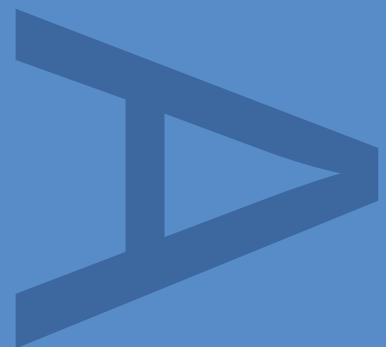


**HISTORIC BUILDING
RECORDING AND
ARCHAEOLOGICAL
WATCHING BRIEF AT NO.
31A HITCHIN STREET AND
THE MALTINGS, PARK
STREET, BALDOCK,
HERTFORDSHIRE**

SITE CODE: HMMB11

PCA REPORT NO. R11142

**DECEMBER 2011, REVISED
MARCH 2012**



PRE-CONSTRUCT ARCHAEOLOGY

Historic Building Recording at no. 31a Hitchin Street and The Maltings, Park Street, Baldock, Hertfordshire, SG7 6AQ

National Grid Reference: TL 24335 33789

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Site Code: HMMB11

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DOCUMENT VERIFICATION

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No. 31a Hitchin Street and The Maltings, Park Street, Baldock,
Hertfordshire, SG7 6AQ

Type of project

Historic Building Recording
and
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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by the Environmental Design Partnership, on behalf of Barwood Homes Limited, to undertake building recording at no. 31a Hitchin Street and The Maltings, Park Street, Baldock Hertfordshire (**Figure 1**). The site is centred on Ordnance Survey National Grid Reference TL 24335 33789. The work was required by the Local Planning Authority as a condition attached to planning consent (Planning Ref. 10/02640/1, 10,02464/1, 10,0672/1) for 'Alterations and one-and-a-half storey extension to facilitate the conversion of 31A Hitchin Street (Buildings 1 and 2) into 4 x 2 bedroom dwelling houses. Alterations including part demolition (Buildings 5 and 6) to facilitate the conversion of part of the former Maltings (Building 7) into 2 x 2 bedroom dwelling houses. Erection of 3-storey building to provide 3 x 2 bedroom dwelling houses. Erection of two detached buildings to provide 2 x 2 bedroom residential apartments and 2 x 2 bedroom dwelling houses. Provision of 8 garage spaces and 5 car parking spaces, landscaping and ancillary works following demolition of single storey link building (Building 3) and detached cottage (Building 4) (**Figures 2 and 3**). Buildings 1, 2 and 7 are being converted into houses, while Buildings 3 to 6 were demolished to make way for new houses (**Figures 2 and 3**).
- 1.2 No. 31a Hitchin Street (Building 1, retained) is a Grade II Listed Building and is described in its listing description as 'C19. Yellow bricks partly colour washed. Hipped Welsh slated roof... 2 storeys, modern shop front... First floor casement windows. Included for group value'. None of the other buildings on the site are listed; however the site lies within the Baldock Conservation Area.
- 1.3 The building recording was undertaken in accordance with a Brief and a Written Scheme of Investigation, agreed in advance of the work by the Planning Archaeologist for Hertfordshire County Council. The building recording was carried out broadly in accordance with that defined by English Heritage's Level 3.
- 1.4 The earliest documentary reference to a malting in Hitchin Street was made in the will of George Fitzjohn, who died in April 1778. The building recording has established that five buildings within the site were in existence in the 18th century. These comprised Buildings 2, 4 and the three buildings which made up Building 5. Building 2 (retained) lies in the northern part of the site and is timber-framed with a hipped roof at its north end. Building 4 (demolished) lay at the south end of the site and the 1852 tithe map shows that at that time it was part of the neighbouring plot to the east. This building had brick footings and was timber-framed with pegged mortice and tenon joints. It had close studding and a braced truss. The three buildings which made up Building 5 (demolished) all had brick footings and were all timber-framed with pegged mortice and tenon joints. They also had close studding and braced trusses. It is not clear if these buildings were connected with the malting process in the 18th century.
- 1.5 The building recording has established that all these buildings were altered during the 19th century and two new buildings (Buildings 1 and 7) were added at this time. Building 1 was in existence by 1852 and was extended shortly after this date. At this time timber beams and tie bars were added to the southern part of Building 2. These and a vent in the roof in this part of the building suggest that Building 2 was used as a malt kiln. Building 7 was built after 1877-80 and the northern part of this building appears to have been a barley kiln. Timber floors were inserted in Buildings 4 and 5 in the 19th century. It is likely that most if not all these buildings were connected with the malting process in the 19th century.
- 1.6 Early 19th century changes to the malting buildings on the site can probably be attributed to Vickris Pryor (d. 1849) who built up the malting business that he had inherited from his father in 1817. Later 19th century changes can probably be attributed to Joshua Page and his son Joshua Richmond Page.
- 1.7 Twentieth century changes on the site included the addition of two buildings (Buildings 3 and 6, both demolished) and alterations to the existing buildings. Building 3 replaced a malting building on the same footprint that is shown on the 1852 tithe map. Most of the 20th century changes relate to the use of the maltings for other businesses. Local trade directories suggest that the site ceased as a maltings during the second decade of the 20th century. By the early

21st century, the retail part of 31a Hitchin Street was used as the premises of a cycle shop trading as 'Pedals of Baldock', while the rest of the site was occupied by Candles Health Club and Kingsley Snooker Club.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by the Environmental Design Partnership on behalf of Barwood Homes Limited to undertake building recording at no. 31a Hitchin Street and The Maltings, Park Street, Baldock Hertfordshire. The site is centred on Ordnance Survey National Grid Reference TL 24335 33789. The work was required by the Local Planning Authority as a condition attached to planning consent (Planning Ref. 10/02640/1, 10,02464/1, 10,0672/1) for 'Alterations and one-and-a-half storey extension to facilitate the conversion of 31A Hitchin Street (Buildings 1 and 2) into 4 x 2 bedroom dwelling houses. Alterations including part demolition (Buildings 5 and 6) to facilitate the conversion of part of the former Maltings (Building 7) into 2 x 2 bedroom dwelling houses. Erection of 3-storey building to provide 3 x 2 bedroom dwelling houses. Erection of two detached buildings to provide 2 x 2 bedroom residential apartments and 2 x 2 bedroom dwelling houses. Provision of 8 garage spaces and 5 car parking spaces, landscaping and ancillary works following demolition of single storey link building (Building 3) and detached cottage (Building 4) (**Figures 2 and 3**). Buildings 1, 2 and 7 are being converted into houses, while Buildings 3 to 6 were demolished to make way for new houses (**Figures 2 and 3**).
- 2.1.2 No. 31a Hitchin Street (Building 1, retained) is a Grade II Listed Building and is described in its listing description as 'C19. Yellow bricks partly colour washed. Hipped Welsh slated roof with corbelled cornice. 2 storeys, modern shop front with wooden entablature. First floor casement windows. Included for group value. Nos 1, 1B, 3, 5, 17, 19, 23 to 31 (odd), 31A, 33, 33A, 35 and 43 to 57 (odd) form a group'. None of the other buildings on the site are listed, although the site lies within the Baldock Conservation Area and within an Area of Archaeological Significance.
- 2.1.3 The building recording was undertaken in accordance with a Brief (Instone, 2011) and a Written Scheme of Investigation (Environmental Design Partnership, 2011) agreed in advance of the work by Andy Instone, Planning Archaeologist for Hertfordshire County Council and archaeological advisor to North Hertfordshire District Council. The building recording was carried out broadly in accordance with that defined by Level 3 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location

- 2.2.1 Baldock is located just to the east of Letchworth, Hertfordshire. The site stretches between Hitchin Street (A505) at its north end and Park Street at its south end (**Figure 1**). It lies between nos 31 and 33 Hitchin Street, with vehicle access to the site from Hitchin Street via a narrow gateway at the east end of its street frontage, leading to an open area along the east side (**Figure 2**). There was with a slightly wider yard at its south-east corner which had wider gates leading onto Park Street. The topography of the site was relatively flat east to west with the land rising up to the south. The north end of the site, on Hitchin Street, was at approximately 61.5m Ordnance Datum, while the south end of the site, on Park Street, was at approximately 64m Ordnance Datum. This rise in ground level to the south meant that the floor level of the malting buildings at the south end of the site was significantly lower than the adjacent road level. However, this enabled goods to be loaded directly between road vehicles and the first floor of the buildings.
- 2.2.2 The group of buildings on the site were built at different dates and have been numbered 1 to 7 for ease of reference (**Figure 2**). They consisted of a two storey L shaped building fronting onto Hitchin Street and lately used as a shop and snooker hall (Building 1). Adjoining the south-east side of this was a partially timber-framed rectangular building aligned north-south (Building 2). Stretching south of these was a long, but narrow, single storey building last used as a snooker hall (Building 3). At the south end of this was another single storey, but this time flat roofed building connecting Building 3 with the older maltings structures to the south (Building 6). The two maltings buildings at the south end of the site fronted directly onto Park Street (Buildings 5 and 7). To the east of these, and abutting the east boundary of the site, was a two storey timber-framed cottage facing south (Building 4).

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of historic buildings and structures within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Protection for historically important buildings and structures is principally based upon the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Statement 5: Planning for the Historic Environment issued by the Department for Communities and Local Government in 2010. In combination with the East of England Plan district and borough councils are responsible for preparing a planning document which is used as the basis for all planning decisions taken within the borough. This provides policies to guide development and decisions on planning applications ranging from household extensions to major development and also allocates particular areas as suitable for housing, industry, shopping or other uses such as recreation. North Hertfordshire District Council's planning policies are contained in a series of documents collectively known as the North Hertfordshire Local Development Framework (LDF). Introduced in 2004 the LDF is in conformity with the East of England Plan and together both documents are known as the development plan.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 The site is within the Baldock Conservation Area and also lies within an Area of Archaeological Significance. This notes that Baldock is an important Iron Age, Roman and medieval town, indeed, part of Baldock is a Scheduled Monument. The site is near to the area of known Roman settlement and within the medieval core of Baldock. It is likely that medieval property boundaries on Hitchin Street survive and Park Street, on the southern boundary of the site, is an ancient right of way.
- 3.2.4 No. 31a Hitchin Street was listed Grade II on 15th August 1974 (list entry number 1347604). It is of architectural and historic importance both regionally and locally and of group value with other buildings on the frontage of Hitchin Street since they contribute to the historic street scene.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording was to make an English Heritage Level 3 record of the buildings on the site prior to demolition (Buildings 3 to 6) or alteration (Buildings 1, 2 and 7). The purpose of the record was to clarify the former use and historical development of the buildings on the site, and to record areas of historic fabric which were exposed or removed during the demolition and alteration works. The aim was to provide a better understanding of the buildings on the site, to compile a lasting record and to analyse and disseminate the results.

4.2 Documentary Research

4.2.1 A search of relevant primary sources was carried out at the Hertfordshire Archive and Local Studies Library, The National Archives and the London Metropolitan Archives. Secondary sources were also consulted to inform the historic background and development of the buildings and site. The results of this research are included in Section 5 of this report.

4.3 On-Site Recording

2.2.3 The on-site visual analysis, drawn and photographic survey was carried out over six days between the 24th June 2011 and the 1st July 2011 by an archaeological photographer and historic buildings archaeologist.

4.3.2 Individual building plans and elevations of most of the buildings were provided by the Client and these formed the basis of the drawn survey (**Figures 10, 11, 14 to 22**). However, no plans were available for Building 3 (Link building) and Building 4 (detached timber-framed cottage on the south-east side of the site). Pre-Construct Archaeology Ltd created plans of each floor of these buildings from on site measurements (**Figures 12 and 13**). A number of cross sections through Buildings 4 and 5 were also drawn from on site measurements (**Figures 23 to 26**). The west elevation of Building 4 was also drawn from on site measurements following the removal of its cement render by the demolition contractors (**Figure 27**).

4.3.3 A photographic survey was also undertaken recording key features, interior spaces and external elevations as well as the setting. An illustrative selection of these photographs has been included in this report (**Plates 2 to 45**). The photographic survey was undertaken using a medium format camera with black and white film and a high quality digital camera. A register of all the photographs taken on site is included in this report (**Appendix 1**).

4.4 Project Archive

4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code HMMB11. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the local museum. Copies of the report will be sent to the Planning Archaeologist at Hertfordshire County Council and Hertfordshire Archive and Local Studies Library.

4.5 Guidance

4.5.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
- British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)

- English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

5 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

5.1 Introduction

- 5.1.1 A brief examination of entries in the Hertfordshire Historic Environment Record (HER) was made within a 250m radius from the centre of the site in order to provide an archaeological background. The information derived from the HER is supplemented by other archaeological, documentary and cartographic resources.

5.2 Prehistoric (450,000 BC to AD 43)

- 5.2.1 Little evidence of Palaeolithic or Mesolithic activity has been discovered within the vicinity of the town, and the periods are represented by a handful of isolated finds, most likely redeposited from their original contexts. However, between the Neolithic and the Iron Age periods, the area of Baldock became part of an extensively occupied landscape (Thompson, 2002: 2). Permanent settlement began during the Neolithic, when a possible cursus or ceremonial monument was established close to the springs at the source of the river Ivel, some 750m to the north of the site. Cropmarks of ring-ditches probably represent Bronze Age barrow cemeteries, while archaeological evidence of Bronze Age activity has been discovered in the form of a cremation found at the south end of Baldock High Street some 600m to the south of the site, and a fragment of early Bronze Age pottery discovered at Providence Way in the early 1990s.
- 5.2.2 The alignment of this landscape had altered by the beginning of the Iron Age, the focus having switching to the Arbury Banks hillfort, 5km to the north-east of the present town. The hillfort dominated a wide area, although it declined in significance in the Late Iron Age as the local power base shifted to the vicinity of Baldock. While plentiful crop marks suggest that the landscape was occupied by scattered farmsteads, archaeological investigations on the east side of Baldock have revealed a large Late Iron Age settlement covering at least 20 hectares. Baldock emerged as an important place at an early date during the period, presumably as a consequence of the easily worked soils in the vicinity and its location at the crossing of natural routes (Thompson, 2002: 3). Material wealth and imported goods suggest that it was of high status, while a series of major boundary dykes east of the settlement may delimit the core territory of an oppidum (*ibid*). An enclosure surrounded by ditches identified in Baldock itself may be the high-status centre.

5.3 Roman (AD 43 to AD 409)

- 5.3.1 During the Roman period, the Late Iron Age settlement developed into a small town, which covered at least 40 hectares when it reached its maximum extent in the 2nd century AD. Evidence from excavations in the Walls Field/Clothall Common area, casual finds and excavations east of the High Street, geophysical surveys and crop marks [hae](#) suggested that it shrank by approximately 10 hectares during the late Roman period.
- 5.3.2 Throughout the Roman period Baldock appears to have been a medium-status settlement, serving as a local market and religious centre, evidence for which included a possible Romano-Celtic temple in Baker's Close. The discovery of a significant quantity of religious or ritual finds in Baldock suggests that the settlement may have been more important as a religious centre than as a market town (Thompson, 2002: 4).
- 5.3.3 The Roman cemeteries of Baldock indicate the boundaries of the town everywhere except to the west. Archaeological evidence of Roman burials included a human skeleton in a well found south of Orchard Street, a grave containing disturbed human remains behind 24 High Street and a child-size limestone coffin found at West Avenue. It is likely that much of the settlement consisted of farmsteads, with less intensively occupied ground in between. Evidence of probable Roman boundary ditches was found in an area of land between High Street and Whitehorse Street. Traces of occupation have also been demonstrated along the south-west edge of the High Street and the south-east edge of Hitchin Street in the form of occasional features and finds (*ibid*). Finds at the south end of the High Street may constitute ribbon development along the road south to Verulamium.

5.4 Saxon (AD 410 to AD 1066)

- 5.4.1 Although it was traditionally assumed that Baldock was established on previously deserted land at the end of the 12th century, the fact that the Roman roads and the Icknield Way survived throughout the post-Roman period suggests that Saxon settlement and cultivation are likely to have occurred in the vicinity. Excavation has shown that a combination of truncation and local conditions (particularly the thin soils over the chalk) make it unlikely that post-Roman or Saxon timber buildings would have left any surviving archaeological traces. A pagan Middle Saxon cemetery is known nearby, while there was a Middle Saxon settlement at Green Lane, Letchworth, from the 9th century onwards (*ibid*).

5.5 Medieval (AD 1066 to AD 1539)

- 5.5.1 Whilst Baldock was not mentioned in the Domesday Book of 1086, the site of the future town was part of the large and prosperous late Saxon manor of Weston. The presence of two priests among the inhabitants suggests that there may have been a church, although not necessarily on the site of the medieval church. The manor also possessed a mill. It is likely that a late Saxon settlement had developed around the junction of the ancient highways, on the site of the town founded by the Templars in the 12th century. The fact that no traces of the Saxo-Norman settlement have been found to date is a probable consequence of truncation caused by the construction of the later medieval town, and the lack of archaeological fieldwork around the church and crossroads.
- 5.5.2 In the mid-12th century Gilbert de Clare, Earl of Pembroke granted a parcel of land from his manor of Weston to the Knights Templars, which subsequently became the parish of Baldock (Page, 1912: 65). The grant was bounded on the east side by the road through the centre of the Roman town, as the Earl did not own land in Clothall. The Templars' planned town was therefore laid out to one side of the Roman settlement. The new manor and parish of Baldock was delimited by roads and tracks, which appeared to skirt an obstacle, possibly a bank and ditch constructed by the Templars to mark the boundary of their property. The east and south sides, Clothall Road, South Road, and Crabtree Lane, were features of the Late Iron Age and Roman settlement, surviving to become medieval routes and boundaries. The place-name probably derives from the Old French for Baghdad, *Baldac* (Thompson, 2002: 6).
- 5.5.3 Many such towns were founded and marketplaces laid out by wealthy landlords during this period, and Baldock exhibited features typical of contemporary new towns, such as the elongated triangular space for the market, of which two were created in the town. The marketplaces were laid out at right angles to each other in the High Street and Whitehorse Street. The alignment and intersection of these streets and their continuations (Hitchin Street and Church Street) creates the impression that the town was intentionally divided into quarters. The parish church is set in a large churchyard, overlooking the principal intersection (**Figure 1**). Burgage plots were laid out along the streets. Many of the burgage plots survive in outline, although often truncated at the rear. Behind these were the back lanes giving rear access (*ibid*).
- 5.5.4 Archaeological evidence for medieval occupation included a well, pits and a posthole located in the burgage plot to the rear of 26 High Street and a small quantity of 12th century and late medieval potsherds at the site of the Knights Templar School. The Grade II listed building at 3-5 Sun Street is believed to incorporate the hall and cross wing of a 15th century house.

5.6 Post-Medieval (AD 1540 to AD 1900)

- 5.6.1 Following the Dissolution, the manor of Baldock became the property of the Crown and was granted to the incumbent leaseholder. Subsequently it was sold to a succession of non-resident landlords, before it was purchased by the local brewer Thomas Pryor in 1870 (Page, 1912: 69). As in so many English towns, many of the residential properties facing the main streets were built or rebuilt during the 17th century. Examples of earlier properties in the town rebuilt or significantly added to during the 17th century include 7 Hitchin Street, 24A High Street and 3 Church Street.

- 5.6.2 Owing to its location at the intersection of two major highways, Baldock became a thriving coaching town, well supplied with inns. Inns established during the early post-medieval period included the George & Dragon in Hitchin Street and the White Lion in the High Street. The White Hart at 21 Hitchin Street was first mentioned in 1714 (Tunesi, 2007: 51).
- 5.6.3 Baldock continued to flourish during the 18th century. A further wave of residential development began at the beginning of the century, when a number of five-bay brick town houses were built for those prospering in trade and the professions. These included Holford House and Manor House, both in the High Street, and The Wilderness in Hitchin Street, which has subsequently been subdivided into a number of separate properties. Many of the older buildings that lined the main streets were given new brick frontages, including the early 16th century property at 7 Hitchin Street, which had already been significantly enlarged during the 17th century.
- 5.6.4 The prosperity of the town during the 18th century was derived mainly from the profits of brewing and malting. Four major breweries developed in the town. The first was the High Street or Simpson's Brewery on the east side of the High Street, which was established by Robert Thurgood in the 1730s (Tunesi, 2007: 29). Thurgood ran the brewery until his death in 1775, after which it was leased by John Pryor (*ibid*: 29). Pryor partially rebuilt the brewery c.1780, following which it was extended in 1811 and sold to J. and J.G. Simpson in 1854 (Branch Johnson, 1970: 44). James Ind established a second brewery at the Rose & Crown in Whitehorse Street in the 1780s, while a third brewery and malthouse was established in the 1730s at the Sun Inn in Whitehorse Street, which subsequently became known as Oliver's Brewery, and finally the Baldock Brewery until its closure in 1881. The last and fourth major brewery to open in the town was founded by John Steed on a site off Church Street in 1823 (Thompson, 2002: 17-18).
- 5.6.5 While the local brewing industry only really took off in the 1730s, malting had been carried out in Baldock since the late medieval period (Branch Johnson, 1970: 28). Owing to the town's proximity to the best barley growing region in the county and to its excellent transport links, the local malting industry continued to expand during the 16th and 17th centuries. The invention of porter in the 18th century gave the county's malting industry a further boost, as demand for Hertfordshire malt soared (*ibid*: 29). By the turn of the 19th century there were several maltings in the town, the majority of which stood on the old medieval burgage plots behind the main street frontages.
- 5.6.6 A typical malting comprised a long double range of buildings around a central yard, which fitted neatly within the elongated but narrow space of the burgage plots (see below). Several of these maltings are believed to have had 18th century origins, including Lion Maltings in Mansfield Road and Musgrove Maltings in Hitchin Street, which forms the subject of the present recording exercise. Maltings established in the early 19th century include Roe's Maltings in Park Street and a malting on the north side of Hitchin Street owned by Joshua Page in 1852.

5.7 The Malting Process and Malthouses

- 5.7.1 The characteristic elongated form of the malthouse reflected the successive stages of the traditional malting process (Branch Johnson, 1970: 30). Consignments of barley were received at one end of the building, which was used as the barley store. Barley was allowed to lie for a period of time in the store, before being transferred to the adjacent cistern, in which it was steeped for a number of days to allow it to swell (*ibid*: 32). Following the steeping process the water was drained from the cistern and the barley transferred to the couch, where it was laid out for a short while before being spread evenly over the malting floor, where it was allowed to germinate for a period of between one and two weeks.
- 5.7.2 The process of germination was then stopped, and the germinated barley placed in the adjoining kiln, where it was dried into either amber, brown, chocolate or black malt according to the customer's wishes. The kiln was typically located about three-quarters of the way along the length of the malting. At the furthest end of the building from the barley store was located the malt store, where the malt was sacked and stored awaiting delivery to the brewer (*ibid*).

- 5.7.3 While barley stores and malt stores could be built either of brick or timber, the malting floors (of which there could be as many as four, depending upon the size of the building) were always brick walled, with smooth floors of wood, slate or even chalk. The rate of germination was controlled by temperature, which was itself regulated by rows of louvred (occasionally shuttered) windows on either side of the floor (*ibid*). The floors were typically located about 6' above ground level, supported by cast iron columns or timber pillars.
- 5.7.4 The malting kiln was heated by a furnace at its base where coke or timber was burnt as fuel. Within the kiln the germinated barley was spread on floors constructed of porous tiles or wire mesh (*ibid*: 33). The dome of the kiln, plastered or tiled internally, and tiled or slated externally was surmounted by a timber cowl, traditionally of the 'windbreaker' type with fantail, although simple 'mushroom' cowls were increasingly used in the 20th century.

5.8 The Hitchin Street Maltings c.1770 - present

- 5.8.1 Reference to a malting in Hitchin Street was made in the will of George Fitzjohn the elder, who died in April 1778 (TNA PROB 11/1041/108, 10/04/1778). Fitzjohn was head of a family that had lived and worked in Baldock since at least the beginning of the 16th century, and had been active in the local malting industry since the 17th century (Tunesi, 2007: 62). Although the Fitzjohn's malting business was originally concentrated on the east side of the High Street, close to the family residence in Whitehorse Street ('The Grove'), George Fitzjohn's will indicated that he had at some point enlarged his holdings in the town through the acquisition of a malting, yard and outbuildings in Hitchin Street, which he had purchased from a Mrs Thurgood and her son James (TNA PROB 11/1041/108). The will of the local brewer Robert Thurgood (founder of the High Street Brewery, d.1775) indicates that the latter was survived by his younger brother James, and it is probable that this was the same James Thurgood to whom Fitzjohn's will referred (TNA PROB 11/1005/224-226, 22/02/1775; Tunesi, 2007: 29).
- 5.8.2 George Fitzjohn left his properties and his business to his son, also named George (TNA PROB 11/1041/108, 109, 10/04/1778). George Fitzjohn the younger continued to trade as a maltster and kept the estate he inherited from his father intact throughout the course of the next 21 years. On the death of the younger Fitzjohn in late November 1799, the estate was divided; the dwelling, malting and land in White Horse Street were left to his widow Sarah, while his son Thomas Wells Fitzjohn inherited the Hitchin Street malting (TNA PROB 11/1332/248-249, 27/11/1799).
- 5.8.3 It appears likely that Thomas Wells Fitzjohn or his heirs conveyed the Hitchin Street malting to John Pryor, who had acquired the lease of the High Street Brewery from Robert Thurgood's daughter Sarah Clutterbuck in the mid-1770s (Tunesi, 2007: 30-31). Having inherited a flourishing malting business from his father Robert in the mid-1740s and the lease of the brewery in 1775, John Pryor spent the next 25 years building up both his brewing and malting empires, whilst acquiring a tied estate of public houses along the way (*ibid*: 66). A directory published in the early 1790s described Pryor as a 'Brewer, Maltster and Farmer' (*Universal Directory*, 1791-8: 252).
- 5.8.4 A copy of John Pryor's will drafted in December 1817 stated that on his death his estate was to be apportioned amongst his children Elizabeth, Thomas Marlborough Pryor, John Izard Pryor and Vickris Pryor (HALS DE/BW/28859, 09/12/1817). When Pryor senior died in 1819 the family business was split between John Izard Pryor and Vickris Pryor (*ibid*). According to the terms of Pryor senior's will, John Izard Pryor inherited the brewery, malting and other properties in the High Street, while Vickris Pryor was left all of his father's "messuages, tenements and malthouses... belonging, situate and belonging in Hitchin Street" (*ibid*). Leases dating from the 1840s and the tithe apportionment of 1852 suggest that by the time that he died in 1849, Vickris Pryor owned maltings on both the north and south sides of the street, including one on the site of the present Musgrove Malting (HALS DE/BW/28847-28848, 26/06/1840; TNA IR 29/15/14, 24/06/1852).
- 5.8.5 Vickris Pryor's inheritance included 'The Wilderness', where he lived with his wife Elizabeth Ann Pryor for the remainder of his life. Like his father, Vickris became an active and prominent member of local society, serving as a Justice of the Peace throughout the 1830s (Tunesi, 2007: 74). Over the course of the next 30 years Vickris Pryor built up the malting business he inherited from his father, becoming one of the largest suppliers of malt to Truman's brewery in Shoreditch, where his brother Robert was the partner in charge of malt

- supplies (Clark, 1998: 39; Gourvish & Wilson, 1994: 233). A directory of 1839 listed Vickris Pryor as the sole maltster trading from premises in Hitchin Street (*Pigot's Directory*, 1839: 96). On his death in 1849, Vickris left 'The Wilderness' and all his properties and business interests on Hitchin Street to his widow Elizabeth Ann (TNA PROB 11/2906/269, 16/07/1849).
- 5.8.6 When the Baldock tithe was apportioned less than three years after Vickris Pryor's death, Elizabeth Ann still owned 'The Wilderness', but shared the plot (175) on which it stood with a certain Joshua Page (TNA IR 29/15/14, 24/06/1852). A contemporary trade directory indicated that Page was trading as a maltster from premises in Hitchin Street by 1851, and it seems likely that Page's interest in 'The Wilderness' was confined to a malting which stood in the grounds of the property (*Kelly's Post Office Directory*, 1851: 172).
- 5.8.7 Census returns revealed that Page was not a native of Baldock, but had been born in Ware, long established as the centre of the Hertfordshire malting industry (TNA HO 107/1709: 26, 1851 Census, Baldock; Branch Johnson, 1970: 28; Clark, 1998: 23). Ten years earlier Page and his wife Maria had resided in Baldock Street Ware, prior to which the couple had lived in Hoxton, Middlesex, where their eldest son Joshua Richmond Page was born in December 1834 (TNA HO 107/435/4, 1841 Census, Ware; LMA P91/JNB 001: 168). Having worked as a maltster throughout this entire period, Joshua had accumulated sufficient capital by the beginning of the 1850s to purchase or lease a number of properties in Hitchin Street, several from Elizabeth Ann Pryor. These included the plot (176) adjacent to 'The Wilderness', which contained a 'dwelling and malting yard and garden', described as being occupied by Page 'and others' (TNA IR 29/15/14, 24/06/1852). The 1852 tithe map (**Figure 4**) indicated that this plot contained the present nos. 35, 33a (Bury House) 33 and 31a Hitchin Street, the Musgrove malting building fronting Park Street and the yard in-between (TNA IR 30/15/14, 26/03/1852). The Page family lived in a substantial 18th century dwelling on the north side of Hitchin Street (plot 7 on **Figure 4**) known subsequently as Cambridge House (16 Hitchin Street); a property which may have passed previously through the hands of Thomas Thurgood, John Pryor and George Brereton Sharpe (*ibid*; HALS/DE/BW/28845, 15/05/1810; HALS/DE/BW/28847-28848, 26/06/1840; Thompson, 2002: 21).
- 5.8.8 Neither the cottage nor the 'barn' in the grounds of the present site were part of Page's property in 1852, but were instead described as being a 'dwelling house & garden &c' (plot 177), owned by a certain G.J. Stocker and inhabited by Edith Fossy, who also occupied a malting in the High Street (TNA IR 29/15/14, 24/06/1852; Thompson, 2002: 19). Both the tithe map and the First Edition Ordnance Survey map of 1877-80 indicated that the cottage and the 'barn' originally stood in the grounds of the adjacent property (**Figures 4 and 5**).
- 5.8.9 Three years after the tithe was apportioned a directory recorded that Joshua still lived and worked in Hitchin Street, one of three commercial maltsters active in the town at the time (*Kelly's Post Office Directory*, 1855: 1282). By 1861 Page employed seventeen men and two boys at the Hitchin Street maltings (TNA RG 9/816/36, 1861 Census, Baldock). However by this date his son Joshua Richmond Page had established his own household in Hitchin Street, which he shared with his wife Elizabeth, their three young children and two domestic servants (TNA RG 9/816/36, 1861 Census, Baldock). It is conceivable that the younger Page lived at the house attached to the maltings on the south side of the street.
- 5.8.10 Like his father, Joshua Richmond Page worked in the malting industry, eventually taking over the reins of the family business (*ibid*; TNA RG 10/1364/27:13, 1871 Census, Baldock). Joshua Richmond Page was described in the 1881 census as a 'Maltster and Brewer employing many', although the brewery in question was situated in nearby Ashwell (TNA RG 11/1416/26: 10, 1881 Census Baldock; Baldock Museum & Local History Society, 2001: 9). By the early 1880s Joshua Richmond Page owned as many as nine maltings in the town, including the Hitchin Street maltings that he had inherited from his father (*ibid*). The First Edition Ordnance Survey map of 1877-80 suggested that the maltings on the south side of Hitchin Street retained broadly the same plan as they had a generation earlier (**Figure 5**).
- 5.8.11 Joshua Richmond Page continued to live at the family home in Hitchin Street throughout the 1890s. He was described as a 'Maltster and Brewer' in the 1891 census, and maintained his share in the Westbury Brewery, Ashwell until at least the middle of the decade (TNA RG 12/1105/21: 7, 1891 Census, Baldock; *Kelly's Post Office Directory*, 1894: 23). The Archdale family, which was also involved in the brewing industry, lived next door at 'The Wilderness' (*ibid*).

- 5.8.12 The 1891 census return described Joshua Richmond's surviving son, George Edwin as a 'maltster's assistant', and it seems likely that the younger Page was being prepared to take over the family business as his father had been 30 years earlier (*ibid*). George Edwin Page had established a separate household and business in Hitchin Street by the middle of the decade, possibly at the present Musgrove maltings (*Kelly's Post Office Directory*, 1894: 23). The younger Page appears to have become a partner in the newly renamed company J.R. Page and Son by 1898 (*Kelly's Post Office Directory*, 1898: 28). The two generations of the family retained separate households in Hitchin Street in 1901, by which date Joshua Richmond Page was in his mid-60s and approaching the end of his working life (TNA RG 13/1298/27: 11, 1901 Census Baldock). The Second Edition Ordnance Survey map of 1898 indicated that while the plan form of the Hitchin Street frontage (present 31a) and the long rectangular link building remained unchanged from the First Edition map surveyed nearly 20 years earlier, the plan of the malthouses fronting Park Street had been modified and an entrance to the southern end of the yard created (**Figures 5 and 6**).
- 5.8.13 Although the elder Page was listed as a maltster in a trade directory published in 1902, ten years later George Edwin was the sole member of the family listed in local directories (*Bennett's Business Directory*, 1902: 1; *Kelly's Directory* 1912: 29-30). George Edwin Page lived at 'Southcote' in Hitchin Street, a short distance from the business premises of J.R. Page & Son (*Kelly's Directory* 1912: 29-30). Although the company was still using the Hitchin Street maltings as its primary correspondence address until at least 1914, by 1918 George Edwin Page had moved the main office of the business to 18 White Horse (Whitehorse) Street, where the company already owned premises acquired during the previous century (*Kelly's Directory*, 1914: 30; *Kelly's Directory*, 1918: 27). By the early 1920s George Page was no longer listed as a private resident of Hitchin Street, although the family firm continued to operate from the Whitehorse Street premises until at least 1926, although it appears to have ceased trading by 1933 (*Kelly's Directory*, 1922: 30; *Kelly's Directory*, 1926: 30; *Kelly's Directory*, 1933).
- 5.8.14 Local trade directories suggest that malting ceased at the Musgrove Maltings during the second decade of the 20th century, by which date businesses unrelated to the malting industry had begun to move into the Hitchin Street and Park Street premises.¹ By 1902 John H. Bysouth had established a business as a wheelwright and coach builder at an address in Hitchin Street (*Bennett's Business Directory*, 1902: 1). Later directories indicate that Bysouth's principal business address was 31 Hitchin Street, but that by the early 1950s his descendents occupied premises in Park Street, suggesting that the family business may have expanded into the maltings site as the malting operation contracted (*Kelly's Directory*, 1912: 30; *Kelly's Directory*. 1918: 27; *Kelly's Directory*, 1922: 30; Baldock UDC, c.1939: 22; *Letchworth & Baldock Directory*, 1953-4: 211-213). The Third Edition Ordnance Survey map of 1921/2 labelled the maltings on the Park Street frontage as a 'Malthouse', suggesting that malting may have continued on the site after John Bysouth established his business in Hitchin Street (**Figure 7**).
- 5.8.15 Like Joshua Page, John Bysouth became the head of a dynasty that traded from the Hitchin Street/Park Street premises for many years. Bysouth also had other business interests in the town, including a blacksmith's shop in the High Street and the family business diversified considerably over time. By the early 1950s C.J. Bysouth was trading as an electrical engineer and radio retailer from 31 Hitchin Street, which doubled up as his residential address (*Letchworth & Baldock Directory*, 1953-4: 211). At the same time, A.G. Bysouth was continuing the family trade as a wheelwright, coach and trailer builder at the Park Street address, presumably in the former maltings (*ibid*: 213).
- 5.8.16 A furniture showroom trading under the name W.T. Geary also shared the Hitchin Street address by the early 1950s and continued to occupy the former maltings at the turn of the 1970s (Branch Johnson, 1970: 158). A modern sign attached to the east elevation of no. 31a

¹ The suggestion that a malt kiln continued to operate at the Musgrove Maltings until as late as 1938 (Thompson, 2002: 18) is based upon a misreading of William Branch Johnson's 1970 text (Branch-Johnson, 1970: 158).

Hitchin Street (**Plate 3**) indicates that it traded from 'The Barn, 18 Park Street', which could be accessed by turning left (i.e. east) at the 'top of the yard' (i.e. south end).

- 5.8.17 By the late 1960s C.J. Bysouth appears to have retired from the electrical trade, although a local directory of 1968 indicated that he still lived at 31 Hitchin Street (*Regency Directory*, 1968: 273). Whilst both of the Bysouth-owned businesses had ceased trading at the Hitchin Street address, Geary's remained and had been joined by Cleghorn Waring & Co. (Pumps) Ltd (*ibid*). An Ordnance Survey map published in the mid-1970s suggests that no further changes were made to the plan form of the premises after the closure of the Bysouth businesses (**Figure 9**). By the early 21st century 31a Hitchin Street was the premises of a cycle shop trading as 'Pedals of Baldock', while the former maltings were occupied by a number of commercial tenants, including the Kingsley's Snooker Club and the Candles Health Club in the former maltings.

6 BUILDING DESCRIPTIONS

6.1 Introduction

6.1.1 The buildings were numbered from 1 to 7 for this report (**Figure 2**). Site north (i.e. north-west) is used in this report to simplify the descriptions of the buildings. The group consisted of a two storey L shaped Grade II Listed Building fronting onto Hitchin Street and most recently used as a bicycle shop on the ground floor and snooker hall on the first floor (Building 1, retained). On its south-east side, was a partially timber-framed rectangular building, aligned north-south (Building 2, retained). Stretching south, was a long, narrow, single storey, twentieth century building last used as a snooker hall (Building 3, demolished). At the south end of this was another single storey, but this time a flat roofed building, of similar date, connecting Building 3 with the older maltings buildings to the south (Building 6, demolished). The two brick and timber-framed maltings buildings at the south end of the site fronted directly onto Park Street (Buildings 5 and 7; demolished and retained respectively). To the east of these, and abutting the east boundary of the site, was a two storey timber-framed cottage facing south (Building 4, demolished).

6.2 Building 1

Introduction

6.2.1 Building 1 and its extension were recorded before and during alterations for the new development. Building 1 is a Grade II Listed Building and faces onto Hitchin Street to the north (**Figure 2**) and is to be retained within the proposed development (**Figure 3**). It is L-shaped in plan. The main rectangular east-west part of the building has a low pitched roof, which is hipped at each end. Its extension to the south, which is also being retained, has a gable end wall. The main east-west part of the building appears to be shown on the 1852 Tithe map (**Figure 4**) while the extension, to the south, is first shown on the 1877-80 First Edition Ordnance Survey map (**Figure 5**). The similarity of design of the main part and the extension, particularly the roof trusses, suggests that they were built within a short time of each other and this construction may coincide with the taking over of the existing Maltings business on the site by Joshua Page in the early 1850s. As an experienced and successful maltster from Ware, the centre of the Hertfordshire malting industry, he may well have had the capital to invest in an expansion of the existing malting operations on the site.

Exterior

Introduction

6.2.2 The main building has a ground and first floor (**Figures 10 and 11**) and was sturdily constructed with brick walls laid in English bond. The side (west and east) and rear (south) walls of the building were constructed in red brick, whilst the front (north) elevation facing onto Hitchin Street has a low, chamfered red brick plinth with the rest of the elevation built in yellow stock brick. In this respect it was designed to match the adjacent (west) residential property of no. 33 Hitchin Street (**Plate 2**). The tops of all elevations have three projecting brick courses, a simple course of alternate stretchers and headers, below a decorative dogs tooth course that supports another straight course, all in yellow brick.

Front elevation

6.2.3 The front (north) elevation has been considerably altered at ground floor level with large inserted plate glass shop windows and a recessed central doorway (**Figure 17; Plate 2**). Documentary research suggests that the premises were first used for retail in the second half of the twentieth century and the windows were presumably installed at this time. Five red brick pillars were built between the windows and an illustration from the early twentieth century shows how the elevation originally looked (**Plate 1**). This shows two doorways and four small windows on the ground floor, no larger than those on the first floor. The first floor windows appear to be original with five timber-framed casement openings.

Side elevation

6.2.4 The east (side) elevation of Building 1 has a wide doorway in the centre at ground floor level and a loading door and window on the first floor (**Plate 3**). These all appear to be original openings, with the timber-framed window being of the same size and having the same two

casements as those in the north elevation. The first floor loading door has two glazed panels in its upper half, and has external chains and fittings, showing that it once had a hinged timber platform that would have swung down, to extend horizontally, from the face of the elevation to facilitate the loading of vehicles below. There was no evidence to suggest there had ever been a pulley fixed to the wall, associated with the door which suggests that goods were leaving the building rather than entering it by this route. This may indicate that Building 1 was designed, built and used as a malt store, where, once the malt had been removed from the kiln, it was bagged and stored to develop flavour for perhaps a couple of months, prior to its delivery to the brewer. A late twentieth century sign on the east elevation shows that Geary's Furniture Showrooms occupied no. 18 Park Street (**Plate 3**). Three tie bar bosses (**Plates 2 and 3**) are attached to the east wall at first floor level.

Rear elevation

- 6.2.5 The south (rear) elevation of the main east-west part of Building 1 is only visible for a short distance of its length, since the rest is obscured by its extension and Building 2 (**Figure 2; Plate 11**). At the east end of the south elevation a doorway has been inserted at first floor level (**Plate 11**). Scars on the wall beneath this doorway show where a metal staircase had once been fixed to the wall. The face of this elevation has been rendered with cement. To the west of Building 2, the original red brick of the south elevation of the extension to Building 1 is visible in the upper part of its gable wall (**Plate 11**).

Interior

Introduction

- 6.2.6 At the time of the building recording, the internal divisions had been removed from the interior of Building 1 (**Figure 10; Plate 4**). Scars showed where the most recent partitions had divided the space on the ground floor between the bicycle shop ('Pedals of Baldock') and Kingsley's snooker hall (**Figure 10**). The first floor had been entirely used by the snooker hall (**Figure 11**) and the internal partition had also been removed. The vast majority of internal fixtures and fittings had been stripped from the building.

Main building ground floor

- 6.2.7 On the ground floor, the main east-west part of the building is divided from the extension to the south by the original rear wall (**Figure 10; Plate 4**). This part of the wall has a central doorway flanked on each side by a blind semi circular arch. This wall supports the western two, of five large original north-south timber principal floor joists that span the main part of the building. These, in turn, support sawn rectangular secondary east-west floor joists. The extension, at ground floor level, has two large squared timber east-west principal floor joists with north-south secondary floor joists, both of which are original and the same size as those in the main part of the building (**Plate 6**).
- 6.2.8 Large shop windows and a recessed doorway were inserted into the front (north) wall of the main part of the building, at the ground floor level, in the second half of the twentieth century. At the eastern end of the space are several other modern insertions. In the centre of the east wall is an original wide doorway which has been partitioned from the main space with a late 20th century single skin concrete block wall (**Plate 5**). An original doorway with a timber lintel at the east end of the rear (south) wall has been blocked and the opening left as a shallow recess. Against this blocked doorway, a flight of steps has been built against the east wall, rising southward. The westward turn of these steps against the south wall, where they would have reached first floor level has been removed and modern floor joists inserted to fill the void in the floor. The easternmost principal first floor joist is supported by a brick pillar (**Figure 10; Plate 5**). The principal floor joist adjacent to these steps and south of the pillar is late 20th century in date and not slotted to receive the secondary floor joists. The secondary floor joists between the pillar and the south wall rest on top of the principal floor joist and are not original, but are not as recent as the floor joists above the inserted steps.
- 6.2.9 The sequence of structural modification in this corner of the building involves the original doorway at the east end of the south wall being blocked, and the adjacent original staircase rising along the south wall being removed. This original staircase required the principal floor joist to stop short of the wall and thus be supported on a brick pillar. Removing the staircase meant a new section of the principal floor joist could be inserted into the south wall supporting

the inserted floor joists where the stairs had been. The doorway was then blocked and a new staircase constructed. These changes may well be associated with alterations to doorways on the first floor. The most recent change saw the steps truncated and access to the first floor moved. This probably occurred in the second half of the twentieth century with the division and change of use of Building 1.

- 6.2.10 Just to the west of these truncated steps a doorway has been inserted through the south wall to connect the building with Building 2 to the south (**Figure 10; Plate 5**). Two steps lead down into a small room in Building 2 that has a toilet, presumably for use by shop staff.

Extension ground floor

- 6.2.11 The ground floor of the extension is accessed via a doorway from the main part of the building, two doorways in its east wall lead into Building 2 and a doorway in the south wall led into Building 3 before it was demolished (**Figure 10; Plate 6**). The south doorway in the east wall appears to be original, while the north doorway is a late 20th century insertion with concrete lintels and leads to a timber staircase to the first floor of Building 2. With the removal of the stairs in the south-east corner of the main part of the building, the stairs in Building 2 provide the only internal access to the first floor of Buildings 1 and 2 and date from the second half of the twentieth century. Three tie bar bosses in the west side of the east wall of the extension correspond with tie bar bosses in the east elevation of Building 2 (**Plate 6**). At the southern end of the extension to Building 1 is a wide opening, which connected with Building 3 before it was demolished. This opening has a flat lintel and four steps rising to the higher ground level of Building 3.

Main building first floor

- 6.2.12 At the time of the onsite recording, the carpets of the first floor had been removed to reveal the largely original timber floor boards. The five timber-framed casement windows in the north elevation are original with decorative barley twist and spiral catches (**Plate 9**). Another timber-framed casement window and a loading door in the east wall of the main part of the building at first floor level are also original (**Plate 10**). At the east end of the south wall of the main part of the building at first floor level is a fire escape type doorway, which is clearly a late 20th century insertion. Next to this (west), and once leading into the now removed first floor of Building 2 is an original doorway with a timber lintel. This has been infilled with concrete blocks, an action that probably relates to the moving of the staircase from Building 1 to Building 2 in the second half of the twentieth century.

Extension first floor

- 6.2.13 An inserted doorway in the east wall of the extension at first floor level provides access from the timber staircase in Building 2 (**Figure 11; Plate 7**). To the south of the doorway are two circular tie plates for rods that pass through the width of Building 2. A blocked hatch with a timber lintel situated in the lower half of the wall in between the two tie plates appears to be original. Above the centre of the wall, in the east slope of the roof, had once been a wide skylight which has been completely removed and the opening slated over. This would have provided additional natural daylight into the space, which without any windows in the side walls, was lit solely from the small windows in the north elevation overlooking Hitchin Street.

Main building roof structure

- 6.2.14 The roof structure shows no signs of ever having a ceiling below the timber roof trusses. The purlins are covered by narrow boards (**Plates 8 and 10**). The trusses themselves are simple in design, with a tie-beam resting upon the wall tops, strengthened in the centre with a second timber on its upper surface. At each end of the tie-beam, located approximately a third into the width of the room, is a diagonal bracing timber supporting the principal rafter. From the centre of the tie-beam to the apex of the truss is a metal king rod.
- 6.2.15 The trusses are of the same design, apart from the two trusses at each end beneath the hips. Instead of diagonal bracing timbers, these trusses each have two vertical queen posts below the corner rafters connected at their top by a collar. A timber at right angles to the centre of each end truss linked them to the east and west wall of the building (**Plates 8 and 10**). The joints connecting the tie-beam to these timbers and to the queen posts are all reinforced with a metal strap secured by square headed metal bolts (**Plate 8**).

Extension roof structure

- 6.2.16 The two trusses in the extension are the same as those in the main building (**Plate 7**). They support five trenched purlins and an integral ridge beam at the apex.

6.3 Building 2

Introduction

- 6.3.1 Building 2 was recorded before and during alterations for the new development. It lies at the north end of the site and is shown on the 1852 Tithe map (**Figure 4**) and is to be retained by the proposed development (**Figure 3**). This brick and timber-framed building was constructed before Building 1, and its north wall appears to have been rebuilt when Building 1 was built. Its west wall lies next to the extension of Building 1 and Building 3 was built against its south wall (**Figure 2**; **Plate 11**). This two storey building is rectangular in plan and has a gable wall at the south end and is half hipped at the north end. Its pitched roof is covered with red ceramic peg tiles and showed signs of having a recent repair to the ridge tiles, for a short distance, in the centre of the roof. The southern two thirds of the building are constructed from red brick while the northern third is timber-framed with brick infilling.

Exterior

East elevation

- 6.3.2 A wide horizontal timber connect to two diagonal timbers were added to the exterior east elevation of Building 2 in the 19th century (**Plate 11**). Four circular tie plates cast with a maker's mark 'Chas. Wells. Ware' attached to the horizontal timber were connected to east-west iron tie bars that spanned the width of the building. An advertisement in a local newspaper shows that a Charles Wells was trading as smith and ironmonger in Ware in 1835. A row of four more tie bar bosses are attached at the same height in the south wall of the room labelled 'shop wc and kitchen' on **Figure 10**. Tie bars were used in the tensioning of malt kiln drying floors (Patrick, 1996; 189). Diagonal timbers were also added to the south elevation and to the north side of the timber-framed internal dividing wall within Building 2 (**Plates 11 and 12**).
- 6.3.3 In the late twentieth century a doorway was inserted on the ground floor into the centre of the east elevation, but windows on the ground and first floors at the north end of this elevation appear to be original (**Figure 18**; **Plate 11**). An illustration of this elevation from the early twentieth century shows tall openings for loading on the first floor at the south end of the elevation, but there was no visible evidence of these at the time of the site visit (**Plate 1**). This also shows the elevation continuing southward, becoming the east elevation of an adjoining two storey building that was demolished to make way for the Link Building (Building 3; **Figure 2**). The south end of the east elevation shows some evidence of this former building as it continues for a very short distance beyond the present corner of the building (**Plate 11**).

South elevation

- 6.3.4 The south elevation had been largely masked by the construction of the Link Building (Building 3) against it, but after this had been demolished, the red brick gable wall was exposed (**Plate 11**). This revealed that there is a change in the brickwork approximately a third of the distance up the elevation and above this in the centre of the gable is a tall opening that has been blocked with modern brickwork. Similar in size and shape to those shown in the east elevation of the early twentieth century illustration (**Plate 1**), this opening may have been a doorway, connecting the first floor of Building 2 with the first floor of the former building on the site of the Link Building (Building 3).

West elevation

- 6.3.5 The west elevation of the building abuts the extension of Building 1. At the north end of this elevation a doorway has been inserted on the ground floor in the late 20th century to connect the two buildings and here the abutting walls of both buildings were visible at the time of the recording. They were both constructed from red brick, but the bricks of Building 2 are slightly

smaller with a much whiter lime mortar suggesting that they predate the brickwork of the Building 1 extension.

Interior

- 6.3.6 The interior of Building 2 is divided in two by an east-west wall (**Figure 10; Plate 12**). Its lowest part is constructed in brick, while the upper two thirds is timber-framed, with high collars, collar purlin and with modern brick nogging. North of this wall, a toilet and kitchen has been installed on the ground floor (**Figure 10**), which are accessed from the main shop area of Building 1. South of this wall, in the late twentieth century a toilet has been inserted, which is accessed from the extension of Building 1. The spaces north and south of the partition are open to the roof structure. North of the partition, the timber roof structure is exposed while to the south there is a steel frame in the roof, with a boarded section at the apex, with the remains of a ventilation system (**Plate 13**). The illustration from the early twentieth century shows steam rising from a number of vents along the apex of this roof (**Plate 1**) and this building appears to have been adapted in the 19th century into the malt kiln with two possible drying floors.
- 6.3.7 At the south end of the building, the brickwork of the interior walls steps in at a height below the sill level of the blocked first floor openings. This step presumably supported the first floor joists which now no longer survive.

6.4 Building 3 (Link Building)

Introduction

- 6.4.1 Building 3 was recorded before it was demolished for the new development. It was a narrow single storey structure located in the centre of the site connecting Buildings 1 and 2 on Hitchin Street with Buildings 5, 6 and 7 on Park Street (**Figure 2**). The building was built against the western boundary of the site and very largely occupied the same footprint as a previous building in this location. This earlier building is shown in an illustration from the early twentieth century (**Plate 1**). The historic maps show that a slight change occurred in the footprints of the two buildings between 1922 and 1966 (**Figures 7 and 8**).
- 6.4.2 The recently demolished rectangular building was constructed from red brick with gable end walls at the north and south ends, with a pitched roof of corrugated asbestos sheeting, materials that suggest a date of construction post World War II. The visible elevations were coated with a white painted cement render and there were several timbers applied to the exterior in imitation of timber-framing (**Figure 18; Plate 14**).

Exterior

- 6.4.3 The east elevation ran the length of the yard and had two sets of double doors used as fire exits at the north end and in the centre. There were no other doorways and access was restricted to doorways in the north and south elevations that led from the abutting buildings. There were five blocked windows evenly spaced along the east elevation and several had been partially reused and been fitted with ventilation fans. The west elevation of the building did not have any openings as it formed the boundary with the adjacent property and overlooked a private garden.

Interior

- 6.4.4 The interior of the building was dominated by the six roof trusses which created seven bays (**Figure 12**). The trusses were formed from L section steel beams bolted together (**Plate 15**). The lower half of each roof truss was clad with timber, so as to appear older, and the unclad upper half would have been concealed above a ceiling that had been removed at the time of survey. Where the trusses rested upon the east and west side walls the brickwork of the interior elevations was thicker providing a more substantial brick support. The interior had no partitions and had been most recently used as a snooker hall. A wide doorway at the north end of the building led down a short flight of steps into the extension of Building 1, which had also been used by the snooker club. At the south end of the building, in the brick gable end wall there was a doorway with a step up into Building 6 flanked by two wide 'window' type openings (**Plate 16**). These provided a visual and physical connection between the bar and toilet facilities of the snooker club in Building 6 and the snooker tables in Building 3.

6.5 Building 4 (Cottage)

Introduction

- 6.5.1 Building 4 was recorded before it was demolished for the new development. It was located at the south end of the site, against the east site boundary and slightly set back from Park Street (**Figure 2**). The two storey timber-framed building had a red brick footing and was almost square in plan, with a steeply pitched roof and gable walls at the east and west ends of the building.

Exterior

South elevation

- 6.5.2 The east and north elevations were not visible as they abutted neighbouring properties and neither had any openings. The entrance to the building and all openings were in the south elevation (**Figures 13 and 22; Plate 17**). These included a doorway flanked on each side by rectangular casement windows and a smaller, horizontally orientated, rectangular window at the east end of the ground floor. From the exterior, all of these openings appeared to have been inserted or modified in some way, and were not original to the construction of the building. On the first floor, the wall did not reach sufficient height to allow standing clearance below the level of the wall plate. A pair of timber loading doors directly above the ground floor entrance did not shed any light into the first floor. Light was provided by two skylights in the south slope of the corrugated iron roof.

West elevation

- 6.5.3 The west gable elevation had been rendered with a coarse cement mortar and painted white. This covered the original lath and plaster finish and the close studded timber-frame, which was revealed when the render and laths were removed, prior to demolition (**Figure 27; Plate 18**). This also revealed that, at the south end of the ground floor, a small window had been inserted into the framework, while the north end of the ground floor had been rebuilt in red brick. Exposing the timbers of this elevation clearly showed the timber peg construction and carpenters marks on several of the joints. Several of the timbers also showed evidence of being reused. Iron straps were visible reinforcing joints on the corner posts and the tie beam.

Interior

Ground floor

- 6.5.4 At the time of survey the interior of the building had been stripped of virtually all internal finishings exposing the walling materials (**Plates 19 and 20**). All four walls had red brick wall footings, upon which sat the timber-frame. The north and south brick wall footings were both lower than that of the east wall which was brick almost up to the first floor. The central section of the south brick wall had been rebuilt suggesting the doorway and central window had both been modified. This work had also involved the truncation of the vertical timber post in the centre of the elevation that supported the wall plate and the central roof truss (**Figure 23**). The southern half of the west wall had a low brick wall, perhaps to allow for a window that had been replaced, and the north half had a higher brick wall.
- 6.5.5 The ground floor was a single space and two vertical timber posts had been inserted to support an inserted east-west principal floor joist, which in turn supported the inserted north-south secondary floor joists (**Figure 13; Plate 19**). The secondary floor joists were separated by scissor bracing and were machine cut. The building appears to have been built in the 18th century and the floor seems to have been inserted in the 19th century.
- 6.5.6 In the north-west corner of the ground floor room was a raised square platform, the sides of which had once been tiled and the remnants of electrical cabling and plumbing suggested there had previously been a shower in this corner. There was no evidence that there had been a staircase and at the time of the building recording the first floor was accessed via a hatch in the centre of the first floor. This suggests that while the ground floor may have been used as accommodation, the first floor was used for storage. Indeed, while there was

evidence that the ground floor had been fitted with electricity and had been plastered, the first floor was lit by a single fluorescent strip light and had not been plastered.

First floor

- 6.5.7 The first floor was a single space open to the roof structure with a roof truss at each gable wall and another positioned centrally. These trusses had a high collar beam with a clasped purlin and a wide tie-beam with diagonal bracing members fixed in position with mortice and tenon joints and timber dowels (**Figure 23**; **Plate 20**). Joints were also numbered with carpenters marks.

6.6 Building 5

Introduction

- 6.6.1 Building 5 was recorded before and during its rapid demolition for the new development. It was located at the south end of the site, facing directly onto Park Street and abutted by Building 6 to the north and Maltings Building 7 to the west (**Figure 2**). Modern use of the structure had removed all evidence of previous industrial uses.
- 6.6.2 Due to the rising ground level of the site towards the south (**Figure 18**), where the ground floor was at the same height as the yard on the north side of the building, it was significantly lower than the road surface of Park Street at the south end of the building. The original walls, at ground floor level, were built of red brick with a white lime mortar and continued to the height of the first floor, apart from along the central part of the north elevation where the brick wall was only half the height of ground floor level. Above the brick walls, the elevations were timber-framed and weather boarded, apart from the south wall along Park Street, which had been rebuilt in brick with a number of new window openings in the late twentieth century (**Plate 25**).
- 6.6.3 In plan, the building was divided into three parts with an east-west block with a east wing projecting northwards and a north-south block at the west end (**Figures 2** and **14**). Analysis of the roofs of the buildings showed that the earliest block was the north-south block at the west end, the east-west block was added to this, and then the east wing was added to the east-west block. All three buildings appear to be present on the 1852 tithe map (**Figure 4**).

Exterior

North elevation of the east wing

- 6.6.4 The north elevation was dominated by the two gable end walls of the east wing and the north-south block (**Plate 21**). The east wing had a double door entrance on the ground floor, flanked by a small boarded over window on each side (**Figure 21**). A first floor doorway in this north elevation, with a steel flight of steps up to it, provided access to the private first floor accommodation in this wing. Two narrow windows in this elevation lit the interior and at the apex of the gable was a third small window that lit the loft space.

North elevation of the east-west block

- 6.6.5 The north elevation of the east-west block of Building 5 was abutted by Building 6 on the ground floor. When the latter was demolished it was possible to see the remains of a timber-framed doorway with iron hinge hooks on the east side of the elevation. Demolition also revealed that the timber-framing of the north elevation of the east-west block rested upon a low brick wall (**Plates 22** and **36**). It may be that on the south, east and west elevations where the ground floor of Building 5 was slightly terraced into the higher ground the brick walls extended up to first floor level, but on the north elevation where ground level was the same both inside or outside the building, it was thought sufficient to only raise the cill beam of the timber-framing to half the height of ground floor level with a brick wall footing. Just to the west of the blocked doorway a pegged joint between a vertical post and the cill beam in this elevation was exposed and revealed corresponding 'XX' carpenter's marks (**Plate 22**). The rapid nature of the demolition process made it very difficult to verify if other such carpenter's marks existed on similar elements of the timber-frame, other than those visible on roof truss timbers, but it can be assumed as a consequence of this discovery that they did. The north

elevation of the east-west block of Building 5 had modern double fire escape doors and a window on the west side at first floor level.

East elevation of the north-south block

- 6.6.6 The east elevation of the north-south block was weather boarded on the first floor with modern double fire escape doors onto the roof of Building 6 and three small windows lighting and ventilating a toilet and shower room (**Figure 15; Plate 21**). The early twentieth century illustration of the buildings on the site shows the three small similarly sized first floor windows in this elevation and a dormer window in the roof slope above (**Plate 1**). On the ground floor, the east wall of the north-south block had largely been removed to provide unhindered access between Buildings 5 and 6 (**Figure 14; Plate 27**). A short section in brick remained at the south end and a RSJ (rolled steel joist) had been inserted along the length of the wall to span the wide opening, with a brick pillar to support its centre.

North elevation of the north-south block

- 6.6.7 The gable of the north elevation of the north-south block was timber-framed and weather boarded with a very small inserted window at the apex (**Plate 23**). Below this, the wall had been rebuilt, using brick, in the mid-twentieth century, with three windows inserted on the first floor. These were single glazed, metal-framed casement type windows with a slightly smaller central window to allow for the north-south principal floor joist to be embedded in the gable wall above the window. This principal floor joist supported the secondary floor joists of the attic space. The attic floor, with its principal and secondary floor joists, was a later insertion into the original building. On the ground floor the north wall had been pierced with three doorways to provide access into Building 6 (**Figures 2 and 14; Plate 27**).

West elevation of the north-south block

- 6.6.8 The west wall of the north-south block, like the east wall of the east wing, may have originally been constructed in brick on the ground floor as the south end of Building 5 is slightly terraced into the rising ground and so acted as a retaining wall. Later, when Building 7 was built abutting the west wall of Building 5, it would appear that the timber-framing elements on the first floor between the vertical posts were removed and replaced by brick walling to support the extra load of Building 7. A step in the wall indicates this junction, as the original lower section was thicker. During the demolition of Building 5, this wall was exposed and the embedded timber posts could clearly be seen (**Plate 24**). The ground floor level brick component of this wall, in all likelihood, did not originally have any doorways as it formed the boundary with the neighbouring property. However, with the construction of Building 7 it is likely that a connecting doorway was inserted. The present wall had a wide opening at the north end connecting the snooker club bar areas, and towards the south end, were two modern openings, a single doorway and a serving hatch to the kitchen (**Figure 14**). On the first floor two doorways had been inserted connecting the spa club lounge area with gymnasium and television rooms in Building 7 (**Figure 15**).

South elevation

- 6.6.9 The south elevation of Building 5 fronted directly onto Park Street and because street level was higher than the interior ground floor level, the six ground floor windows were restricted in size (**Figure 19; Plate 25**). The elevation was constructed in modern bricks laid in a Flemish bond with a soldier course above each window or door opening. On the first floor there were six wide, single glazed timber-framed windows each with three lights. Near the centre of the elevation was a pair of double, fire exit, doors with a concrete step down to street level. The west end of the elevation was formed by the gable end wall of the north-south block, which had a north-south pitched roof. The timber-framed gable was weather boarded and did not have any windows.

East elevation

- 6.6.10 The east elevation of Building 5 was brick on the ground floor with a noticeable vertical joint between the main east-west block and the east wing. In each half of this wall was a small arched opening. The first floor was timber-framed and weather boarded with a single square window in the centre of the elevation and two smaller windows at the north end (**Figure 18**). None of these appeared to be earlier than the late twentieth century. At the south end of the elevation was the gable of the east-west roof, which was also timber-framed, and weather

boarded. Three windows had been inserted into this gable, to light a room, that had been inserted into the roof space at this corner of the building. The timber-framed single glazed, casement windows were exactly the same as those on the first floor and were late twentieth century in date.

Interior at ground floor level

East wing

- 6.6.11 The main entrance to the building was in the north elevation of the east wing (**Plate 21**) and this area had been used as an entrance foyer for both the snooker club and the spa club. The removal of modern ceiling boards revealed secondary north-south timber floor joists supported by a large, principal chamfered east-west timber floor joist, which was supported in the centre by a modern brick pillar (**Figure 24**). This first floor was a later insertion since the principal floor joist lay slightly to the north of the main cross wall and truss (**Plate 26a**). The snooker club entrance led into Building 6, while the spa club entrance led up a flight of modern timber stairs to the first floor. There was also a third doorway to the south, not for public access, that led into the east-west block containing the spa club plant room, saunas and spa pools.

East-west block

- 6.6.12 The main east-west block was used by the spa club, and had been divided into two areas by modern block walls, with a small plant room at the east end, and a large room incorporating a jacuzzi, spa pool, seating area and sauna cabins against the north wall (**Figure 14; Plate 26**). Observation during demolition showed that these two pools had been excavated into the chalk. A late 20th century timber staircase had been inserted in the centre of the room as the main access to this area from the rest of the spa club on the first floor, and had removed timber floor joists and floorboards. Four north-south timber principal floor joists supported the secondary floor joists, and each of these was supported in the centre by a circular iron post (**Plates 26 and 36**). The principal floor joists did not align with the roof trusses above, showing that they had been inserted later (**Plates 30, 31 and 36**) and the cast iron posts, which support the principal floor joists, show that the floors were inserted in the 19th century.

North-south block

- 6.6.13 The third area of the ground floor was the north-south block, which had been used by the snooker club and connected with other snooker club areas in Buildings 6 and 7 to the east and west. As in other areas of the ground floor, modern use of the structure had removed all evidence of previous industrial uses. Modern ceiling boards and insulation had been removed to expose the first floor timbers. A substantial north-south timber principal floor joist ran the length of this block, supported by three equally spaced circular iron posts (**Figure 14; Plates 27 and 28**). This beam in turn supported timber secondary floor joists and floorboards that had been white washed. This floor had been inserted in the 19th century.
- 6.6.14 At the north end of the north-south block the space was open plan and had been used as the snooker club bar area. The southern half of the block had been subdivided by late 20th century concrete block walls into three service rooms, namely a kitchen, beer cellar and cold store (**Figure 14; Plate 28**). Against the west wall of the kitchen was an electrically powered dumb waiter that served the first floor spa club lounge bar directly overhead. A serving hatch had also been inserted in the west wall of the kitchen.

Interior at first floor level

East wing

- 6.6.15 The first floor of Building 5 was divided between living accommodation in the east wing and the spa club facilities on the rest of the floor (**Figure 15**). The living accommodation was entered from a steel staircase rising to a doorway at the west end of the north wall. The early twentieth century illustration shows a doorway in this position (**Plate 1**). However, the two windows in this wall are not shown and their insertion severed diagonal bracing timbers and vertical timbers of the close studding. They were inserted in the late twentieth century when the conversion of the wing for accommodation took place. Timber stud walls were inserted to create a living room (**Plate 29**), kitchen and bathroom with a staircase rising southwards into bedrooms at the east end of the roof space of the east-west block.

- 6.6.16 Examination of the underside of the tie-beam that spanned the centre of the east wing showed empty slots where vertical timbers had joined and where a large diagonal brace to a jowled post had mirrored another brace on the other side (**Figure 24**). A horizontal timber had been added to the east wall and bolted to larger existing timbers in an attempt to resist lateral spread.

East-west block

- 6.6.17 The first floor of the main east-west block had been used as the spa club lounge bar and was mainly open plan continuing right through into the north-south block (**Figure 15; Plate 32**). At the east end, the stairs from the entrance foyer led up to a reception area and a partitioned off space in the south-east corner used as a changing room with lockers. In the centre of the room was the main access to the ground floor pools and saunas, where an area of floor joists had been removed, and a timber staircase descended (**Plates 30 to 32**). Along the centre of the floor was a row of four iron posts supporting north-south principal floor joists, which had once carried secondary floor joists, formed a ceiling and carried a second floor level. The main central part of this second floor had been removed to reveal the exposed rafters, tie-beams and collars of the roof (**Figure 25; Plate 31**). The principal floor joists did not align with the roof trusses above (**Plate 36**) suggesting that this floor had been inserted later and the cast iron posts indicate that this was in the 19th century. At the west end of the east-west block was a modern timber staircase that rose to a short remaining section of the second floor (**Figures 15 and 16; Plate 32**).

North-south block

- 6.6.18 The first floor of the north-south block of Building 5 was undivided from the rest of the east-west block creating a single open space (**Figure 15**) and this continuous floor appears to have been inserted in the 19th century. There was a modern dumb waiter against the west wall that rose from the kitchen directly beneath and at the north end of the north-south block were modern timber stud partitions. These created a number of small rooms including an office, showers, toilets and changing rooms purpose built for the use of the spa club. Like the east-west block the principal floor joists above were supported by 19th century circular iron posts (**Figure 15**).

Interior of the east-west block at second floor level

- 6.6.19 The east-west block of Building 5 had a second floor, but the central section had been removed as shown by the empty secondary joist holes in principal floor joists (see 'High ceiling to part of spa' label on **Figure 16; Plate 31**). This was probably removed at the same time that the square of first floor was removed and the timber steps down to the ground floor inserted, as the two sections of missing floor were directly above each other and created a light well to the ground floor. Removing this large section of second floor meant that the two remaining sections of the second floor at the east and west end were physically unconnected. The area at the east end was enclosed and became the bedrooms for the accommodation of the first floor of the east wing accessed from an inserted staircase. As a result of this new access a purlin and the wall plate of the roof in the east-west block were severed causing the remaining timbers to sag considerably (**Plate 33**).
- 6.6.20 The second floor was inserted in the 19th century and the level of this floor was slightly lower than the tie-beams of the roof trusses. In several places there were short, carved timber props between the inserted floor and the tie-beam. The props replaced the downward braces when these were removed for the inserted floor (**Figure 24**). The east-west width of the bedrooms coincided with the position of the principal floor joists, supporting the secondary floor joists and, so was slightly longer than the first of the four bay roof structure. This resulted in the inclusion of a roof truss into the bedroom (**Plate 34**). The four roof trusses of the east-west block were all of the same design, as was a fifth truss forming the east gable end wall, and most had obvious carpenter's marks (**Plate 35**). Each truss was formed of a collar and tie-beam, with two diagonal parallel braces on each side, supporting the principal rafter and a purlin. The uppermost purlins were separated by a short horizontal timber. In the bedroom this latter detail was hidden by an inserted ceiling (**Figure 25**). Beyond the bedroom where the rest of the roof was visible, this short timber had been inserted between the roof trusses so that timber boards could be laid along the length of the roof to enclose the apex (**Plate 31**).

Unlike other buildings in this maltings group there was no visible evidence of any ventilation system in these timbers in the roof apex.

- 6.6.21 At the west end of the east-west block of Building 5 was the other intact section of the second floor. The removal of the floor to make the light well meant this space became inaccessible and so a new timber staircase was added in the second half of the twentieth century against the north wall (**Figures 15 and 16**). From the second floor room it was possible to gain access to the roof space above the north-south block, which had most recently just been used for storage.

Roof structure of the north-south block

- 6.6.22 The roof structure of the north-south block was similar to that of the east-west block with collar, tie-beam and a single rather than two diagonal braces on each side (**Figure 26; Plate 37**). Including the trusses in the north and south gable ends, the roof consisted of five trusses with the roof of the east-west block abutting the east side of the north-south block. Many new structural timbers had been inserted due to either decay or instability, in at least two episodes of repair. Many of the rafter ends along the west side of the roof had been replaced. In addition, the weight of the adjoining roof of the east-west block seems to have caused this side of the roof to drop, requiring additional supports to the purlins and collar beams on the east side. A metal tie rod also ran the length of the roof space to resist any longitudinal spread. For the most part, the roof of Building 5 was covered with ceramic peg tiles hung on timbers battens. However, the east slope of the roof of the north-south block and the west end of the north slope of the roof of the east-west block were both covered by corrugated asbestos sheets nailed into position with an asbestos ridge flashing.

6.7 Building 6

Introduction

- 6.7.1 Building 6 was recorded before it was demolished for the new development. It was built between the Link Building 3 to the north and the timber-framed Maltings Building 5 to the south (**Figure 2**). The single storey structure was constructed from brick and continued the east elevation of the Link Building 3 south, before an eastwards return of this wall joined the north elevation of the east wing of Maltings Building 5 (**Plate 21**). The west side of the building extended from the south gable of the Link Building 3, adjacent to the north elevation of the north-south block of Maltings Building 5 and abutted the east elevation of Building 7. This small space included a fire exit doorway in the north elevation and three doorways into the Maltings Building 5.
- 6.7.2 The historic maps show that this building was constructed after 1922 and before 1966 (**Figures 7 and 8**). The east of the present three openings through the north wall of the north-south block of Building 5 may have been a pre-existing opening (**Figure 14; Plate 27**).

Interior

- 6.7.3 The building was entered through Building 5 on the east side as the space was used by the snooker club which had its main entrance in the north elevation of the east wing of Building 5 (**Figure 14**). Once through double doors the building was largely open plan with a central brick pillar supporting a large steel joist that was aligned north-south and spanned the building (**Plate 38**). This beam in turn supported timber ceiling joists aligned east-west with four small rectangular skylights.
- 6.7.4 On the south side of the building there were two partitioned off rooms against the north wall of the east-west block of Building 5 (**Figure 14**). These two spaces contained the Ladies and Gentlemen's toilets for the snooker club which had been fitted out in the late twentieth century.

6.8 Building 7

Introduction

- 6.8.1 Building 7 is to be retained by the proposed development (**Figure 3**) and was recorded before alterations for the new development. It is located in the south-west corner of the site. The building is rectangular in plan and aligned north-south parallel with adjacent Building 5 (**Figure 2**). Slightly larger than the north-south block of Building 5, this structure is similar in that it has two floors with attic rooms and a pitched roof with gables at the north and south ends (**Plate 39**).

Exterior

North elevation

- 6.8.2 The north gable end wall was constructed entirely of brick, laid in English bond on the ground and first floor and an irregular Flemish bond in the gable, bedded in a white lime mortar (**Plate 23**). At the foot of the wall are two square openings each with a brick arch that has been blocked on the interior face but retains an exterior timber-frame and narrow vertical bars, similar to those at the base of the east elevation of Building 5.

West elevation

- 6.8.3 The brickwork of the west elevation of Building 7 extends up to eaves level in the northern third of the building with another arched opening in the centre of the first floor (**Figure 20**; **Plate 39**). For the southern two thirds of the elevation the brickwork continues only at ground floor level with timber weather boarding at first floor level, suggesting timber-frame construction. Here two timber framed windows have been inserted in the centre of the building. The south gable end wall was built in brick at ground and first floor level with the gable weather boarded with a window inserted in the centre near the apex. At the east end of the ground floor there are two doorways each with a pair of timber fire escape doors, serving the ground and first floors of the building (**Figure 14**).

East elevation

- 6.8.4 The east elevation of Building 7 incorporated pre-existing timber-frame elements of Maltings Building 5. First floor timber posts directly supporting the roof trusses of Building 5 were retained when the ground floor brick wall was extended up to eaves level and in so doing removed the rest of the original first floor timber-frame of Building 5 in this wall. Although these posts were still visible from inside Building 5, they were intentionally masked by brickwork inside Building 7. This partially rebuilt party wall also supported the roof of Building 7 with a valley gutter between the two roofs. The roof of Building 7 is covered by peg tiles and along the northern third of the apex is a raised vent with a double pitched cover. The length of this vent corresponds exactly with the main east-west brick dividing wall on the ground and first floor (**Figures 14 to 16**) suggesting this space was used as the barley kiln. Prior to the second half of the nineteenth century barley drying was done in a malt kiln but during the late 19th century a separate barley kiln was often built (Patrick, 1996; 187). A barley kiln is usually situated at the opposite end of a malthouse to the malt kiln (*ibid.*). Internally the barley kiln had a drying floor like the malt kiln (*ibid.*). The barley was dried so that it could be safely stored without any deterioration in quality before it was processed into malt (Patrick, 1996; 182). At ground floor level there is a chimney breast in the angle of the south-west corner of the dining area at the north end of Building 7 (**Figure 14**).

Interior

Ground floor

- 6.8.5 At the time of the site visit, on the ground floor there were no visible interior fixtures or fittings that predated the last use of the space by the snooker club bar. The floor is divided into two function rooms with the northern half catering for seated dining that could be screened off from the bar area in Building 5 (**Figure 14**; **Plate 40**). The southern half is separated by an original brick wall with two wide doorways providing unhindered access. This is a more open space with a dance floor area, as denoted by an uncarpeted area of flooring. At the southern end of the room is a small slightly raised area adjacent to a short flight of steps leading to fire

escape doors and Park Street. These have clearly been inserted, as the steps are twentieth century and an area of floor joists have been removed (**Plate 41**).

- 6.8.6 Original floor joists have also been removed in the south-east corner where a flight of steps down from the first floor lead to a second set of fire escape doors on Park Street, which have been partitioned from the rest of the ground floor by a concrete block wall. Exposed east-west principal floor joists above divide the building into six bays and support north-south secondary floor joists. The brick wall separates the northern two bays from the southern bays and corresponds with the junction between brickwork and weather boarding on the west exterior elevation.

First floor

- 6.8.7 The brick wall is still extant at first floor level (**Figure 15**). However, modern alterations for the spa club has subdivided the southern two thirds into two rooms with a narrow staircase to inserted attic rooms. In both of these first floor rooms the timber-frame and brick nogging of the west wall is clearly visible. The larger, central room has been used as a television lounge and here original diagonal timber braces supporting the tie-beams are prominent (**Plate 42**). Along the east side of the southern two thirds of the building a corridor provided access between the rooms, staircase and steps down to the fire escape at the southern end. This corridor also has two doorways in the east wall into Building 5; the wider doorway close to the dividing brick wall may date to the construction of Building 7, while the narrower doorway to the south probably dates to the later alterations giving easier access to the fire escape and attic staircase.
- 6.8.8 The room to the north of the dividing brick wall has most recently been used as the spa club Gymnasium and a slightly raised floor has been installed for this purpose. The centre of the north side of the dividing brick wall shows where an arched doorway has once been and has been bricked up to be replaced by an adjacent much wider modern opening (**Plate 43**). At the time of the site visit, the dividing wall could be seen continuing to the apex of the roof as there was no ceiling in this room. The king post roof truss in this room with squared sawn timbers is typically nineteenth century in date (**Plate 44**) and the common rafters are covered by laths and plaster. These details would concur with a late nineteenth century date of construction as indicated by historic maps which suggested Building 7 was built between 1880 and 1898 (**Figures 5 and 6**).

Roof space

- 6.8.9 The apex of the roof in the gymnasium has a timber and iron construction similar to that seen in the southern part of Building 2, and houses a ventilation system. Two north-south iron beams span the length of the room from the brick walls at each end and these support a boarded timber frame. This is enclosed, apart from a large circular hole in a metal plate in the centre of the room which allows ventilation to the long roof top opening seen from the exterior (**Plates 23, 39 and 45**). As in Building 2 the use of brick in the building (as a precaution against fire and to raise the kiln above ground level) and the roof ventilation strongly suggests that a fairly large scale source of heat was associated with processes in both buildings. For a maltings, this is likely to have been the kiln that dried the barley, stopping the process of germination at the vital time. The location of a drying kiln adjacent to the malting floors in Building 5 is also the most convenient location. Indeed, the east wall of the gymnasium shows where an opening with a horizontal timber lintel had once been, which probably allowed the direct transfer of barley from malting floor to kiln. A similar blocked opening between Buildings 1 and 2, suggests that the kiln in Building 2 was filled from this side and then emptied on the opposite side.
- 6.8.10 The second floor of Building 7 is confined to the attic space above the southern part of the building (**Figure 16**). There was no evidence that this space had ever been used, prior to its late twentieth century conversion by the spa club. A narrow staircase rises from the first floor and leads to a short corridor connecting three small rooms. These were constructed from timber stud walls and plasterboard and only the southernmost room is lit by daylight with a modern window in the south gable end wall.

7 CONCLUSION

- 7.1 Of the buildings within the site, Buildings 1, 2 and 7 were converted into houses, while Buildings 3 to 6 were demolished to make way for new houses.
- 7.2 The earliest documentary reference to a malting in Hitchin Street was made in the will of George Fitzjohn the elder, who died in April 1778. Five buildings within the current site appear to have been in existence in the 18th century. These comprise Buildings 2, 4 and the three buildings which make up Building 5. Building 2 lies in the northern part of the site and is timber-framed with a hipped roof at its north end. Cottage Building 4 lay at the south end of the site and the 1852 tithe map shows that at that time it was part of the neighbouring plot to the east. This building had brick footings and was timber-framed with pegged mortice and tenon joints. It had close studding and a braced truss. The three buildings which made up Building 5 comprised a north-south block to which was added an east-west block and an east wing added to the east-west block. These three buildings all had brick footings and were all timber-framed with pegged mortice and tenon joints. They also had close studding and braced trusses.
- 7.3 The building recording established that all these buildings were altered during the 19th century and two new buildings (Buildings 1 and 7) were added. Building 1 was built in the early 19th century and was in existence by 1852 and appears to have been extended shortly after this date. At this time timber beams and tie bars were added to the southern part of Building 2. These and a vent in the roof of this part of the building suggest that it was used as a malt kiln. Building 7 was built after 1877-80 and the northern part of this building appears to have been a barley kiln. Timber floors were inserted in Buildings 4 and 5 in the 19th century; some of these were supported by cast iron posts.
- 7.4 Early 19th century changes to the malting can be attributed to Vickris Pryor (d. 1849) who built up the business that he had inherited from his father in 1817. Later changes may be attributed to Joshua Page and his son Joshua Richmond Page.
- 7.5 Twentieth century changes on the site included the addition of two buildings (Buildings 3 and 6) and alterations to the existing buildings. Building 3 replaced a malting building on the same footprint that is shown on the 1852 tithe map. Most of the 20th century changes relate to the use of the maltings for other businesses. Local trade directories suggest that the site ceased as a maltings during the second decade of the 20th century. By the early 21st century, the retail part of 31a Hitchin Street was used as the premises of a cycle shop trading as 'Pedals of Baldock', while the rest of the site was occupied by Candles Health Club and Kingsley Snooker Club.

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- 8.2 The staff of Hertfordshire Archive and Local Studies Library, The National Archives and the London Metropolitan Archives are thanked for their help and assistance.
- 8.3 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The building recording was undertaken by Malcolm Gould and Amanda Hayhurst. Guy Thompson carried out the documentary research. Guy Thompson (historical background) and Malcolm Gould (building descriptions) wrote this report. Hayley Baxter and Amanda Hayhurst prepared the illustrations.

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TNA RG 12/1105/15 1891 Census Baldock

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TNA IR 30/15/14 Baldock Tithe Map, 26th March 1852

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APPENDIX 1. PHOTOGRAPHIC REGISTER

MUSGROVE MALTINGS, BALDOCK, HERTS.			SITE CODE : HMMB11		PHOTOGRAPHER : M.Gould	
DATE	FILM TYPE		DIRECTION	IDENTIFIER	BUILDING	COMMENTS
	FILM & FRAME NUMBER					
	B/W	Digital				
24/06/2011	F101 1-3	D100 1	N	Entrance	4. Cottage	exterior. south elevation with modern entrance wall
24/06/2011	F101 4-6	D100 2	SE	Gable	4. Cottage	exterior. west gable rendered elevation
24/06/2011	F101 7-9	D100 3	N	Post	4. Cottage	ground floor. north wall
24/06/2011	F101 13-15	D100 4	SW	Joists	4. Cottage	ground floor. s.w. corner
24/06/2011	F103 1-3	D100 5	SE	Post	4. Cottage	ground floor. east wall
24/06/2011	F103 4-6	D100 6	S	Doorway	4. Cottage	ground floor. south side and new entrance doorway
24/06/2011	F103 7-12	D100 7	NE	truss	4. Cottage	1st floor. northeast corner roof and truss
24/06/2011	F103 13-15	D100 8	W	gable	4. Cottage	1st floor. truss and west gable
24/06/2011	F105 1-3	D100 9	SSW	skylight	4. Cottage	1st floor. Roof structure south side
24/06/2011	F105 4-6	D100 10	NW	truss	4. Cottage	1st floor. Roof structure north side
24/06/2011	F105 7-9	D100 11,12	SE	truss	4. Cottage	1st floor. Roof south side and east gable
24/06/2011	F105 10-12	D100 13	W	beam	4. Cottage	1st floor. Tie beam south end, east side, carpenters mark (III)
24/06/2011	F105 13-15	D100 14	W	beam	4. Cottage	1st floor. Tie beam north end, east side, carpenters mark (I)
24/06/2011	~	D100 15	W	beam	4. Cottage	1st floor. Tie beam north end, east side, carpenters mark (II)
24/06/2011	F107 1-3	D100 16	SE	beam & brace	4. Cottage	1st floor. Tie beam south end, west side, reused wall timber
27/06/2011	F107 4-6	D100 17	SSW	gable	3. Link Bldg	Exterior. East elevation
27/06/2011	F107 7-9	D100 18	S	doors	3. Link Bldg	Exterior. South end east elevation
27/06/2011	F107 10-12	D100 19	W	roof	3. Link Bldg	Exterior. East elevation
27/06/2011	F107 13-15	D100 20	NW	gable	3. Link Bldg	Exterior. South gable and 20thc corrugated roof
27/06/2011	F109 1-3	D100 21	N	roof	3. Link Bldg	Exterior. East elevation and yard to east
27/06/2011	F109 4-6	D100 22	SE	truss	3. Link Bldg	Interior. South end of building
27/06/2011	F109 7-9	D100 23	SW	truss	3. Link Bldg	Interior. Truss detail 5th of 6 from north to south
27/06/2011	F109 10-12	D100 24	N	wall	3. Link Bldg	Interior. North gable wall
27/06/2011	F109 13-15	D100 25	S	buttress	3. Link Bldg	Interior. West side
27/06/2011	F111 1-3	D100 26	SE	truss	3. Link Bldg	Interior. Length of building east side
27/06/2011	F111 4-6	D100 27	N	doors	3. Link Bldg	Interior. Length of building east side
27/06/2011	F111 7-9	D100 28	NNW	rubbish	3. Link Bldg	Interior. Length of building west side
27/06/2011	F111 10-12	D100 29	SW	doorway	3. Link Bldg	Interior. South end detail of gable wall and doorway
27/06/2011	F111 13-15	D100 30	E	door	1. 31a Hi.St.	Ground floor. Shop floor east side
27/06/2011	F113 1-3	D100 31	NE	window	1. 31a Hi.St.	Ground floor. Shop front door and window

27/06/2011	F113 4-6	D100 32	SE	pillar	1. 31a Hi.St.	Ground floor. Southeast corner of shop
27/06/2011	F113 7-9	D100 33	S	beams	1. 31a Hi.St.	Ground floor. Southwest corner of shop
27/06/2011	F113 10-12	D100 34	SSE	toilet	2. Cottage	Ground floor. WC to south of shop with 4 tie plates in south wall
27/06/2011	F113 13-15	D100 35	SE	stairs	1. 31a Hi.St.	Ground floor. Southeast corner of shop , blocked door & stairs
27/06/2011	F115 1-3	D100 36	SE	steps	1. 31a Hi.St.	Ground floor. South snooker room and steps up to Link bldg
27/06/2011	F115 4-6	D100 37	NE	doorway	1. 31a Hi.St.	Ground floor. South snooker room and doorway to shop
24/06/2011	~	D100 38	NW	wall	4. Cottage	Ground floor. North wall brick base with timber framing
24/06/2011	~	D100 39	WNW	post	4. Cottage	Ground floor. North wall main post detail
24/06/2011	~	D100 40	N	wall	4. Cottage	Ground floor. North wall west end brick and timber frame
24/06/2011	~	D100 41	W	posts	4. Cottage	Ground floor. West wall south end timber frame
24/06/2011	~	D100 42	W	bricks	4. Cottage	Ground floor. West wall brick wall
24/06/2011	~	D100 43	S	windows	4. Cottage	Ground floor. East side, south wall, modern brick
24/06/2011	~	D100 44	S	door	4. Cottage	Ground floor. South wall, west end, doorway
24/06/2011	~	D100 45	E	pillar	4. Cottage	Ground floor. East wall, brick with timber framing
24/06/2011	~	D100 46	E	wall	4. Cottage	Ground floor. East wall, brick with timber framing
24/06/2011	~	D100 47	SW	joists	4. Cottage	Ground floor. Truncated main post on south side
27/06/2011	~	D100 48	SE	steps	1. 31a Hi.St.	Ground floor. Southeast corner of shop truncated steps
27/06/2011	~	D100 49	S	beam	2. Cottage	Ground floor. Detail of tie plates in shop WWC north end of bldg
28/06/2011	F115 7-9	D101 1	NW	truss	1. 31a Hi.St.	First floor. Truss detail east end of roof
28/06/2011	F115 10-12	D101 2	WNW	windows	1. 31a Hi.St.	First floor. Snooker room north and west side of room
28/06/2011	F115 13-15	D101 3	SW	carpets	1. 31a Hi.St.	First floor. Snooker room west and south end of room
28/06/2011	F117 1-3	D101 4	SE	door	1. 31a Hi.St.	1st floor. Southeast corner doors and windows
28/06/2011	F117 4-6	D101 5	SSE	wall	1. 31a Hi.St.	1st floor. Southwest corner doorways to south room
28/06/2011	~	D101 6	NE	truss	1. 31a Hi.St.	1st floor. West end snooker room timber truss
28/06/2011	F117 7-9	D101 7	ENE	carpets	1. 31a Hi.St.	1st floor. South side and east end wall
28/06/2011	F117 10-12	D101 8	S	truss	1. 31a Hi.St.	1st floor. South snooker room and timber truss
28/06/2011	~	D101 9	SE	wall	1. 31a Hi.St.	1st floor. Tie plate detail, east wall south snooker room
28/06/2011	~	D101 10	SE	wall	1. 31a Hi.St.	1st floor. Blocked opening east wall south snooker room
28/06/2011	F117 13-15	D101 11	E	doorway	1. 31a Hi.St.	1st floor. Doorway east wall south snooker room
28/06/2011	F119 1-3	D101 12	ESE	timber frame	2. Cottage	1st floor. Timber framed wall e-w
28/06/2011	F119 4-6	D101 13	ESE	roof timbers	2. Cottage	1st floor. Roof structure and rafters east side
28/06/2011	F119 7-9	D101 14	W	stairs	2. Cottage	1st floor. Inserted steps to 1st floor shop south room
28/06/2011	F119 10-12	D101 15	SW	timber frame	2. Cottage	1st floor. West side of timber framed wall aligned e-w
28/06/2011	F119 13-15	D101 16	E	window	3. Link Bldg	Ground floor. South wall of cottage and Link building junction
28/06/2011	F121 1-3	D101 17	S	steps	1. 31a Hi.St.	Ground floor. South room, steps up into Link building
28/06/2011	~	D101 18	E	doorway	1. 31a Hi.St.	Ground floor. East wall south room, inserted doorway double wall
28/06/2011	F121 4-6	D101 19	NW	truss	5. Malting	2nd floor. Truss and modern partition
28/06/2011	F121 7-9	D101 20	SE	studs	5. Malting	2nd floor. 1st from east side

28/06/2011	F121 10-12	D101 21	SW	truss	5. Malting	2nd floor. 2nd truss from east
28/06/2011	F121 13-15	D101 22	NW	truss	5. Malting	2nd floor. 2nd truss from east
28/06/2011	~	D101 23	NW	truss	5. Malting	2nd floor. North end of 2nd truss from east
28/06/2011	~	D101 24	NW	beam	5. Malting	2nd floor. 2nd truss from east carpenters mark (↑)
28/06/2011	~	D101 25	SW	beam	5. Malting	2nd floor. 2nd truss from east carpenters mark (↑)
28/06/2011	F123 1-3	D101 26	N	truss	5. Malting	2nd floor. Maisonette east end trusses
28/06/2011	F123 4-6	D101 27	NW	stairs	5. Malting	1st floor. Steps ground spa room to 1st flr centre of bldg
28/06/2011	F123 7-9	D101 28	E	truss	5. Malting	1st floor. View up to 2nd flr maisonette, truss and roof
29/06/2011	~	D101 29	ESE	beams	5. Malting	1st floor. East side timber framing
29/06/2011	F123 10-12	D101 30	ESE	beams	5. Malting	1st floor. Northeast corner timber framing
29/06/2011	F123 13-15	D101 31	NE	posts	5. Malting	1st floor. Northeast corner timber framing
29/06/2011	~	D101 32	N	handle	1. 31a Hi.St.	1st floor. North wall window handle detail
29/06/2011	~	D101 33	ESE	wall	2. Cottage	Ground floor. South wall blocked window
29/06/2011	~	D101 34	E	roof	2. Cottage	Ground floor. South end metal framed roof truss
29/06/2011	~	D101 35	NE	roof	2. Cottage	Ground floor. South end metal framed roof truss
29/06/2011	~	D102 1	E	timber frame	5. Malting	First floor. East wall timber framing detail
29/06/2011	~	D102 2	N	timber frame	5. Malting	First floor. East end north wall timber framing detail
29/06/2011	F125 1-3	D102 3	NW	post	5. Malting	First floor. East end north wall timber framing
29/06/2011	F125 4-6	D102 4	WSW	joists	5. Malting	First floor. East end south wall
29/06/2011	F125 7-9	D102 5	WNW	stairs	5. Malting	First floor. West end north and west wall
29/06/2011	F125 10-12	D102 6	SW	windows	5. Malting	First floor. West end south wall
29/06/2011	F125 13-15	D102 7	SW	post	5. Malting	First floor. West end iron column capital detail
29/06/2011	F127 1-3	D102 8	N	studs	5. Malting	2nd floor. North end of west wing
29/06/2011	F127 4-6	D102 9	S	wall	5. Malting	2nd floor. North end of west wing
29/06/2011	F127 7-9	D102 10	SE	post	5. Malting	2nd floor. North end of west wing
29/06/2011	~	D102 11	NW	windows	5. Malting	1st floor. West wing north end windows in north wall
29/06/2011	F127 10-12	D102 12	NW	truss	7. Malting	1st floor. North room, Gymnasium, roof truss
29/06/2011	F127 13-15	D102 13,13a	SW	window	7. Malting	1st floor. North room, Gymnasium, window in west wall
29/06/2011	F129 1-3	D102 14,14a	SE	doorway	7. Malting	1st floor. Roof truss and entrance doorway
29/06/2011	F129 4-6	D102 15	NNW	truss	7. Malting	1st floor. Detail of roof vent north room
29/06/2011	~	D102 16	N	vent	7. Malting	First floor. Vent at apex of roof detail
29/06/2011	F129 7-9	D102 17	SW	windows	7. Malting	1st floor. Club room south end timber frame
29/06/2011	F129 10-12	D102 18	SSE	doors	7. Malting	1st floor. Loading door in south elevation
29/06/2011	F129 13-15	D102 19	SSE	steps	7. Malting	1st floor. Steps up to 3rd floor attic rooms
29/06/2011	F131 1-3	D102 20	W	sofa	7. Malting	1st floor. Spa club room west wall timber wall
29/06/2011	~	D102 21	W	wall	7. Malting	1st floor. Sunbed room
29/06/2011	~	D102 22	N	rafters	7. Malting	2nd floor. Roof space east side
29/06/2011	F131 4-6	D102 23	S	walls	7. Malting	2nd floor. Corridor

29/06/2011	F131 7-9	D102 24	NE	gable	7. Malting	2nd floor. Bedroom north end
29/06/2011	~	D102 25	N	wall	7. Malting	1st floor. Spa club room north wall blocked hatch
29/06/2011	~	D102 26	SE	poster	7. Malting	1st floor. North room, Gymnasium, east wall blocked hatch
29/06/2011	~	D102 27	S	roof	5. Malting	1st floor exterior. North elevation of central area
29/06/2011	~	D102 28	SW	roof	5. Malting	1st floor exterior. East elevation of west wing
29/06/2011	F131 10-12	D102 29	NW	window	5. Malting	1st floor. maisonette west wall timber frame
29/06/2011	F131 13-15	D102 30	N	timber	5. Malting	1st floor. Maisonette north wall timber frame
29/06/2011	F133 1-3	D102 31	E	windows	5. Malting	1st floor. Maisonette east wall timber frame
29/06/2011	F133 4-6	D102 32,32a	S	gables	5. Malting	Exterior. North elevations
29/06/2011	F133 7-9	D102 33	SW	gable	5. Malting	Exterior. East elevations
29/06/2011	F133 10-12	D102 34	NW	tree	2. Cottage	Exterior. East elevation
29/06/2011	F133 13-15	D102 35	NNW	door	1. 31a Hi.St.	Exterior. East elevation
29/06/2011	~	D102 36	W	beam	2. Cottage	Exterior. Tie plate detail
29/06/2011	~	D102 37	W	sign	1. 31a Hi.St.	Exterior. Old furniture showroom sign
29/06/2011	~	D102 38	SW	roof vent	7. Malting	Exterior. Roof apex vent detail
29/06/2011	~	D102 39	SW	roof vent	7. Malting	Exterior. Roof apex vent detail
29/06/2011	~	D102 40	N	gable	4. Cottage	Exterior. East elevation gable
29/06/2011	~	D102 41	N	wall	4. Cottage	Exterior. East elevation low brick wall timber framing above
29/06/2011	~	D102 42	SW	window	7. Malting	2nd floor. South bedroom south wall and window
29/06/2011	~	D102 43	SW	wall	5. Malting	1st floor. West wall and bracing beam of truss
30/06/2011	F135 1-3	D103 1	W	road	5.7. Maltings	Exterior. South elevation on Park Street
30/06/2011	F135 4-6	D103 2	NE	road	5.7. Maltings	Exterior. South elevation on Park Street
30/06/2011	F135 7-9	D103 3	ENE	trees	5.7. Maltings	Exterior. Park street setting and south elevation
30/06/2011	F135 10-12	D103 4	SW	cars	1. 31a Hi.St.	Exterior. Shop front on Hitchin Street.
30/06/2011	F135 13-15	D103 5	E	road	1. 31a Hi.St.	Exterior. Shop front on Hitchin Street.
30/06/2011	F137 1-3	D103 6,a,b	NNW	truss	5. Malting	Attic space. Trusses west wing loft space n-s
30/06/2011	F137 4-6	D103 7,a,b	NW	truss	5. Malting	Attic space. Trusses west wing loft space n-s
30/06/2011	F137 7-9	D103 8	S	truss	5. Malting	Attic space. Trusses west wing loft space n-s
30/06/2011	F137 10-12	D103 9,9a	SE	truss	5. Malting	Attic space. Trusses west wing loft space n-s
30/06/2011	F137 13-15	D103 10,10a	SE	truss	5. Malting	Attic space. Trusses west wing loft space n-s
30/06/2011	F139 1-3	D103 11	SE	glass doors	5. Malting	2nd floor. Mezzanine floor room
30/06/2011	F139 4-6	D103 12	SE	stairs	5. Malting	Ground floor. Entrance lobby east wing
30/06/2011	F139 7-9	D103 13	NNW	brick pillar	5. Malting	Ground floor. Entrance lobby east wing
30/06/2011	F139 10-12	D103 14	W	rubbish	6. Infill bldg	Ground floor. Snooker club entrance
30/06/2011	F139 13-15	D103 15	SW	pillar	6. Infill bldg	Ground floor. Snooker club entrance
30/06/2011	~	D103 16	W	mirror	5. Malting	Ground floor. Male toilet
30/06/2011	F141 1-3	D103 17	SW	window infill	5. Malting	Ground floor. Female toilet with steel beam
30/06/2011	F141 4-6	D103 18	SW	joists	6. Infill bldg	Ground floor. Bar area south end of Link bldg

30/06/2011	F141 7-9	D103 19,19a	NE	post	6. Infill bldg	Ground floor. Bar area south end of Link bldg
30/06/2011	F141 10-12	D103 20	SE	carpets	7. Malting	Ground floor. Snooker club bar north end
30/06/2011	F141 13-15	D103 21	SW	handrail	7. Malting	Ground floor. Snooker club bar north end
30/06/2011	F143 1-3	D103 22	SE	steps	7. Malting	Ground floor. Snooker club bar with dance floor and fire escape
30/06/2011	F143 4-6	D103 23	N	dance floor	7. Malting	Ground floor. Snooker club bar south end dance floor
30/06/2011	~	D103 24	NW	beam	7. Malting	Ground floor. Snooker club bar south end joist hanger detail
30/06/2011	~	D103 25	SW	wall	7. Malting	Ground floor. Snooker club bar south end west wall framing
30/06/2011	~	D103 26	N	room	5. Malting	Ground floor. Empty beer cellar room, windowless
30/06/2011	~	D103 27	S	doorway	5. Malting	Ground floor. Empty beer cellar room, windowless
30/06/2011	~	D103 28	S	post	5. Malting	Ground floor. Club cold store room
30/06/2011	~	D103 29	N	air con duct	5. Malting	Ground floor. Club cold store room
30/06/2011	~	D103 30	SE	air con duct	5. Malting	Ground floor. Club cold store room
30/06/2011	F143 7-9	D103 31	NE	doorway	5. Malting	Ground floor. Kitchen area with tiled walls
30/06/2011	F143 10-12	D103 32	NNW	doorway	5. Malting	Ground floor. Kitchen area with tiled walls
30/06/2011	F143 13-15	D103 33	S	plant room	5. Malting	Ground floor. Spa plant room with original iron post
30/06/2011	F145 1-3	D103 34	W	spa pool	5. Malting	Ground floor. Pool area
30/06/2011	F145 4-6	D103 35,35a	N	spa pool	5. Malting	Ground floor. Staircase in pool area
30/06/2011	F145 7-9	D103 36	SW	pool	5. Malting	Ground floor. Pool and seating area
30/06/2011	F145 10-12	D103 37,37a	E	staircase	5. Malting	Ground floor. Staircase in pool area
30/06/2011	F145 13-15	D103 38	SE	brick pillar	6. Infill bldg	Ground floor. Snooker club entrance lobby
30/06/2011	~	D103 39	NW	pool	5. Malting	Ground floor. Pool and seating area
30/06/2011	~	D103 40	ESE	pool	5. Malting	Ground floor. Pool and stairs to 1st floor
30/06/2011	~	D103 41	SE	jacuzzi	5. Malting	Ground floor. Jacuzzi east side of pool
30/06/2011	~	D103 42	NE	sauna	5. Malting	Ground floor. Sauna north side pool with original joists
30/06/2011	~	D103 43	NE	truss	5. Malting	2nd floor. East side roof truss and doorway to maisonette
30/06/2011	~	D103 44	NW	truss	5. Malting	2nd floor. West side roof truss and double bracing
30/06/2011	~	D103 45	NW	purlin	5. Malting	2nd floor. Northwest corner of attic space, brick wall tops
30/06/2011	F147 1-3	D104 1,1a	NNE	gable	7. Malting	Exterior. South and west elevations on Park Street
30/06/2011	F147 4-6	D104 2	S	yard	3. & 5.	Exterior. Yard on east side of site
30/06/2011	F147 7-9	D104 3	SSW	yard	2. & 3.	Exterior. East elevations of Link and Cottage
30/06/2011	F147 10-12	D104 4,4a	SW	roof vent	7. Malting	Exterior. Apex roof vent

APPENDIX 2. OASIS FORM

OASIS ID: preconst1-116367

Project details

Project name No. 31a Hitchin Street and The Maltings, Park Street, Baldock Building Recording

Short description of the project Pre-Construct Archaeology Limited was commissioned by the Environmental Design Partnership on behalf of Barwood Homes Limited to undertake building recording at no. 31a Hitchin Street and The Maltings, Park Street, Baldock Hertfordshire, centred on OS NGR TL 24335 33789. The work was required by the Local Planning Authority as a condition of planning permission for the demolition of some of the buildings, refurbishment of others and redevelopment of the site for housing. No. 31a Hitchin Street is listed Grade II. Although none of the other buildings are listed, the site lies within a Conservation Area. The building recording was carried out in accordance with English Heritage's Level 3. The earliest documentary reference to a malting in Hitchin Street is late 18th century in date. Five timber-framed buildings with brick footings within the site appear to be 18th century in date. In the 19th century these buildings were altered; one became a malt kiln and new floors were inserted into all of the buildings. A new building was built on the Hitchin Street frontage in the early 19th century and another was built on the Park Street frontage in the late 19th century with a barley kiln. Malting ceased on the site during the second decade of the 20th century and 20th century changes can be attributed to new businesses. By the early 21st century, part of no. 31a Hitchin Street was used as a cycle shop, while the rest of the site was occupied by a snooker club and spa.

Project dates Start: 24-07-2011 End: 23-12-2011

Previous/future work No / Yes

Any associated project reference codes HMMB11 - Sitecode

Any associated project reference codes K2540 - Contracting Unit No.

Type of project Building Recording

Site status Listed Building

Site status (other) Conservation Area

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type MALTINGS Post Medieval

Monument type MALTINGS Modern

Significant Finds NONE None

Project location

Country England

Site location HERTFORDSHIRE NORTH HERTFORDSHIRE BALDOCK No. 31a Hitchin Street and The Maltings, Park Street, Baldock

Postcode SG7 6AQ
Study area 1570.42 Square metres
Site coordinates TL 24335 33789 51.9881804172 -0.189100146195 51 59 17 N 000 11 20
W Point

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Andy Instone, Hertfordshire County Council Planning Archaeologist
originator

Project design Environmental Design Partnership
originator

Project director/manager Charlotte Matthews

Project supervisor Malcolm Gould

Type of Developer
sponsor/funding body

Name of Barwood Homes Limited
sponsor/funding body

Project archives

Physical Archive No
Exists?

Digital Archive Hertfordshire Archives and Local Studies
recipient

Digital Archive ID HMMB11

Digital Contents 'Survey'

Digital Media 'Images raster / digital photography','Survey','Text'
available

Paper Archive Hertfordshire Archives and Local Studies
recipient

Paper Archive ID HMMB11

Paper Contents 'Survey'

Paper Media 'Drawing','Map','Plan','Report','Survey ','Unpublished Text'
available

Project bibliography 1

Grey literature (unpublished document/manuscript)

Publication type

Title Historic Building Recording at no. 31a Hitchin Street and The Maltings,
Park Street, Baldock, Hertfordshire, SG7 6AQ

Author(s)/Editor(s) Thompson, G. and Gould, M.

Other bibliographic details PCA Report no: R11142

Date 2011

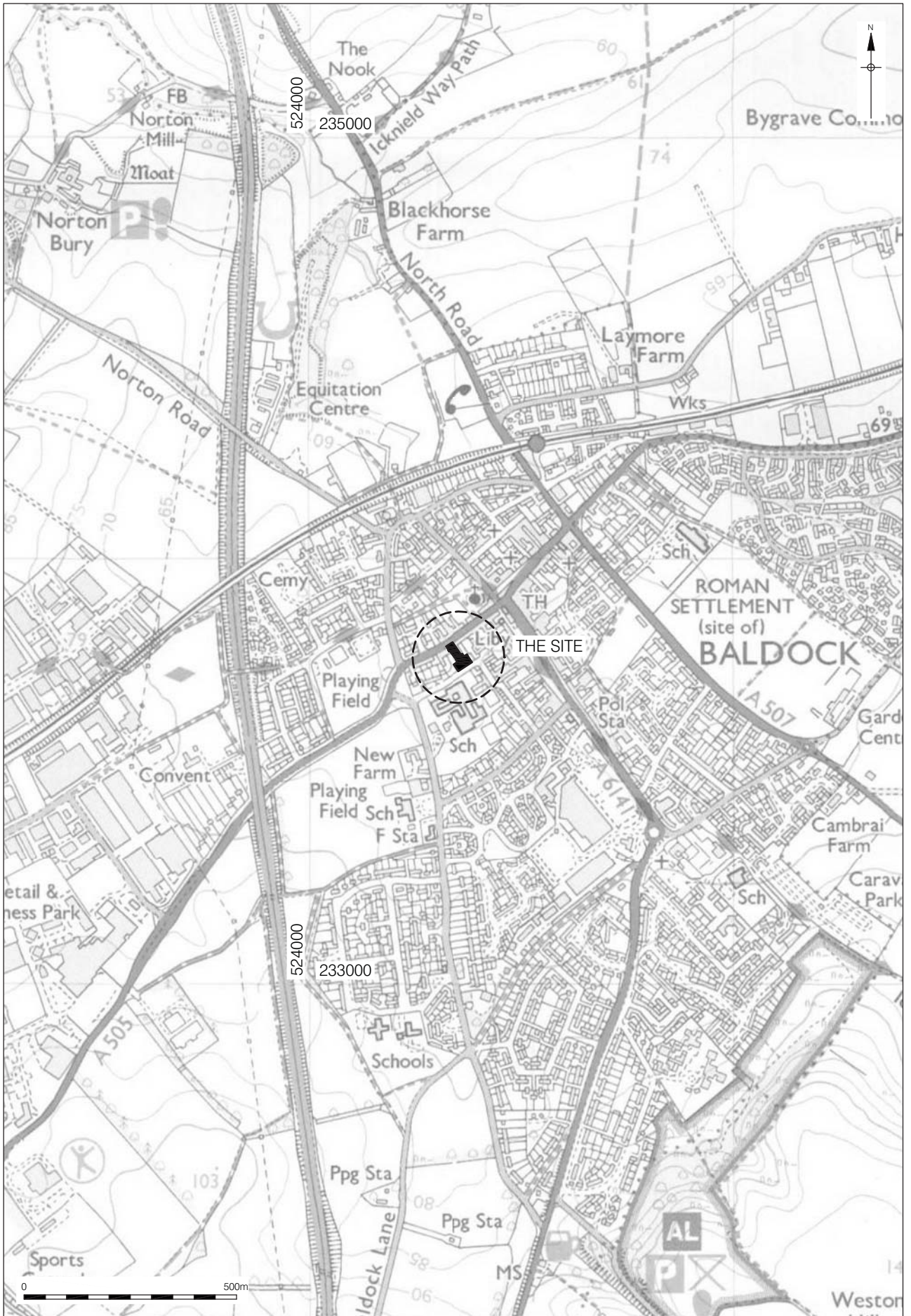
Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or publication London

Description A4 document

Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 23 December 2011



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Figure 1
Site Location
1:12,500 at A4



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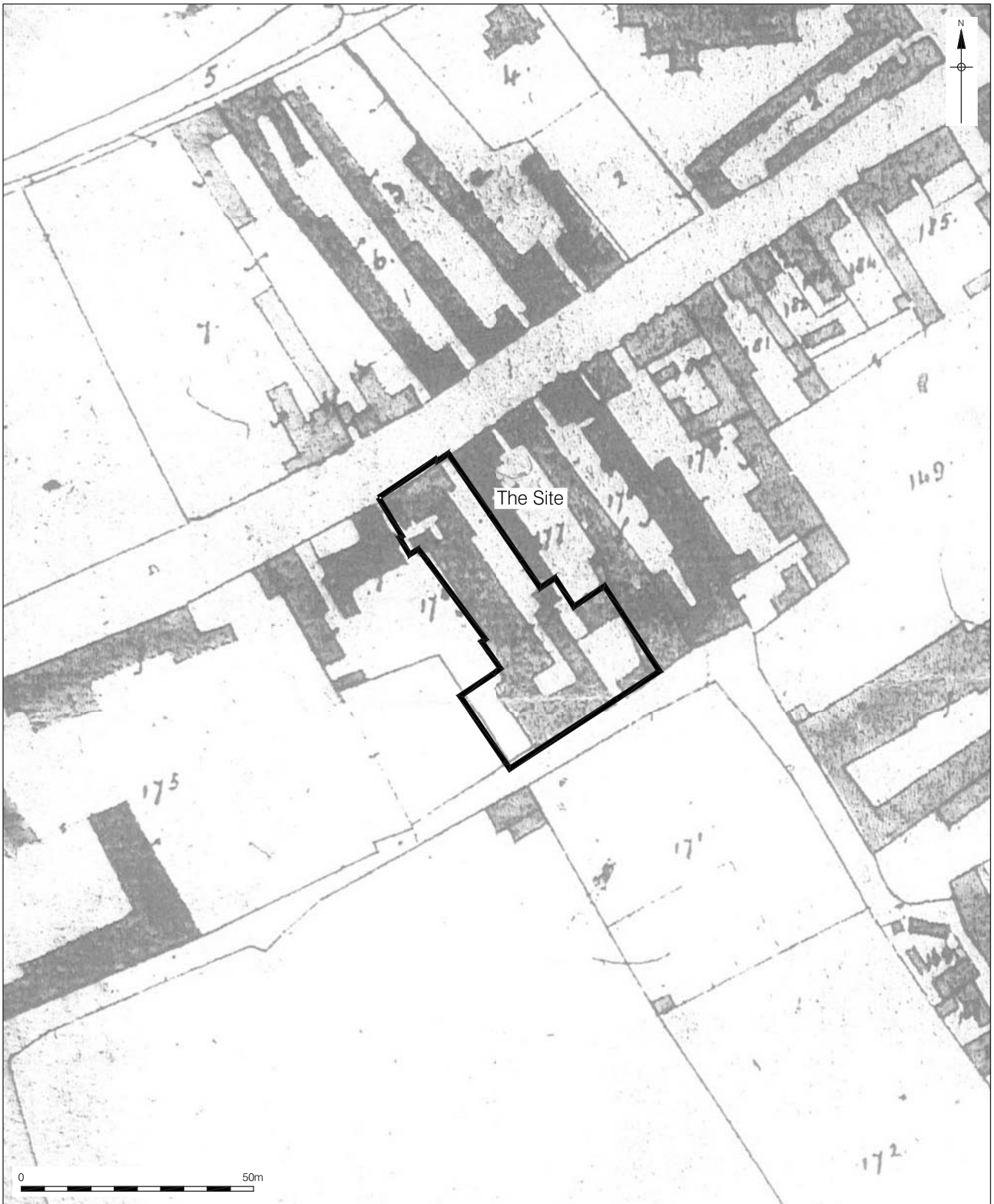
Figure 2
Detailed Site Location
1:400 at A4

Reproduced from drawings by Brownhill Hayward Brown (February 2011)



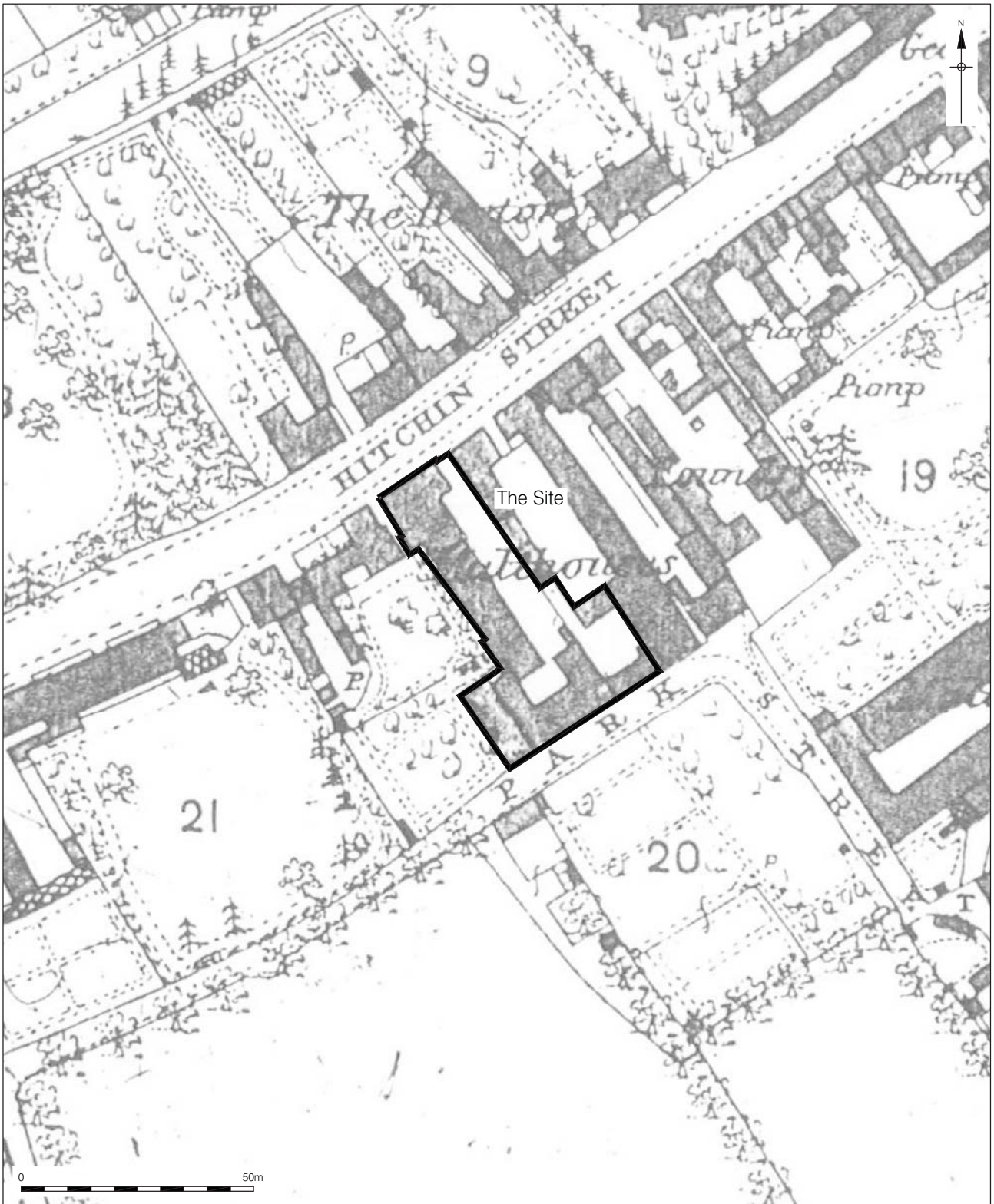
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Figure 3
Proposed Development
1:400 at A4



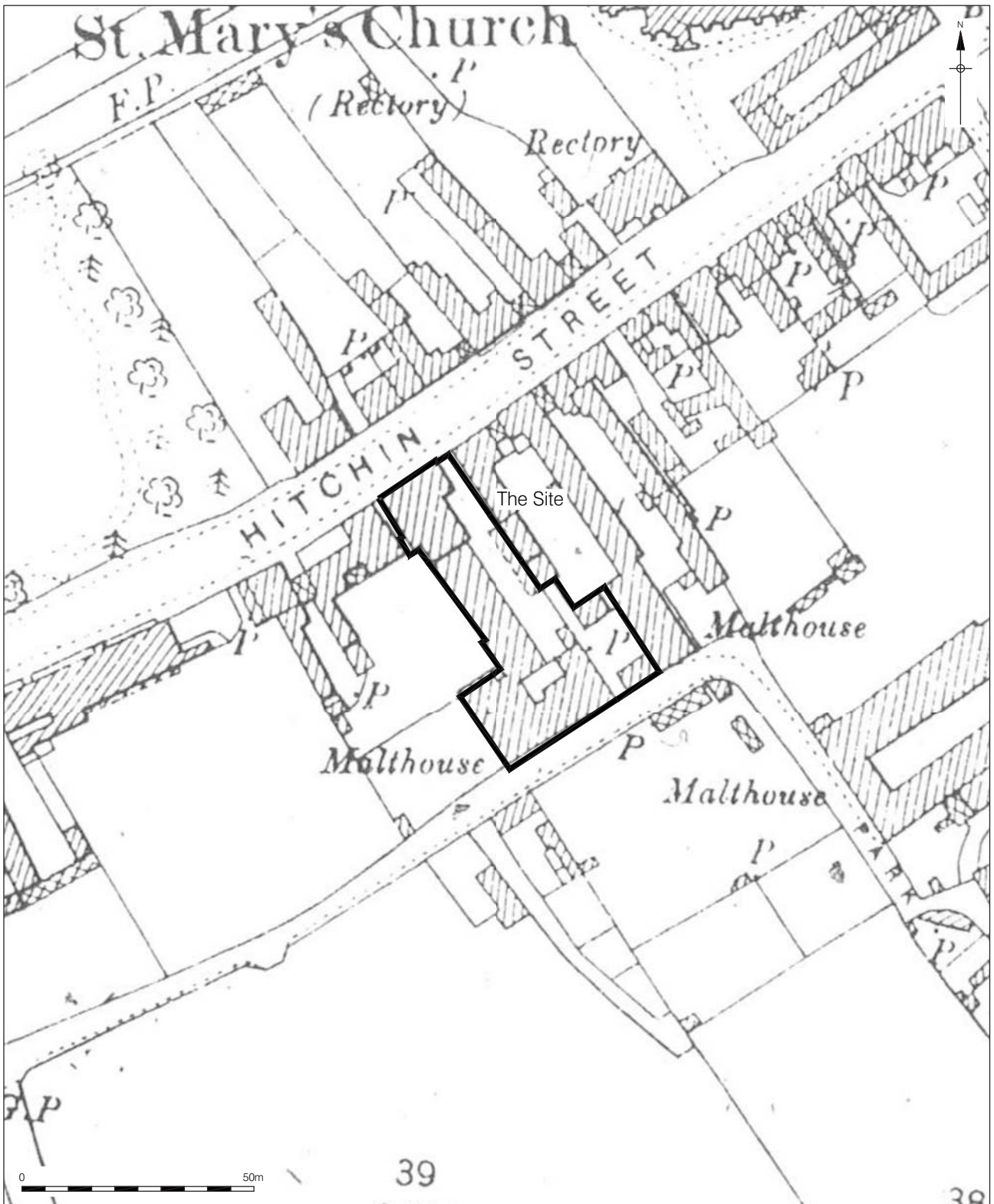
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Figure 4
Tithe Map of Baldock, 1852
1:1,250 at A4



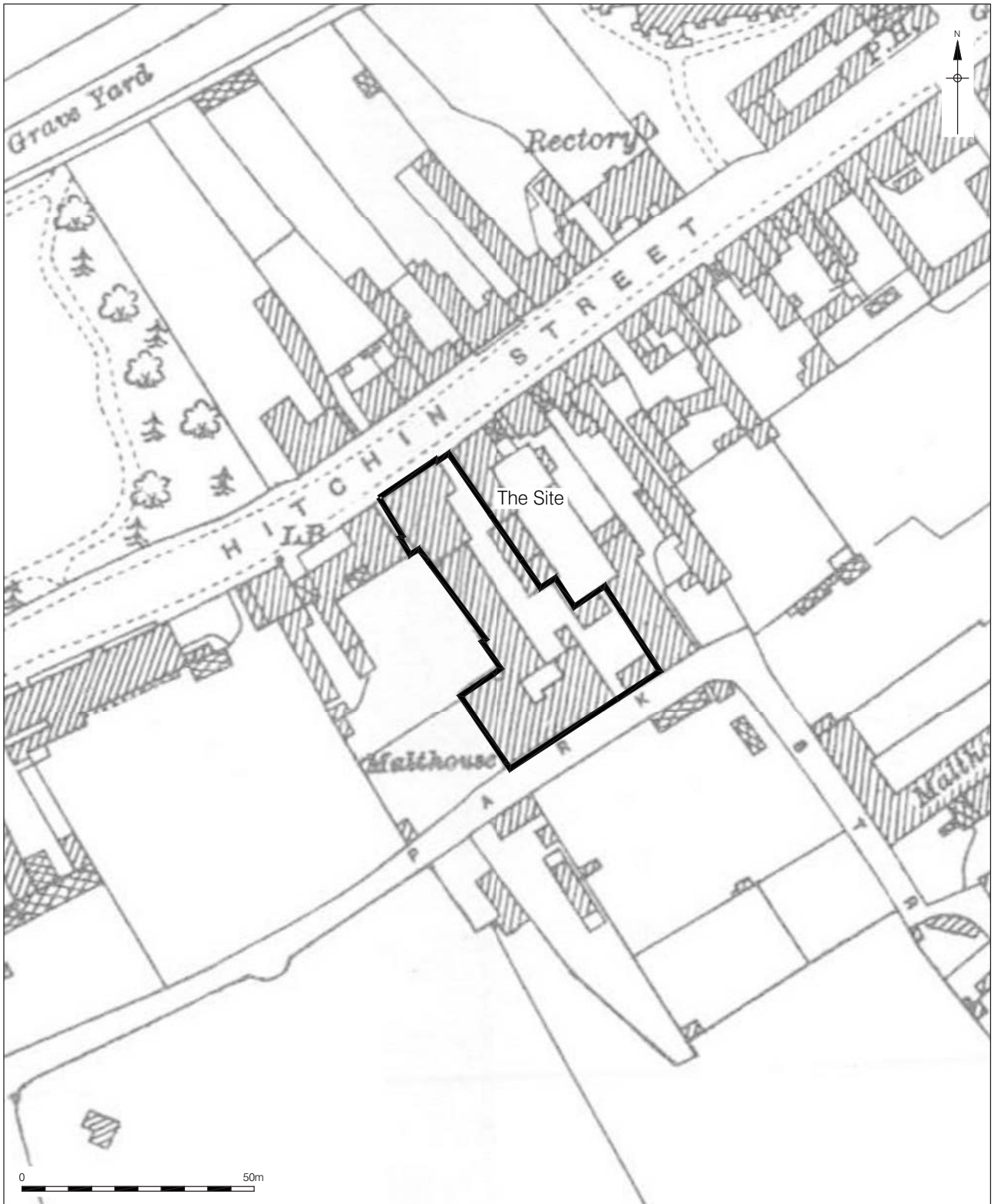
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Figure 5
Ordnance Survey, First Edition, 1877-80
1:1,250 at A4



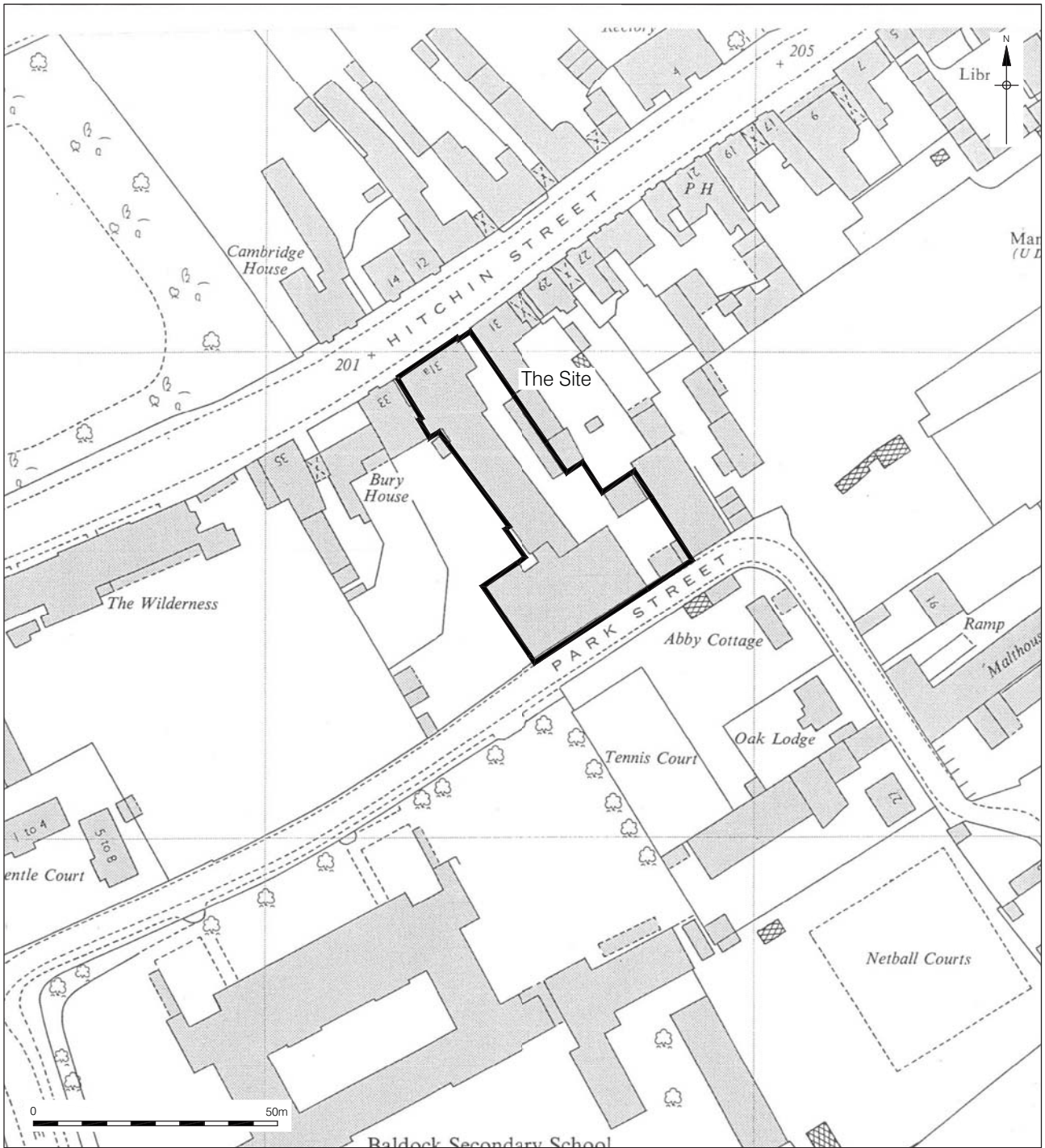
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Figure 6
Ordnance Survey, Second Edition, 1898
1:1,250 at A4



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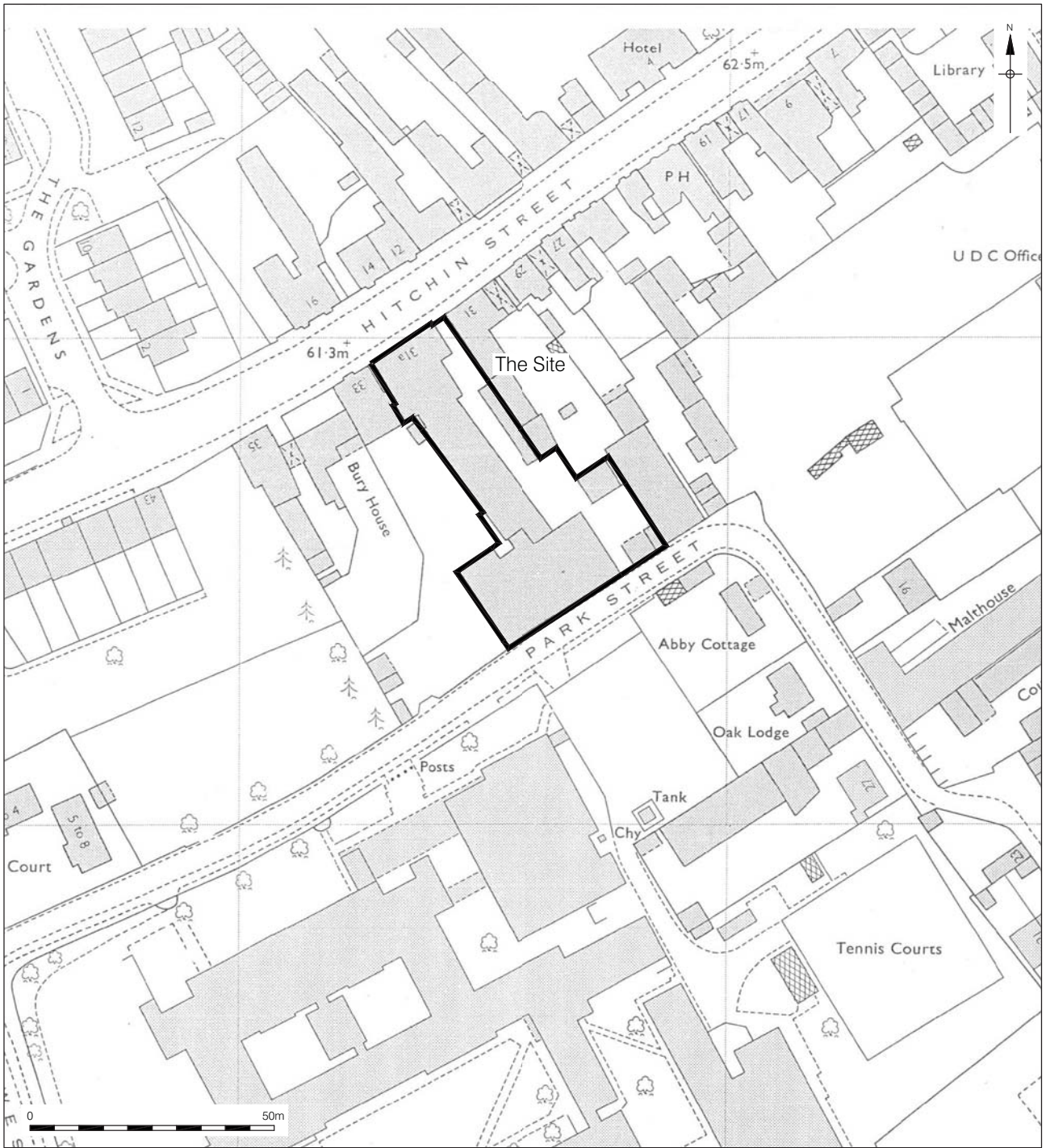
Figure 7
Ordnance Survey, Third Edition, 1921-1922
1:1,250 at A4



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Figure 8
Ordnance Survey, 1966
1:1,250 at A4

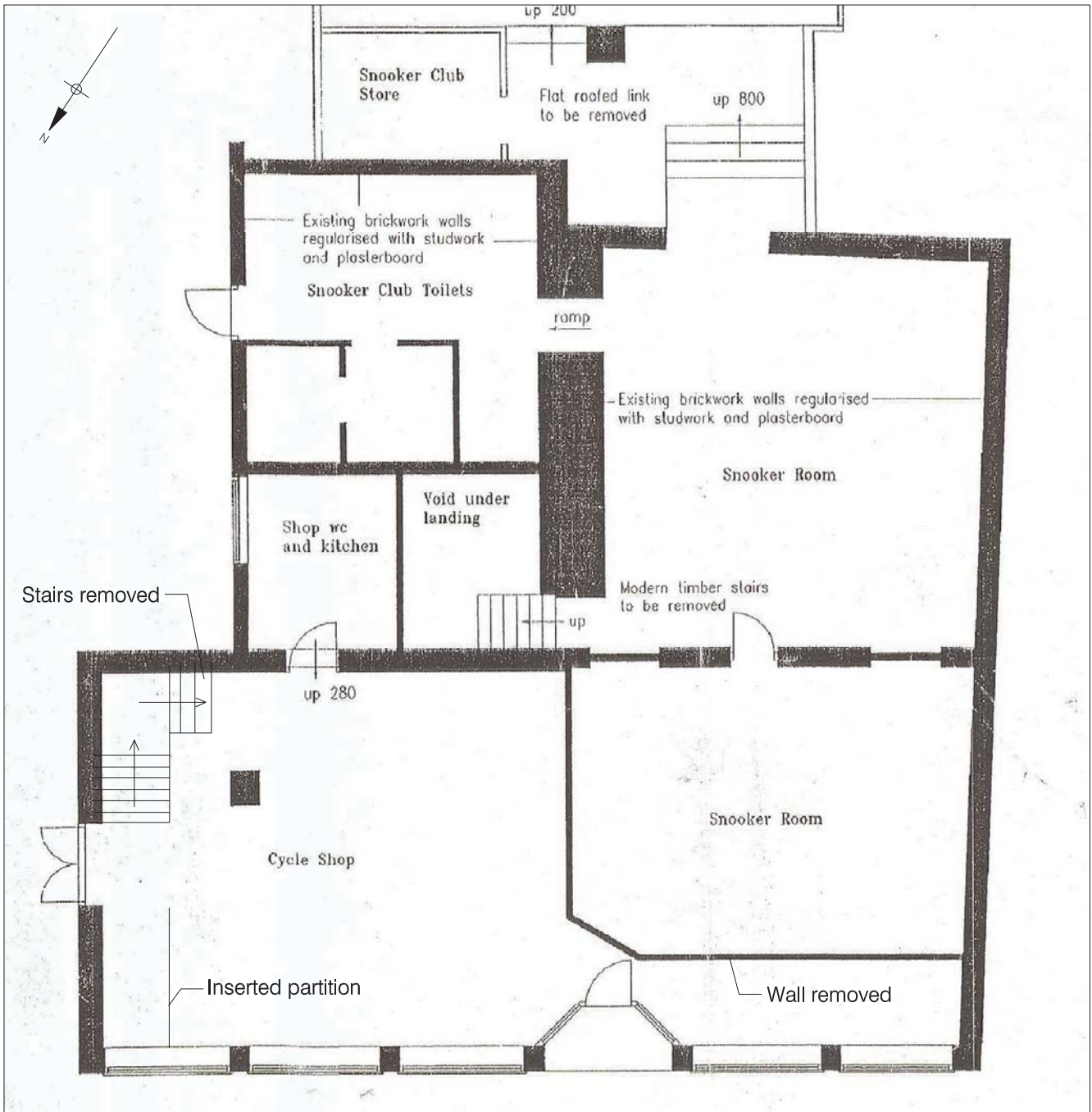


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Figure 9
Ordnance Survey, 1974
1:1,250 at A4

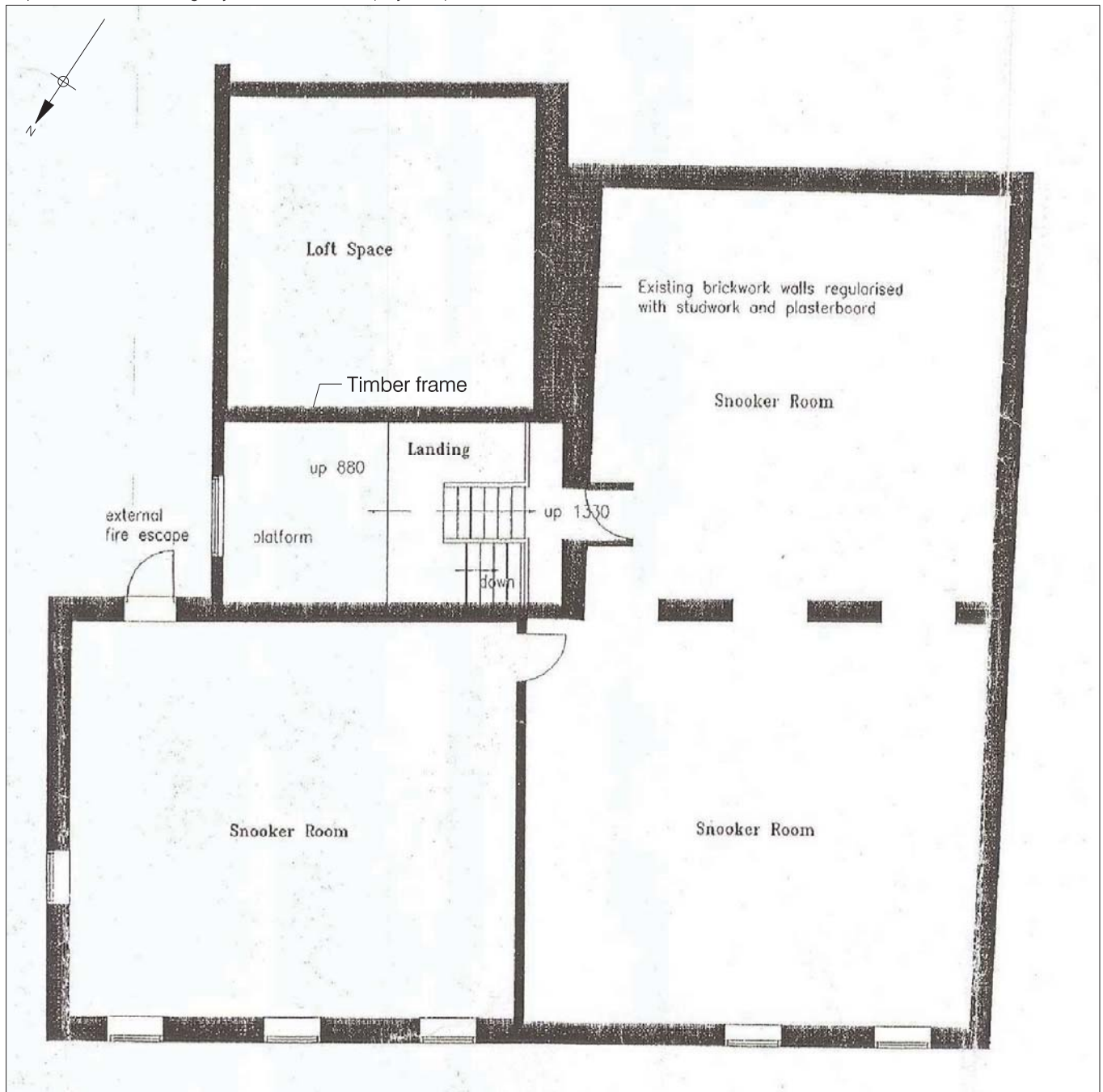
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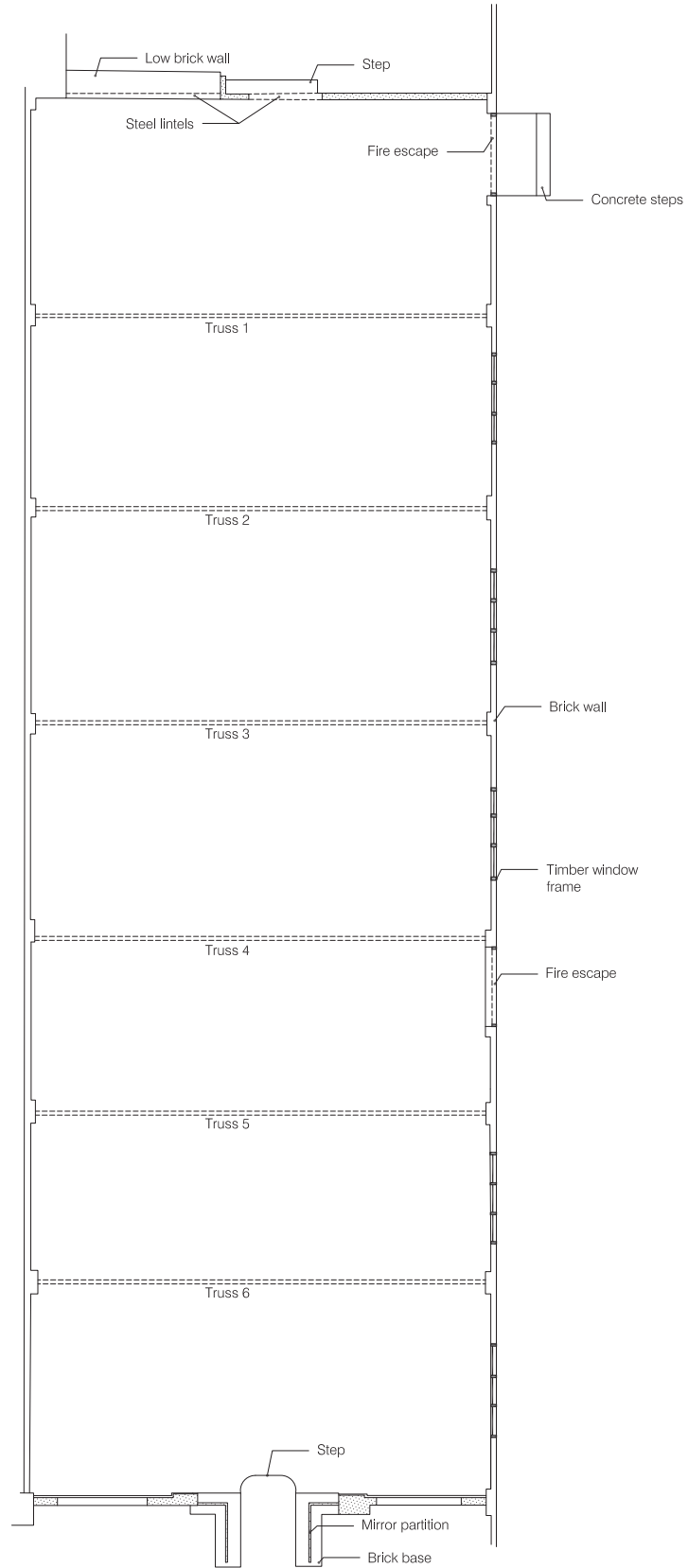
Figure 10
Ground floor plan of 31a Hitchin Street
(Buildings 1 and 2)
Musgrove Matlings, Baldock
Not to scale at A4

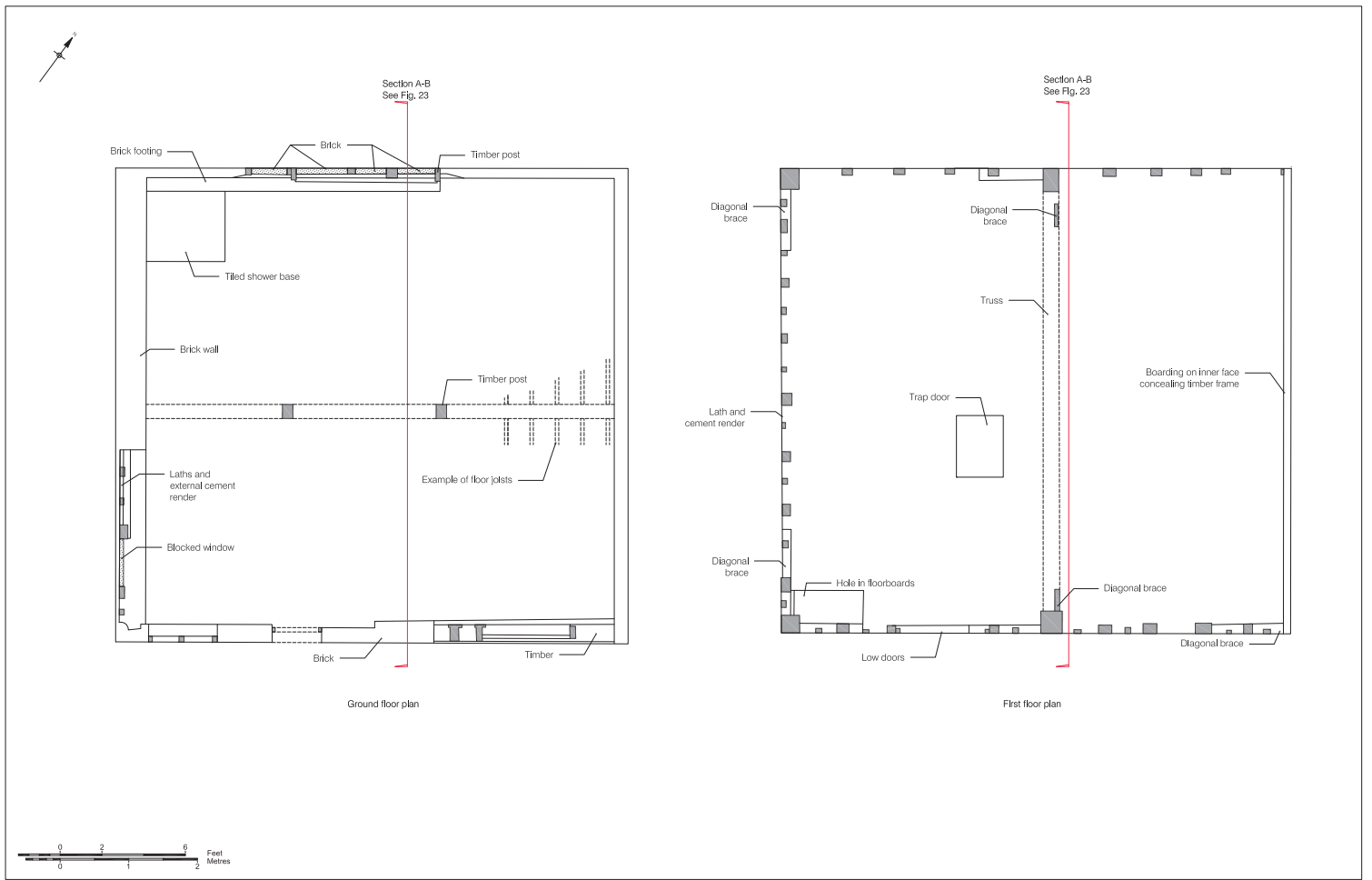
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Figure 11
First floor plan of 31a Hitchin Street
(Buildings 1 and 2)
Musgrove Maltings, Baldock
Not to scale at A4

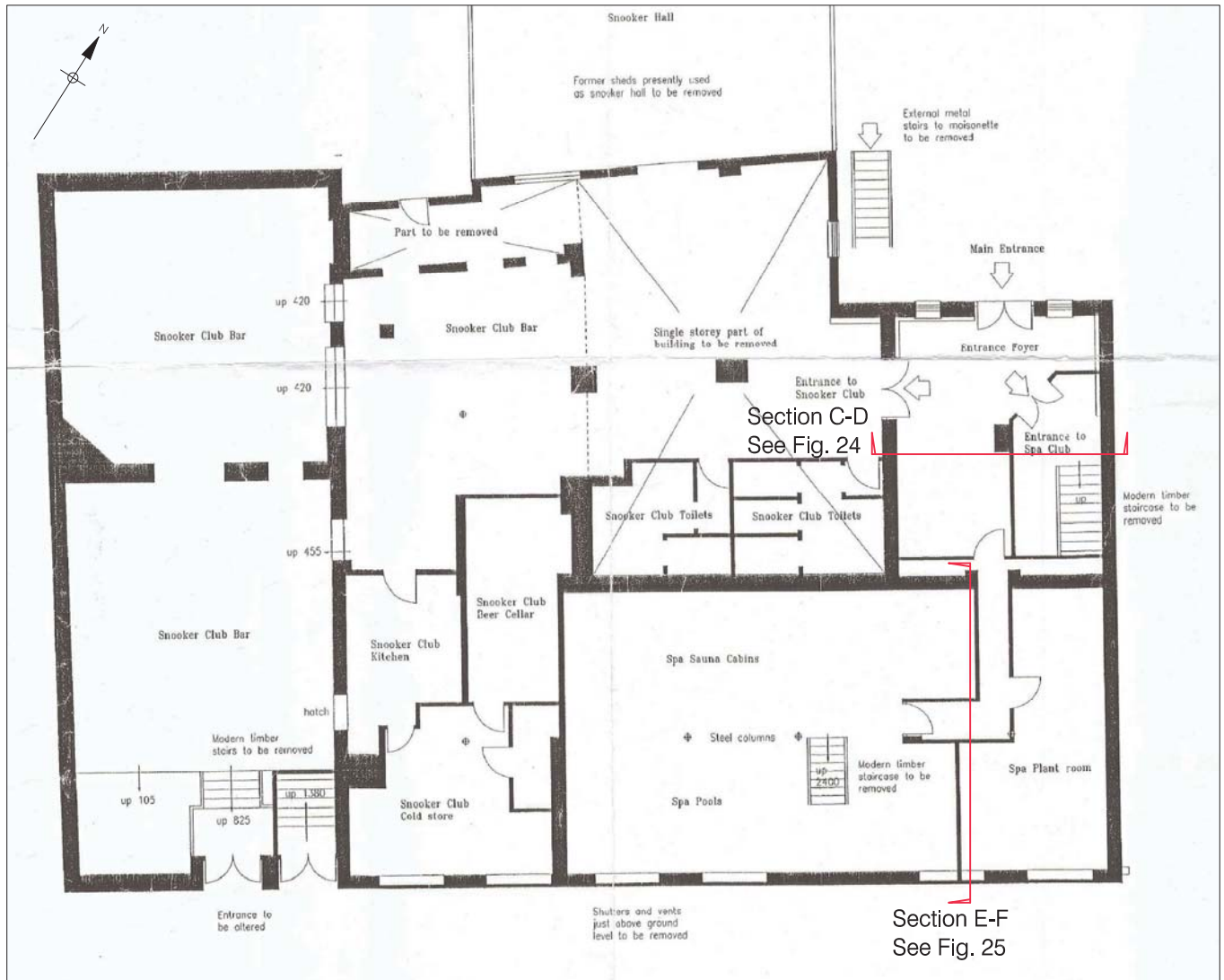




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Figure 13
 Ground and first floor plans
 Cottage 4
 Musgrove Maltings
 Baldock
 1:50 at A3

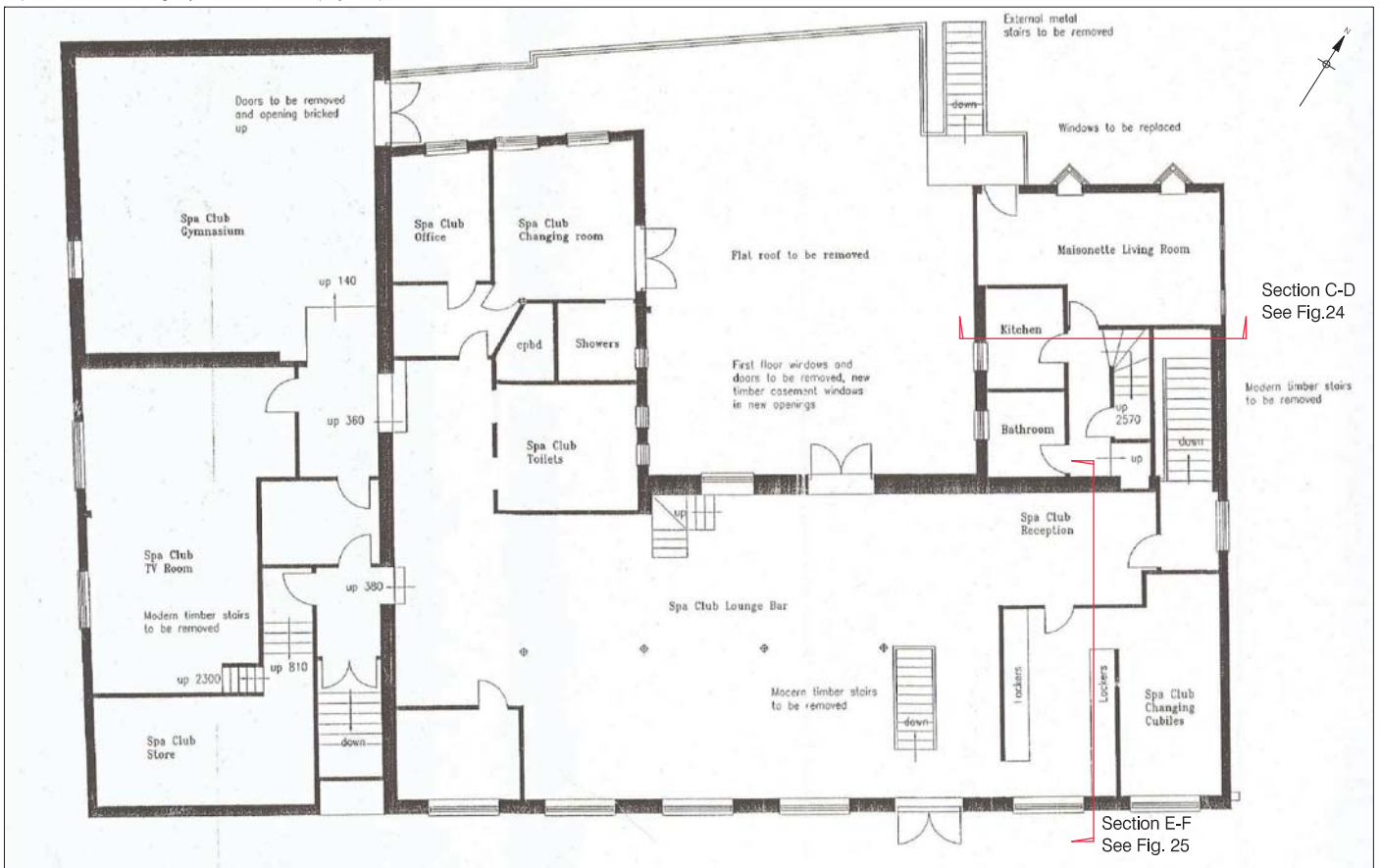
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Figure 14
Ground floor plan of Maltings
(Buildings 5, 6, and 7)
Musgrove Maltings, Baldock
Not to scale at A4

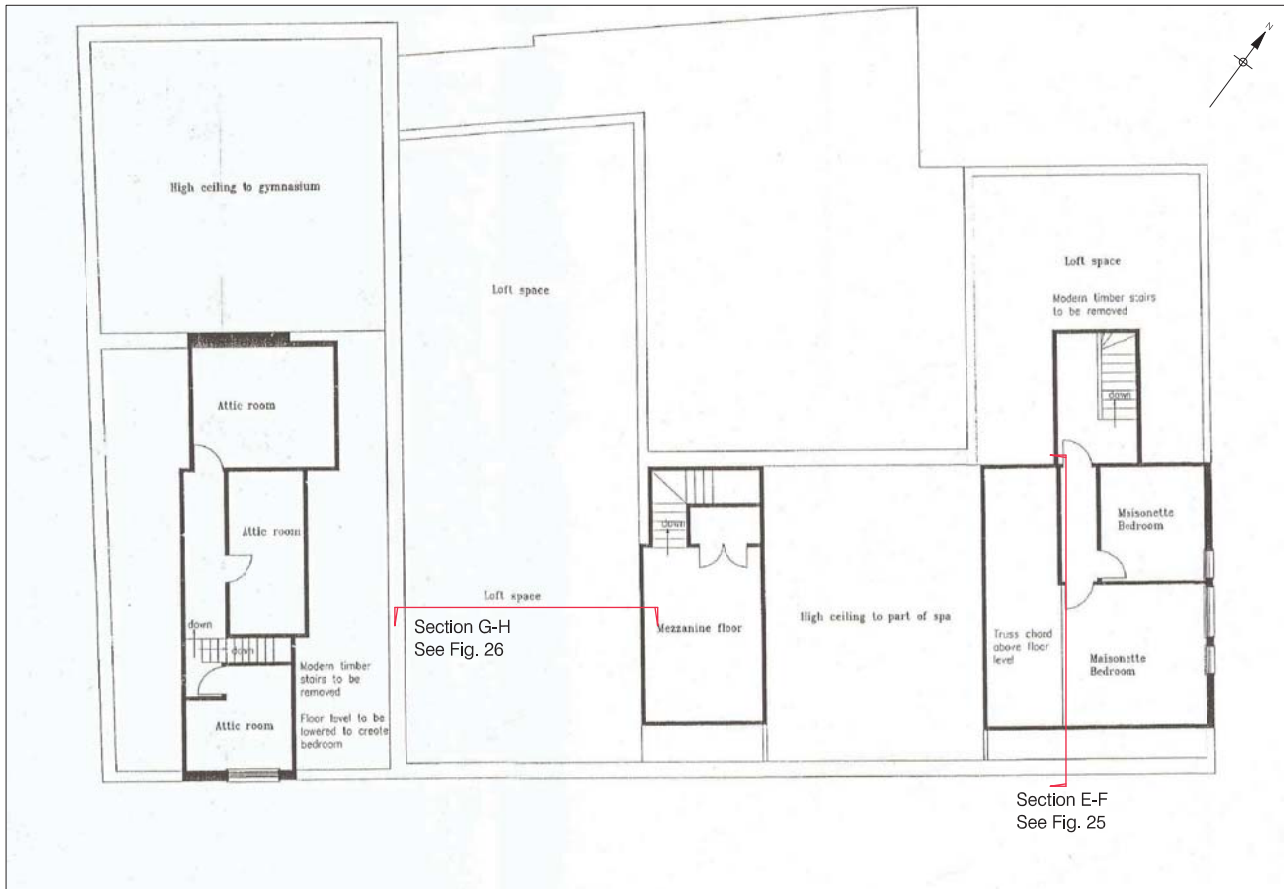
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Figure 15
First floor plan of Maltings
(Buildings 5, 6 and 7)
Musgrove Maltings, Baldock
Not to scale at A4

Reproduced from drawings by Clarke and Barrett (July 2007)



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Figure 16
Second floor plan of Maltings
(Buildings 5, 6 and 7)
Musgrove Maltings, Baldock
Not to scale at A4

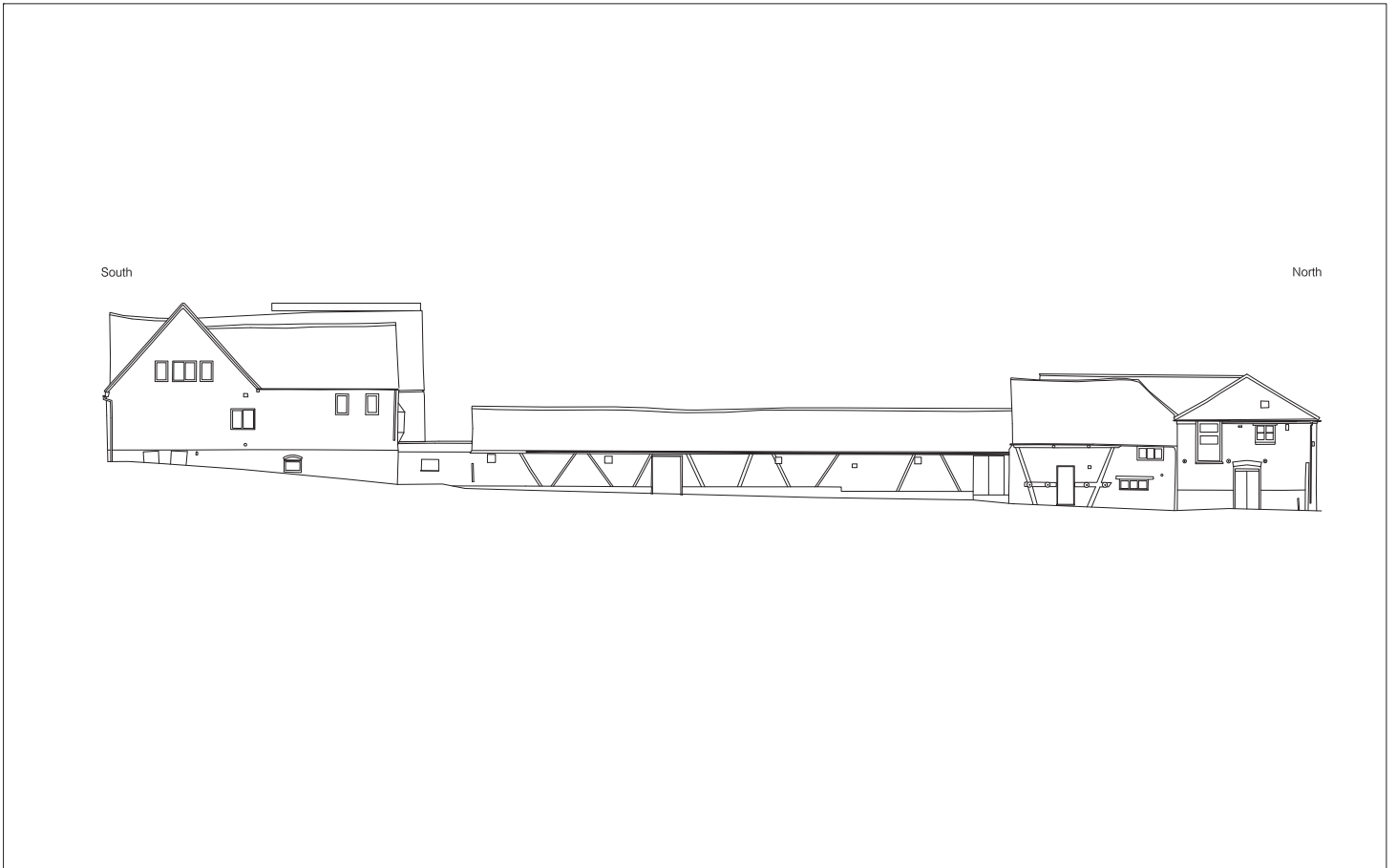
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Figure 17
North elevation of 31a Hitchin Street
(Building 1)
Musgrove Maltings, Baldock
Not to scale at A4

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Figure 18
East elevation of buildings across site
(Buildings 1, 2, 3 and 5)
Musgrove Maltings, Baldock
Not to scale at A3

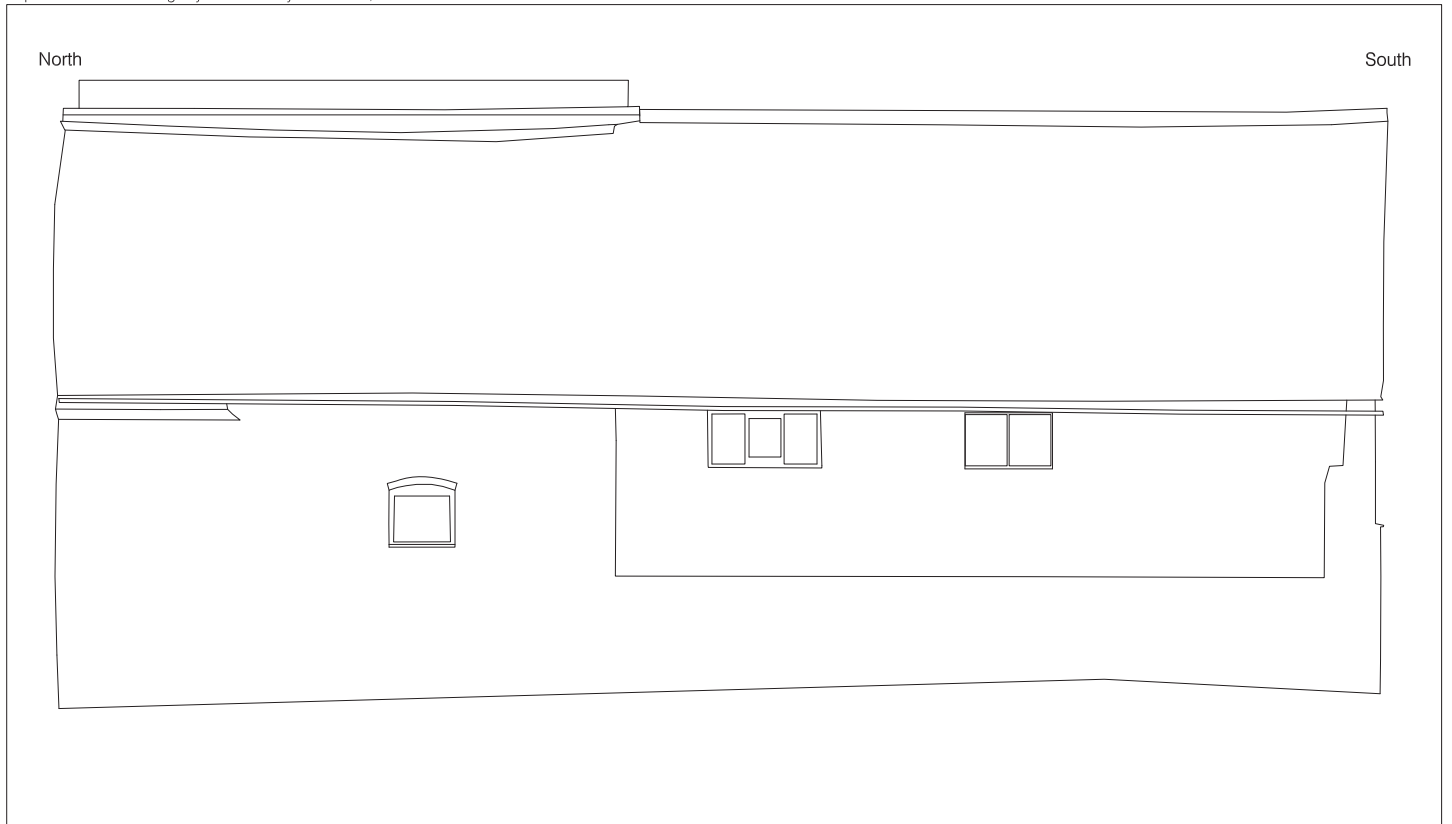
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Figure 19
South elevation of Maltings
(Buildings 5 and 7)
Musgrove Maltings, Baldock
Not to scale at A4

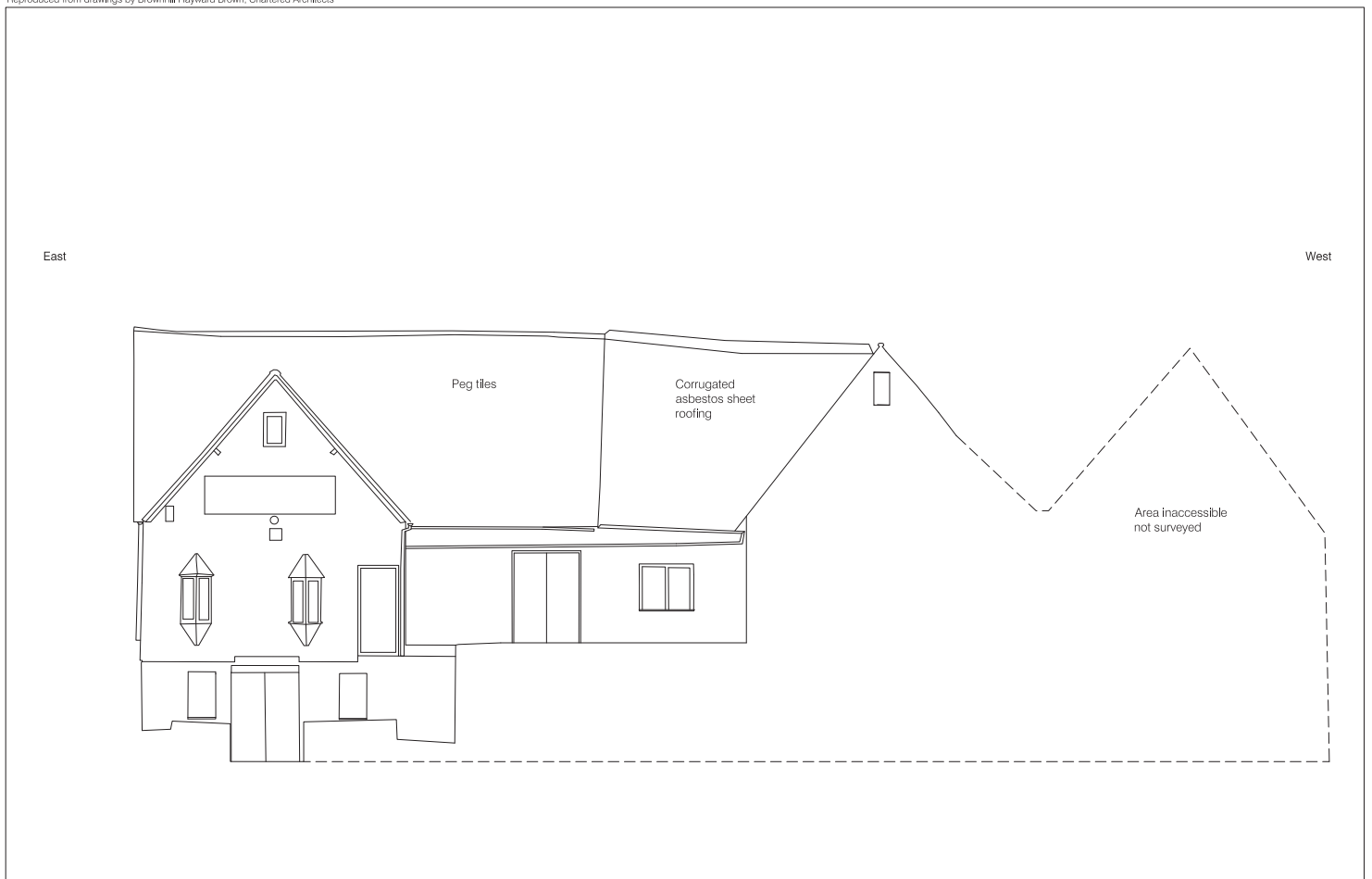
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Figure 20
West elevation of Maltings
(Building 7)
Musgrove Maltings, Baldock
Not to scale at A4

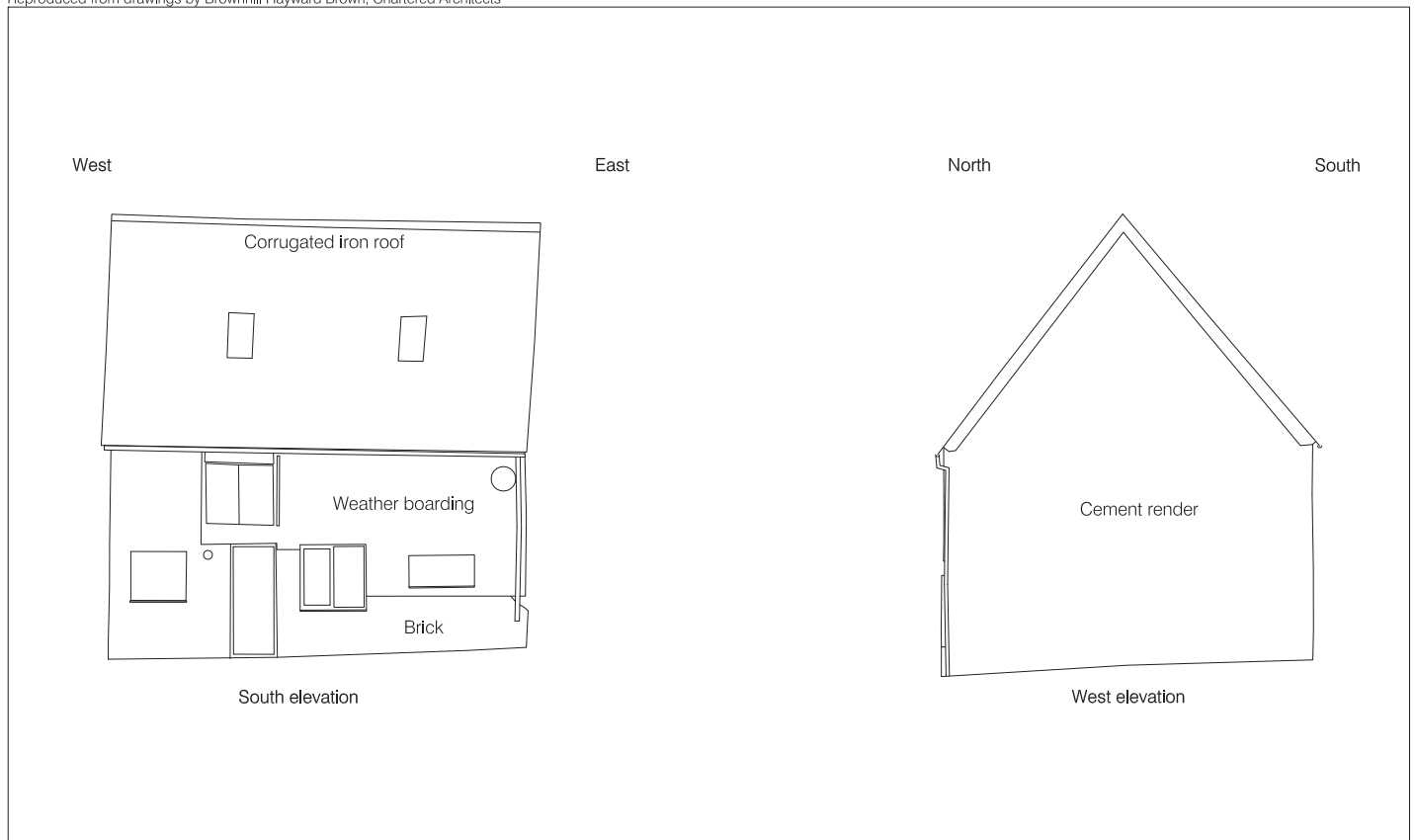
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Figure 21
North elevation of Maltings
(Buildings 5 and 7)
Musgrove Maltings, Baldock
Not to scale at A3

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Figure 22
South and west elevations of Cottage
(Building 4)
Musgrove Maltings, Baldock
Not to scale at A4

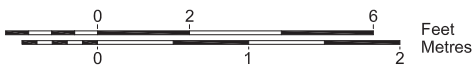
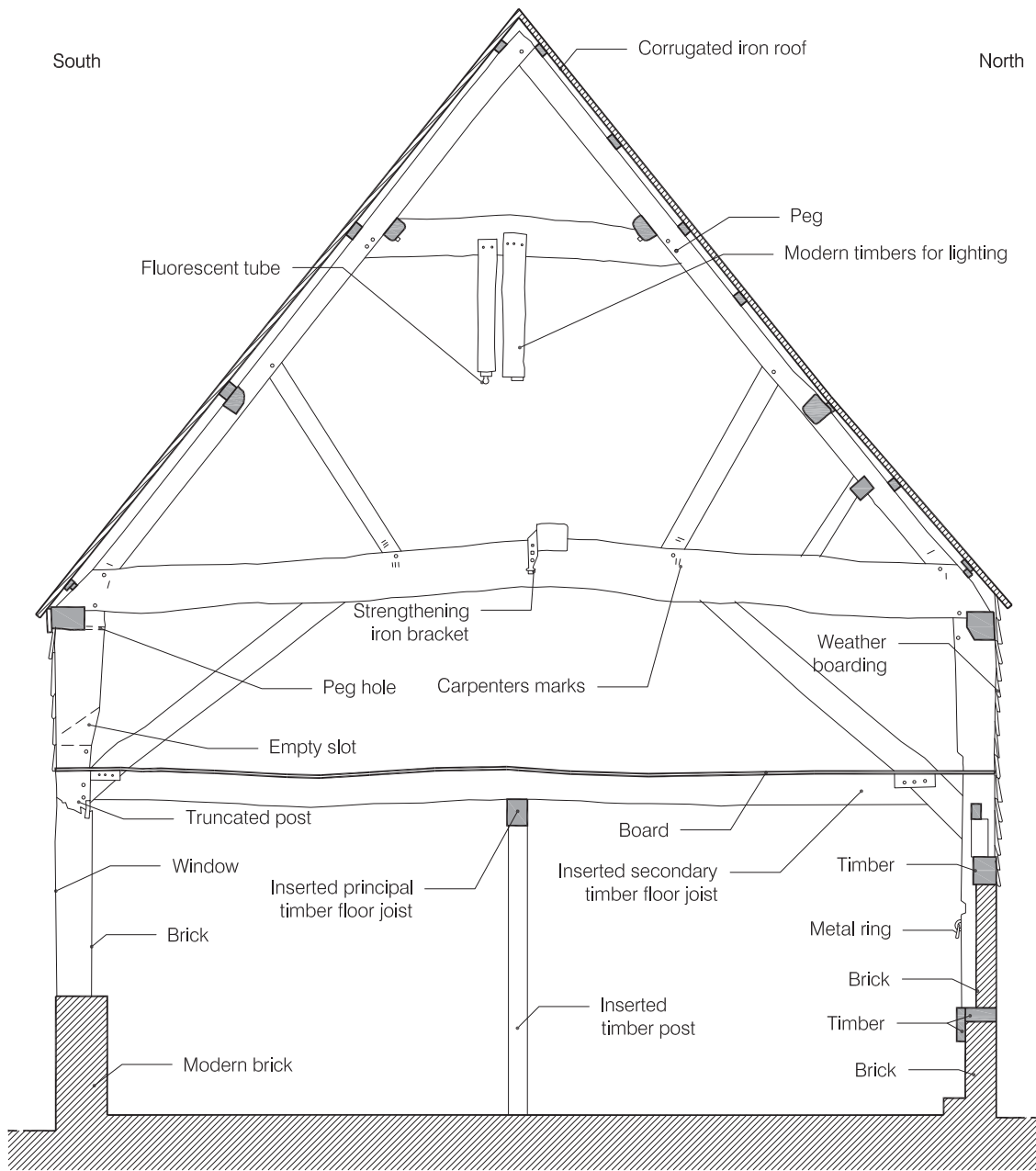


Figure 23
 Section A-B through Cottage (Building 4)
 Looking west
 Musgrove Maltings
 Baldock
 1:50 at A4

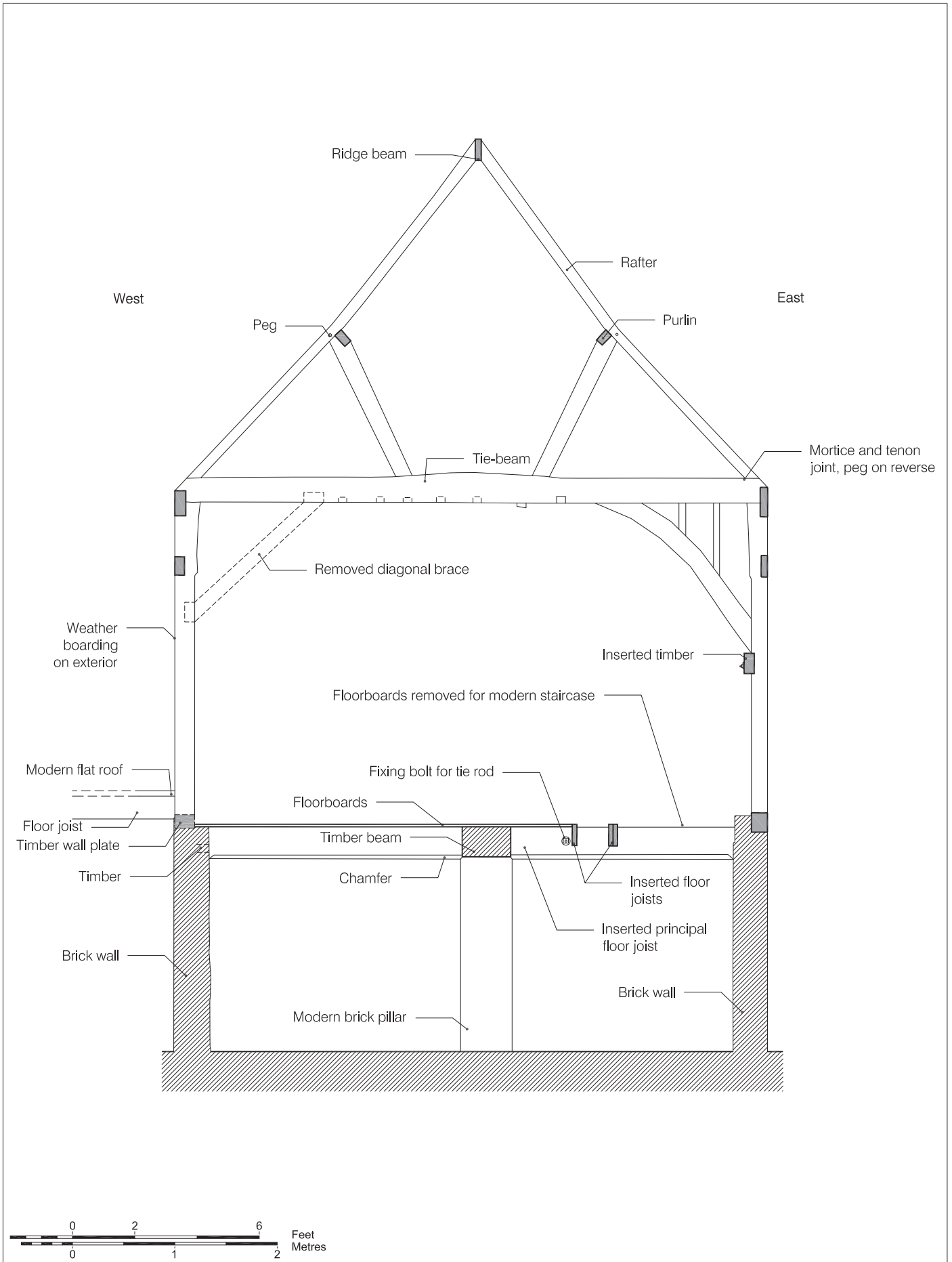


Figure 24
 Section C-D through east wing of Maltings (Building 5)
 Looking north
 Musgrove Maltings, Baldock
 1:50 at A4

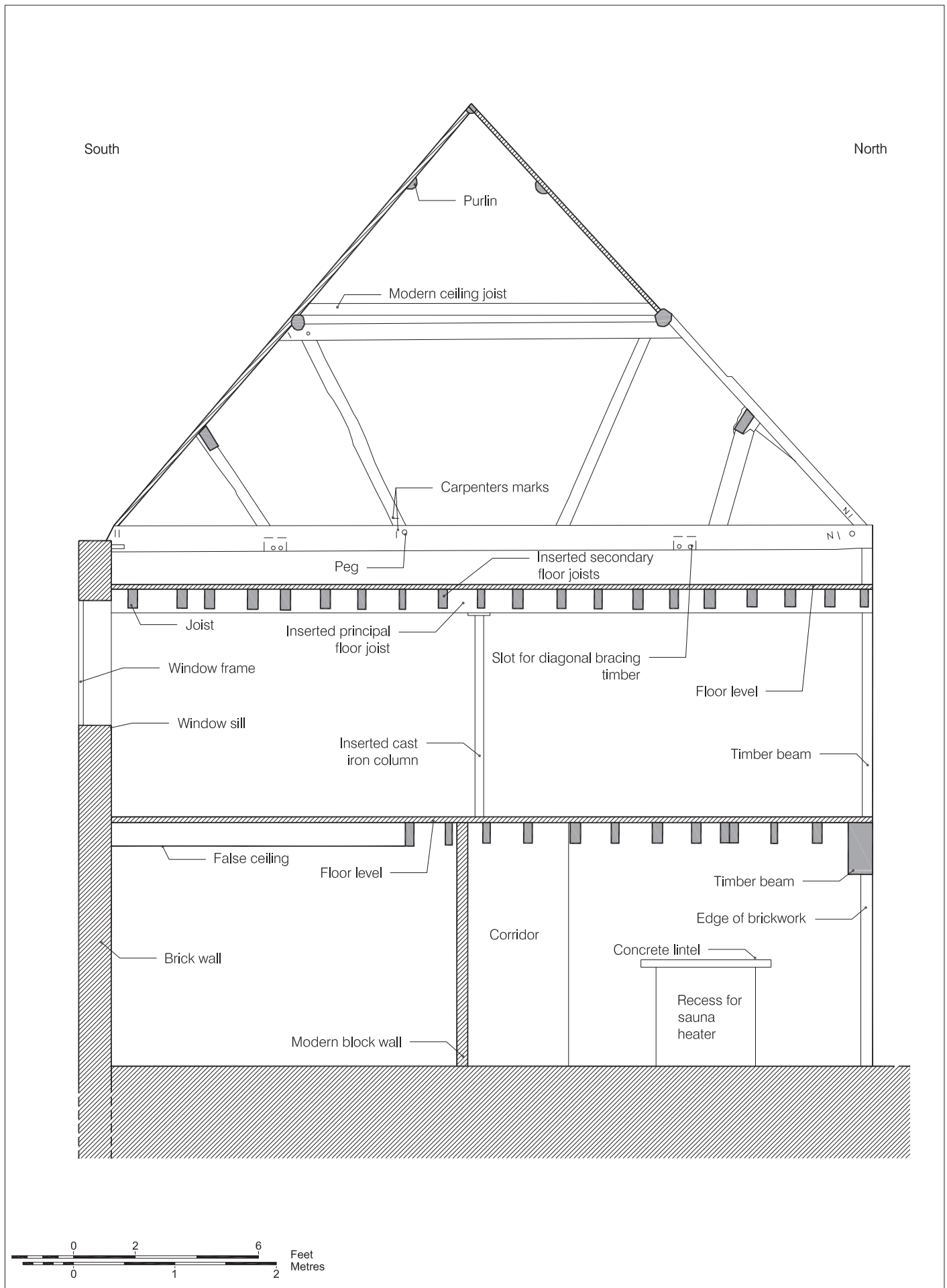
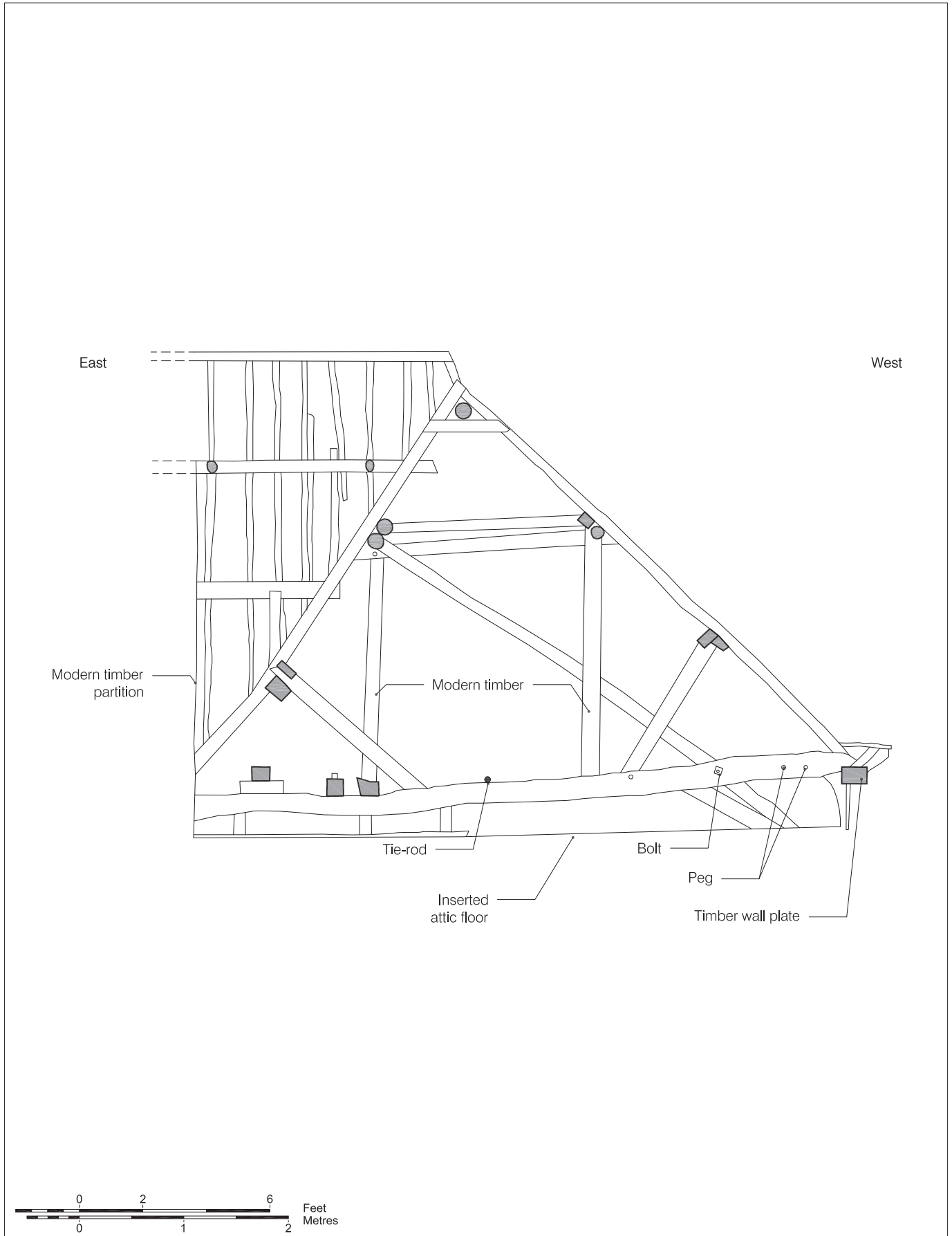
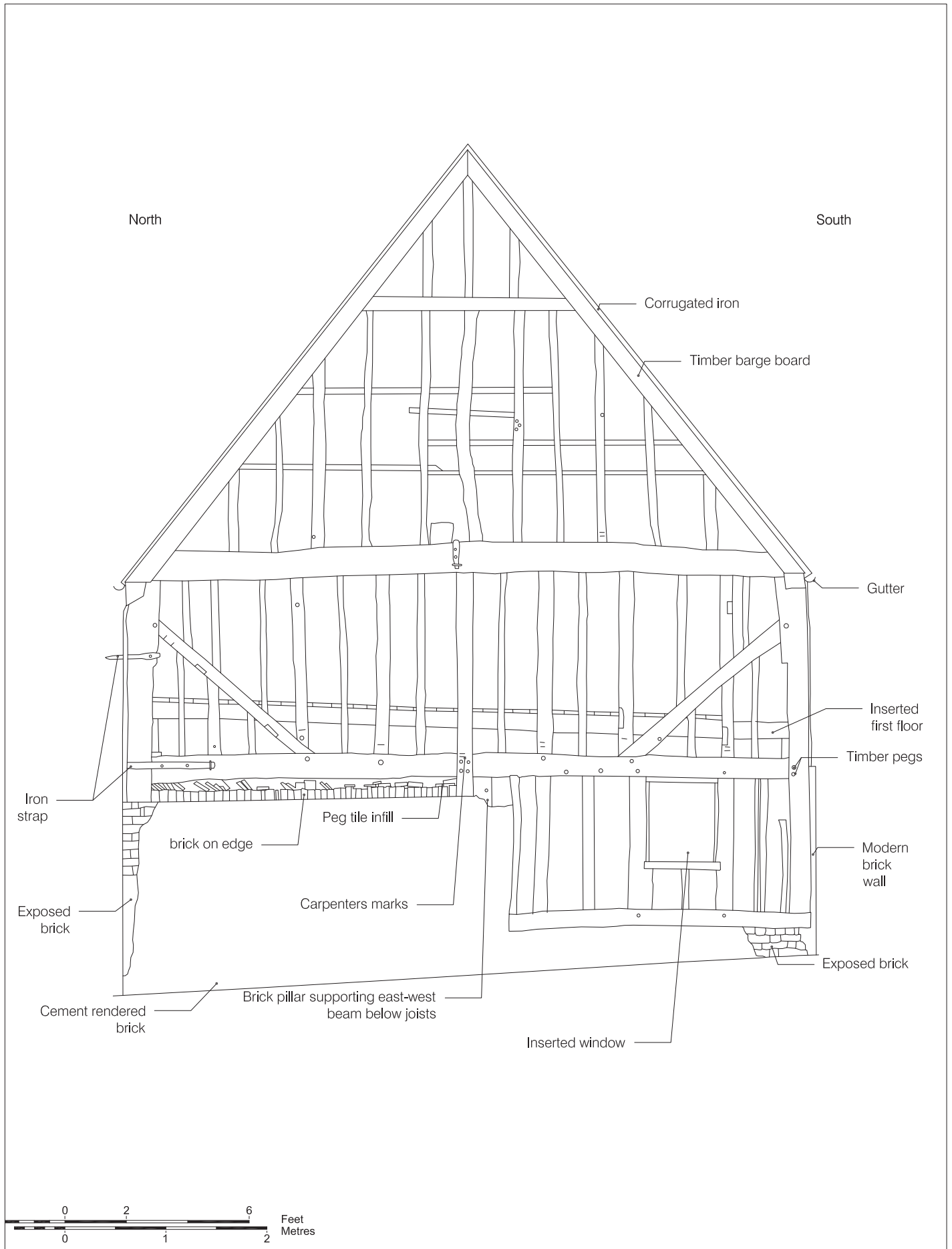


Figure 25
 Section E-F through east-west block of Maltings (Building 5),
 Looking west
 Musgrove Maltings, Baldock
 1:50 at A4



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Figure 26
 Section G-H through roof of north-south block of Maltings (Building 5)
 Looking south
 Musgrove Maltings, Baldock
 1:50 at A4



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Figure 27
 West elevation after cement render removed Cottage (Building 4)
 Musgrove Maltings
 Baldock
 1:50 at A4



Plate 1. Archive drawing of Musgrove Maltings, Baldock c.1920s.



Plate 2. Front (north) elevation of no. 31a Hitchin Street (Building 1).



Plate 3. East (side) elevation of no. 31a Hitchin Street (Building 1) with detail of sign for previous showrooms at no. 18 Park Street.



Plate 4. Ground floor shop of 31a Hitchin Street (Building 1) looking south-west.



Plate 5. South-east corner of no. 31a Hitchin Street shop (Building 1), showing inserted brick pillar and blockwork partitions, with a blocked door and truncated flight of steps to the first floor in the corner of the room.



Plate 6. Building 1 extension at ground floor level showing narrow doorway into Building 2 and wider doorway and steps up into Building 3, looking south-east.



Plate 7. East wall of Building 1 extension at first floor level looking east, showing blocked skylight and doorway to stairs.



Plate 8. West end of the main part of no. 31a Hitchin Street (Building 1) at first floor level, showing iron reinforcing brackets on timber trusses and doorways to the extension, looking south.



Plate 9. Detail of original decorative catch on timber-framed casement window, first floor of Building 1, overlooking Hitchin Street.



Plate 10. South-east corner of the main part of no. 31a Hitchin Street (Building 1) at first floor level, showing from right to left a blocked door, an inserted door and an original loading door.



Plate 11. South and east elevations of Building 2 with Building 1 and Hitchin Street on the right, looking north-west.



Plate 12. East-west dividing wall in Building 2, looking south-west.



Plate 13. Steel frame and ventilation system in apex of roof in the southern part of Building 2, looking north-east.



Plate 14. Link Building (Building 3) and yard area, looking north-west.



Plate 15. Interior of Link Building (Building 3), looking north-west, showing lower half of steel roof truss clad in timber below a now removed ceiling.



Plate 16. South end of the interior of Link Building (Building 3) with access into Building 6, looking south-east.



Plate 17. South elevation of the Cottage (Building 4), looking north.



Plate 18. Exposed timber-frame of west elevation of the Cottage (Building 4), looking south-east.



Plate 19. Ground floor of Cottage (Building 4), looking south-west.



Plate 20. First floor and roof structure of Cottage (Building 4), looking north-west.



Plate 21. North elevations of Maltings Building 5, with Link Building 3 on the right and flat roofed Building 6 between the two wings of Building 5.



Plate 22. Carpenters marks 'XX', visible on each side of a pegged mortise and tenon joint, connecting a vertical post with the cill beam set on a low brick wall. This was exposed during demolition of the north elevation of the central section of Building 5, looking south (see **Plate 36** for location).



Plate 23. North elevation of Building 5 (left) and brick gable of later Building 7 (right), looking south.



Plate 24. North-south block of Maltings Building 5, largely demolished, showing how the brick walls of the later Building 7 infilled between the timber posts of Building 5, looking north-west with Park Street to the left.



Plate 25. South (left) and east (right) elevations of Maltings Building 5 on Park Street, looking north-west.



Plate 26. Ground floor, central east-west part of Maltings Building 5, showing spa pool, inserted stairs to the first floor and spa sauna cabins on the left, looking north-east.



Plate 26a. East wing, Maltings Building 5 during demolition, looking south.



Plate 27. Ground floor of the north end of the north-south block of Maltings Building 5 (snooker club bar), showing iron post, joists and floorboards, looking north-east into Building 6.



Plate 28. Cold store, on ground floor at south end of the north-south block of Maltings Building 5, looking north-east with doorway into kitchen on left.



Plate 29. First floor living accommodation in the east wing of Maltings Building 5 looking east, showing modern inserted timber stud wall (right).



Plate 30. First floor of east-west block of Maltings Building 5, looking north-east, showing timber-framing, inserted stairs down to ground floor in foreground and missing floor joists above.



Plate 31. First and second floors of south-east corner of east-west block, Maltings Building 5, looking east.



Plate 32. First floor of east-west block of Maltings Building 5, looking west.



Plate 33. Inserted doorway at second floor level, between east-west block and east wing in Malting Building 5, looking north. The purlin has been severed and the roof line of the added east wing is visible through the rafters.



Plate 34. Second floor bedroom at east end of east-west block of Maltings Building 5, looking south-east, showing tie-beam, braces and modern brick wall. In the far corner, below the tie-beam, the gable wall retains original boarding down to the floorboards.



Plate 35. Roof trusses in the east-west block of Maltings Building 5, looking south-east.



Plate 36. East-west block (left) and north-south block (right) of Maltings Building 5 during demolition of the east-west block, looking south-west.



Plate 37. Roof structure of north-south block of Maltings Building 5, looking north.



Plate 38. View of Building 6 interior, looking west, with access into the snooker hall of Link Building 3 on the right and snooker club toilets on the left.



Plate 39. West and south elevations of Building 7, looking north-east.



Plate 40. Ground floor dining area at the north end of Building 7, looking south-east into the adjacent snooker club bar area.



Plate 41. South end of ground floor of Building 7, looking north-east. Inserted steps on the right provide a fire exit to Park Street.



Plate 42. Central room on first floor of Building 7 (spa TV room), looking west.



Plate 43. North end of first floor of Building 7, looking south toward dividing brick wall.



Plate 44. North end of first floor of Building 7, looking north.



Plate 45. Roof truss and ventilation at north end of first floor of Building 7, looking north.



Plate 46. Linear brick feature [21] discovered beneath 20th century concrete floor, north-east corner of Building 1 (Trench 1).



Plate 47. Trench 2 within the extension of Building 1, looking north-east, showing brick features and areas of excavated chalk.



Plate 48. Trench 4 excavated along the east elevation of Building 2, looking west, showing lower section of brickwork probably infilling a previous doorway the same width as the window. Visible below this is a partially demolished red brick segmental arch [19].



Plate 49. View looking north-east of the excavated foundations of Trench 5, with on the right, the retaining wall on Park Street.



Plate 50. South-west facing section [4] at the eastern end of Trench 5.



Plate 51. View of south elevation of Building 2 with new opening.



Plate 52. South gable end of Building 2 seen in cross section looking north-east, with a noticeable change in brickwork.

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