



KDK Archaeology Ltd

Historic Building Watching Brief Report

37a Market Place

St Albans

Hertfordshire



Quality Check

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Summary

In November 2018 KDK Archaeology Ltd undertook a Historic Building Watching Brief at 37a Market Place, St Albans, Hertfordshire in order to fulfil a condition of Listed Building Consent. The building is Grade II listed and forms part of larger 16th century structure that was refaced and modified in the 18th century and altered in the 19th and 20th centuries. The development works had little impact on the historic fabric and only exposed the modern concrete floor, two modern steels and a very small area of historic brickwork in the east wall.

1 Introduction

1.1 In November 2018 KDK Archaeology Ltd undertook a Historic Building Watching Brief at 37a Market Place, St Albans, Hertfordshire. The project was commissioned by Ampersand Associates on behalf of Molton Brown, and was carried out according to a Method Statement prepared by KDK (Kaye 2018), and approved by District Archaeologist, Archaeological Advisor (AA) to the Local Planning Authority (LPA), St Albans City and District Council. The relevant planning application reference is 5/18/1695LB.

1.2 *Planning Background*

This project has been required under the terms of National Planning Policy Framework (NPPF) as a condition of Listed Building Consent for the development of the site.

1.3 *The Site*

Location & Description

The building is located to the west of the Old Town Hall, in the medieval core of St Albans. It is within an unparished area that lies within the administrative area of St Albans City and District Council at National Grid Reference TL14724 07262 (Fig. 1).

The building is a Grade II listed structure, which is described as follows (NHLE Number: 1103070):

All one house of earlier C18. Two storeys and attic, six windows. The high-pitched, tiled roof, which rises in the centre, has two square-headed dormers. Blue and red brick walls, part panelled and part diapered, and brick parapet. Gauged, flat red brick arches and red brick jambs to renewed sash windows in near-flush, moulded frames. Modern shop fronts on ground floor, but entrance to no. 35 has doorcase with open pediment with modillioned and dentil cornice over modified Doric order with similarly enriched cornice and fluted necking to attached columns. Fluted cornice head and patterned fanlight to door. (Fig. 2).

Development

The proposed alterations were as follows (Fig. 3):

- Replace the window to the right of the entrance with a single light
- Provide new wall lining to the shop that is then to be tiled
- Provide new ceiling to the shop
- Install new flooring to the shop
- Install new lighting, heating and plumbing to the shop
- Create a new door between the present manager's office and the passage to the right of it
- Redirect the soil pipe to facilitate the above
- Block up of the existing door to the manager's office from the shop



-
- Install new shelving to the manager's office
 - Redecorate the tea point and the WC
 - Provide air conditioning unit to the shop (future application)

In the event, none of the alterations to the passage were undertaken.

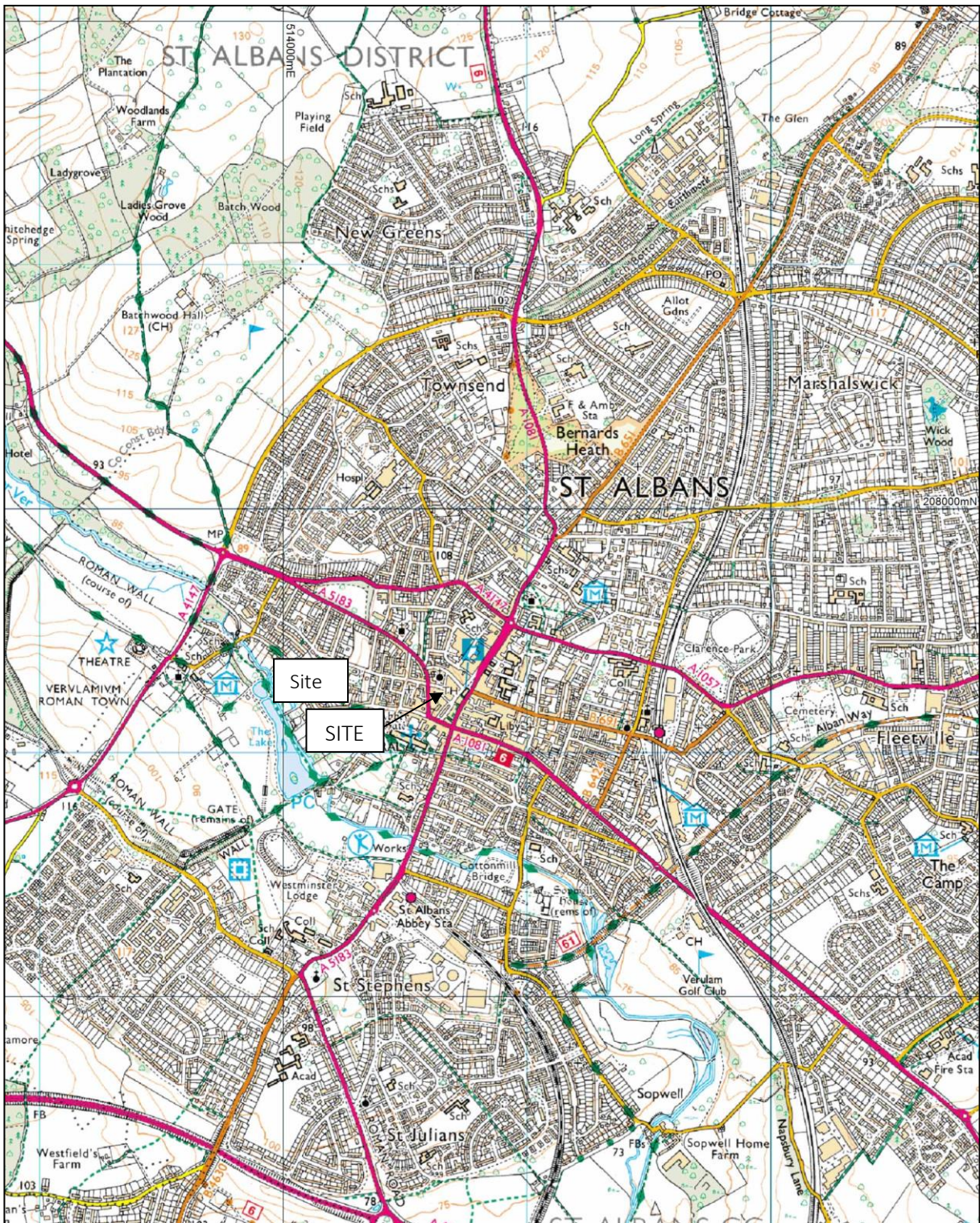


Figure 1: General location (scale 1:25,000)

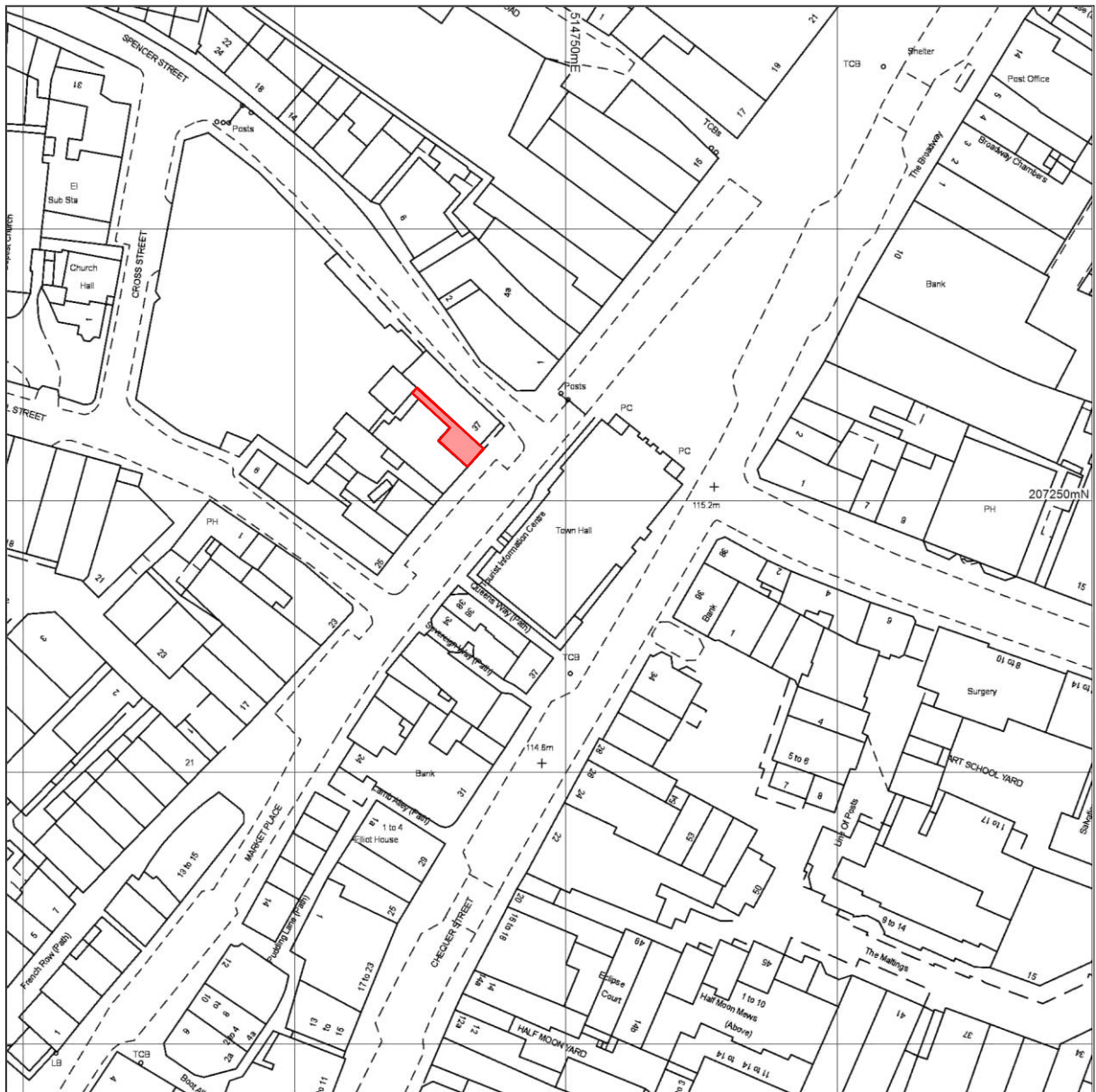


Figure 2: Site location (scale 1:1250)

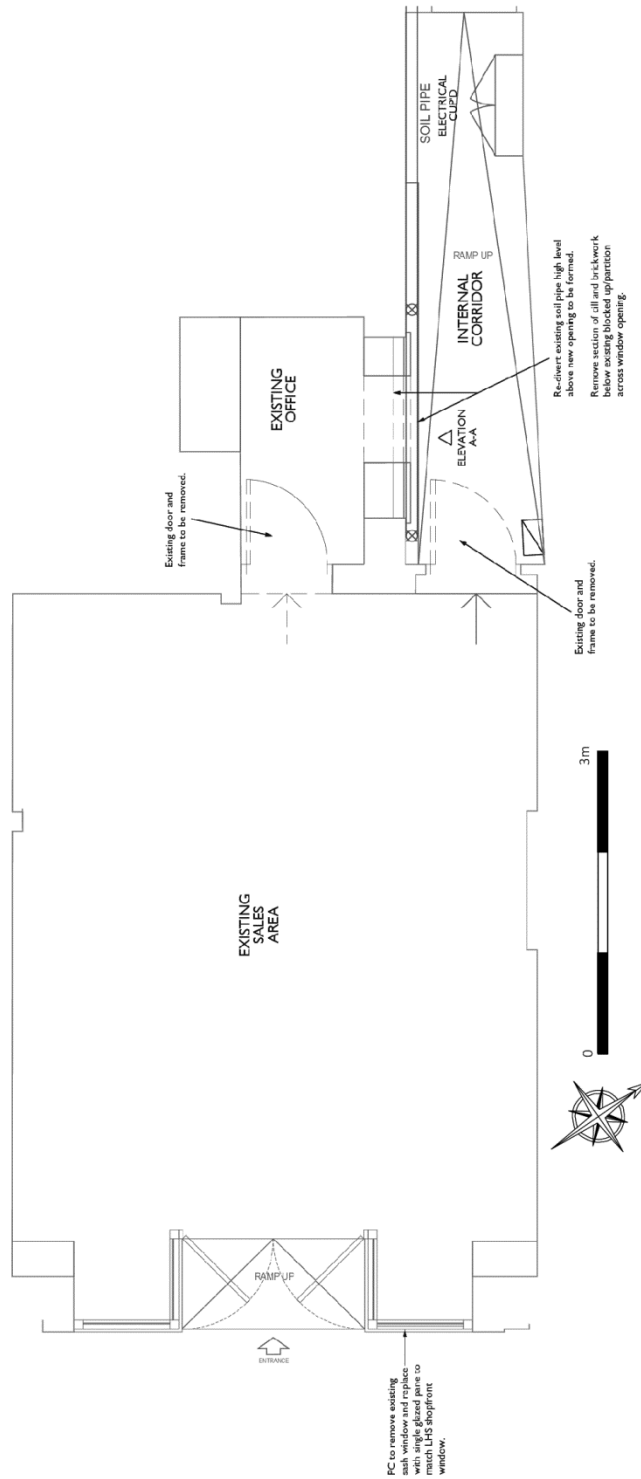
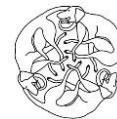


Figure 3: Proposed development plan (scale 1:75)



2 Aims & Methods

2.1 Aims

The aims of this project were:

- To record any previously unexposed historic fabric

2.2 Methods

In line with the requirements of the Method Statement, the methods used were as follows:

- A written record was made of the site visit using KDK's Historic Building Restoration Sheet.
- A photographic record was maintained.
- The recording was based on drawings supplied by the client/client's agent.

2.3 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current English Heritage guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



3 Archaeological & Historical Background

The following description is taken from the Heritage Asset Impact Assessment prepared by KDK in order to inform development proposals (Kaye 2018).

Number 37a Market Place is located on the western side of the market, in an area which was laid out at the end of the 12th century (Niblett & Thompson 2005:275). The burgage plots on either side of the market square are still evident on present day mapping (Fig. 2), although considerable alterations have occurred within the plots themselves.

The building was originally timber framed and probably of late 16th century date. All that is visible of this phase of work is the brickwork on the north side of the lateral chimney stack. The original building would have consisted of a range parallel to the street and probably divided into two rooms of which the southern one had the lateral chimney stack. There is no evidence for a rear wing although there may have been one at the southern end.

The building was considerably altered c. 1700 when it was re-fronted in blue headers with red dressings. A wing was added with a central corridor that was lit from the west and a large room to the south with simple panelling and fireplace. To the west of this was a smaller room that either served as a drawing room or closet for the adjoining bed chamber. A new staircase was built to the north of the main stack. There were at this time three rooms on the street frontage with a corner fireplace heating the northernmost room.

The building was altered again in the 18th century when the parapet was built on the street frontage, replacing the original eaves. Minor alterations took place in the mid 19th century including reeded surrounds to some of the windows. The north side of the west wing may have been added c. 1900 along with the present staircase from the ground floor and a room to the north of the attic staircase.

No historical features survived in the ground floor rooms other than the entrance hall in 1988.

In addition, when work was being undertaken on the façade in 2015 it was revealed that the southern three bays are part of a 16th century timber framed house. The framing survives on the first floor as does the chimney stack and original roof. The northern two bays are also timber framed and appear to have been added in the 17th century. It was also found that the panelling of the upper floor front rooms which was subsequently papered over dated from c. 1700 when the brick façade was added (HER 31213).

The building was sold to SADC in 1963 at which time it had already been converted into three shops with offices above (Gerrard McSweeney Collection D8).

Cartographic evidence shows the passage to the rear of the shop to have been added between 1924 and 1962.



4 Results

A single site visit was undertaken to record the works to the shop. As the works had been planned to impact as little on the existing building as possible the only freshly exposed building fabric was the concrete floor, the steelwork in the north and east walls and a very small area of brickwork next to the eastern steel (Plates 1 & 2). This was too slight to be able to take any measurements or fully assess the fabric of the bricks. The only feature of note associated with the steel in the north wall was a length of skirting board that had been attached to the front of it to provide a flush finish. The frame on which the new wall lining as well as the suspended ceiling was to be constructed was partially constructed and no further areas of the shop were to be exposed.

The proposed doorway between the manager's office to the rear of the shop and the adjoining passage was not constructed in the first phase of works and found to be unnecessary once the shop was trading.



Plate 1: North wall



Plate 2: East wall



Plate 3: Northwest corner of the shop showing the frame for the new wall and ceiling lining



5 Conclusions

Number 37a forms just one part of a Grade II listed building that is located within the medieval core of St Albans. The building appears to date from the late 16th century, was refaced and modified in the 18th century and altered in the 19th and 20th centuries. Prior to the works taking place, no historic fabric was exposed inside the shop and the only feature of interest was the former external wall of the 18th century structure with a blocked window which forms one side of an internal passage between the shop and the yard to the rear.

The development works carried out at number 37a Market Place had such a minimal impact on the historic fabric that only the concrete floor, two modern steels and a very small area of original brickwork were exposed. None of these features were able to add significantly to our understanding of the building.



6 Acknowledgements

KDK Archaeology is grateful to Ampersand Associates for commissioning this report on behalf of Molton Brown. Thanks are also due to Simon West of St Albans City & District Council for monitoring the project.

The fieldwork was carried out by Karin Kaye MA MCIfA. The report was written by Karin Kaye, and edited by David Kaye BA ACIfA.



7 Archive

7.1 The project archive will comprise:

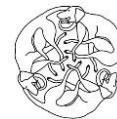
1. Method Statement
2. Initial report
3. Monitoring sheets
4. Site drawings
5. Client's site plans
6. List of photographs
7. B/W prints & negatives
8. Specialist reports
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Hertfordshire Archive and Local Studies (HALS).



8 References

- Allen J L & Holt A St J 1986 (with later updates) *Health & Safety in Field Archaeology*. London: Federation of Archaeological Managers & Employers
- CIfA 2014 *Code of Conduct*. Reading: Chartered Institute for Archaeologists
- CIfA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*. Reading: Chartered Institute for Archaeologists
- CIfA 2014 *Standards & Guidance for Historic Environment Desk-Based Assessment*. Reading: Chartered Institute for Archaeologists
- CIfA 2019 *Standards & Guidance for the Investigation and Recording of Standing Buildings*. Reading: Chartered Institute for Archaeologists
- CIfA 2014 *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*. Reading: Chartered Institute for Archaeologists
- CIfA 2014 *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*. Reading: Chartered Institute for Archaeologists
- EH 2008 *The Management of Research Projects in the Historic Environment. PPN3: Archaeological Excavation*. London: English Heritage
- EH 2011 *Environmental Archaeology: a guide to the theory and practice of methods from sampling and recovery to post-excavation* London: English Heritage
- Gurney, D. 2003 *Standards for Field Archaeology in the East of England* East Anglian Archaeology Occasional Paper 14
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: Historic England
- Kaye, K. 2018 *Historic Building Watching Brief: 37a Market Place, St Albans, Hertfordshire: Method Statement* KDK Archaeology 426/SAM/1
- Kaye, K. 2018 *Historic Building Impact Assessment: 37a Market Place, St Albans, Hertfordshire* KDK Archaeology 392/SAM/1
- Paul, S. 2018 *Hertfordshire Archaeological Archive Standards: a countywide standard for the creation, compilation and transfer of archaeological archives in Hertfordshire* Hertfordshire Association of Museums



Appendix 1: Photograph List

SITE NO/CODE: 426/SAM			Site Name: 37a Market Place, St Albans
Shot	RAW	JPEG	Subject
1	x	x	Exposed steel in the north wall
2	x	x	Exposed steel and brickwork in the east wall
3	x	x	View to the northwest showing the new frame



Appendix 2: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	37a Market Place, St Albans	Project Site Code	426/SAM
OASIS reference	kdkarcha1-334720	Event/Accession no	TBC
OS reference	TL14724 07262	Study area size	n/a
Project Type	Historic Building Watching Brief	Height (mAOD)	n/a
Short Description	In November 2018 KDK Archaeology Ltd undertook a Historic Building Watching Brief at 37a Market Place, St Albans, Hertfordshire in order to fulfil a condition of Listed Building Consent. The building is Grade II listed and forms part of larger 16th century structure that was refaced and modified in the 18th century and altered in the 19th and 20th centuries. The development works had little impact on the historic fabric and only exposed the modern concrete floor, two modern steels and a very small area of historic brickwork in the east wall.		
Previous work	No	Site status	Grade II listed building
Planning proposal	Re-fitting of the interior of the shop, the construction of a door between the office and passage to the rear of the shop,	Current land use	Shop
Local Planning Authority	SADC	Planning application ref.	5/18/1695LB
Monument type	Listed Building	Monument period	Post-medieval
Significant finds	n/a	Future work	No
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	n/a	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye MA MCifA	Director/Supervisor	Karin Kaye MA MCifA
Sponsor/funding body	Molton Brown		
PROJECT DATE			
Start date	28.11.2018	End date	8.11.2018
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	HALS	-	
Paper		WSI, Report	
Digital			
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Historic Building Watching Brief: 37a Market Place, St Albans, Hertfordshire		
Serial title & volume	KDK Archaeology 426/SAM/2		
Author(s)	Karin Kaye MA MCifA		
Page no's	16	Date	29 th August 2019



Appendix 3: Hertfordshire Historic Environment Record Sheet

Site name and address: 37a Market Place, St Albans		
County: Hertfordshire	District: St Albans	
Village/Town: St Albans	Parish: Unparished	
Planning application reference: 5/18/1695LB		
Client's name, address, & tel. no: Molton Brown, 130 Shaftesbury Avenue, London W1D 5EU		
Nature of application: Re-fitting of the interior of the shop, the construction of a door between the office and passage to the rear of the shop,		
Present land use: Shop		
Size of application area: n/a	Size of area investigated: n/a	
NGR (to 8 figures): TL14724 07262	Site code: 426/SAM	
Site director:	Organization: KDK Archaeology Ltd	
Type of work: Historic Building Watching Brief		
Date of Work:	Start: 28.11.2018	Finish: 28.11.2018
Curating museum: HALS		
Related HER no's: 1103070, 31213	Periods represented: Post-medieval to modern	
Relevant previous summaries/reports:		
Summary of fieldwork results: In November 2018 KDK Archaeology Ltd undertook a Historic Building Watching Brief at 37a Market Place, St Albans, Hertfordshire in order to fulfil a condition of Listed Building Consent. The building is Grade II listed and forms part of larger 16th century structure that was refaced and modified in the 18th century and altered in the 19th and 20th centuries. The development works had little impact on the historic fabric and only exposed the modern concrete floor, two modern steels and a very small area of historic brickwork in the east wall.		
Author: Karin Kaye MA MCifA	Date: 29 th August 2019	