

RTHB15



**9-13 Baldock Street, Royston
Cultural Heritage Assessment**

Prepared for Buzz Estates Ltd

PROJECT SUMMARY SHEET

Client

Buzz Estates Ltd

National Grid Reference

535508 240735

Council

North Hertfordshire District Council

Prepared by

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Report

June 2015

Signed off by

A handwritten signature in black ink, appearing to read 'J. Abrams', written in a cursive style.

Date: 25 June 2015

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SUMMARY

Headland Archaeology carried out a cultural heritage assessment (comprising desk-based assessment and building assessment) of 9-13 Baldock Street, Royston, Hertfordshire. The purpose of this assessment was to inform a planning application for redevelopment of the site.

The redevelopment of the PDA will involve the demolition of much of 11-13 Baldock Street, but the front of 13 Baldock Street, the northwestern-most part of 11-13 Baldock Street, and the Grade II listed Number 9 Baldock Street will be retained. The assessment has shown that historic fabric survives within all the structures on the PDA and that the PDA lies within an area of high archaeological potential.

The demolition of 11-13 Baldock Street will result in the loss of non-designated heritage assets of architectural and historical as well as archaeological interest. Archaeological recording of these buildings in advance of any demolition work could add to understanding of the changing use of these structures over time, including the potential to confirm whether this range of buildings was used for malting or other purposes.

It is unknown whether internal modifications to 9 Baldock Street will be carried out, if they are then there may be a loss of historic fabric and Listed Building Consent will be required. Overall there is likely to be less than substantial harm to the significance of the Grade II listed 9 Baldock Street – key elements of its significance, including the symmetrical facade and the slate roof, will not be affected; and if no internal alterations are required the impacts will be close to negligible.

The construction of new buildings on the footprint of the existing buildings will expose the foundations of the existing buildings which may provide further information about the date of construction. There is potential that construction activities (including new foundations, services and hard landscaping within the PDA) will impact on currently unknown heritage assets which may survive beneath the existing buildings, such remains may be of Roman to medieval or post-medieval date and are likely to include remains of the earlier buildings within the footprint of 11-13 Baldock Street and the formerly larger l-shaped range of buildings behind 9 Baldock Street.

There will be substantial harm to the non-designated 11-13 Baldock Street which is considered to be of local importance as a heritage asset. Redevelopment of the site will result in significant loss of historic fabric. This impact will need to be considered in accordance with paragraph 135 of the National Planning Policy Framework (NPPF).

The impacts on currently unknown below ground archaeological remains are unlikely to be greater than less than substantial harm and should be considered in accordance with paragraph 135 of the NPPF and Saved Local Plan Policy 16. The emerging policy on archaeology in the new local plan 2011-2031 may be given some weight when making a decision but has not yet been adopted.

The redevelopment of the PDA is considered to result in a natural to beneficial impact on the Conservation Area as a whole, but will result in a small amount of harm to the significance of

the Grade II listed 4 Baldock Street and the locally important buildings to the rear of 7 Baldock Street through change in their setting – specifically the loss of probably contemporary buildings with which the designated and non-designated asset share a historic association.*

1 Introduction

1.1 Planning background

This document is presented in order to inform a planning application for redevelopment of the site at 9-13 Baldock Street, Royston (centred around NGR 535508 240735, Figure 1).

Headland Archaeology was commissioned by Buzz Estates Ltd to undertake an assessment of the impact the proposed development would have upon Heritage Assets. This comprised both an assessment of any physical impacts upon standing heritage assets and buried archaeological remains and impacts as a result of visual change within the setting of heritage assets.

1.2 Site description

The Proposed Development Area (PDA) lies at an elevation of approximately 60m OD and comprises the Grade II listed 9 Baldock Street and a range of buildings to the west and north known as 11-13 Baldock Street. The PDA lies north of Baldock Street – the main road between Baldock and Royston, close to the centre of Royston.

The eastern boundary of the PDA is marked by 7 Baldock Street, the south by Baldock Street; to the west are modern buildings and to the north is a garden with further buildings beyond.

2 Aims and objectives

The objectives of this assessment are to:

- Describe the location, nature and extent of any known heritage assets or areas of archaeological potential which may be affected by the proposed development;
- Provide an assessment of the importance of these assets;
- Assess the likely scale of any impacts on the heritage resource posed by the development; and
- Outline suitable mitigation measures to avoid, reduce or offset significant adverse effects.

For the purposes of this assessment cultural heritage assets have been defined as:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Conservation Areas;
- Registered Battlefields;
- Registered Parks and Gardens; and
- Undesignated heritage assets (“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”, NPPF Annex 2, p.52)

3 Policy and guidance

The assessment has been undertaken with reference to relevant legislation, National Planning Policy and Guidance, and Regional and Local Planning Policy relating to Cultural Heritage.

3.1 Legislation

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*. Heritage assets are considered to be a material consideration under planning policy, although this is not explicit in the Act.

Legislation regarding Listed Buildings and Conservation Areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. There are no Listed Buildings or Conservation Areas within the proposed development site and therefore potential effects on their significance are limited to change in setting. With respect to ‘setting’, Section 66 of the Act states (in part):

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting”.

The setting of Conservation Areas is not protected in statute.

Legislation relating to archaeological monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Monuments within the proposed development site and therefore potential effects on their significance are limited to change in setting. This act makes no reference to the setting of Scheduled Monuments and therefore has no direct bearing on the issues raised in the present assessment.

No other types of heritage asset are protected or controlled by statute.

3.2 National Planning Policy

National planning policy for the historic environment is set out in the National Planning Policy Framework (NPPF, 2012).

The NPPF is based on twelve core planning principles; the relevant principle for this assessment is that planning should *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”* (NPPF paragraph 17).

The glossary to the NPPF (Annex 2) provides definitions of key terms relevant to the setting of heritage assets:

Heritage asset: 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).

Setting of a heritage asset: 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.

Significance (for heritage policy): 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.

Policy of specific relevance to the historic environment is set out in Section 12 of the NPPF.

In determining applications, *"local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting"* (NPPF paragraph 128).

The NPPF then goes on to differentiate between the treatment of designated and non-designated heritage assets concerning the weight that should be given to the conservation of affected assets:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting" (NPPF paragraph 132).

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (NPPF paragraph 135)

3.3 Local Planning Policy

Local planning policy for North Hertfordshire is currently contained within the *Saved Local Plan 2007*. Relevant policies within this are: Policy 8 Development in Towns, which states that *"Within the towns of Baldock, Hitchin, Letchworth, and Royston, and at North East Stevenage (Policy 4), the Council will normally permit proposals to meet the majority of the development needs of the District if the aims of other relevant policies are met."*

Policy 9: Royston's Development Limits, which states that *"Around Royston, the Council will refuse development proposals outside the development limits boundary shown on the Proposals Map, unless they are acceptable in Rural Areas beyond the Green Belt (Policy 6). Within the boundary, development proposals may be permitted if: i. the land is a Proposal Site or involves redevelopment; and II. landscaping related to the nature and character of Royston's landscape setting is proposed in line with the landscaping guidance shown on the Proposals Map. There will be a preference for the planting of indigenous species"*.

Policy 16: Areas of Archaeological Significance and Other Archaeological Areas, which states that *"For Archaeological Areas, the Council may require a preliminary evaluation of any potential archaeological remains before deciding to permit or to refuse development proposals. For Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development which could disturb any possible archaeological remains. To assess the archaeological value of specific sites, the Council will seek expert advice. If the site is judged to be nationally important, and the remains should be left undisturbed, the Council will normally refuse development proposals which adversely affect the site or its setting. On other sites, the Council may*

permit development proposals with conditions and/or a formal or informal agreement, depending on the archaeological value, to provide: i. an excavation before development; and/or II. facilities and an agreed period of time for access to the site for an investigation and/or a for 'observation' of the groundworks as development progresses by someone appointed by the Council; and/or III. other measures as necessary; and/or iv. a contribution from the developer towards the funding of any relevant investigation".

Policy 21: Landscape and Open Space Pattern In Towns, which states that:

In towns, the Council will maintain a general pattern of landscape features, and of public and private open spaces, as shown on the Proposals Map: i. by normally refusing development proposals which would have a significantly detrimental effect on the character, form, extent and structure of the pattern; II. if development is acceptable in these terms, by requiring the character, form and layout of the development proposals to retain and/or reinforce the pattern through appropriate landscape and open space provision and quality of design; III. by managing appropriate land for open spaces; iv. by encouraging their positive use and management for formal and informal recreation, for amenity and nature conservation; and v. by undertaking and encouraging small scale environmental improvements where they will reinforce the pattern of landscape features and open spaces. In addition, the Council will seek to reinforce the pattern in areas for consolidation of open space and landscape pattern as shown on the Proposals Map.

A new Local Plan is at a draft stage and includes other policies relating to heritage which are relevant to this assessment, they are:

Archaeology *We will identify on the proposals maps areas of archaeological significance, areas of archaeological importance, ancient monuments and any other archaeological designations which are appropriate. Within such sites, appropriate measures will be taken to protect archaeology in accordance with the latest guidance.*

Buildings of local importance *We will compile lists of buildings which are considered to be of local importance. We will only grant planning permission or conservation area consent for the demolition of a building of local importance, where: a) it is not practicable to sustain the existing use and there are no viable alternative uses; or b) redevelopment would produce substantial community benefits outweighing the resultant loss of the building; and c) a full planning permission has been granted for a redevelopment scheme that will be commenced prior to or immediately after demolition. We will refuse development proposal for the alteration or extension of a building of local importance unless features of historic or architectural interest are retained and conserved in an appropriate manner. Where demolition or alteration is permitted, we may require: i) the recording of features and the proper archiving of the results; and/or II) materials and/or components to be set aside for re-use or salvage. Development proposals which affect the character or setting of a building of local importance must respect its character.*

3.4 Guidance

English Heritage's guidance for developers of wind energy projects: "Wind Energy and the Historic Environment" (2005) contains a list of factors relevant to the assessment of change within the setting of a heritage asset (p.8) which are applicable to developments more generally.

With a change to the structure of English Heritage/Historic England the guidance issued by English Heritage on the 'Setting of Heritage Assets' (2011) has been withdrawn and current

guidance is now contained in the Historic England 'Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' (2015). This guidance is based on the policies set out in NPPF and the National Planning Practice Guidance (NPPG; <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>).

The NPPG includes guidance on assessing whether there is substantial harm to a heritage asset. It notes in particular that "In general terms, substantial harm is a high test, so it may not arise in many cases". This is reflected in the methodology adopted for the present assessment.

4 Methodology

4.1 The Assessment Process

The cultural heritage assessment has been carried out in the following stages:

- Desk-based study leading to the identification of heritage assets potentially affected by the development;
- Definition of baseline conditions, based on results of the desk-based study and visits to assets;
- Identification of predicted impacts on heritage assets and the degree of harm to significance using the criteria outlined in Section 4.8;
- Assessment of the sensitivity of cultural heritage assets (and their degree of policy protection) affected by the development, using the criteria outlined in Section 4.7; and
- Proposal of appropriate mitigation measures.

4.2 Data sources

The following sources of information were referred to:

- Digital data for nationally designated heritage assets, from the National Heritage List for England (held by English Heritage);
- Archaeological records held by Hertfordshire Historic Environment Record (HER);
- Historic maps, plans and other documents held in the Hertfordshire Archives and Local Studies Library (HALS);
- MAGIC (Multi-Agency Geographical Information for the Countryside, (www.magic.defra.gov.uk), Heritage Gateway (www.heritagegateway.org.uk),
- Other readily available published sources

This information was supplemented by a site visit on 10th June 2015 to examine the standing buildings of the PDA and to consider the setting of nearby heritage assets.

4.3 Study areas

For the cultural heritage impact assessment a distinction is made between the direct physical effects of the development on heritage assets (both known and currently unknown) within

the PDA and the effects on the significance of heritage assets in the wider area through change within their setting.

A 250m study area around the PDA has been used to inform the archaeological potential of the PDA itself and to identify heritage assets in the wider area which may be sensitive to change within their setting.

4.4 Consultation

The Hertfordshire County Council Historic Environment Advisor (Alison Tinniswood) was consulted on the study area required for the desk-based assessment.

Information in digital GIS format for all recorded sites, monuments and archaeological events within 250m of the PDA was obtained from Hertfordshire Historic Environment Record (HER) in June 2015. Information on Conservation Areas within 250m was digitised by Headland Archaeology using information from the North Hertfordshire District Council website in June 2015.

Information for all designated heritage assets (Scheduled Monuments, Listed Buildings, Historic Parks and Gardens and Historic Battlefields) within 250m was obtained from the National Heritage List digital dataset (curated by Historic England) as available in March 2015.

4.5 Data presentation

Heritage assets are recorded as shapefiles in a GIS that accompanies this assessment, as detailed polygons or linear features where the extent of an asset is known and otherwise as circular polygons or points.

The locations of designated heritage assets within the study area are plotted on Figure 1, non-designated heritage assets are plotted on Figure 2. Heritage assets are referred to by the National Heritage List Reference number or HER number as appropriate. Heritage assets not previously identified or recorded in the National Heritage List or HER are identified with a unique Heritage Asset (HA) number.

Figure 3 shows the PDA in detail as existing.

4.6 Assessment of archaeological potential

An assessment of the potential for currently unknown assets within the inner study area is based on an appraisal of known assets recorded in the Hertfordshire HER in the surrounding area, and any previous archaeological work.

Potential is here defined as the likelihood of previously unknown heritage assets being discovered if the entire inner study area was to be excavated archaeologically, and the likely cultural significance of any such assets.

The distribution and type of known sites in the vicinity, considered in relation to environmental factors such as geology, topography and soil quality, is most relevant to this assessment. Regard is also paid to the distribution of fieldwork and the likely accuracy and relevance of its results in regard to the inner study area. Landuse factors affecting survival or visibility of archaeological remains, such as arable agriculture or forestry, are also taken into account.

Archaeological potential is then assigned to one of the five categories outlined in Table 1 below. The examples are provided as an aid to decision making and allow for professional judgement to be exercised.

Table 1: Archaeological potential

Potential	Definition	Example
High	The study area almost certainly contains numerous undiscovered heritage assets, some of which are likely to be of high cultural significance.	The inner study area lies in an extensive area of cropmarks, but local landuse is not conducive to the formation of cropmarks. Features associated with the cropmarks almost certainly extend into the inner study area but have not been identified because of these local conditions.
Moderate	The study area is likely to contain undiscovered heritage assets of more than negligible cultural significance, and it is possible, though unlikely, that some of these may be of high cultural significance.	The inner study area lies in an area with scattered, but discrete areas of prehistoric settlement, identified in the course of watching briefs on large-scale topsoil strips. No fieldwork has been undertaken within the inner study area. The topography and geology of the inner study area are suitable for settlement.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and any assets present are highly unlikely to be of high cultural significance.	The inner study area lies in an area with very few known archaeological sites that has seen a substantial amount of fieldwork. It matches the tested areas in terms of topography, geology and known landuse history.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of more than negligible cultural significance.	The inner study area lies in an upland region well above the historic limit of cultivation with no sites in comparable areas nearby. Archaeological sites survive as upstanding features in the absence of agriculture and hence are relatively easily identified in these conditions. It has been subject to professional pre-forestry survey, which identified no new sites.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.	The entire inner study area has been subject to extensive ground disturbance known to have been of sufficient depth to remove all archaeological features, e.g. opencast mining.

4.7 Assessment of cultural significance

An assessment of cultural significance is given for all known heritage assets that are potentially affected by the development. The cultural significance of an asset reflects the level of protection assigned to it by statutory designation or, in the case of undesignated assets, the professional judgement of the assessor. 'Cultural significance' is a concept defined in the PPS Practice Guide (English Heritage 2010, paragraph 12), where it is 'used as a catch-all term to sum-up the qualities that make an otherwise ordinary place a heritage

asset. The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.’ Cultural Heritage significance should not be confused with the unrelated usage of ‘significance’ in referring to impacts in EIA.

Nationally and internationally designated assets are assigned to the highest level of sensitivity. Grade II Listed Buildings and Grade II Registered Parks & Gardens are considered of medium sensitivity, reflecting their lesser importance attached to them by the NPPF (paragraph 132); non-designated assets of more than local importance are also assigned to this level. Other non-designated assets which are considered of local importance only are assigned to a low level of sensitivity.

Table 2: Guideline Criteria for Assessing the Sensitivity of Cultural Heritage Assets

Sensitivity of Receptor	Guideline Criteria
High	World Heritage Sites, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Grade II Registered Parks and Gardens, Grade II Listed Buildings, Conservation Areas, and undesignated assets of equal importance
Low	Locally listed heritage assets and other undesignated heritage assets of local importance
Negligible	Undesignated heritage assets of little value at local, regional or national levels

The starting point for the assessment of impacts on heritage assets is an analysis of what constitutes the significance of an asset. Significance, as defined in NPPF, is the sum of the values we attach to an asset because of its heritage interest. It includes the portion of the values that derive from the setting of the asset.

The NPPF recognises four types of heritage interest: archaeological, architectural, artistic and historic (the NPPF: Annex 2). Archaeological interest is defined in the NPPF as follows:

“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.”

Neither architectural, artistic nor historic interest is defined in NPPF and this assessment has adopted the definitions used in its predecessor (PPS5):

“Architectural and artistic interest ... 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 skill, like sculpture.

Historic interest [is] 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 an emotional

meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”

Conservation Principles (English Heritage 2008, paragraphs 5 and 30-60) presents another, complementary way of understanding and describing cultural significance, by describing four ways in which heritage assets may be valued:

- **Evidential value:** the potential of a place to yield evidence about past human activity (broadly corresponding with archaeological interest)
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative (corresponding with heritage interest but also with archaeological interest)
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place (corresponding with architectural and artistic interest)
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’ (corresponding with aspects of historic interest)

4.8 Assessment of the degree of harm

The degree of harm to the significance of a heritage asset is the degree to which the sum of the heritage values and interests of the asset will be diminished by the proposed development. In determining the degree of harm, the asset’s heritage significance is defined. This allows the identification of key features and provides the baseline against which the magnitude of change can be assessed; the magnitude of harm being proportional to the degree of change in the asset’s baseline significance.

NPPF refers to only two degrees of harm: substantial and less than substantial. Neither of these terms is defined in NPPF; however, as substantial harm is referred to within the Planning Practice Guide in terms of demolition or (near) total loss of significance, less than substantial harm must cover all degrees of harm that are less than this. It would seem reasonable to suggest further degrees within the broad scope of “less than substantial harm” in order to assign appropriate weight within the planning balance.

The criteria used to assign a value to the harm to significance are set out in Table 1. These criteria should be treated as an aid to professional judgement and cannot offer exact descriptions of what will occur in all cases.

Table 3: Criteria for determining the degree of harm to the significance of a heritage asset

Degree of harm	Criteria
Negligible	Very slight loss or alteration of the asset, or change in its setting, not materially affecting the significance of the asset.
Slight *	Alteration of the asset not affecting key elements, or change in its setting, leading to a slight reduction the significance of the asset.
Moderate*	Loss or alteration of one or more key elements of the asset, or change in its setting, leading to a considerable reduction in the significance of the asset.
Major**	Total loss or major alteration of the asset, or change in its setting, leading to

	the total loss or major reduction in the significance of the asset.
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* Slight and moderate harm are considered to constitute 'less than substantial harm' as used in the NPPF paragraphs 132-34.

** Major harm is considered to constitute 'substantial harm' as used in the NPPF paragraphs 132-34.

In cases where the only potential impact is on the setting of a heritage asset, only that part of the significance derived from setting can be affected. This portion must be identified and the assessment of the degree of harm weighted proportionately. Historic England has published guidance on the factors that should be considered when assessing impacts on the setting of heritage assets (Good Practice Advice Note 3, 2015).

The process of assessing the impacts through change in an assets setting

Redevelopment of the PDA has the potential to affect the significance of heritage assets in the wider area through change in their settings. As noted above, only visual change is considered to have potential to cause effects in the present case.

The approach to assessment of setting effects adopted for this study follows the advice provided in Historic England's Good Practice Note 3: The Setting of Heritage Assets. Historic England promotes a five-step assessment process of which the first three steps are relevant to the present study. This assessment therefore proceeds in the following three stages:

- Identification of heritage assets likely to be affected by the development;
- Analysis of the contribution made by setting to the significance of these selected assets;
- Assessment of the impact of the development on the significance of these assets based on an understanding of the visual change in their settings.

Therefore all designated assets are considered for the potential for impact on their significance. A sub-set of assets with potential to be affected are then taken forward into a detailed assessment and all other assets excluded from further assessment. This filtering process is based on asset type and location relative to the development; selections were checked in the field and are justified in this assessment.

The significance of assets selected for assessment is then described and the contribution made by setting to that significance is analysed. Analysis is based on written descriptions of the assets and site visits, focussing on those aspects of significance that are likely to be affected by the development.

The visual relationship between each asset and the proposed solar farm was considered, informed by visibility mapping. The effect of the visual change on the significance of the asset is then assessed. The assessment employed standard criteria for impact magnitude and asset sensitivity; as described above.

5 Results

5.1 Previous investigations

A number of previous archaeological investigations have taken place within Royston, including six assessments or recording of buildings and several evaluations and “watching briefs”. The nearest to the PDA is an evaluation of 1-5 Baldock Street/3-5 Lower King Street which revealed post-medieval occupation in the form of a stables and a well. A watching brief on works during the Town Centre Enhancement Scheme revealed that the alterations to building frontages on High Street and King Street in the nineteenth and twentieth centuries may have left the rear of buildings intact, and that where buildings had been set back in the 1960s remains of the earlier frontages survived beneath the street (Ashworth 1998).

No previous archaeological investigation of the PDA is known, although 9 Baldock Street is likely to have been subject to a degree of historic building assessment to inform its designation as a Grade II listed building.

5.2 Geology and geomorphology

The solid geology of the PDA is formed of deposits of the Holywell Nodular Chalk Formation – this sedimentary bedrock formed approximately 89 to 100 million years ago in the Cretaceous Period when the local environment was dominated by warm chalk seas. They often consist of a calcareous ooze of the microscopic remains of plankton, especially the disc shaped calcite plates or coccoliths that make up the spherical coccolithophores. No superficial deposits are recorded within the urban area (British Geological Survey website; <http://www.bgs.ac.uk>).

Archaeological fieldwork in the vicinity of the PDA has shown that the natural chalk lies at around 0.5m below ground level (Ashworth 1998).

5.3 Archaeological and Historical Background

The majority of the currently recorded heritage assets (38 out of 66 assets recorded in the HER) within the study area relate to late medieval or post-medieval buildings which are still standing.

Prehistoric

Royston is situated on the Ickniel Way (now Baldock Street/Melbourn Street) which was a prehistoric trackway and there is evidence of activity in the Royston area from the Mesolithic period onwards in the form of finds of flint artefacts. A round barrow (now destroyed) lay north of the White Bear public house. Therfield Heath to the west of Royston is a well preserved prehistoric landscape and includes evidence of occupation in the Neolithic, Bronze Age and Iron Age, but apart from the presence of the line of the Ickniel Way there is no evidence of prehistoric activity within the study area.

Roman

The Roman Road Ermine Street crossed the Ickniel Way at Royston and the area is therefore likely to have been settled. Occupation evidence has been found southwest of the town and metal working is known to have taken place along Ermine Street to the south of the town. There is however no known settlement of Roman date within the study area.

Medieval

There is evidence of Anglo-Saxon reuse of burial mounds on Therfield Heath and that north of the White Bear. It is probable that there was a settlement (probably a hamlet) at Royston in the Anglo-Saxon period, but there is no mention of Royston in the Domesday Survey. A small Anglo-Saxon hoard, containing six bronze fibulae brooches was found in the town, but outside the study area.

The first documentary reference to the town was in 1184 when the Augustinian priory was founded and granted manorial rights (the manor of Royse Cross was held by the priors until the Dissolution). The name is said to derive from a lady who planted a cross where the two roads met (the Cross of Rohesia), the base of which still survives – although it has been moved.

In 1189 Richard I granted Royston Priory the right to hold a market on the fourth day of each week and to have a fair throughout Whitsun week. A further fair was granted in 1242. These fairs and markets would have attracted trade, and encouraged the growth of the town

Two other religious foundations were established in Royston during the medieval period. the Hospital of St Nicholas (site currently unknown) was founded c.1220 as a chantry chapel and hospital for lepers, with its own fair granted c.1212. It had ceased to exist by 1359. The Hospital of SS John and James was founded c.1224 (SMR 2726) and lay in the vicinity of the junction of Baldock Street and Upper King Street (then known as Back Street). The Knights Templar had preceptories (religious houses) and churches at Wendy and Duxford and a church at Baldock, a town founded by the Templars in the late twelfth century. They would certainly have brought goods to sell at the fairs and markets in Royston from their nearby properties. The Royston Cave (SMR 0030) is an artificial cavern cut into the chalk beneath the southern side of Melbourn Street. The walls of the Cave are decorated by sculptures cut in low relief which depict religious subjects including saints revered by the Knights Templar and it is thought to have been used by the Templars when they came to the town. One theory suggests that there was an upper floor in the Cave, which was used to store goods, the lower floor, with all the carvings, being used as a chapel (Beamon and Donel, 1978). Part of the possible cemetery associated with this hospital was located in 1959 on Briary Lane (SMR 1738).

The area of the present town was divided between six separate manors: Barkway, Reed and Therfield in Hertfordshire; Bassingbourn, Melbourn and Kneesworth in Cambridgeshire. Medieval Royston developed as a linear settlement along the roads leading to the cross, mainly along High Street, Kings Street and Kneesworth Street, fires in 1324 and 1405 destroyed many buildings but the town was quickly restored.

The layout of Baldock Street (at least on the north side) reflects the medieval burgage plots running back from the street frontage and creating narrow but very long properties.

Post Medieval and Modern

The location of the town, on the crossing of the Old North Road and the Ickniel Way, meant that many travellers passed through, especially from the north-east. Royston was a day's journey from London by stagecoach, so many travellers would have spent their last night on the road in the town. A large number of inns were established to cater for this

trade. In 1603 King James I spent the night in Royston on his way south following his accession.

A seventeenth century royal hunting lodge known as Old Palace (SMR 2723) lies northeast of the PDA. King James I converted two adjacent public houses, the 'Cock' and the 'Greyhound', on Armynges Street, later called Kneesworth Street, into accommodation for himself and his immediate entourage during his frequent stays to hunt in the vicinity of Royston. Between 1604 and 1611 the king spent nearly £4,000.00 on building and buying property in the town to accommodate the court, hunting dogs and horses and the rear of 9-13 Baldock Street is thought to have lain within the palace grounds (Smith & Ransom 2001).

Until September 1897, Royston was divided by the county boundary between Hertfordshire and Cambridgeshire, which followed the line of the Icknield Way. Following the recommendation of a Select Committee of the House of Commons, the whole of the town was included in Hertfordshire, as one civil parish under an Urban District Council. The first council was formed in September 1897.

Malting became a major national industry in the 17th and 18th centuries, although it is likely to have been carried out on a small scale in Royston with barley transported to Ware for processing. There were however a number of maltings in Royston including one at 7 Baldock Street (Smith & Ransom 2001). Pigots Directory for 1823 records three maltsters on Baldock Street (Robert Moule, William Mule and John Phillips); it is likely that William and Robert Moule were related, although the separate entries indicate that they operated separate business. Only William Moule and John Phillips are recorded in the 1832 directory, indicating that Robert Moule's business had possibly closed by this time.

These maltings were associated with a brewery on the south side of Baldock Street shown on 19th century mapping.

5.4 Historic Map Regression

The earliest map available for the study area is a manuscript map of 1725. This map (Figure 4) shows buildings lining the roads forming the crossroads in the centre of Royston. A group of buildings is shown in the location of the PDA but it is unclear if they are the same buildings as currently standing.

The town of Royston is shown on the 1766 map by Drury and Andrews (Figure 5), again this shows buildings lining the crossroads, some further detail of the road network is shown and buildings are shown in the area of the PDA, but again it is unclear if these are the same buildings. Bryant's Map of 1820 shows no additional detail (Figure 6), nor does the 1851 Tithe Map (Figure 7) as the PDA was within the built up area.

The first map to show the PDA in detail is the 1887 1st Edition Ordnance Survey map (Figure 8). The individual building plots are shown, with a single square building (9 Baldock Street) shown with a small alleyway between it and 7 Baldock Street to the east and a small yard to the rear – partially intruded on by a large, irregular shaped building to the north. An alley leading to a yard is shown between 9 and 11 Baldock Street. 11 Baldock Street is shown as two bays – the rearmost being much longer than that fronting the street. 13 Baldock Street is likewise shown as two bays – the front bay extending further north than that of 11 Baldock Street and the rearmost extending well beyond the rear bay of 11 Baldock Street and having projecting bays to the east and west as well as an additional small

building attached to the north. All these buildings are shaded red on this map – no key is given but this may indicate buildings in active use, versus the grey buildings being unoccupied, in line with the mapping convention on Tithe Maps. A substantial brewery is shown to the south of Baldock Street.

A similar arrangement of buildings is shown on the 1898 Ordnance Survey map (Figure 9) although the range behind 9 Baldock Street has become a more simplified, and smaller, L-shaped range and the small building attached to the rear of 13 Baldock Street had been demolished by this date.

There are no changes between 1898 and 1912, although the special edition Ordnance Survey (Figure 10) has been later re-coloured and numbered. It is unclear what these colours and numbers refer to but the different colouring given to 9-11 Baldock Street and 13 Baldock Street may indicate different ownership or uses. The buildings are again shown as unchanged in 1923 (Figure 11) and 1937 (Figure 12).

A town plan from 1958 indicates that there were plans to convert 11-13 Baldock Street into a school and other local government use (Figure 13). By 1971 (Figure 14) the Brewery to the south of Baldock Street was in use as a “sweets factory” and a number of the former brewery buildings had been demolished. The PDA is now labelled with the street numbers. The yard to the rear of 9 Baldock Street no longer has the rear l-shaped range of 11 Baldock Street jutting into it but is shown as smaller. A division is shown northwest-southeast across the yard/alley between 9 and 11 Baldock Street. The front bay of 11 Baldock Street is now shown as two separate bays with the rear being open to the east. Behind this, the long rear bay of 11 Baldock Street has been subdivided into four east-west bays, the remainder of this long range now being part of the l-shaped range that extends behind 9 Baldock Street. 13 Baldock Street is shown as unchanged from the previous maps.

The PDA is not shown on the 1972 Goad Map (Figure 15) indicating that the buildings were not insured (although the reason for this is unknown it may be that they were not in use or that the owners felt that insurance was too expensive). By 1982 (Figure 16), the long eastern bay of the rear l-shaped range had been shortened and the rear parts of the frontage bays of 11 and 13 Baldock street had been removed. The frontage bay of 11 Baldock Street had also been incorporated into 13 Baldock Street as no division is shown and the whole frontage is numbered 13, it is possible that this front portion of 13 Baldock Street is a replacement building.

5.5 Archaeological potential of the PDA

The majority of the standing buildings of the PDA have archaeological interest in themselves and are discussed in more detail below. There is high potential that remains of foundations relating to the earlier phases of buildings (as noted in Section 5.4 above) may be present within the PDA.

The PDA lies within an Archaeological Alert Area, reflecting the high potential for buried archaeological remains to be present. These are most likely to be of medieval or later date, but may also include Roman remains as Baldock Street is thought to have origins as a Roman road.

5.6 Building Assessment

Although originally the three properties ran the full depth of the PDA as burgage plots, subdivisions and changes in use have altered the layout, including merging 11 and 13 Baldock Street into a single building with internal access between the historic and modern portions and across the historic property boundary running north-south between the former burgage plots.

Figure 3 shows the current layout of the buildings. Single letter codes have been used to identify key subdivisions within 9 Baldock Street, double letter codes for the historic portions of 11-13 Baldock Street and triple letter codes for the modern parts of 11-13 Baldock Street (although some of the historic parts of 13 Baldock Street appear to have been rebuilt in the 20th century).

Where the terms front/rear and left/right are used these are in reference to the Baldock Street frontage of the buildings.

5.6.1 9 Baldock Street

Number 9 Baldock Street is a Grade II listed building. The National Heritage List describes it as: *Early to mid C19. Colour washed brick, hipped Welsh slated roof with cornice, Tudor style chimneys. 2 storeys, 3 sash windows under flat arches, let floor glazing bars. Plain pilasters flanking central 1st floor window and ground floor doorway, with 6 panelled door, 2 panels flush, and rectangular fanlight in architrave frame under cyma recta cornice.*

The ground floor of the building has been converted to commercial use (most recently it has been in use as a hair salon) with a first floor flat above known as 9B (Plate 1). There is in addition a basement and an attic.

In addition to the front door onto Baldock Street, the building is accessed via two doors in the left elevation – the rearmost leading to the upstairs flat, the foremost to the shop. Both of these doors are inset within a large recessed opening in the left elevation of the building (Plate 2).

The upper floor of the left elevation and part of the rear elevation appear to be rendered (Plate 16), the remainder of the exterior is painted brick as noted in the listed building description.

Cellar/Basement

The cellar or basement extends the full width (but not quite the full depth) of the building and is built of stone. It is accessed via a carpeted stair from the ground floor (Plate 3) and is subdivided by a mixture of brick and stone walls and concrete breeze block walls (Plate 4) into three bays corresponding with the bays on the upper floors.

The bases of two chimneys are located in the cellar (Plate 5), one in the centre of the right hand bay, the other in the centre of the left hand bay (again, these correspond with the fireplaces/chimney breasts on the upper floors). A blocked opening is apparent in the rear wall of the right hand bay (Plate 6).

A lack of light inhibited full examination of the cellar, but no other features of historical or architectural interest were observed.

Ground Floor

A - Hair salon main room

The front part of the ground floor is occupied by the former hair salon. It is likely this room was previously subdivided into three, but it is now a single room. A blocked chimney breast is apparent in the rear wall of this room in the right hand bay (Plate 7), and a second in the left hand bay (Plate 8). There are two large sash windows to the front elevation with a central timber and glass door behind a modern metal security screen (Plates 1 and 7). A central door between the two chimney breasts leads to the corridor C (Plate 7).

No other architectural features of historic interest were observed in this room

B - Hair salon rear room

This room is accessed via a door way into the corridor (Plate 9) and by a passage to the right of the right-hand chimney breast in A (Plate 10) and occupies the rear right hand corner of the building which is not square. Two narrow windows in the rear elevation are the only features of architectural interest in this room (Plate 11).

C - Corridor

An east-west corridor runs behind the main salon room A (Plate 9). Access to the corridor is via a part glazed timber door behind a metal shutter in the left elevation of the building (Plate 2); a blocked door to the rear elevation previously provided access to the rear of the building and the stairs to the upper floors. A door leads to the steps which lead to the cellar, whilst a small cupboard is built into the rear wall above these stairs (Plate 12). There is a small room containing a WC to the right of this cupboard with a narrow passage alongside this leading to a small kitchen area with a narrow window in the rear elevation similar to but shorter than the two in the rear wall of B (Plate 16).

D - Entrance lobby to flat

A part glazed timber door towards the rear of the left elevation of the building leads into a small entrance lobby with a door which formerly led into A (this door was locked and no key could be found) and stairs leading up to the first floor flat (Plate 13). A large sash window in the rear elevation is the only feature of architectural interest in this room (Plate 14).

First Floor

E - Stairs and Landing

Mid-way up the staircase turns through 90 degrees towards the front of the building and there is an inserted timber framed casement window on the small landing (Plates 15 & 16). The stairs terminate in a long corridor which provides access to all the upstairs rooms. Simply moulded architrave and skirting board is present throughout the flat, in keeping with the early to mid-19th century date for the building.

F - WC

Immediately adjacent to the top of the stairs (in the rear right of the central bay of the building) is a small room containing a WC. There is a small, narrow sash window with

textured glass and a scrolled catch to the rear elevation and the door is of four panels (Plate 17). There are no other features of architectural interest in this room.

G – Utility room & Bathroom

The rear right of the upper floor is divided into two, accessed through a six panelled door (probably a modern replacement) in a simple architrave frame. The front portion contains floor mounted units and a sink as well a boiler (Plate 18). A partition wall (which does not extend the full height of the room) divides the front from the rear part which is used as a bathroom. A modern six panel door leads through this partition wall. A large sash window with textured glass almost fills the rear elevation (Plate 19). There are no other features of architectural or historic interest in this room.

H – Front Right Room

The front of the right bay is a bedroom. A modern six panel door has been inserted in to the original frame, a picture rail runs around the room and the front elevation contains a sash window with thin timber glazing bars (Plate 20). The rear wall of this room contains a blocked fireplace in a wide chimney breast, and a cupboard in the right hand alcove which has an original Victorian four panelled door (Plate 21) secured with a brass catch (Plate 22) and containing original clothes hooks and an inserted hanging rail (Plate 23).

I – Front Centre Room

A narrow room in the centre front bay has a sash window to the front elevation (again with thin timber glazing bars) and a picture rail (Plate 24). The upper portion of the rear wall of this room is glazed in three panes to provide additional light to the landing (Plate 25). There are no other features of architectural or historic interest apparent in this room.

I – Front Left Room

The front left bay of the upper floor is a large square room with a sash window similar to that in the front right bay (H) (Plate 26). This room also has a picture rail and is accessed through a replacement six panel door in the original frame. No evidence of a chimney breast is apparent (Plate 27) but there is a door in the left side of the rear wall leading through a cupboard to a blocked door in the opposite wall (Plates 28 & 29).

K – Kitchen

The rear left bay of the upper floor is a kitchen. There is a large sash window with textured glass in the rear elevation (Plate 30) and a small casement window of two panes over two panes with scrolled catch and timber glazing bars in the left elevation (Plate 31). The blocked door in the rear of the cupboard in J is apparent in the front elevation. The door has been removed and there are no other features of architectural or historic interest in this room.

Attic

To the right of the kitchen (K) a staircase leads to a modern wooden door with a glazed panel before turning through 180 degrees on a small landing (Plate 32), the stair continues between two banisters of squared cut timber in a dormer with a large sash window with glazing bars (Plate 33), with small cupboards with doors held with small catches built into the walls on each side. The attic is plastered and painted and contains two chimney breasts

(both irregularly shaped (Plates 34 & 35). There is a small cupboard with a plank and batten door built into the wall of the right elevation (Plate 36).

5.6.2 11-13 Baldock Street

It is unclear when 11 and 13 Baldock Street became a combined property, but it may have been in the 20th century when the rear ranges became separated from the frontage (Figure 16). For the purposes of this assessment a distinction is made between the surviving historic buildings at the rear (identified by double letter codes AA, BB etc.) and the modern l-shaped replacement building on the frontage (identified by triple letter codes AAA, BBB etc.)

The buildings are of gault brick and timber cladding under a mixture of slate and corrugated metal roofs. They comprise a north-south range at the eastern (left) side of the yard, crossed by an east-west range at the rear of the yard, with a smaller yard behind it, and joining a shorter north-south range at the eastern (right) side of the yard (Plate 37).

A shadow on the front gable of the left hand bay (Plate 38) indicates the roof line of a former bay corresponding with buildings shown on maps between 1897 and 1971 (Figures 8-14). This gable also contains a small window of four vertical panes beneath a blocked arch, both are central to the gable of the existing building with the shadow of the former building offset to this (Plate 38). There are numerous doors and windows of varying styles and materials including external doors in the upper floor (Plate 37). The shortest north-south bay is of a mix of timber cladding and gault brick with an external metal stair to the front upper floor and a concrete plinth to the right side of the front elevation (Plate 37).

The front of 11-13 Baldock Street is an l-shaped building of modern red brick under a concrete tile roof. The rear parts of 11-13 Baldock Street are joined to the front portion and have most recently been used by an electro-mechanical company installing and repairing power tools, electrical motors and other equipment (<http://www.heasell.net/>), whilst the ground floor of the front was in use as a computer shop.

Ground Floor

AA

The ground floor of the eastern-most north-south bay has been used as office space; external access is via a metal framed glazed door in the south (font) elevation beneath the external stair to the upper floor. A metal framed casement window of two panes to the left of the door is passed by the external stair (Plate 39). There are two smaller metal framed windows on the left elevation (Plates 39 & 40). The front elevation is thicker to the right hand side, creating a step to the wall internally (Plate 39).

There is a stepped timber beam running east-west across the ceiling of this room (Plate 40), which has a number of old nails projecting from it (Plate 41). The ceiling and walls have been clad in painted plywood or fibreboard which obscures the ends of the timber beam (Plates 42 & 43). There are no other features of architectural or historic interest apparent in this room, but there may be other features obscured behind the panelling.

BB

This corridor is accessed from AA via a part glazed timber door of 2x4 lights above a moulded panel (Plate 43). The front wall is of painted brick whilst the single thickness wall

dividing the corridor from CC is rendered (Plate 44). The front elevation has a metal framed window with textured glass over a tall sill (Plate 45).

CC

This room occupies the whole of the east-west range (apart from the subdivision forming corridor BB). It is comprised of six undivided bays, the floor is of concrete and the walls are of painted brick. The ceiling is carried on timber beams two of which are supported by metal poles (Plate 49).

The right hand bay has a window near the ceiling of the right elevation (Plate 46) and a second to the rear elevation, the next bay has an identical window to the rear elevation (Plate 47) all these windows are glazed with textured glass in a timber frame with a vertical glazing bar to the centre, that in the right elevation; none let in much light – that to the right elevation is obscured by buildings in the adjacent plot, those to the rear by an open sided range of outbuildings (Plate 48). The front of these two bays is cut off by the partition with BB.

The bay to the right of the centre has a pair of timber and glazed doors to the front elevation – the right hand door being wider than the left (Plate 37) - with bull-nosed brick piers to each side of the doors (Plate 49). The internal level of CC is lower than the yard, and access through these doors is via a concrete ramp (Plate 49). The rear elevation of this bay has double metal doors with glazed panels leading onto a small yard at the rear of the building (Plates 48 & 49). The lack of piers to each side of this door suggests that it may have been inserted later.

The bay to the left of centre has a large window to the front elevation of four vertical panes between timber glazing bars in a timber frame. The rear elevation contains a tall window opening with a plank and batten internal shutter (Plate 49). The next bay to the left has a blocked opening near the ceiling of the rear wall (Plate 50). The left-most bay of CC is higher to the rear (Plate 50) and has a modern plywood door above a concrete step in the front elevation leading to DD (Plate 51); it is shorter than the other bays as stairs to the upper floor cross the rear of this bay (Figure 3).

The left elevation of CC is a sliding door leading into what was previously the long rear bay of 13 Baldock Street (Plate 50) but for this assessment considered as part of 11 Baldock Street.

DD

This room comprises an entry lobby with timber stairs leading to the upper floor and is accessed from the external yard via a modern plywood door with a glazed panel in the top. The external wall is of gault brick with a casement window in a timber frame next to the door (Plate 37). A window of 3x2 lights in a timber frame is situated in a partition wall of timber planks to the left of the stair (Plate 52).

A timber joist supported on a metal pole runs east-west along the front wall of this room (Plate 53); this wall appears to have been inserted later, the left elevation of this room has a metal sliding door (Plate 53) leading into what was previously the rear bay of 13 Baldock Street. A modern plywood door leads from the rear elevation into CC and there is evidence of three blocked openings on the rear elevation (Plate 54).

EE

This room comprises three east-west bays; the right elevation comprises three sets of steel doors leading into the yard (Plate 37) between piers of bull-nosed bricks (Plate 55). A ceiling of fibre board is carried on stepped timber beams supported on metal poles (Plate 56). The central bay is open to the upper floor at the right hand side (Plate 55) and has a shuttered window opening in the left elevation (originally forming the partition between 11 and 13 Baldock Street). The front elevation contains two doorways – one leading into GG, the other into FF. Next to the doorway into GG is a single glazed window (Plate 57). The left elevation of the front bay contains a modern double fire door with safety glass panels leading into HH (Plate 58).

FF

This room is accessed via a modern door in an inserted opening from EE, and has a short, wide casement window in a timber frame with textured glass to the front elevation (Plate 59). It was a men's toilet with urinals a WC and basins. No features of architectural or historic interest were apparent.

GG

This entry lobby is accessed from the yard via a modern door in the right elevation (Plate 38). An inserted staircase of modern timber with a hand rail leads to the upper floor (Plate 60). A modern door leads into EE via the rear elevation and there is a small window of three vertical panes with timber glazing bars in a timber frame in the front elevation (Plate 61). A straight joint to the side of this window indicates that there may be a blocked larger opening, whilst it is also apparent that the stair has been inserted later as it crosses the corner of this window.

HH

The front wall of HH marks the join between the historic parts of 11-13 Baldock Street in the rear and the modern replacement building in the front. Most of HH however appears to be of modern construction, the front wall is of modern red brick, whilst the front part of the left wall is also of modern red brick (Plate 62) the rear part being a combination of brick to the lower part and concrete blocks above. A wide window of three horizontally sliding panes in a metal frame is close to the ceiling in this elevation (Plate 63). An inserted partition wall divides HH from II which is accessed via a modern fire door with glazed panel (Plate 64).

II

This room is of three long bays from north to south. The left elevation of this room is, like that of HH, a mix of brick and concrete blocks. A window identical to that in HH is close to the ceiling on the left elevation of the front bay (Plate 65). The right front of the front bay is divided by a single thickness partition wall with the door to HH at the south end. A narrow sliding door leads through the right elevation into DD as noted above. A second high level window identical to the first is in the middle bay, a wide sliding door opposite this in the gault brick built right wall leads into CC (Plate 65). A modern plywood door next to this sliding door leads to stairs leading to the upper floor.

The northernmost-bay of this room is of a different character. The ceiling is higher and the upper part of the left elevation is formed of three large windows separated by brick piers

(Plate 66). The right elevation is of concrete with painted brick above and contains a blocked window opening and a window near the ceiling (Plate 67).

The rear/north wall of this bay is of concrete blocks; a large opening with a metal sliding door leads into II (Plate 66).

II

This small room has a concrete rendered left elevation, and a concrete block rear wall (Plate 68). The right elevation is of brick and has a pair of large doors leading to the rear yard (Plate 69). A large sliding door in the rear elevation (Plate 70) leads into KK but it wasn't possible to access KK. The ceiling of II is carried on steel joists (Plate 70), it was not possible to access the roof space of this bay which is shorter than HH and I.

KK

This room could not be accessed for the site visit, an external examination shows that it projects north of the rear boundary of the rear yard and is built of gault brick aligned east west (HH-II all being north-south) (Plate 71). A tall narrow window is visible near the apex of the gable.

AAA

This corridor leads from HH which is part of the historic section of 13 Baldock Street; it extends from two concrete stairs up from HH along the right hand side of the modern replacement bay to a staircase leading to the upper floor at the front of 11-13 Baldock Street (Plate 72). There is a small square window in the right elevation which is 2 over 2 lights with glazing bars in a timber frame. Forward of this is a modern plywood door leading to the yard (Plate 38). A doorway in the left elevation opposite this door leads into BBB.

BBB

A modern wooden door with safety glass panel leads into this room from AAA, and there are three small square windows of 2 over 2 lights in timber frames with internal metal security bars to the left elevation (Plate 73). The walls are of painted brick and the floor is laid with vinyl tiles.

The front elevation has two openings – a counter level opening and a large doorway (Plate 74) – both lead into the front part of the building CCC.

CCC - Computer Shop

The front of the ground floor of 13 Baldock Street is entirely occupied by a single room lately in use as a computer shop. There are three access points into the computer shop – the front door (Plate 75), a fire exit in the rear wall leading into the yard behind the building (Plate 76) and the large doorway into BBB. Externally the front elevation is a modern shop front with a large picture window to the right bay, a blocked window to the left bay containing an advertising board and a central door flanked by windows in an inset doorway. The right elevation of the ground floor has a tall window towards the front. The left elevation has two tall windows.

The front portion of the left bay (behind the advertising board) is partitioned off with a modern plywood door (Plate 77). There are no features of architectural or historic interest in this room.

First Floor

LL

This room is directly above AA. Externally it is clad in timber weatherboard. There are two large windows in uPVC frames on the left elevation (Plate 78). An inserted partition wall with a part glazed timber door leads into a small porch (Plate 79) with a room with WC and a small window to the front elevation to the right front corner of the building and a part glazed timber door with metal security bars to the inside of the glass (Plate 80) leading onto metal steps on the outside of the building.

There are exposed timber floor boards and the ceiling is carried on a sawn timber beam with cross ties into upright timbers at each side of the room (Plate 78). There are no other architectural features apparent in this room.

MM

A modern timber door leads through a partition wall from LL into MM, on the north side of this wall running east-west a heavy timber beam with a cross piece to an upright timber beam supports the ceiling (Plate 81). This room is the rear right corner of the building, directly above the two right hand bays of CC. The right wall (of painted brick) contains two small windows in timber frames near the ceiling, whilst a plywood partition divides the front left corner of MM from the rest of the room (Plate 81). This portion of the bay has a uPVC window to the front elevation.

The rear wall has evidence of possible timber framing (Plate 82) a further timber beam with upright and cross brace supports the ceiling north-south (this cross piece is more curved than that on the east-west beam).

NN

An opening in a plywood partition wall between NN and MM provides access between the two rooms (Plate 83). NN corresponds with the two central bays of CC on the ground floor. The front elevation contains a modern double door with glazed upper panels, a tall single window in a timber frame and a wide window in a uPVC frame as well as a modern door leading to stairs from the ground floor (Plate 84). There is a small window in a metal frame to the rear elevation.

The ceiling in this room obscures a beam (apparent from the cross braces and uprights similar to those in MM).

OO

This room lies above the front portion of the two left hand bays of CC. It is accessed through a four panelled timber door in the rear elevation which is a stud wall separating OO from the landing OO. The left elevation is of painted brick with a steel flue running from the room below into the attic space above (Plate 85).

An upright beam of roughhewn timber forms the corner between OO and RR, again the ceiling beam running north-south is obscured by plywood ceiling panels but the east-west beam between OO and RR is visible (Plate 86).

PP

This is a small square room formed of plywood partition walls of unknown function. No features of architectural or historic interest were observed.

QQ

The landing of the first floor is accessed via stairs from II and provides access into NN, P and OO as well as WW via a short flight of stairs (Plate 87).

RR

A wide opening leads from OO into this room which is open to the rafters but with much lower beams than in MM-OO (Plate 88). The left wall has evidence of two blocked windows and the roof above the rearmost has an inserted skylight of corrugated plastic (Plate 89). A wall of horizontal timber planks in the northeast (rear right) corner of this room forms the wall of a staircase leading from DD into NN (Plate 90). The right elevation is half glazed with horizontal sash windows in timber frames (Plate 90). The front wall of this room is of plywood, with a modern door (Plate 91). The rear wall has two blocked window openings (Plate 92).

SS

This room has a floor only in the left half, the right being open to EE below and secured with a metal rail (Plate 93). A pair of wooden doors, with upper glazed parts formed of three panes in timber glazing bars, occupies most of the right elevation. There is a blocked window to the left elevation (Plate 94). A modern door in a plywood partition wall leads into TT.

TT

This room is open to the rafters which carry corrugated metal sheet roofing (Plate 95). The right elevation contains a plank and batten door with a glazed light above, and is of brick to the front and plywood to the rear. A square window of 2 over 2 lights is cut through this plywood, whilst a window with timber glazing bars is partially obstructed by a plywood partition to the stairwell (Plate 95). The floor is of wide timber floorboards (as are the other floors of the upstairs).

UU

The stairwell leading from GG to TT is a later insertion as evidenced by the partition wall cutting across the window in the right elevation (Plate 96). The front elevation contains a blocked arched opening extending almost the full height of the first floor.

VV

This room is open to the rafters and has exposed timber panels as a roof (Plate 97). The front, right and rear walls are of painted brick and there are metal shelving racks all around the walls. A triangular window in the top of the rear gable wall provides light (Plate 97). The left elevation is panelled with plywood and contains a plywood double door (Plate 98). The room is accessed up steps from WW through an opening which was previously the full height of the gable and now partially blocked by plywood beneath a steel joist (Plate 99)

WW

This room has a modern velux skylight to the right side of the roof, and two long windows in metal frames to the left elevation (Plate 100). An opening in the floor towards the rear of this room is surrounded by metal safety fencing and there are two blocked windows close to the floor in the right elevation (Plate 101). A sliding door leads to the stairs to QQ and a modern door leads through the rear gable wall into VV (Plate 102).

DDD

A staircase leads up from AAA to this large landing in the front part of 11-13 Baldock Street. This room gives access to EEE, FFF, GGG, HHH and III as well as III. There is a large (modern) sash window in a timber frame to the rear elevation and a hatch leading to an attic (Plate 103). There are no features of architectural or historic interest in this room.

EEE

This room lies to the rear right of the building and is accessed via a modern plywood door from DDD. It is a WC and has two small modern windows of textured glass in wooden frames to the rear elevation (Plate 104). No features of architectural or historic interest were observed.

FFF

This is situated to the front of EEE and is also accessed via a modern plywood door from DDD. The room is a small kitchen and has a large modern timber framed sash window to the right elevation (Plate 105). No features of architectural or historic interest were observed.

GGG

This room has large modern sash windows the same as those in DDD and FFF to the right and front elevations, no features of architectural or historic interest were observed.

HHH

This room forms the central bay of the front portion of 11-13 Baldock Street and also has a modern sash window to the front elevation. No features of architectural or historic interest were observed.

III

This room forms the left bay of 11-13 Baldock Street; there are modern sash windows to the front elevation (one window) and left elevation (two windows). A blocked opening in the rear elevation is now a book case (Plate 106). No features of architectural or historic interest were observed.

III

This room is accessed off the landing DDD, the front elevation is of concrete blocks whilst the left wall is plastered (Plate 107). The rear elevation opens onto KKK.

KKK

The right elevation of this room is of concrete blocks with a modern double door leading to the exterior yard (Plate 108). Externally it can be seen that this doorway has been inserted

into a previously smaller opening (Plate 38). The room is open to the rafters and there is a modern velux skylight window to the right side of the roof (Plate 109). Below and to the rear of this there is a small window near the floor level which has internal metal bars (Plate 110).

The left elevation is also of concrete blocks and contains two long windows in metal frames, one of which is partially cut off by an inserted partition (Plate 111). There is also a blocked opening in the gable of the front elevation (Plate 112). A modern door leads through a partition wall into WW.

5.7 Information Gaps

Baseline information on the cultural heritage resource of the application area and its surroundings has been collated from existing records; it is therefore dependent on the quality of existing records. It has proved possible, where necessary, to check these records during site visits and conclude that the overall level of information for individual heritage assets is proportionate to its relevance in the study.

New information has been collected for this study to address relevant information gaps that were apparent in the existing records. Assets considered to be at risk of significant setting effects were visited to better-understand the contribution that setting makes to their significance.

The standing buildings of the PDA were visited and examined both internally and externally to identify key architectural features to assist in understanding the date and function of these structures and changes made to them over time.

6 Predicted effects of the development

6.1 Potential impacts

Types of Effect

Potential effects of the proposed development on the cultural heritage resource can be described in three categories:

- Direct physical effects;
- Indirect physical effects; and
- Effects on setting.

Direct Physical Effects

Direct physical effects describe those development activities that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works; in the present case they would include the demolition of existing buildings, excavation of new foundations and of service trenches and hard landscaping. It follows that this category of effect will only be experienced within the PDA.

Indirect Physical Effects

Indirect physical effects describe those processes, triggered by development activity, that lead to the either the degradation or the preservation of heritage assets. A typical example of a process is the lowering of a groundwater table as a result of mineral extraction leading

to the drying out of formerly waterlogged archaeological deposits in the area surrounding the extraction site. The result can be total loss of organic materials in these deposits and therefore most of their cultural value. Conversely, an effect which raised the groundwater table (by retaining water) may lead to stabilisation or improvement in the condition of waterlogged deposits.

No indirect physical effects have been identified that could occur as a result of the proposed development and this category of effect will not be mentioned again in the assessment.

Effects on Setting

Effects on setting of heritage assets describes how the presence of a development changes the surroundings of a heritage asset in such a way that it affects (positively or negatively) the heritage significance of that asset. Visual effects are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases.

In the case of the proposed development it is recognised that in addition to the direct physical impacts of the proposed redevelopment of 9-13 Baldock Street, there is potential for the redevelopment to impact on the setting of heritage assets in the wider area. Full details of designated heritage assets within 250m of the PDA are contained in Appendix 2 and their locations are shown on Figure 1.

The nature of the proposed development area means that very few heritage assets in the wider area will experience any change in their setting, but the following assets are considered to merit some assessment – Royston Conservation Area, 4 Baldock Street (Grade II* Listed Building, 1102056), and 7 Baldock Street (Grade II Listed Building, 1102052). This is due to the proximity of the listed buildings to the PDA and the potential for the redevelopment of the PDA to alter the character and appearance of the Conservation Area.

Description of the proposed development

The proposed development comprises 5 x 3 bedroom town houses and detached garage block with 2 x 1 bedroom dwellings at first floor following the demolition of existing industrial buildings. One retained industrial building at the rear of the plot will be converted to 1 x 1 bedroom dwelling. The first floor of the retail unit at 13 Baldock Street will be converted to 1 x 2 bedroom flat with replacement doors and juliet balcony and new door. The entrance gates will also be replaced.

Assessment of Impacts

9 Baldock Street

The significance of the asset

9 Baldock Street derives significance and its main reason for designation as a Grade II listed building from its architectural and historic interest – specifically the symmetrical frontage with sash windows and the hipped slate roof with decorative chimneys. There is also architectural and historic interest in some of the internal features (including original doors, architrave, and picture rails) and the internal layout (including the attic accommodation and the cellar).

Despite its commercial use, the ground floor of 9 Baldock Street has retained domestic scale windows and does not have a modern shop front. This adds to the artistic interest deriving

from its attractive frontage as part of the wider street scene and as a positive building within the Conservation Area (although not officially recognised as such in the Conservation Area appraisal 2007).

The nature of the effects

Details of any proposed alterations to 9 Baldock Street are currently unknown. It is presumed that there will be no internal or external modifications to this building as part of the planning application. The effects of the proposed development would therefore be confined to the visual change in the setting of the asset.

The contribution made by setting to significance

9 Baldock Street is experienced within a varied street scene along Baldock Street. The modern supermarket opposite the building and the modern shop at the front of 13 Baldock Street do not contribute to the significance of the listed building. The historic buildings to the rear of 9-13 Baldock Street (detailed in this assessment as 11 Baldock Street) provide historic context to the development of this part of Royston and the layout of this area contributes to the archaeological and historic interests of 9 Baldock Street, but the metal gate between 9 and 13 Baldock Street detracts from the artistic interest of the listed building.

The impact of the development on the significance of the asset

Assuming that internal and external modifications to 9 Baldock Street are not part of the current application there will be no direct effects to this asset and no loss of historic fabric. The effects of the proposed development would be limited to change within the setting of the listed building.

The removal of the metal gate will enhance the street scene around 9 Baldock Street, the redevelopment of the modern parts of 11-13 Baldock Street at the front of the plot will have a neutral impact on the 9 Baldock Street as this modern building does not contribute to the significance of the listed building. The redevelopment of the buildings in the rear of the plot will result in a development on broadly the same footprint and the historic layout of these plots will be unaltered resulting in a neutral impact on the significance of the listed building.

11-13 Baldock Street

The significance of the asset

This building contains some elements which are of no historical or architectural interest (mainly the front parts of the building AAA-LLL). It also contains a number of elements of architectural and historic interest in the rear of the building, and includes original historic features of the building which, with more detailed assessment, could provide evidence of the earlier form and function of the building as well as helping to date the phasing of different changes of use within the building.

Overall 11-13 Baldock Street is considered to be a heritage asset of local importance, although this is not immediately apparent from the street because the front portion is a 20th century rebuilding of the original frontage plot.

The historic building may have been a malting associated with the brewery which previously stood on the south side of Baldock Street, however firm documentary evidence of this has not been identified in the course of this assessment.

The nature of the effects

Redevelopment of 11-13 Baldock Street will result in the loss of historic fabric in the rear portion of the plot, but affords an opportunity to investigate the development of this possible maltings in more detail. This includes an opportunity to further investigate the short easternmost bay (AA and LL) which may contain building elements of historic interest hidden behind the modern internal panelling. The rearmost bay of 13 Baldock Street (JJ and KK) will be retained although new windows and doors will be fitted. The front portion of 13 Baldock Street (AAA-JJJ) will be retained; however this part of the building has no historic or architectural interest.

Potential below ground archaeological remains

The significance of the asset

There is potential for the PDA to contain below ground evidence of at least two former buildings within 11 Baldock Street which are most likely to date to the post-medieval period. Such remains may contain evidence of the original function of the site (thought to have been one of the maltings associated with the brewery on the south side of Baldock Street).

There is also potential for earlier remains – in particular remains of the medieval burgage plots and of buildings or structures within them which may survive beneath 11 and 13 Baldock Street.

The archaeological interest of the site is considered to be of high potential but of local importance, any surviving remains would be considered to be of low sensitivity and it is unlikely that they would be considered equivalent in importance to designated assets (Table 2).

The nature of the effects

Grubbing out of existing foundations, excavation of new foundations and excavation of service trenches, as well as any landscaping within the PDA has the potential to damage or remove any archaeological features within the development footprint.

The impact of the development on the significance of the asset

Depending on the extent of any heritage assets affected the effects could be major and would be considered to equate to substantial harm to the (currently unknown) non-designated heritage assets.

Royston Conservation Area

The significance of the asset

Royston Conservation Area has been designated for its special character. This has been defined in a Conservation Area Appraisal carried out in 2007 which notes key features of the town as including the use of sash windows, the positioning of buildings facing the street (rather than gable on) and highlights specific buildings of local importance in addition to the listed buildings.

For Baldock Street the appraisal notes the width of the street and the narrow pavements and that the layout and scale of buildings differs between the north and south sides of the road –

the north side being predominantly domestic scale buildings of two storeys reflecting the medieval plot size with larger taller buildings on the south side.

The loss of historic plot boundaries (particularly on Upper King Street and to the rear of the High Street) has been identified within the Royston Conservation Appraisal (2007) as having had a negative impact on the character and appearance of the Conservation Area as the long elongated form of the plots, typical of the medieval layout of Royston, is no longer discernible. The proposed development area however retains these long plots.

The impact of the development on the significance of the asset

The character and appearance of the Conservation Area as a group of post-medieval (and modern) buildings developed around the junction of a prehistoric route way and a Roman road and having medieval origins will not be altered by the proposed development. The development affords an opportunity to remove an unsightly metal gate from between two buildings and to enhance the street scene on Baldock Street, as well as bringing two street frontage buildings back into use.

The historic plot boundaries will be maintained and overall the impact on the Conservation Area is considered to be neutral or beneficial rather than negative.

7 Baldock Street

The significance of the asset

The rear portions of this building are identified on the plan that accompanies the Conservation Area appraisal as a building of local interest; the front portion is a Grade II listed building. 7 Baldock Street forms part of a probable maltings associated with the brewery which previously stood on the opposite side of Baldock Street. The significance of this building derives from its architectural and historic interest as an example of the post-medieval industrial development of Royston and from its association with other contemporary buildings (the former brewery site and 11-13 Baldock Street).

The contribution made by setting to significance

The left elevation of the north-south outbuilding forms the western boundary of the PDA and contains a number of small windows looking onto the courtyard of the PDA.

The presence of nearby contemporary buildings contributes to the historic interest of 7 Baldock Street; and the proximity and intervisibility with the rear parts of 11-13 Baldock Street, which may have been in the same use, further contributes to the historic interest of this asset.

The visual relationship with the development

The redevelopment of the PDA will be visible from 7 Baldock Street through the existing windows which overlook the courtyard. However, from publicly accessible areas (along Baldock Street itself) the relationship between the buildings of the PDA and 7 Baldock Street is not apparent and there will be no visible change to the setting of 7 Baldock Street.

The impact of the development on the significance of the asset

There will be no physical impact to either the listed building or the locally important outbuildings to the rear. The visual relationship between the listed building and the PDA

will not be altered and there will be no harm to the significance of the designated asset. The development will however be visible from the non-designated asset to the rear of the listed building and the loss of contemporary buildings in the rear of 11-13 Baldock Street will result in an impact of less than substantial harm to the building of local importance.

4 Baldock Street

The significance of the asset

The listed building description records this building as a former workhouse; however the Conservation Area appraisal notes that it was “originally the Brewers House of the Phillips family” who owned the adjacent brewery (now the site of a supermarket). The significance of the building derives from the architectural and artistic interest of its fabric as an example of classical style architecture, and its historic interest through its association with a known local family and the adjacent site of their business.

The contribution made by setting to significance

The proximity of other buildings thought to have been in the same ownership (including 7 and 9 Baldock Street) as well as the site of the former brewery contribute to the historic interest of 4 Baldock Street.

The visual relationship with the development

9 and 11-13 Baldock Street are on the opposite side of the road to this listed building and are visible from it. The main areas of redevelopment will be to the rear of the plot (currently hidden by a metal gate between 9 and 11-13 Baldock Street) however and the visual change from 4 Baldock Street will be minimal.

The impact of the development on the significance of the asset

There will be no physical impacts to 4 Baldock Street, and the visual change to its setting will be confined to removal of an unsightly metal gate and redevelopment of a modern building which can be considered to be a beneficial or neutral impact. The loss of probably contemporary buildings to the rear of the PDA however will remove some of the assets which have historic associations with the listed building and would result in a very slight degree of less than substantial harm to the significance of this asset.

7 Conclusions

The redevelopment of the PDA will involve the demolition of parts of 11-13 Baldock Street, but the Grade II listed Number 9 Baldock Street will be retained. The assessment has shown that historic fabric survives within all the structures on the PDA and that the PDA lies within an area of high archaeological potential.

The demolition of parts of 11-13 Baldock Street will result in the loss of non-designated heritage assets of architectural and historical as well as archaeological interest. Archaeological recording of these buildings in advance of any demolition work could add to understanding of the changing use of these structures over time, including the potential to confirm whether this range of buildings was used for malting or other purposes.

It is unknown whether internal modifications to 9 Baldock Street will be carried out, if they are then there may be a loss of historic fabric and Listed Building Consent will be required.

Overall there is likely to be less than substantial harm to the significance of the Grade II listed 9 Baldock Street – key elements of its significance, including the symmetrical facade and the slate roof, will not be affected; and if no internal alterations are required the impacts will be close to negligible.

The construction of new buildings on the footprint of the existing buildings will expose the foundations of the existing buildings which may provide further information about the date of construction. There is potential that construction activities (including new foundations, services and hard landscaping within the PDA) will impact on currently unknown heritage assets which may survive beneath the existing buildings, such remains may be of Roman to medieval or post-medieval date and are likely to include remains of the earlier buildings within the footprint of 11-13 Baldock Street and the formerly larger l-shaped range of buildings behind 9 Baldock Street.

There will be substantial harm to the non-designated 11-13 Baldock Street which is considered to be of local importance as a heritage asset. Redevelopment of the site will result in significant loss of historic fabric. This impact will need to be considered in accordance with paragraph 135 of the National Planning Policy Framework (NPPF).

The impacts on currently unknown below ground archaeological remains are unlikely to be greater than less than substantial harm and should be considered in accordance with paragraph 135 of the NPPF and Saved Local Plan Policy 16. The emerging policy on archaeology in the new local plan 2011-2031 may be given some weight when making a decision but has not yet been adopted.

The redevelopment of the PDA is considered to result in a natural to beneficial impact on the Conservation Area as a whole, but will result in a small amount of harm to the significance of the Grade II* listed 4 Baldock Street and the locally important buildings to the rear of 7 Baldock Street through change in their setting – specifically the loss of probably contemporary buildings with which the designated and non-designated asset share a historic association.

8 References

8.1 Cartographic and other original sources in HALS

1725 Map of Royston
1766 Drury and Andrews Map
1820 Bryant's Map
1823-4 Pigot's Directory
1832 Commercial Directory
1851 Royston Tithe Map
1887 1st Edition Ordnance Survey
1898 2nd Edition Ordnance Survey
1912 Special Edition Ordnance Survey
1923 Ordnance Survey
1937 Ordnance Survey
1958 Town Map Royston
1971 Ordnance Survey
1972 Goad Map
1982 Ordnance Survey

8.2 Web sources

www.bgs.ac.uk
www.britishlistedbuildings.co.uk
www.heasell.net/
www.heritagegateway.org.uk
<http://www.north-herts.gov.uk/home/planning/planning-policy>
www.magic.defra.gov.uk

Published sources

Ancient Monuments and Archaeological Areas Act 1979
Ashworth, H. (1998) *Royston Town Centre Enhancement Scheme* Heritage Network Report 49
English Heritage (2008) *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*
Historic England (2015) *Good Practice Advice Note 3: The Setting of Heritage Assets*
National Planning Policy Framework (2012)
Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix 1: Non-designated heritage assets within 250m of the PDA

Preferred Reference	Name	Monument Type
16	Medieval & Later Town Of Royston	TOWN
30	Royston Cave, Melbourn Street, Royston	CAVE, UNDERGROUND STRUCTURE
1738	Medieval Cemetery, Briary Lane, Royston	MIXED CEMETERY
2723	Remains Of King James's 'Palace', 23 Kneesworth Street, Royston	HUNTING LODGE
2724	The 'Roysia Stone', Reputed Base Of Medieval Cross, Royston	CROSS?
2725	Supposed Site Of Medieval Hospital Of St Nicholas, Royston	HOSPITAL
2726	Site Of Hospital Of St John And St James, Baldock Street, Royston	HOSPITAL
4182	The Icknield Way	ROAD
4200	Site Of Augustinian Priory Of St John The Baptist And St Thomas, Royston	AUGUSTINIAN MONASTERY
5447	Site Of Phillips Or Royston Brewery, Baldock Street, Royston	BREWERY
6352	Medieval Occupation, Baldock Street, Royston	TIMBER FRAMED BUILDING
7165	Malting, Kilnhouse Yard, Royston	MALTINGS
9271	Ermine Street Roman Road	ROAD
10895	Possible Remains Of King James's Palace, Lower King Street, Royston	PALACE, HUNTING LODGE
10922	17th Century Foundations, Stamford Yard, Kneesworth Street, Royston	BUILDING, BARN, COACH HOUSE
10954	St John's Churchyard, Royston	INHUMATION CEMETERY
11276	Site Of Friends' Meeting House, Kneesworth Street, Royston	FRIENDS MEETING HOUSE, FRIENDS BURIAL GROUND
11277	New Congregational Chapel, Kneesworth Street, Royston	CONGREGATIO NAL CHAPEL
11278	Approximate Site Of Toll Booth, The Cross, Royston	TOLL HOUSE
11284	Yew Tree House, 36 Kneesworth Street, Royston	TOWN HOUSE, MALTINGS?
11285	County Court, Market Hill, Royston	COUNTY COURT
11287	Site Of School House, Fish Hill, Royston	LOCK UP,

		SCHOOL, MEETING HALL
11290	The Coach And Horses, Kneesworth Street, Royston	INN
11297	Site Of Old Butter Market, Melbourn Street, Royston	MARKET
11298	Former Stables Of 'The Palace', Kneesworth Street, Royston	STABLE, TIMBER FRAMED BUILDING
11299	Congregational Chapel, John Street, Royston	CONGREGATIO NAL CHAPEL
11307	Former Old Crown Inn, Melbourn Street, Royston	INN, HOTEL
11308	Crown And Dolphin Inn, 4 Kneesworth Street, Royston	INN
11309	Site Of The Falcon Inn, Melbourn Street, Royston	INN
11310	Site Of The Tabard Or Talbot Inn, Middle Row, Royston	INN
11313	Former White Horse Public House, 6-8 Melbourn Street, Royston	PUBLIC HOUSE
11314	The Tarry House, 22 High Street, Royston	INN
11316	The Banyers Hotel, 16 Melbourn Street, Royston	HOTEL
11317	Palace Outbuilding, Kneesworth Street, Royston	TIMBER FRAMED BUILDING, JETTIED BUILDING
11318	Palace Kitchen, 9 Kneesworth Street, Royston	HALL HOUSE, TIMBER FRAMED BUILDING, HUNTING LODGE
11320	11 Kneesworth Street, Royston	TIMBER FRAMED BUILDING, HOUSE, HUNTING LODGE
11321	17-21 Kneesworth Street, Royston	TIMBER FRAMED BUILDING, HOUSE, HUNTING LODGE
11322	Former Malthouse, Melbourn Street, Royston	MALTINGS
11323	Malthouse, Upper King Street, Royston	MALTINGS
11324	Malthouse, Baldock Street, Royston	MALTINGS
11325	6 High Street, Royston	TIMBER FRAMED HOUSE
11326	21 High Street, Royston	TIMBER FRAMED HOUSE

		HOUSE, TIMBER FRAMED BUILDING
11327	Nos 2 And 3 Kneesworth Street, Royston	
11328	16 Kneesworth Street, Royston	HOUSE
11329	18-20 Kneesworth Street, Royston	HOUSE
11330	4 High Street, Royston	TIMBER FRAMED HOUSE
11332	31 Kneesworth Street, Royston	TIMBER FRAMED BUILDING, HOUSE
11333	Post-Medieval Outbuilding, 28-30 Kneesworth Street, Royston	COACH HOUSE, TIMBER FRAMED BARN
11334	28-30 Kneesworth Street, Royston	TIMBER FRAMED HOUSE?, HOUSE
11340	Site Of Pillory, Melbourn Street, Royston	PILLORY
11345	Site Of The White Hart Inn, Market Hill, Royston	INN
11936	7 Lower King Street, Royston	HOUSE
12353	The Priory, Royston	MANOR HOUSE, HOUSE
12628	Post-Medieval Occupation, 3-5 Lower King Street, Royston	STABLE, WELL
12629	Medieval Burgage Plot, Upper King Street, Royston	BURGAGE PLOT
12690	19th Century Stableyard Behind 5 Kneesworth Street, Royston	STABLE, TIMBER FRAMED BUILDING, CART SHED
12691	Post-Medieval Boundary Ditches, 47 Kneesworth Street, Royston	DITCH
13430	Possible Cavity, Melbourn Street, Royston	CAVE?, DENE HOLE?
13682	13 Kneesworth Street, Royston	HOUSE
15913	17-19 High Street, Royston	HOUSE
15914	41 High Street, Royston	HOUSE, TIMBER FRAMED HOUSE
16285	Timber-Framed Barns, Behind 4 Kneesworth Street, Royston	STABLE, TIMBER FRAMED BARN
17642	Site Of Well, Baldock Street, Royston	WELL
17643	Site Of Earls Hill House, Baldock Street, Royston	TOWN HOUSE
17677	Royston Manor House, 14 Melbourn Street, Royston	TOWN HOUSE
30103	41 Upper King Street, Royston	HOUSE, TIMBER FRAMED BARN
30649	Site Of Post-Medieval Cottages, 5 Church Street, Royston	HOUSE, BOUNDARY WALL, CELLAR
30650	5 Church Street, Royston	HOUSE

Appendix 2: Designated heritage assets within 250m of the PDA

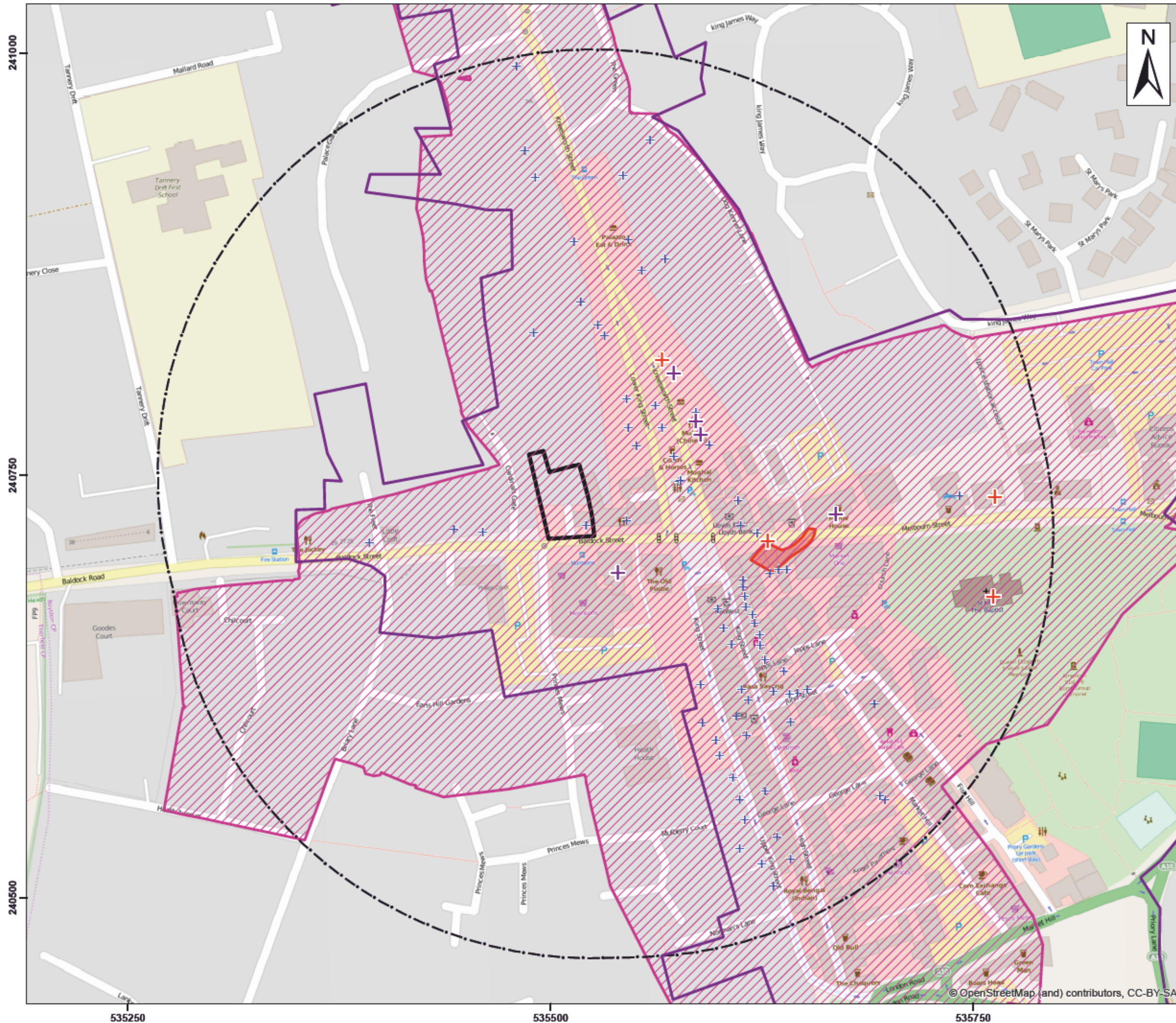
List Entry	Name	Status
1015594	Royston Cave	Scheduled Monument
1102013	Royston Cave	Grade I Listed Building
1174750	18, Melbourn Street	Grade I Listed Building
1295575	Church Of St John The Baptist	Grade I Listed Building
1295658	23, Kneesworth Street	Grade I Listed Building
1102011	Royston Manor House	Grade II* Listed Building
1102038	9, Kneesworth Street	Grade II* Listed Building
1102039	17-21, Kneesworth Street	Grade II* Listed Building
1102056	4, Baldock Street	Grade II* Listed Building
1347678	11, Kneesworth Street	Grade II* Listed Building
1102009	Premises Occupied By Premier Travel Agency	Grade II Listed Building
1102010	4, Melbourn Street	Grade II Listed Building
1102012	The Banyers Hotel	Grade II Listed Building
1102014	3, Melbourn Street	Grade II Listed Building
1102015	7-9, Melbourn Street	Grade II Listed Building
1102029	Number 47, Outbuildings At Rear Of Number 47	Grade II Listed Building
1102030	55-59, King Street	Grade II Listed Building
1102031	61, King Street	Grade II Listed Building
1102032	63 And 65, King Street	Grade II Listed Building
1102036	2 And 3, Kneesworth Street	Grade II Listed Building
1102037	7, Kneesworth Street	Grade II Listed Building
1102040	Barn, Former Stables Occupied By H Kerr, Motor Body Repairs Behind Number 31	Grade II Listed Building
1102041	18 And 20, Kneesworth Street	Grade II Listed Building
1102042	22, Kneesworth Street	Grade II Listed Building

1102043	32, Kneesworth Street	Grade II Listed Building
1102044	Yew Tree House	Grade II Listed Building
1102045	Yard Wall To North West Of Number 36	Grade II Listed Building
1102049	1 And 3, Lower King Street	Grade II Listed Building
1102050	17 And 17a, Lower King Street	Grade II Listed Building
1102052	7, Baldock Street	Grade II Listed Building
1102053	The Talmins	Grade II Listed Building
1102054	19a And 21, Baldock Street	Grade II Listed Building
1102055	23, Baldock Street	Grade II Listed Building
1102058	Banyers Lodge	Grade II Listed Building
1102059	2, Fish Hill	Grade II Listed Building
1102060	9, MARKET HILL (See Details For Further Address Information)	Grade II Listed Building
1102061	4, High Street	Grade II Listed Building
1102062	8, High Street	Grade II Listed Building
1102063	18 And 20, High Street	Grade II Listed Building
1102064	22 And 24, High Street	Grade II Listed Building
1102066	11, High Street	Grade II Listed Building
1102067	13, High Street	Grade II Listed Building
1102068	25, High Street	Grade II Listed Building
1102069	43 And 45, High Street	Grade II Listed Building
1102072	2, John Street	Grade II Listed Building
1102073	Barns Adjoining North End Of Number 41	Grade II Listed Building
1102074	45, King Street	Grade II Listed Building
1174467	14 And 16, High Street	Grade II Listed Building

1174490	26, High Street	Grade II Listed Building
1174499	30 And 32, High Street	Grade II Listed Building
1174508	7 And 9, High Street	Grade II Listed Building
1174519	17 And 19, High Street	Grade II Listed Building
1174533	41, High Street	Grade II Listed Building
1174570	1, John Street	Grade II Listed Building
1174576	37, King Street	Grade II Listed Building
1174582	43 And 43a, King Street	Grade II Listed Building
1174630	13, Kneesworth Street	Grade II Listed Building
1174679	30, Kneesworth Street	Grade II Listed Building
1174685	The Rookery	Grade II Listed Building
1174695	Middle Brooklands	Grade II Listed Building
1174748	6 And 8, Melbourn Street	Grade II Listed Building
1174788	5, Melbourn Street	Grade II Listed Building
1295619	9 And 11, Lower King Street	Grade II Listed Building
1295646	Yew Tree Cottage	Grade II Listed Building
1295663	35-41, Kneesworth Street	Grade II Listed Building
1295665	16, Kneesworth Street	Grade II Listed Building
1295667	Barn Behind Numbers 28 And 30	Grade II Listed Building
1295729	Barclays Bank	Grade II Listed Building
1295740	10, High Street	Grade II Listed Building
1347639	31, Kneesworth Street	Grade II Listed Building
1347640	The Coach And Horses Inn	Grade II Listed Building
1347641	28, Kneesworth Street	Grade II Listed Building

1347646	13, Lower King Street	Grade II Listed Building
1347647	9, MARKET HILL (See Details For Further Address Information)	Grade II Listed Building
1347648	9, Baldock Street	Grade II Listed Building
1347649	2, High Street	Grade II Listed Building
1347650	6, High Street	Grade II Listed Building
1347651	12, High Street	Grade II Listed Building
1347652	26a And 28, High Street	Grade II Listed Building
1347654	21, High Street	Grade II Listed Building
1347655	29-39, High Street	Grade II Listed Building
1347658	41, King Street	Grade II Listed Building
1347677	49-53, King Street	Grade II Listed Building
-	Royston Conservation Area	Conservation Area

Appendix 3: Figures



Key

- Scheduled Monument
- + Grade I Listed Building
- + Grade II* Listed Building
- + Grade II Listed Building
- Conservation Area
- Archaeological Alert Area
- Proposed Development Area
- Study Area

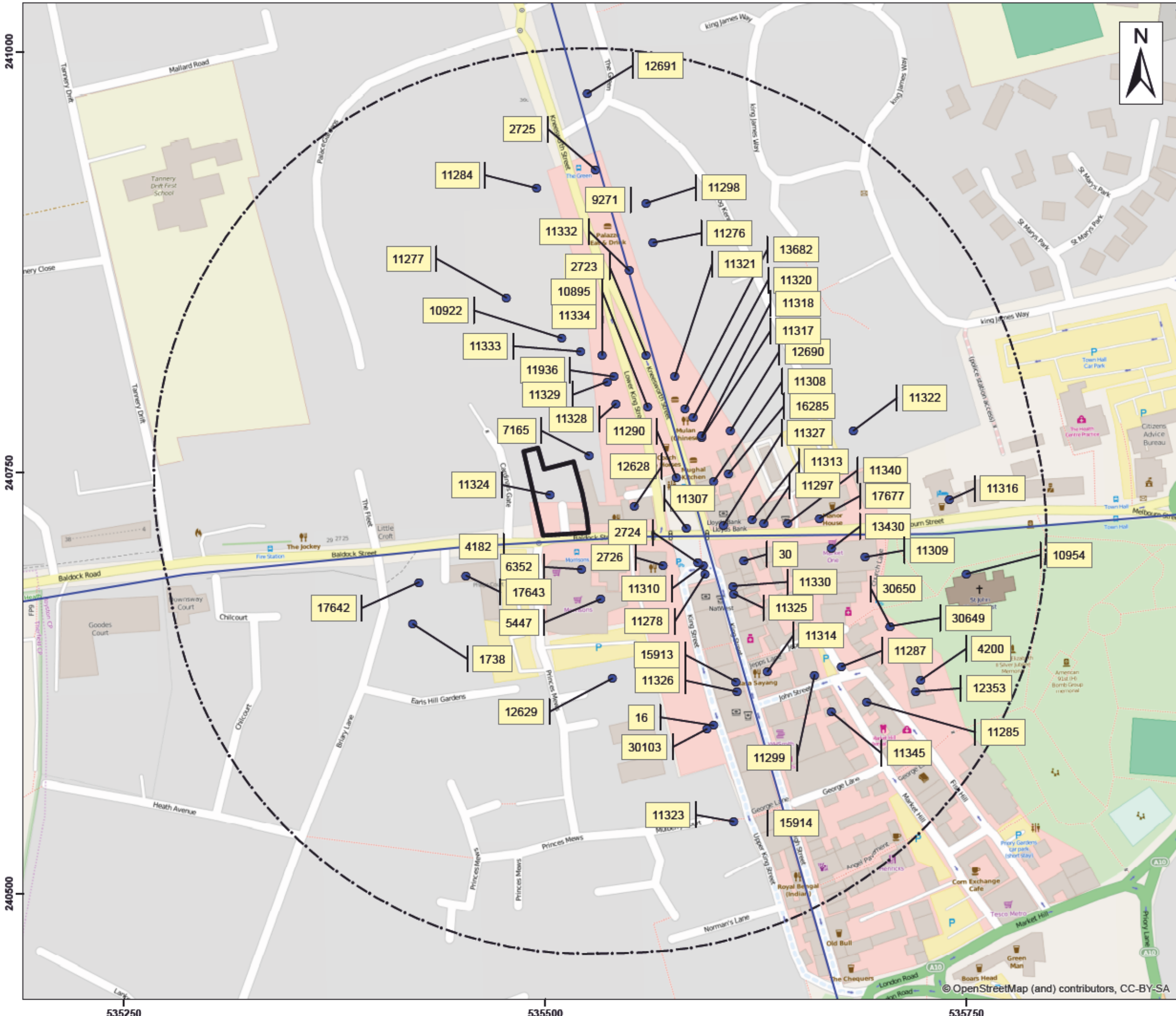


Listed Building and Scheduled Monument information derived from Historic England data dated March 2015
© Crown Copyright (HE)

HER information derived from Herfordshire County Council data dated 8th June 2015
© HCC

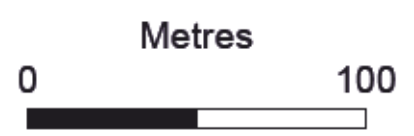
9-13 Baldock Street, Royston

Figure 1: Designated heritage assets in the study area



Key

- Non-designated heritage asset
- Proposed Development Area (PDA)
- 250m study area



HER information derived from Herfordshire County Council data dated 8th June 2015 © HCC

9-13 Baldock Street, Royston

Figure 2: Non-designated heritage assets in the study area



Figure 3: Client's existing site plan (not to scale), key subdivisions identified by letter codes



Figure 4: 1725 Map of Royston, approximate approximate location of PDA highlighted



Figure 5: 1766 Drury and Andrews Map



Figure 6: Bryant's Map 1820

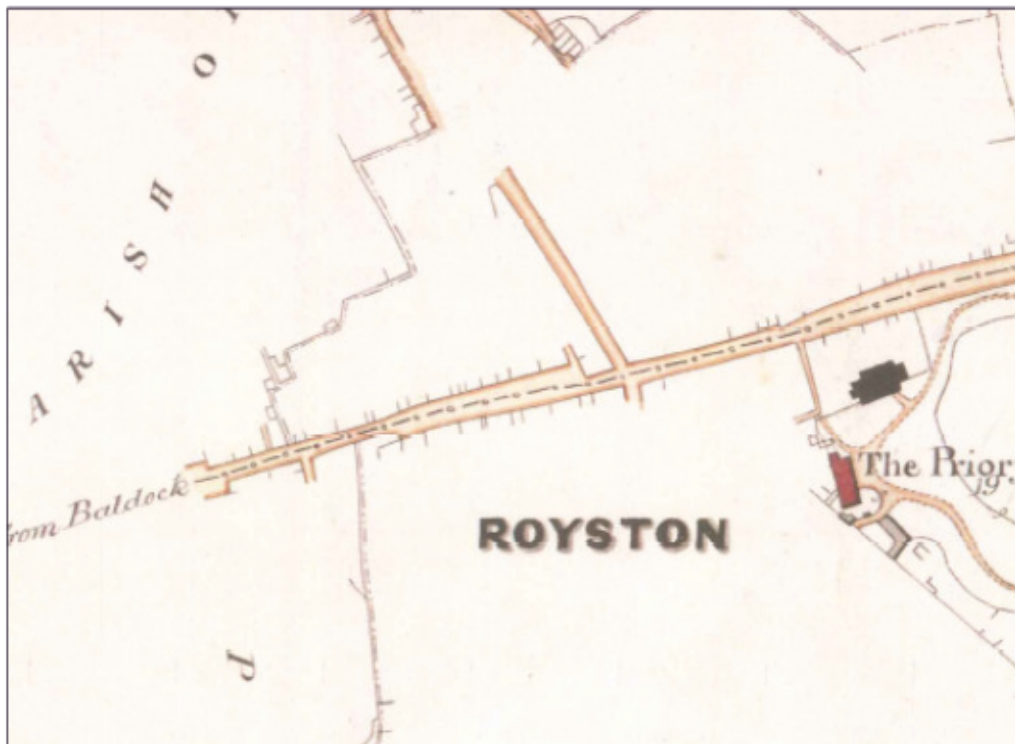


Figure 7: Royston Tithe Map 1851



Figure 8: 1st Edition Ordnance Survey 1887

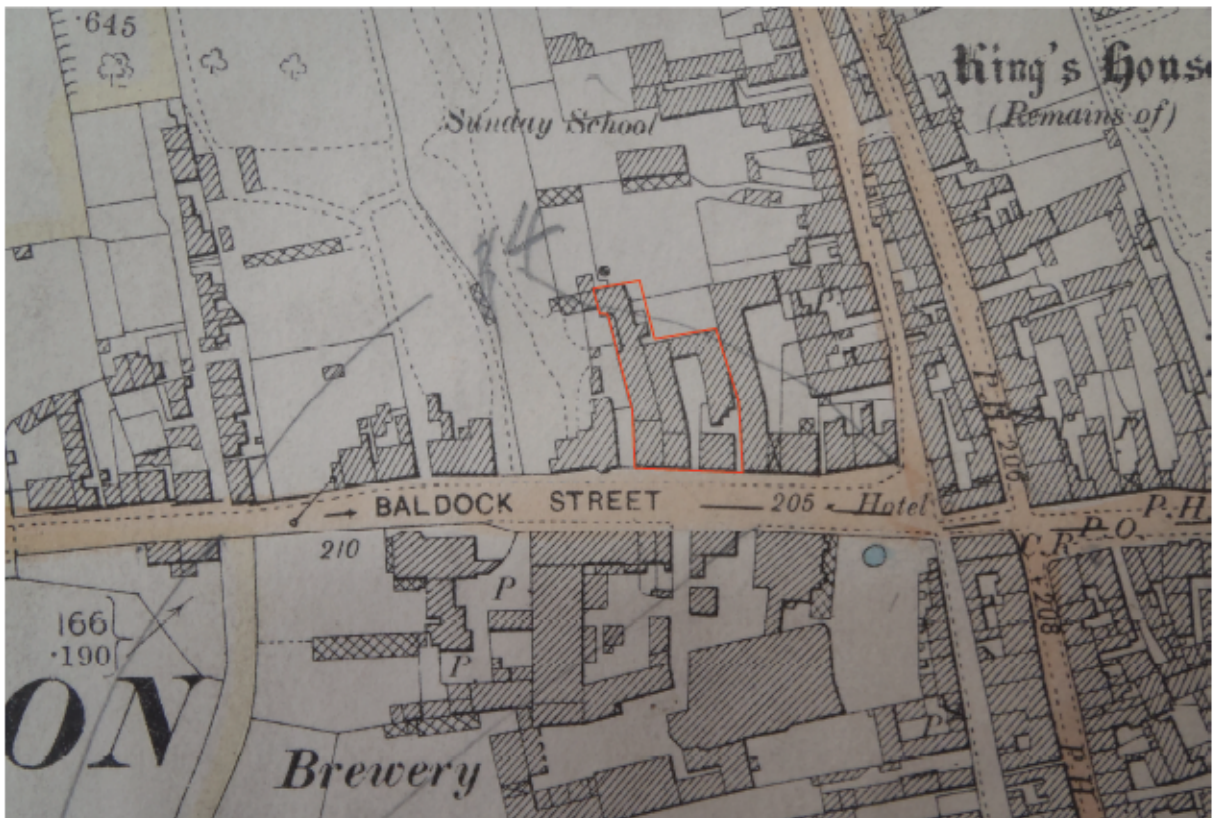


Figure 9: 2nd Edition Ordnance Survey 1898



Figure 10: Special Edition Ordnance Survey 1912



Figure 11: 1923 Ordnance Survey



Figure 12: 1937 Ordnance Survey



Figure 13: 1958 Town Map Royston and key



Figure 14: 1971 Ordnance Survey



Figure 15: 1972 Goad Map – PDA highlighted



Figure 16: 1982 Ordnance Survey

Appendix 4: Plates



Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17:



Plate 18:



Plate 19:



Plate 20



Plate 21:



Plate 22:



Plate 23:



Plate 24:

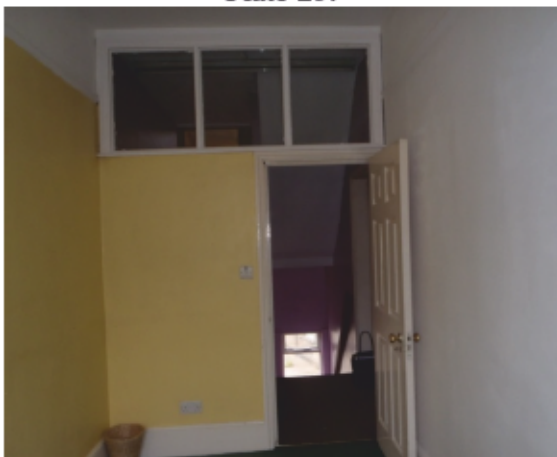


Plate 25:



Plate 26:



Plate 27:



Plate 28:



Plate 29:



Plate 30:



Plate 31:



Plate 32:



Plate 33:



Plate 34:



Plate 35:



Plate 36:



Plate 37:



Plate 38:



Plate 39:



Plate 40



Plate 41:



Plate 42:



Plate 43:

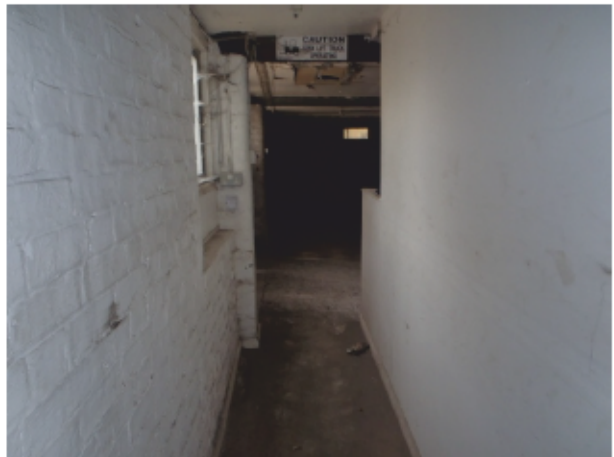


Plate 44:



Plate 45:



Plate 46:



Plate 47:



Plate 48:



Plate 49:



Plate 50



Plate 51



Plate 52



Plate 53



Plate 54



Plate 55



Plate 56



Plate 57



Plate 58



Plate 59



Plate 60



Plate 61



Plate 62



Plate 63



Plate 64



Plate 65



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Plate 100



Plate 101



Plate 102



Plate 103



Plate 104



Plate 105



Plate 106



Plate 107



Plate 108



Plate 109



Plate 110



Plate 111



Plate 112