

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING ASSESSMENT: SITE ADJACENT TO 3 & 4 CHURCH GATES, CHURCH LANE, BERKHAMSTED, HERTFORDSHIRE

on behalf of Mrs A Reid-Davies



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November 2004

ASC: 624/BHC/02

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Site Data

<i>ASC project code:</i>	BHC	<i>ASC Project No:</i>	624
<i>County:</i>	Hertfordshire		
<i>District:</i>	Dacorum		
<i>Village/Town:</i>	Berkhamsted		
<i>Parish:</i>	Berkhamsted CP		
<i>NGR:</i>	SP 9931 0780		
<i>Present use:</i>	Storage of antiques		
<i>Planning proposal:</i>	Extension and conversion to 2 dwellings		
<i>Planning application ref/date:</i>	4/2009/04		
<i>Local Planning Authority:</i>	Dacorum Borough Council		
<i>Client:</i>	Mrs A Reid-Davies 134 High Street Berkhamsted Herts HP4 3AT		
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Figure 1: General location (*scale 1:25,000*)

Summary

In October and November 2004 an historic building assessment was carried out on a property in Church Lane, Berkhamsted, in response to proposals for partial demolition, and conversion (with extensions) to residential use. The property lies within the market area of Berkhamsted, and forms a parcel with premises at the adjoining 134 High Street. The two large brick buildings on the site appear to have been constructed in the early 19th century as a slaughterhouse and candle maker's, associated with a butcher's shop at 134 High Street, which was owned by the same family for much of the 19th century. Both buildings are quite basic in character, with few surviving clues as to their function. The three other buildings on the site are all of 20th-century date, and are less substantial structures. Two were probably built to provide additional space for furniture storage when 134 High Street became a furniture shop.

1 Introduction

1.1 In October & November 2004 *Archaeological Services and Consultancy Ltd* (ASC) carried out an historic building assessment of a building on land adjacent to 3 & 4 Church Gates, Church Lane, Berkhamsted, Hertfordshire (NGR SP 9931 0780: Fig. 1). The project was commissioned by the owner, *Mrs A Reid-Davies*, and was carried out according to a project design prepared by ASC (Crank 2004), prepared in response to the requirements of the *Hertfordshire County Archaeology Office* (CAO), and approved by them, on behalf of the local planning authority, *Dacorum Borough Council* (DBC).

1.2 This assessment has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), in response to proposals for demolition of the building on the site, and redevelopment for residential use.

1.3 *Setting*

1.3.1 The assessment site is located in the centre of Berkhamsted on Church Lane to the rear of 134 High Street (Fig. 2). It comprises an irregular plot measuring c.20m × 15m and aligned roughly SW-NE. Access to the site is via Church Lane, which forms the southern boundary. The site is flanked on the east and west by residential properties: the modern development of Church Gates lies to the north. On the site itself are two two-storey brick and weatherboard structures with a single-storey brick extension linking them (Fig. 3). The buildings are currently used for storage.

1.3.2 The site lies at an elevation of c.107m AOD. The ground level slopes almost imperceptibly down to the north, towards the river, accounting for a drop in level of about one metre from street level in Church Lane to the floor in Building 2. Soils on the site are those of the Charity 2 association (Soil Survey 1983, 571m), described as 'Well-drained flinty fine silty soils in valley bottoms. Calcareous fine silty soils over chalk or chalk rubble on valley sides, sometimes shallow'. The underlying geology comprises flinty and chalky drift over chalk.

- 1.3.3 The site is located in the historic core of Berkhamsted, close to the parish church of St Peter and the site of the borough market. Berkhamsted itself is an area of considerable archaeological and historical interest and this has been recognised by *Hertfordshire County Council* by the designation of the town as an *Area of Archaeological Significance* (no. 21). The importance of the area has been defined in the *Berkhamsted Extensive Urban Survey Assessment* (Herts CC 1998).
- 1.3.4 The Bulbourne valley was extensively settled during the prehistoric and Roman periods and the modern High Street follows the approximate line of a Roman road, known as *Akeman Street*, which linked *Verulamium* (St Albans) with *Corinium* (Cirencester). Roman remains have been found nearby off Stag Lane Berkhamsted (Sites and Monuments Record [SMR] 6437) and a more extensive Roman settlement was situated 3.5km northwest of the site at Cow Roast.
- 1.3.5 The modern town of Berkhamsted probably developed during the Saxon period and the town was mentioned in the Domesday survey (1086). Remains of the medieval and post-medieval periods are frequently found along the High Street, notably close to the site at 77 and 173 High Street. The development of the town, and the known history of the site, are detailed in Section 3 of this report.
- 1.3.6 As noted above, the proposed development for the site (planning ref. 4/2009/04) comprises the demolition of existing single-storey extensions, the conversion and extension of the two-storey building fronting Church Lane into two residential units, and the conversion of the square building to the rear into two studios (Fig. 4).
- 1.3.7 The complex of buildings on the assessment site comprises five elements:
- **Building 1:** a rectangular two-storey brick structure under a gabled slate roof, fronting Church Lane
 - **Building 2:** a square two-storey brick structure under a gabled slate roof, located at the north-west corner of the site
 - **Building 3:** a rectangular single-storey brick structure under a slated pent roof, butted onto the west end of Building 1
 - **Building 4:** a rectangular timber-framed structure clad in corrugated metal sheeting, butted to the east side of Building 2
 - **Building 5:** a long single-storey structure of timber under a pent roof clad in corrugated metal sheeting, built against the west boundary wall of the site and linking Buildings 1, 2 and 4.

These are identified in Fig. 3.

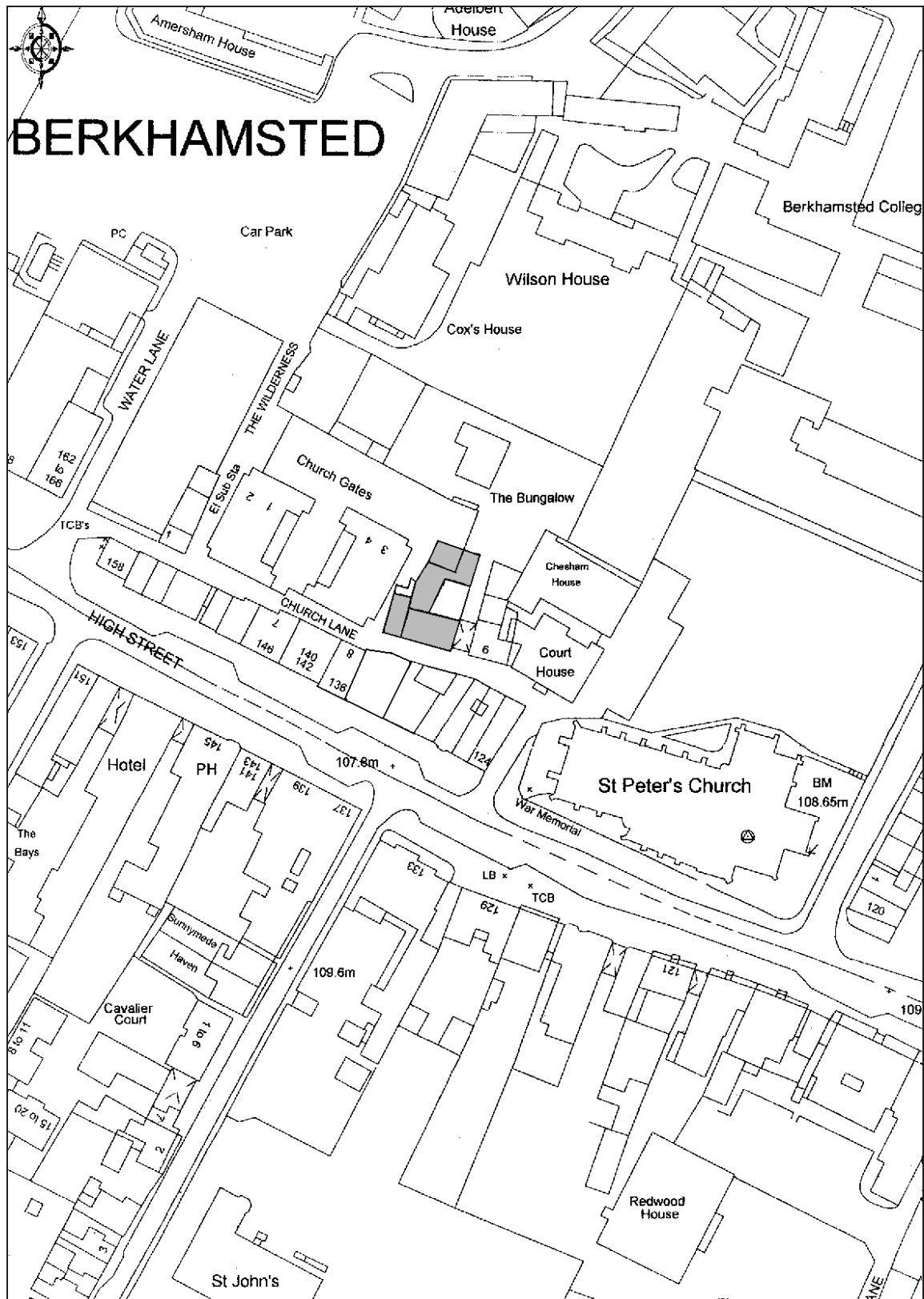


Figure 2: Site location (scale 1:1,250)

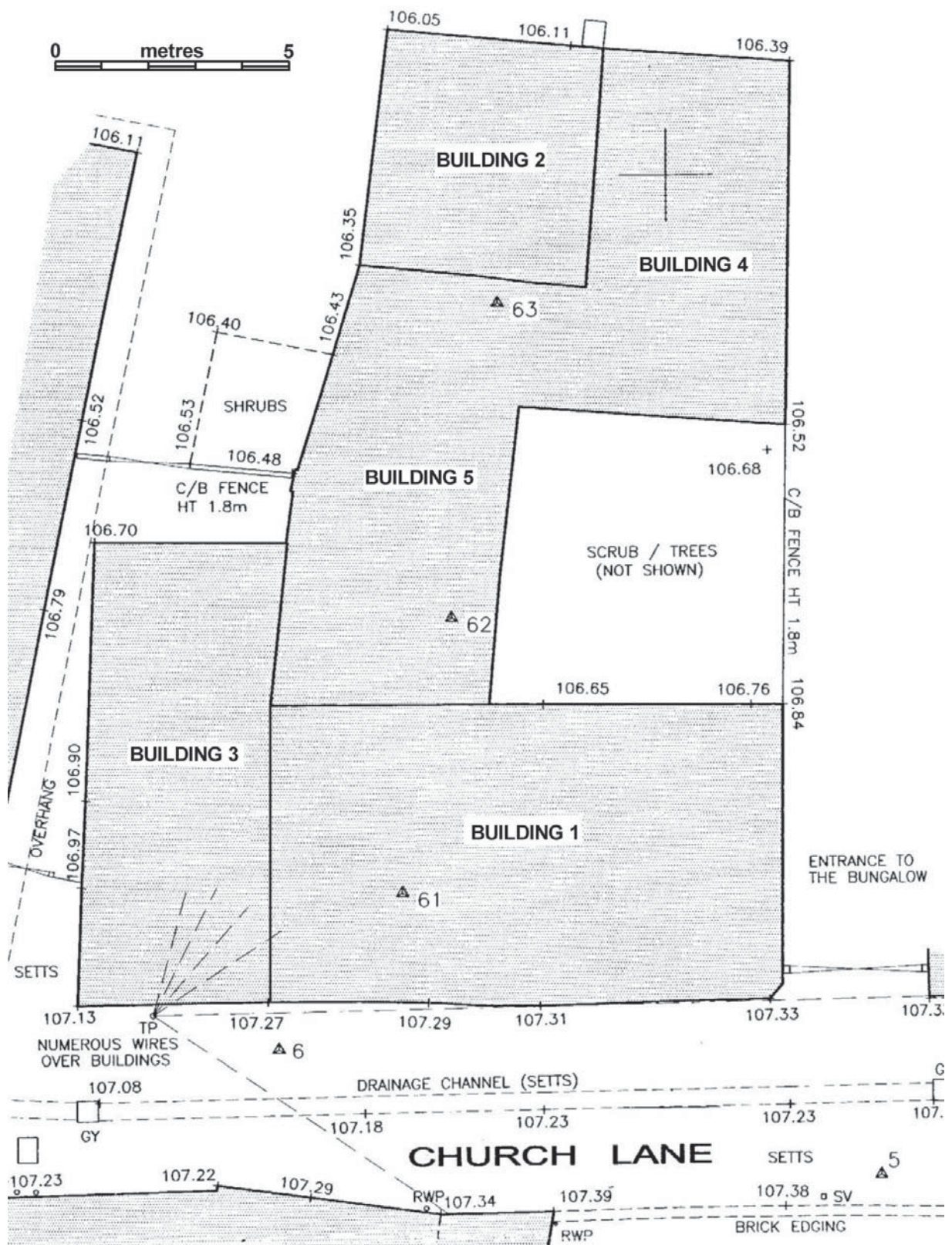


Figure 3: Site plan (*scale as shown*)

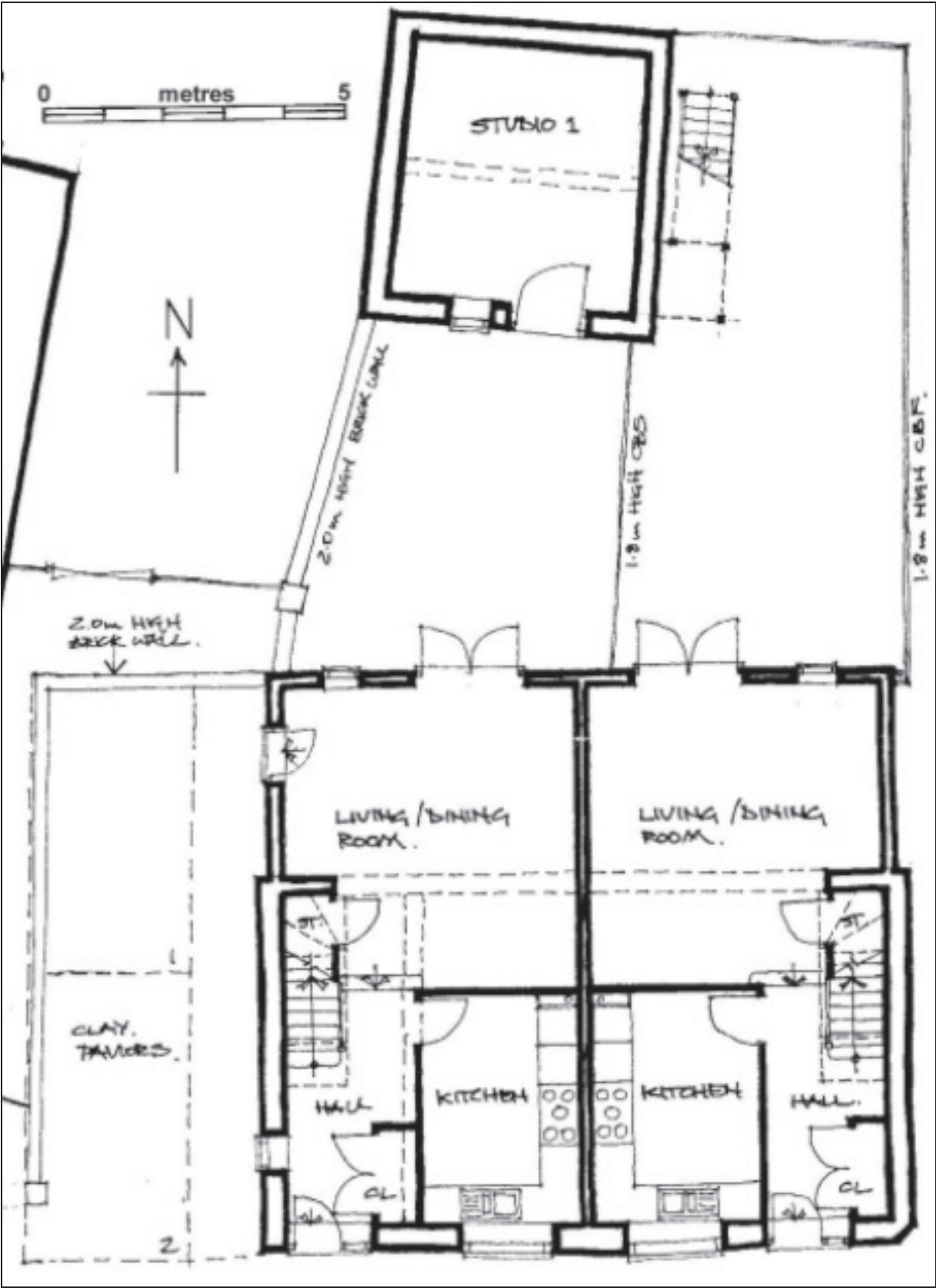


Figure 4: Proposed development (scale as shown)

2 Aims & Methods

2.1 *Aims*

As agreed with the CAO the aims of the building assessment were:

- to compile a record of the buildings with appropriate analysis and interpretation;
- to provide a review of the local and regional historical context of the structures recorded by the project.

2.2 *Standards*

The work will conform to the requirements of the CAO, to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (IFA 2001) and *Code of Conduct* (IFA 2000a), to current English Heritage guidelines (RCHME 1996), 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*

As agreed with the CAO the method adopted for this project was:

- to record the buildings in their present condition to RCHME Level 3 (RCHME 1996).

3 Archaeological & Historical Background

The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs. The assessment site lies within an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods.

3.1 *Saxon (c.450-1066)*

Berkhamsted is known to have existed in the late Anglo-Saxon period and is mentioned in the Anglo-Saxon Chronicle for 1066 (Garmonsway 1955, 200). Almost a century earlier, the name appears in the Will of Aelfifu (Sawyer 1968, 415, 1484).

The location of the Anglo-Saxon settlement has never been precisely defined. The earliest physical evidence survives in the form of architectural detail in the church of St Mary, '*North Berkhamsted*', i.e. the 'north church' (SMR 4447; Smith 1973, 11). In addition, only Northchurch was a rectory manor and may have been a minster church (Doggett & Hunn 1985, 22). A quantity of early/middle Saxon pottery has recently been recorded south of the site at Chesham Road, suggesting that a settlement had been established by the 7th and 8th centuries (Hunn 1999).

3.2 *Medieval (1066-1500)*

Berkhamsted is mentioned in the Domesday survey (1086) as *Berchehastede* (Morris 1976, 15.1). It was recorded as a *burbium* (borough) whose burgesses paid £4 from tolls and held half a hide of land. The number of burgesses was 52, although this is probably a scribal error for 12 (Doggett & Hunn 1985, 22).

In 1156 Henry II conferred Borough privileges and rights to the town, confirming its status as one of the principal settlements in the county (Page 1908, 172). At this date the Burgesses were making separate taxation returns to the Exchequer, suggesting a degree of independence from the manorial court (Thompson 1998, 6). In 1255 the town was represented as a borough by its own jury at the eyre, i.e. the journey of the King's justices around the counties (Beresford & Finberg 1973, 124). In the early 14th century the town was one of only three places in the county to send representatives to Parliament (Chauncy 1700, 533).

The Domesday survey mentions two mills (Morris, 1976, 15.1). By the end of the 13th century the accounts of the Earldom of Cornwall mentions four mills: '*molendinii castri*' (Castle mill) worth 10/- per annum; '*molendinii de Synek*' (uncertain) worth 8/8 per annum; '*molendinii de Banck mulle*' (Bank mill) worth 6/- per annum. and also '*molendini du North*' (North mill) (Camden Soc. I, 3rd Series LXVI, 1942, 12-27). In a footnote in the same article it states that '*In 1272, when Earl Richard died, there were apparently, three water-mills in the manor of Berkhamsted (worth £4) and two water-mills in the borough (worth £6 13s 4d)*' (PRO Chan. Inq. pm Hen III, file 42, no.13).

In a survey of the manor in 1357 there is mention of two water mills called '*eastemule*' and '*Sischemulle*' and 1 other called '*northmulle*' (PRO SVC 11 271). By 1437/8 there are references to '*le Eastemill*', '*le castelmyll alias le Newemill*' and '*Bankmyll*'. There is also mention to '*le Northmil mede*', suggesting the possibility that some mills may have been referred to by different names. The 1849 Lower Mill was an alternative name for Bank Mill, and Upper Mill was probably an alternative name for Castle mill (HALS 56485).

The site is situated close to Berkhamsted Castle, which was probably built in the late 11th century following the Norman Conquest (Remfry 1998). The castle is not mentioned directly in the Domesday survey, but there is a reference to a '*fossarius*' or ditcher, who was in effect an overseer or engineer responsible for the excavation of the defensive ditches and moats (Morris 1976, 15.1). At the time of the Domesday survey the castle belonged to William the Conqueror's half brother the Count of Mortain, and it became Crown property following the Count's abortive insurrection in the early 12th century. Thereafter it developed from a simple motte and bailey castle into a substantial defended seat of royal authority.

The precise limits of the medieval borough have never been satisfactorily established. It is possible that the late Anglo-Saxon 'burgh' lay towards what is now called Northchurch. However, there is a mention of land called '*Oldeburgh*' in the vicinity of the old Post Office on the High Street, c.100m to the west, which might also indicate an earlier settlement focus. According to the *Extensive Urban Survey Project* (1998) the assessment site lies within the historic core of the medieval settlement (Thompson 1998, Fig. 3). The core of the town was in existence by the 12th/13th century and was centered along the axis of Akeman Street (the old A41) to the west and east of St Peters Church and possibly to the north along Castle Street towards the castle. The town comprised the High Street, a market place (now occupied by development backing onto Back Lane), Castle Street, Water Lane and Mill Street, Raven's Lane and Chesham Road (formerly Elvenway). Other street names that have not been preserved (*Benethenstrete*, *Striche Lane*, *Bouestrete*, *Le Corour Strete* and *Froggemorlane*). Those ending in 'street' are almost certainly to be small 'alleyway' type features leading off the High Street towards the castle (Doggett & Hunn 1985, 32).

Whatever the precise origins of the town, on present evidence it seems that Berkhamsted developed in the 12th and 13th centuries as an undefended trading center on an important highway. This is similar to the development of such places as Baldock and Royston (Herts) and Amersham and Stony Stratford (Bucks). There is no evidence that the town was ever defended, at least in the formal sense of the word, however, it is possible that it was at least physically defined at some point in its history. There is a grant of land in c.1225 which mentions a *magnum fossatum*, or 'great ditch' (Jenkins 1950, 47, 334). This recalls a similar reference to the '*Tonman ditch*', also known as the '*Monk's ditch*' (Hunn 1981, 2), which defined St Albans in the 13/14th century, and there is no reason to believe that Berkhamsted was not also similarly defined in the medieval period.

It is not known when the town's market was first established but the Domesday evidence suggests a pre-Conquest date (Doggett & Hunn 1985, 27-28). Topographical and documentary evidence indicates that the market lay to the west of the parish

church. This area is now known as Middle Row, lying between the High Street to the south and Back Lane to the north. It is uncertain when Middle Row first became built up. This would have taken place over a long period, the market stalls becoming semi-permanent and then being replaced by shops and tenements. In the late 13th century stalls are mentioned but by the mid-14th century only 'shops' are referred to (*ibid.*). Nevertheless, their stated dimensions are such that it is probable that the two terms were interchangeable in the medieval period. It seems that the name 'le Shopperowe' is a probable reference to what became known as Middle Row or Back Lane (*ibid.*)

In the manor survey of 1357 the dimensions of the stalls or shops are given and there is a reference to Richard Clay, who held one butcher's shop beside the waste next to the cemetery of St Peters (*ibid.*) Close by stood the lord's chamber (presumably on what later became the Court House) for which John Smyth and Matilda his wife paid 2s rent per annum. At the same time Thomas Mareschal paid 4d a year for a piece of land in the lord's waste opposite the shop row (*ibid.*) In 1355 the town had five butchers, two bakers, nine brewers, two cobblers, a pelter and a tanner, while in the Honour and Liberty of Berkhamsted there were five cloth dyers, six wheelwrights, a baker/butcher, three smiths, six cornmongers and a skinner (*ibid.*).

3.3 *Post-Medieval* (1500-1800)

The development of the market place seems to have continued on a piecemeal basis in the post-medieval period, within the framework of pre-existing boundaries. Two early 17th-century surveys reveal that 'Shop Row' was an alternative name for 'Middle Row'. In 1616 there were eleven tenements in Shop Row, some of which had a garden and yard attached (Dodderidge *et al* 1868). Of particular interest are references to tenements in Back Lane that were associated with holdings in Shop Row. There was one tenement in Back Lane with a small yard; two tenements with a yard and garden and three tenements in Shop Row with a '*garden and backside in Back Lane*' (*ibid.*). The significance of this is that much of the north side of Back Lane remained undeveloped in the early 17th century. A Parliamentary survey of 1653 mentions '*All those shambles called the Butcher's Shambles, divided into several stalls, near the Market Houses*' (PRO E.317 Herts.13). At that time the Corn Market was '*built with timber and covered with Tyle and lofted overhead*' (Cobb 1883, 95), the Butter Market measured 18' square and '*butchers shambles*' measured 50' × 12' (*ibid.*).

The earliest cartographic representation of the town is Norden's survey of the early 17th century (PRO MR 603). This is broadly schematic and therefore oversimplifies the centre of the town. It shows St Peters Church standing in the centre of the High Street, but no sign of the market area. Dury and Andrews' county survey of 1766 is too small to show any detail and a survey of the Duchy of Cornwall's property in 1783 is not much better, though it does identify the market area and Back Lane.

3.4 *Modern* (1800-present)

The earliest large-scale plan of Berkhamsted is the 1839 Tithe Map (HALS DSA4 19/2: Fig. 5). This shows all the properties along Back Lane (now Church Lane) that are detailed in the apportionment roll (HALS DSA4 19/1). The building shown on the Back Lane frontage of the assessment site appears to have been larger than the present Building 1. A square structure approximating to Building 2 is also shown. In the Tithe apportionment, the square structure is recorded as part of a '*Slaughter House, yard*

and garden’ owned and occupied by John Tompkins (*ibid*, 497). The building adjacent to Back Lane was owned and occupied by Richard Woodman and is described as ‘*Candle house yard and premises*’ (*ibid*, 499). In Pigot’s 1839 Directory Richard Woodman is described as a grocer and tallow chandler. At the time of the 1851 census neither Woodman nor Tompkins is associated with the buildings on the site (Goose 1996). The 1851 census records nine families living in Back Lane: a lawyer, a journeyman carpenter, gardener, baker, Chelsea pensioner, three labourers and a carpenter (*ibid*).

The 1878 First Edition Ordnance Survey map (Fig. 6) shows Buildings 1 and 2. The former is shown as two unequal parts, the division corresponding to the present internal cross-wall. To the west is a square structure, smaller than the present Building 3. Between the two main buildings are a number of smaller structures. The north-east corner of the present site is shown as part of an adjoining property. The Second Edition Ordnance Survey map of 1898 (Fig. 7) also shows the Buildings 1 and 2, with additional extensions. By this time, the property boundaries in the north-east corner of the site have changed, and the open area east and north of the main buildings is part of a larger holding.

Because of the dependent status of the buildings being assessed, it has not been easy to determine their past owners or functions. Assuming that the site’s association with 134 High Street is considerably earlier than the Land Tax Assessment of 1910 (below), it seems likely from entries in the relevant Kelly’s Directories that the site belonged to the Tompkins family for much of the 19th century. In 1838 Francis and Mary Tompkins are listed as butchers in the High Street. The 1851 directory lists John and Francis Tompkins as butchers in the High Street. In 1882 Charles, Charles junior and Thomas Tompkins are recorded as being butchers in the High Street. In 1898 Charles Tompkins was recorded as being a butcher at 134 High Street, Charles Tompkins (junior) was a butcher at 157 High Street and Mrs Emily Tompkins was a butcher at 140 High Street. In 1906 Charles Tompkins (junior) and Thomas Tompkins were butchers at 157 and 140 High Street respectively.

The Second Edition sheets were also used as a basis for the 1910 Land Tax Assessment (HALS IR1/359 & IR2/13/1: Fig. 8). This lists the Church Lane site in the same parcel as 134 High Street. There is some confusion between the map and listings, and it is uncertain whether the site is entry 915, a ‘*House, shop and premises*’ owned by Charles Tompkins, or 918, which describes ‘*House, shop and premises, 134 High Street*’, owned by Mr and Mrs Platt and occupied by Alice and Mary Platt. In the 1898 Kelly’s Directory Edward Platt was a ‘*wine and spirit merchant and brewer’s agent*’ at 130 High Street, and was succeeded there by his daughter Mary. From the directory entries it is apparent that premises on the High Street frequently changed hands at this time, which may account for the confusion.

The site appears unchanged on the Ordnance Survey map of 1925 (Fig. 9). On the 1938 Ordnance Survey sheet (Fig. 10) a number of changes are shown to the assessment site buildings. Building 1 is shown as a unified structure for the first time, along with Building 3. Buildings 1 and 2 are now linked by a structure narrower than the present Building 5. East of Building 2 is a rectangular structure, larger than the present Building 4, extending beyond the present east boundary of the site.

The 1972 Ordnance Survey sheet (Fig. 11) shows the site in more or less its present form. Back Lane is now shown as Church Lane, and the buildings fronting it appear as they are today. To the north, Building 5 has been enlarged to its present width, except at its north end. Building 4 has been rebuilt in its present form, and the eastern boundary of the site has at last been established. East of the assessment site, the covered access to *The Bungalow* (first shown on the 1938 map) appears for the first time.

134 High Street, with which the assessment site appears to have been linked since at least the late 19th century, became Brandon's and later Neil's furniture shop (Hastie 1999, 87). It became an antique shop in the late 1990s.



Figure 5: Extract from 1839 Berkhamsted Tithe Map

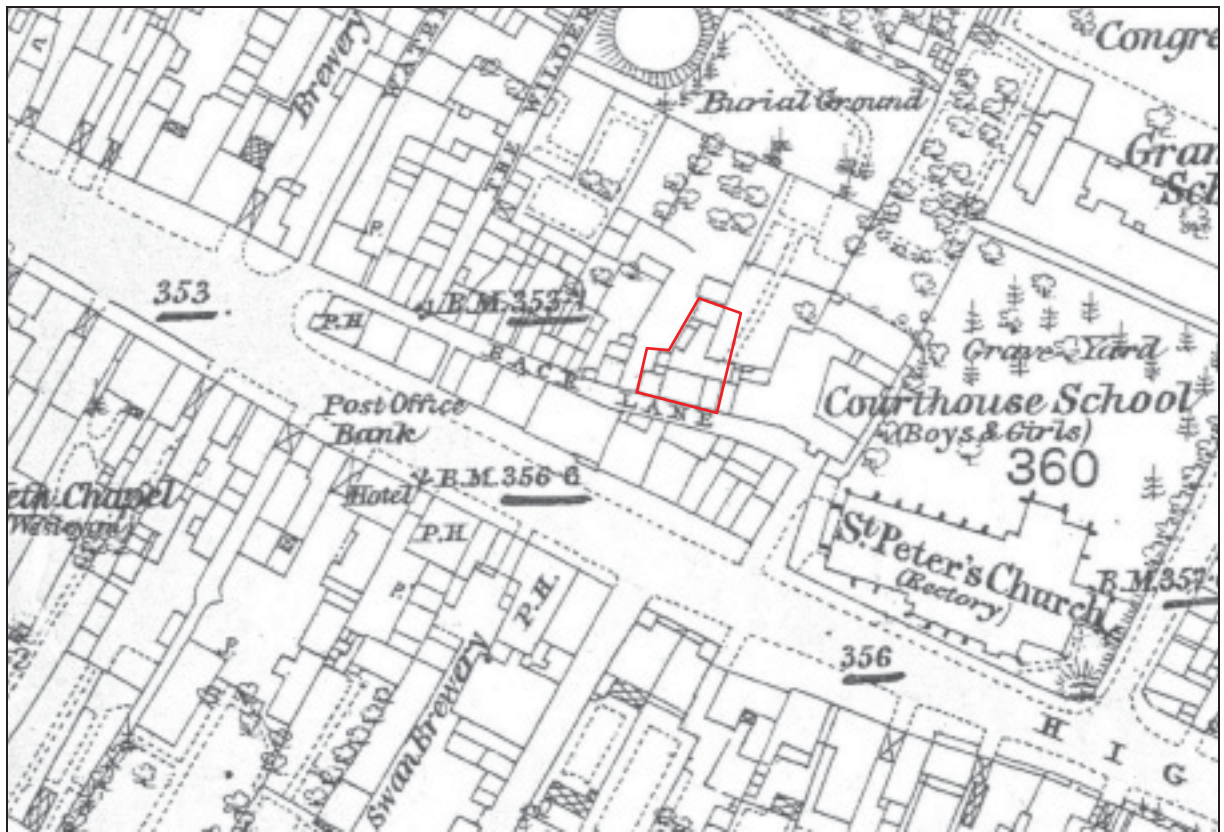


Figure 6: Extract from 1878 Ordnance Survey 25" First Edition (Sheet XXXIII.5)



Figure 7: Extract from 1898 Ordnance Survey 25" Second Edition (Sheet XXXIII.5)



Figure 8: Extract from 1910 Land Tax Assessment map (HALS IR2/13/1)



Figure 9: Extract from 1925 Ordnance Survey 25" Edition (Sheet XXXIII.5)



Figure 10: Extract from 1938 Ordnance Survey 25" Edition



Figure 11: Extract from 1972 Ordnance Survey 1:2500 map.

4 Description

4.1 General

The recording element of the assessment was focused on Buildings 1 and 2, as these are the most substantial structures on the site, and appear from the historical evidence to be the oldest, probably originating in the first half of the 19th century. It was not possible to enter Building 3 (its roof was unsafe), so it was only recorded externally. The historic evidence suggests it to be of mid 20th-century date, replacing an earlier, smaller structure. Building 4 is a very crude construction, probably constructed in the second half of the 20th century, replacing an earlier, larger structure. Building 5 is also crudely constructed, and is of a similar date to Building 4.

In addition to Building 3, the small enclosed garden on the east side of the property was also inaccessible, preventing recording of the north side of Building 1.

4.2 Building 1 (Plates 1-12)

This measures 11.0 × 6.4m overall, aligned nearly east-west, rising to 4.1m (eaves) and 6.4m, measured from the street frontage. The walls are of dark reddish brick (with occasional black ones), in Flemish bond, with dentilled coursing at the eaves. The south-east corner is chamfered to a height of c.3.0m, because of the adjoining vehicular entrance. Lintels are either shallow arched, of brick, or are timber. The external walls of the building are double-skinned to first-floor level, and single-skinned above, with double-skin buttresses supporting the two intermediate roof trusses. Internally, the brickwork is rough and not pointed, though on the upper floor it has been limewashed sometime in the past.

The south elevation has two ground-floor entrances and a broad window between them (now boarded up) that has been subsequently widened. At first-floor level is a low loading door, flanked by similar windows (boarded up). The north elevation, partly obscured by the later Building 5, has two windows overlooking the garden at ground-floor level, and a single window above (boarded up). The lower part of the west elevation is obscured by Building 3: on the gable above, traces of an earlier gabled roof can be seen on the brickwork. This was probably the small square extension shown on OS maps from 1878 to 1925, and possibly also on the 1839 tithe map. The east elevation, largely obscured by the covered gateway to *The Bungalow*, appears from internal evidence to have a blocked doorway near its south-east end, but no other features.

Internally, Building 1 is divided into two rooms on both floors, the division being a single-skin brick partition, rising through the full height of the building. The larger (west) room measures about 6.8 × 5.7m, the smaller (east) room being c.3.1 × 5.7m. The ground floor level (107.00m OD) is lower than that of Church Lane: the floor consists of a mixture of stone slabs, brick and concrete in the larger room, and is at least partly boarded in the smaller room. In the slabs near the centre of the large room are two infilled parallel slots, possibly the former location of a bench or similar structure. The smaller room was largely filled with shelving and was unlit, and so could not be examined in detail.

The larger room is entered down a step from the street in the south-west corner. At the west end, a steep flight of steps provides access to the upper floor. The enlarged window in the south wall has already been mentioned: in the north wall, a doorway and two steps lead down into Building 5. The window to the east of it comprises a stout wooden frame with vertical iron bars, to which a secondary frame containing glazing has been added. In the east wall, a doorway leads to the smaller room. Headroom on the ground floor is 2.37m. On the substantial eastern beam supporting the floor above is a stout iron suspension loop.

The upper floor of Building 1 is comprised of broad planks, c.200mm wide. The stair opening at the west end is surrounded by a plain wooden handrail. In the south wall is a barred window, similar to that described on the ground floor (but unglazed), and a loading door c.1.35m high. Another similar window is present in the north wall. In the east wall, a door leads to the smaller room, which has only a single south-facing window, similar to those already described.

Headroom on the first floor is 1.75m. Above the larger room, the roof is carried on two substantial planed timber king-post trusses with diagonal braces, of a type typically found in 19th-century farm buildings. There is a single purlin on each side of the roof, which is unlined. Between the purlins above the stair opening is set a substantial beam carrying an iron suspension loop.

4.3 *Building 2* (Plates 13, 14)

Like Building 1, this structure comprises a double-skin brick wall to first-floor level, and is single-skinned above. It is entered by a door in the south wall, flanked by two small internal niches. In the east wall is a window. The only other openings are windows in the north and south walls at first-floor level: the former has been bricked up, and the latter reduced in size. The external walls, which have been painted white where they are indoors, have the appearance of having been quite crudely built, and subsequently damaged by later alterations. The interior of the building has also been painted white. The ground floor (106.38m AOD) is comprised of concrete: headroom is just over two metres. The upper floor has been cut back to the single substantial east-west joist, and is accessed by a modern aluminium ladder. Above, a ceiling has been installed over the south half of the building, the northern part remaining open to the rafters.

4.4 *Building 3* (Plates 1, 2)

This single-storey brick extension is butted to the west end of Building 1, and measures 9.4 × 3.4m internally. In its west elevation are two windows and a double-leaf door: there is a third window facing north. Details of the interior could not be recorded. Building 3 appears from the cartographic evidence to have been constructed between 1925 and 1938, replacing a smaller, but two-storey building with a gable roof.

4.5 *Building 4*

This structure measures 7.5 × 4.2m, and is butted to the east side of Building 2 and linked to Building 5. It comprises a substantial timber frame clad overall in corrugated metal sheet, rising almost to two storeys in height, with a concrete floor.

Windows in its south wall overlook the small overgrown garden. Cartographic evidence reveals that it was built between 1938 and 1972.

4.6 *Building 5* (Plate 15)

This links Buildings 1, 2 and 4, and measures $c.9.4 \times 4.2\text{m}$. From cartographic evidence, it was constructed in its present form between 1938 and 1972, replacing a succession of smaller structures on this part of the site. The west side of the structure is set upon the boundary wall of this part of the site, and the north end of Building 3. Its east wall comprised a boarded timber frame with fixed windows along much of its length. The floor of building 5 is of concrete, and slopes down from south to north..



Plate 1: Church Lane frontage, from south-east

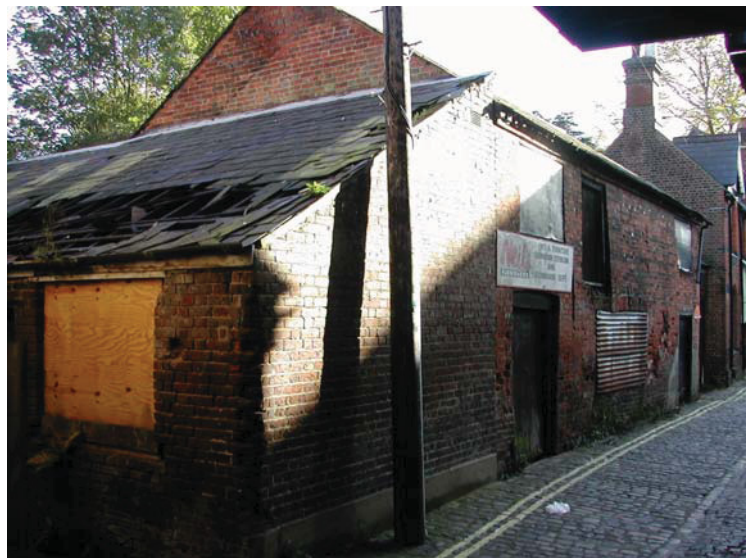


Plate 2: Church Lane frontage, from south-west



Plate 3: Building 1, ground floor: large room, view north-east



Plate 4: Building 1, ground floor: large room,
view south-west



Plate 5: Building 1, ground floor, large room,
view east



Plate 6: Building 1, ground floor, large room,
floor detail



Plate 7: Building 1, ground floor: small room,
view north



Plate 8: Building 1, first floor, large room,
general view north-west



Plate 9: Building 1, first floor, large room, view
south



Plate 10: Building 1, first floor, roof truss, view north-west



Plate 11: Building 1, first floor, west gable end, view north-west



Plate 12: Building 1, first floor, small room, view south



Plate 13: Building 2, from north



Plate 14: Building 2, interior, view north



Plate 15: Building 5, view north

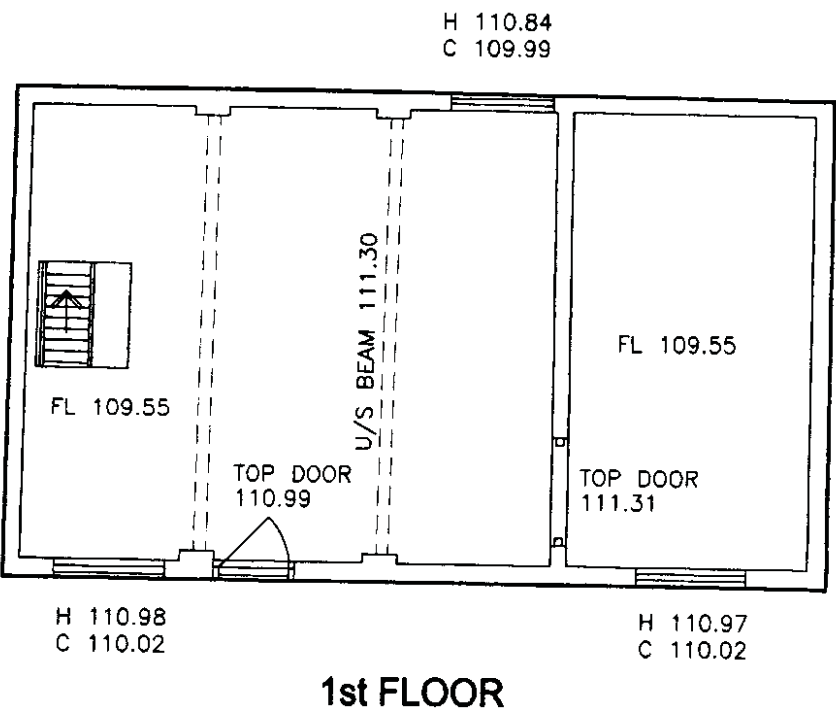
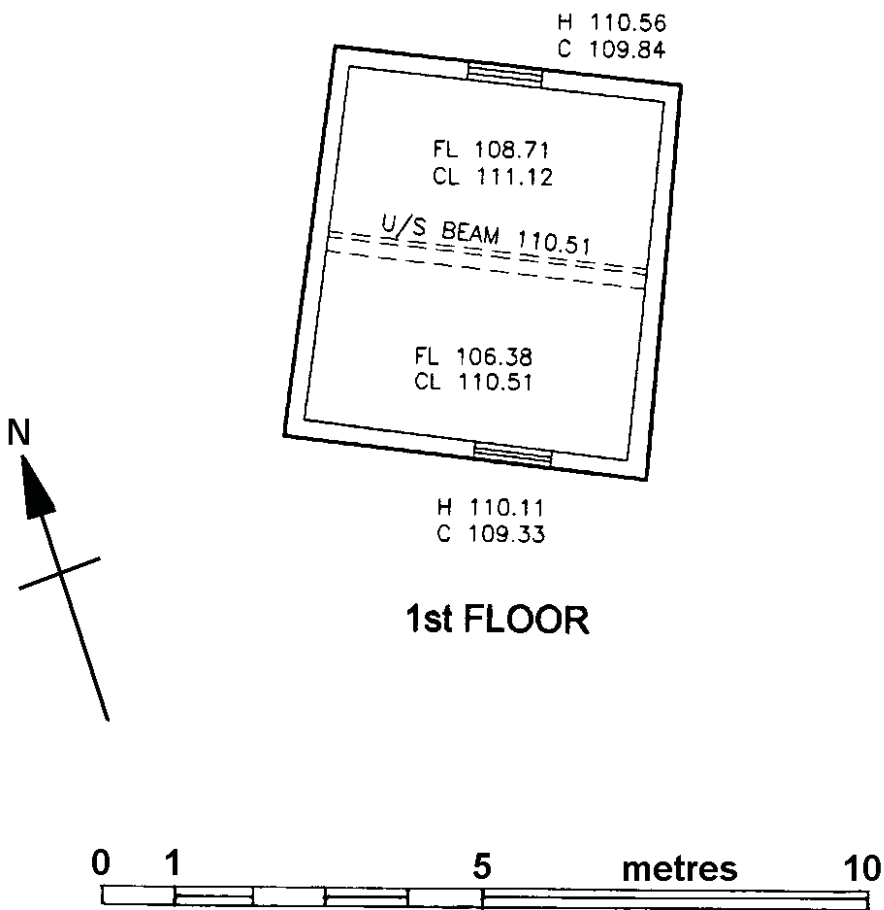
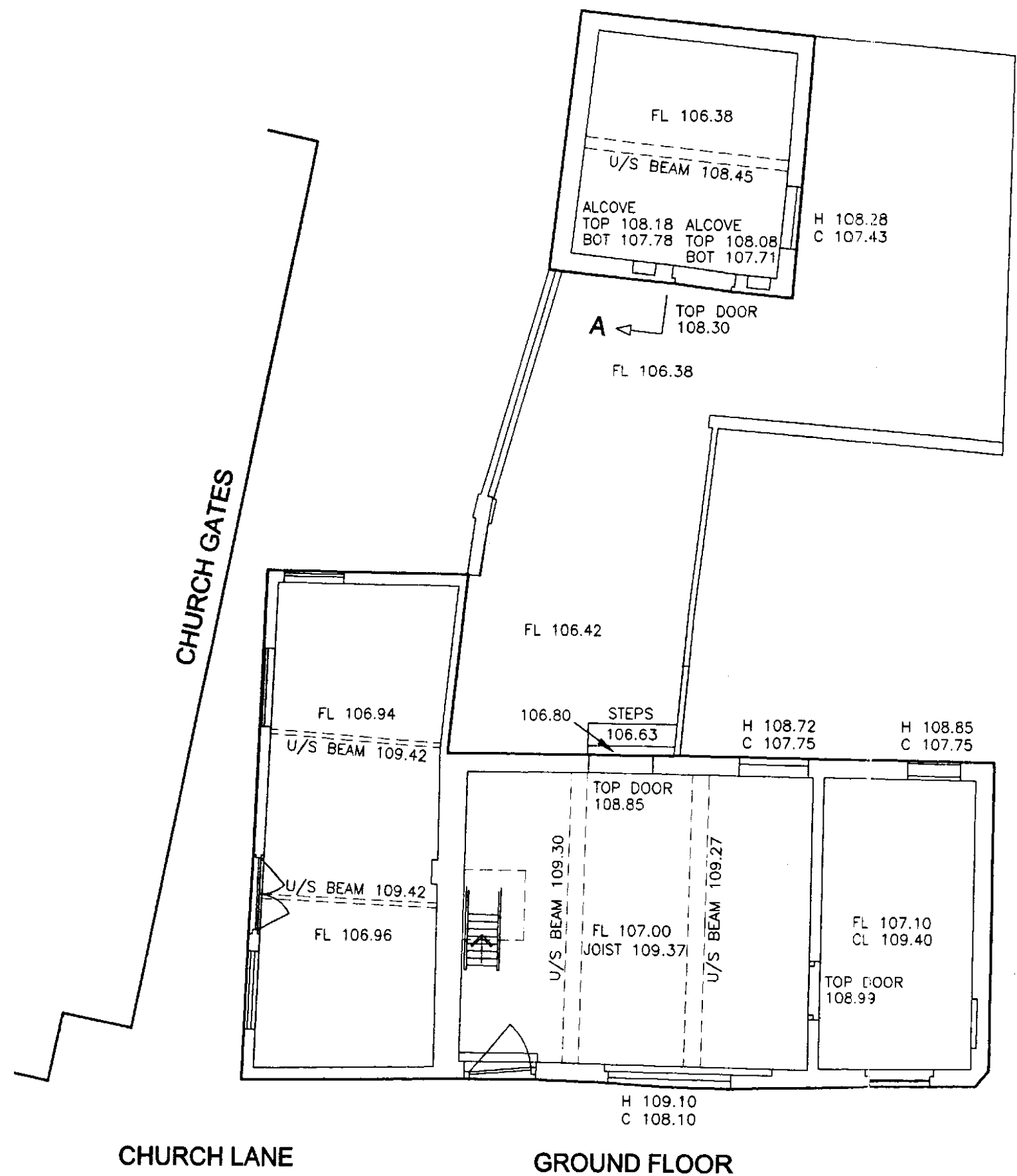


Figure 12: Building plans (scale 1:100)

5 Conclusions

- 5.1 The assessment site in Church Lane, and the associated 134 High Street building, are located in the area of Berkhamsted associated since the medieval period with the market. While much of this would have originally consisted of temporary, or at most semi-permanent stalls, there is evidence to suggest that by the 15th or 16th century these may have been replaced by more permanent shops, at least on Shop Row, which comprised that part of the High Street on which no. 134 is located. To what extent Back Lane (now Church Lane) was developed at that time is uncertain. Therefore, there is a possibility of evidence of medieval or early post-medieval activity on the assessment site.
- 5.2 From the available historical evidence, it appears that structures approximating to Buildings 1 and 2 were in place on the site by 1839. Whether these were the existing buildings, or earlier structures of a similar size and shape, is uncertain. The structural evidence, notably the brickwork the use of slate and the roof trusses in Building 1, suggests that both buildings are of 19th-century date, so on balance it is likely that the structures shown on the Tithe Map are those standing today. Buildings 3, 4 and 5 are all much more recent. Building 3 was erected between 1925 and 1938, replacing a smaller extension that was present in 1839. Building 4 was built between 1938 and 1972, replacing a larger structure. Building 5 is of a similar date. It is clear from the cartographic evidence that a number of other smaller structures have existed on the site in the past. None seem to have lasted long, and they may have been of a less permanent nature.
- 5.3 It has been rather more difficult to determine the functions of the buildings on the assessment site, as few clues to this were revealed in the structural recording. The historical evidence suggests that in 1839 Building 1 was a candle-makers, and Building 2 was a slaughter house. As the site, along with 134 High Street, appears to have been owned by a family of butchers through much of the 19th century, it seems likely that the Church Lane site was used for associated functions, namely the slaughter of animals, and the processing and storage of meat. The buildings were certainly never residential: there is no trace of any fireplaces, the original windows were unglazed, and the internal wall surfaces were not properly pointed or plastered. The presence of a first-floor loading door in Building 1 indicates that the upper floor was used for storage, and there is evidence for an internal hoist in the stairwell. The grooves in the stone flags on the ground floor could mark the location of a butcher's block, but this is highly speculative. Building 2 retains no diagnostic features regarding its function. Buildings 4 and 5 date from the time when 134 High Street was a furniture shop, and were therefore most likely intended for storage. The function of Building 3 is unknown.

6 Acknowledgements

The writer would like to thank Mrs Reid-Davies for commissioning and funding this assessment, and for her co-operation in providing access to the site. Thanks are also due to Alison Tinniswood, Herts CC Sites & Monuments Officer, and staff of the Hertfordshire Archives and Local Studies Library, for assisting with the background historical research for the project. The project was monitored for the CAO and DBC by Kate Batt.

The assessment was managed for ASC by Bob Zeepvat BA MIFA, who also carried out the survey and compiled the report. Background historical research was undertaken by Jonathan Hunn BA PhD MIFA.

7 Archive

7.1 The project archive will comprise:

1. Project Design
2. Report
3. Historical & Survey notes
4. Architect's survey drawings
5. List of photographs/slides
6. Colour slides
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Dacorum Heritage Trust

8 References

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Maps

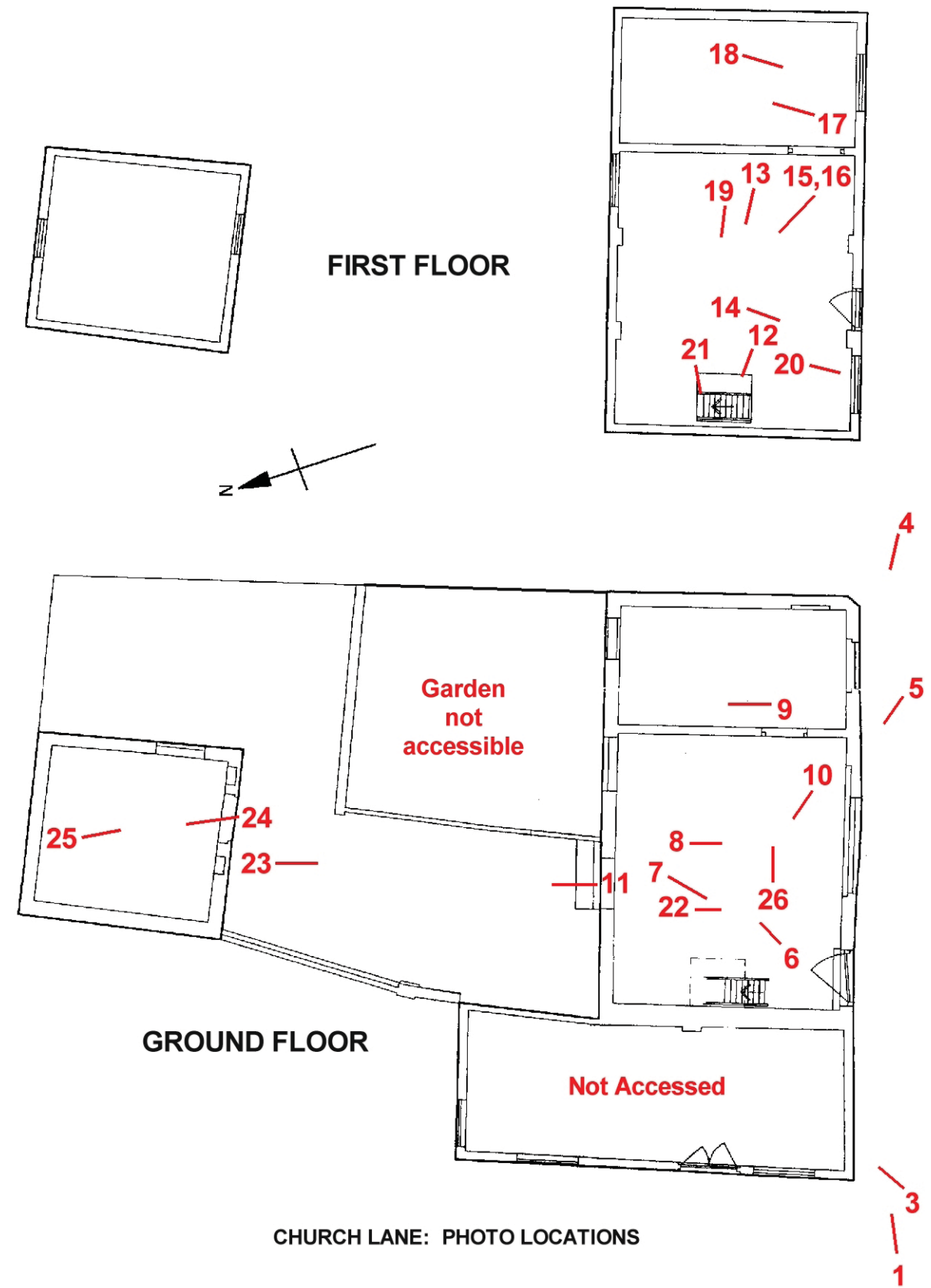
- 1783 Survey of property in Berkhamsted belonging to the Duchy of Cornwall.
- 1766 Dury & Andrews' *Topographical map of Hartford-shire*. Herts Publications 1980.
- 1839 Berkhamsted Tithe Map and Apportionment (HALS DSA4 19/1 & 2)
- 1910 Lloyd George's Land Tax Assessment map & listings (HALS IR1/359 & IR2/13/1).
- Ordnance Survey 25" sheets from 1878 to 1938 (Sheet XXXIII.5)
- Ordnance Survey 1:2500 sheet, 1972

Appendix 1: List of Photographs, with Locations

(All B/W print, Colour Slide & Digital)

No.	View	Building	Description	Plate
1	NE	1,3	Church Lane frontage	
2	W	1	General view of Church Lane	
3	NE	1,3	West gable end and west extension (note imprint of gable)	
4	NW	1	Church Lane frontage	
5	N	1,3	Detail of Church Lane frontage	
6	NE	1	Ground floor: large room	3
7	SW	1	Ground floor: large room. Detail of door	4
8	S	1	Ground floor: large room: Large window	
9	N	1	Ground floor: small room	7
10	NW	1	Ground floor: large room	
11	N	5	General view	
12	NW	1	First floor, west gable end and beam with hoist bracket.	11
13	NW	1	First floor, large room, general view	8
14	S	1	First floor, large room, loading door and window	9
15	NW	1	First floor, large room, roof truss	10
16	NW	1	First floor, large room, roof truss	
17	NE	1	First floor, small room	
18	S	1	First floor, small room, window	12
19	W	1	First floor, large room, general view	
20	SW	1	First floor, large room, window	
21	W	1	First floor, large room, hand rail on stairs	
22	-	1	Ground floor, large room, infilled slots in slab floor	6
23	S	5	General view	15
24	N	2	General view of interior	14
25	S	2	General view, ground floor	
26	E	1	Ground floor, large room, hook on beam	5

Additional digital photos were taken by Jonathan Hunn on his initial site visit, prior to the survey being commissioned. Plates 1, 2 & 13 are taken from this collection, which will form part of the project archive,





Shot 1



Shot 2



Shot 3



Shot 4



Shot 5



Shot 6



Shot 7



Shot 8



Shot 9



Shot 10



Shot 11



Shot 12



Shot 13



Shot 14



Shot 15



Shot 16



Shot 17



Shot 18



Shot 19



Shot 20



Shot 21



Shot 22



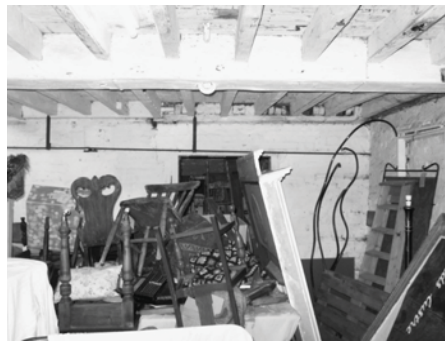
Shot 23



Shot 24



Shot 25



Shot 26

Appendix 2: SMR Summary Sheet

Site name and address: Land adj. 3 & 4 Church Gates Church Lane Berkhamsted		
County: Hertfordshire		District: Dacorum
Village/Town: Berkhamsted		Parish: Berkhamsted CP
Planning application reference: 4/2009/04		
Client name, address, & tel. no: Mrs Alison Reid-Davies Home & Colonial, 134 High Street Berkhamsted, HP4 3AT		
Nature of application: Extension and conversion for residential use		
Present land use: Antiques store		
Size of application area: n/a		Size of area investigated: n/a
NGR (to 8 figures): SP 9931 0780		Site code: 624/BHC
Site director/Organization: Bob Zeepvat / ASC Ltd		
Type of work: Building assessment		
Date of work:	Start: 22/10/04	Finish: 12/11/04
Curating museum: Dacorum Heritage Trust		
Related SMR nos:		Periods represented: 19 th & 20 th centuries
Relevant previous summaries/reports		
<p>Summary of fieldwork results:</p> <p><i>In October and November 2004 an historic building assessment was carried out on a property in Church Lane, Berkhamsted, in response to proposals for partial demolition, and conversion (with extensions) to residential use. The property lies within the market area of Berkhamsted, and forms a parcel with premises at the adjoining 134 High Street. The two large brick buildings on the site appear to have been constructed in the early 19th century as a slaughterhouse and candle maker's, associated with a butcher's shop at 134 High Street, which was owned by the same family for much of the 19th century. Both buildings are quite basic in character, with few surviving clues as to their function. The three other buildings on the site are all of 20th-century date, and are less substantial structures. Two were probably built to provide additional space for furniture storage when 134 High Street became a furniture shop.</i></p>		
Author: Bob Zeepvat		Date: 12 th November 2004