

Archaeological Services & Consultancy Ltd

**WATCHING BRIEF:
ELM COTTAGE
ST ALBANS ROAD
REDBOURN
HERTFORDSHIRE**

NGR: TL 1117 1156

on behalf of Mr Nathan Reekhay



Martin Cuthbert BA

February 2009

ASC: 1097/REC/3



Letchworth House
Chesney Wold, Bleak Hall,
Milton Keynes MK6 1NE
Tel: 01908 608989 Fax: 01908 605700
Email: office@archaeological-services.co.uk
Website: www.archaeological-services.co.uk



Site Data

<i>ASC project code:</i>	REC/3	<i>ASC Project No:</i>	1097
<i>OASIS ref:</i>	T.B.C	<i>Event/Accession no:</i>	N/a
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	St Albans		
<i>Civil Parish:</i>	Redbourn		
<i>NGR (to 8 figs):</i>	TL 1117 1156		
<i>Extent of site:</i>	40 sq m		
<i>Present use:</i>	Disused garage/farm building		
<i>Planning proposal:</i>	Demolition, redevelopment of site		
<i>Planning application ref/date:</i>	5/08/0952		
<i>Local Planning Authority:</i>	St Albans District Council		
<i>Date of fieldwork:</i>	January 2009		
<i>Commissioned by:</i>	Richard Lloyd Elm Cottage St Albans Road Redbourn Hertfordshire AL3 7AT		
<i>Client:</i>	Mr Reekhay Elm Cottage St Albans Road Redbourn Hertfordshire AL3 7AT		
<i>Contact name:</i>	Nathan Reekhay		

Internal Quality Check

<i>Primary Author:</i>	Martin Cuthbert BA	<i>Date:</i>	2 nd February 2009
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<i>Revisions:</i>		<i>Date:</i>	
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<i>Edited/Checked By:</i>		<i>Date:</i>	
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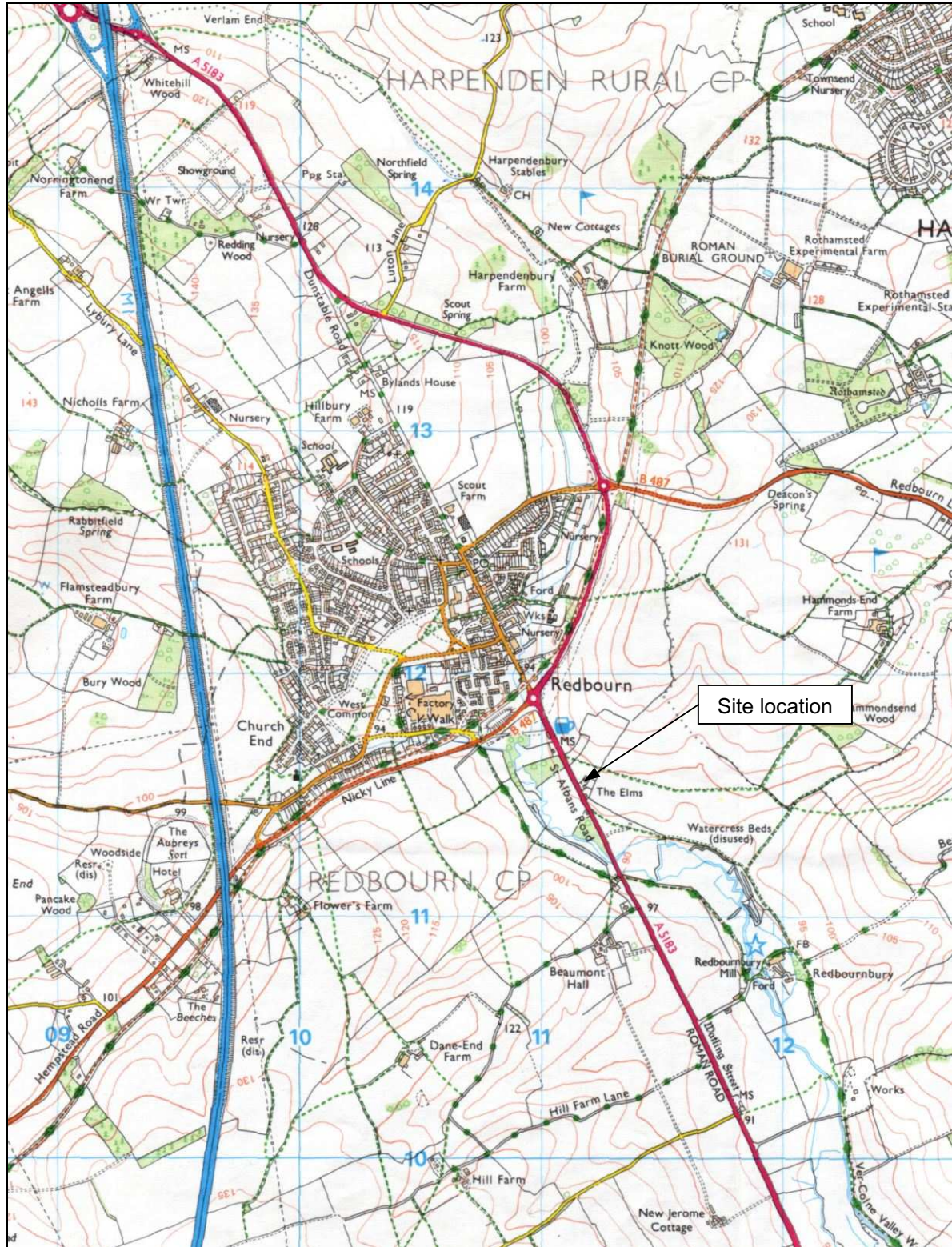


Figure 1: General location (scale 1:25,000)

Summary

In January 2009 a watching brief was carried out during the ground works for the construction of a new garage at Elm Cottage, St Albans Road, Redbourn, Hertfordshire. No deposits or finds of archaeological significance were revealed. However, as the ground works were limited in scope this does not preclude the presence of archaeological remains elsewhere on the site.

1. Introduction

1.1 In January 2009 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at Elm Cottage, St Albans Road, Redbourn, Hertfordshire. The project was commissioned by Richard Lloyd on behalf of the owner, Mr Reekhay, and was carried out according to the requirements of the local planning authority, *St Albans District Council* (SADC), and defined in a project design prepared by ASC (Zeepvat 2008a). The relevant planning application reference is 5/08/0952.

1.2 *Planning Background*

This watching brief was required under the terms of *Planning Policy Guidance Note 16* (PPG16), as a condition of planning permission for the development of the site.

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The site is located to the south of the village of Redbourn, in the administrative district of St Albans, at NGR TL 1117 1156 (Fig. 1). It occupies an irregular plot on the north-east side of St Albans Road, adjacent to *The Elms*, a Grade II listed building dated *c.*1800 (ref. 5/243). There are three buildings on the site: *Elm Cottage*, a range of stables, and a barn (Fig. 2). The surrounding area comprises open farmland. Site access is from Watling Street

1.5.2 *Geology & Topography*

The site lies in the valley of the river Ver at an elevation of *c.*96m OD. Soils in the site area belong to the Charity 2 association, described as 'Well drained flinty fine silty soils in valley bottoms' (Soil Survey 1983, 571m). The underlying geology comprises Upper Chalk (BGS 1991, ktke).

1.5.3 *Proposed Development*

The proposed development comprises demolition of the barn, which is in an unsafe condition, and the construction of new garage.

1.5.4 *Previous Archaeological Work*

Prior to the demolition of the barn, historic building recording (Zeepvat 2008b) was undertaken by ASC. The building was not considered to be of any architectural or historical significance.

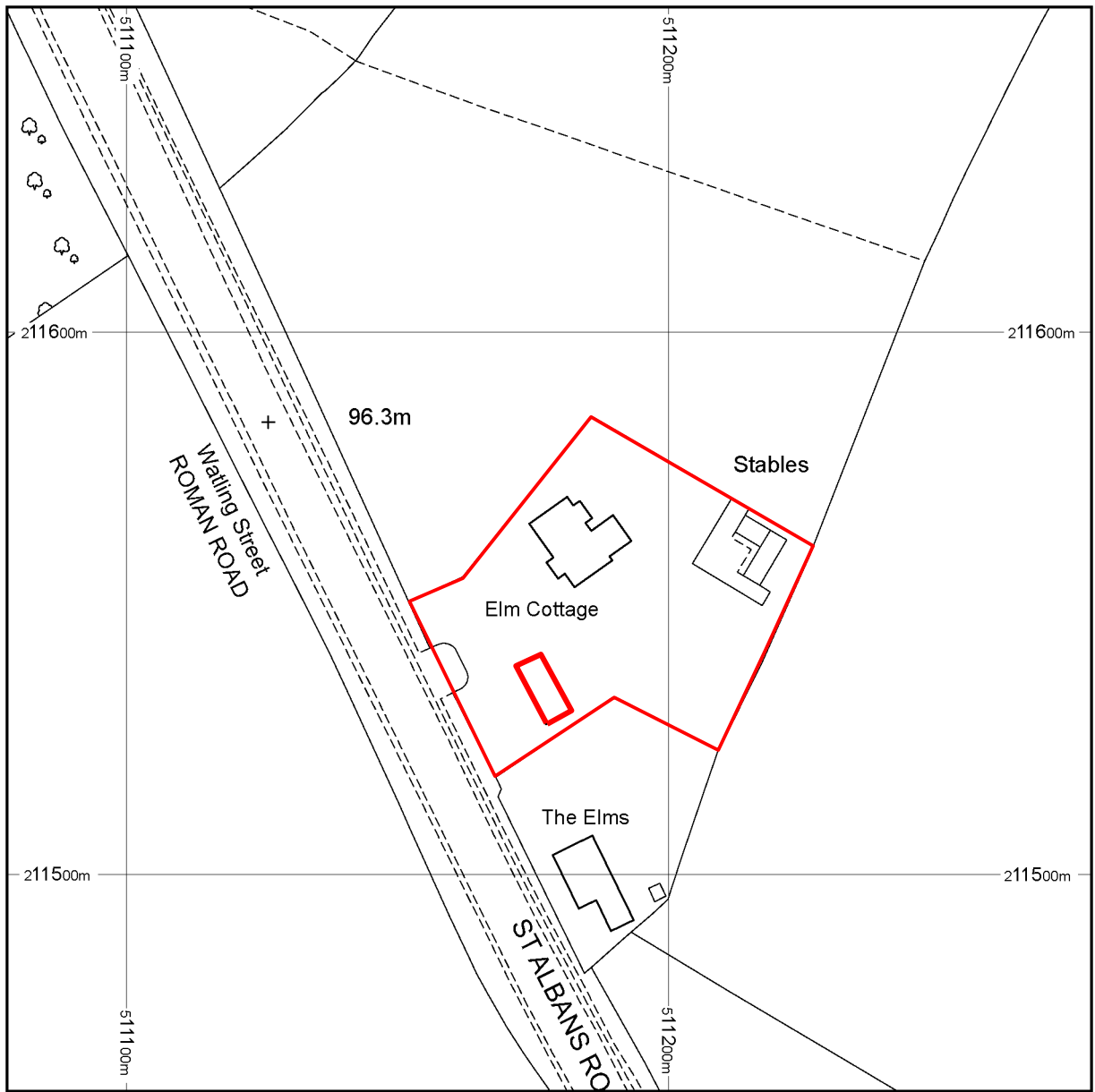


Figure 2: Site plan showing barn location (scale 1:1,250)

2. Aims & Methods

2.1 *Aims*

As described in the project design (Section 2.1), the aims of the watching brief were:

- To consider the location, extent, date, character, condition, significance and quality of any surviving archaeological remains that are liable to be threatened by the development.
- To produce an accurate and full record of the archaeology present, so that a permanent record will be made and the results presented in such a way that they may be re-examined and interpreted in the future.

2.2 *Standards*

The work conformed to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the project design (Section 2.4), which required:

- Monitoring of soil and overburden stripping
- Inspection of subsoil deposits for archaeological features
- Rapid investigation and recording of any archaeological features/deposits
- Subsoil stripping under archaeological supervision
- Examination of any service and foundation trenches and the subsequent recording of any exposed archaeological deposits
- Rapid examination of spoil-heaps for archaeological material
- A programme of post-excavation analysis, archiving and, if necessary, publication

In addition to the above, ASC's general watching brief methodology is described in detail below.

2.4 *Constraints*

It was discovered whilst on site that the builder, due to an oversight, would have to refill the exposed trenches and re-dig them deeper and slightly wider, but still in the same position. An agreement was reached with the planning archaeologist that as they were to be re-dug in the same position, and the natural bedrock had been reached, no further visits were required.

3. Archaeological & Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Hertfordshire Archives & Local Studies Library, Hertford (HALS), the SADC Archaeological Officer, and ASC's own library.

3.2 *Medieval* (1066-1500)

In the Domesday Survey (1086) it is recorded that the manor of Redbourn was held by the abbey of St Albans prior to the Conquest (Williams & Martin 2003, 376). At this time it is likely that the parish was largely wooded, and that settlement was located in clearings in the woodland, represented today by a number of 'ends' within the parish (Munby 1977, 88-90). The principal settlement was probably originally focused on the parish church and the common, and only began to migrate to its present location on Watling Street in the late 12th century, when St Albans Abbey enlarged its small chapel and grange at Redbourn to honour the newly discovered relics of the mythical St Amphibalus (*ibid*, 106). The manor was held by the abbey until the Dissolution (1539).

During this period, the site now occupied by Elm Cottage lay over 0.5km south-east of the Watling Street settlement.

3.3 *Post-Medieval & Modern* (1500-present)

By the 16th century, settlement at Redbourn on its present Watling Street focus was well established, only the distant church and the common providing an indication of its previous layout (*ibid*, 106). During the 17th and 18th centuries, the status of Watling Street as a major communication route further encouraged development of Redbourn: timebills for 1797 show that coaches to Birmingham, Carlisle and Liverpool all stopped in Redbourn, and that over seventy coaches passed through the settlement every day (*ibid*, 202). The Extensive Urban Survey for Redbourn (Thompson 2002) details the sites of 19 inns of 16th and 17th-century date, nearly all on the High Street (Watling Street).

In the 19th century Redbourn suffered a setback in its fortunes, following the opening of the London & Birmingham Railway in 1837. In 1842 it was noted that "Barnet, Redbourn, and other towns ...are mere shadows of the past" (Thompson 2002, 16). Consequently the town, which had almost doubled in size between 1801 and 1831, saw no further growth for the following century (*ibid*).

During the 19th century various small-scale industries grew up to provide employment in Redbourn. The making of straw plait, watercress growing, a silk mill, brewing and malting, and the manufacture of jam and brushes, all provided employment in the locality (*ibid*, 18). In 1877 Redbourn was linked to the railway system by the opening of the Harpenden to Hemel Hempstead branch of the Midland Railway, a single-track branch line constructed to the east and south of Redbourn, along a similar line to the modern bypass. The line of the railway still marks the extent of the settlement on that side.

To the south of the site, the Grade II listed house known as *The Elms* was constructed c.1800. In a sale brochure of 1823 the house is described as “a neat brick-built dwelling house, having four best bedrooms and four secondary” (Featherstone 2001, 130). The property is also noted as including many outbuildings, a garden, an orchard, adjoining meadows and other land, totalling 25 acres. This description does not altogether tally with the available cartographic evidence (Fig. 5, below). At that time the property was purchased by Thomas Pugh, Curate of Flamstead, who also took services at Redbourn.

From the available evidence, it seems likely that *Elm Cottage* was built in the 1950s or 1960s. Recent renovation work, including the replacement of all the front windows with prominent modern UPVC units, makes it difficult to determine a more precise stylistic date. It seems likely that the land on which it stands, including the barn, was separated from *The Elms* at the same time.

3.4 *Cartographic Evidence*

The earliest surviving maps are mostly of too small a scale to show the site in any detail. Dury and Andrews’ county map of 1766 (Fig. 3) does show the area in some detail, but provides no indication that the site was inhabited at that time. Bryant’s map of Hertfordshire, dated 1821 (Fig. 4), shows a single building on the site, presumably *The Elms*, which was constructed c.1800. By the middle of the 19th century, the first large-scale map of the area, the Redbourn Tithe Map of 1841 (Fig. 5) shows *The Elms* in its own enclosure, with a small outbuilding to the rear, and an adjoining enclosure to the immediate north-west, containing a larger outbuilding or barn at right angles to the adjoining road. A similar picture is provided by the 2nd Edition Ordnance Survey sheet of 1898 (Fig. 6), and it is apparent by comparing this map with subsequent editions (Figs 7, 8) that this outbuilding was located to the immediate south-west of the later structure which forms the subject of this survey.

The latter building first appears on the Ordnance Survey sheet for 1924 (Fig. 7). Apart from that, the overall layout of the site remains unchanged. By 1971 (Fig. 8), *Elm Cottage* had been constructed to the north of the survey building, and the site had become two separate holdings, centred on *The Elms* and *Elm Cottage* respectively. More recent changes have involved the landscaping of the grounds of *Elm Cottage*, and the construction of a stable block to the east of the house (Fig. 2).



Figure 3: Extract from Dury & Andrews' Hertfordshire map, 1766 (not to scale)



Figure 4: Extract from Bryant's map of Hertfordshire, 1821 (not to scale)



Figure 5: Extract from Redbourn Tithe Map, 1841 (*not to scale*)

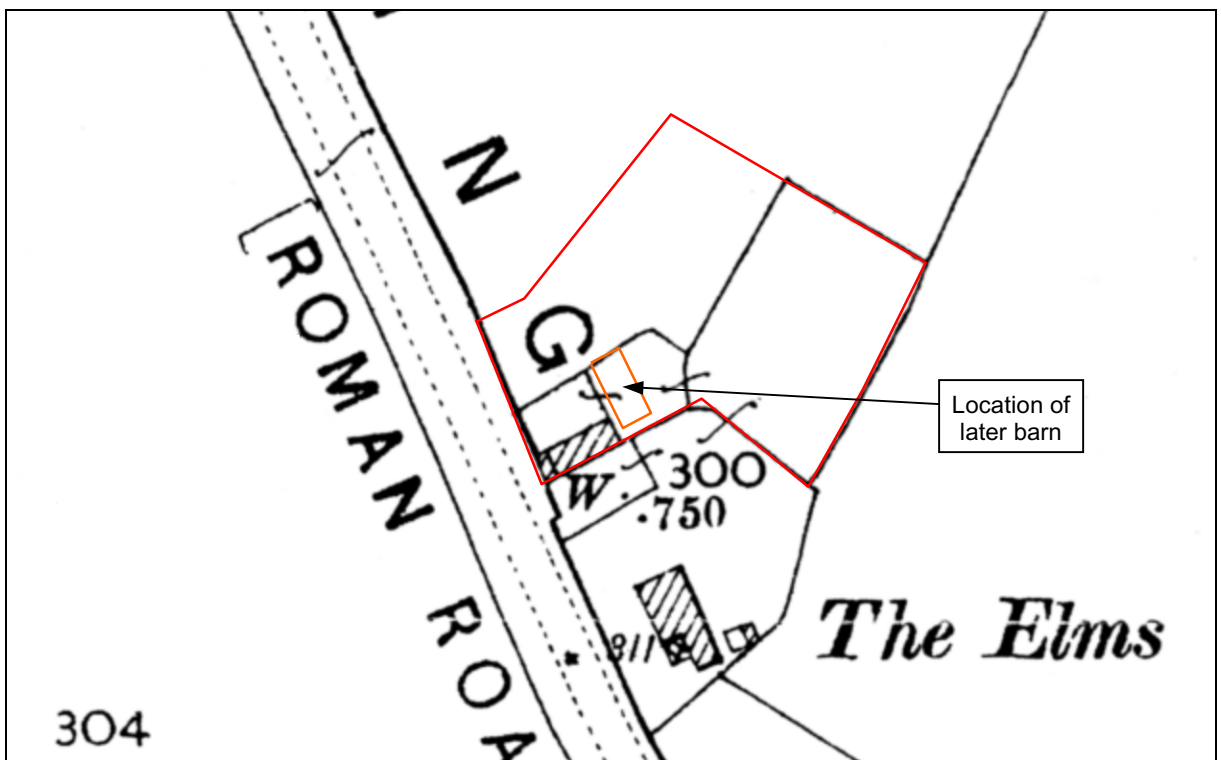


Figure 6: Extract from 2nd Edition Ordnance Survey 25" sheet, 1898 (*scale 1:1250*)



Figure 7: Extract from 3rd Edition Ordnance Survey 25" sheet, 1924 (scale 1:1250)



Figure 8: Extract from Ordnance Survey 1:2,500 sheet, 1971 (scale 1:1250)

4. Results

- 4.1 Observations were made during excavation of the two square foundation trenches (Fig. 9, Plate 1 and cover). Each trench was approximately 0.8m wide and *c* 1.2m deep. Deposits removed comprised 0.3m of made up ground, probably the remnants of the floor make up of the recently demolished barn, containing brick, tile and gravel deposits. The underlying deposit comprised 0.9m of mid brown-orange alluvium or hill wash that came down onto undisturbed natural orange-grey clay (Plates 2 and 3). There were no archaeological features observed and no pre-modern artefacts were recovered from the up-cast deposits.
- 4.2 It was discovered whilst on site that the builder, due to an oversight, would have to refill the exposed trenches and re-dig them deeper and slightly wider, but still in the same position. An agreement was reached with the planning archaeologist that as they were to be re-dug in the same position, and the natural bedrock had been reached, no further visits were required.

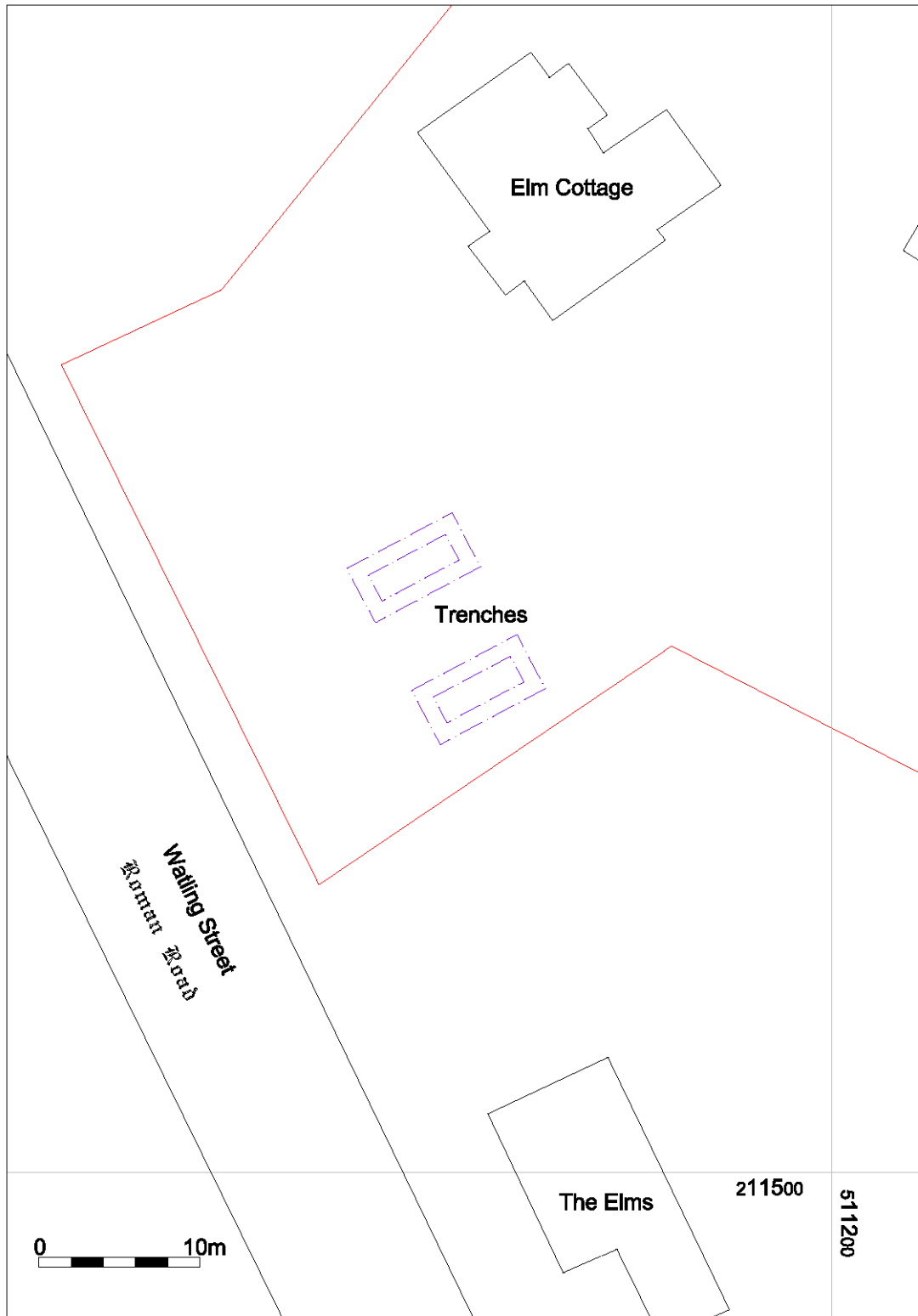


Figure 9: Site Plan with trench locations (scale 1:400)



Plate 1: General shot northern square footing trench, looking northeast

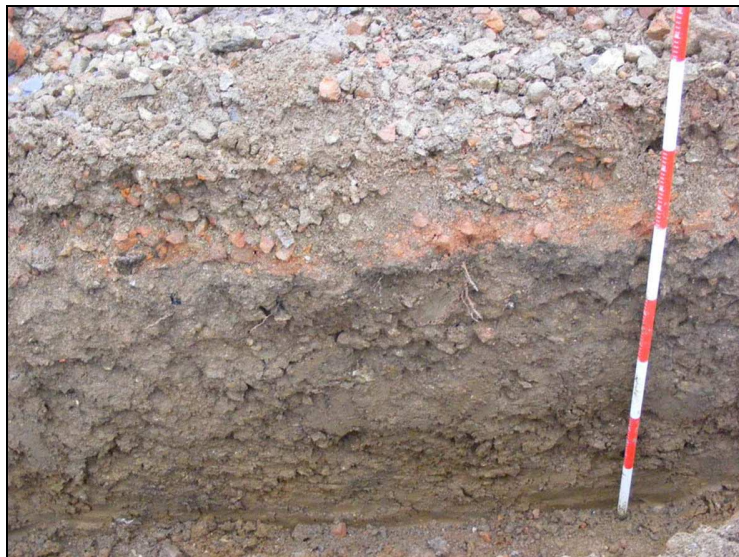


Plate 2: Northern square footing trench section, looking northwest



Plate 3: Southern square footing trench section, looking southeast

5. Conclusions

5.1 No archaeological deposits were observed in the ground works within the footprint of the new garage. However this does not preclude the possibility that archaeological remains are present elsewhere on the site. The site's close proximity to Watling Street and the farm known as The Elms made it possible that Roman or Medieval remains could be discovered. However the steep incline of the site above the road and the absence of pre-modern artefacts within the deposits encountered suggests that the site lay within agricultural land up to the mid 19th century.

5.2 *Confidence Rating*

Although the watching brief was undertaken in wet conditions, full cooperation was received from all parties involved. As a result, a high confidence rating is attached to the results of the watching brief.

6. Acknowledgements

The project was commissioned by Richard Lloyd, on behalf of Mr Reekhay. The project was monitored by Simon West, SADC Archaeological Officer, on behalf of the local planning authority.

The project was managed for ASC by Karin Semmelmann BA MA MIFA. Fieldwork was carried out by Martin Cuthbert BA. The report was prepared by Martin Cuthbert and edited by Bob Zeepvat BA MIFA

7. Archive

7.1 The project archive will comprise:

1. Project Design
2. Initial Report
3. Site Monitoring Sheets
4. Site record drawings
5. List of photographs
6. B/W prints & negatives
7. CDROM with copies of all digital files.

7.2 The archive will be deposited with St Albans Museum.

8. References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 1991 *The Management of Archaeological Projects*, 2nd edition. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- Zeepvat B 2008a *Elm Cottage, St Albans Road, Redbourn, Hertfordshire: Project Design for Historic Building Recording & Watching Brief*. ASC document ref. 1097/REC/1.
- Zeepvat B 2008b *Elm Cottage, St Albans Road, Redbourn, Hertfordshire: Historic Building Report*. ASC document ref. 1097/REC/2.

Secondary Sources

- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).

Books and Historical Sources:

- Featherstone A 2001 *Redbourn People and Their Homes*. Jenner Print.
- Munby L 1977 *The Hertfordshire Landscape*. Hodder & Staughton (London).
- Page W (ed) 1906 *Victoria History of the County of Hertfordshire, vol. 2*, 364-368. Dawsons of Pall Mall (London).
- Thompson I 2002 *Redbourn: Extensive Urban Survey Project Assessment Report*. Herts County Council.
- Williams A & Martin GH (eds) 2002 *Domesday Book: a Complete Translation*. Penguin (London).

Maps

1766	Dury & Andrews' <i>Map of Hertford-Shire</i>	Hertfordshire Publications
1825	Bryant's <i>Map of Hertfordshire</i>	Hertfordshire Publications
1841	Redbourn Tithe Map	HALS
1898	Ordnance Survey 2 nd Edition 25" sheets	XXVII.10
1924	Ordnance Survey 25" sheets	XXVII.10
1971	Ordnance Survey 1:2,500 sheet	SP

Appendix 1: Monitoring Sheets



A.S.C. LTD

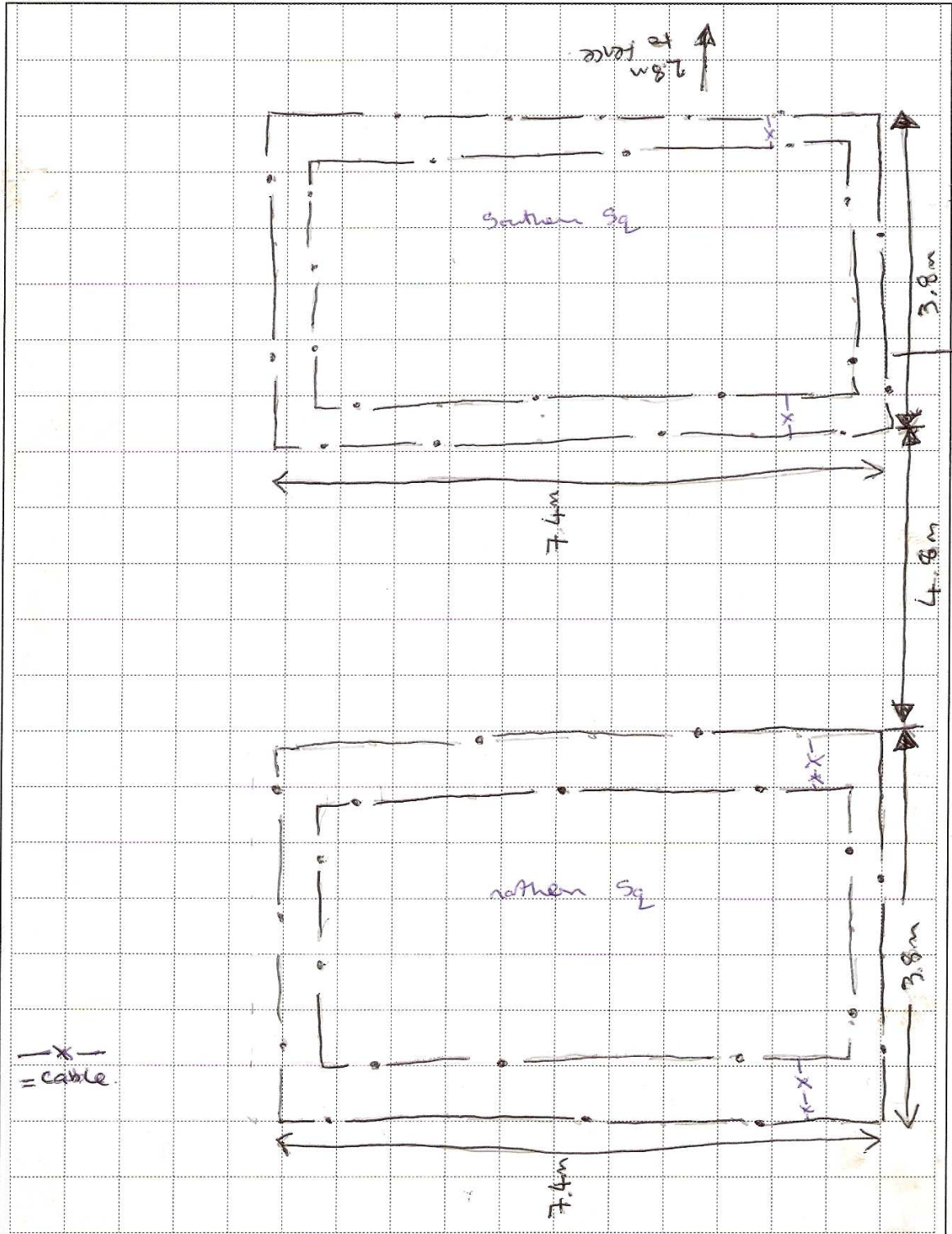
ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: ELM COTTAGE		Project No/Code: 1097 / REC		Sheet: 1 of 2		
Client/Developer Richard Lloyd.		Date of visit: 28/1/09				
Contact:		Phone:				
Duration of Visit (inc. travel):	Start: 0945	Finish: 12:30				
Completed by:						
Development Type:						
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling	Quarrying	Pipelines	Other (specify):
Site & weather conditions: wet						
Observations: Footings for Garage. See sketch sheet						
Street is made up of:						
- 300mm made up ground - brick rubble						
- 900mm subsoil mid brown/orange silty clay. mod-firm 60% 40%						
- 100mm natural orange clay						
two sq footings - 800mm wide - 1.2m						
no archaeology seen						
Comments: Footings will have to be extended - depth wise due to an oversight by the builder. The County Arch has been notified hopefully this extra digging will not have to be monitored. AS natural had already been reached at a depth of 1.2m in the original footing trench. we will let them know either way. No more visits needed.						



SKETCH SHEET

Site Name:	Site Code: 1097 REC	Orientation:
Context:		



RECORDING NOTES

Recorded by: MC	Date: 28/1/09	Digitised by:	Date:	Sheet number: 2 of 2
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Appendix 2: List of Photographs

SITE NAME: Elm Cottage, St Albans Road, Redbourn		SITE NO/CODE: 1097/REC	
Shot	B&W	Digital	Subject
1	✓	✓	Southern square footing trench section, looking southeast
2	✓	✓	Southern square footing trench section, looking southeast
3		✓	Southern square footing trench section, looking southeast
4	✓	✓	General shot southern square footing trench, looking southwest
5	✓	✓	General shot northern square footing trench, looking northeast
6	✓	✓	General shot northern square footing trench, looking northeast
7	✓	✓	Northern square footing trench section, looking northwest
8		✓	Northern square footing trench section, looking northwest
9		✓	Northern square footing trench section, looking northwest

Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Elm Cottage, St Albans Road, Redbourn		
Short Description:	In January 2009 <i>Archaeological Services and Consultancy Ltd</i> (ASC) carried out a watching brief at Elm Cottage, St Albans Road, Redbourn, Hertfordshire. The project was commissioned by Richard Lloyd on behalf of the owner, Mr Reekhay, and was carried out according to the requirements of the local planning authority, <i>St Albans District Council</i> (SADC), and defined in a project design prepared by ASC (Zeepvat 2008). The relevant planning application reference is 5/08/0952.		
Project Type: (indicate all that apply)	Watching Brief		
Site status: (eg. none, SAM, Listed)	none	Previous work: (eg. SMR refs)	none
Current land use:	House and Gardens	Future work: (yes / no / unknown)	no
Monument type:	N/a	Monument period:	N/a
Significant finds: (artefact type & period)	N/a		
PROJECT LOCATION			
County:	Hertfordshire	OS reference: (8 figs min)	TL 1117 1156
District:	St Albans	Parish:	Redbourn
Site address: (with postcode if known)	Elm Cottage, St Albans Road, Redbourn, Hertfordshire, AL3 7AT		
Study area: (sq. m. or ha)	40 sq m	Height OD: (metres)	97m
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	N/a	Project design originator:	Bob Zeepvat
Project Manager:	Karin Semmelmann	Director/Supervisor:	Bob Zeepvat
Sponsor / funding body:			
PROJECT DATE			
Start date:	28/01/09	End date:	28/01/09
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	n/a	None	
Paper:	St Albans Museum	Documents, Survey notes, drawings, photos	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Watching Brief Report Elm Cottage, St Albans Road, Redbourn, Hertfordshire		
Serial title & volume:	ASC Ltd Report ref. 1097/REC/3		
Author(s):	Martin Cuthbert BA		
Page nos	22	Date:	2 nd February 2009