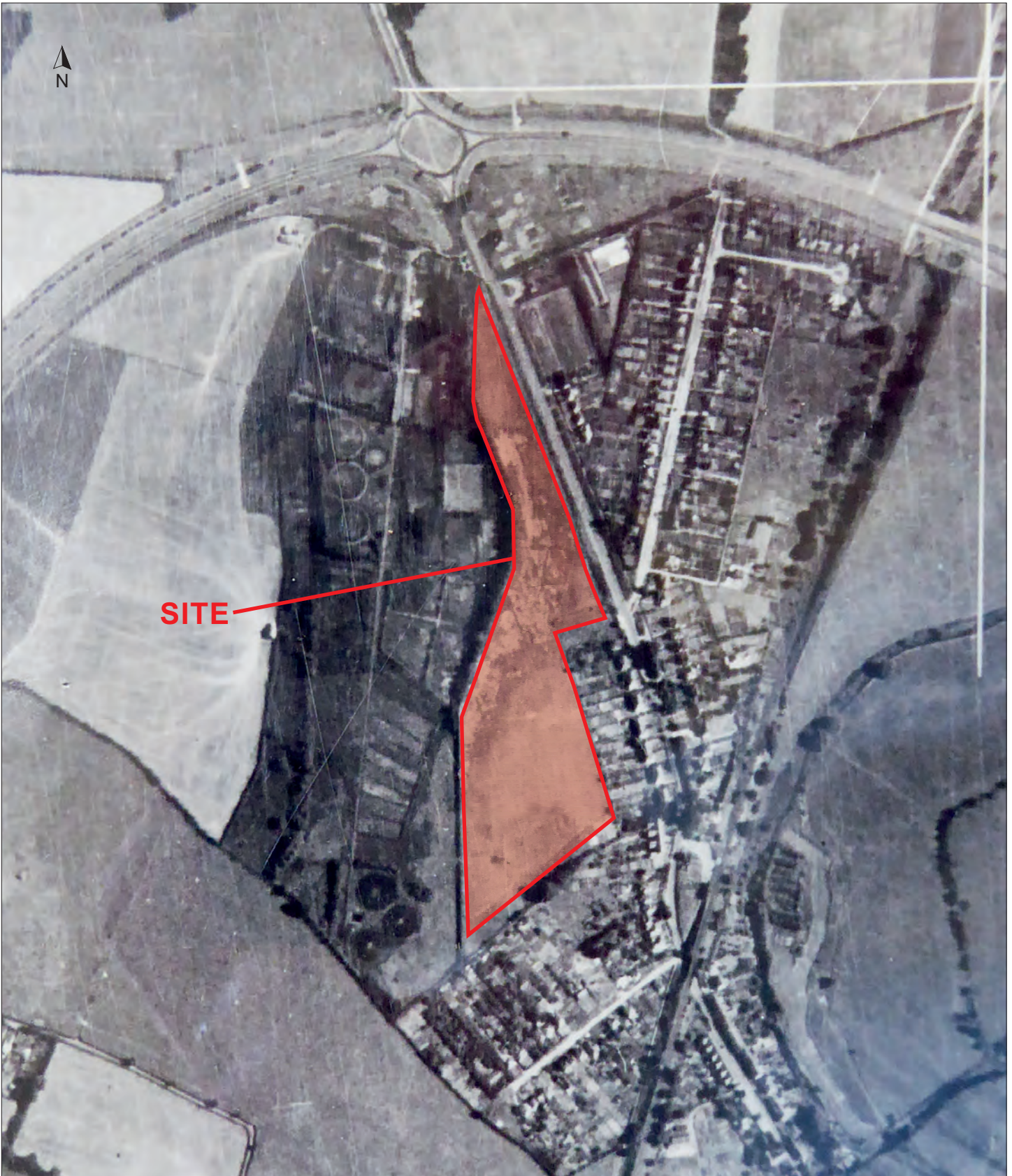
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	PROJECT	Land West of Watling Street, St Albans, Hertfordshire		SIZE	A4	SCALE	Not to scale	DATE
DRAWING TITLE		Figure 12 OS map, 1898		DRAWN BY	Kathren	CHECKED BY	KH	APPROVED BY
				■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM				
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CLIENT M. Scott Properties Ltd	DRG No. BE10369/013		REV A
PROJECT Land West of Watling Street, St Albans, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 10.11.21
DRAWING TITLE Figure 13 OS map, 1924	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
		BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE	



CLIENT M. Scott Properties Ltd	DRG No. BE10369/014		REV A
PROJECT Land West of Watling Street, St Alban, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 10.11.21
DRAWING TITLE Figure 14 OS map, 1940	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
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CLIENT M. Scott Properties Ltd	DRG No. BE10369/015		REV A
PROJECT Land West of Watling Street, St Albans, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 10.11.21
DRAWING TITLE Figure 15 Aerial photograph, 1947	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
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PROJECT	Land West of Watling Street, St Albans, Hertfordshire	SIZE	A4	SCALE	Not to scale
DRAWING TITLE	Figure 16 OS map, 1951	DRAWN BY	Kathren	CHECKED BY	KH
				DATE	10.11.21
				APPROVED BY	RG



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