

CONSERVATION AREA CHARACTER STATEMENT

REDBOURN



JANUARY 2011

Review of January 2001



CONSERVATION AREA CHARACTER STATEMENT FOR REDBOURN

1.0 INTRODUCTION

1.1 The Civic Amenities Act 1967 empowered local planning authorities to make provision for the preservation and enhancement of areas of architectural and historic interest by designating them as conservation areas.

1.2 Conservation should not be thought of solely as a process of preservation and an impediment to change. The designation of a conservation area represents an opportunity to formulate positive policies to improve and enhance its environmental quality and to ensure the successful integration of any development or redevelopment necessary for its continued success as a living and working community. The St Albans and Local District Plan Review sets out the general principles which will be observed when dealing with applications for new development and redevelopment, (Policy 85 – “Development in conservation areas”). The Local Plan is soon to be replaced by the Local Development Framework. This includes the Core Strategy which is currently being prepared by the Council.

1.3 The aims of this Character Statement are to show the way in which the form of the conservation area has evolved and to assess its present character; to indicate the principles to be adopted in considering planning applications in the area; and to form a framework within which more detailed proposals may be formulated.

2.0 DESIGNATIONS

2.1 CONSERVATION AREA - Redbourn Conservation Area was designated in 1969 and extended in 2001 (see map). The conservation area boundary, as designated in 1969, included most of the former Saxon and Medieval village settlement but excluded most of the post-war development to the north and east and the industrial sites to the south and east. However, there are some markedly different types of area within the larger boundary and these can be identified as Church End, the Common and the High Street. In 2001 the conservation area was extended to include Scout Farm and the fire station, Crown Street and a further section of Water End Lane as far as the ford. Several other minor amendments to the boundary to take account of developments since 1969 were also made.

2.2 STATUTORY LIST – Listed buildings are buildings included on a list of “Buildings of Special Architectural or Historic Interest” compiled by central government. The Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering any application for listed building consent or planning permission which affects a listed building or its setting, “to have special regard to the desirability of preserving the building or its setting”. Applications will be assessed against District Plan historic buildings policies and government advice. There are a significant number of buildings within the conservation area which are statutory listed buildings, including St Mary’s Church, Grade I and Cumberland House and The Priory which are Grade II* listed buildings. These are shown on the attached map. Outbuildings within the curtilage of listed buildings are normally protected under the main listing and are not separately indicated on the plan.

2.3 LOCAL LISTING - These are buildings which the Council feels make a positive contribution to the character and appearance of the conservation area. The locally listed buildings are also shown on the attached map. Buildings which are statutorily listed or any of their outbuildings which are listed by virtue of being in their curtilage are not locally listed – it is considered that such buildings do contribute positively to the character of the conservation area, and that ‘double’ designation is not necessary (see map). English Heritage offer guidance on what qualities unlisted buildings may possess for them to make a positive contribution to the special architectural

or historic interest of a conservation area, and these have been borne in mind when drawing up the local list.

3.0 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.1 The village of Redbourn lies on the chalky, western upland area of Hertfordshire close to the shallow, glaciated valley of the River Ver. There is considerable archaeological evidence to show that this part of the south Chilterns, based on the river valleys of the Colne, Ver and Lea, has been extensively settled and farmed since the late Bronze Age. Further away to the west of the conservation area boundary is an earthwork known as the Aubreys, one of a large number of Iron Age monuments scattered throughout the region. Although no ancient monuments are visible within the conservation area boundary today there were probably burial sites on the Common. The medieval monks of St Alban's Abbey are believed to have excavated bones from a burial mound. It is probable that the area continued in agricultural use throughout the Roman period in view of its close proximity to Verulamium.

3.2 The present day village dates back to at least Saxon times. The earliest settlement was probably at Church End and although St Mary's dates from circa 1100 it possibly replaced an earlier Saxon Church. It is possible that the area continued to be inhabited following the slow collapse of Rome and that there was settlement adjacent to Watling Street. It is probable, however, that the area had subsequently largely reverted to woodland with settlement beginning again in a series of clearings. Evidence for this comes from the number of hamlets that incorporate "end" in their place name such as Revel End, Norrington End, Stags End, which can be found in the neighbourhood. Many of these settlements avoided the existing Roman road for reasons of security. The church was built adjacent to one of these small hamlets. Subsequently a wayside chapel to St James was built by St Albans Abbey close to the highway. In 1178 a priory was built close to Watling Street adjacent to the chapel of St James to commemorate the finding of the supposed remains of St Amphibalus. St Amphibalus was a historic figure who played a significant role in Redbourn's medieval past. He was a Christian missionary from abroad who was believed to have been sheltered by Alban from persecution and converted him. The idea that he was later martyred on Redbourn Heath and that a Roman burial mound, found on the heath contained his remains, was fervently believed from the twelfth century. A lively cult developed and the priory was established as a respite home for monks. The site of the priory was to the south of the common now known as The Park but it was cleared away during the suppression and dissolution of the Monasteries. A stained glass window in St Mary's church shows Amphibalus and finds from the site of the priory are on display in the village museum. The founding of the priory helped to shift the focus of the village away from Church End to the main road, known as Street End, leaving the church isolated some 800 metres away.

3.3 Redbourn High Street follows the line of the Roman Watling Street. By the late sixteenth/seventeenth centuries the High Street was lined with coaching inns and shops taking advantage of the passing trade on one of the main roads to the Midlands. A significant number of these timber framed buildings still survive behind later brick facades.

3.4 The Georgian era was one of particular prosperity for the village. Redbourn was one of the first stops for the London mail coaches to Birmingham, Liverpool and Carlisle. During this period a number of the older timber framed buildings were refronted in brick in the new Georgian style and several substantial new houses were built. The coach trade was in decline by the mid-nineteenth century following the construction of the national railway network. A branch line of the Midland Railway was constructed from Hemel Hempstead to Harpenden with a station at Redbourn, but it seems to have had little effect on the local industry, other than agriculture, and Redbourn escaped from the dramatic expansion in size which affected nearby towns and villages. As late as 1940 the County of London Plan could still describe it as having a "quiet, almost agricultural rhythm".

3.5 Considerable housing development has taken place to the north of the Common since the Second World War. The railway branch line closed for passenger traffic in 1947 and completely in 1979. After World War II road haulage dramatically increased and Redbourn suffered from serious traffic blight until relieved by the construction of the M1 and subsequently the eastern by-pass in 1985. However, despite some regrettable losses in the past, in particular Redbourn House in 1955, many historic buildings still survive in the village especially in the High Street.

3.6 The conservation area boundary, as designated in 1969, included most of the former Saxon and Medieval village settlement but excluded most of the post-war development to the north and east and the industrial sites to the south and east. However, there are three markedly different types of area within the larger boundary and these can be identified as Church End, the Common and the High Street. In 2001 the conservation area was extended to include Scout Farm and the fire station, Crown Street and a further section of Water End Lane as far as the ford. Several other minor amendments to the boundary to take account of developments since 1969 were made. The Saxon and Medieval village is an archaeological site which may be subject to a recording condition when considering planning applications.

3.7 The River Ver, prior to the extraction of water, was quite a considerable river and was a major contributor to the local industries. The Domesday Book recorded two water mills in the parish although the sites of these are presumably those outside the present conservation area boundary, at Doolittle Mill and Redbournbury Mill. There is evidence that at some time these mills were later used for paper making. In the late 1850's a silk mill was constructed on South Common powered by steam. The site was subsequently acquired by Brooke Bond in 1938 and the mill buildings demolished although the mill house survives behind the Cricketers PH. It has now been converted to the village museum.

3.8 In 1877 the Hemel Hempstead branch of the Midland Railway was constructed skirting Redbourn to the south. The construction of the embankment and bridges must at the time have had a considerable impact on the appearance of the village similar to that of the M1 in 1959. The station and bridge over Chequer Lane have been demolished but the High Street bridge forms an effective frame to the southern approach to the village. Following closure of the line in 1968 the trackbed has been converted into a footpath and the railway embankment is now managed as a wildlife habitat by the Parish Council.

3.9 Most people in the village were employed in agriculture. Until recently farms were located on the Common and south of the High Street, with fields close into the central area. Webb's dairy farm and adjacent barns still survive although no longer operating. Some of the surrounding farms were presumably associated with soft fruit growing for Russell Harborough's jam factory, located at the southern end of the High Street which has now been redeveloped as smaller industrial units. As in other parts of the County, watercress was also grown in quantity from the early part of the nineteenth century until the 1960's and the watercress beds can still be seen next to the river. Large quantities were daily sent by rail to London, Manchester and Liverpool. Straw plaiting was another former village industry associated with agriculture, making use of the abundant local supplies from the wheat fields. This activity was largely carried out by women and children who could work at home and has not left any significant monuments in the village. The plaited straw supplied nearby hat factories in St Albans and Luton. The present Village Hall was also formerly a hat factory until circa 1900.

3.10 Brooke Bond operated a tea factory on the site of the former silk mill, behind East Common from the 1920's until its closure in 1993. A brush factory is also recorded in the village on a site opposite the church. Other local trades included tanning, leatherworking and brewing.

4.0 CHARACTER AND APPEARANCE

4.1 One of Redbourn's most attractive attributes is its spacious location surrounded by open countryside, which rises away from the River Ver. Despite being located on a major trunk road, now bypassed, the village has escaped major rebuilding in its historic areas and many parts still retain a village character especially around the large common. This is reinforced by its close proximity to open farmland which can be seen rising away to the east and west. Detrimental features are probably the almost incessant background noise from the M1 at Church End and the decline of traditional local and rural industries.

4.2 The High Street still has a village character and retains a number of shops which continue to provide animation to the area.

4.3 The conservation area boundary, first designated in 1969 was amended in 2001 (see 3.6 above).



High Street and the Priory

4.4 There are a substantial number of listed buildings and structures in the conservation area, over 100. Three of these are particularly special, the Priory and Cumberland House (listed Grade II*) and St Mary's Parish Church (Grade I). Most of the listed buildings are either situated in or close to the High Street or at Church End. The majority of buildings in the High Street are statutory listed reflecting the survival of much of the early development of the village from late medieval to eighteenth century date.

4.5 There are also a number of more modest cottages especially around the Common and in the High Street which are of local interest and which contribute to the character of the area. These are largely of nineteenth century date and usually comprise semi-detached pairs or short groups of three or four cottages. At Shepherds Row there is a longer terrace of mid-nineteenth century

date, but surprisingly, even after the arrival of the railway, there was no substantial expansion of the village during the later Victorian period.

4.6 Finally there are a few more recent buildings within the conservation area which either replaced older buildings or developed former green field sites. Around the Common are a small group of 1930's almshouses and several neo-vernacular houses. There are also a number of later bungalows which, although not a traditional building type, are modest in scale and use appropriate local materials. Perhaps because of the absence of a direct railway line to London, Redbourn escaped the early 20th century suburban expansion which so changed the character of nearby Harpenden. It was not until after the Second World War that a dramatic expansion of the village to the north and east took place.



Refronted timber framed house in the High Street

4.7 The style and architectural form of buildings throughout the village is diverse and ranges from timber-framed cottages to substantial Georgian mansions. The variety of designs and details lends an informal appearance to the village especially around the Common. However, a unifying feature is the modest scale of the buildings and use of similar materials, using mainly red brick and clay tiles.

4.8 The High Street has a more regular appearance with generally similar height of eaves and ridge heights as they are mainly two stories and most are located back of pavement. Three surviving Georgian buildings, The Red House, the Priory and No. 65 High Street are three stories. Roof ridges here tend to be parallel to the road and with most roofs prominently visible. Considerable visual interest is however provided by the picturesque irregularities produced by the surviving timber framed buildings, combined with the use of hand-made tiles and other traditional materials.

4.9 A variety of traditional materials can be found, reflecting Redbourn's rural past, its location on a major trunk road and the arrival of the railway in 1877. Red brick, render and plain clay tiles are the predominant materials used for the older properties within the village.

4.10 Most of the earliest surviving buildings are timber framed with brick infill or brick refronting. In a few cases buildings have been rendered or the brickwork has been painted. In general, however, further painting or rendering of brickwork will be discouraged. Many of the older houses have plain clay tiled roofs although slate is also much in evidence especially on nineteenth century buildings.

4.11 A variety of different brick types can be found within the conservation area. In the eighteenth century a warm red brick is common and was probably made locally from nearby clay deposits. The Red House and the Priory are good examples of Georgian brickwork. Some houses have decorative brick facades with chequerwork patterns or bands of vitrified brick giving a distinctive black on red effect. During the nineteenth century improved communications meant that bricks could be imported cheaply from further afield. Ver House, No. 23 High Street, is faced in yellow stock brick more common in London.

4.12 Historically it is possible that most of the timber framed buildings would once have been thatched. In Hertfordshire wheat straw was used for thatching rather than reeds. Two cottages on the Common, (Thatch End and Mansdale), still have thatched roofs. Most of the historic buildings are now tiled with hand made clay tiles, however, which contribute much to the character of the area - especially Church End and the High Street. Finally, in the nineteenth century Welsh slate became more widely available. Slate enabled a shallower roof pitch to be used giving a distinctive appearance to Victorian terraces and houses as can be found at East Common or Shepherds Row.

4.13 A variety of boundary treatments can also be found within the conservation area depending on the location. Most of the properties on the Common have low walls, hedges, or fences to front gardens and these essentially rural forms of boundary treatment should be retained or repeated. High walls and fences or railings are not appropriate in this location. Properties in the High Street generally front onto the pavement but a few have original railings or low walls enclosing small front areas. Many of the rear yards and gardens are bounded by high walls, several of which are listed in their own right, which give a distinctive character to the High Street and adjoining alleyways.

5.0 CHARACTER AREAS

5.1 There are some markedly different types of area within the larger boundary and these can be identified as Church End, the Common and the High Street.



St Mary's Church

A CHURCH END

5.2 St Mary's Church dates from c1100 although the Norman tower is all that survives from this period. In 1140 the north aisle was added. The aisles and chancel were rebuilt in the fifteenth century and the south porch and chancel chapel were added. It is an attractive and picturesque building with flint and rubble walls capped by brick battlements. The church is set in a pretty churchyard which contains three listed tomb chests but is mainly laid to grass. The churchyard fronts onto the Hemel Hempstead Road which forms the southern boundary of the conservation area.

5.3 Nearby, in Church End, are several timber framed buildings of sixteenth or seventeenth century date including No. 2, a former public house, Nos. 40 and 44, No. 11 and the Holly Bush Public House. Nos. 56-68 was at one time the parish workhouse dating from 1790 but was converted into cottages in the late nineteenth century. It has an unusual mansard roof. At the turn of the century both sides of Church End were lined with cottages but there has been some rebuilding since the war although generally in keeping with the older fabric. Although the present vicarage is modern it was erected in the glebe lands adjacent to the churchyard. The nearby Church Hall was probably originally stables to the former vicarage although now much altered. A short stretch of old wall also survives continuing the listed wall to the church off Church End.

5.4 Church End is one of the most attractive parts of the conservation area with its group of brick fronted cottages framing the entrance to St Mary's churchyard. It is important to preserve this character in considering any proposals affecting this area. The majority of the buildings are either statutory listed or locally listed and the overall emphasis will be on the preservation and enhancement of the existing fabric, particularly listed buildings.

5.5 **Typical features**

- Elevations of buildings generally in brick but with some half timbered.
- Tiled or slated roof slopes.
- Timber vertical sliding sash or casement windows but with some modern replacements in inappropriate materials.
- Prominent chimney stacks on most properties.

B THE COMMON

5.6 To the east of Church End is the Common which, in the Middle Ages, formed part of Redbourn Heath. Although now bisected by roads it is still an impressively large open space dominated by an avenue of lime trees which line the path from Church End to Cumberland House.

5.7 The Common is surrounded by buildings dating from the sixteenth century up to modern times in a variety of architectural styles. The north corner is dominated by Cumberland House (Grade II*) built as a hunting lodge for the Duke of Cumberland in 1745. The former extensive Central Electricity Generating Board offices, which were built from the 1950's in the grounds to the north of Cumberland House, have now been replaced by housing and a doctors surgery. Part of the garden fronting the High Street is now a public garden with a link through to Lamb Lane. Cumberland House has now returned to a private dwelling.



Cumberland House

5.8 The north side is more spacious with houses generally occupying large plots. Older cottages some of which were originally farmhouses are intermingled with more recent infill development.

5.9 East Common is very different in character with smaller, more densely packed cottages. They were known as “Dirt cottages” because of their dirt floors and were probably squatters dwellings following immigration after the 1840’s potato famine in Ireland. They then probably comprised workers cottages associated with the nearby silk mill and local farms. Most of these cottages date from the mid to late nineteenth century and are locally listed. Regrettably, at some date, two cottages were demolished to form an access into the Brooke Bond site and the former Zion Chapel has also been demolished but otherwise the general form of development remains as originally laid out. Such small cottages are, however, vulnerable to unsympathetic alterations and enlargement. Behind East Common, the former Brooke Bond site has now been developed for housing and the site contains several trees which provide an effective foil for the Common.

5.10 Traditionally the Common has been used as a focus for village life although it was not until 1948 that it was donated to the village by the Earl of Verulam. The village fair has been held here for many years and it is the site of one of the oldest cricket clubs in England. The first cricket match in Hertfordshire is believed to have been played on the Common in 1820. The Cricketers Public House is situated nearby at East Common. The cricket pitch occupies the centre third of the Common and has a recently erected timber pavilion. Close by a small parking area has been created using grass pavements which preserve the appearance of the Common. Parking on the Common is otherwise discouraged although difficult to prevent especially at the time of special events such as the annual fair and firework display.



War Memorial and Common

5.11 Most of the roads which traverse the Common have no kerb or edging which helps to preserve the rural character and sense of open space. The addition of kerbing or some other type of barrier such as ditching or fencing would be regrettable. The Common is also crossed by a

bridleway. Although much used for recreation part is kept uncut in summer to allow wild flowers to grow. Some paths have been renewed by the Parish Council.

5.12 Typical features

- Elevations of buildings generally in brick but with some half timbered.
- Tiled or slated roof slopes.
- Timber vertical sliding sash or casement windows but with some modern replacements in inappropriate materials.
- Prominent chimney stacks on most properties.
- Front gardens generally bounded by fences, low brick walls or hedges.
- Natural verge to carriageway and gravel access on the Common.
- Large area of open grass crossed by avenue of lime trees on the Common.
- Considerable number of mature trees within and bounding the conservation area.

C HIGH STREET AND ADJOINING ROADS



The High Street

5.13 The High Street runs approximately north/south and before the construction of the by-pass formed part of the A5 Trunk Road. It is the principal shopping frontage in the village but has escaped major redevelopment. Probably its most striking feature is its straightness due to its origin as part of the Roman Watling Street. Most of the buildings are on or close to the rear pavement edge which does tend to prevent any one building having a dominant impact on the streetscene apart from the Red House and the Priory which are dramatically out of scale with their neighbours. The strong linear form of the High Street is an important part of its character and

although there is very limited scope for infilling any new development should reflect this character. Equally the rear elevations which, especially on the timber framed buildings, present a more picturesque and irregular appearance are an important part of the character of the conservation area since they are visible from back lands and footpaths adjoining the High Street. It is important to preserve the boundary walls along the footpaths and former inn yards and to limit backland development.

5.14 Most of the village shops are located in the High Street. Most of the existing shopfronts are modest in scale and generally in keeping with the area. A few historic shopfronts survive in whole or in part and should be maintained or repaired. In particular Nos. 73, 50 and 74/76 are of interest. Others such as No. 21 are unusual examples of very modest shopfronts, often little larger than domestic windows.

5.15 Signage is also important to the character of the area. Box signs should generally be avoided and signwritten fascias are preferred. Several of the surviving public houses have projecting signs, but a proliferation of signs will be discouraged. Shopfronts and advertisements are frequently changing and can have a great visual impact on the character of a conservation area. The District Council seeks to improve the quality of design of shopfronts and has published "A Guide to Shopfront and Advertisement Design" October 1985 to advise and assist designers and building owners. Proposals for new shopfronts and advertisements will be assessed in the light of the Council's Design Guide and Policy 90.

5.16 Scout Farm, Dunstable Road is a good late nineteenth century building. The barn adjacent to the nineteenth century farmhouse is statutorily listed. It is a good example of a relatively unaltered timber frame but has been fire damaged. The whole of the Fire Station is also included in the conservation area as it occupies an important corner site. Until the 2001 conservation area boundary change, only the forecourt was included.

5.17 To the east of the High Street are two small areas of character in Crown Street and Water End Lane. The northern side of Crown Street consists of houses of different styles and ages giving it a unique and varied interest. It contains Victorian cottages and the more substantial Cumberland Cottage at the far end. Part of the south side is also included. It is a significant nineteenth century development in the village. A short stretch of Water End Lane adjacent to the High Street was included in the original conservation area boundary. The remaining part as far as the ford was included in the 2001 boundary change. It retains much of the rural character of the upper stretch and contains mature trees surviving from the grounds of the former Redbourn House which was demolished in the 1950's. The garden wall to Redbourn House also survives although rebuilt in part.

5.18 **Typical features**

- Elevations of buildings generally in brick but with some half timbered.
- Tiled or slated roof slopes.
- Timber vertical sliding sash or casement windows but with some modern replacements in inappropriate materials.
- Prominent chimney stacks on most properties.
- A few boundaries enclosed by fences, railings, low brick walls or hedges.

6.0 GENERAL ENHANCEMENT OBJECTIVES

- New development within the Conservation Area will have to comply with the Local Plan guidelines.
- Streets should be paved in high quality materials which complement the character of the street in question and adjoining buildings.
- Policies will need to be prepared to co-ordinate and improve the provision of appropriate street furniture.
- Traditional boundary walls and pedestrian ways form an important part of the character of the area and should be retained and enhanced where necessary.

7.0 SIGNIFICANT VIEWS

Although not included within the boundaries of the conservation area the surrounding countryside is important in views both out from and into it.

Views into and within the village which are particularly important are:

- from either end of the High Street but especially from the north end;
- from Hemel Hempstead Road with St Mary's Church in the foreground;
- from the public footpath north of the playing fields near Bylands Farm;
- from most locations on the Common. The centre of the Common offers views of surrounding farmland and woodland behind the fringe of buildings as well as across it.

To the south and east the village is screened by trees on the former railway embankment, and by the recent by-pass. There are therefore only limited distance views of the village in its rural setting. The former railway embankment is now used as a footpath.

8.0 TREES AND LANDSCAPE CHARACTERISTICS

8.1 The significant mature trees and surviving hedges and the verdant appearance of the Common are major attributes of the visual and historic qualities of the conservation area. Even following the post-war expansion of the village some of the original hedges and tree areas which marked former field boundaries can still be discerned, such as those along the Hemel Hempstead Road and Flamsteadbury Lane. There are also a number of important tree groups and individual specimens within and adjoining the conservation area. Probably the most important is the avenue of lime trees which crosses the Common from Church End to Lamb Lane. Most of these were planted to replace the two-hundred year old elm trees which finally succumbed to Dutch Elm Disease in the 1970's. Old photographs show how magnificent the former avenue was and, regrettably, it will be some years before the new trees have a similar effect.

8.2 Other mature trees are spaced at intervals around the edge of the Common to the north and west, and there has been some recent tree planting. Otherwise, there is no vegetation within the open grassed area to obstruct long views. To the south of the Common are a number of willow trees adjacent to the stream and clumps of bulrushes. Formerly this area was known as the Moor and was much wetter. The gardens of some of the former large mansions also retain significant trees such as the Wellingtonias in the former grounds of Redbourn House which contribute to the setting of the conservation area.

8.3 Finally St Mary's Church is set in a well-treed churchyard with an avenue of pollarded limes lining the path and a striking cedar of Lebanon.

8.4 A number of sites are covered by specific tree preservation orders including several adjacent to or just outside the conservation area but which have an impact on its setting such as the former Brooke Bond site. Most trees located in conservation areas are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Six weeks prior written notice must be given to the local authority of any proposed surgery of felling. This period enables the Council to make a tree preservation order if it considers that the proposal is unacceptable.

9.0 SUMMARY

It is the Council's policy to encourage the retention of those features which make the conservation area special; including historic buildings, trees, hedges, walls, and fences. In addition the Council demands a high standard of design and materials for any new development in the conservation area.

BUILDINGS OF NOTE

LISTED BUILDINGS

Ben Austins and Flamsteadbury Lane

Thatch End and Mansdale.

Church End

11, Holly Bush PH, 35, 37,

2, 22, 24, 28 and 30, 40 and 44, 46, 50, 54, 56-58, Parish Church of St Mary (listed Grade I), Three Chest tombs, east wall to churchyard of Parish Church of St Mary.

Fish Street

3 & 5, 19, 21, 23, Mount Zion Chapel, 33.

Fish Street Farm

Launay House and Pound Cottage.

Hemel Hempstead Road

Old Dairy Farm, Main barn at Old Dairy Farm, War Memorial.

High Street East

Saracens Head PH, 21, 23 & 25, 27, 29, 31, The Red House, Red House Flat, The Red House wall and railings, 33, 35 & 37, 45, 47 & 49, 51, 71, 73, 75, 77, 79 & 81, 83.

High Street West

16, 16A & 18, 22, 24 & 26, 28 & 30, 32, 34 & 36 The Priory (listed Grade II*), The Priory wall and railings, 38, 42, 48, 50, 52, 54 and 54a, 64 & 66, 68 & 70, 72, 74 & 76, 78, 80, 82, 84 & 86, 88, 90, 92.

Lamb Lane

Bell Cottage (formerly White Cottage), Cumberland House including front wall and railings (listed Grade II*), Rear garden walling at Cumberland House including stables, Greyfriars.

Monks Close

Boundary walls to Redlands and Archer House (formerly The Bungalow0.

North Common Road

Bees Nest Cottage, The Heath including attached barn, 27.

Pondsmeade

27A.

Waterend Lane

Garden wall to 31 High Street and to Glamis, Waterend Lane.

LOCALLY LISTED BUILDINGS

Church End

3, 45, Church Hall, 8, 14, 18, 20.

Crouch Hall Lane

2, 4, 6, 8.

Crown Street

1, 3, 9, 11, 17, 19, 21, 23, 27, 29, 31, 33, 6, 8.

Dunstable Road

Scout Farm.

East Common

Cricketer's PH, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 30, 35, 37, 43, 44, 46, 47, 51, 53, 56, 57.

Fish Street

35, 28, 32.

Harpenden Lane

2, 4, 6, 8, 10.

Hemel Hempstead Road

Schoolhouse.

High Street

17, 19, 63 (Village Hall), 65, 67, 69, 91, 93, 95, 97, 99,
2, 4, 6, 8, 10, 30a Lavender Cottage, 44, 46, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118,
120, 122, 124.

Lamb Lane

39, 40, 41, 42.

Lybury Lane

2, 4 (Heath Lodge).

North Common

Woollams, 1-4, Meadow Cottage, Old Pastures, Greenleas, 6, 7, 8, 9, 10, 11, 12, 13.
Methodist Chapel 22, 23, 24, 25, 28, 29, 30, 31, 35, 36.

Shepherd's Row

1-11 (consecutive).

Waterend Lane

Wall to former Redbourn House.

West Common

21, 25, 28.

OTHER SOURCES OF INFORMATION

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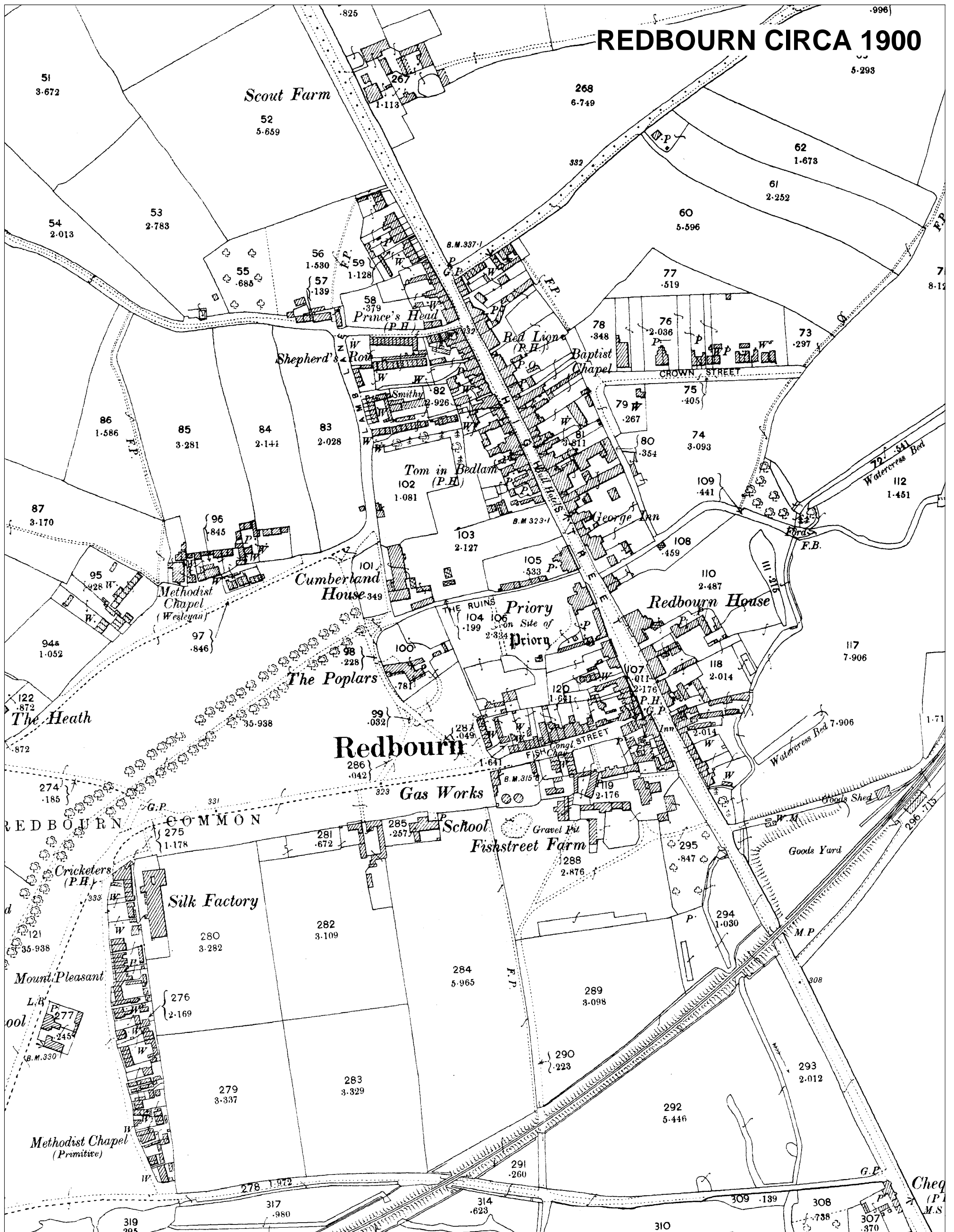
STATUS OF THE DOCUMENT

This document should be read together with saved Policy 85 of the St Albans City and District Local Plan Review 1994. It has been produced as part of DPR Project 9: Policy Statements – Conservation Areas and includes locally listed buildings.

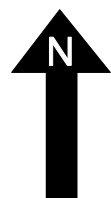
The Planning and Conservation Portfolio Holder considered a report on the draft review of Redbourn Conservation Area Character Statement and resolved on 28 August 2009 that the document should go to local consultation. Consultation with key stakeholders took place in late 2009 and early 2010 following which initial amendments were made. Further consultation took place in July and August 2010 with the following stakeholders; Redbourn Parish Council, Ward Councillors, Planning (Development Control) Committee North and the Redbourn Village Historical & Museum Group Ltd.. Notices were also posted locally advising of its availability on the Council website and copies were placed in Redbourn Library.

As a result of this consultation comments were received and addressed and some alterations were made to the text as agreed by the Planning and Conservation Portfolio Holder on 7 January 2011. This amended version forms the Redbourn Conservation Area Character Statement (Reviewed) January 2011.

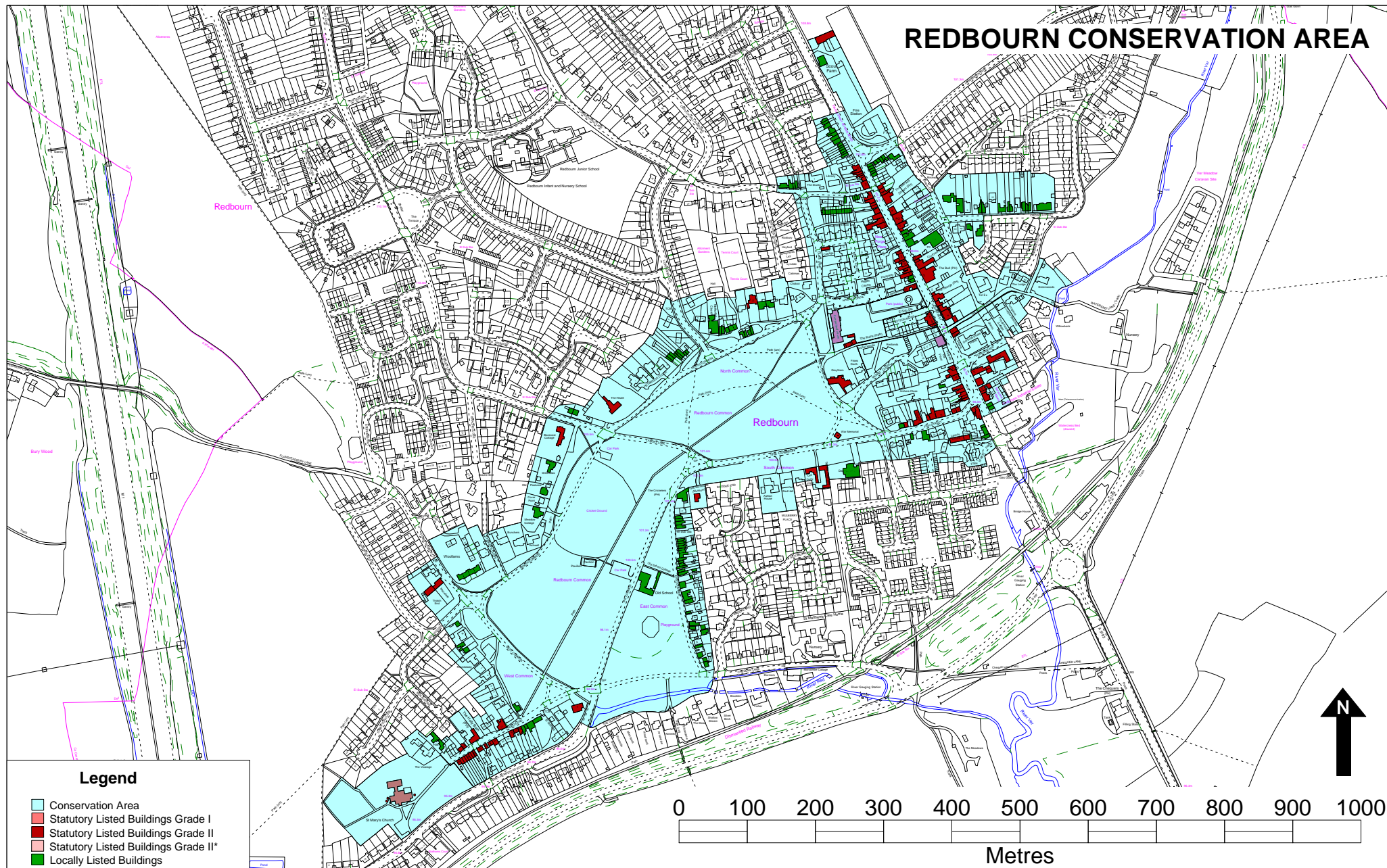
If further advice or guidance is required please contact the Department of Planning and Building Control, St. Albans City and District Council, Council Offices, Civic Centre, St Albans, Herts. AL1 3JE Tel. St Albans (01727) 866100.



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St Albans
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If you require this information in another format e.g. in large print, Braille, audio or in a language other than English, please contact the Conservation and Design Team on 01727 866100 or e-mail planning@stalbans.gov.uk

