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26-32 FISH STREET, REDBOURN, HERTFORDSHIRE

AN ARCHAEOLOGICAL EVALUATION

HER request No. 331/14

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NGR: TL 1075 1208	Report No: 4898	
District: St Albans	Site Code: AS 1762	
Approved: Claire Halpin	Project No: 6150	
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OASIS SUMMARY SHEET

Project details			
Project name		26-32 Fish Street, Redbourn, Hertfordshire	
<p><i>In July 2015 Archaeological Solutions (AS) carried out an archaeological evaluation on land at 26-32 Fish Street, Redbourn, Hertfordshire (NGR TL 1075 1208). The evaluation was commissioned by Oakbridge Homes and was undertaken in compliance with a planning condition attached to planning permission for the construction of three residential blocks and the conversion of No. 32 Fish Street to create 12 new 2-bedroom apartments, amenity space and access following demolition of some existing buildings and the clearance of a former scrap yard.</i></p> <p><i>The site is located within Area AS.R.5 as identified on the Local Plan, which encompasses the Saxon and medieval core of Redbourn. The latter developed along Roman Watling Street at its crossing point over the River Ver. The site also lies a short distance to the north-east of the remains of a Benedictine Priory. Prehistoric flint artefacts are also known from the vicinity. The site was considered to have good archaeological potential for remains spanning the Mesolithic to post-medieval/ early modern periods.</i></p> <p><i>In the event the evaluation encountered modern (19th – 20th century) industrial archaeology, mostly comprising made ground deposits relating to the site's former use as a gasworks, and latterly, as a scrap yard. A concrete floor surface was encountered in Trial Trench 1.</i></p>			
Project dates (fieldwork)		9-10/07/2015	
Previous work (Y/N/?)		N	Future work (Y/N/?) Y
P. number		6150	Site code AS 1762
Type of project		An Archaeological Evaluation	
Site status		Within Area AS.R.5	
Current land use		Former scrap yard	
Planned development		Residential	
Main features (+dates)		Modern (19 th – 20 th century) made ground layers and concrete floor surface	
Significant finds (+dates)		Modern (19 th – 20 th century) pottery and CBM	
Project location			
County/ District/ Parish		Hertfordshire	St Albans Redbourn
HER/ SMR for area		Hertfordshire HER	
Post code (if known)		AL3 7LP	
Area of site		c. 1300m ²	
NGR		TL 1075 1208	
Height AOD (min/max)		c. 95m AOD	
Project creators			
Brief issued by		SADC	
Project supervisor/s (PO)		Zbigniew Pozorski	
Funded by		Oakbridge Homes	
Full title		26-32 Fish Street, Redbourn, Hertfordshire. An Archaeological Evaluation	
Authors		Pozorski, Z.	
Report no.		4898	
Date (of report)		July 2015 (Revised 15/07/2015)	

26 – 32 FISH STREET, REDBOURN, HERTFORDSHIRE

AN ARCHAEOLOGICAL EVALUATION

SUMMARY

In July 2015 Archaeological Solutions (AS) carried out an archaeological evaluation on land at 26-32 Fish Street, Redbourn, Hertfordshire (NGR TL 1075 1208). The evaluation was commissioned by Oakbridge Homes and was undertaken in compliance with a planning condition attached to planning permission for the construction of three residential blocks and the conversion of No. 32 Fish Street to create 12 new 2-bedroom apartments, amenity space and access following demolition of some existing buildings and the clearance of a former scrap yard.

The site is located within Area AS.R.5 as identified on the Local Plan, which encompasses the Saxon and medieval core of Redbourn. The latter developed along Roman Watling Street at its crossing point over the River Ver. The site also lies a short distance to the north-east of the remains of a Benedictine Priory. Prehistoric flint artefacts are also known from the vicinity. The site was considered to have good archaeological potential for remains spanning the Mesolithic to post-medieval/ early modern periods.

In the event the evaluation encountered modern (19th – 20th century) industrial archaeology, mostly comprising made ground deposits relating to the site's former use as a gasworks, and latterly, as a scrap yard. A concrete floor surface was encountered in Trial Trench 1.

1 INTRODUCTION

1.1 In July 2015 Archaeological Solutions (AS) carried out an archaeological evaluation on land at 26-32 Fish Street, Redbourn, Hertfordshire (NGR TL 1075 1208; Figs. 1 and 2). The evaluation was commissioned by Oakbridge Homes and was undertaken in compliance with a planning condition attached to planning permission for the construction of three residential blocks and the conversion of No.32 Fish Street to create 12No 2-bedroom apartments, amenity space and access following the demolition of some existing buildings and the clearance of a former scrap yard (St Albans City and District Council Planning Ref. 5/13/3280, Appeal Ref. APP/B1930/A/14/2215465).

1.2 The evaluation was undertaken in accordance to advice issued by St Albans City and District Council District Archaeologist (SADC; dated 31/12/2013) and a written scheme of investigation (specification) prepared by AS (dated 16/02/2015) and approved by SADC. The project conformed to the Chartered Institute for Archaeologists' (CIfA) *Code of Conduct and Standard and Guidance for Archaeological Field Evaluation* (2014), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003). The evaluation will be followed by programme of building recording at No. 32.

1.3 The evaluation aimed to determine the location, date, extent, character, condition, significance and quality of any surviving remains liable to be threatened by the proposed development. In particular, it was important to establish the presence or absence of any post-medieval, medieval or earlier activity. It was also important to understand the level of any previous truncation on the site and also to ascertain whether it would be possible to mitigate the development proposals to accommodate any surviving archaeological remains within the area of proposed redevelopment.

Planning Policy Context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Redbourn lies directly south of Luton by c. 9km on the eastern edge of the M1 with Harpenden to its east by c. 3km. The site is located towards the south-east side of the town (Fig. 1). The site is on Fish Street, a road off the High Street, and currently comprises a former scrap yard and residential properties, one of which (No. 32) is to be retained and redeveloped. All three properties are locally listed according to the Conservation Area Character Statement from St Albans District Council (2011) and the site is within Redbourn's Conservation Area.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site is located at c. 95m AOD on the floor of the valley of the River Ver, which flows on an approximately north/ south course c. 130m to the east. The surrounding valley rises moderately steeply to the west. The site is situated on a gravel terrace which is slightly elevated above the floodplain of the River Ver.

3.2 The solid geology of the area is Upper Cretaceous Chalk of the White Chalk Subgroup (British Geological Survey 1978). The site's soils are of the Charity 2 Association, described as well drained flinty fine silty soils present in valley bottoms and calcareous fine silty soils over chalk or chalk rubble on valley sides (Soil Survey of England and Wales 1983). The evaluation encountered natural river terrace gravels (L1010) at a depth of 1.43m – 1.50m below the modern surface (see Section 8, below).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric

4.1 It has been suggested that Redbourn's name could originate from the prehistoric period as a derivative of 'reedy-stream' (Featherstone 2001). Mesolithic flints and late Neolithic-Bronze Age flakes, tools and microliths have been found c. 200m to the north of the site (HHER 6495 and 9638). There was also a pit found to the south-west within which contained a worked flint and has been suggested to date from Mesolithic or Bronze Age (HHER 10691).

Romano-British

4.2 Redbourn is situated along the Roman road of Watling Street which ran from Verulamium towards Dunstable (HHER 9525). It forms what is now the High Street. A ditch to the north of Cumberland House to the north of the site revealed 1st-2nd century pottery, an iron nail and Roman hobnails (HHER 6496).

Medieval

4.3 Redbourn developed slowly from a number of small hamlets in the late Anglo-Saxon period: Church End, Revel End, Beeson End and so on (HHER 2628). The Domesday Book lists Redbourn four times and records a total population of 24 households. It is listed under the lordship of the Abbey of St Albans twice, once as land belonging to Count Robert of Mortain and another under Bishop Gilbert Mainot of Lisieux (www.domesdaymap.co.uk). Redbourn Priory, a retreat used by the St Albans Abbey, was built in 1178 supposedly in what is now the Park Estate, to the south of the site (HHER 2868). There is no record of the Priory after 1492 and by 1540 it was no more than a solitary farm, later Fish Street Farm. The later developed as the demesne farm of the manor of Redbourn Priory and the 17th century farmhouse still survives less than 100m to the south-east of the site (HHER 10695). Groundwork during the 1960s, when the Park Estate was built, revealed a rectangular structure, perhaps moated. Documentary sources linked this to Sir Richard Rede who bought the priory in 1558 and built a house constructed of its

remains in which he lived until his death (HHER 6259). The Old Dairy Farm eventually developed to the west and later encroached upon the manor's lands as the 16th century house declined (HHER 30773).

Post-Medieval

4.4 The post-medieval centre of town mainly developed along the Roman Road of Watling Street with many of the historic buildings clustered along its length. The village developed as a result of the coaching trade and many of the current public houses originate from this period of prosperity. Some examples of these buildings are extant; a three bay, timber-framed building dating from the 17th century and given a brick frontage in 1832 (HHER 10616) is c. 100m east along the High Street from the site. Many have been converted into shops but date from the 16th century including The Antelope (HHER 10617), 52-52a High Street, now two shops after being closed in 1930 as an inn (HHER 10618) and The Bull, one of the main coaching inns in Redbourn (HHER 10626). It was behind this coaching inn that a brewery developed after the collapse of the trade in the 19th century (HHER 10700), something that is reflected in many of the coaching inns in Redbourn developing into public houses.

4.5 In 1861 John Puddephat built the gasworks to the west of the site on 'site of a stagnant pond and waste ground' (HHER 7004). The site is believed to have been included within its boundaries and No. 32 Fish Street, one of the assessment buildings, was once the manager's house (Featherstone 2001).

Modern

4.6 The gasworks went out of use when gas was piped to Redbourn from the St Albans works (Featherstone 2001) and was eventually demolished before the Park estate was built between the 1920s and 1970s.

5 METHODOLOGY

5.1 Three trenches were excavated using a mechanical 180° wheeled excavator fitted with a toothless ditching bucket (Fig. 3). Trenches 1 and 2 measured 10m x 1.80m, whilst Trench 3 measured 9m x 1.80m.

5.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

6 DESCRIPTION OF RESULTS

Trench 1 (Figs. 3 and 5, DP 3-4)

<i>Sample section 1A (DP 5): east end</i> 0.00 = 95.72m AOD		
0.00 – 0.35m	L1000	Modern made ground. Mid brownish grey, loose, silty sand with frequent CBM fragments.
0.35 – 0.45m	L1001	Modern made ground. Dark grey, loose, sandy silt with debris. Deposit contaminated by motor oils.
0.45 – 0.55m	L1002	Modern concrete slab. Floor of outbuilding.
0.55 – 0.76m	L1003	Made ground. Mid grey, loose, silty sand with frequent CBM fragments.
0.76 – 0.91m	L1004	Made ground. Dark grey, friable, sandy silt.
0.91 – 0.98m	L1005	Made ground. Dark yellow, friable, clayey silt with small stones.
0.98 – 1.55m+	L1006	Made ground. Mid brownish grey, friable, silty sand with moderate CBM fragments.

<i>Sample section 1B (DP 6): west end</i> 0.00 = 95.77m AOD		
0.00 – 0.38m	L1000	Made ground. As above.
0.38 – 0.51m	L1003	Made ground. As above.
0.51 – 0.65m	L1004	Made ground. As above.
0.65 – 0.78m	L1007	Mid grey, loose, silty sand with frequent CBM fragments.
0.78 – 0.84m	L1008	White, friable, chalk.
0.84 – 1.50m	L1009	Made ground. Mid grey, friable, sandy silt with frequent small stones and occasional CBM fragments.
1.50m+	L1010	Natural. Light to mid yellow and yellowish grey, loose, sandy and silty gravel.

Description: No archaeological features or finds were present.

Trench 2 (Figs. 3 and 5, DP 7-8)

<i>Sample section 2A (DP 9): north end</i> 0.00 = 95.54m AOD		
0.00 – 0.38m	L1000	Made ground. As above, Tr. 1.
0.38 – 1.02m	L1011	Made ground. Dark grey, compact, sandy silt with moderate CBM fragments.
1.02m+	L1012	Made ground. Mid brown, compact, sandy silt with occasional CBM fragments.

<i>Sample section 2B (DP 10): south end</i> 0.00 = 95.62m AOD		
0.00 – 0.24m	L1000	Made ground. As above, Tr. 1.
0.24 – 0.70m	L1011	Made ground. As above.
0.70 – 1.43m	L1009	Made ground. As above, Tr. 1.
1.43m +	L1010	Natural gravel. As above, Tr. 1.

Description: L1012 contained modern (late 19th – early 20th century) pottery sherds.

Trench 3 (Figs. 3 and 5, DP 11-12)

<i>Sample section 3A (DP 13): west end</i> <i>0.00 = 95.46m AOD</i>		
0.00 – 0.26m	L1000	Made ground. As above, Tr. 1.
0.26 – 0.84m	L1011	Made ground. As above, Tr. 2.
0.84 – 1.90m+	L1012	Made ground. As above, Tr. 2.

<i>Sample section 3B (DP 14): east end</i> <i>0.00 = 95.49m AOD</i>		
0.00 – 0.13m	L1000	Made ground. As above, Tr. 1.
0.13 – 0.39m	L1011	Made ground. As above, Tr. 2.
0.39 – 1.08m	L1013	Made ground. Mid grey, friable, sand with frequent CBM fragments.
1.08 – 1.43m+	L1014	Made ground. Mid to dark yellow, loose, sandy silt with moderate CBM fragments.

Description: No archaeological remains or finds were present.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by modern made ground (L1000; 0.10 – 0.40m thick), largely the surface of the former scrap yard. Below L1000 were numerous modern layers. The north-western part of the site (Trench 3) contained particularly substantial deposits of made ground (L1012, L1013 and L1014; 2m+ thick).

8.2 The natural geology (L1010) was encountered only in eastern part of Trench 1 and southern end of Trench 2. It consisted of a light to mid yellow and yellowish grey, loose, sandy and silty gravel and it was present at 1.43m – 1.50m below the existing ground level.

9 DISCUSSION

9.1 Based on previously recorded monuments and find spots in the Redbourne area, the site was considered to have good archaeological potential for remains spanning the Mesolithic to post-medieval/ early modern periods. Notable sites in the immediate vicinity include the medieval Benedictine Priory (HHER 2868) and 19th century gasworks (HHER 7004).

9.2 In the event the evaluation encountered modern (19th – 20th century) industrial archaeology, mostly comprising made ground deposits relating to the site's use as a gasworks, and latterly, as a scrap yard. The majority of the made ground deposits yielded quantities of CBM and other 'debris', most probably representing successive

episodes of construction, demolition and levelling. Layer L1012 in Trial Trench 2 yielded 19th – 20th century pottery.

9.3 Made ground deposits numbered between three and five in each of the trial trenches and were encountered at between 0.00m and 1.50m below the modern surface. In trenches 1 and 2, the deposits directly overlay the natural drift geology (L1010). A 100mm thick concrete slab (L1002) – the floor of a modern outbuilding – was encountered at a depth of 0.45m in the western end of Trial Trench 1.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at St Albans Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

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AS is also pleased to acknowledge the input and advice of Mr Simon West of St Albans City and District Council.

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD (HER) DATA

The following sites are those that lie within a 750m radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HHER).

HER	NGR SP	Description
Prehistoric		
6495	TL 1063 1237	An assemblage of Mesolithic flints in a large natural hollow filled with brown clayey soil, and in six small pits that may have been natural or of human origin. Other flints were associated with later material on the site, north of the grounds of Cumberland House. The assemblage was in fresh condition and includes two gravers, two borers, two scrapers, a micro-burin, two rods, a possible core rejuvenation flake and a possible saw as well as 109 other flakes, and blades.
9638	TL 1071 1226	The assemblage comprises 623 debitage flakes, 6 microliths, seven tools and other flakes with signs of use, from a yellow clay-silt layer over natural. Technique and form indicate Mesolithic and late Neolithic-Bronze Age products. The good condition of the implements, and the completeness of the range of flake sizes and types, suggest derivation from a nearby knapping position. 'As the site is situated in a natural depression along a river terrace it appears that natural hill wash from a large prehistoric site nearby has produced an area of high artefact density'. The find implies early exploitation of the landscape along the river.
10691	TL 1042 1162	During construction of the Redbourn bypass in 1983 a pit was found near the footpath leading to East Common at the given NGR. It was filled with silt and 'a single worked flint about the size of a thumb nail'. The date of the flint was not certain; Mesolithic to Bronze Age was suggested.
Romano-British		
6496	TL 1067 1238	A ditch or large gully on the east side of a site north of Cumberland House contained 1st-2nd century pottery, an iron nail and Roman type hobnails in its fill; an area of undated flint cobbling over natural clay adjacent to the west may also be Roman.
9525	TL 11097 11609	Watling Street running north-west from the Roman town of Verulamium towards Dunstable (and ultimately Chester); Viatores' road 1E. The name dates from the later 9th century; the road as a whole has never gone out of use, except within Verulamium itself.
Saxon		
1623	TL 1050 1209	The 'Mounds of the Banners' were two mounds somewhere on Redbourn Common; the exact site has not been identified. They were so called, according to tradition, because the villagers assembled there before processing to St Albans Abbey. Roger of Wendover recorded that the monks of St Albans opened the mounds after a vision of 'St Amphibalus', the priest who converted St Alban. On 25 June 1178 ten inhumations were uncovered, laid in different directions; one was accompanied by the remains of an iron spear and knife. These suggest an Anglo-Saxon date for at least some of the skeletons, although they could have been secondary burials in earlier mounds. The skeleton with the weapons was taken to be St Amphibalus; subsequently a priory was built to mark the site, incorporating an existing chapel of St James.
Medieval		
2628	TL 1060 1215	Redbourn was not a nucleated medieval village; it developed slowly from a number of dispersed hamlets, established in late Saxon times in clearings in a fairly heavily wooded landscape. These were called 'Ends': Church End, Revel End, Beeson End, and others. None of these are on the main highway, Watling Street. The church, which may be of late Saxon date, was founded at one of these hamlets. The parish was still heavily wooded at Domesday; its value increased greatly in the 11th century and this appears to be due to a deliberate policy of improvement by the Abbey. Most of the village was owned

		by the Abbey from before Domesday; it acquired some smaller holdings during the medieval period, and let out parts. On the highway by the earlier 12th century was the wayside chapel of St James, and the building of the priory here in 1178 was one of the reasons for a gradual shift in settlement to the highway ('Street End'). A survey in 1617 shows that the village still had two main foci, Church End and Street End, with the common between, and several other clusters. The two foci only became one in the 20th century. In the coaching era Street End acquired urban characteristics including many inns and high-status town houses, only to lose its prosperity suddenly in the 1840s with the arrival of railway travel.
2868	TL 1068 1202	Redbourn Priory, used as a retreat by St Albans Abbey, was built after the discovery in 1178 of the supposed grave of St Amphibalus [1623] on Redbourn Heath. The site chosen included the already existing chapel of St James. There is no record of a prior after 1492, and by 1535 the site was abandoned. It was a farm in 1540 when it was granted to John Cokkes. It was bought by Sir Richard Rede in 1558, who built a house [6259] with the remains. When the Park estate was built in 1966 the access road cut 'walls, foundations and drains' and 'clunch workings as if masons' yard' ; fragments of architectural stone of 12th-15th century date, as well as a 14th century carved stone human heads, were found re-used in the foundations of the 16th century house and in its well. No evidently medieval foundations were defined, but only salvage work was permitted and it is likely that the priory precinct and its various buildings were situated here, on ground sloping towards the river and close to Watling Street. The precinct may encompass the whole rectangular area occupied by the Brooke Bond factory and the Park estate. Ver Mus (PRN 584) has a photo of a 13th century tile with the design of a mermaid, from the well.
6497	TL 1064 1237	An irregular stake-built structure 4.2m square (Building C) and the clay and chalk wall footing, faced with flints, of a timber-framed building (B) on a site north of Cumberland House were assumed to be medieval; there was no associated dating, but the unstratified finds included 970 sherds of 13th-14th century pottery and almost nothing else of pre-19th century date. The fill of the stakeholes included Mesolithic flints [6495] but the structure was aligned with Building B. A gully and a shallow pit were also medieval. The finds imply fairly intensive use of the area, which is close to the High Street and behind (east of) White Cottage.
9639	TL 1071 1239	Two pits containing oyster shells and Hertfordshire Grey Ware (late 12th-14th century) were found 15-16m behind the street frontage in 1987, when New Forge Place was built on derelict land; the High Street frontage itself revealed only 20th century cellars and natural clay, and the whole site had been graded down.
9640	TL 1086 1200	A substantial V-sectioned ditch, about 2m deep and 2.5m wide, was found near the river Ver and running parallel to it, on the Park estate in 1966. It contained '12th century pottery and Mesolithic flints'. It ought to be associated with medieval remains to the west, which are assumed to have been derived from Redbourn priory [2868], and was possibly a precinct boundary, laid out when the priory was established in the late 12th century. The ditch is not included on the plan of the Park estate excavations.
10621	TL 1067 1246	Originally a late medieval timber-framed hall house, now of three bays, one-and-a-half storeys with gabled casements: the right bay was probably the late medieval open hall and the left bay a cross wing. The centre bay has 17th century features, including some late 17th century panelling. The roof is steep-pitched, plain tile. The red brick façade was added c.1900. No.84 appears to have been the other cross-wing of the original house: two storeys, steep pitched plain tile roof, late 17th century red brick chimney stack at the south gable end. In 17th century deeds this was White Lamb Farm; it was first recorded as an inn in 1785. It was sold to become a private house and shop in 1914 and no.84 was shortly afterwards separated off as another shop. The front of this separate part was demolished by a lorry c.1973, and the façade is now a replacement.

Post-medieval		
5002	TL 1105 1173	Milestone, made of stone, 45cm square, with a mushroom top. 75cm high, painted mileages 'London 24'. Condition in 1994 as at Johnson Survey. It is on the 1878 OS map as reading London 24, St Albans 4.
5090	TL 10905 12034	Road bridge over the river Ver, brick built, 3 low arches with stone cutwaters upstream, buttressed terminals, width 7m. The bridge has been repointed but otherwise remains the same
5466	TL 1105 1207	Redbourn station, formerly the Midland Railway. A wooden station building, 2 brick chimney stacks and a canopy supported by cast iron pillars. Only one platform, and a single track. Has since been demolished and replaced by industrial buildings. This was on the Harpenden to Hemel Hempstead branch line, which opened in 1877 and closed in 1947
5510	TL 101 116	Letter box in the wall of a shop, ?1871-81 type; 'Smith and Hawkes, upshoot aperture'. This is now the only remaining Victorian letterbox in Redbourn
5594	TL 1090 1193	Railway bridge with brick piers and wing walls, an iron girder, and a low iron parapet. As described at the Johnson survey. This bridge carried the Harpenden to Hemel Hempstead branch line over Watling Street; the line opened in 1877, and closed in 1947. The bridge has been demolished
5769	TL 1042 1201	Former silk mill, yellow brick group of buildings. Largest building is the hall which is 75ft long, with sawdust packed ceiling. There is also a boiler house, offices 1 storey high and a dwelling house. A bell tower on the hall once hung a 19th century bell. Recorded as a mill c1855. The site has since been demolished and replaced by a modern factory. This was a steam-powered mill built by John Woollam in 1857 on a narrow strip of land taken from the site of Redbourn Priory; the bell was cast in 1858 by John Warner and Sons of London. Woollam also ran the Abbey Mill in St Albans as a silk mill, and installed a manager in the dwelling house at Redbourn. The mill was sold to John Maygrove Co. Ltd in 1906, and was worked until 1938 when it succumbed to competition from artificial fibres. It remained empty until the Brooke Bond Tea Co.'s London factory was bombed in WWII and the company took over and expanded the Redbourn site. The manager's house is now the only part of the silk factory that remains. The NGR is for this building, which is now Silk Mill House. In 1999 it was taken over by Redbourn Parish Council for use by Redbourn Village Museum Trust, and opened as a museum in 2000. The two-storey house dates to the early-mid 19th century, in purple brick with red brick details and a slate roof.
5886	TL 1071 1238	Site of 18th century bakery, now occupied by a modern building.
6259	TL 1066 1194	A Tudor house located by the Redbourn Research Group in 1966 when Fish Street Farm was developed into the Park estate. Massive clay and chalk foundations lay parallel to the road east of the Brooke Bond warehouse, on a frontage 60ft long; the site was apparently moated. The house was rectangular, and had a well, partly flint-lined and with a pump consisting of a bored tree-trunk and with all its valve-work surviving. The foundations and the well yielded many pieces of carved stone, some architectural and some figural, of medieval date and probably from Redbourn Priory; no ecclesiastical buildings were identified on the site of the house. The site of the priory was presumably close by. Documentary sources relate that Sir Richard Rede bought the priory in 1558, built a house called Place House out of its remains and lived there until his death in 1576. His will refers to this as 'the mansion house of Redbourn, sometyne called the Priorie'. The finds have been dispersed; timbers from the well went to Verulamium Museum, which also has photographs. In 1540 Redbourn Priory was sold to John Cokkes, who sold it on to Sir Richard Rede in 1558. The estate was sold by Sir Richard's grandson in 1615 and the house in due course disappeared. The large rectangular enclosure, subdivided with hedges, shown on 19th century maps, on the south side of The Common, was the land which in 1966 became the Park estate. In the NE corner is Fish Street

		Farm, which had been the demesne farm of the Priory manor. The layout of the enclosure suggests the form of a 16th-century outer court, and might also suggest the medieval priory precinct.
6494	TL 1066 1237	Mesolithic, Roman and medieval material on this site north of Cumberland House was followed by a gap until the 18th century. Building A, a stable or barn, was apparently timber-framed, on a sleeper wall built of flint with tile, brick, re-used clunch, and puddingstone. It was at least 15m long and 4m wide; one of the interior walls, of large faced flints and re-used clunch blocks, had been built over a shallow pit which contained pottery and clay pipes of the late 18th-early 19th century. In the 19th century a brick building was put up abutting onto the east end of Building A. The foundations of Building D were also 19th century and of brick, and evidently similar to the extant Victorian cottages in Shepherds Row to the north. Only one building is shown here on the 1841 tithe map, just behind a pair of Listed cottages (now White Cottage) to the west. The remainder of the plot was empty. By 1878 two rows of cottages had been built along the entire length of the plot
7003	TL 1082 1213	Site of a malting, identified from the 1841 tithe map. The buildings have presumably since been demolished as they were not located. The tithe map shows a very large building behind the 16th century buildings on the High Street frontage, just by the entrance to Fish Street Farm; the malting projected into Fish Street, making it no more than an alley at the High Street end. Little change is shown on the 1878 OS map, but by 1898 the building had been replaced with a row of cottages. These were demolished in the 20th century to make room for vehicle traffic.
7004	TL 1072 1208	Site of a gas works, identified from the 1898 OS map. Building(s) demolished; site now occupied by a housing estate. 'The Gas Works... were built on the site of a stagnant pond and waste ground in 1861 by John Puddephat as trustee of the Redbourn Gas Company' on land given by Lord Verulam for the purpose. The works are shown on the later 19th century OS maps just west of Fish Street Farm and some cottages, and had one or two rectangular buildings and two gasometers.
9557	TL 1077 1239	The 1851 Census recorded that by this date straw plaiting, carried out in Redbourn since the 17th century, had become a major occupation for women and children in the village. Most of this was piecework, but the Redbourn Estates (Earl of Strathmore) erected a building specifically for use as a straw hat factory, let to Messrs Vyse and Co. The position is on the east side of the High Street; the factory had an entrance from Crown Street. It became empty at the turn of the century with the decline of the industry, and was used as an Assembly Room for public meetings. After 1918 the Parish Council bought it for use as a village hall and for adult education classes. Vyse, Sons and Co was a London firm founded in 1765; from 1910 to 1923 they also had a straw hat factory in Ridgmont Road, St Albans, near the station.
9608	TL 1095 1213	One of a string of watercress beds along the river Ver between Redbourn and Bow Bridge, originally set up by small local growers from c.1830. By 1900 they had been bought up by Tommy Sansom and developed into a commercial enterprise along with many other beds in the county. Hertfordshire chalk streams were known for their high quality cress, sold in London markets. Walter Vise of Redbourn took over the local beds in 1937 and grew cress until 1961.
9809	Centroid TL 0925 1050 (MBR: 8337m by 9609m)	This line was a branch of the Midland Railway, running from Harpenden Central station on the main line through Redbourn and Hemel Hempstead to the gasworks near Boxmoor on the LNWR. A connection into the LNWR was never completed. The line was opened by an independent company in 1877 and was taken over by the Midland Railway in 1886. It closed in 1947; the route survives in part, as a path for cyclists and pedestrians known as the Nicky Way. The Redbourn bypass also makes use of it. When the line first opened Hemel Hempstead station was the passenger terminus, as the connection towards the LNWR at Boxmoor had not been built. In 1880 the gasworks at Boxmoor was

		enlarged and the Midland Railway was persuaded to use the line between Hemel Hempstead station and Boxmoor to deliver coal, and from 1905 passengers as far as Heath Park Halt. Much of this part of the line has been destroyed by modern development.
10414	TL 1061 1268	<p>A mid to late 18th century timber-framed barn on a brick plinth. The weatherboarding survives on the end gables and part of the south wall; the rest, including the roof, was re-clad in corrugated iron sheeting c.1980. The barn is five bays long, with traces of front and rear cart entries in the centre bay; the timber frame is complete apart from the missing south porch and the lower part of one bay in the south wall. A few 16th-17th century timbers were re-used, but the remainder are 18th century, cut square and straight. 'The special interest of this barn lies in the survival of the timber frame, almost intact and of consistent good quality'.</p> <p>From it appears that the barn has burnt down.</p> <p>Scout Farm is shown in detail on the 1878 OS map; the farm then stood a little way to the north of the village, by the side of Watling Street, and had farmhouse with garden and about seven farm buildings arranged in an irregular pattern east of the house; the barn was at the north end of the farmstead. By 1898 the farmstead had been given a more regular appearance, in accordance with late 19th century farming practices. Most of the buildings were demolished in the 20th century and greenhouses built. The farmhouse and one other farm building shown on survive, in addition to the footings of the barn.</p> <p>This was The Scout Farm in a rental dated 1750, and Schute Farm on the 1841 tithe map.</p>
10602	TL 1025 1170	<p>Now a private house, no.2 Church End, by the bridge over the stream on the Hemel Hempstead road. The two-storey building has a 16th century timber frame and a steep plain tile roof. The upper floor is jettied on curved braces, with plastered exterior. The rear wing is 17th century with a contemporary red brick chimney stack at the join with the front block. The single-storey extension is 17th-18th century, with attics, and thin vertical exposed studwork.</p> <p>It was used as a straw plait school before becoming a public house. The records are for its tenancy (and subsequent ownership) by the Chesham Brewery Company from 1897 to some time in the 1920s. The 1841 tithe map and the 1878 OS map show the house as the end building in Church End, at the lowest point of Redbourn Common and on the north bank of the stream, close to a spring and three large ponds along the watercourse.</p>
10603	TL 1075 1212	<p>The Fish Street Chapel was built by the local Independent meeting, which had its origins in a barn in Fish Street in 1802. In 1806 John Smith was appointed minister and he raised the money for a proper building. The chapel was enlarged in 1865 and a plaque was inserted in the facade: 'Congregational Chapel/Built 1806/Enlarged 1865'. It also acquired a burial ground. The Congregational meeting left in the early 1940s, on combining with that of St Albans. From 1948 the building was used as the local library and health centre. After the Mount Zion chapel in Lybury Lane was declared unsafe its congregation met at the Fish Street building, and took it over as the Mount Zion Evangelical Church when the library moved out in 1980. The plaque has been painted over and only the date 1806 is now visible.</p> <p>In the late 1840s Upton found the chapel to be only a quarter full at services; the minister was a 'good man, but inefficient', with the added note that he died in 1848.</p>
10604	TL 1016 1216	<p>The chapel was built in 1835 by the Hyper-Calvinists or Strict Baptists. These were a group which broke away from the Independent chapel in Fish Street [10603] in 1817, and used various barns and houses until building the chapel in Lybury Lane. It was 'plain but substantial', 40 x 22 feet, with a front gallery and pews. In the late 1960s the building was declared unsafe. The congregation moved to the Fish Street chapel. In 1975 the Lybury Lane building was repaired and converted into a private house. The outside is largely unaltered, apart from grilles over the two upstairs windows, and the graveyard remains.</p>

10610	TL 1077 1224	The Market House is shown here on the 1841 tithe map, and was then occupied by Earnest Dixon. The owners are listed as 'Overseers of the Parish for the time being'. Thomas Meautys had obtained a licence for a weekly market in 1638-9. The Market House dates to after 1669, when the Woolpack was still extant, and before 1707, when it is recorded in a deed as standing on the site of the Woolpack. In 1826 it was let to a tenant, John Lines, but the parish tried to evict him 'to throw the said Market House open as formerly'. This does not appear to have worked.
10611	TL 1078 1223	'The biggest house in the street, a completely urban early 18C house'. This is a large town house built c.1710-20, of three storeys and a cellar, in dark red brick with a parapet and entablature with frieze and dentilled cornice. The windows are original. The porch and double doors are early-mid 19th century. The front ground floor rooms survive as good contemporary interiors, but the building was altered into offices and given a rear extension in 1973. Most of what had been the large garden is now built over, but much of the 18th century boundary walls and 19th century cast iron railings survive, although now partly enclosing separate properties.
10613	TL 1063 1226	A double-pile suburban house built in 1745 as a hunting lodge for the Duke of Cumberland at the east end of Redbourn Common, and separated from the busy High Street by the grounds of the house. The house is of red brick, partly vitrified, with a slate hipped roof, and of two storeys with attics behind a parapet. The interior is well preserved, with good detailing in staircase and fireplaces. A contemporary service wing stands on the south side. At the High Street side of the property is a paved court with stabling, now garages, screened from the High Street by a red brick wall, both of which also date to 1745, and a lean-to range on the north side with a weatherboarded dovecote. It was not primarily a residence; on the first floor of the house was a banqueting hall, provided with a cooking stove at one end, to feed hunting parties. The stables area was converted into Totton Mews in 1990. See [10694] for the 20th century use of the house as CEGB HQ.
10614	TL 1082 1221	Redbourn House was a large Georgian town house on the east side of the High Street, now the site of Pondsmeade and Gertrude Peake House. It is shown on the 1841 tithe map as the property of Lady Glamis, with extensive rear grounds leading to the river and the ford at the end of Waterend Lane. The grounds then included an artificial lake with small island, the lake cut as an inlet from the river. The house belonged to the Carpenter family, from the early 18th century; George Carpenter owned it in the 1740s. From them it descended to the Earls of Strathmore. It was demolished in 1955; it was of 18th century red brick, seven bays, two storeys, with a three-bay pediment and added upper half-storey, and railings on the street frontage. The front door is in the Museum of St Albans.
10616	TL 1085 1216	A public house, given a brick front in 1832 (now painted) but in fact a two-storeyed timber-framed building probably of the 17th century. It has three bays, with lobby entrance plan, and two red brick chimney stacks both probably early. It was altered c.1900. The earliest documentary reference dates to 1626. Part of the property was detached as a separate dwelling from at least 1770-1790, and was re-absorbed in 1837. In the 18th century there was also a gatehouse and a yard called Dunghill Hole. The addition of the brick front is assumed to date from 1832 because one brick is marked 'EP 1832'.
10617	TL 1073 1233	Now a house and shop, a 16th century timber-framed range at right angles to the street. The front is late 19th century painted brick with canted oriel, and 20th century shop front. Behind are three bays, the rear one originally jettied on the south side. Between the front and middle bays is a 17th-18th century red brick square chimney stack. A small stair turret is attached on the south side. In 1597 the property belonged to Innocent Reed and was known as the Antelope. In 1671 it was the Antelope inn, occupied by John Catlin; the Catlins were prominent brewers and innkeepers in the Harpenden and Wheathampstead area. It reverted to private use at some time in the early 1680s and in more recent times has served as a shop as well. It became the first garage in Redbourn, when owned by William Collyer

		who had one of the first cars in the village.
10618	TL 1073 1234	A timber-framed range, now two shops (52-52a), with a late 18th or early 19th century painted brick façade that continues over the original structure of no.50 High Street at the south end. This façade has a parapet above four segmental-headed windows, replaced, and 19th century doorframes. The shop windows are modern. At the north end is a low carrageway with exposed timbers. In 1659 there was no structure between no.50 and the White Hart, nos.54-54a, but by 1671 there was a house on the site. At some time between 1701 and 1757 it became the Tom of Bedlam. In the 1780s it had the lowest land tax assessment of all the Redbourn inns. When sold by the Chesham Brewery Company in 1909 it had a tap room, cellar, kitchen, lobby, and two bedrooms, plus the adjoining cottage with three rooms on each floor. The inn closed between 1930 and 1934 and was converted into two shops.
10619	TL 1072 1236	A former inn, now a restaurant and shop. The 16th century two-storey timber-framed structure is of double-pile form, the back range probably being an early 18th century addition. The façade is also early 18th century, of brown brick with red gauged brick dressings and seven close-set sash windows. The earliest record of the White Hart dates to 1608. In 1721-41 it was two dwellings, but then reverted to being an inn. The licence was given up after 1850; by 1891 it was a freehold house, baker's shop and garden, and five stables, and was in dilapidated condition. See [10697] for Sibley's forge at the rear; the Sibley family lived in the house.
10620	TL 1068 1245	A house and shop (Ackroyds Bakers), once the Old Mother Redcap. The timber frame is 16th and 17th century, with steep pitched plain tile roof and brick ground floor, 20th century shop front and bow window. When it was first licensed is unknown; by 1793 it was a cottage divided into two tenements formerly called by the sign of Mother Redcap. It became a shop in the 19th century. 18th and 19th century clay pipes were found behind a fireplace in the 1970s.
10622	TL 1082 1216	The Listing is for two houses, nos.24-6 High Street. No.24 is now a shop of 18th century timber-framed construction, two storeys, plain tile roof, two casements to each house. No.24 has a 17th-18th century rear gabled wing. Both have brick façades, but while that of no.26 is of early 19th century red brick facade, that of no.24 is of re-used stock bricks, put up in the 1970s. No.24 was recorded in 1886 as a beerhouse known as the Lark; it closed in the early 1900s.
10623	TL 1080 1225	Built c.1500 as a small Wealden house, timber-framed, now roughcast, with plain tile roof; two storeys and attics. Extended at rear c.1700. On the south gable end is a red brick chimney stack of c.1600, and on the north gable end a shallow lean-to addition, probably 19th century. Two projecting gable ends on the rear extension have exposed thin framing. The first floor on the Waterend Lane frontage has a good wooden cross bar casement window of c.1700 with original metal frames and square leading, and the room behind retains bolection moulded panelling. The building as almost certainly the Swan inn, first recorded in 1547 and described in 1783 and 1784 as being on the north side of the property that became Redbourn House. In the 1756 Victuallers Billetting Returns the Swan was not then inhabited, but had room for 60 horses.
10624	TL 1079 1225	A large town house built c.1800, and now offices. Red brick, three storeys over cellar, with five recessed sash windows, and central doorcase with pediment and columns, under slate hipped roof with wide bracketed eaves. The south elevation has venetian windows. A contemporary stable block adjoins on the south-east, single-storey, three-window parapeted front with wide carriage arch. The Red House Flat, which is described in the Listing as a 'possible school house or chapel', was built by Lady Glamis (d.1881) when she moved from Redbourn House to the Red House ('for reasons of economy') as a drawing room to display her large mirror and pictures.
10625	TL 1077 1230	Nos.35-37 High Street are still a public house; no.33 (on the south) was formerly part of The George but is now a private house. It is a

		<p>two-storey 17th century timber-framed house behind an early 19th century façade of brick, now painted, and with the carriage entrance at the north end.</p> <p>The George is first recorded in 1589 and is certainly earlier. Two tenements were made out of part of the building in 1689, and reunited with it c.1796. In 1839 it was called the George and Dragon, but had reverted by 1878; c.1870-1900 the licensee, Joseph Warwick, operated a smithy in the coach-house.</p>
10626	TL 1076 1233	<p>A building with a large timber frame, probably 17th century, with two good mid-late 17th century chimney stacks. Two storeys, plain tile roof, seven recessed sash windows in early 20th century roughcast front which has two large pargeted ornamental panels.</p> <p>This was one of the main coaching inns in 18th century Redbourn; it was licensed in the 16th century if not before, and manor courts were held on the premises. Catherine Stephens, maltster, had the license 1815-29 and there was a brewery on the premises by the 1840s. On the 1841 tithe map the Bull had extensive land to the rear, as far as the river; this covered the entire triangle of land where Bassett Close etc is now. The pargeting is Arts and Crafts revival, dating to the early 20th century.</p>
10627	TL 1075 1235	<p>Now a house and shop, but built as an inn. 16th century timber frame, two storeys, plain tile roof. The façade is early 18th century in good brown brick with red brick dressings; the windows are mostly modern, in original openings. The northernmost window is over a broad coach entrance with 16th century ceiling and wall timbers exposed. Behind the main structure is an 18th century hipped roof projection and a long 17th-18th century painted-brick and timber-framed stable range, now a shop.</p> <p>The White Horse was first recorded in 1574. In 1839 three stage coaches stopped daily in each direction, from London to Derby, Leeds and Manchester and back. The license was given up between 1870 and 1890, and the building became a private house, restored in 1972. According to the records, the stable block, which had been 92 feet by 15 feet, was demolished in 1840 (when the coaching trade had collapsed in Redbourn), and the surviving rear range was a barn.</p>
10628	TL 1072 1240	<p>A 16th and 17th century timber-framed structure, now a restaurant. It has two bays and a single-bay extension over a carriage arch, the extension with an imitation timber frame but with 16th century framing exposed on the north wall of the carriageway. The roof is plain tile; the ridge chimney stack above the door has been rebuilt. The façade is early 19th century painted brick. At the rear is a weatherboarded extension with slate roof.</p> <p>The Crown inn is first recorded in 1755. In 1866 the carriageway was bought to make a public right of way, linking Crown Street with the High Street. The inn became a restaurant in the 1940s.</p>
10629	TL 1070 1245	<p>A public house with 17th century or earlier timber frame behind a late 19th century red brick façade, two storeys high. In the centre of the ridge towards the south is a mid 17th century red brick chimney stack. Inside, the south end consists of a two-bay lobby entrance house, with a one-bay cross wing at the north end. The plain tile roof is in two sections, the narrower and taller part on the north end continuing the roof line and cornice pattern of 79-81 High Street. This building was renamed the Bell and Shears in 1977 when renovated, but was previously the Red Lion. There are references, however, to the Bell and Shears from 1632, which amalgamated with the adjacent house called the Red Lion in 1674-5. The Bell and Shears, with its own maltings, appears in records from 1674 to 1759. Part of the inn was split off as a dwelling house in 1720, and this is possibly nos.79-81, which date to the early 18th century and are a house and shop.</p>
10692	TL 1045 1225	<p>The Methodist Church facing onto North Common at Redbourn was opened as the Wesleyan Methodist Chapel in 1876 and has this date on its unaltered frontage. It replaced the original smaller chapel which stood nearby [10703]. The new building had a schoolroom beneath the chapel itself. It was extended to the rear and a vestry built in 1882.</p>
10693	TL 1081 1243	<p>In 1869 a breakaway group from the Mount Zion chapel in Lybury</p>

		Lane [10604] formed a new congregation of Particular Baptists, under the influence of the preacher Charles Spurgeon of the Metropolitan Tabernacle in London. In 1870 a new chapel, the Tabernacle, opened in Crown Street. Records continue until 1948. The building closed in the late 1950s; it was partially demolished and the remainder converted into a house, now no.3 Crown Street.
10695	TL 1081 1209	<p>Fish Street Farm was the demesne farm of the manor of Redbourn Priory. The existing farmhouse (Launay House) has a 17th century or earlier timber frame of two storeys and attics, within an early 19th century stucco and red brick casing. The red brick section in the middle has a large ridge chimney stack at the east end. The stuccoed west block has a cellar. On the east side of the building is a small timber-framed bay with a 20th century red brick front. To the east of the house is a former barn, now called Pound Cottage, with exposed timber framing.</p> <p>The farmstead is shown on the 1841 tithe map as Fish Street Farm, a sprawling complex at the NE corner of the Place House grounds [6259] (Place House succeeded the medieval priory [2868]). Fish Street was then little more than a narrow alley leading from the High Street onto Redbourn Common, past post-medieval encroachment. The farmhouse lay at the north side of the yard, around which stood large barns and other buildings; north of the house was its garden. The later 19th century OS maps show little change, although mid 19th century amenities such as the gas works [7004] had appeared to the west along the south edge of the Common.</p>
10696	TL 1035 1188	The original National school was built in 1857, followed by extra buildings for infants (1872) and boys (1876), on land given for the purpose by the Earl of Verulam. The schoolhouse, which began with two rooms, has been extended at various times but is still in use, on the Common.
10697	TL 1070 1235	The first Sibley blacksmith took over the business here in the yard behind the White Hart [10619] in the 19th century. Three generations of Sibleys ran the forge, until the death of Bill Sibley in 1969. The site has been redeveloped into housing (New Forge Place, 1987). The White Hart ceased trading after the collapse of the coaching trade; the smithy was set up later in the 19th century, the inn being converted into a house and a shop. The Sibleys lived in the house, now a restaurant.
10698	TL 1089 1212	Russell Harborough, a local grocer, started the jam and sweet factory in the early 1880s, having been inspired by a speech by Gladstone on the generation of local industry to provide employment. It began in his house between the Saracen's Head and the tannery; a factory was soon built on the site of a cottage next door to the south. Fruit was grown locally and sugar came by rail; the products were partly for local consumption, but a good deal was sent away to other markets from the adjacent railway station. Mr Harborough died in 1923. The original factory was rebuilt in the early 1950s; in 1956 it was sold to Mercer's Air Gauges, and has since closed and been redeveloped.
10699	TL 1088 1210	Tanning was an industry in Redbourn from at least the 18th century; there was a tanyard at the foot of the High Street, reached by what was known as Farey's Lane, after the family who owned it. Their house stood at the corner of the lane on the High Street, with the tanyard behind; this was the point where the mail coach dropped off mail for Redbourn. In 1844 it was taken over by Thomas Piper, who built a new house on the High Street. The tannery was listed in Kelly's Directory until 1928-9.
10700	TL 1080 1235	The Redbourn Brewery developed behind the Bull inn after the collapse of the coaching trade in Redbourn. It is first documented in 1866, and had its own maltings and kiln in the yard behind the inn. In 1897 the brewery and its ten licensed houses were auctioned; the brewery itself found no buyer and it was closed.
10701	TL 1032 1166	The 18th century parish pest house was at Frogmore, an area south of the Moor on the south side of Redbourn Common. There were some cottages here in a meadow called the Wick, and one was the pest house run by Rebecca Brandreth. The 1841 tithe map suggests the position, as there were few buildings in this area.

10703	TL 1048 1225	The first Wesleyan Methodist chapel in Redbourn was built facing onto North Common in 1837, and appears on the tithe map. In 1876 a larger church, which is still in use, was built on a site near the old one. The 1837 chapel survives. In 1847 Upton regarded the minstry as 'useful'.
10706	TL 1084 1218	Ver House, and no.25 High Street, are a pair of houses built c.1830. They are in yellow stock brick, two storeys, with a slate roof, five recessed sash windows and a pair of identical door surrounds and cornice hoods. No.23, Ver House, was bought by the Sansom family in the mid 19th century. The family lived in the house and ran their watercress business from the rear premises, which appear to include what is now 27a High Street. This is an early-mid 19th century long rectangular block in red brick with plain tile hipped roof, two storeys, with short projecting wings on NW and SE, and dentilled brick eaves. On the narrow end elevation facing the High Street are two windows and a central door with dentilled bracketed hood. The long north side, facing Pondsmeade, has a broad central carriage entrance and nine upper floor windows. At the east end of the main roof is a good wrought iron weathervane with scrolled base and pointer. There were several watercress beds along the river Ver in Redbourn; all the Redbourn businesses were bought up by T Sansom c.1900 as part of a commercial enterprise that covered the county. In 1927 30 cwt (1,524kg) of watercress was being sent from Redbourn station every day, to London, Manchester and Liverpool.
12769	TL 1087 1215	No.19 is a one-storey brick building with a slate roof and shop front. The shop and internal fittings date to c.1890. Behind, at the east corner of the yard, is a pair of oak-framed structures. The southern building has pegged joints suggesting a 17th century origin; the separate building on its north side is of similar construction but may be slightly later and was perhaps a stable or cowshed.
13638	TL 10768 12268	An early 18th century house in dark red brick, two storeys, with steep-pitched slate roof, and contemporary small south wing, and some timber framing inside and outside; it appears to be built of a combination of timber and brick, with a largely brick exterior. Pevsner describes it as a 'long row nine-bay house of c.1700'. This was the period of Redbourn's growing prosperity as a coaching town, when several impressive town houses were built in the High Street. It is possible that no.38, however, was built as two properties; it was in multiple occupancy since at least the 1830s, before the collapse of the coaching trade and Redbourn's sudden decline. Dr Henry Stephens, the inventor in 1832 of blue-black ink, lived and practised as a medical man in the north end of no.38 during the 1830s and possibly earlier, his patients entering via the garden gate in the wall on the High Street. In 1843 the house was 'cottages and gardens'. Between this date and 1884 a building attached to the north side of no.38 was demolished. From the later 19th century until at least 1933 the house was occupied by a succession of medical men. By this time it was in single occupancy; suggests that the bay window on the frontage may have been built over a former external door. The house is now divided into four properties.
30098	TL 11183 11501	The Elms was built c.1800, with two storeys and attics, in red brick with a hipped roof and end chimneys. The entrance is central, in an arched recess with wooden pilasters and open pediment. The box dormers are 20th century. The house is shown on the 1841 tithe map beside Watling Street, in an isolated position but with an outbuilding in a separate plot on the north side. More detail is shown on the 1878 OS map, with trees, largely conifers, around the two buildings, a well in the yard between, and a separate garden plot to the north. A new house, Elm Cottage, was put up to its north in the mid 20th century and the plot divided. The outbuilding was demolished between 1898 and 1924, and a new one put up perpendicular to its site. Examination before demolition of this replacement in 2008 found it to be a single-storey timber-framed structure with the south end wall of brick. It had been divided into three tooms, a cart shed/garage, a loosebox and tack room, with attic above for storing fodder or straw.
30773	TL 1060 1205	Old Dairy Farm is shown but not named on the 1841 tithe map, with a

		<p>house west of a barn with projections at each end. The buildings are on the southern edge of Redbourn Common on the boundary wall of the large rectangular plot associated with Place House [6259]. The 1878 OS map shows the garden and an orchard extending west of the house along the boundary.</p> <p>The farmhouse and barn date to the early 19th century. The two-storey house is timber-framed and roughcast, with weatherboarding on the east gable end. It has end chimneys, and a central door with bracketed hood. Inside is the original through-passage with staircase on the west side; later in the 19th century the house was extended to the rear, and a bay was added on the west end in the 20th century. The barn range stood with its narrow north end facing the common; this is a timber-framed and weatherboarded barn with double doors. By 1878 outbuildings had appeared behind the house, enclosing the west side of the yard, with further small additions by 1898. It appears that the farmstead was newly built in the early 19th century, the first development within the Place House grounds. The 16th century house had by this date disappeared, but the grounds remained empty until the 19th century.</p>
Modern		
10694	TL 1066 1232	A large extension block on the north side of Cumberland House [10613] dates to the 1950s. It was used as the computerised central control for the National Grid by the Central Electricity Generating Board, amid tight security, until denationalisation in the 1980s. Some of the fittings including the main screen survived at least until summer 2000; the building is empty, awaiting new owners. A further extension was added in 1974. These extensions were refurbished in the early 1990s and little of the 1950s-1974 internal features remain with the exception of minor features such as doors, handles, WC fittings and window catches.
10704	TL 1009 1189	The Woollam family, owners of the silk mills at Redbourn and St Albans, gave Brache field to the parish for allotments. In 1926 Mrs Woollam, by then a widow, built four almshouses on part of this land.
Undated		
4768	TL 1110 1207	Cropmark of what appears to be part of an oval enclosure, comprising a curvilinear ditch, above the river Ver at the SE end of Redbourn. It is cut on the west by the Redbourn bypass, which follows the disused railway line.
4986	TL 1087 1145	Cropmark of a ditch near the river, south of Redbourn
7962	TL 1051 1193	Cropmarks of a subcircular enclosure approx. 70m by 40m identified by RCHME. The factory which covers part of the site has expanded only in recent decades; this was open ground with the silk mill [5769] occupying a tiny area in the NW corner.
12448	TL 1035 1200	Registered common land. The Common was once open heath, with hamlets at Church End beyond the SW corner, and Street End on Watling Street which runs along the common's eastern edge. The 1841 tithe map shows a good deal of encroachment by this date, cottages in small plots at the common edges.
		The Cricket Ground was laid out between 1841 and 1878, possibly on the initiative of the curate, a Rev W S Wade. In 1847 he was described as 'a sporting Gentleman, Cricketer etc.', who effectively ran the parish in the place of the elderly vicar the Rev Lord Frederick Beauclerck ('quite laid aside').
18348	TL 1125 1217	Cropmarks of ditches and other features of uncertain character, on the east side of the village of Redbourn on the steep slope above the river Ver.

APPENDIX 2 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	3 (Context, Drawing, Digital Photo)
Context Sheets	15
Site drawings A1	0
Site drawings A3	2
Site drawings A4	0
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	30

APPENDIX 3 HER SUMMARY SHEET

Site name and address:	26 – 32 Fish Street, Redbourn, Hertfordshire
County: Herts	District: St Albans
Village/Town:	Parish: Redbourn
Planning application reference:	St Albans City and District Council Planning Ref. 5/13/3280, Appeal Ref. APP/B1930/A/14/2215465
Client name/address/tel:	Oakbridge Homes
Nature of application:	Residential redevelopment
Present land use:	Former scrap yard
Size of application area: c.1300m ²	Size of area investigated 26m ²
NGR (8 figures):	TL 1075 1208
Site Code:	AS 1762
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Trial trench evaluation
Date of work:	09-10/07/2015
Location of finds/Curating museum:	St Albans
Related SMR Nos:	Periods represented: None
Relevant previous summaries/reports: -	-
Summary of fieldwork results:	<p><i>In July 2015 Archaeological Solutions (AS) carried out an archaeological evaluation on land at 26-32 Fish Street, Redbourn, Hertfordshire (NGR TL 1075 1208). The evaluation was commissioned by Oakbridge Homes and was undertaken in compliance with a planning condition attached to planning permission for the construction of three residential blocks and the conversion of No.32 Fish Street to create 12No 2-bedroom apartments, amenity space and access following demolition of some existing buildings and the clearance of a scrap yard.</i></p> <p><i>The site is located within Area AS.R.5 as identified on the Local Plan, which encompasses the Saxon and medieval core of Redbourn. The latter developed along Roman Watling Street at its crossing point over the River Ver. The site also lies a short distance to the north-east of the remains of a Benedictine Priory. Prehistoric flint artefacts are also known from the vicinity. The site was considered to have good archaeological potential for remains spanning the Mesolithic to post-medieval/ early modern periods.</i></p> <p><i>In the event the evaluation encountered modern (19th – 20th century) industrial archaeology, mostly comprising made ground deposits relating to the site's former use as a gasworks, and latterly, as a scrap yard. A concrete floor surface was encountered in Trial Trench 1.</i></p>
Author of summary: Z. Pozorski	Date of Summary: July 2015 (Revised 15/07/2015)

PHOTOGRAPHIC INDEX



DP 1. The site, view from Fish Street.
Looking east.



DP 2. The site. Looking west.



DP 3. Trench 1. Looking west.



DP 4. Trench 1. Looking east-north-east.



DP 5. Trench 1, west end. Sample section
1A. Looking north-north-west.



DP 6. Trench 1, east end. Sample section
1B. Looking south-south-east.



DP 7. Trench 2. Looking south-east.



DP 8. Trench 2. Looking north-north-west.



DP 9. Trench 2, north end. Sample section 2A. Looking west-south-west.



DP 10. Trench 2, south end. Sample section 2B. Looking east-north-east.



DP 11. Trench 3. Looking west.



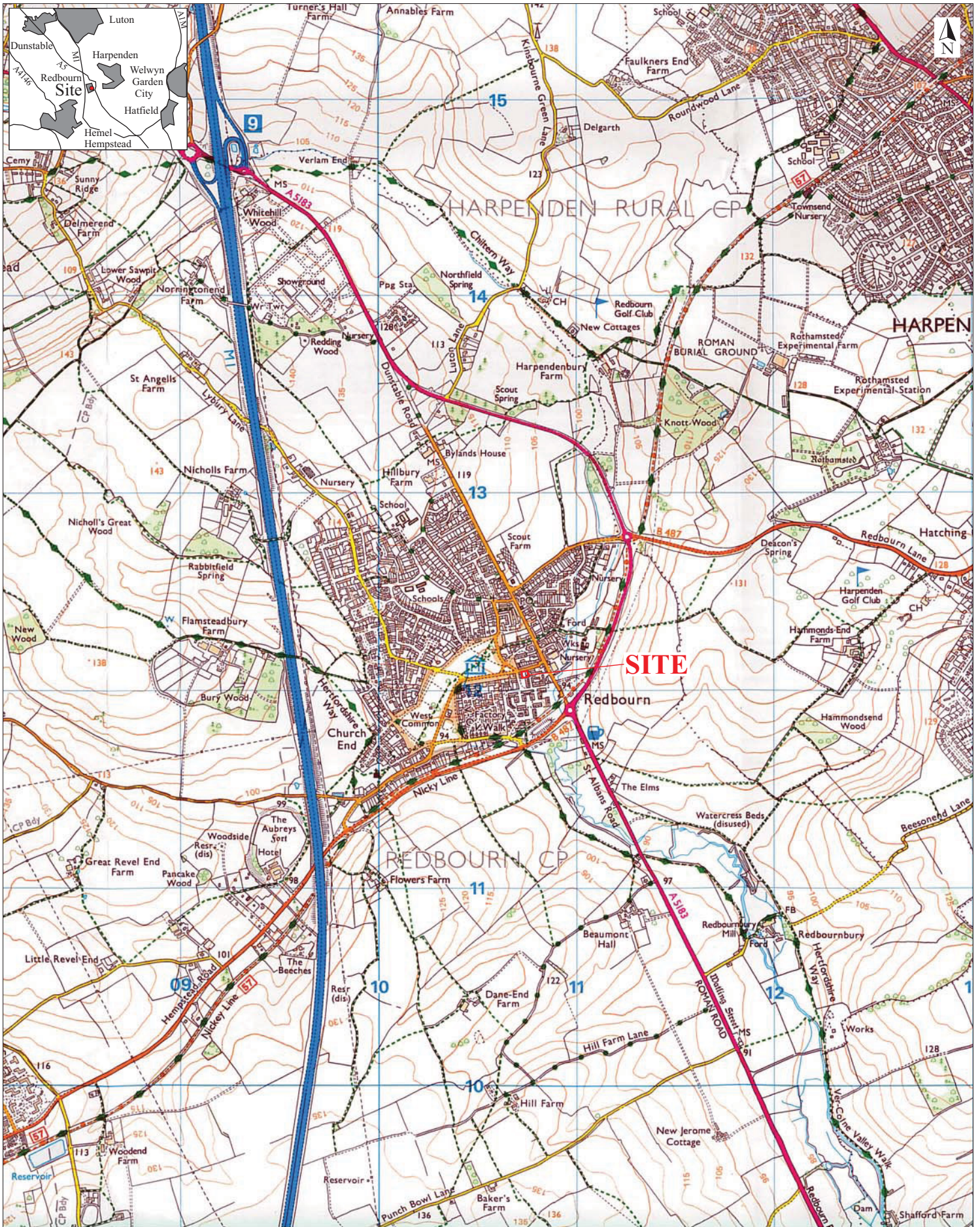
DP 12. Trench 3. Looking east-north-east.



DP 13. Trench 3, west end. Sample section 3A. Looking south-south-east.



DP 14. Trench 3, east end. Sample section 3B. Looking north-north-west.



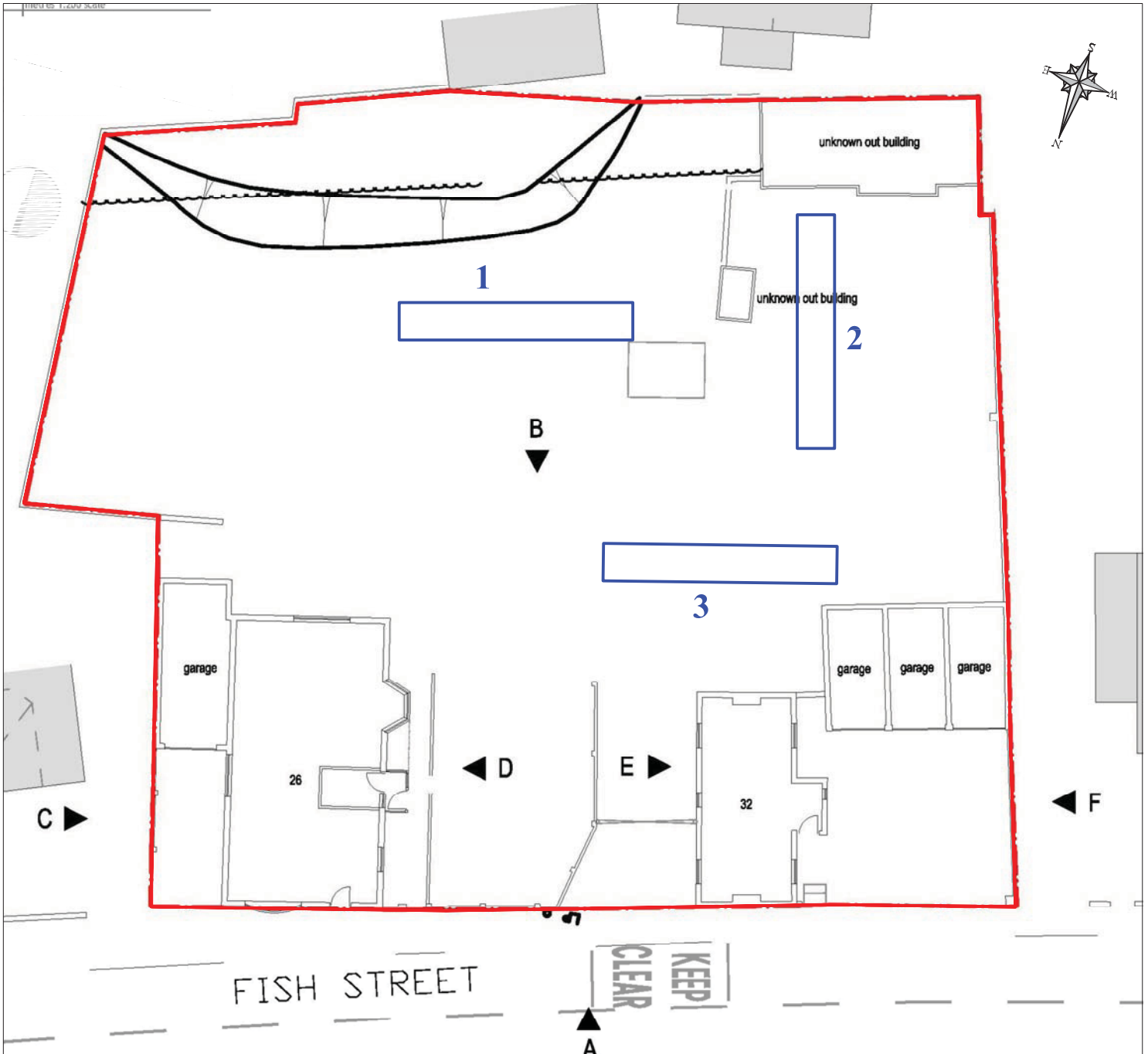
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Fish St, Redbourn, Hertfordshire (P6150)



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<i>Archaeological Solutions Ltd</i>
Fig. 2 Detailed site location plan
Scale 1:7500 at A4
Fish St, Redbourn, Hertfordshire (P6150)



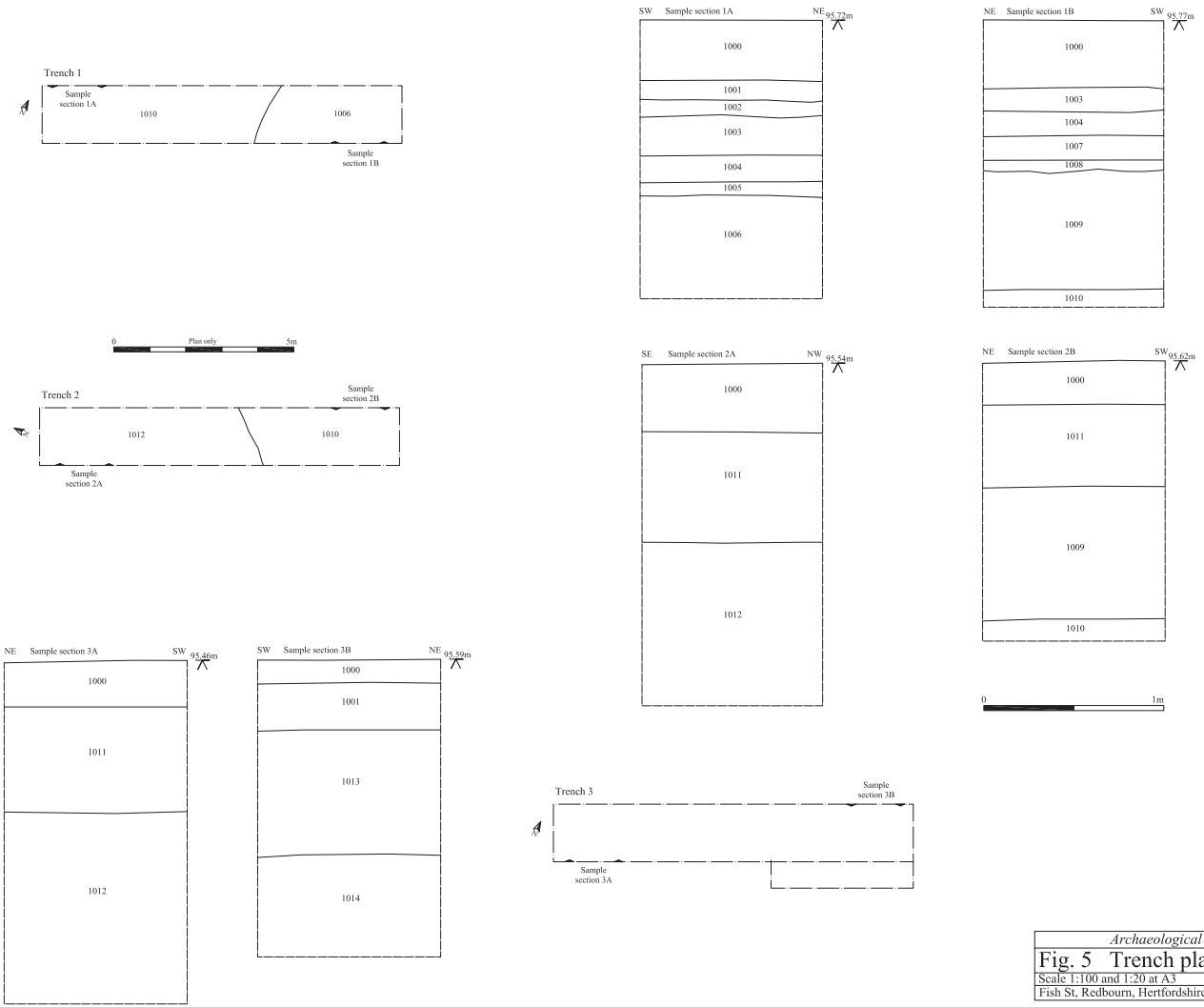
0 15m

Archaeological Solutions Ltd
Fig. 3 Trench location plan
 Scale 1:250 at A4
 Fish St, Redbourn, Hertfordshire (P6150)



0 15m

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Fig. 4 Proposed development plan
 Scale 1:250 at A4
 Fish St, Redbourn, Hertfordshire (P6150)



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Fig. 5 Trench plans and sections
 Scale 1:100 and 1:20 at A3
 Fish St, Redbourn, Hertfordshire (P6150)