

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING:
BARN AT ELM COTTAGE
ST ALBANS ROAD
REDBOURN
HERTFORDSHIRE**

NGR: TL 1117 1156

For Richard Lloyd, on behalf of Mr Reekhaye



Bob Zeepvat BA MIFA

NOVEMBER 2008

ASC: 1097/REC/2



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Site Data

<i>ASC project code:</i>	REC	<i>ASC Project No:</i>	1097
<i>OASIS ref:</i>		<i>Event/Accession no:</i>	
<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>Present use:</i>	Disused garage/farm building		
<i>Planning proposal:</i>	Demolition & replacement with new garage		
<i>Planning application ref/date:</i>	5/08/0952		
<i>Local Planning Authority:</i>	St Albans District Council		
<i>Date of fieldwork:</i>	21 st August 2008		
<i>Commissioned by:</i>	Richard Lloyd		
<i>Client:</i>	Mr Reekhaye Elm Cottage St Albans Road Redbourn Hertfordshire AL3 7AT		
<i>Contact name:</i>	Mr Reekhaye		

Internal Quality Check

<i>Primary Author:</i>	Bob Zeepvat	<i>Date:</i>	3 rd November 2008
<i>Revisions:</i>		<i>Date:</i>	
<i>Edited/Checked By:</i>		<i>Date:</i>	

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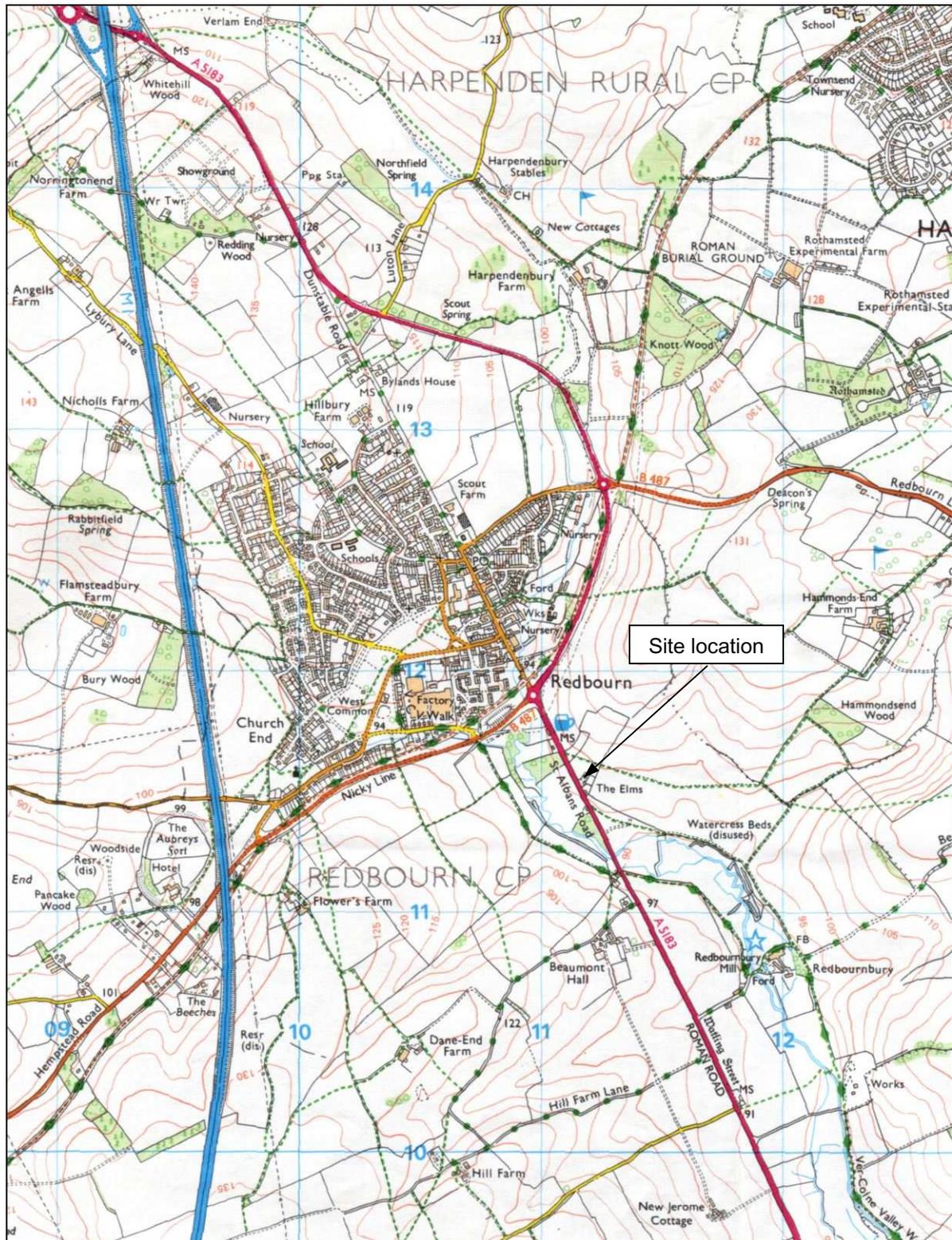


Figure 1: General location (scale 1:25,000)

Summary

In August 2008 a historic building survey was undertaken of a barn adjacent to Elms Cottage, St Albans Road, Redbourn, prior to demolition. The barn, which was constructed between about 1900 and 1920, is a single storey timber framed structure, clad externally with corrugated iron sheeting, under a slate roof. Its south wall is built of brick, laid in Flemish bond. Internally, the building is divided into three rooms, the largest being a cart shed or garage, while the smaller rooms appear to have been a loosebox and tack room. The floors are of concrete, and the walls are clad with vertical planking. Above the rooms, an attic extends the full length of the building, and appears to have been used for storing fodder or straw.

The building is not considered to be of any architectural or historical significance.

1 Introduction

1.1 In August 2008 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of an outbuilding 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 2008). The relevant planning application reference is 5/08/0952.

1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), as a condition of planning permission for development involving buildings on 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 but not in the curtilage of *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 the barn that forms the subject of this survey (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, ktkc).

1.5.3 *Proposed Development*

The proposed development comprises demolition of the barn, which is in an unsafe condition, and its replacement with a new garage building on a similar footprint.

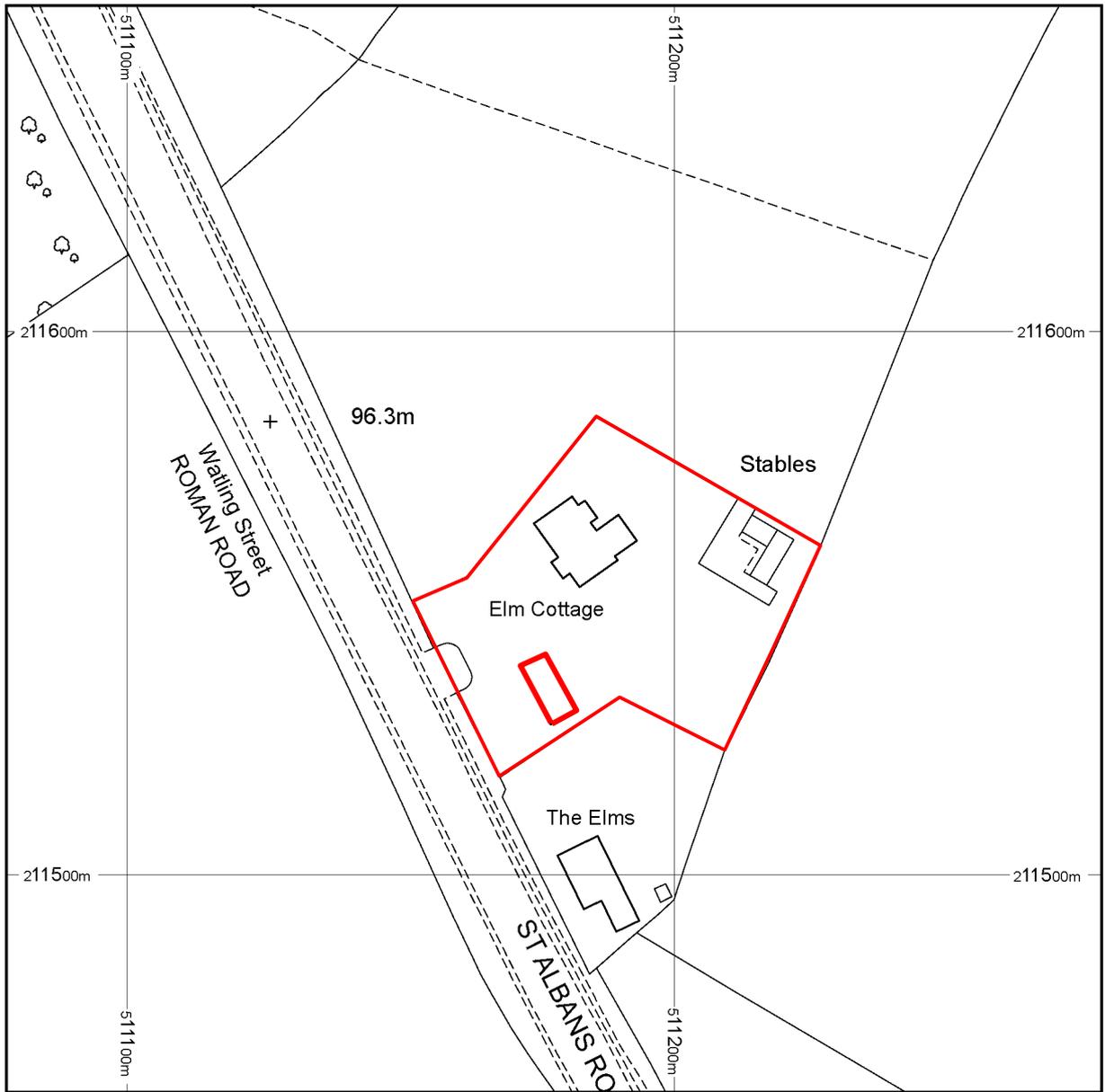


Figure 2: Site plan (scale 1:1,250)

2 Aims & Methods

2.1 *Aims*

As described in the project design (Section 2.1), the aims of the building recording were:

- To compile a detailed record at an appropriate level of the structure concerned, prior to demolition
- To ascertain the structural history and development of the building, within its local context

2.2 *Standards*

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), 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 2.3), which required:

- A programme of historic building recording to English Heritage specifications (EH 2006). The survey was to be undertaken to EH Level 3, unless the building proved to be of more modern date, when an EH Level 2 record would be compiled, or significantly earlier, when it would be recorded to EH Level 4.

In this instance, it was agreed with SADC that a Level 2 record would be compiled.

2.4 *Constraints*

There were no significant constraints to the recording project. Although the building is in a poor structural condition, it was possible with care to access and record all areas.

3 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).

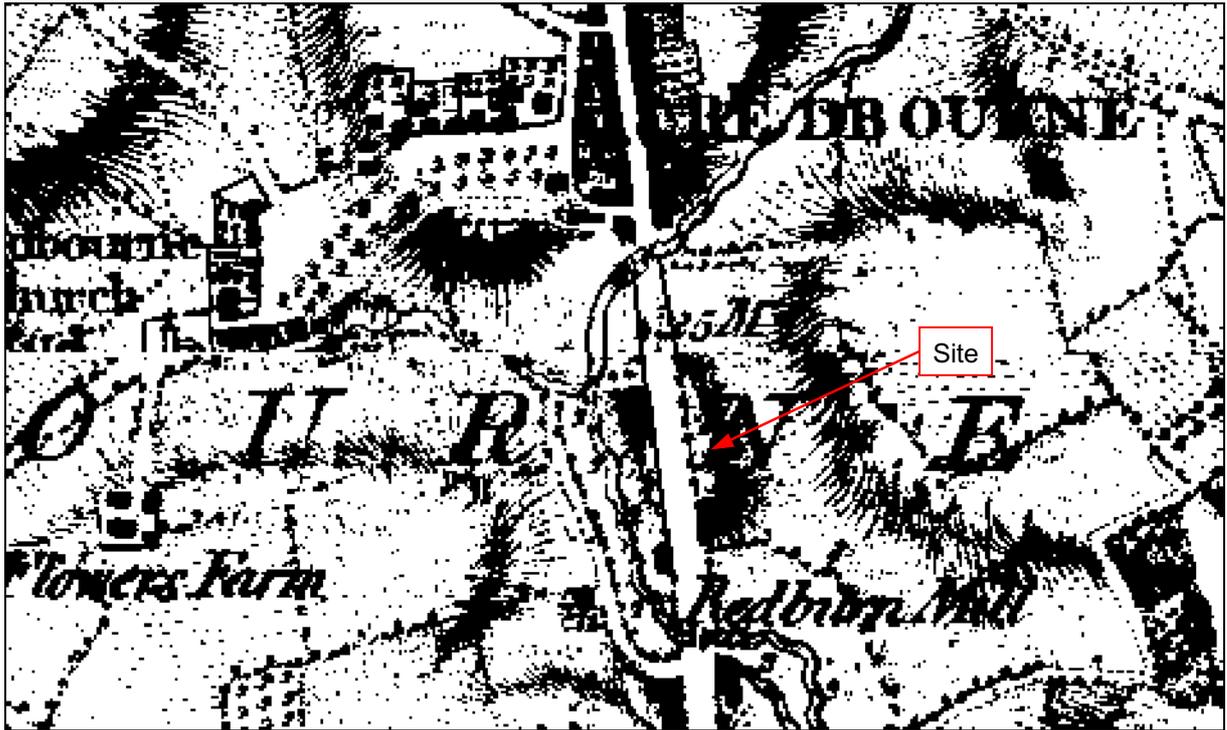


Figure 3: Extract from Dury & Andrews' Hertfordshire map, 1766 (not to scale)



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



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

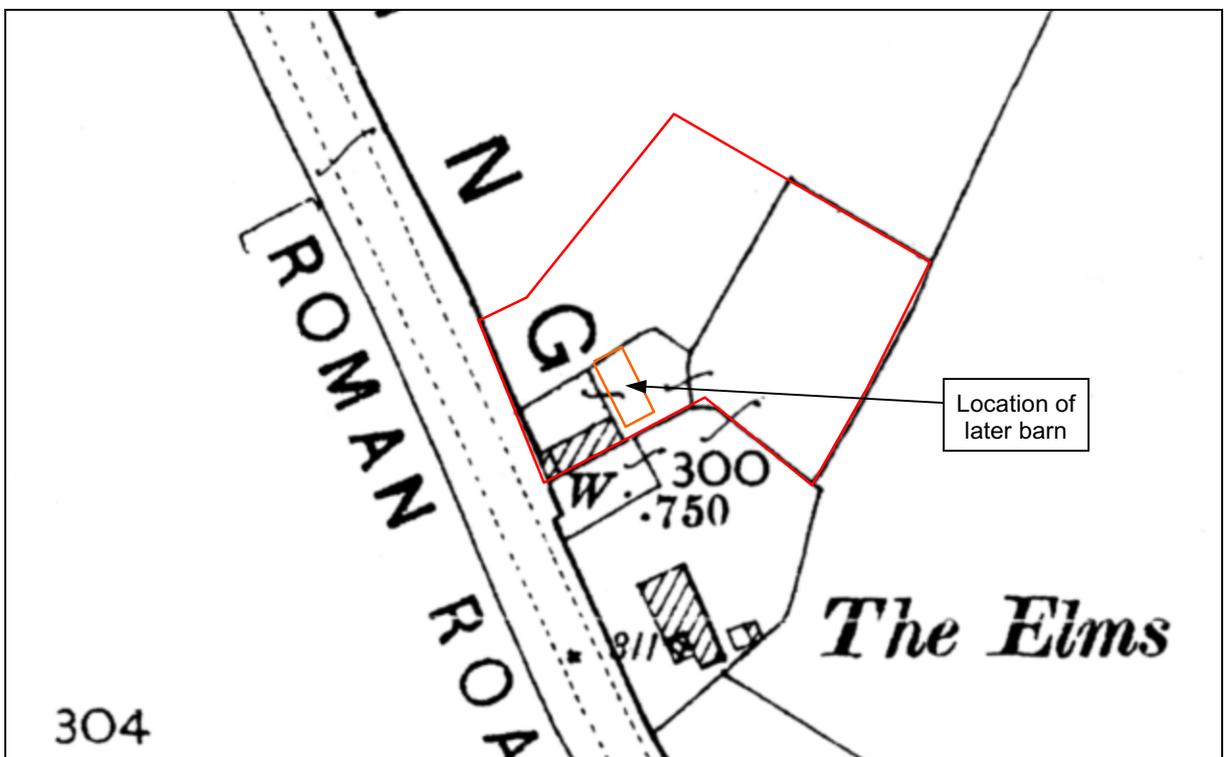


Figure 6: Extract from 2nd Edition Ordnance Survey 25" sheet, 1898 (*scale 1:1250*)

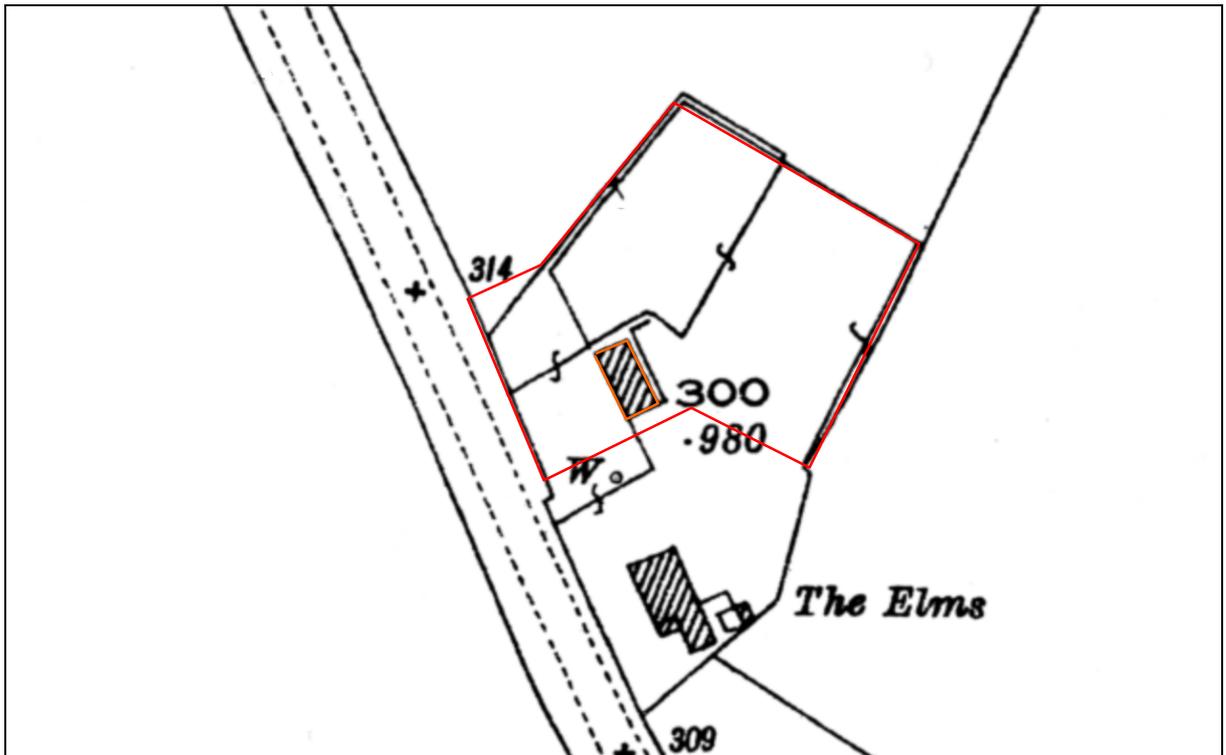


Figure 7: Extract from 3rd Edition Ordnance Survey 25" sheet, 1924 (scale 1:1250)

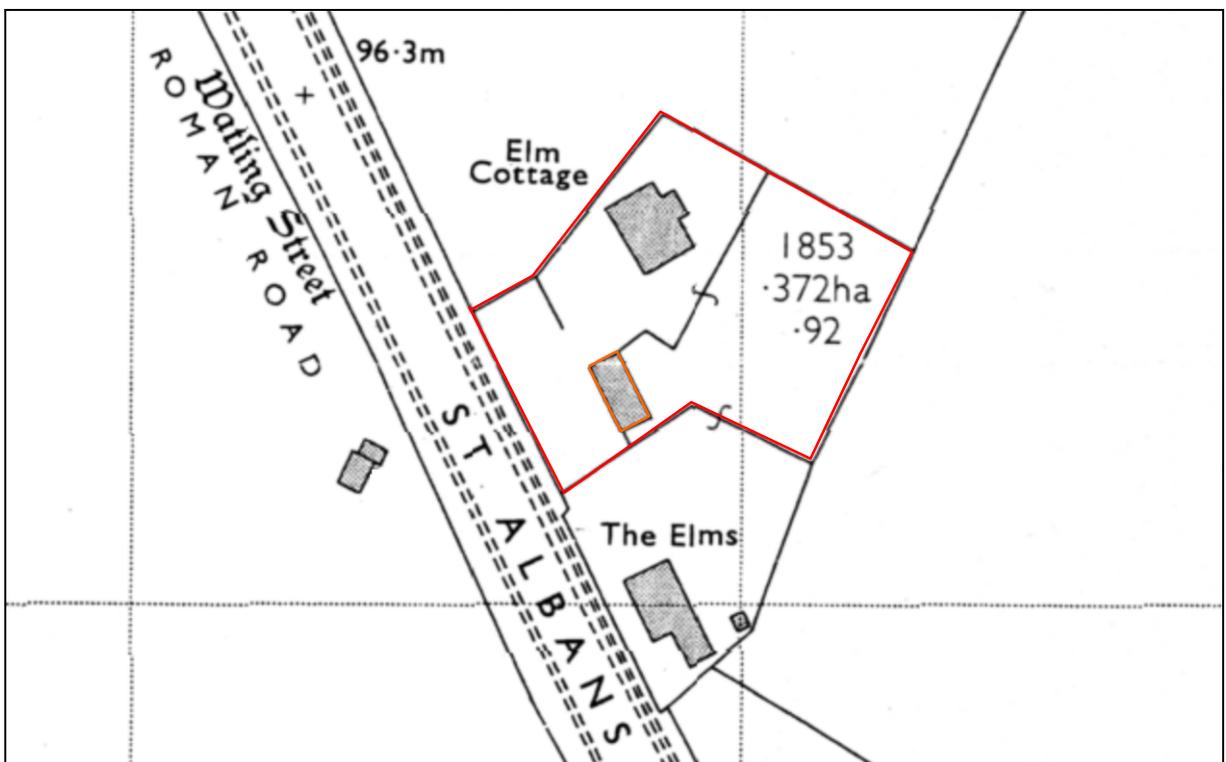


Figure 8: Extract from Ordnance Survey 1:2,500 sheet, 1971 (scale 1:1250)

4 Description

4.1 *General* (Fig. 9)

The barn at Elm Cottage is a single storey timber-framed structure, clad externally with corrugated iron sheeting, painted green. In contrast, the south wall is constructed of brick. The roof was originally slate clad: this had been removed prior to the survey. The overall dimensions of the building are *c.*11.75 × 4.7m, with a ridge height of *c.*4.9m. The building is constructed on a NNE-SSW axis: in order to facilitate description, this is taken to be north-south.

4.2 *West Elevation* (Plate 1)

This forms the front of the building, facing St Albans Road (Watling Street). The area in front of the building is overgrown, and it is difficult to determine if there were any external features (e.g. paths, drainage) related to the building. The south half of this elevation is occupied with two pairs of ledged and braced doors, of slightly different widths, giving access to Room 3. In the north half of the elevation is a ledged and braced stable door with a transom above, giving access to Room 1, and a timber-framed, three-light window with a ventilator panel above.

4.3 *East Elevation* (Plate 2)

This elevation forms the rear of the building. It is pierced by a single timber-framed window, of similar dimensions to that in the west elevation, but having two lights and no ventilators. At the south end of this elevation, the brick south wall extends *c.*760mm east of the east wall.

4.4 *South Elevation* (Plate 3)

This elevation is constructed of brick, laid in Flemish bond with cement mortar. The wall is *c.*225mm thick, constructed of reddish bricks, *c.*225 × 105 × 60mm. As noted above it extends eastwards, beyond the south-east corner of the building. A number of timber battens are nailed to its outer face, suggesting that it may have originally been clad. There is a single timber-framed, 2/2 sash window set high in this elevation, lighting the attic.

4.5 *North Elevation* (Plate 4)

This elevation was largely overgrown at the time of the survey. It contains two features: a single-light window at ground-floor level, similar to that already described in the west elevation, and a ledged and braced door at attic level.

4.6 *Room 1* (Plates 5, 6)

Size: 4.35 × 2.12m, height 2.65m

Location: North end of building

Description: The interior walls are all clad with vertical planking, and the floor is concrete. A drainage gully follows a north-south alignment across the west end of the room, extending into Room 2. In the north-west corner is a small quadrant-shaped wooden shelf, and on the north wall is mounted a sheet metal box with a hinged lid.

Above, east-west aligned joists carry the planked attic floor. There is an external stable door to the west, and a door to Room 2 to the south. In the north wall is a fixed single light window with a ventilator panel above.

4.7 **Room 2** (Plates 7, 8)

Size: 4.35 × 2.41m, height 2.65m

Location: Between Rooms 1 & 3

Description: The interior walls are all clad with vertical planking, and the floor is concrete. A drainage gully follows a north-south alignment across the west end of the room, extending into Room 1. The door to Room 1, to the north, is ledged and braced. Above, east-west aligned joists carry the planked attic floor. In the south edge of the ceiling is an access hatch to the attic. To the west is a fixed three-light window with a ventilator panel above.

4.8 **Room 3** (Plates 9, 10)

Size: 6.38 × 4.42m, height 2.65m

Location: South half of building

Description: The north and east walls are clad with vertical planking, while the south wall is lime-washed brick. The floor is concrete. The west side of the room consists of the two pairs of doors described above, between which a substantial post provides support for the wall-plate above, and the adjacent doors. Above, east-west aligned joists carry the planked attic floor. In the north edge of the ceiling is an access hatch to the attic, reached by a vertical ladder fixed to the wall beneath. To the east is a fixed two-light window.

4.9 **Attic** (Plates 11, 12)

Dimensions: 11.2 × 4.4m overall, height to ridge 2.20m

Description: The attic runs the full length of the building, and is accessed by hatches from Rooms 2 and 3, and by a door in the north gable end. In the south gable end is a timber-framed 2/2 sash window. The floor is planked over closely spaced joists, and the roof structure comprises rafters and a single purlin on each side, supported on the gables and intermediate vertical struts, with short collars between alternate rafters.



Plate 1: West elevation, from north-west



Plate 2: East elevation, from east



Plate 3: South elevation, from south-east

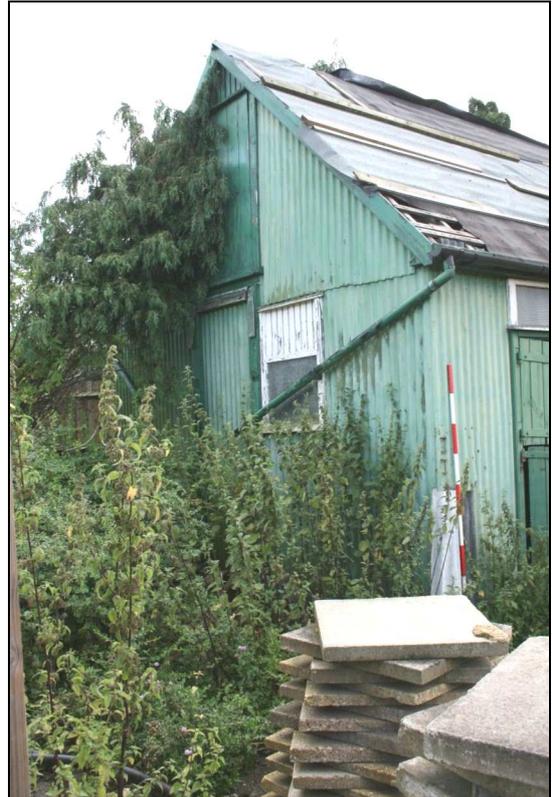


Plate 4: North elevation, from north-west



Plate 5: Room 1, view north-west

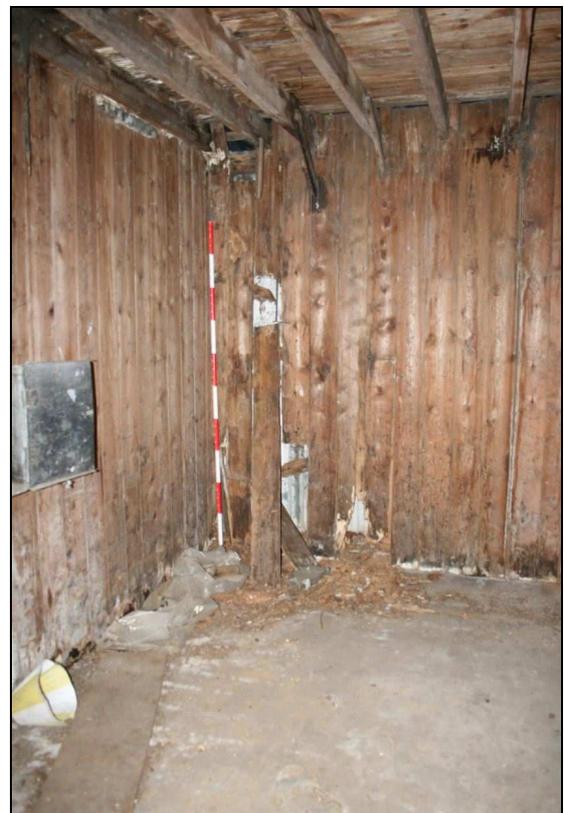


Plate 6: Room 1, view north-east



Plate 7: Room 2, view north-west



Plate 8: Room 2, view north-east



Plate 9: Room 3, view south-west



Plate 10: Room 3, view north-east



Plate 11: Attic, view south



Plate 12: Attic, view north

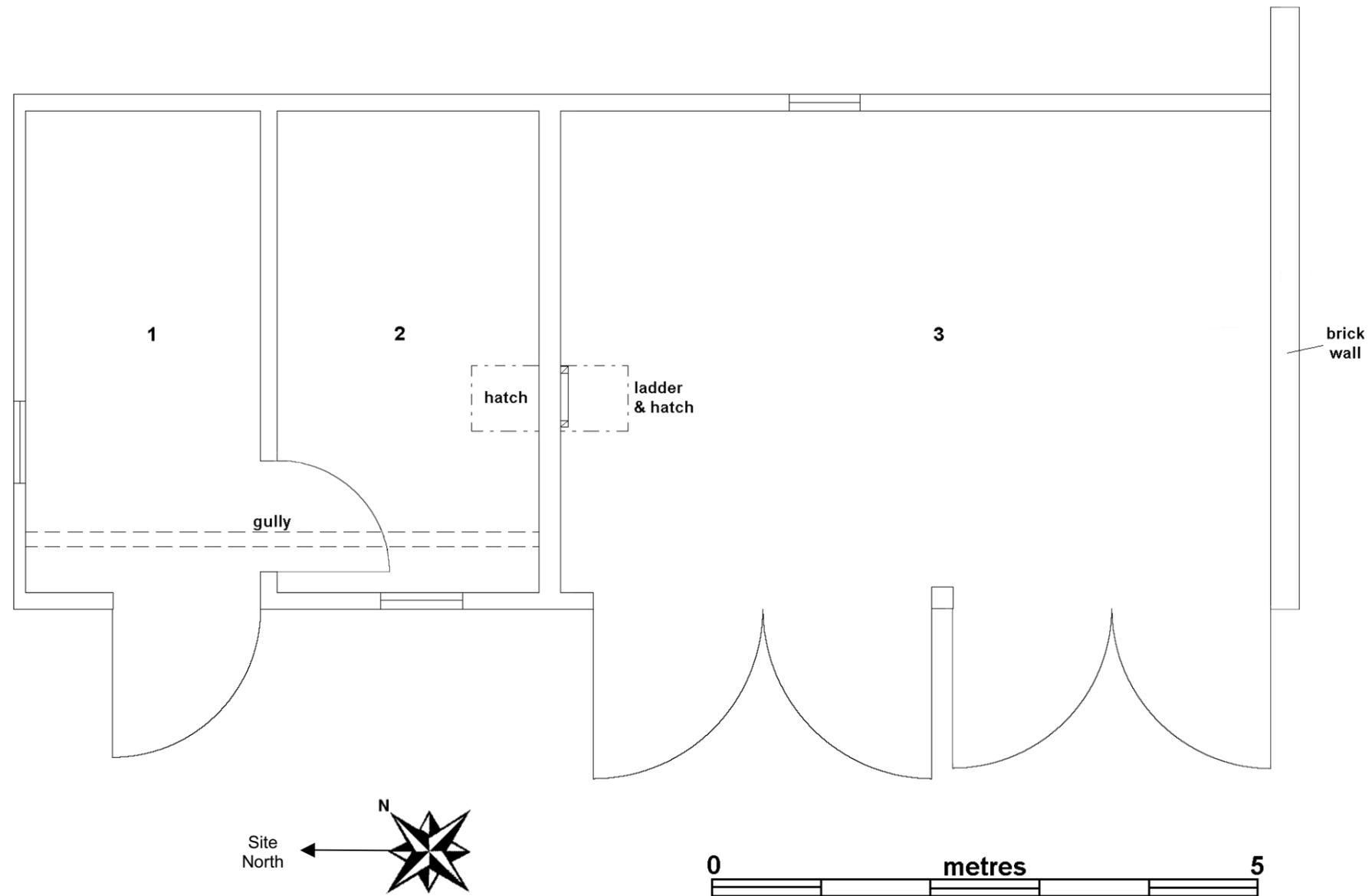


Figure 9: Floor plan (scale 1:50)

5 Conclusions

- 5.1 From the available historic and cartographic evidence, the barn at *Elm Cottage* was constructed during the first two decades of the 20th century. This dating is supported by the materials used in the building's construction, notably the corrugated iron for external cladding, and the use of planed timber for framing and internal cladding. The reason for the brick wall at the south end is uncertain. From the cartographic evidence (Fig. 7) it appears that the south wall formed part of one of the internal boundaries of the site, so this end of the building may represent rebuilding or extension of an existing boundary wall. No evidence for major additions or alterations was recorded, so the building is likely to be largely as constructed.
- 5.2 From its layout, it seems likely that the barn combined the functions of stable and tack room (Rooms 1 & 2), and cart shed (Room 3), with a fodder store above in the attic. In this respect it must have had a relationship with *The Elms*, though that relationship is as a service building rather than an agricultural building, as described in the Access & Design Statement (pers. comm. S West). Indeed, the cartographic evidence shows that there was never more than one large outbuilding on the site at any time, until *Elm Cottage* and its accompanying stables were constructed. This is at odds with the 1823 sale catalogue for *The Elms*, which mentions 'many outbuildings' and other features indicating that the property had some agricultural connections, most likely as a smallholding. Resolving this conflict of information requires more detailed research, beyond the scope of this study.
- 5.3 Based on the results of the survey, the barn at *Elm Cottage* is not considered to be of any architectural or historical significance. It is a late representative of a class of building, the small residential stable and cart / coach house, that was passing out of use at the time it was built, as increasing numbers of middle-class families replaced their pony and trap with a motor car.

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, and the survey, research and report were led by Bob Zeepvat BA MIFA, assisted by Calli Rouse BA PIFA. The report was edited by Karin Semmelmann.

7 Archive

7.1 The project archive will comprise:

1. Project Design
2. Report
3. Historical & Survey notes
4. List of photographs
5. B/W prints
6. B/W 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 2006 *Understanding Historic Buildings: a guide to good recording practice*. 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' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Zeepvat B 2008 *Elm Cottage, St Albans Road, Redbourn, Hertfordshire: Project Design for Historic Building Recording & Watching Brief*. ASC document ref. 1097/REC/1.

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 Map of Hertfordshire	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: List of Photographs

A CD with copies of all the digital photos listed is included in the back cover of this report

SITE NO/CODE: 1097/REC			Site Name: Barn at Elm Cottage, Redbourn
Shot	Neg. no.	Digital no.	Subject
1	35	0703	West elevation, from north-west
2	34	0704	North elevation, from north-west
3	33	0705	East elevation, from east
4	32	0706	South elevation, from south-east
5	31	0707	Room 1, view south-east
6	30	0708	Room 1, view north-east
7	29	0709	Room 1, view north-west
8	28	0710	Room 1, view south-west
9	27	0711	Room 2, view north-east
10	26	0712	Room 2, view south-east
11	25	0713	Room 2, view south-west
12	24	0714	Room 2, view north-west
13	23	0715	Attic, view south
14	22	0716	Room 3, view north-east
15	21	0717	Room 3, view north-west
16	20	0718	Room 3, view south-east
17	19	0719	Room 3, view south-west
18	18	0720	Attic, view north

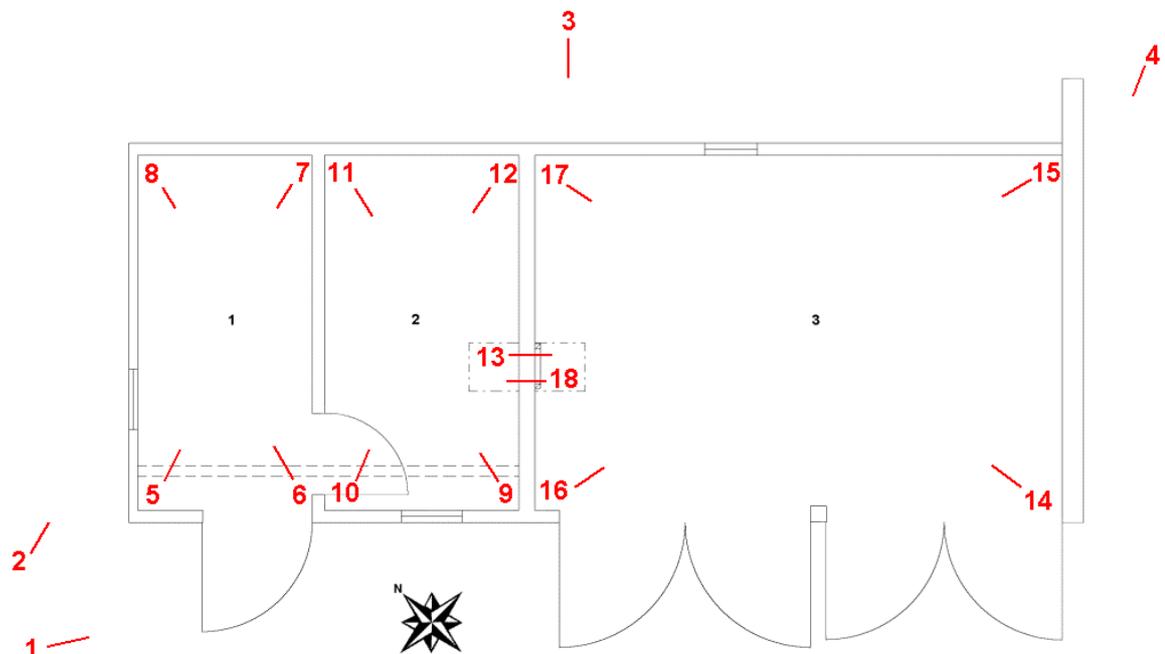


Figure 10: Photo locations (*not to scale*)

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Barn at Elm Cottage, St Albans Road, Redbourn		
Short Description:	<i>In August 2008 a historic building survey was undertaken of a barn adjacent to Elms Cottage, St Albans Road, Redbourn, prior to demolition. The barn, which was constructed between about 1900 and 1920, is a single storey timber framed structure, clad externally with corrugated iron sheeting, under a slate roof. Its south wall is built of brick, laid in Flemish bond. Internally, the building is divided into three rooms, the largest being a cart shed or garage, while the smaller rooms appear to have been a loosebox and tack room. The floors are of concrete, and the walls are clad with vertical planking. Above the rooms, an attic extends the full length of the building, and appears to have been used for storing fodder or straw.</i>		
Project Type:	Historic building recording		
Site status:	none	Previous work:	none
Current land use:	disused	Future work:	Yes - WB
Monument type:	Farm building	Monument period:	20 th century
Significant finds:	none		
PROJECT LOCATION			
County:	Hertfordshire	OS reference: (8 figs min)	TL 1117 1156
District:	St Albans	Parish:	Redbourn
Site address:	Elm Cottage, St Albans Road, Redbourn, Herts AL3 7AT		
Study area: (sq. m. or ha)	n/a	Height OD: (metres)	96
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	Simon West, SADC	Project design originator:	Bob Zeepvat
Project Manager:	Karin Semmelmann	Director/Supervisor:	Bob Zeepvat
Sponsor / funding body:	Mr Reekhay		
PROJECT DATE			
Start date:	21 August 2008	End date:	21 August 2008
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:	Historic Building Recording: Barn at Elm Cottage, St Albans Road, Redbourn, Hertfordshire		
Serial title & volume:	ASC Ltd Report ref. 1097/REC/2		
Author(s):	Bob Zeepvat BA MIFA		
Page nos	24	Date:	3 rd November 2008