



Charter Place, Watford

Archaeological Building Recording

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This document has been prepared and checked in accordance with
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Comments



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Contents

1. Introduction

- 1.1. This scheme of archaeological building recording has been undertaken by Waterman Infrastructure & Environment Ltd (Waterman) for WRP Management Limited. This scheme of building recording pertains to the Charter Place, located in Watford Hertfordshire. The location of the Site is shown on Figure A in Appendix A.
- 1.2. The Site is approximately 2.1 hectares in size and situated in the centre of Watford at National Grid Reference TQ 110964. The Charter Place shopping centre was developed in the 1970s on behalf of Watford Borough Council. The Site contains one Grade II listed building (63 & 65 High Street) and a locally listed building (39-41a High Street). The full listing descriptions for both buildings are contained in **Appendix B**.
- 1.3. The Archaeological Building Recording has been undertaken to satisfy, in part, Condition 25a of Planning Application Reference 13/00972/FULM. Additional archaeological mitigation, also a requirement of Condition 25a, is addressed in a separate archaeological contractor's scope.

2. Methodology

Methodology

- 2.1. The scope for this scheme of archaeological building recording was outlined in the Written Scheme of Investigation¹ (WSI), located in Appendix F. The WSI was submitted for consultation and approval of Watford Borough Council, Hertfordshire County Council and the South West Hertfordshire Historical and Archaeological Society.

Aim

- 2.2. A review of the Site has found that Numbers 63 and 65 High Street (Grade II listed), Number 37, Numbers 39-41a High Street (locally listed) and Number 45 High Street were constructed prior to later twentieth century redevelopment and may be of significance. Numbers 63-65 will be partially altered and the façade retained. Numbers 37, 39-41a and Number 45 will be demolished. These structures have been considered to be most significant for record, however provision was made to record (at a detail commensurate with a Level 1 record) other buildings within the Site and its current setting. Any other additional built heritage features of interest encountered within the Site, during inspection, were photographically recorded.
- 2.3. The aim of this programme of recording is to provide a long-term sustainable record of the Site prior to its redevelopment.
- 2.4. The record aims to;
- Provide an outline history of the Site, in order to set its historical context and provide an understanding of its chronological development;
 - Provide a high-level (Level 1) record of buildings within the Site;
 - Provide a record (Level 2-3) of Numbers 63 and 65, 37, 39-41a and 45 High Street.

Scope of Historic Building Recording

- 2.5. The buildings within the Site derive from a variety of periods and therefore a recording methodology for each structure will be commensurate with its significance. The scope set out below outlines the work required to meet the criteria of Historic England Level 1-3 surveys. A Level 3 historic building record is considered appropriate to fully preserve the form and detail of Number 63 and 65, Number 37, Numbers 39-41a and Number 45 in archive. The remainder of the buildings within the Site (which are not considered significant), and the setting of the High Street, will be recorded commensurate to a Level 1 record as outlined below.

Research

- 2.6. A programme of documentary research was undertaken to establish the chronology of the Site's development construction and provide some historical context to the High Street. This will inform a historical overview of the Site which will be included in the final report.
- 2.7. Research included consultation of historic maps, the Hertfordshire Archives and Local Studies and any information held by The Watford and South West Herts Archaeological and Historical Society.

¹ Waterman, 2015

Site Investigation and Recording

- 2.8. Current detailed Ordnance Survey was utilised to guide on-site observation, and provide a location plan to record the location of a number external photographic viewpoints for reference. This plan is located in Figure B in Appendix A. The following aspects of the building were recorded (noted below).

External Record

- 2.9. All elevations of the buildings within the Site were photographically recorded where possible. Where necessary, detailed photographs were taken of features of heritage or aesthetic merit. Previous photographs taken of the Site (by the project team) have also been incorporated into the photographic register as some views towards buildings were obscured by scaffolding at the time this building recording exercise was carried out.
- 2.10. The external record of Numbers 63 and 65, 37, 39-41a and 45 High Street are provided in greater detail and record character features such as windows, doors and masonry.

Internal Record

- 2.11. Interior spaces within Numbers 63 and 65, 39-41a and 45 High Street were photographed. Where necessary, these were detailed for when the significance of fixtures were of merit. Character defining features have also been highlighted to inform the general phasing, and understanding of the chronology of construction.
- 2.12. The interior space of other buildings within the Site were not recorded, except where they were found to contain features of heritage merit. As stated in the planning condition, there was a requirement for buildings, and particularly roof spaces, that might contain elements of early buildings concealed by nineteenth century or later refurbishments to be inspected, and a photographic record made, where required. Site inspection did not reveal any roof spaces, within Numbers 63 and 65, 39-41a and 45 High Street, which were likely to contain earlier structures, and many were unsafe for access at the time of inspection.

Measured Survey

- 2.13. Numbers 37, 39-41a and 45 High Street will be demolished as part of the proposal. An elevation survey of the High Street frontage was carried out and is included in this record (Appendix A, Figure C).

Photographic Record

- 2.14. A photographic record was made of the following:
- Exterior and interior spaces of 63 and 65, 37, 39-41a and 45 High Street;
 - General photographs of the High Street and immediate environs of the Site to record its current form and setting; and
 - Photographs of frontages of all buildings within the Site, presented in a gazetteer format.
- 2.15. The photographic record includes architectural details and historic internal fixtures appropriate to chronicle the former use of space within the buildings.
- 2.16. A high quality digital record was made using a digital SLR camera. Photographs were taken at 12 million pixel resolution and deposited as a JPEG file, as agreed with the Archaeological Database Service and Watford Museum.

- 2.17. The digital photographic survey was supplemented with a photographic survey taken on black & white 35mm film, for archiving.
- 2.18. Remote and integrated flash, and tripod, were used in poor lighting conditions (for example, within buildings). A photographic scale of appropriate size was included in detailed views, where appropriate.
- 2.19. External photographic view locations are recorded on copies modern Ordnance Survey (Appendix A, Figure B). These are complemented by photographic registers (cataloguing all photographs) which, as a minimum, give the direction of the view and a brief description of the subject (Appendix C). Contact sheets showing the colour digital and black and white film photographs are contained in Appendix D and E.
- 2.20. A selection of the photographic record will be used to illustrate the report to provide an overview understanding of the existing Site, its historic use and its context.
- 2.21. The full photographic record, together with copies of the annotated plans and the photographic register will be included in the site archive.

Report and Archive

- 2.22. This written report provides a description of the Site (including scale and massing, construction, materials, layout and architectural detail), its history and its heritage significance.
- 2.23. This report takes the following structure:
 - Introduction
 - Methodology
 - Understanding (Including historical overview and interpretation)
 - The Record (Including data from the onsite survey)
 - Statement of Significance
 - Summary and Conclusions
 - Bibliography
- 2.24. This report is produced to guidance set out within *Understanding Historic Buildings, A guide to good recording practice* (English Heritage 2006) and will be illustrated with:
 - Site location plan
 - Copies of a selection of historic maps and photographs (where copyright allows)
 - Selection of images from the photographic record
 - Annotated site plan showing locations of selected external photographs
 - Appendix containing elevations of the High Street, illustrated at an appropriate scale
- 2.25. Copies of this report will be submitted to Hertfordshire Historic Environment Record, Watford Museum, Hertfordshire Archives and Local Studies and the Archaeology Data Service.

Archive

- 2.26. An archive of this scheme of building recording contains all the raw data from the on-site investigation. The project archive will be deposited with the Archaeology Data Service (ADS). The OASIS site code is waterman2-234452, and will be used for the ADS deposition.

2.27. The archive will include:

- Digital photographic record (.jpeg format);
- Photographic registers of all photographic images (.pdf and .xls format);
- Site plan annotated with the locations of selected external photographic views (.pdf format);
- Film negatives; and
- A .pdf of the final compiled report.

2.28. A copy of the full archive will also be provided to Watford Museum. Consultation with Watford Museum has been undertaken, as required in the planning condition. Luke Clarke (Collections Officer at Watford Museum) has confirmed the museum can accept the archive. Accession numbers will be obtained, from the museum, for the archive at the commencement of the scheme of recording.

Demolition Monitoring

2.29. Condition 25a of the planning application states:

“The detailed Written Scheme of Investigation (WSI) should include provision for archaeological monitoring of the soft strip/demolition of the standing structures, including those that are not currently designated, unless they can be demonstrated to be wholly modern in date. Information in support of this should be shown in the final report.

The scheme of Archaeological Building Recording, outlined above, will be undertaken prior to demolition. Provision will be made for intermittent monitoring of the soft/strip demolition of building to record any features of significance which are uncovered. Information from this phase of works will be added to the archive and the initial report updated, to include any information revealed during the soft strip/demolition, which may further our understanding of the buildings within the Site.”

Project Management and Staffing

Personnel

2.30. The scheme of building recording was undertaken by experienced buildings archaeologists from Waterman’s core staff:

- Undertaken and managed by Tim Murphy BA PG Dip MCI fA IHBC: Buildings Archaeologist
- B&W film photography by Susana Parker BA (Hons) MA AIEMA ACIfA: Senior Archaeologist
- Research undertaken by Naomi Hughes BA (Hons) MA PCIfA: Archaeologist

3. Historical Baseline and Analysis

Designated Heritage Assets

- 3.1. The Site contains one Grade II listed building (63 & 65 High Street) and a locally listed building (39-41a High Street). The full listing descriptions for both buildings are contained in Appendix B.

Historical Overview

Early History

- 3.2. There is evidence of human activity, within the area of Watford High Street, from the Lower Palaeolithic period to the Bronze Age. Flint scatters from the Palaeolithic, Mesolithic and Neolithic have all been found in the vicinity of the town centre, as well as during excavations, in 1985, at Numbers 198-204 High Street. There is evidence of Roman activity within the wider area, but very little within the centre of Watford, and none known within the Site itself.
- 3.3. The earliest documented reference to Watford dates from the Saxon period, in charters from the eighth and eleventh centuries, and in a will from the tenth century. However, this appears to refer to Watford as a crossing point of the River Colne, investigations to date have found no occupation or settlement evidence from this period. Investigations to date suggest that the settlement was founded as a Norman 'new town', intended primarily as an economic centre as opposed to defence.
- 3.4. The archaeological record suggests that the town was established during the twelfth century. Coins and pottery from this period were found during the demolition of Numbers 174-180 High Street, prior to the construction of the modern ring road. Masonry, of twelfth century date, was found at St Mary's Church in the town centre during nineteenth century renovation works, and the font is also considered to be of twelfth century date. The presence of a twelfth century church is further confirmed by a letter² dated 1188 from the Pope to the Abbot of St Albans, which refers to the income from the church at Watford being used for the upkeep of the hospital at St Albans Abbey².
- 3.5. Although the original Royal Charter does not survive, it is apparent that a market was established in Watford by the end of the twelfth century. The Site is immediately adjacent to the Market Place which is the original Medieval centre of the town.
- 3.6. Evidence of the earliest occupied structures in Watford comes from late thirteenth century postholes of timber-framed buildings and rubbish pits containing pottery. A rubbish pit containing mid-twelfth century pottery was found during excavations at Numbers 29-35 High Street which borders the north-western side of the Site, and Medieval occupation evidence behind Number 58 High Street which is directly opposite the Site³.
- 3.7. The settlement experienced rapid growth into a commercial centre during the post-Medieval period. Many of the existing buildings along the main High Street, particularly toward the south-eastern end, retain original post-Medieval features both internally and/or externally, and consequently have listed building status. Many of these buildings date from between the sixteenth-eighteenth centuries, and have been altered both internally and externally since their original construction. Many post-Medieval houses were demolished during the late nineteenth and early twentieth centuries, these included tithe barns, two vicarages of St Mary's, a school house, and several dwellings⁴. Directly opposite

² Forsyth, M. 2015: *Watford A History*, Stroud: The History Press

³ Waterman 2014:

⁴ Waterman 2014:

Number 63-65 High Street is a small reused two-light window from the fifteenth century Compasses Inn, which was demolished in 1928. Many of the Medieval plots have survived the rebuilding and modernisation of the buildings within them, and are still discernible in the modern layout of the High Street and within the Site itself.

- 3.8. A painting from 1830 shows the main market place of Watford as a modern town with agricultural vehicles, public stagecoaches and private carriages (Figure 1). It provides an image of a town which is both prospering and fashionable.

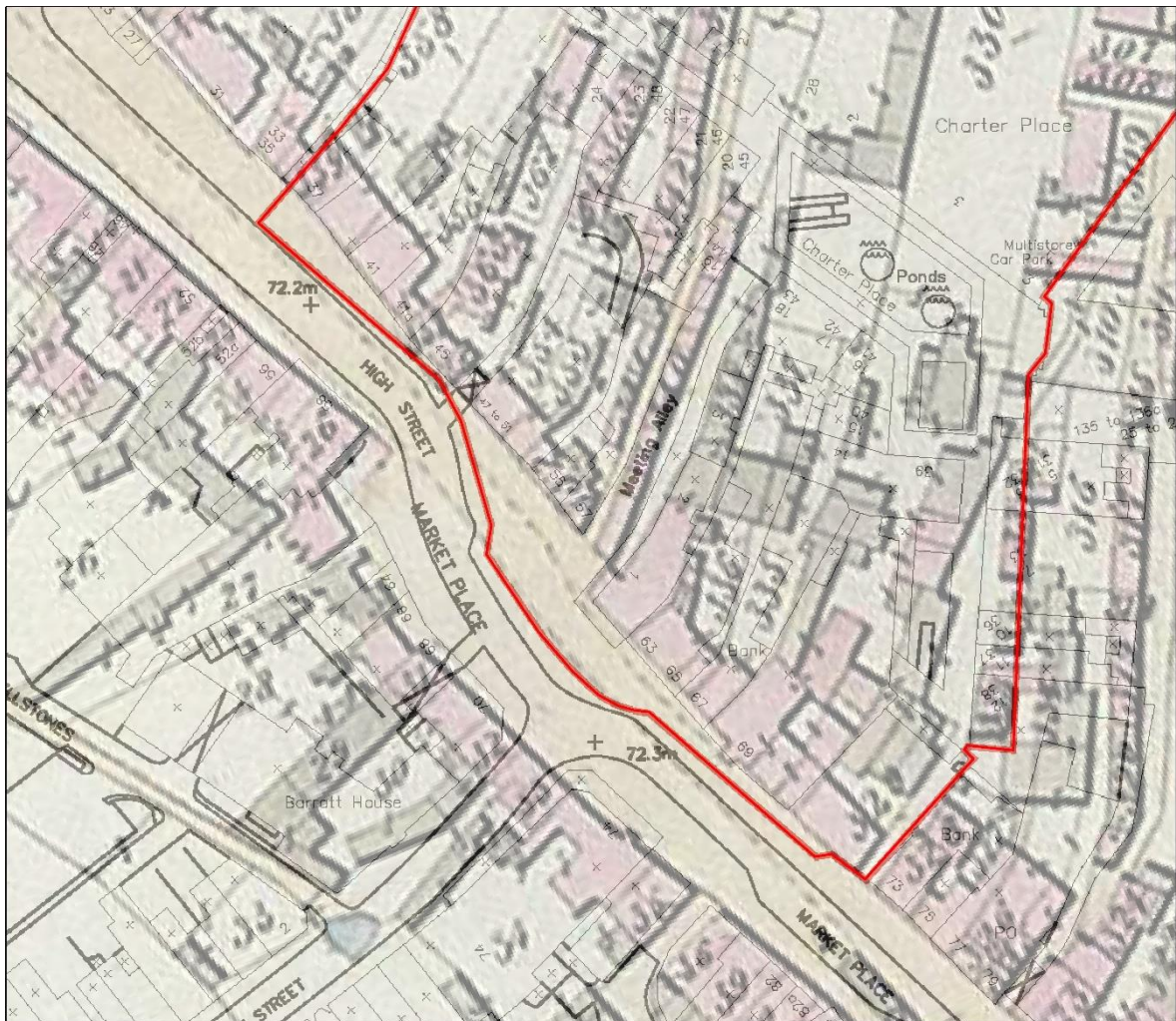
Figure 1: Watford High Street, 1830



Source: Hertfordshire Archives and Local Studies Library

- 3.9. The tithe map of 1841 (Figure 2) shows the market place as the focus of the High Street which is lined with narrow strip plots, most likely of medieval origin. Most of the building plots marked on the tithe map are still discernible in the existing property boundaries. The town centre does not extend far beyond the buildings which face onto the High Street and has several narrow alleys leading off to rear yards. Within the Site, what is now Meeting Alley, has a row of buildings running down the middle of the alley. Market Street, opposite the Site does not yet exist. Number 37 High Street has a small outbuilding to the rear of the property and Number 45 High Street has a range of four buildings at an angle to the rear, joined by a connecting structure. The area that will become Butcher's Yard appears to be present but it is unclear from the map if there is an entrance onto the High Street.

Figure 2: Tithe Map, 1841. Modern OS overlaid



Source: Hertfordshire Archives and Local Studies Library

Figure 4: The Essex Arms Hotel in the early Twentieth Century



Source: Forsyth 2015

3.11. The second edition OS map published 1898 (Figure 5), shows the expansion of the Corn Exchange to include a covered yard area to the west. Number 71 High Street, to the south of the corn exchange and facing onto the High Street, was occupied by Cadwells Department store, shown on the right side of the street in Figure 6. Number 63-65 is also shown in the early twentieth century photograph (Figure 6), this building was constructed in 1889 replacing the earlier structure and was originally unpainted. The 1889 rebuild included a larger structure extending further back from the High Street frontage.

Figure 5: Ordnance Survey, 1898. Modern OS overlaid



Source: Hertfordshire Archives and Local Studies Library

Figure 6: Early twentieth century photograph of the High Street looking north west



Source: Hertfordshire Archives and Local Studies Library

- 3.12. One of the key changes to this area of the town, shown on the 1898 OS (Figure 5), was the construction of Market Street, shown opposite 63-65 High Street. The rear range of number 45 High Street had also been further extended and Butcher's Yard was called 'Court No. 1' at this time.
- 3.13. The main change, shown on the 1914 OS (Figure 7), is the replacement of range of three buildings at the rear of number 45 High Street. This had been replaced by the larger single building which remains in place, and is one of the subjects of this record. Number 39-41a High Street was built in 1922 by William Grace, a local architect. During the inter-war period it was occupied by James Walker Watchmakers. The existing building at Number 37 had also been constructed during this period. The façades of Numbers 37 and 39-41a High Street are shown on a photograph of the High Street taken in the inter-war period (Figure 8).

Figure 7: Ordnance Survey, 1914. Modern OS overlaid



Source: Hertfordshire Archives and Local Studies Library

Figure 8: Photograph of upper High Street taken in the inter-war period. Note numbers 37 and 39-41a on the right



Source: Hertfordshire Archives and Local Studies Library

- 3.14. The 1940 OS (Figure 9) shows significant changes to the buildings along the High Street. Numbers 37 and 39-41a High Street had been extended at the rear, although this was completed with the footprint of their historic property boundaries. Many of the houses located to the north of the High Street had been demolished by this time. The footprint of the rear range of Number 45 had been consolidated. Meeting Alley is still present but the strip of houses running down the centre had been replaced by three large buildings, presumably for commercial or industrial use. The front of Number 61 High Street had been truncated to be in line with the shops west of Meeting Alley, and Number 63-65 High Street has expanded to include an alleyway to the east. The Corn Exchange had been replaced by a larger market building which extended further to west, north and east. Housing to the east of Site was replaced by the new market complex, but the Red Lion Yard is still present.

Figure 9: Ordnance Survey, 1940. Modern OS overlaid



Source: <Insert Source or Note here>

- 3.15. Cadwells Department Store was rebuilt in 1929. The owner, James Cadwell, bought the neighbouring Essex Arms (at Number 69). The two buildings were demolished in 1931 to construct a new larger store in the latest Art Deco style, with a white tiled façade and arcade to the west, which led to the market (Figure 10). The new Cadwells building contained a basement which, in 1942 during 'Watford's Warship Week', hosted a circus featuring a baby elephant which over 6,000 people attended. The 3d entrance fees contributed to a fund for the Peace Memorial Hospital in Rickmansworth Road⁷. The west bay of the arcade at Number 69 became a dispensing chemist.

⁷ Hertfordshire Archives and Local Studies 2012: *Britain in Old Photographs: Watford*, Stroud: The History Press

Figure 10: Photograph Cadwells Department Store 1930s façade



Source: Hertfordshire Archives and Local Studies Library

- 3.16. The High Street remained relatively unaltered until the late 1960s and early 1970s. Figure 11 shows the High Street in 1961 with the Site on the left of the street. The 1930s Cadwells façade was still present, and the building on the corner of meeting alley is the same as that shown in Figure 6 at the turn of the twentieth century, showing a contrast to the footprint shown on the contemporary OS.

Figure 11: Photograph of High Street, 1961



Source: Hertfordshire Archives and Local Studies Library

3.17. The Charter Place Shopping Centre was opened in 1971 following the demolition of the 1930s Cadwells building. Several other buildings along the High Street were demolished and replaced with modern structures. Numbers 37, 39-41a, 45 and 47-51 High Street survived this phase of extensive redevelopment. With exception of the afore-mentioned buildings, all structures in the Site were constructed post-1970.

Figure 12: Photograph of 39-41a and 45 High Street in 1977



Source: Hertfordshire Archives and Local Studies Library

4. Site Analysis

- 4.1. A site inspection was undertaken in December 2015. The photographic register and archive from the survey is located in Appendix C, D and E. The view locations of some photographs, taken during the survey, are shown on Figure B in Appendix A.

The Site

- 4.2. The Site is located in the centre of Watford, on the north side of the High Street. The south of the Site is bounded by High Street and Market Place, and at the north by Beechen Grove. The east and west, the Site is flanked by adjacent building stock.
- 4.3. The northern portion of the Site is occupied by a large reinforced concrete multi-storey car park constructed in the second half of the twentieth century. The car park will be retained in the proposal.
- 4.4. The southern portion of the Site is occupied by structures fronting onto the High Street. This includes (odd numbers only) Numbers 37 at the west to 69 at the east. Many of the buildings located along the High Street are of relatively modern derivation, with exception of Numbers 37, 39-41a, 45 and 63-65 which are discussed further below. The modern buildings, which were not found to be of heritage significance, generally comprise a ground floor shopping unit with offices or storerooms on the first and second floors. The locations of individual buildings are shown on Figure A in Appendix A.
- 4.5. The elevation drawing shown in Figure C in Appendix A illustrates the phases of construction along the High Street. Additional features of interest on the High Street include Butchers Alley and Meeting Alley, which historic cartography suggests are passages of antiquity, and likely to predate much of the existing High Street plan.
- 4.6. The central portion of the Site is occupied by Charter Place Shopping Centre which was constructed in c.1971. Historic maps illustrate that the construction of Charter Place significantly changed the footprint of building plots within the High Street. Charter Place is accessed via Meeting Alley and a passage on the east side of Number 69 High Street. Charter Place comprises of shopping units positioned along passages and elevated walk ways, located to the north of the High Street. A basement covers most of the Site, and is accessed from an underground service road via Beechen Grove. None of the buildings within Charter Place were found to be of heritage merit or significant aesthetic quality.

Number 37 High Street

- 4.7. Number 37 is a single bay structure located at the western extent of the Site on the High Street. The date of the building's derivation is unknown. The approximate property plot is shown on the first edition Ordnance Survey (Figure 3). Elements of the building may date to this approximate period, but have been subject to significant alteration and refurbishment. The façade is believed to date to the early twentieth century and possibly contemporary with neighbouring Number 39-41a. Both buildings are shown on a photograph (Figure 8) of the High Street taken in the inter-war period.
- 4.8. The front High Street elevation is constructed of red and burnt header bricks laid in Flemish bond (Figure 13). The ground floor is altered to accommodate the existing shop fittings. The first floor includes a large light with arched head, flanked by a light either side, with moulded surrounds (Figure 14). The front elevation of the building is not believed to be original, and the existing flat roof is also a later alteration.

Figure 13: Number 37: View of brick masonry in front elevation

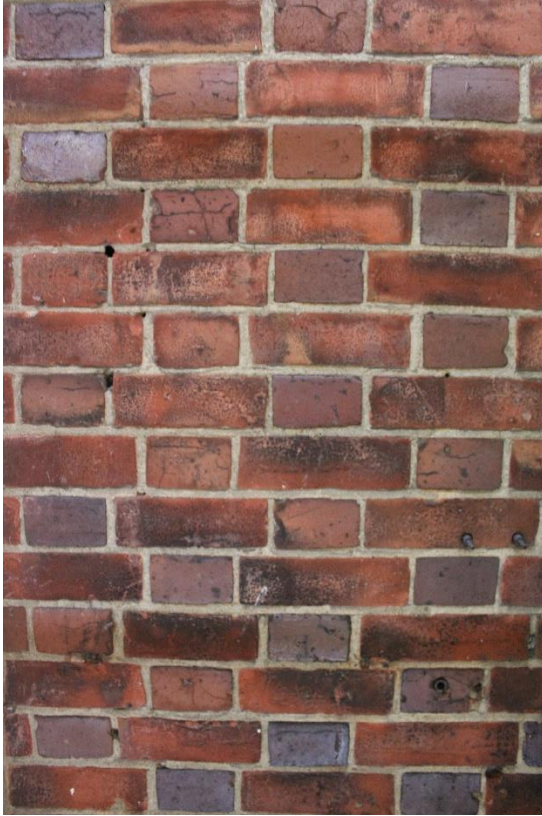


Figure 14: Number 37: View of first floor window



- 4.9. The rear elevation (Figure 15), only existing at first floor, is concrete rendered over red brick. Two metal frame windows, with horizontal central hinge, are located at first floor level, flanking a central opening where the window fixings have been removed. These windows are likely of late nineteenth-early twentieth century derivation.

Figure 15: Number 37: View of rear elevation



- 4.10. Interior inspection of the building revealed no original or early fixtures and fittings. A brick lean-to W.C. is located at the rear of the building constructed of brick with slate roof. The segmental arch openings suggest this structure was constructed in the late nineteenth-early twentieth century.
- 4.11. The remains of a passage are located on the west side of the building. This passage, leading from the High Street, may be of antiquity and similar to those to the east including Butchers Alley and Meeting Alley.
- 4.12. Number 37 is of little heritage merit. Alteration has been extensive, to the extent that the original design is no longer discernible. Elements such as window fittings and brick masonry, provide clues of the building's nineteenth century origins. This was likely constructed as a retail unit with ground floor shop and first floor storage/office.

Number 39-41a High Street

- 4.13. Number 39-41a is a locally listed building constructed in c.1922 by local architect William Grace. The two-storey building comprises three bays.
- 4.14. The ground floor front elevation has been significantly altered, with the installation of modern retail units which removed earlier signage and fixtures.
- 4.15. The first floor, front elevation, constructed of brick in English bond, is flanked at each corner by pilasters, as is the central bay. The four pilasters terminate at a capital detail which is incorporated into a heavy cornice above the first floor windows (Figure 16). The elevation terminates at a parapet (Figure 17) with stone coping and clay tiled hipped roof behind. Nine flush-set sash windows (three per bay) are located in the front elevation, with flat arch heads with central keystone detail.

Figure 16: Number 39-41a: View of brick pilaster Figure 17: Number 39-41a: View of roof and parapet



Figure 18: Number 39-41a: View of first floor window head



4.16. The rear elevation of the building (Figure 19) has been significantly altered, and the ground floor completely removed, during the second half of the twentieth century, to extend further at the rear of the building. The eastern and western bays of the first floor have also been extended with flat roof extensions, and completely truncated the elevation. The only visible area of the rear elevation are two windows in the central bay at first floor. Inspection of this area revealed that the design was similar to the front elevation, although less ornate, with the elevation constructed of brick laid in English bond and flush-set windows. The windows in the rear elevation are similar in design to those in the front, with the exception of a more understated segmental arch window head. The rear elevation terminates at the eave of the hipped roof rather than a parapet, as observed at the front, further stating, through design, that this is a less ornate elevation relative to the High Street public façade.

Figure 19: Number 39-41a: View of rear elevation



- 4.17. The building was likely to have been originally separated into three separate shops, with the retail unit on the ground floor, and office/storage located on the first floor. The internal three bay division is still discernible as the building was never amalgamated into one. The interior has been subject to extensive alteration and retains little of its original plan form or fixtures and fittings. The ground floor interior has been completely refurbished, likely several times, as a result of the buildings changing retail usages. The only original feature noted in within the ground floor was a section of cornice located above a modern suspended ceiling.
- 4.18. No original features were noted within the first floor of the building. The eastern bay was used for storage. The central bay had been converted into an office with stair to the ground floor front elevation. The western bay has been completely refurbished and significantly extended at the rear.
- 4.19. Much of this building has been subject to extensive alteration, the only element of the original design to survive intact is the first floor of the front elevation and hipped tiled roof.

Number 45 High Street

- 4.20. Number 45 High Street comprises three elements which were originally separate buildings. These include a gable-ended structure, a single bay building, and an industrial range to the rear of the building.

Figure 20: View of Number 45 High Street façade



- 4.21. The eastern portion of the High Street frontage is formed of a two-bay, gable-ended building which would have originally been a single property, likely to have been constructed in the second half of the nineteenth century. The ground floor has been truncated by a later retail unit. The first floor is constructed of red brick, laid in English bond, with queen closers flanking the fenestration. Four one-over-one sash windows (Figure 21) are located on the first floor, with the two central windows being

wider. All windows have segmental arch heads of gauged brick with brick keystone detail. The façade terminates at a brick eaves course below a slate roof. The side elevations are not visible with exception of the brick gables which include chimneys at the apexes (Figure 22). A cast iron hopper and downpipe is located at the western extent of the façade.

Figure 21: Number 45: View of first floor window



Figure 22: Number 45: View of roof



4.22. The ground floor of the rear elevation has been truncated by the rear extension. The first floor is constructed of yellow stock brick, laid in English bond (Figure 23). The elevation includes three thin casement windows with segmental arch heads. A single bay yellow stock brick elevation extends to the rear of the building forming a return. This is only visible at first floor where one segmental arch opening is visible (Figure 23).

Figure 23: Number 45: View of rear elevation and return



Figure 24: Number 45: View of first floor fireplace

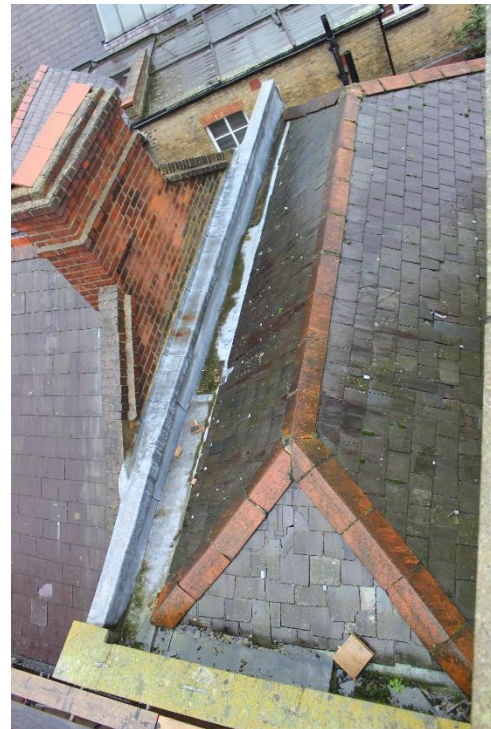


4.23. Internally the gable-ended building retains no original plan form, or early fixtures and fittings, at ground floor, which has been extensively refurbished. The first floor two front rooms retain early or

original fixtures including cornice, picture rail, dado rail, skirting and a fireplace (timber surround and cast iron insert) at the west wall (Figure 24).

- 4.24. The eastern portion of the High Street frontage is formed of a single bay structure of nineteenth century derivation. The front elevation of the building is constructed of brick, laid in English bond, which has been painted white. The ground floor has been truncated by the modern retail unit and the single first floor window is a modern replacement with a blocked opening above. The elevation terminates at a parapet, likely a later addition, with a slate hipped roof behind.

Figure 25: Number 45: View of front elevation at
parpet level with blocked window
below



- 4.25. The rear elevation (Figure 27) is constructed of earlier red brick masonry, laid in Flemish bond, with burnt header inclusions suggesting (typologically) the front façade is a later addition. The two openings in the rear elevation, with concrete lintels, are later additions. An earlier blocked segmental arch opening is visible in the rear elevation. The interior of the building, which is now accessed via the neighbouring gable-ended building at first floor, held no original or early fixtures and fittings.

Figure 27: Number 45: View of rear elevation



- 4.26. An industrial range, of c.1900 derivation, is located to the rear of number 45, on the western side of Butchers Alley. The two-storey, gable-ended building is constructed of yellow stock brick, laid in Flemish bond. Red brick is applied to segmental window arches and gable and eaves courses. The building is rectangular in plan (orientation east-west) with a slate pitched roof.

Figure 28: View of industrial range from multi-storey car park



- 4.27. Apart from a casement window in the first floor southern elevation, windows are same throughout, in the form of iron framed windows with central horizontal hinged opening. The building includes a first floor corridor link to the rear range of the gable-ended High Street fronting building and a later twentieth century first floor corridor extension at the north-western corner. Later additions also include a roof light and blind dormer to the northern pitch, and a roof light to the southern pitch. The ground floor of the building has been completely truncated as a result of previous refurbishment. An early stair, with metal baluster and timber handrail, is located on the eastern side of the building from an entrance accessed from Butchers Alley. The first floor is open in plan, as it would likely have been originally, with an exposed metal roof truss. The only other early fixture noted within the building was original beaded timber ceiling boards and a sash window to the W.C. in the corridor link to the building fronting the High Street.
- 4.28. The original use of this building is unknown, but likely to have formed some kind of industrial range, perhaps servicing the retail units on the High Street.

Figure 29: Industrial range: View of interior stair at east side

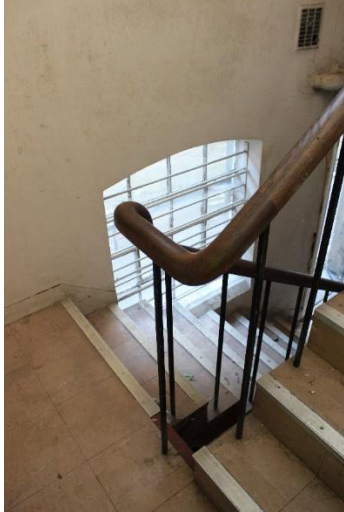


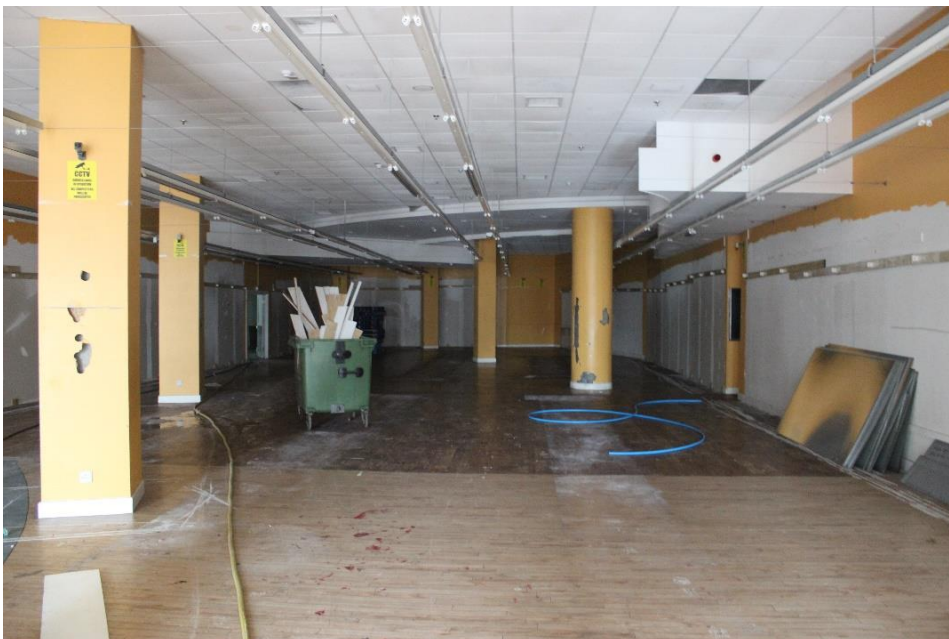
Figure 30: Industrial range: View of first floor



Number 63 and 65 High Street

- 4.29. Number 63 and 63 High Street is a grade II listed building constructed in c.1889 originally as the Bucks and Oxon Bank.
- 4.30. The building has been significantly altered. The interior has previously been completely gutted and refurbished leaving the front façade as the only original fabric. Concrete floors were inserted into the building in the late twentieth century, and there is no surviving early or original internal plan form or fixtures and fittings.

Figure 31: Number 63 & 65: View of ground floor interior



- 4.31. The four-bay, three-storey High Street brick and terracotta façade was constructed in 1889. The ground floor comprises a four bay arcade of 4-centred arches. The arches are flanked by pilasters rising to a foliate capital with brackets above (Figure 32). Ornate mouldings are located within the two centre-bay spandrels including the ornate 'BOUB' logo (Figure 33) which is believed to have been applied to all Bucks and Oxon Union Banks in the late nineteenth century, and is known to have been applied to at least one other in Winslow, Buckinghamshire⁸. A moulding of a hunted stag of deer is located above the bank's logo. The ground and first floor are separated by string mouldings.

Figure 32: Number 63 & 65: View of capitals

Figure 33: Number 63 & 65: View of bank logo



- 4.32. The first floor of the façade comprises four 1-over-1 sash windows within recessed openings with hood mouldings above. The first and second floor are separated by string mouldings incorporating four festoon panels in alignment with the fenestration (Figure 34). The second floor includes four 1-over-1 sash windows in recessed openings with moulded flat heads. Tympanum arches are located above the centre two bay windows, with incorporated moulded date plaques, and moulded triangular spandrel between. The elevation of the outer bays terminate at a decorative parapet including moulded cornice and panel. The central two bays terminate at a gable including bracket and dentil mouldings and finial at the apex (Figure 35).

Figure 34: Number 63 & 65: View of first floor windows

Figure 35: Number 63 & 65: View of front gable



⁸ http://www.winslow-history.org.uk/winslow_bank.shtm

- 4.33. The rear elevation has been completely truncated with exception of the second floor, which has been reconstructed (Figure 36). The second floor is constructed of modern red brick laid in Flemish bond and includes four 1-over-1 sash windows with concrete lintel heads. The eastern gable is only visible at second floor and the red brick Flemish bond masonry is of recent derivation, and a reconstruction. The red brick, Flemish bond, western gable is believed to be early or original, although the chimneys in both gables are reconstructed. An early/original chimney of stock brick is located at the north-west corner of the building (Figure 37). The building is roofed with slate and decorative ridge tiles.
- 4.34. The main interest of this building is drawn from the ornate gothic style front façade of late nineteenth century derivation. The remainder of the elevations and interior of the building have been completely removed, or significantly altered, which has detracted from its significance and aesthetic value.

Figure 36: Number 63 & 65: View of rear elevation at second floor

Figure 37: Number 63 & 65: View of north west gable at second floor



5. Assessment of Significance

Significance Criteria

- 5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. This may consider age, aesthetic and the fabric of an asset as well as intangible qualities such as associations with historic people or events.
- 5.2. To assess the heritage significance of the Site this report has drawn guidance from English Heritage⁹ which recommends making assessments under the categories of: Evidential, Historical, Aesthetic and Communal Value.
- 5.3. The significance of the Site will be assessed using a number of significance ratings:
 - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
 - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
 - **Low:** A feature, space or theme which is of local or regional significance.
 - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
 - **Intrusive:** A feature, space or theme which detracts from heritage value.

Statement of Significance

Evidential Value: Low

“Evidential value derives from the potential of a place to yield evidence about past human activity.”¹⁰

- 5.4. The Site is of limited evidential value. An understanding is drawn from the varying High Street façades, and the understanding of the different building typologies which have formed the chronological development of the High Street. The building stock within the Site provides evidence of development from the c.mid-nineteenth through to the late twentieth century. However, alterations to the existing buildings, within the Site, have been significant and included extensive refurbishment and alteration of the interiors of the earlier building, as such detracting from the understanding of their original form and functions.

Historical Value: Low

“Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.”¹¹

- 5.5. The main historical value of the Site is drawn from its association with the evolution of Watford since the Medieval period. The southern boundary of the Site is formed of the historic High Street and Market Place which were central to the settlement’s economy. The High Street fronting properties

⁹ English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

¹⁰ English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

¹¹ *Ibid*

are also likely to be located in the position of earlier structures and property plots. The existing building stock, within the Site, dates to the nineteenth century at the earliest, with a large proportion constructed in the second half of the twentieth century. As such, the Site's existing building stock is predominantly associated with the recent history of the town centre and of local significance.

- 5.6. No persons of historic significance are known to be associated with the buildings with exception of local architect William Grace who designed 39-41a High Street.

Aesthetic Value: Low

*"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."*¹²

- 5.7. Much of the building stock within the Site is of relatively modern derivation and not considered to be of artistic merit. Aesthetic value is drawn from Number 63-65 High Street and the positive contribution this façade, displaying late nineteenth century ornate gothic characteristics, makes to the High Street. Numbers 37, 39-41a and 45 High Street are of low aesthetic value considering the level of intrusive alteration which has taken place, detracting from the appreciation of their original composition.
- 5.8. The Site as a whole is considered to be of low or local significance. Whilst much of the building stock is utilitarian, or of no aesthetic merit, and the earlier buildings are much altered, together they present a chronology of High Street Development from the c.mid-nineteenth century through to the late twentieth century. This is considered to be of local value.

Communal Value: Low

*"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*¹³

- 5.9. The Site contains limited communal values in terms of appreciating and enhancing understanding of heritage values. The buildings have been used as shops and as such there has been public interaction with the building stock and it is likely valued as a place in the centre of the settlement which has historically functioned as a High Street and Market Place. However, with exception of Number 63-65 High Street, there are no buildings which display particularly artistic façades from which the community can draw a sense of history and understanding of the historic use of the High Street, or the earlier/original form of individual buildings. The earlier elements of the Site are considered to be of local value but late twentieth century development has been instructive.

Summary of Significance

- 5.10. The main significance of the Site is found in numbers 37, 39-41a, 45 and 63-65. The buildings present multiple phases of development in the High Street since the c. mid-nineteenth century. Aesthetic value is found in the façades of these buildings, although later alteration has been intrusive, detracting from the original external composition (with exception of Number 63-65). The interior of the earlier buildings were also found to have been significantly altered and contained few original fixtures and fittings, or original plan form.
- 5.11. Development of the High Street in the second half of the twentieth century has been largely intrusive removing many of the nineteenth century, and earlier, structures which have been replaced with buildings of little aesthetic merit. This development has detracted from the group value of the

¹² Ibid

¹³ Ibid

buildings within the High Street and an understanding of its historic form. Later development has also removed many historic property boundaries although some historic, High Street fronting, plots are still discernible in plan. Features such as Butchers Alley and Meeting Alley are also believed to be of historic derivation and throughways leading from the High Street. Considered holistically, the Site is of low significance retaining local values.

6. Overview & Summary

- 6.1. This scheme of archaeological building recording has been undertaken to satisfy, in part, Condition 25a of Planning Application Reference 13/00972/FULM. Additional archaeological works, also a requirement of Condition 25a, are addressed in a separate archaeological contractor's scope. For further information an archaeological monitoring report will be published by AOC Archaeology detailing the results of their ground work investigations in 2016.
- 6.2. The Site is located in the centre of Watford, on the north side of the High Street. The northern portion of the Site is occupied by a large multi-storey car park constructed in the second half of the twentieth century of reinforced concrete. The car park will be retained in the proposal.
- 6.3. The southern portion of the Site is occupied by structures fronting onto the High Street. This includes (odd numbers only) Numbers 37 at the west to 69 at the east. Many of the buildings located along the High Street are of relatively modern derivation with exception of Numbers 37, 39-41a, 45 and 63-65 which have been recorded. The modern High Street buildings, which were not found to be of heritage significance, generally comprise a ground floor shopping unit with offices or storerooms on the first and second floors.
- 6.4. Historic research revealed that the settlement of Watford has twelfth century origins. The main significance of the Site is found in numbers 37, 39-41a, 45 and 63-65. The buildings present multiple phases of development in the High Street since the c. mid-nineteenth century. Aesthetic value is found in the façades of these buildings although later alteration has been intrusive, detracting from the original external composition. The interior of the earlier buildings were also found to have been significantly altered and contained few original fixtures and fittings, or original plan form.
- 6.5. The Charter Place Shopping Centre was opened in c.1971, its construction resulted in the significant redevelopment of the Site. Development of the High Street in the second half of the twentieth century has been largely intrusive removing many of the nineteenth century, and earlier, structures which have been replaced with buildings of little aesthetic merit. Previous development has detracted from the group value of the buildings within the High Street and an understanding of its historic form. Later development has also removed many historic property boundaries although some historic, High Street fronting, plots are still discernible in plan as are historic passages leading north from High Street.
- 6.6. This report and associated archive has been deposited with Watford Museum and the Archaeological Data Service.

7. References and Sources

Bibliography

English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*

Chartered Institute for Archaeologists, December 2014. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*

Forsyth, M. 2015: *Watford A History*, Stroud: The History Press

Hertfordshire Archives and Local Studies 2012: *Britain in Old Photographs: Watford*, Stroud: The History Press

Waterman Energy Environment and Design Ltd, December 2015. *Charter Place, Watford: Written Scheme of Investigation for Archaeological Building Recording*



APPENDICES

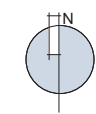
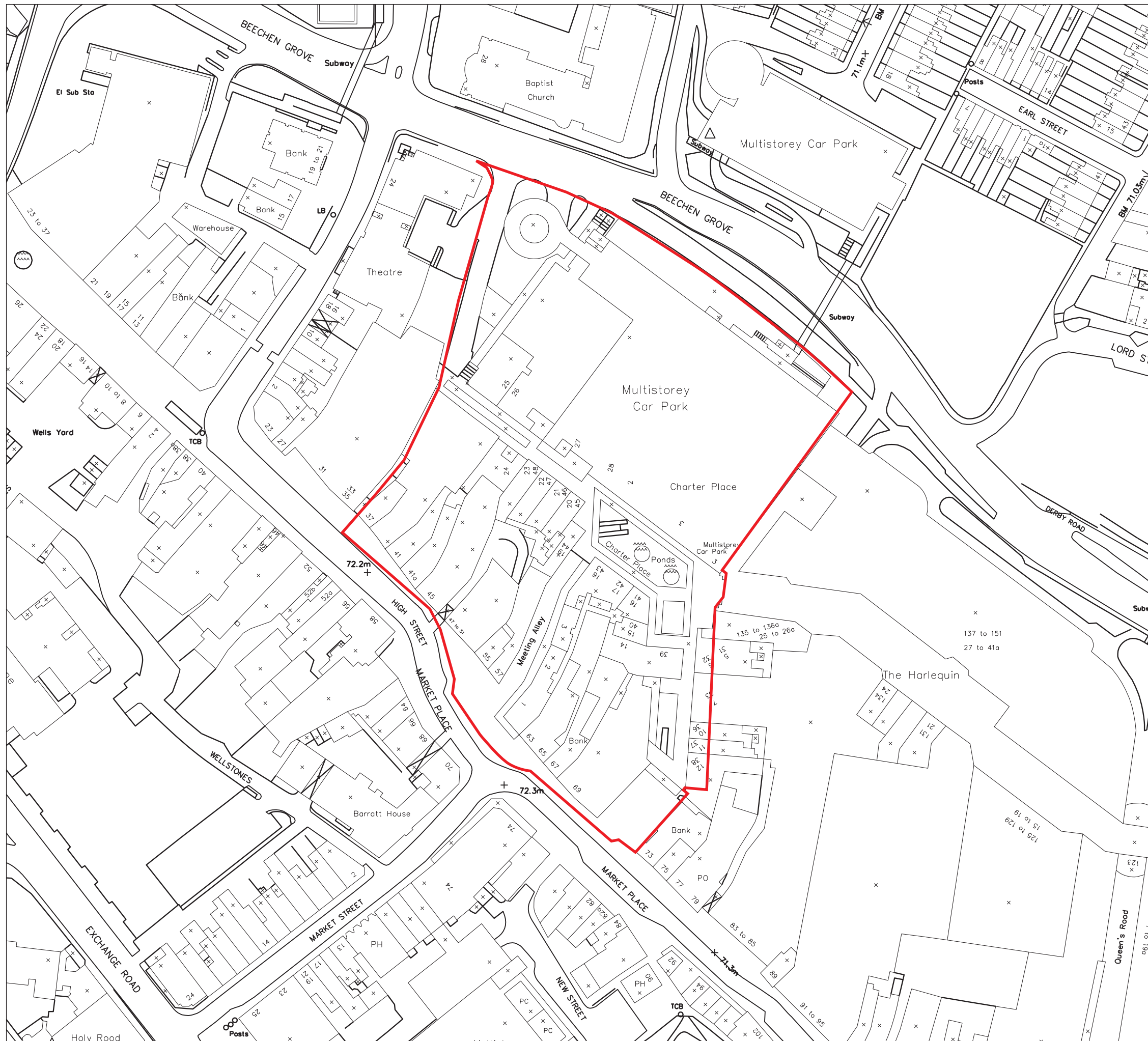
A. Site Plans and Drawings

Appendices

Charter Place, Watford

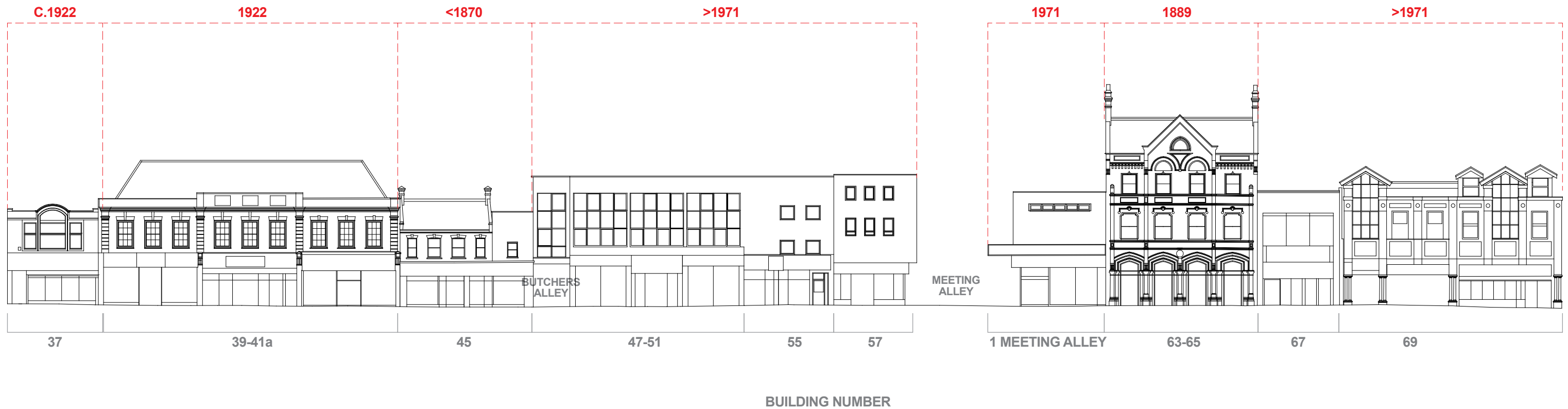
Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM



Project Details	WIB14097-101: Charter Place, Watford
Figure Title	Figure A: Site Plan
Figure Ref	WIB14097-101_GR_BH_A
Date	January 2016
File Location	\\s-inc\wiel\projects\leed14097\101\graphics\bh\issued figures

APPROXIMATE DATE OF CONSTRUCTION



Project Details	WIB14097-101: Charter Place, Watford
Figure Title	Figure C: Approximate Date of Construction
Figure Ref	WIB14097-101_GR_BH_C
Date	January 2016
File Location	\\s-incs\wiel\projects\leed14097\101\graphics\bh\issued figures

B. Listing and Local Listing Description

Name: 63 and 65 High Street
List entry Number: 1175427
Grade: II
Date first listed: 17-Jun-1980

Details

This list entry was subject to a Minor Amendment on 08/04/2014

TQ 1196 SW 10/46 5259

HIGH STREET (North-east side), Nos 63 and 65


(Formerly listed as Nos 63 and 65 (Lloyd's Bank))

17.6.80

II

1889 bank building, originally Bucks and Oxon Bank. Tall 3 storey brick and terracotta elevation, now painted, with free Gothic detail. Four bay front with gable over centre 2 bays. Ground floor arcade of 4-centred arches with foliate capped pilasters and ornate moulding to 2 centre bay spandrels. Upper floors divided 1-2-1 with pilaster strips at 1st floor. String courses across. 1st floor windows with stilted concave corner heads and ornate hood moulds. 2nd floor windows with moulded flat heads. Festoon panels below. Pointed arch tympanum over centre pair with decorative carving, linked hood moulds and carved panel in spandrel between. Small lunette above. Gable coped with kneelers and finial, paired console brackets and dentil moulding. Over outer bays parapet, cornice on console brackets and large terminal console brackets. Slate roof and moulded brick end wall chimneys.

Listing NGR: TQ1103596448

39 – 41a High Street			
Original use	Retail		
Current use	Retail		
Construction date/period	1922		
Local list no.	38		
Group value	Yes	Conservation Area	No
<p>Brief description: Retail premises. Two storey building of brick, with a hipped tile roof behind stepped parapet. Later additions to rear. Located on the western side of the High Street, close to a large number of other Locally Listed Buildings.</p>			
<p>Reason for nomination: Architectural interest The building was designed by the Watford based architect William Grace, who was an Associate of the Royal Institute of British Architects. Grace also designed a number of other Locally Listed Buildings in the town. Interesting example of a building that mixes traditional facing materials and appearance with a steel roof structure. Streetscape quality Has group value with the diverse parade of Locally Listed Buildings opposite. This building contributes to the character of the area and the variety of the streetscape.</p>			
<p>Full description: Rectangular plan. Two storey building of brick in English bond. Modern shopfront at ground floor but with original stone cornice and three console brackets and pilasters. First floor of front elevation is divided by four brick pilasters with projecting courses. Three groups of three flush-set timber framed sliding sash windows with 12 panes. Gauged brick arches with projecting central keystone and stone cills. Deep brick cornice above is topped by a brick parapet, with a larger projecting central section featuring four panels in contrasting brick. Hipped, old plain tile roof recessed behind. Later additions to rear.</p>			

Appendices

Charter Place, Watford

Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM



C. Photographic Register

Appendices

Charter Place, Watford

Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		1 Charter Place	Number 45 High Street	View of south east gable (upper section) of rear range of Number 45	South east	L	TM	16/12/2015
EED14097		2 Charter Place	Number 45 High Street	View of Butchers Alley adjacent to Number 45 High Street	North east	P	TM	16/12/2015
EED14097		3 Charter Place	Number 45 High Street	Detail of first floor window in south east gable in rear range at rear of Number 45	South east	L	TM	16/12/2015
EED14097		4 Charter Place	Number 45 High Street	Detail of first floor window in south east gable in rear range at rear of Number 45	South east	L	TM	16/12/2015
EED14097		5 Charter Place	Number 45 High Street	View of south east gable of rear range of Number 45	South east	L	TM	16/12/2015
EED14097		6 Charter Place	Number 45 High Street	View of junction between frontage building and rear return	South east	L	TM	16/12/2015
EED14097		7 Charter Place	Number 45 High Street	View of north east and south east elevation of front portion of number 45 south bay	North east	P	TM	16/12/2015
EED14097		8 Charter Place	Number 45 High Street	View of north east and south east elevation of front portion of number 45 south bay	North east	P	TM	16/12/2015
EED14097		9 Charter Place	Number 45 High Street	View of junction between frontage building and rear return	South east	L	TM	16/12/2015
EED14097		10 Charter Place	Number 39-41a High Street	View of hipped roof	South east	L	TM	16/12/2015
EED14097		11 Charter Place	Number 45 High Street	View of rear range of Number 45	South east	L	TM	16/12/2015
EED14097		12 Charter Place	Number 45 High Street	View of Butchers Alley	South	P	TM	16/12/2015
EED14097		13 Charter Place	Number 45 High Street	View of south east gable of rear range of Number 45	South east	L	TM	16/12/2015
EED14097		14 Charter Place	Number 45 High Street	View of south east gable of rear range of Number 45	South east	L	TM	16/12/2015
EED14097		15 Charter Place	Number 39-41a High Street	View of original cornice above modern suspended ceiling in ground floor	N/A	L	TM	16/12/2015
EED14097		16 Charter Place	Number 39-41a High Street	View of original cornice above modern suspended ceiling in ground floor	N/A	L	TM	16/12/2015
EED14097		17 Charter Place	Number 39-41a High Street	View of original cornice above modern suspended ceiling in ground floor	N/A	L	TM	16/12/2015
EED14097		18 Charter Place	Number 39-41a High Street	View of external WC in lean-to extension in rear yard	North east	P	TM	16/12/2015
EED14097		19 Charter Place	Number 39-41a High Street	View of external WC in lean-to extension in rear yard	North east	L	TM	16/12/2015
EED14097		20 Charter Place	Number 39-41a High Street	View of external WC in lean-to extension in rear yard	North east	P	TM	16/12/2015
EED14097		21 Charter Place	Number 39-41a High Street	View of north east rear elevation from first floor level	North east	L	TM	16/12/2015
EED14097		22 Charter Place	Number 39-41a High Street	View of external WC in lean-to extension in rear yard	South east	L	TM	16/12/2015
EED14097		23 Charter Place	Number 39-41a High Street	View of north east rear elevation from first floor level	North east	L	TM	16/12/2015
EED14097		24 Charter Place	Number 39-41a High Street	View of original window in rear north east elevation	North east	P	TM	16/12/2015
EED14097		25 Charter Place	Number 39-41a High Street	View of north east rear elevation from first floor level	North east	L	TM	16/12/2015
EED14097		26 Charter Place	Number 39-41a High Street	View of original window in rear north east elevation	North east	P	TM	16/12/2015
EED14097		27 Charter Place	Number 39-41a High Street	Detail of window horn in north east rear elevation	North east	P	TM	16/12/2015
EED14097		28 Charter Place	Number 37 High Street	Internal view of rear metal frame window at first floor of number 37	South west	P	TM	16/12/2015
EED14097		29 Charter Place	Number 37 High Street	Detail Internal view of rear metal frame window at first floor of number 38	N/A	P	TM	16/12/2015
EED14097		30 Charter Place	Number 37 High Street	Detail Internal view of rear metal frame window at first floor of number 39	N/A	P	TM	16/12/2015
EED14097		31 Charter Place	Number 37 High Street	View of first floor north east elevation	North east	L	TM	16/12/2015
EED14097		32 Charter Place	Number 37 High Street	View of first floor north east elevation	North east	L	TM	16/12/2015
EED14097		33 Charter Place	Number 37 High Street	Detail of window in north east elevation first floor	North east	P	TM	16/12/2015
EED14097		34 Charter Place	Number 57 High Street	View of High Street Frontage	South west	P	TM	16/12/2015
EED14097		35 Charter Place	Number 55 High Street	View of High Street Frontage	South west	P	TM	16/12/2015
EED14097		36 Charter Place	Number 47-51 High Street	View of High Street Frontage	South	L	TM	16/12/2015
EED14097		37 Charter Place	Number 47-51 High Street	View of High Street Frontage	South	L	TM	16/12/2015
EED14097		38 Charter Place	Number 1 Meeting Alley	View of High Street Frontage	North west	L	TM	16/12/2015
EED14097		39 Charter Place	Number 1 Meeting Alley	View of High Street Frontage	North west	L	TM	16/12/2015
EED14097		40 Charter Place	Meeting Alley	View of Meeting Alley from High Street	South west	P	TM	16/12/2015
EED14097		41 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	P	TM	16/12/2015
EED14097		42 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	P	TM	16/12/2015
EED14097		43 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	P	TM	16/12/2015
EED14097		44 Charter Place	Number 63 & 65 High Street	View of front elevation ground floor detail	South west	P	TM	16/12/2015
EED14097		45 Charter Place	Number 63 & 65 High Street	View of front elevation ground floor detail	South	L	TM	16/12/2015
EED14097		46 Charter Place	Number 63 & 65 High Street	View of front elevation ground floor detail	South	L	TM	16/12/2015
EED14097		47 Charter Place	Number 63 & 65 High Street	Detail of front elevation	South west	L	TM	16/12/2015

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		48 Charter Place	Number 63 & 65 High Street	Detail of first floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		49 Charter Place	Number 63 & 65 High Street	Detail of second floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		50 Charter Place	Number 63 & 65 High Street	Detail of second floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		51 Charter Place	Number 63 & 65 High Street	Detail of second floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		52 Charter Place	Number 63 & 65 High Street	Detail of second floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		53 Charter Place	Number 63 & 65 High Street	View of ground floor front elevation	South east	P	TM	16/12/2015
EED14097		54 Charter Place	Number 63 & 65 High Street	View of ground floor front elevation	South west	P	TM	16/12/2015
EED14097		55 Charter Place	Number 63 & 65 High Street	Detail of first floor windows in front elevation	South west	L	TM	16/12/2015
EED14097		56 Charter Place	Number 63 & 65 High Street	View of ground floor front elevation	South west	L	TM	16/12/2015
EED14097		57 Charter Place	Number 63 & 65 High Street	View of ground floor interior	South west	L	TM	16/12/2015
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EED14097		59 Charter Place	Meeting Alley	General View	South	L	TM	16/12/2015
EED14097		60 Charter Place	Meeting Alley	General View	South	L	TM	16/12/2015
EED14097		61 Charter Place	Number 63 & 65 High Street	View of second floor interior	South east	L	TM	16/12/2015
EED14097		62 Charter Place	Number 63 & 65 High Street	View of second floor interior	South east	L	TM	16/12/2015
EED14097		63 Charter Place	Number 63 & 65 High Street	View of second floor interior detail of fireplace	South east	L	TM	16/12/2015
EED14097		64 Charter Place	Number 63 & 65 High Street	Interior view of second floor window in front elevation	North east	P	TM	16/12/2015
EED14097		65 Charter Place	Number 63 & 65 High Street	Interior view of second floor window in rear elevation	South west	P	TM	16/12/2015
EED14097		66 Charter Place	Number 63 & 65 High Street	View of south east gable at second floor level	South east	P	TM	16/12/2015
EED14097		67 Charter Place	Number 63 & 65 High Street	View of south east gable at second floor level	South east	L	TM	16/12/2015
EED14097		68 Charter Place	General View	View across Site from second floor	South east	L	TM	16/12/2015
EED14097		69 Charter Place	Meeting Alley	View of meeting alley from second floor roof	North	P	TM	16/12/2015
EED14097		70 Charter Place	General View	View across Site from second floor	South east	L	TM	16/12/2015
EED14097		71 Charter Place	Number 63 & 65 High Street	View of building at second floor level	North	L	TM	16/12/2015
EED14097		72 Charter Place	Number 63 & 65 High Street	Detail of chimney in north west gable	North	L	TM	16/12/2015
EED14097		73 Charter Place	Number 63 & 65 High Street	Detail of chimney in north west gable	North	P	TM	16/12/2015
EED14097		74 Charter Place	Number 63 & 65 High Street	View of north east rear elevation at second floor level	North east	L	TM	16/12/2015
EED14097		75 Charter Place	Number 63 & 65 High Street	Detail of chimney in north west gable	North east	P	TM	16/12/2015
EED14097		76 Charter Place	Number 63 & 65 High Street	View of north east rear elevation at second floor level	North east	P	TM	16/12/2015
EED14097		77 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	L	TM	16/12/2015
EED14097		78 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	P	TM	16/12/2015
EED14097		79 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	P	TM	16/12/2015
EED14097		80 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	P	TM	16/12/2015
EED14097		81 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	P	TM	16/12/2015
EED14097		82 Charter Place	Number 67 High Street	View of modern vaults in basement of bank	N/A	P	TM	16/12/2015
EED14097		83 Charter Place	General View	View of basement service road below Charter Place	N/A	L	TM	16/12/2015
EED14097		84 Charter Place	General View	View of basement service road below Charter Place	N/A	L	TM	16/12/2015
EED14097		85 Charter Place	General View	View of basement service road below Charter Place	N/A	L	TM	16/12/2015
EED14097		86 Charter Place	Meeting Alley	View of Meeting Alley from first floor	North east	L	TM	16/12/2015
EED14097		87 Charter Place	General View	View of walkway in Charter Place	North	L	TM	16/12/2015
EED14097		88 Charter Place	Multi-Storey Car Park	View from south east	South east	L	TM	16/12/2015
EED14097		89 Charter Place	Multi-Storey Car Park	View from south west	South west	L	TM	16/12/2015
EED14097		90 Charter Place	General View	View of entrance from Charter Place from High Street	South west	L	TM	16/12/2015
EED14097		91 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	L	TM	16/12/2015
EED14097		92 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	L	TM	16/12/2015
EED14097		93 Charter Place	Meeting Alley	View from High Street	South west	L	TM	16/12/2015
EED14097		94 Charter Place	Number 55 High Street	View from High Street	South west	L	TM	16/12/2015

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		95 Charter Place	Number 55 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		96 Charter Place	Number 45 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		97 Charter Place	Number 47-51 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		98 Charter Place	General View	View along High Street	North west	L	TM	16/12/2015
EED14097		99 Charter Place	Number 39-41a High Street	View from High Street	South east	L	TM	16/12/2015
EED14097		100 Charter Place	Number 45 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		101 Charter Place	Number 45 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		102 Charter Place	Number 45 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		103 Charter Place	General View	View along High Street	North west	L	TM	16/12/2015
EED14097		104 Charter Place	Number 37 High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		105 Charter Place	Number 39-41a High Street	View from High Street	South west	L	TM	16/12/2015
EED14097		106 Charter Place	Number 63 & 65 High Street	Detail of front elevation	South west	L	TM	16/12/2015
EED14097		107 Charter Place	Number 63 & 65 High Street	Detail of front elevation	South west	L	TM	16/12/2015
EED14097		108 Charter Place	Number 45 High Street	View of ground floor interior	South west	L	TM	21/12/2015
EED14097		109 Charter Place	Number 45 High Street	View of ground floor interior	South west	L	TM	21/12/2015
EED14097		110 Charter Place	Number 45 High Street	View of stair on north west side of rear range	N/A	P	TM	21/12/2015
EED14097		111 Charter Place	Number 45 High Street	View of stair on north west side of rear range	N/A	P	TM	21/12/2015
EED14097		112 Charter Place	Number 45 High Street	Interior view of first floor in rear range	South west	L	TM	21/12/2015
EED14097		113 Charter Place	Number 45 High Street	Interior view of first floor in rear range	South west	L	TM	21/12/2015
EED14097		114 Charter Place	Number 45 High Street	View of metal roof truss in first floor of rear range	North west	L	TM	21/12/2015
EED14097		115 Charter Place	Number 45 High Street	View of first floor front room in south east bay of high street frontage building	North east	P	TM	21/12/2015
EED14097		116 Charter Place	Number 45 High Street	View of first floor front room in south east bay of high street frontage building	South west	L	TM	21/12/2015
EED14097		117 Charter Place	Number 45 High Street	Detail of picture rail in first floor front room in south east bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		118 Charter Place	Number 45 High Street	View of first floor front room in central bay of high street frontage building	North east	L	TM	21/12/2015
EED14097		119 Charter Place	Number 45 High Street	Detail of window in first floor front room in central bay of high street frontage building	North east	P	TM	21/12/2015
EED14097		120 Charter Place	Number 45 High Street	Detail of cornice in first floor front room in central bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		121 Charter Place	Number 45 High Street	Detail of dado in first floor front room in central bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		122 Charter Place	Number 45 High Street	View of first floor front room in central bay of high street frontage building	South west	L	TM	21/12/2015
EED14097		123 Charter Place	Number 45 High Street	View of first floor front room in central bay of high street frontage building	South west	P	TM	21/12/2015
EED14097		124 Charter Place	Number 45 High Street	View of first floor front room in north west bay of high street frontage building	North east	L	TM	21/12/2015
EED14097		125 Charter Place	Number 45 High Street	View of first floor front room in north west bay of high street frontage building	South west	L	TM	21/12/2015
EED14097		126 Charter Place	Number 45 High Street	Detail of fireplace in first floor front room in north west bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		127 Charter Place	Number 45 High Street	Detail of fireplace in first floor front room in north west bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		128 Charter Place	Number 45 High Street	Detail of fireplace in first floor front room in north west bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		129 Charter Place	Number 45 High Street	Detail of fireplace in first floor front room in north west bay of high street frontage building	N/A	L	TM	21/12/2015
EED14097		130 Charter Place	Number 45 High Street	Detail of fireplace in first floor front room in north west bay of high street frontage building	N/A	P	TM	21/12/2015
EED14097		131 Charter Place	Number 45 High Street	Detail of skirting in first floor front room in north west bay of high street frontage building	N/A	P	TM	21/12/2015
EED14097		132 Charter Place	Number 45 High Street	View of room/cupboard in return of building	N/A	P	TM	21/12/2015
EED14097		133 Charter Place	Number 45 High Street	View of toilet/window in return of building	North	P	TM	21/12/2015
EED14097		134 Charter Place	Number 45 High Street	View of toilet/window in return of building	North	P	TM	21/12/2015
EED14097		135 Charter Place	Number 45 High Street	Detail of window glazing in return of building	N/A	L	TM	21/12/2015
EED14097		136 Charter Place	Number 45 High Street	Detail of window glazing in return of building	N/A	L	TM	21/12/2015
EED14097		137 Charter Place	Number 45 High Street	Detail of window glazing in return of building	N/A	P	TM	21/12/2015
EED14097		138 Charter Place	Number 45 High Street	View of early ceiling in corridor in return of building	South east	L	TM	21/12/2015
EED14097		139 Charter Place	Number 45 High Street	View of early ceiling in corridor in return of building	South east	L	TM	21/12/2015
EED14097		140 Charter Place	Number 45 High Street	View of later corridor extension to the north of rear range	North east	L	TM	21/12/2015
EED14097		141 Charter Place	Number 45 High Street	Interior view of ground floor	North east	L	TM	21/12/2015

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097	142	Charter Place	Number 45 High Street	Detail of ground floor window in south east gable of rear range	South east	L	TM	21/12/2015
EED14097	143	Charter Place	Number 45 High Street	Detail of ground floor window in south east gable of rear range	South east	L	TM	21/12/2015
EED14097	144	Charter Place	Number 45 High Street	Detail of first floor window in south east gable of rear range	South east	L	TM	21/12/2015
EED14097	145	Charter Place	Number 45 High Street	Detail of south east gable of rear range	South east	L	TM	21/12/2015
EED14097	146	Charter Place	Number 45 High Street	Detail of brick masonry in south east gable of rear range	South east	L	TM	21/12/2015
EED14097	147	Charter Place	Number 45 High Street	View of rear elevation of south east bay of Number 45 from Butchers Alley	North east	L	TM	21/12/2015
EED14097	148	Charter Place	Number 45 High Street	View of return to Number 45 from Butchers Alley	South east	L	TM	21/12/2015
EED14097	149	Charter Place	Number 45 High Street	View of south east gable of rear range from Butchers Alley	South west	P	TM	21/12/2015
EED14097	150	Charter Place	Number 45 High Street	View of partially exposed south east elevation of Number 45 from Butchers Alley	South east	P	TM	21/12/2015
EED14097	151	Charter Place	Number 39-41a High Street	View of rear access to building	North east	L	TM	21/12/2015
EED14097	152	Charter Place	Number 39-41a High Street	View of ground floor interior south east bay	South west	L	TM	21/12/2015
EED14097	153	Charter Place	Number 39-41a High Street	View of ground floor interior south east bay	South west	L	TM	21/12/2015
EED14097	154	Charter Place	Number 39-41a High Street	Detail of first floor window in first floor south east bay	N/A	L	TM	21/12/2015
EED14097	155	Charter Place	Number 39-41a High Street	Detail of first floor window in first floor south east bay	N/A	L	TM	21/12/2015
EED14097	156	Charter Place	Number 39-41a High Street	View of front room in first floor south east bay	North east	L	TM	21/12/2015
EED14097	157	Charter Place	Number 39-41a High Street	View of ground floor interior central bay	South west	L	TM	21/12/2015
EED14097	158	Charter Place	Number 39-41a High Street	View of ground floor interior central bay	South west	L	TM	21/12/2015
EED14097	159	Charter Place	Number 39-41a High Street	View of ground floor interior north west bay	South west	L	TM	21/12/2015
EED14097	160	Charter Place	Number 39-41a High Street	View of ground floor interior north west bay	South west	L	TM	21/12/2015
EED14097	161	Charter Place	Number 39-41a High Street	View of ground floor interior north west bay	North east	L	TM	21/12/2015
EED14097	162	Charter Place	Number 39-41a High Street	View of ground floor interior north west bay	North east	L	TM	21/12/2015
EED14097	163	Charter Place	Number 37 High Street	View of ground floor interior	South west	L	TM	21/12/2015
EED14097	164	Charter Place	Number 37 High Street	View of ground floor interior	South west	L	TM	21/12/2015
EED14097	165	Charter Place	Meeting Alley	General view	North east	L	TM	21/12/2015
EED14097	166	Charter Place	Meeting Alley	General view	North east	L	TM	21/12/2015
EED14097	167	Charter Place	Charter Place	General view of first floor walkway	North west	L	TM	21/12/2015
EED14097	168	Charter Place	General View	View from roof of Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097	169	Charter Place	General View	View from roof of Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097	170	Charter Place	General View	View from roof of Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097	171	Charter Place	General View	View from roof of Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097	172	Charter Place	General View	View from roof of Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097	173	Charter Place	General View	View from roof of Multi-storey car park looking towards 63-69 High Street	North	L	TM	21/12/2015
EED14097	174	Charter Place	General View	View from roof of Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097	175	Charter Place	General View	View from roof of Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097	176	Charter Place	General View	View from roof of Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097	177	Charter Place	General View	View from roof of Multi-storey car park looking towards 57-45 High Street	North east	L	TM	21/12/2015
EED14097	178	Charter Place	General View	View from roof of Multi-storey car park looking towards 57-45 High Street	North east	L	TM	21/12/2015
EED14097	179	Charter Place	General View	View from roof of Multi-storey car park looking towards 63-65 High Street	North	L	TM	21/12/2015
EED14097	180	Charter Place	General View	View Multi-storey car park looking towards 45 High Street	North east	L	TM	21/12/2015
EED14097	181	Charter Place	General View	View Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097	182	Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	P	TM	21/12/2015
EED14097	183	Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097	184	Charter Place	General View	View Multi-storey car park looking towards 39-41a High Street	North east	L	TM	21/12/2015
EED14097	185	Charter Place	General View	View Multi-storey car park looking towards 63-65 High Street	North	L	TM	21/12/2015
EED14097	186	Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097	187	Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097	188	Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015

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Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		189 Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097		190 Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097		191 Charter Place	General View	View Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097		192 Charter Place	General View	View Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097		193 Charter Place	General View	View Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097		194 Charter Place	General View	View Multi-storey car park looking towards Meeting Alley	North east	L	TM	21/12/2015
EED14097		195 Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097		196 Charter Place	General View	View Multi-storey car park looking towards Charter Place	North	L	TM	21/12/2015
EED14097		197 Charter Place	General View	View Multi-storey car park looking towards 63-65 High Street	North east	L	TM	21/12/2015
EED14097		198 Charter Place	General View	View Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097		199 Charter Place	General View	View Multi-storey car park looking towards 39-41a High Street	North east	L	TM	21/12/2015
EED14097		200 Charter Place	General View	View Multi-storey car park looking towards 39-41a High Street	North east	L	TM	21/12/2015
EED14097		201 Charter Place	General View	View Multi-storey car park looking towards 45 High Street	North east	L	TM	21/12/2015
EED14097		202 Charter Place	General View	View Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097		203 Charter Place	General View	View Multi-storey car park looking towards 39-45 High Street	North east	L	TM	21/12/2015
EED14097		204 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		205 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		206 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		207 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		208 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		209 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		210 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North west	L	TM	21/12/2015
EED14097		211 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North east	L	TM	21/12/2015
EED14097		212 Charter Place	Multi-Storey Car Park	View of multi-storey car park	North east	L	TM	21/12/2015
EED14097		213 Charter Place	Number 39-41a High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		214 Charter Place	Number 39-41a High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		215 Charter Place	Number 39-41a High Street	View of front elevation detail of south east bay	South west	L	TM	21/12/2015
EED14097		216 Charter Place	Number 39-41a High Street	View of front elevation detail of south east bay	South west	L	TM	21/12/2015
EED14097		217 Charter Place	Number 39-41a High Street	View of front elevation detail of north west bay	South west	L	TM	21/12/2015
EED14097		218 Charter Place	Number 37 High Street	View of front elevation first floor	South west	L	TM	21/12/2015
EED14097		219 Charter Place	Number 37 High Street	View of front elevation first floor	South west	L	TM	21/12/2015
EED14097		220 Charter Place	Number 39-41a High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		221 Charter Place	General View	View along High Street	North west	L	TM	21/12/2015
EED14097		222 Charter Place	Number 45 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		223 Charter Place	Number 45 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		224 Charter Place	Number 45 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		225 Charter Place	Number 45 High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		226 Charter Place	Number 45 High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		227 Charter Place	Number 45 High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		228 Charter Place	Number 47-51 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		229 Charter Place	Number 55 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		230 Charter Place	Meeting Alley	View from High Street	South west	L	TM	21/12/2015
EED14097		231 Charter Place	Number 47-57 High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		232 Charter Place	Number 39-41a High Street	View of front elevation	South east	L	TM	21/12/2015
EED14097		233 Charter Place	Number 63 & 65 High Street	View of front elevation	South west	L	TM	21/12/2015
EED14097		234 Charter Place	Number 63 & 65 High Street	View of front elevation detail of gable	South west	L	TM	21/12/2015
EED14097		235 Charter Place	Number 63 & 65 High Street	View of front elevation detail of gable	South west	L	TM	21/12/2015

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Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		236 Charter Place	Number 63 & 65 High Street	View of front elevation detail of first floor windows	South west	L	TM	21/12/2015
EED14097		237 Charter Place	Number 63 & 65 High Street	View of front elevation detail of first floor windows	South west	L	TM	21/12/2015
EED14097		238 Charter Place	Number 63 & 65 High Street	View of front elevation	South	L	TM	21/12/2015
EED14097		239 Charter Place	Charter Place	View of entrance from High Street	South	L	TM	21/12/2015
EED14097		240 Charter Place	General View	View of High Street Frontage	South east	L	TM	21/12/2015
EED14097		241 Charter Place	Number 39-41a High Street	View of central bay first floor	North east	L	TM	21/12/2015
EED14097		242 Charter Place	Number 39-41a High Street	View of central bay first floor	South	L	TM	21/12/2015
EED14097		243 Charter Place	Number 39-41a High Street	View of central bay first floor detail of rear window	South west	P	TM	21/12/2015
EED14097		244 Charter Place	Number 39-41a High Street	View of central bay first floor detail of rear window	South west	P	TM	21/12/2015
EED14097		245 Charter Place	Number 39-41a High Street	View of central bay first floor detail of rear window	N/A	P	TM	21/12/2015
EED14097		246 Charter Place	Number 39-41a High Street	View of central bay first floor	North east	L	TM	21/12/2015
EED14097		247 Charter Place	Number 39-41a High Street	View of central bay first floor detail of front window	North	P	TM	21/12/2015
EED14097		248 Charter Place	Number 39-41a High Street	View of Stair in central bay	South west	P	TM	21/12/2015
EED14097		249 Charter Place	Number 39-41a High Street	View of Stair in central bay	South west	P	TM	21/12/2015
EED14097		250 Charter Place	Number 45 High Street	View of first floor front room in south east bay	North east	L	TM	21/12/2015
EED14097		251 Charter Place	Number 45 High Street	View of first floor front room central bay detail of skirting	N/A	L	TM	21/12/2015
EED14097		252 Charter Place	Number 45 High Street	View of first floor front room central bay detail of picture rail	North east	L	TM	21/12/2015
EED14097		253 Charter Place	Number 45 High Street	View of first floor front room central bay detail of cornice	South west	L	TM	21/12/2015
EED14097		254 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of dado	South	P	TM	21/12/2015
EED14097		255 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of dado	South	P	TM	21/12/2015
EED14097		256 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of cornice	South	P	TM	21/12/2015
EED14097		257 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of Skirting	South	P	TM	21/12/2015
EED14097		258 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of Skirting	South	P	TM	21/12/2015
EED14097		259 Charter Place	Number 45 High Street	View of first floor front room north west bay detail of plaster and lathe	N/A	L	TM	21/12/2015
EED14097		260 Charter Place	Number 45 High Street	View of window in return	N/A	P	TM	21/12/2015
EED14097		261 Charter Place	Number 45 High Street	View of window in return	N/A	P	TM	21/12/2015
EED14097		262 Charter Place	Number 45 High Street	View of window/cornice in return	N/A	P	TM	21/12/2015
EED14097		263 Charter Place	Number 39-41a High Street	View of first floor front room in south east bay detail of window	North	P	TM	21/12/2015
EED14097		264 Charter Place	Number 39-41a High Street	View of first floor front room in south east bay detail of window	North	L	TM	21/12/2015
EED14097		265 Charter Place	Number 39-41a High Street	View of first floor front room in south east bay detail of window	North	L	TM	21/12/2015
EED14097		266 Charter Place	Number 39-41a High Street	View of first floor front room in south east bay detail of window	North east	L	TM	21/12/2015
EED14097		267 Charter Place	Number 39-41a High Street	View of first floor front room in central bay	South west	L	TM	21/12/2015
EED14097		268 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of rear window	South west	L	TM	21/12/2015
EED14097		269 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of rear window	N/A	P	TM	21/12/2015
EED14097		270 Charter Place	Number 39-41a High Street	View of first floor front room in central bay	North west	L	TM	21/12/2015
EED14097		271 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of front window	N/A	P	TM	21/12/2015
EED14097		272 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of rear window	N/A	L	TM	21/12/2015
EED14097		273 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of stair	North east	P	TM	21/12/2015
EED14097		274 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail of stair	North east	P	TM	21/12/2015
EED14097		275 Charter Place	Number 39-41a High Street	View of first floor front room in central bay detail masonry exposed under front window	North east	L	TM	21/12/2015
EED14097		276 Charter Place	Number 39-41a High Street	View of ground floor central bay detail of parquet floor	N/A	L	TM	21/12/2015
EED14097		277 Charter Place	Number 39-41a High Street	View of first floor west bay of ceiling above modern suspended ceiling	N/A	L	TM	08/01/2016
EED14097		278 Charter Place	Number 39-41a High Street	View of first floor west bay of ceiling above modern suspended ceiling	N/A	L	TM	08/01/2016
EED14097		279 Charter Place	Number 39-41a High Street	View of first floor west bay of ceiling above modern suspended ceiling	N/A	L	TM	08/01/2016
EED14097		280 Charter Place	Number 39-41a High Street	View of first floor west bay of ceiling above modern suspended ceiling	N/A	L	TM	08/01/2016
EED14097		281 Charter Place	Number 39-41a High Street	View of first floor corridor at rear of building	South west	P	TM	08/01/2016
EED14097		282 Charter Place	Number 39-41a High Street	View of first floor corridor at rear of building	North east	P	TM	08/01/2016

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		283 Charter Place	Number 39-41a High Street	View of first floor modern extension at rear of building	South west	L	TM	08/01/2016
EED14097		284 Charter Place	Number 37 High Street	Detail of first floor front window	South east	P	TM	08/01/2016
EED14097		285 Charter Place	Number 37 High Street	Detail of first floor front window	South east	L	TM	08/01/2016
EED14097		286 Charter Place	Number 37 High Street	View of first floor brick masonry	South west	P	TM	08/01/2016
EED14097		287 Charter Place	Number 37 High Street	View of masonry junction between number 37 and number 39	West	P	TM	08/01/2016
EED14097		288 Charter Place	Number 37 High Street	View of masonry junction between number 37 and number 40	South west	L	TM	08/01/2016
EED14097		289 Charter Place	Number 39-41a High Street	View of first floor brick masonry	South west	L	TM	08/01/2016
EED14097		290 Charter Place	Number 39-41a High Street	View of first floor	West	P	TM	08/01/2016
EED14097		291 Charter Place	Number 39-41a High Street	Detail of window horn to first floor sash window	N/A	P	TM	08/01/2016
EED14097		292 Charter Place	Number 39-41a High Street	View of brick pillar between west and central bay at first floor	South west	P	TM	08/01/2016
EED14097		293 Charter Place	Number 39-41a High Street	View of brick pillar between west and central bay at first floor	South west	L	TM	08/01/2016
EED14097		294 Charter Place	Number 39-41a High Street	View of first floor window in central bay	West	P	TM	08/01/2016
EED14097		295 Charter Place	Number 39-41a High Street	View of first floor window in central bay	West	P	TM	08/01/2016
EED14097		296 Charter Place	Number 39-41a High Street	Detail of glazing bar to first floor sash window	N/A	L	TM	08/01/2016
EED14097		297 Charter Place	Number 39-41a High Street	View of first floor window in east bay	West	P	TM	08/01/2016
EED14097		298 Charter Place	Number 39-41a High Street	View of first floor window in east bay	West	P	TM	08/01/2016
EED14097		299 Charter Place	Number 39-41a High Street	View of brick pillar at east end of building	South west	P	TM	08/01/2016
EED14097		300 Charter Place	Number 39-41a High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		301 Charter Place	Number 45 High Street	View of cast iron hopper at first floor, west corner of building	South west	P	TM	08/01/2016
EED14097		302 Charter Place	Number 45 High Street	View of cast iron hopper at first floor, west corner of building	South west	P	TM	08/01/2016
EED14097		303 Charter Place	Number 45 High Street	View of cast iron hopper at first floor, west corner of building	West	P	TM	08/01/2016
EED14097		304 Charter Place	Number 45 High Street	View of first floor exterior	North west	P	TM	08/01/2016
EED14097		305 Charter Place	Number 45 High Street	View of first floor window	West	P	TM	08/01/2016
EED14097		306 Charter Place	Number 45 High Street	View of brick eaves course	West	L	TM	08/01/2016
EED14097		307 Charter Place	Number 39-41a High Street	View of front elevation first floor	South east	P	TM	08/01/2016
EED14097		308 Charter Place	Number 45 High Street	Detail of first floor window head	South	P	TM	08/01/2016
EED14097		309 Charter Place	Number 45 High Street	Detail of first floor window head	South east	L	TM	08/01/2016
EED14097		310 Charter Place	Number 39-41a High Street	View of front elevation first floor	South east	P	TM	08/01/2016
EED14097		311 Charter Place	Number 45 High Street	View of front elevation first floor	North west	P	TM	08/01/2016
EED14097		312 Charter Place	Number 45 High Street	View of first floor window	South	P	TM	08/01/2016
EED14097		313 Charter Place	Number 45 High Street	View of first floor window	North east	P	TM	08/01/2016
EED14097		314 Charter Place	Number 45 High Street	Detail of glazing bar to first floor sash window	South	P	TM	08/01/2016
EED14097		315 Charter Place	Number 45 High Street	Detail of first floor brock masonry	N/A	L	TM	08/01/2016
EED14097		316 Charter Place	Number 45 High Street	Detail of first floor brock masonry	N/A	L	TM	08/01/2016
EED14097		317 Charter Place	Number 45 High Street	View of first floor window head and keystone detail	South	L	TM	08/01/2016
EED14097		318 Charter Place	Number 45 High Street	View of first floor window	South east	P	TM	08/01/2016
EED14097		319 Charter Place	Number 45 High Street	View of brick eaves course	South east	L	TM	08/01/2016
EED14097		320 Charter Place	Number 45 High Street	View of masonry junction at east bay of building	West	P	TM	08/01/2016
EED14097		321 Charter Place	Number 45 High Street	View of masonry junction at east bay of building	West	P	TM	08/01/2016
EED14097		322 Charter Place	Number 45 High Street	View of masonry junction at western bays of building	South east	P	TM	08/01/2016
EED14097		323 Charter Place	Number 45 High Street	View of masonry junction at western bays of building	South east	P	TM	08/01/2016
EED14097		324 Charter Place	Number 45 High Street	View of first floor window in east bay	South east	P	TM	08/01/2016
EED14097		325 Charter Place	Number 45 High Street	View of first floor window in east bay-detail window horn	South east	P	TM	08/01/2016
EED14097		326 Charter Place	Number 45 High Street	View of first floor east bay	North west	P	TM	08/01/2016
EED14097		327 Charter Place	Number 45 High Street	View of first floor east bay	South east	P	TM	08/01/2016
EED14097		328 Charter Place	Number 45 High Street	View of first floor east bay	North west	P	TM	08/01/2016
EED14097		329 Charter Place	Number 47-51 High Street	View of Number 47-51 first floor	North west	P	TM	08/01/2016

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Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		330 Charter Place	Number 47-51 High Street	View of Number 47-51 first floor	North west	P	TM	08/01/2016
EED14097		331 Charter Place	Number 45 High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		332 Charter Place	Number 45 High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		333 Charter Place	Number 55 High Street	View of Number 55 first floor	North west	P	TM	08/01/2016
EED14097		334 Charter Place	Number 57 High Street	View of first floor	North west	P	TM	08/01/2016
EED14097		335 Charter Place	Number 57 High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		336 Charter Place	Number 57 High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		337 Charter Place	Number 47-51 High Street	View of first floor	South east	P	TM	08/01/2016
EED14097		338 Charter Place	Number 45 High Street	View of north west gable	South east	L	TM	08/01/2016
EED14097		339 Charter Place	Number 45 High Street	View of north west gable	South east	L	TM	08/01/2016
EED14097		340 Charter Place	Number 45 High Street	View of south east gable	North west	L	TM	08/01/2016
EED14097		341 Charter Place	Number 39-41a High Street	View of brick pillar at first floor south east corner	South east	P	TM	08/01/2016
EED14097		342 Charter Place	Number 39-41a High Street	View of brick pillar at first floor south east corner	West	P	TM	08/01/2016
EED14097		343 Charter Place	Number 39-41a High Street	View of brick eaves course	South east	L	TM	08/01/2016
EED14097		344 Charter Place	Number 39-41a High Street	Detail of first floor window head	South west	L	TM	08/01/2016
EED14097		345 Charter Place	Number 39-41a High Street	Detail of first floor masonry	South west	L	TM	08/01/2016
EED14097		346 Charter Place	Number 39-41a High Street	View of brick eaves course	South east	L	TM	08/01/2016
EED14097		347 Charter Place	Number 39-41a High Street	Detail of first floor window head	South west	L	TM	08/01/2016
EED14097		348 Charter Place	Number 39-41a High Street	View of first floor masonry	South east	P	TM	08/01/2016
EED14097		349 Charter Place	Number 39-41a High Street	View of first floor brick pillar between central and north west bay	South west	P	TM	08/01/2016
EED14097		350 Charter Place	Number 39-41a High Street	Detail of keystone	South west	P	TM	08/01/2016
EED14097		351 Charter Place	Number 39-41a High Street	View of first floor brick pillar at north west extent of building	South east	P	TM	08/01/2016
EED14097		352 Charter Place	Number 37 High Street	View of first floor masonry	South east	P	TM	08/01/2016
EED14097		353 Charter Place	Number 37 High Street	View of first floor masonry	South east	L	TM	08/01/2016
EED14097		354 Charter Place	Number 39-41a High Street	View of first floor brick pillar at north west extent of building	South west	P	TM	08/01/2016
EED14097		355 Charter Place	Number 39-41a High Street	View of masonry junction between Number 37 and 39	South west	P	TM	08/01/2016
EED14097		356 Charter Place	Number 39-41a High Street	View of first floor brick pillar at north west extent of building	West	L	TM	08/01/2016
EED14097		357 Charter Place	Number 37 High Street	View of roof	South west	L	TM	08/01/2016
EED14097		358 Charter Place	Number 37 High Street	View of first floor	West	P	TM	08/01/2016
EED14097		359 Charter Place	Number 39-41a High Street	View of north west gable	West	L	TM	08/01/2016
EED14097		360 Charter Place	Number 39-41a High Street	View of first floor brick pillar at north west extent of building	South west	P	TM	08/01/2016
EED14097		361 Charter Place	Number 39-41a High Street	View of first floor brick pillar between central and north west bay	South west	P	TM	08/01/2016
EED14097		362 Charter Place	Number 39-41a High Street	Detail of window in central bay	South west	L	TM	08/01/2016
EED14097		363 Charter Place	Number 39-41a High Street	View of north west gable	West	L	TM	08/01/2016
EED14097		364 Charter Place	Number 37 High Street	View of roof	South west	L	TM	08/01/2016
EED14097		365 Charter Place	Number 39-41a High Street	View of drainage gully and parapet at north west gable	South west	L	TM	08/01/2016
EED14097		366 Charter Place	Number 39-41a High Street	View of roof pitch	West	L	TM	08/01/2016
EED14097		367 Charter Place	Number 39-41a High Street	Detail of clay roof tiles	South west	L	TM	08/01/2016
EED14097		368 Charter Place	Number 39-41a High Street	Detail of clay roof tiles	South west	L	TM	08/01/2016
EED14097		369 Charter Place	Number 39-41a High Street	View of parapet over central bays	South west	L	TM	08/01/2016
EED14097		370 Charter Place	Number 39-41a High Street	View of roof and parapet at north west extent	South east	L	TM	08/01/2016
EED14097		371 Charter Place	Number 39-41a High Street	View of roof and parapet at south east extent	North west	L	TM	08/01/2016
EED14097		372 Charter Place	Number 45 High Street	View of roof	North west	L	TM	08/01/2016
EED14097		373 Charter Place	Number 45 High Street	View of chimney at north west gable	South west	L	TM	08/01/2016
EED14097		374 Charter Place	Number 45 High Street	View of chimney at south east gable	West	L	TM	08/01/2016
EED14097		375 Charter Place	Number 45 High Street	View of chimney at north west gable	South west	L	TM	08/01/2016
EED14097		376 Charter Place	Number 45 High Street	Detail of ridge tiles	South west	L	TM	08/01/2016

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Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		377 Charter Place	Number 45 High Street	View of south east gable	West	L	TM	08/01/2016
EED14097		378 Charter Place	Number 39-41a High Street	View of roof	South east	P	TM	08/01/2016
EED14097		379 Charter Place	Number 39-41a High Street	View of roof	South east	L	TM	08/01/2016
EED14097		380 Charter Place	Number 39-41a High Street	Detail of parapet	South east	P	TM	08/01/2016
EED14097		381 Charter Place	Number 39-41a High Street	Detail of parapet	South east	L	TM	08/01/2016
EED14097		382 Charter Place	Number 39-41a High Street	View of roof ridge	South west	L	TM	08/01/2016
EED14097		383 Charter Place	Number 45 High Street	View of south east gable	West	L	TM	08/01/2016
EED14097		384 Charter Place	Number 45 High Street	View of masonry to façade in south east bay	West	P	TM	08/01/2016
EED14097		385 Charter Place	Number 45 High Street	View of masonry to façade in south east bay	West	P	TM	08/01/2016
EED14097		386 Charter Place	Number 45 High Street	View of hipped roof	South west	L	TM	08/01/2016
EED14097		387 Charter Place	Number 45 High Street	View of blocked window in south east bay of façade	West	L	TM	08/01/2016
EED14097		388 Charter Place	Number 45 High Street	Detail of brick masonry in south east bay of façade	West	L	TM	08/01/2016
EED14097		389 Charter Place	Number 45 High Street	View of hipped roof	South	L	TM	08/01/2016
EED14097		390 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		391 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		392 Charter Place	Number 45 High Street	View of roof to rear range	South	L	TM	08/01/2016
EED14097		393 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		394 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		395 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		396 Charter Place	Number 45 High Street	View of roof	South east	L	TM	08/01/2016
EED14097		397 Charter Place	Number 45 High Street	View of roof to rear range	South	L	TM	08/01/2016
EED14097		398 Charter Place	General View	View towards across site from High Street scaffolding	South west	L	TM	08/01/2016
EED14097		399 Charter Place	General View	View towards across site from High Street scaffolding	South	L	TM	08/01/2016
EED14097		400 Charter Place	General View	View towards across site from High Street scaffolding	South east	L	TM	08/01/2016
EED14097		401 Charter Place	General View	View towards across site from High Street scaffolding above Meeting Alley	South west	L	TM	08/01/2016
EED14097		402 Charter Place	General View	View towards across site from High Street scaffolding above Meeting Alley	South west	L	TM	08/01/2016
EED14097		403 Charter Place	General View	View towards across site from High Street scaffolding	South east	L	TM	08/01/2016
EED14097		404 Charter Place	General View	View towards across site from High Street scaffolding	South east	L	TM	08/01/2016
EED14097		405 Charter Place	General View	View towards across site from High Street scaffolding	South west	L	TM	08/01/2016
EED14097		406 Charter Place	Number 39-41a High Street	View of roof	South east	L	TM	08/01/2016
EED14097		407 Charter Place	Number 63 & 65 High Street	View of first floor front room	North	L	TM	08/01/2016
EED14097		408 Charter Place	Number 63 & 65 High Street	View of first floor front room	North east	P	TM	08/01/2016
EED14097		409 Charter Place	Number 63 & 65 High Street	View of first floor front room	North west	L	TM	08/01/2016
EED14097		410 Charter Place	Number 63 & 65 High Street	View of first floor front room	South east	L	TM	08/01/2016
EED14097		411 Charter Place	Number 63 & 65 High Street	View of first floor front room detail of window	N/A	L	TM	08/01/2016
EED14097		412 Charter Place	Number 63 & 65 High Street	View of first floor	North east	L	TM	08/01/2016
EED14097		413 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	L	TM	08/01/2016
EED14097		414 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	L	TM	08/01/2016
EED14097		415 Charter Place	Number 63 & 65 High Street	View of ground floor	South west	L	TM	08/01/2016
EED14097		416 Charter Place	Number 63 & 65 High Street	View of ground floor	South west	L	TM	08/01/2016
EED14097		417 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	L	TM	08/01/2016
EED14097		418 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	L	TM	08/01/2016
EED14097		419 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	L	TM	08/01/2016
EED14097		420 Charter Place	Number 63 & 65 High Street	View of ground floor	North east	P	TM	08/01/2016
EED14097		421 Charter Place	Charter Place	General view of first floor external walkway	South east	L	TM	08/01/2016
EED14097		422 Charter Place	Charter Place	General view of first floor external walkway	North west	L	TM	08/01/2016
EED14097		423 Charter Place	Number 39-41a High Street	View of first floor front room in north west bay	South east	p	TM	08/01/2016

Digital Photograph Register

Project number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097		424 Charter Place	Number 39-41a High Street	View of first floor front room in north west bay	North west	P	TM	08/01/2016
EED14097		425 Charter Place	Number 39-41a High Street	View of first floor front room in north west bay	North east	L	TM	08/01/2016
EED14097		426 Charter Place	Number 39-41a High Street	View of first floor front room in north west bay	South east	L	TM	08/01/2016
EED14097		427 Charter Place	Number 39-41a High Street	View of first floor front room in north west bay	South west	L	TM	08/01/2016
EED14097		428 Charter Place	Number 39-41a High Street	View of interior of west bay of Number 39-41a during demolition	South	L	TM	11/02/2016
EED14097		429 Charter Place	Number 39-41a High Street	View of interior of west and central bay of Number 37-41a during demolition	South west	L	TM	11/02/2016
EED14097		430 Charter Place	Number 39-41a High Street	View of interior of west bay of Number 39-41a during demolition	South	L	TM	11/02/2016
EED14097		431 Charter Place	Number 39-41a High Street	View of interior of east bay of Number 39-41a during demolition	South west	L	TM	11/02/2016
EED14097		432 Charter Place	Number 39-41a High Street	View of interior of west bay of Number 39-41a during demolition	South	L	TM	11/02/2016
EED14097		433 Charter Place	Number 39-41a High Street	View of interior of east bay of Number 39-41a during demolition	South west	L	TM	11/02/2016
EED14097		434 Charter Place	Number 39-41a High Street	View of interior of central bay of Number 39-41a during demolition	South	L	TM	11/02/2016
EED14097		435 Charter Place	Number 39-41a High Street	View of interior of east bay of Number 39-41a during demolition	South	L	TM	11/02/2016
EED14097		436 Charter Place	Number 39-41a High Street	View of interior of Number 39-41a during demolition	South east	L	TM	11/02/2016
EED14097		437 Charter Place	Number 39-41a High Street	View across Site from roof level of 39-41a during demolition	South west	L	TM	11/02/2016
EED14097		438 Charter Place	Number 45 High Street	View of interior of Number 45 during demolition	South west	L	TM	11/02/2016
EED14097		439 Charter Place	Number 45 High Street	View of interior of Number 45 during demolition	South west	L	TM	11/02/2016
EED14097		440 Charter Place	General View	View across Site from roof level of 39-41a during demolition	West	L	TM	11/02/2016
EED14097		441 Charter Place	General View	View across Site from roof level of 39-41a during demolition	West	L	TM	11/02/2016
EED14097		442 Charter Place	General View	View across Site from roof level of 39-41a during demolition	South west	L	TM	11/02/2016
EED14097		443 Charter Place	General View	View across Site from roof level of 39-41a during demolition	South west	L	TM	11/02/2016
EED14097		444 Charter Place	Number 39-41a High Street	Detail of roof tile removed from Number 39-41a	N/A	L	TM	11/02/2016
EED14097		445 Charter Place	Number 39-41a High Street	View of interior during demolition	North east	L	TM	11/02/2016
EED14097		446 Charter Place	Number 39-41a High Street	View of rear boundary wall between west and central bay during demolition	East	L	TM	11/02/2016
EED14097		447 Charter Place	Number 39-41a High Street	View at rear of building during demolition	North east	L	TM	11/02/2016
EED14097		448 Charter Place	Number 45 High Street	View at rear of building during demolition	North east	L	TM	11/02/2016
EED14097		449 Charter Place	Number 45 High Street	View of rear of front facade during demolition	North east	L	TM	11/02/2016
EED14097		450 Charter Place	Number 39-41a High Street	View of east elevation during demolition. Note scarring of Number 45 profile from demolition	East	L	TM	11/02/2016
EED14097		451 Charter Place	General View	General view of demolition Site	South east	L	TM	11/02/2016
EED14097		452 Charter Place	General View	General view of demolition Site	West	L	TM	11/02/2016
EED14097		453 Charter Place	General View	General view of demolition Site	West	L	TM	11/02/2016
EED14097		454 Charter Place	General View	General view of demolition Site	South west	L	TM	11/02/2016
EED14097		455 Charter Place	Number 39-41a High Street	View at rear of building during demolition	North east	L	TM	11/02/2016
EED14097		456 Charter Place	General View	View from multi-storey car park across demolition site	North east	L	TM	11/02/2016
EED14097		457 Charter Place	General View	View from multi-storey car park across demolition site	North east	L	TM	11/02/2016
EED14097		458 Charter Place	General View	View from multi-storey car park across demolition site	North west	L	TM	11/02/2016
EED14097		459 Charter Place	General View	View from multi-storey car park across demolition site	North east	L	TM	11/02/2016
EED14097		460 Charter Place	General View	View from multi-storey car park across demolition site	North east	L	TM	11/02/2016
EED14097		461 Charter Place	General View	View from multi-storey car park across demolition site	North	L	TM	11/02/2016

Film Photograph Register

Project number	Film Number	Photo number	Site	Building	Description	Direction from	Portrait (P)/ Landscape (L)	Taken by	Date
EED14097	407	32	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	407	33	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	407	34	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	407	35	Charter Place	Number 63-65 High Street	View of front elevation	West	L	SP	16/12/2015
EED14097	407	36	Charter Place	Number 63-65 High Street	View of front elevation	West	L	SP	16/12/2015
EED14097	407	37	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	1	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	2	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	3	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	4	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	5	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	6	Charter Place	Number 63-65 High Street	View of front elevation	South west	P	SP	16/12/2015
EED14097	408	7	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	8	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	9	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	10	Charter Place	Number 63-65 High Street	View of interior ground floor concrete ceiling	South west	L	SP	16/12/2015
EED14097	408	11	Charter Place	Number 63-65 High Street	View of front elevation	South west	L	SP	16/12/2015
EED14097	408	12	Charter Place	Meeting Alley	View from south west	South west	L	SP	16/12/2015
EED14097	408	13	Charter Place	Number 63-65 High Street	View of fireplace in north west gable of second floor	South east	L	SP	16/12/2015
EED14097	408	14	Charter Place	Number 63-65 High Street	View of roof structure above second floor	South east	L	SP	16/12/2015
EED14097	408	15	Charter Place	Number 63-65 High Street	View of fireplace in north west gable of second floor	South east	L	SP	16/12/2015
EED14097	408	16	Charter Place	Number 63-65 High Street	View of second floor rear window	South west	L	SP	16/12/2015
EED14097	408	17	Charter Place	Number 63-65 High Street	View of second floor front window	North east	L	SP	16/12/2015
EED14097	408	18	Charter Place	Number 63-65 High Street	View of south east gable	South east	L	SP	16/12/2015
EED14097	408	19	Charter Place	Number 63-65 High Street	View of south east gable	South east	P	SP	16/12/2015
EED14097	408	20	Charter Place	Number 63-65 High Street	View of south east gable	South east	L	SP	16/12/2015
EED14097	408	21	Charter Place	Number 63-65 High Street	View of rear elevation and north west gable	North	L	SP	16/12/2015
EED14097	408	22	Charter Place	Number 63-65 High Street	View of rear elevation and north west gable	North	L	SP	16/12/2015
EED14097	408	23	Charter Place	Number 63-65 High Street	View of rear elevation and north west gable	North	L	SP	16/12/2015
EED14097	408	24	Charter Place	Number 39-41a High Street	View across side towards hipped roof of Number 39-41a High Street	East	L	SP	16/12/2015
EED14097	408	25	Charter Place	Number 39-41a High Street	View across side towards hipped roof of Number 39-41a High Street	East	L	SP	16/12/2015
EED14097	408	26	Charter Place	Number 63-65 High Street	View of north west gable first floor	North west	L	SP	16/12/2015
EED14097	408	27	Charter Place	Number 63-65 High Street	View of north west gable first floor	North west	L	SP	16/12/2015
EED14097	408	28	Charter Place	Number 63-65 High Street	View of north west gable first floor	North west	L	SP	16/12/2015
EED14097	408	29	Charter Place	Meeting Alley	View of Meeting Alley from roof of Number 1	South	L	SP	16/12/2015
EED14097	408	30	Charter Place	Number 63-65 High Street	View of rear elevation second floor	North east	L	SP	16/12/2015
EED14097	408	31	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	L	SP	16/12/2015
EED14097	408	32	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	P	SP	16/12/2015
EED14097	408	33	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	P	SP	16/12/2015
EED14097	408	34	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	L	SP	16/12/2015
EED14097	408	35	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	L	SP	16/12/2015
EED14097	408	36	Charter Place	Number 67 High Street	View of modern bank vaults in basement	N/A	L	SP	16/12/2015
EED14097	408	37	Charter Place	General	View of service road in basement of Charter Place	N/A	L	SP	17/12/2015



D. Digital Photographic Archive

Appendices

Charter Place, Watford

Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM



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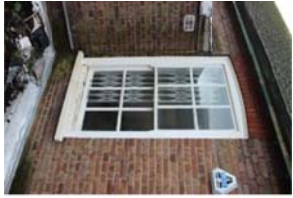
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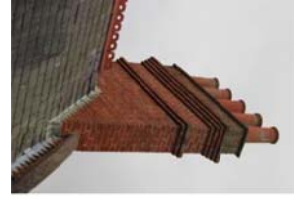
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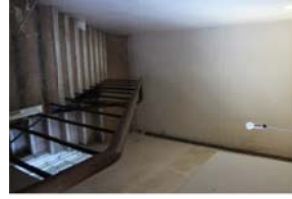
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E. Black & White Film Archive

Appendices

Charter Place, Watford

Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM



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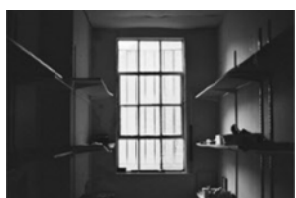
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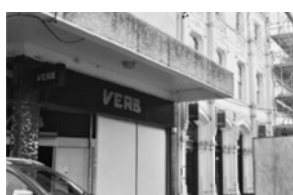
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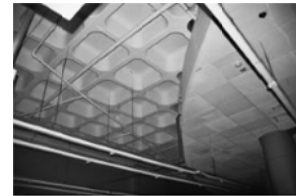
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F. Written Scheme of Investigation

Appendices

Charter Place, Watford

Project Number: WIB14097-100

Document Reference: WIB14097-100_R_1_1_2_TM



Charter Place, Watford

Written Scheme of Investigation for Archaeological Building
Recording

Final Draft

6th January 2016

Waterman Infrastructure & Environment Limited

Pickfords Wharf, Clink Street, London SE1 9DG
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Charter Place, Watford

Written Scheme of Investigation for Archaeological Building Recording

Client Name: WRP Management Limited
Document Reference: WIB14097-100_S_1_1_6_TM
Project Number: WIB14097-101

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
First	November 2015	Tim Murphy Principal Consultant	Andrew Burn Principal Consultant	Keith Rowe Technical Director
Final	January 2016			

Comments

Comments

Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment



Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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Appendices

Appendix A Site Location Plan

Appendix B Listing/Local Listing Descriptions

1. Introduction

- 1.1. This Written Scheme of Investigation has been prepared by Waterman Infrastructure & Environment (WIE) to specify the scope and methodology for a scheme of Archaeological Building Recording, and monitoring of demolition, pertaining to a Site (Charter Place) in the centre of Watford. The Site's location, and the locations of individual buildings, is shown on **Figure 1** in **Appendix A**.
- 1.2. The Site is approximately 2.1 hectares in size and situated in the centre of Watford at National Grid Reference 525959, 196548. The Charter Place shopping centre was developed in circa 1974/1976 on behalf of Watford Borough Council. The Site contains one Grade II listed building (63 & 65 High Street) and a locally listed building (39-41a High Street). The full listing descriptions for both buildings are contained in **Appendix B**.
- 1.3. This Written Scheme of Investigation (WSI) has been provided in addition to a previous document provided by Waterman (*Outline Written Scheme of Investigation*, Doc ref EED14097-101_S_1_1_5_NH) in July 2014. Information in this WSI supersedes information in Section 8 of the earlier WSI pertaining to building recording.
- 1.4. The WSI detailed in this document has been prepared to provide a scope for a scheme of Archaeological Building Recording to satisfy, in part, Condition 25a of Planning Application Reference 13/00972/FULM. This WSI pertains to the completion of a scheme of Archaeological Building Recording and a phase of monitoring of soft strip/demolition works to the structures but not including ground disturbance. Additional archaeological works, also a requirement of condition 25a, are addressed in a separate archaeological contractor's scope.
- 1.5. This WSI sets out the programme and manner within which the scheme of archaeological building recording will be undertaken. This will include the methodology for carrying out a Historic England 'Level 1-3' historic building record as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice (English Heritage 2006)*. This WSI will be provided to the Watford Borough Council for approval. The programme of archaeological building recording shall not commence until approval in writing has been received from Watford Borough Council.

2. Aims

Historic Building Record

- 2.1 A review of the Site has found that Numbers 63 and 65 High Street (Grade II listed) and Numbers 39-41a High Street (locally listed) and Number 45 are of significance. Numbers 63-65 will be partially altered and the façade retained. Numbers 39-41a and 45 will be demolished. These structures have been considered to be most significant for record, however provision has also been made to record (at a detail commensurate with a Level 1 record) other buildings within the Site and its current setting. Should any other additional built heritage features of interest be encountered within the Site, during inspection, these shall be photographically recorded.
- 2.2 The aim of this programme of recording is to provide a long-term sustainable record of the Site prior to its redevelopment.
- 2.3 The record aims to;
- Provide an outline history of the Site, in order to set its historical context and provide an understanding of its chronological development;
 - Provide a high-level (Level 1) record of buildings within the Site;
 - Provide a record (Level 2-3) of Numbers 45, 63 and 65 and 39-41a High Street.

3. Historic Building Recording Methodology

Scope of Historic Building Recording

- 3.1 The buildings within the Site derive from a variety of periods and therefore a recording methodology for each structure will be commensurate with its significance. The scope set out below outlines the work required to meet the criteria of Historic England Level 1-3 surveys. A Level 3 historic building record is considered appropriate to fully preserve the form and detail of Numbers 45, 63 and 65 and Numbers 39-41a by archive. The remainder of the buildings within the Site (which are not considered significant), and the setting of the High Street, will be recorded commensurate to a Level 1 record as outlined below.

4. Documentary Research

- 4.1 A programme of documentary research will be undertaken to establish the chronology of the Site's development construction and provide some historical context to 45, 63 and 65 and 39-41a High Street. This will inform a historical overview of the Site which will be included in the final report.
- 4.2 This will include consultation of historic maps, the Hertfordshire Archives and Local Studies and any information held by The Watford and South West Herts Archaeological and Historical Society.
- 4.3 The Hertfordshire Historic Environment Record (HER) will be consulted and a summary sheet of data will be included in the appendices of the report.

Site Investigation and Recording

External Record

- 4.4 All elevations of the buildings within the Site will be photographically recorded where possible. Where necessary, detailed photographs will be taken of features of heritage or aesthetic merit. Previous photographs taken of the site (by the project team) will also be incorporated into the photographic register as some views towards buildings have been obscured by scaffolding.
- 4.5 The external record of 45, 63 and 65 and 39-41a High Street will be provided in greater detail and record character features such as windows, doors and masonry.

Internal Record

- 4.6 Each interior space within Numbers 45, 63 and 65 and 39-41a High Street will be photographed. Where necessary these will be detailed, should the significance of fixtures merit. Character defining features will also be highlighted which can inform general phasing and understanding of the chronology of construction.
- 4.7 The interior space of other buildings within the Site will not be recorded unless found to contain features of heritage merit. As stated in the planning condition, *buildings and particularly roof spaces that might contain elements of early buildings concealed by 19th century or later refurbishments* will be inspected and a photographic record made where required.

Measured Survey

- 4.8 Number 39-41a High Street will be demolished as part of the proposal. A measured survey of the High Street frontage has been provided by the project team which will be included in the record.
- 4.9 Available existing plans and surveys, provided by the project architects, will be annotated where appropriate to detail any features which are of heritage value or further enhance understanding of the buildings chronological development. Should any features of high heritage value be revealed during the scheme of recording, more detailed measured survey will be undertaken.

Photographic Record

- 4.10 A photographic record will be made of the following:
 - Exterior and interior spaces of 45, 63 and 65 and 39-41a High Street;
 - General Photographs of the High Street and immediate environs of the Site to record its current form and setting; and
 - Photographs of frontages of all building within the Site presented in a gazetteer format.

- 4.11 The photographic record will also note architectural details and historic internal fixtures to chronicle the former use of space within the buildings where required.
- 4.12 A high quality digital record will be made using a digital SLR camera. Photographs will be taken at 12 million pixel resolution and deposited as a JPEG file, as agreed with the Archaeological Database Service.
- 4.13 The digital photographic survey will be supplemented with a photographic survey taken on a 35mm film for archiving.
- 4.14 A remote flash and tripod will be used in poor lighting conditions within buildings. A photographic scale of appropriate size will be included in detailed views where appropriate.
- 4.15 External photographic view locations will be recorded on copies modern Ordnance Survey. These will be complemented by photographic registers (cataloguing all photographs) which will, as a minimum, give the direction of the view and a brief description of the subject.
- 4.16 A selection of the photographic record will be used to illustrate the report to provide an overview understanding of the existing Site, its historic use and its context.
- 4.17 The full photographic record, together with copies of the annotated plans and the photographic register will be included in the site archive.

5. Report and Archive

Report

- 5.1 The written report will provide a description of the Site (including scale and massing, construction, materials, layout and architectural detail), its history and heritage significance.
- 5.2 The report will broadly take the following structure:
- Introduction
 - Methodology
 - Understanding (Including historical overview and interpretation)
 - The Record (Including data from the onsite survey)
 - Statement of Significance
 - Summary and Conclusions
 - Bibliography
 - An appendix summary sheet of data, pertaining to the Site, contained in the Hertfordshire Historic Environment Record (HER).
- 5.3 The report will be produced to guidance set out within *Understanding Historic Buildings, A guide to good recording practice* (English Heritage 2006) and will be illustrated with, as a minimum:
- Site location plan
 - Copies of a selection of historic maps and photographs (where copyright allows)
 - Selection of images from the photographic record
 - Annotated site plan showing locations of selected external photographs
 - Appendix containing elevations of the 39-41a High Street, illustrated at an appropriate scale, typically 1:50
- 5.4 The report will be provided in a single bound copy with an appended CD containing the archive and report in pdf format. Copies of the report will be submitted to Hertfordshire Historic Environment Record, Watford Museum, Hertfordshire Archives and Local Studies and the Archaeological Data Service.

Archive

- 5.5 An archive of this scheme of building recording will be completed; this will contain all the raw data from the on-site investigation. The project archive will be deposited with The Archaeological Data Service (ADS). A site code will be obtained from OASIS which will be used for the ADS deposition.
- 5.6 The archive will be provided on a memory drive and will include:
- Digital photographic record (jpegs format)
 - Photographic registers of all photographic images (Pdf and Excel format)
 - Site plan annotated with the locations of selected external photographic views (Pdf format)
 - A Pdf of the report
- 5.7 A copy of the full archive will also be provided to Watford Museum. Consultation with Watford Museum has been undertaken, as required in the planning condition. Luke Clarke (Collections Officer at Watford Museum) has confirmed the museum can accept the archive. Accession numbers will be obtained, from the museum, for the archive at the commencement of the scheme of recording.

Project Management and Staffing

Personnel

- 5.8 This scheme of archaeological building recording will be managed and undertaken by buildings archaeologist Tim Murphy MCI/A IHBC of Waterman Group.

6. Demolition Monitoring

6.1 Condition 25a of the planning application states:

The detailed Written Scheme of Investigation (WSI) should include provision for archaeological monitoring of the soft strip/demolition of the standing structures, including those that are not currently designated, unless they can be demonstrated to be wholly modern in date. Information in support of this should be shown in the final report.

6.2 The scheme of Archaeological Building Recording, outlined above, will be undertaken prior to demolition. Provision will be made for intermittent monitoring of the soft/strip demolition of building to record any features of significance which are uncovered. Information from this phase of works will be added to the archive and the initial report updated, to include any information revealed during the soft strip/demolition, which may further our understanding of the buildings within the Site.

7. Health and Safety

- 7.1 Safe working conditions will be of paramount importance during the undertaking of this scope of works.
- 7.2 The contractor, and persons undertaking the scheme of recording, shall comply all relevant Health and Safety legislation, including Regulation 3 of the Management of Health and Safety at Work Regulations (Risk Assessment) and the requirements of The Health and Safety at Work Act of 1974. The contractor is advised to prepare a Risk Assessment for the Site in accordance with the organisation's health and safety policy. Health and safety will take priority over building recording matters.
- 7.3 Appropriate PPE are to be used by all personnel as necessary and mitigation should be sought for any hazards highlighted, though the risk assessment process, such as asbestos. Available reports and drawings pertaining to ground conditions, asbestos and services will be provided to the contractor, however, any further information deemed necessary shall be obtained by the contractor prior to works commencing.
- 7.4 Health and safety will need to be considered for undertaking both the initial building record and for monitoring of the demolition phase. This will likely require two separate risk assessments.

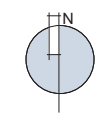
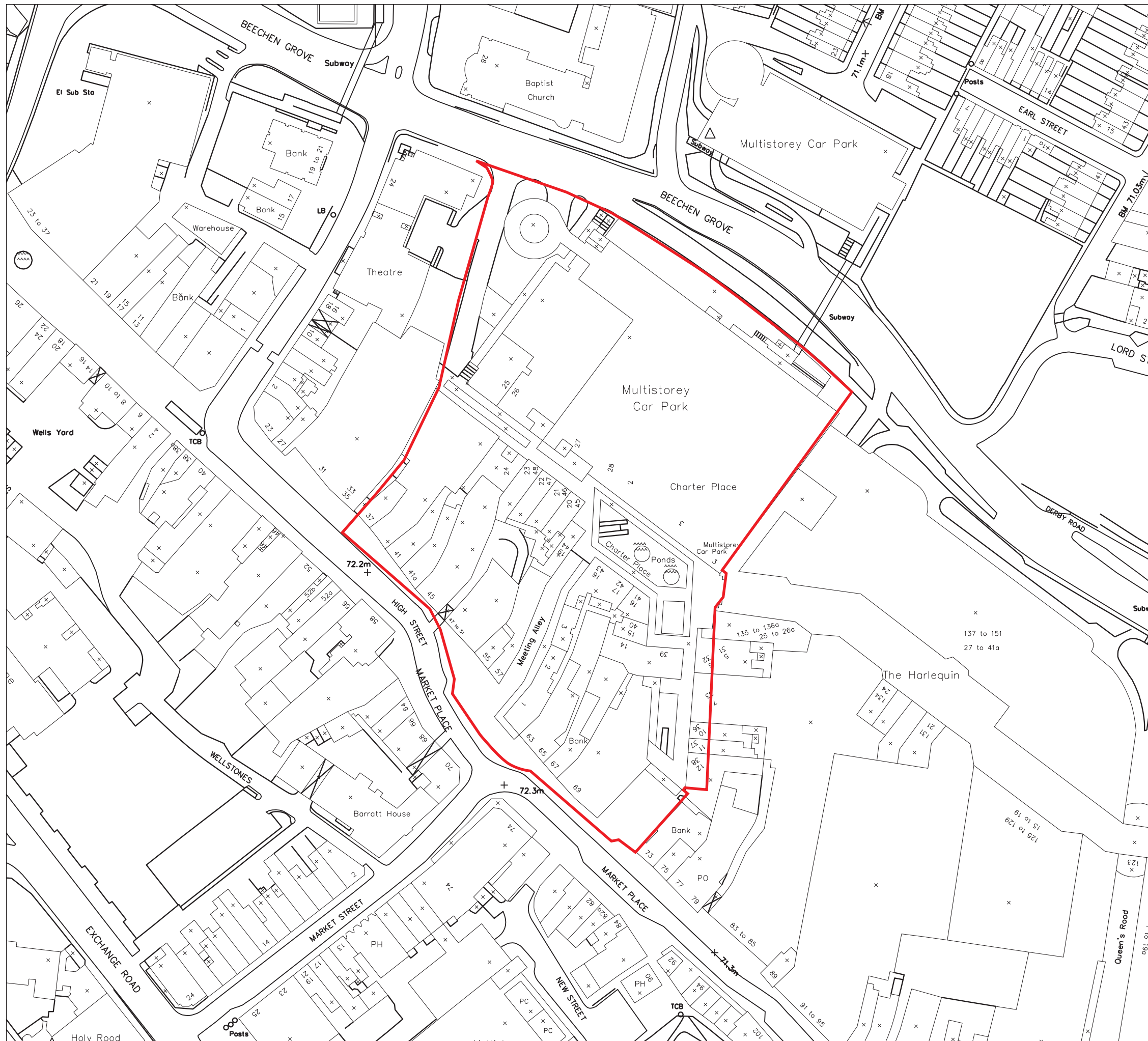


APPENDICES



Appendix A

Site Location Plan



Project Details	WIB10497-101: Charter Place, Watford
Figure Title	Figure 1: Site Plan
Figure Ref	WIB10497-101_GR_BH_1A
Date	November 2015
File Location	\\s-inc\wiel\projects\leed10497101\graphics\bh\issued figures

Appendix B Listing/Local Listing Descriptions

Name: 63 and 65 High Street
List entry Number: 1175427
Grade: II
Date first listed: 17-Jun-1980

Details

This list entry was subject to a Minor Amendment on 08/04/2014

TQ 1196 SW 10/46 5259

HIGH STREET (North-east side), Nos 63 and 65


(Formerly listed as Nos 63 and 65 (Lloyd's Bank))

17.6.80

II

1889 bank building, originally Bucks and Oxon Bank. Tall 3 storey brick and terracotta elevation, now painted, with free Gothic detail. Four bay front with gable over centre 2 bays. Ground floor arcade of 4-centred arches with foliate capped pilasters and ornate moulding to 2 centre bay spandrels. Upper floors divided 1-2-1 with pilaster strips at 1st floor. String courses across. 1st floor windows with stilted concave corner heads and ornate hood moulds. 2nd floor windows with moulded flat heads. Festoon panels below. Pointed arch tympanum over centre pair with decorative carving, linked hood moulds and carved panel in spandrel between. Small lunette above. Gable coped with kneelers and finial, paired console brackets and dentil moulding. Over outer bays parapet, cornice on console brackets and large terminal console brackets. Slate roof and moulded brick end wall chimneys.

Listing NGR: TQ1103596448

39 – 41a High Street			
Original use	Retail		
Current use	Retail		
Construction date/period	1922		
Local list no.	38		
Group value	Yes	Conservation Area	No
<p>Brief description: Retail premises. Two storey building of brick, with a hipped tile roof behind stepped parapet. Later additions to rear. Located on the western side of the High Street, close to a large number of other Locally Listed Buildings.</p>			
<p>Reason for nomination: Architectural interest The building was designed by the Watford based architect William Grace, who was an Associate of the Royal Institute of British Architects. Grace also designed a number of other Locally Listed Buildings in the town. Interesting example of a building that mixes traditional facing materials and appearance with a steel roof structure. Streetscape quality Has group value with the diverse parade of Locally Listed Buildings opposite. This building contributes to the character of the area and the variety of the streetscape.</p>			
<p>Full description: Rectangular plan. Two storey building of brick in English bond. Modern shopfront at ground floor but with original stone cornice and three console brackets and pilasters. First floor of front elevation is divided by four brick pilasters with projecting courses. Three groups of three flush-set timber framed sliding sash windows with 12 panes. Gauged brick arches with projecting central keystone and stone cills. Deep brick cornice above is topped by a brick parapet, with a larger projecting central section featuring four panels in contrasting brick. Hipped, old plain tile roof recessed behind. Later additions to rear.</p>			

UK and Ireland Office Locations

