

**55 VICTORIA STREET,
ST ALBANS,
HERTFORDSHIRE**

**AN ARCHAEOLOGICAL EVALUATION REPORT
AND
HISTORIC BUILDING RECORD**

Planning Application No.: 5/07/1772

National Grid Reference (NGR): TL 1500 0720

APRIL 2008

AOC
ARCHAEOLOGY
GROUP



National Grid Reference: TL 1500 0720

Site Code: VST07

On behalf of: Townstone Ltd
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Timing: Historic Building Record Fieldwork: December 2007

Evaluation Fieldwork: 10th March 2008

Post-excavation and report production: December 2007 and
April 2008

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1 ABSTRACT

A programme of Historic building recording was undertaken for a 20th century warehouse building during December 2007 and an Archaeological evaluation was undertaken on 10th March 2008 after the building was demolished at 55 Victoria Street, St. Albans, Hertfordshire. The work was undertaken by AOC Archaeology Group on behalf of Townstone Ltd. The aim of the building recording project was to preserve through written, drawn and photographic records the structure to a Level 2 building record standard. The aim of the evaluation was to assess the impact of the proposed development on any surviving archaeological remains.

The programme of Historic Building Recording undertaken for the warehouse building revealed that the earliest part of the building dated to the 1920's and possibly functioned as a small retail unit with integral storage facility, perhaps with assembly or a low level of manufacture. The secondary phase of development for the structure took place in the late 20th century and involved the addition of, a steel-framed flat-roofed cavity-wall construction, the removal of former partitions and the insertion of shop fronts, casements and other partitions to facilitate a retail / storage function for Majestic Wine Warehouses Ltd.

The evaluation comprised the machine excavation of a single trench measuring 18m x 2m at base. Natural Chalky clay deposits were identified at between 104.76mOD and 104.05mOD. Sealing the clay was a deposit of mid brown, lightly compacted clayey sand, modern made ground containing moderate to frequent inclusions of modern building materials and occasional gravel and chalk inclusions. Within the southern end of the Trench a modern pit containing concrete, frogged LBC bricks, glass and plastics was uncovered. A high level of truncation has taken place at the site relating to the levelling of the area during the construction of the warehouse building.

2 SITE LOCATION

- 2.1 The site is centred on National Grid Reference (NGR) TL 1500 0720, and is within land bounded by residential and commercial development to the north, east, and west, and by Victoria Street to the south. The site is roughly rectangular in shape and measures a total of approximately 500m² (Figure 2).
- 2.2 The site was previously occupied by a 20th century structure. The building formed a freestanding warehouse, located 0.5 mile east of St Albans city centre on the northern side of Victoria Street and just east of the junction with Upper Marlborough Street. It had formerly been occupied by Majestic Wine Warehouses Ltd, having been used as one of their retail premises.
- 2.3 The proposed development is for a four storey building providing office space and eleven residential units.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The British Geological Survey (south sheet) map (BGS South Sheet) indicates that the site is situated upon chalk, although a chalky clay drift material was uncovered during the evaluation.

4 PLANNING BACKGROUND

- 4.1 The local planning authority is the City and District of St. Albans. Archaeological advice to the council is provided by Simon West, District Archaeologist, Planning and Heritage Department.
- 4.2 Planning permission to undertake the development has been granted under the Town & Country Planning Act (1990) (Ref No.: 5/07/1772), subject to conditions. The proposed scheme was for a residential and commercial development involving the demolition of the existing extant building and the construction of a four storey building providing B1 commercial space and residential units.
- 4.3 This document reports on the results of an archaeological evaluation undertaken to identify any archaeological remains that might be threatened by the proposed development.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 A Desk Based Assessment has not been prepared for this project. The following information comes from the Written Scheme of Investigation produced for this project (AOC 2007). There have been no previous archaeological investigations on the site itself.

Prehistoric (before c.AD 43)

- 5.6 St. Albans was the location of the Iron Age settlement of 'Verlamion'; the name meaning 'the settlement above the Marsh'. The settlement was one of several settlement centres of the Catuvellauni Tribe and prospered during the later 1st century BC. The settlement was undoubtedly important with mints issued and possibly used as the 'capital' of the tribal kingdom from around c. 20 BC to c. AD 10. (www.stalbans.gov.uk/tourism/history.htm)

Roman (c. AD 43 - 450)

- 5.4 During the Roman period the town of *Verulamium* developed in the Kingsbury area of St. Albans. Granted the title of *municipium* in c. AD 50, the early Roman town, mainly built out of timber with wattle and daub walls, was razed to the ground during the Boudiccan revolt of AD 60 – 61. The settlement, situated on the important route way of Watling Street, was quickly rebuilt and by the late 1st century the town had gained a Forum and Basilica, several temples and by the early 2nd century had expanded past the limits of its first century defences (www.roman-britain.org/places/verulamium.htm).
- 5.5 Fire again hit the town around AD 155 with almost 52 acres being destroyed, but the settlement was again rebuilt, larger and with a greater number of stone constructions including monumental arched gates, a theatre and, by c. 275, was encircled by an impressive town wall and defences. The settlement grew to be one of the wealthiest and most important settlements in Roman Britain. With examples of fine town houses, mosaics, marble and piped water supplies, it was the third largest town by the beginning of the 4th century. By the mid 4th century evidence suggests the theatre was being used as a rubbish dump and the town was in decline, heightened by the withdrawal of Roman forces c. AD 410 (www.roman-britain.org/places/verulamium.htm).

Anglo-Saxon (c.451-1065)

- 5.6 Though the legions may have left, occupation of the Roman town is thought to have continued throughout the 5th and into the 6th centuries AD, with several British imitations of Roman coins found in this area thought to be of 6th century date (VCH, 1908, www.british-history.ac.uk). Anglo-Saxon settlement in this area occurred in the north side of the old Roman settlement at Kingsbury, with evidence of a Saxon town of considerable size surrounded by earthen ramparts. St. Albans at this time was smaller than nearby Kingsbury, situated around the Abbey founded by the Saxon King Offa in the late 8th century, though a church is recorded at St. Albans by Bede in c. AD 730 (www.salbani.co.uk).
- 5.7 The Victoria County History of Hertfordshire (Vol. II) records that the settlement of St. Albans' was enlarged in c. AD 950 by the sixth Abbot, and new churches of St. Peter on the north side of town, St. Stephen on the south side and St. Michael to the west were constructed, increasing the ecclesiastical importance and power

of the town. By the late 10th/early 11th centuries the settlement of St. Albans' had superseded the neighbouring town and it is said Alfric, chancellor to King Ethelred (978 – 1016) and abbot at St. Albans, levelled the whole of Kingsbury apart from a small bulwark near to the monastery. The last remains of the town were levelled in c. AD 1152 and the site 'ploughed and sown' (VCH, 1908, www.british-history.ac.uk).

Medieval (c.1066 - 1485)

- 5.8 St. Albans' is recorded in the Domesday Book as having a population of approximately 500. The settlement continued to grow and prosper through the medieval period, with the abbey demolished and rebuilt in the late 11th century and by the time of Henry II it was one of the largest boroughs in England. The settlement played an important part in the Peasant's Revolt of 1381 (after tensions had grown between the inhabitants and the abbots) and later during the 15th century War of the Roses.
- 5.9 There town has a rich potential for medieval archaeology including particularly the area of the Abbey itself (dissolved by Henry VIII in 1539), and settlement features in the town.

Post-Medieval (c.1485 - modern)

- 5.10 After the dissolution, the town avoided decline thanks to its favourable position along important trade routes out of London and into the midlands, along with the increase of land released from the church and the right to hold markets now no longer under control of the Abbey.
- 5.11 The later post-medieval periods saw an increase in industries such as silk and cotton mills, brewing and straw hat manufacturing, allowing the town to prosper and grow, but still retaining its market town appearance. The town again avoided major negative effect with the decline of the coaching trade by being on the mainline of the main railway line to London, and into the late 19th century it became an attractive place to live with marked public improvements such as sanitation. In 1877 it was granted City status with the Abbey Church becoming a Cathedral.
- 5.12 The city's position in London's commuter belt, and in between the M1, M25 and A1 roads, has helped it continue to thrive into the 20th century and expansion was brought by new industries such as printing and later electrical and aircraft industries (www.stalbans.gov.uk/tourism/history.htm). The city has continued to prosper with population of the City growing from around 10,000 in 1800 to just over 30,000 in 1900, and by 2001 the population stood at around 130,000 (www.visionofbritain.org.uk).

6 AIMS AND OBJECTIVES

6.1 The aim of the Historic Building Record was to preserve by record details of the warehouse prior to its demolition.

6.2 The aims of the Evaluation were defined as being:

- To establish the presence/absence of archaeological remains within the site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the District Archaeologist to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
- To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.

6.3 The specific objectives of the Evaluation are to:

- Determine the presence of any remains of Roman date upon the site.
- Determine the presence of any remains of medieval date on the site.
- Assess the potential of the site to inform on the post-medieval development and chronology of St Albans.
- Assess the degree and extent of truncation of earlier deposits by the phases of late post-medieval and modern buildings on the site.

6.4 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions.

7 EVALUATION METHODOLOGY

7.1 The evaluation consisted of a single machine-excavated trench measuring 18m x 2m at base, representative of 5% of the site. Before excavation the entire site was visually inspected and the trench was scanned with a Cable Avoidance Tool (CAT) to check for live services.

7.2 All overburden was removed down to the top of the first recognizable archaeological horizon or the natural Chalk and clay deposits using a JCB excavator with a 2m wide toothless ditching bucket.

- 7.3 The machine excavation of overburden was carried out under direct control of an experienced archaeologist, all faces of the trench that required examination or recording were cleaned with appropriate hand tools and all archaeological remains uncovered were carefully excavated by hand and recorded.
- 7.6 All excavation was undertaken with a view to avoiding damage to any archaeological features or deposits which appeared to be demonstrably worthy of preservation *in situ*.
- 7.7 A Temporary Bench Mark was set up on the site. It was transferred from a Bench Mark on the corner of 53 Victoria Street, directly to the west of the site (Figure 2). Levels were recorded for all of the archaeological deposits.
- 7.8 The evaluation work was undertaken in one day by Paul Harris, Project Supervisor, under the overall project management of Andy Leonard, Project Manager.

8. HISTORIC BUILDING RECORDING METHODOLOGY

- 8.1 The fieldwork was undertaken by Chris Adams during December 2007 in good natural daylight. The warehouse was vacant at the time of survey and had remained unoccupied for 2 years.
- 8.2 The work was carried out in accordance with the Written Scheme of Investigation (AOC, 2007) and RCHME guidance.
- 8.3 The work comprised three main elements: a descriptive record, a drawn record (three scaled cad plans) and a photographic record (35mm black & white, 35mm colour slide and digital).

9 RESULTS

EVALUATION

9.1 Table of results

Evaluation Trench 1 – Southern end, West facing section

104.79 to 104.05m OD	(1/001). Mid brown, lightly compacted clayey sand, with moderate inclusions of modern building materials and occasional gravel and chalk inclusions. Modern made ground.
104.05m+ OD	(1/002). Mid brownish orange, moderately compacted clay, with moderate to frequent chalk inclusions and pockets of sandy gravel. Natural.

Evaluation Trench 1 – Northern end, West facing section

105.07 to 104.76m OD	(1/001). Mid brown, lightly compacted clayey sand, with moderate inclusions of modern building materials and occasional gravel and chalk inclusions. Modern made ground.
104.76m+ OD (Excavated to 104.20+m OD in within test pit)	(1/002). Mid brownish orange, moderately compacted clay, with moderate to frequent chalk inclusions and pockets of sandy gravel. Natural

9.2 Trench 1 was located just to the northeast of the centre of the site (Figure 2), orientated north-south. It measured 18m x 2m.

9.3 A simple bipartite stratigraphy was revealed within the trench, consisting of mid brownish orange chalky clay (1/002) underlying a mixed deposit of modern made ground levelling material. The natural clay dipped to the south of the trench, where the overlying material increased in depth. The modern finds present within the overburden suggests that the material was deposited to level the site during the construction of the warehouse building that previously occupied the site.

9.4 A pit [1/003], which was only partially revealed within the trench, was located at the southern end of the excavation. The shape of the feature (1.50m by 0.45m and 0.38m deep) was not revealed in plan although it appeared circular from the portion exposed. Its sides broke steeply from horizontal, sloping almost vertically

and breaking moderately to a gently undulating base. The pit contained mixed mid brownish grey very loose sandy silt (1/004) from which concrete, modern glass, plastics and froged LBC bricks were recovered.

- 9.5 A modern drainage trench [1/005] that previously serviced the warehouse building was located in the northern end of Trench 1, running on a north-south alignment for 3.6 metres from the northern extent of the trench, before turning to the west towards the building. It contained a single mid brown silty clay fill (1/006), with broken sections of ceramic piping, fragmentary remains of froged LBC bricks, glass and concrete rubble inclusions.

HISTORIC BUILDING RECORD

Building Description (Figures 3 – 4, Appendix B)

- 9.6 For convenience of description and understanding, the site has been notionally rotated anti-clockwise making the front elevation south facing. The true orientation in relation to Ordnance Survey Grid North is shown on all the floor plans of the building.

Plan Form

- 9.7 The building forms a detached L-shape in plan with its own yard to the rear, and its frontage has a southerly aspect (no forecourt) abutting Victoria Street. It is aligned northeast / southwest and measures approximately 29.6m x 20.3m.
- 9.8 The building has 2 stories, with a tiled pitched roof with brick gable and parapet to the south, and a hipped roof to the north. A late 20th century 2 storey flat roof construction adjoins the main building to the south east.

External Elevations (Photos 2 – 12)

- 9.9 The south elevation comprises 2 bays and is dominated by late 20th century glass shop fronts with roller shutters inserted at ground floor level. The line of a former brick gable is visible in the western bay; this had been built upon in the late 20th century extending the elevation to form a brick parapet.
- 9.10 The west wall is absent of openings or fenestration, which could have been as a result of a planning regulation and proximity with the adjoining property.
- 9.11 The east (adjoining vehicle access) and north (rear) elevations are late 20th century in date. The walls are stretcher bond, in a cheaper, lighter brick to that facing the road; largely unaltered with modern timber casements and a metal fire escape to the first floor.

9.12 The eastern (rear) elevation, although having a very similar brick colour to the late 20th century elevations, dates to the 1920's and is Flemish bond. The ground floor has hinged timber doors and Crittall windows (now blocked) while the first floor benefits from two large Crittall windows (one obscured by ivy). A ground floor service lift is accessed by double steel doors and a brick dormer with Crittall casement houses its mechanism. All windows and doors are under cast concrete lintels.

Internal Rooms (Photos 13 – 28, Figures 3 - 5)

9.13 Rooms 1 – 3 form the ground floor of the original 1920's build. Together they form 8 bays divided by 9 brick piers to the east. The west wall lacks these piers; the difference in construction between these two elevations is probably that the east wall was designed to accommodate the structural beams while at the same time maximising space for the doors and windows.

9.14 These 3 rooms were latterly used by Majestic Wine Warehouses Ltd as retail and storage areas and as a result have been over boarded, timber stud partitions inserted and painted white throughout. It was not possible therefore to see much of the original fabric, which may have provided more information about the original use of these rooms.

9.15 However, Room 1 retains its original hinged doors with engineering brick threshold and there is a chimney centrally located on the east side. A service lift in Room 2 provides access to the floor above.

9.16 Room 4 is part of the late 20th century addition; it comprises a steel frame and glass shop fronts mentioned earlier. An open tread metal staircase with metal handrail and balusters (Room 5) provides access to Room 6 on the first floor.

9.17 The northern two thirds of Room 6 is open brickwork while the southern third is rendered and had a simple rounded cornice moulding. An area to the north of the service lift is ceramic tiled. This implies that Room 6 had a series of partitions to divide former room functions (i.e. works / storage, office space and washing area) and latterly these were removed during Majestic's occupation to create a single space. Some original features in Room 6 remain (cast iron radiators, Crittall casement windows with window furniture) and there are some later insertions (such as a chute).

9.18 Room 7 is a late 20th century steel framed construction. The space is sub-divided into a series small offices and toilets providing the main administration area for Majestic Wine Warehouses.

9.19 The ceiling in Room 6 creates a loft space to the south (Room 8) while to the north it remains open and timber trusses are visible. Four roof lights help to light this northern area.

Phasing and Interpretation (Figure 5)

Phase I – 1920's

- 9.20 The earliest part of the building dates to the 1920's. Due to the extent of over boarding on the ground floor it was hard to get a full idea of a former function. The first floor comprises offices, washing and works area. The original layout of the building may have been a small retail unit with integral storage facility, perhaps with assembly or a low level of manufacture.

Phase II – Late 20th Century

- 9.21 During Phase II, a steel-framed flat-roofed cavity wall construction was added which allowed the rest of the building to be opened up and converted. Former partitions were removed while shop fronts, casements and other partitions were inserted to facilitate a retail / storage function for Majestic Wine Warehouses Ltd.

10 FINDS

- 10.1 No finds were recovered from the evaluation. Modern plastics, glass and building materials were identified within (1/004), suggesting that pit [1/003] dates from after the construction of the warehouse on the site.

11 CONCLUSIONS AND RECOMMENDATIONS

- 11.1 No evidence of archaeological activity was identified on the site. A pit dated to the 20th century by finds of plastic, glass and building materials present within it, probably related to the construction or workings of the factory building that previously stood on the site was the only feature uncovered.
- 11.2 The stratigraphy revealed within the evaluation trench showed that the site has been levelled within the past, probably during the construction of the warehouse building, creating a plateau above the natural deposits that falls significantly to the south. It is therefore reasonable to assume that the truncation and disturbance caused by this may have destroyed archaeological remains that were previously present within the site.
- 11.3 The warehouse is a functional building, and despite being established in the 1920s, contains no elements that reflect the graceful styling of the period, being more practical and utilitarian. The building has little to recommend it architecturally or historically, but represents usage of the site in the early 20th century when large warehouses were becoming more common. Buildings of such date are a dwindling resource, despite their sturdy build.

- 11.4 The evaluation met its primary objective: to establish the presence/absence of any archaeological remains. It is therefore recommended that no further archaeological evaluation or excavation is required to satisfy the archaeological planning condition on this site. However, the final decision regarding any further work will rest with the St. Albans District Council and its archaeological advisor, Simon West.
- 11.5 Publication of the results will be through the ADS OASIS form (Appendix C).

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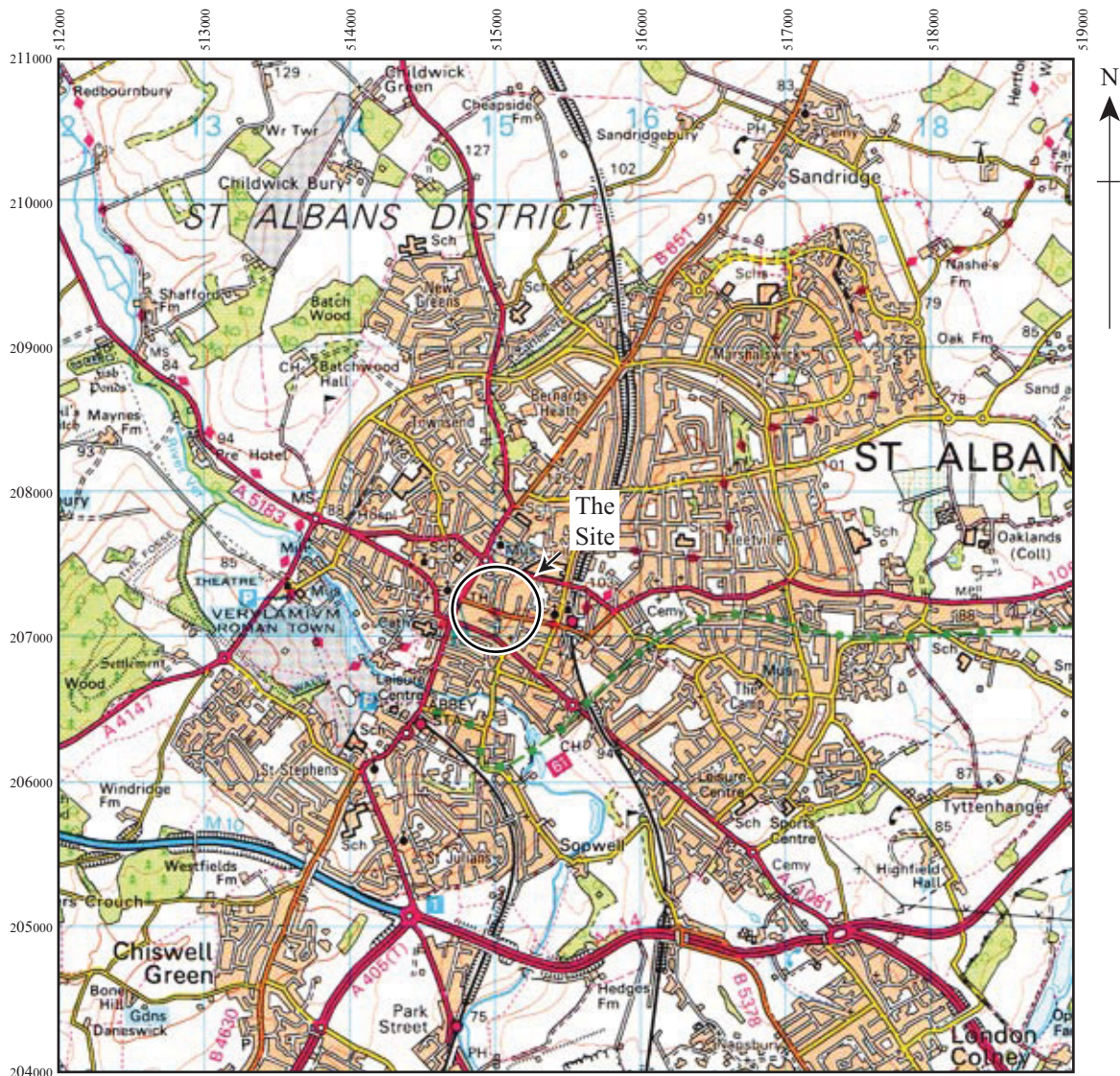


Figure 1: Site Location



Based on the Plan by RDT Design

- Evaluation Trench
- Building Subject to Historic Building Recording
- Site Outline



Figure 2: Detailed Site & Works Layout Plan

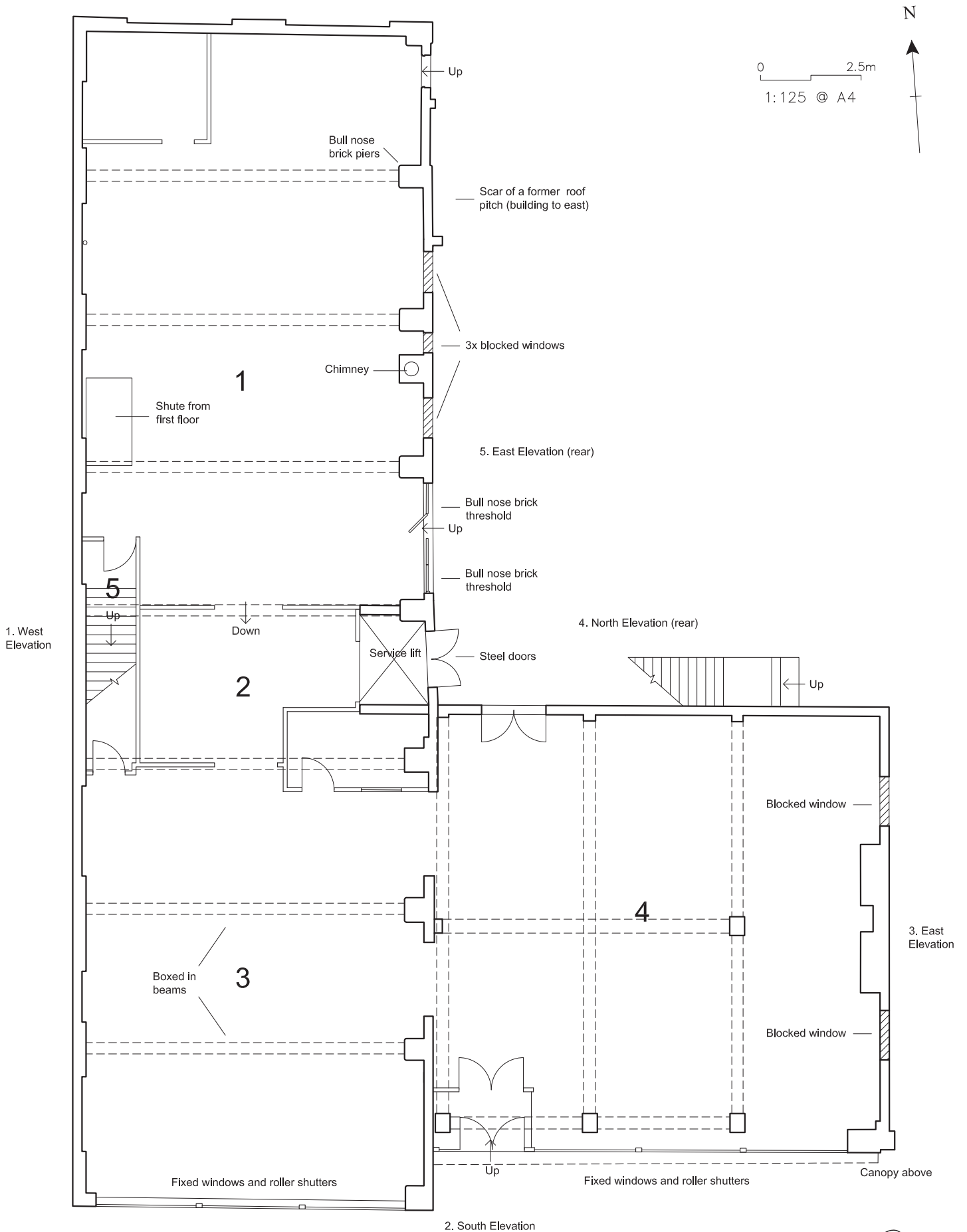


Figure 3: Ground Floor Plan, Location of Elevations and Room Identification

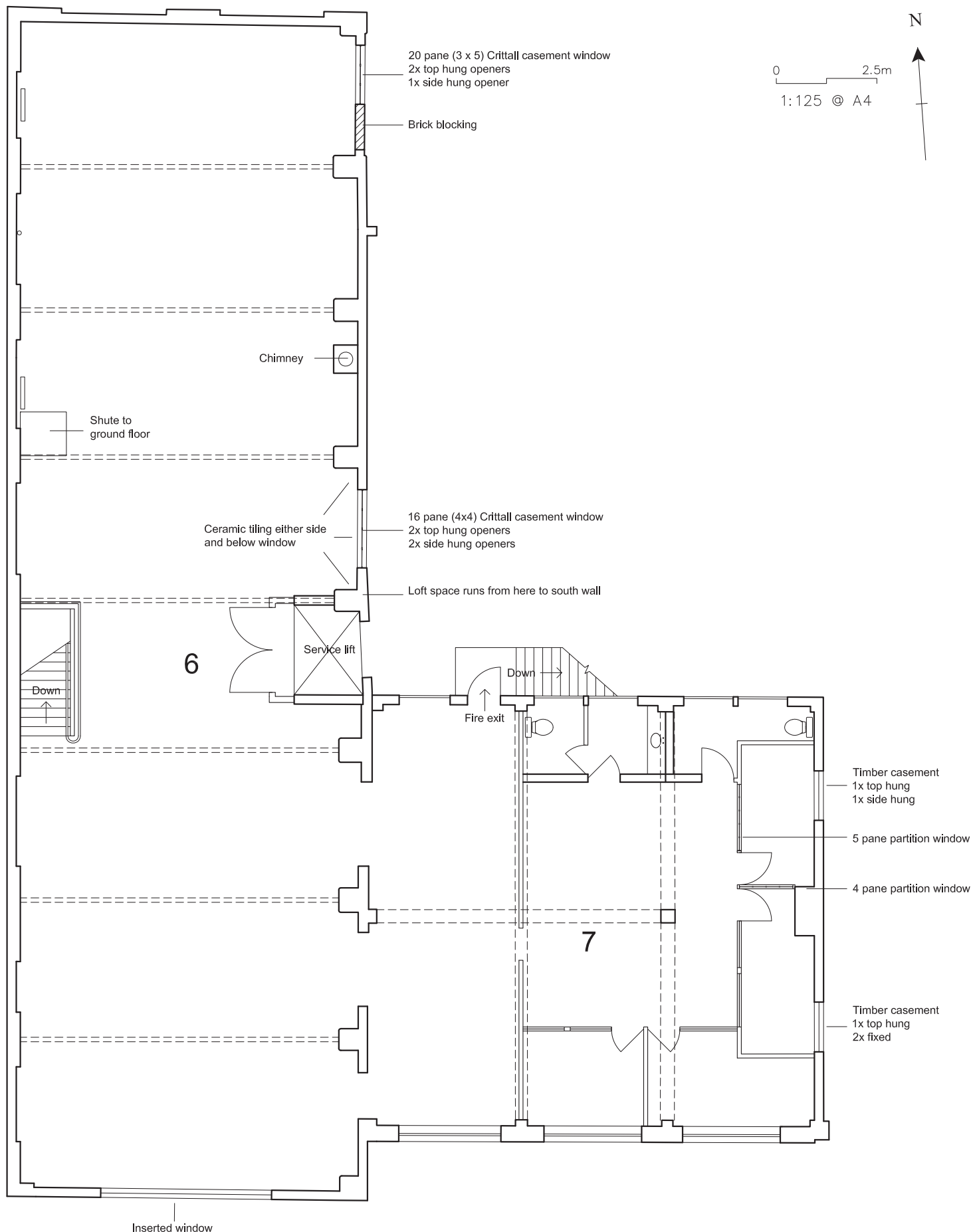
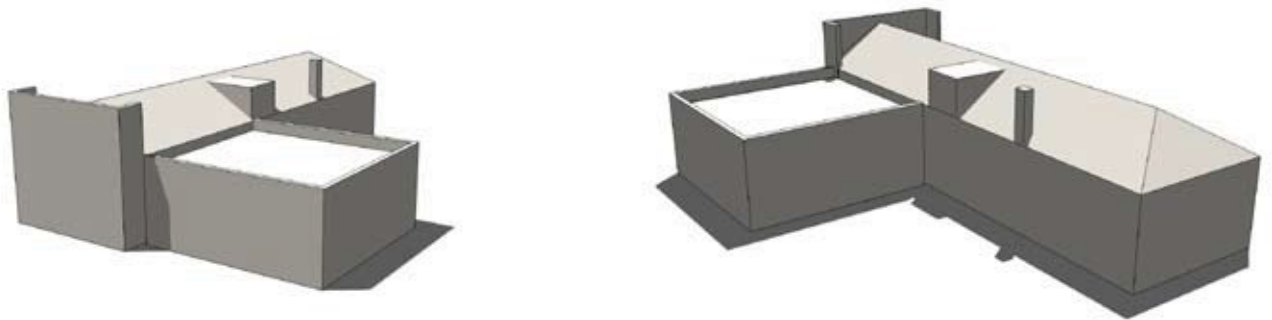


Figure 4: First Floor and Reflected Ceiling Plan



View from south east

View from north east

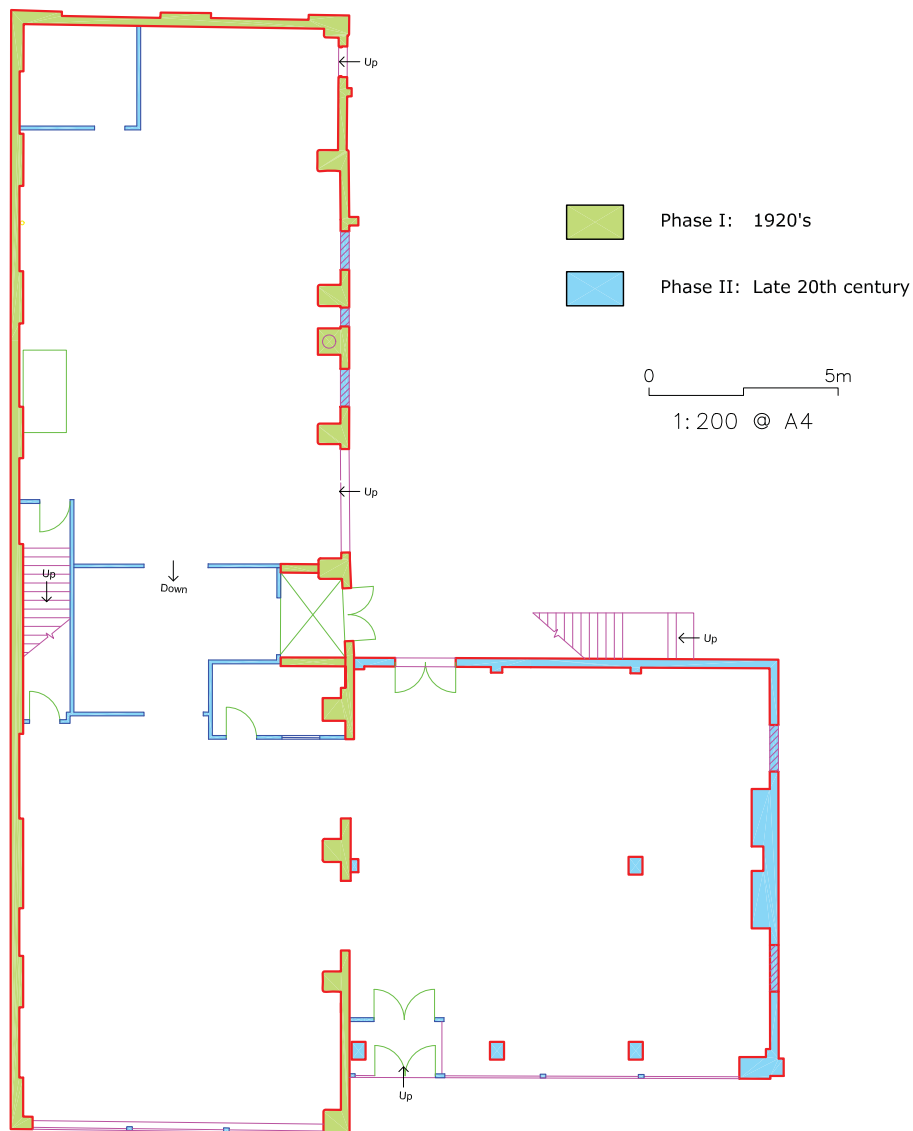


Figure 5: Perspective Views and Ground Floor Phasing Plan

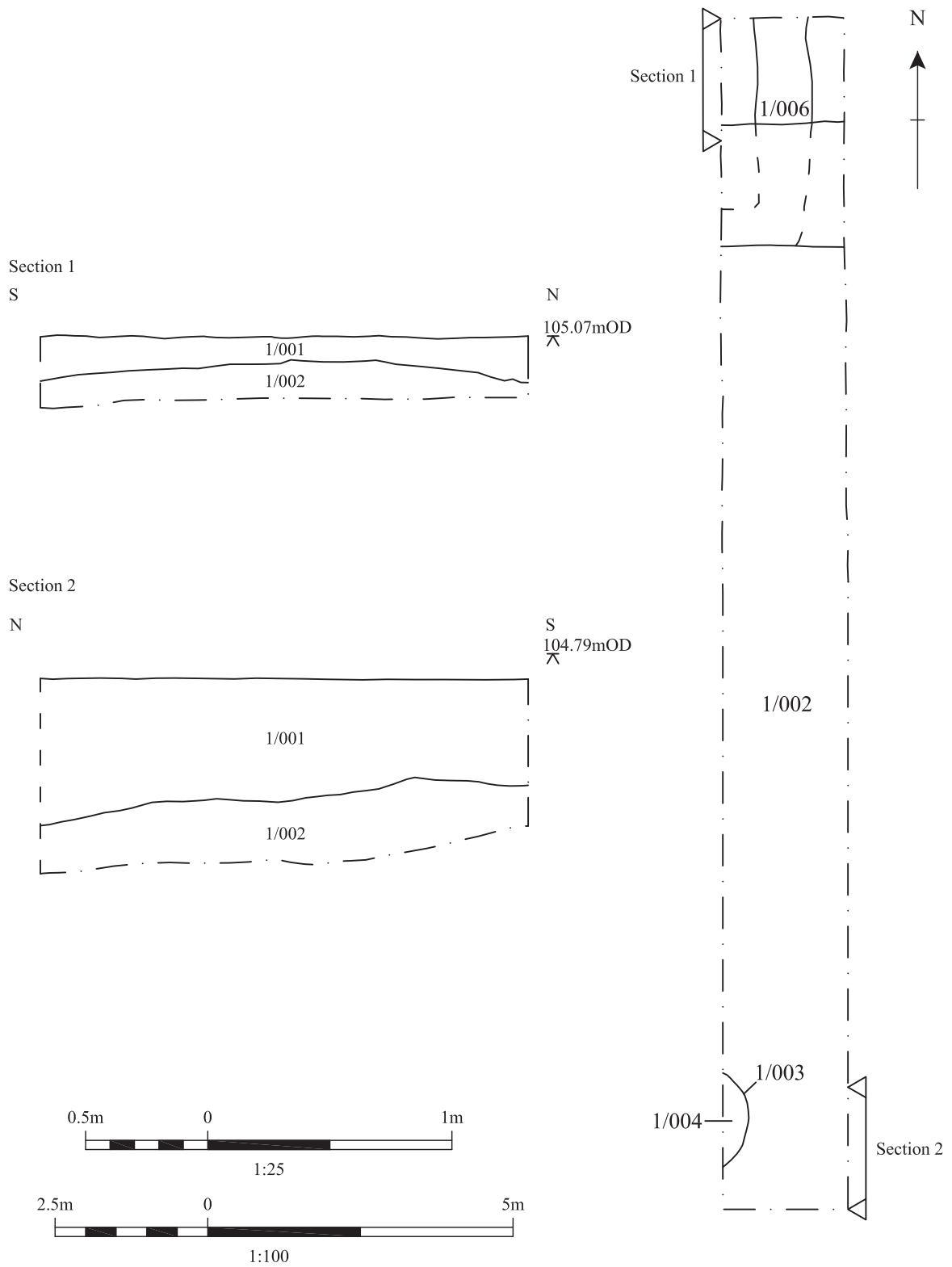


Figure 6: Trench 1: Plan (1:100) & Sample Sections (1:25)

APPENDIX A – EVALUATION CONTEXT REGISTER

Context No.	Context Description	Length	Width	Depth
1/001	Modern made ground	18.00m	2.00m	0.60m
1/002	Natural Clay	18.00m	2.00m	0.15m+
1/003	Modern pit	1.50m	0.45m	0.38m
1/004	Fill of modern pit	1.50m	0.45m	0.38m
1/005	Modern drainage trench	7.60m	0.95m	0.13m

APPENDIX B - DESCRIPTION OF STRUCTURAL ELEVATIONS AND ROOMS

- 1 NB. THE SITE HAS BEEN NOTIONALLY ROTATED CLOCKWISE TO FACILITATE EASIER REFERENCING, MAKING THE FRONT OF THE BUILDING SOUTH AND THE REAR NORTH.

The descriptions are to be read in conjunction with Figures 3 and 4 which show the location of the elevations and room identification.

Exterior Elevations

1. South Elevation
2. West Elevation
3. East Elevation (adjoining vehicle access)
4. North Elevation (rear)
5. East Elevation (rear)

Interior – Ground Floor

6. Room 1
7. Room 2
8. Room 3
9. Room 4
10. Room 5

Interior – First Floor

11. Room 6
12. Room 7

Interior – Roof and loft spaces

13. Roof space above Room 6

2 1. SOUTH ELEVATION (PHOTOS 1 -4)

Original: 1920's	2 storey west bay in Flemish bond
Later: Late C20 th	Both bays of ground floor have glass shop fronts with roller shutters Inserted casement windows to first floor Brick parapet above 1 st floor of western bay continued in Flemish bond; the line of the former roof gable is visible from change in colour of brickwork Eastern bay in stretcher bond, with metal and glass door and frontage set back from western bay
Comment:	Heavily altered front elevation with the addition of the eastern wing, modern shop frontages, timber casements and brick parapet.

3 2. WEST ELEVATION (PHOTOS 5)

Original: 1920's	2 storey brick in Flemish bond
Later: Late C20 th	Return of 1 st floor brick parapet adjoining south elevation Possible re-tiled roof
Comment:	Absence of rainwater goods; guttering feeds to an angled drainpipe through the roof space of the building

4 3. EAST ELEVATION – ADJOINING VEHICLE ACCESS (PHOTOS 6)

Original: 1920's	
Later: Late C20 th	Stretcher bond – cavity wall 4 timber casement windows with clay tiled sills
Comment:	Lower quality bricks used in the construction of this elevation compared to the ones used for facing the road

5 4. NORTH ELEVATION (PHOTOS 7)

Original: 1920's	
Later: Late C20 th	<p>Stretcher bond – cavity wall</p> <p>5 timber casement windows with clay tiled sills</p> <p>Ground floor has roller shutter and metal framed / glass double swing doors leading to Room 7</p> <p>First floor has metal fire escape to first floor. Soil pipes from toilets</p>
Comment:	

6 5. EAST ELEVATION - REAR (PHOTOS 8 - 12)

Original: 1920's	<p>2 storey brick in Flemish bond. Dark grey bullnose engineering bricks used for edging around entrances and structural brick piers</p> <p><u>Ground floor</u> 3 entrances Double metal doors to service lift 3 hinged timber doors (formerly 4) for main loading area into building 1x metal casement Crittall window with clay tiled sills (2 top hung openers. 6 panes total) Door to north currently used as a fire exit</p> <p><u>First floor</u> 2x metal casement Crittall windows (1x reduced width to north) both under concrete lintels Rain water goods and soil pipes</p>
Later: Late C20 th	<p><u>Ground floor</u> Formerly 4 timber doors into main loading area, 1 now reduced height and fixed shut 2x blocked windows Scar of a roof pitch of a former East / West building</p> <p><u>First floor</u> Reduced width casement to north</p>

Comment:	Largely original. Some window blockings. This elevation formed the main loading area
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7 6. ROOM 1 (PHOTOS 13 - 15)

Original: 1920's	4 bays separated by rectangular brick piers with bullnose brick edging to the east and rectangular ½ brick thick piers to the west Stepped footings to west wall Rain water pipe adjoining west wall Timber floor joists 3x narrow timber doors to south for loading area, each have 2x glass panes to top 1/3. Now boarded up and painted red Large steel hinges and locking mechanism that secures all the doors shut from the inside Blocked up access to chimney
Later: Late C20 th	Chute from first floor Boxed in beams Small room in NW corner. timber stud and plasterboard construction White painted throughout Timber cladding N, S, and E internal walls Concrete scree forming new floor overlying original timber floor joists
Comment:	Likely to have formed one of the main storage areas for the former owners, Majestic Wines. Difficult to gain much understand of the original function of this principle room because of the later wall finishes obscuring any fabric

8 7. ROOM 2 (PHOTOS 16)

Original: 1920's	1 bay Service lift and sliding metal mesh door
Later: Late C20 th	Pine floorboards painted blue Timber stud partitions to north and south
Comment:	Hall area and service lift access to the first floor.

9 8. ROOM 3 (PHOTOS 17)

Original: 1920's	3 bays
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Later: Late C20 th	Timber cladding to W wall Black and white painted walls Pine floorboards painted blue Boxing in of ceiling beams and brick piers 3 large glass windows to S, no doors or openers Inserted kitchen area for staff of Majestic to NE. Timber stud walls
Comment:	One of the main sales areas for the former Majestic Wines

10 9. ROOM 4 (PHOTOS 18)

Original: 1920's	
Later: Late C20 th	Metal framed construction Double doors and porch area to SW Modern concrete floor
Comment:	Main sales area for the former Majestic Wines. Uncertain of use prior to Majestic

11 10. ROOM 5

Original: 1920's	Metal framed stairs 17 steps with timber treads
Later: Late C20 th	Partition wall to east Timber cladding on west wall
Comment:	This staircase may have been open plan to the ground floor. i.e. no stud wall to east

12 11. ROOM 6 (PHOTOS 19 - 27)

<p>Original: 1920's</p>	<p>East and West wall in Flemish bond North wall variation of Flemish bond 1x Crittall casement to E, reduced in width (see Fig 4) 9 bullnose brick piers creating 8 bays Cast iron radiators Chimney stack Ceramic tiled area and 1x Crittall windows (Fig 4) window stays and latch mechanism – removed partitions - former washing / toilet area? Lift shaft with sliding mesh door Iron staircase to ground floor; handrail has a raised profile and balusters are square in section Simple arched corncicing to S of Room 6 Timber floor boards Rendered to the south – open brickwork to the north</p>
<p>Later: Late C20th</p>	<p>Removal of internal partitions to create a single space 3 fixed casements to the south elevation adjoining Victoria Street</p>
<p>Comment:</p>	<p>A storage area for Majestic Wines. Difficult to ascertain the original function</p>

13 12. ROOM 7 (PHOTOS 28)

<p>Original: 1920's</p>	
<p>Later: Late C20th</p>	<p>Steel framed construction Fire exit to N A central room off which are:- <ul style="list-style-type: none"> • 4 rooms (used as offices) to the S and E separated by timber stud and glass partitions • Male and female toilets to the N Wall mounted security alarm system</p>
<p>Comment:</p>	<p>Late C20th – no features of merit</p>

14 13. ROOM 8 (PHOTOS 20 & 23)

Original: 1920's	7 timber roof trusses 4 roof lights to north Loft space houses mechanism for service lift and storage (no access at time of survey) Square headed bolts to underside of king posts Tie beam dimensions in section 30.5cm x 11.0cm
Later: Late C20 th	
Comment:	A 15.0m long loft space which runs from the north side of the service lift to the south wall

APPENDIX C - OASIS DATA COLLECTION FORM: England

14.1 OASIS ID: aocarcha1-39262

Project details

Project name	55 VICTORIA STREET, ST ALBANS, HERTFORDSHIRE
Previous/future work	No / Yes
Any associated project reference codes	5/07/1772 - Planning Application No.
Any associated project reference codes	VST07 - Sitecode
Type of project	Building Recording
Current Land use	Industry and Commerce 4 - Storage and warehousing

Project location

Country	England
Site location	HERTFORDSHIRE ST ALBANS ST ALBANS 55 Victoria Street, St Albans, Hertfordshire
Postcode	AL1 3
Study area	500.00 Square metres
Height OD	Min: 104.05m Max: 104.76m

Project creators

Name of Organisation	AOC Archaeology
Project design originator	AOC Archaeology

Project director/manager	Andy Leonard
Project supervisor	Paul Harris
Type of sponsor/funding body	Developer
Name of sponsor/funding body	TOWNSTONE LTD.

Project archives

Physical Archive Exists?	No
Digital Archive recipient	As yet to be confirmed
Digital Contents	'none'
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	As yet to be confirmed
Paper Contents	'none'
Paper Media available	'Context sheet','Plan','Section','Unpublished Text'

Entered by	Paul Harris (paulhorse@hotmail.com)
Entered on	12 March 2008

The AOC Archaeology Group provides a wide range of archaeological services, including consultancy, desktop studies, historic building recording, survey, excavation, post-excavation analyses, conservation and publication.

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The logo incorporates a design from a lead disc found on Birsay, Orkney, dated to the sixth century AD.