
Written Scheme of Investigation

68 St Peters Street, St Albans, Hertfordshire. AL1 3HG.

PROPOSED INSTALLATION OF ROOFLIGHT & TILE VENT • REVISION 1



Written Scheme of Investigation

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1. NON-TECHNICAL SUMMARY

This Written Scheme of Investigation defines the scope and methodology for a programme of building recording and analysis and monitoring of building works affecting historic fabric.

This work is required by Condition 2 of the Listed Building Consent Approval (Ref. 5/13/1903) for the proposed installation of rooflight, extractor tile vent and internal alterations at 68 St Peters Street, St Albans.

2. INTRODUCTION

2.1. Introduction

2.1.1. This Written Scheme of Investigation will define the scope and methodology for a programme of building recording and analysis and the monitoring of building works affecting historic fabric, as required by a Conditional Listed Building Consent Approval.

2.2. Site Location and Historical Context

2.2.1. The site is located towards the north end of St Peter's Street and fronts a small access road around Church Green. The property comprises of a small two-storey mid terrace building, with a single storey rear extension and a small enclosed garden to the rear of the property.

2.2.2. The property is a Designated Heritage Asset and is Statutorily Listed Grade II, as part of a group Listing with the adjacent properties (Nos. 62 to 70 consecutively). A copy of the relevant listing description is appended to this Design and Access Statement for reference. The site is also located in the St Albans Conservation Area (Area 4–City Centre) and is also within the boundary of the Area of Archaeological Significance.

2.2.3. The property is within boundary of the old 'Tonman ditch' and thus lies within the historic mediaeval area of the City.

2.2.4. The property has undergone previous analysis of its historical development. This identified three key phases:

- A timber frame building to the front, with subsequent alterations;
- A later masonry two storey rear extension;
- A masonry single storey rear extension.

2.3. Project Background

2.3.1. The proposed works are located in the two storey rear extension . The project involves the installation of a new, side hung, roof-light within a

newly formed light well, allowing access to the adjacent rear roof void as well as independent access to the central valley gutter, located on the inner face of the rear roof; & provision of a mechanical extract fan to the bathroom, with roof tile vent.

- 2.3.2. The work has Conditional Listed Building Consent Approval (Ref. 5/13/1903). As a result of the properties location, Condition 2 of that approval requires “the implementation of a programme of building recording and analysis/ watching brief to be maintained during the course of the works affecting the historic fabric.”

3. OBJECTIVES

3.1. Building Recording & Analysis

3.1.1. A programme of building recording and analysis aims to provide additional evidence to assist in establishing the character, history, dating, form and historical development of the property.

3.1.2. In this instance its purpose is to provide a better understanding and a lasting record of an area of the building that is currently inaccessible – the rear roof void.

3.1.3. The objectives of the building recording and analysis are:-

- To produce a record of the those areas of the property affected by the development;
- To record the building's current form, prior to development, in a form suitable for longterm archive deposition.

3.2. Monitoring of Building Works Affecting the Historic Fabric

3.2.1. A formal programme of observation and investigation will be undertaken during the works, a report prepared and archive produced.

3.2.2. The objectives of the monitoring of building works affecting the historic fabric are:

- To record any architectural elements that may in themselves be significant or enhance the overall significance of the property, as a building of special architectural and historic interest, as may be revealed during the development works.
- To record the alterations made to the property as a result of the development.

4. METHODOLOGY

4.1. Access & Safety

- 4.1.1. The building recording and analysis and monitoring of the works affecting the historic fabric of the building, will be undertaken during the course of alterations to form a new light well, to an internally positioned bathroom.
- 4.1.2. Reasonable access to the area of the proposed works will be provided by and will be under the direction of the principle contractor, J G Matthews Ltd., in line with their duties under the building contract and relevant health & safety legislation.

4.2. Standards

- 4.2.1. The building record and analysis of the affected area will be carried out to Level 3 as defined in the English Heritage document "Understanding historic buildings: a guide to good recording practice, 2006".
- 4.2.2. It will also conform to the Institute of Field Archaeologists' (IFA) Standard and guidance for the archaeological investigation and recording of standing buildings or structures (revised 2008).

4.3. Recording prior to commencement of development

- 4.3.1. A record of the area affected by the development will be made prior to the commencement of the works, including annotated drawings; a photographic schedule and a written description of the area to be altered.

4.4. Documentary Research

- 4.4.1. Analysis of historic photographic and cartographic data through the Hertfordshire Archive and Local Studies, may provide additional information in terms of the historical development of the site.

4.5. Drawn Information

- 4.5.1. The approved drawings will be used – comprising existing and proposed floor second floor plan, roof plan and section – will be amended and/or added to where additional data is gathered. The record will also include a current Ordnance Survey plan of the site at 1:1250.

4.6. Photography

- 4.6.1. A standard digital camera will be used to produce the images for the photographic schedule and will include a photograph location plan.

4.7. Written description

- 4.7.1. A description and analysis of the areas to be altered will be made. Notes on phasing of construction and details of construction materials and methods will be included.

4.8. Monitoring of Building Works Affecting the Historic Fabric During Alteration Works.

- 4.8.1. The monitoring of the building works will focus on the formation of a new opening at ceiling level and roof level, above the existing bathroom.
- 4.8.2. All of the opening up work is to be undertaken by the principle contractor, J G Matthews Ltd. As such, monitoring of the works will be undertaken on an intermittent basis, at the following stages:
- Removal of the modern ceiling;
 - Creation of new opening into the rear roof void;
 - Creation of new opening for roof light.
- 4.8.3. A written and photographic record will be made of any exposed architectural elements and features the works at the above stages, with any relevant details noted.

4.9. The Report

4.9.1. Following completion of the works a report will draw together the written, drawn and photographic information gathered as part of recording and analysis and monitoring of works.

4.9.2. The report contain the following sections:-

- non-technical summary
- introduction
- aims and objectives
- methodology
- structural description
- documentary research
- analysis
- conclusion
- supporting drawings, photographs etc.
- supporting data
- index to/location of archive
- HER Summary
- OASIS Summary
- references

4.10. Archive & Publication

4.10.1. A copy of the recording and monitoring reports will both be lodged with St Albans District Council, Hertfordshire HER and Hertfordshire Archives and Local Studies.

4.10.2. The project results will be supplied to the OASIS project.

4.10.3. If the project results warrant it, they will be sent for publication in an appropriate journal.

4.11. Timetable

4.11.1. The on site, pre-construction building recording of the area affected by the works will be undertaken after the pre-commencement meeting and should take around 1 hour to complete.

4.11.2. It is proposed to coordinate the building recording and monitoring during alteration works, with the regular site visits undertaken as part of supervising the main contract.

4.11.3. The final report will be completed within four to six weeks of the completion of the project.

4.12. Personnel

4.12.1. All inspections and photography and preparation of the report will be undertaken by Peter Hayes BSc (Hons) MSC CHE MRICS.

5.APPENDIX A – LISTING DESCRIPTION



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IoE Number: 163437
Location: 62–70 ST PETER'S STREET (east side)
ST ALBANS, ST ALBANS, HERTFORDSHIRE
Photographer: Mr John Riley
Date Photographed: 21 April 2006
Date listed: 27 August 1971
Date of last amendment: 27 August 1971

Grade II

ST PETER'S STREET 1. (East Side) 1582 Nos. 62 to 70 (consec.) TL 1407 NE 4/27 II GV 2. Early C18 row of cottages. Nos. 62, 64: each 2 storeys, one window. Red brick with diaper of blue headers, tiled roof. 1st floor sash windows with glazing bars in flush, moulded frames, directly under eaves. Ground floor sash windows with glazing bars in flush box frames under gauged, segmental, brick arches. Tiny, bracketed hoods to doors. Nos. 66, 68: circa 1700. 2 storeys, one window each. High pitched, tiled roof with simple eaves cornice. Now pebbledashed but shows trace of jettied front. Modern casement windows with glazing bars in plain frames. Gabled, bracketed hoods to doors. No 70. 2 storeys, 2 windows. Moderately high pitched, tiled roof with simple wood eaves cornice. Walls now pebbledashed main windows on both floors are modern casements with glazing bars in plain wood frames; but 1st floor windows at outer sides over doors, are oval with rhomboid glazing bars laid horizontally. Nos. 58 to 78 (even) form a group.

Source: www.imagesofengland.org