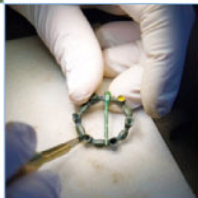
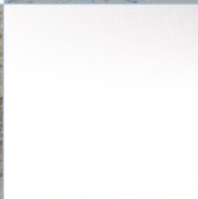
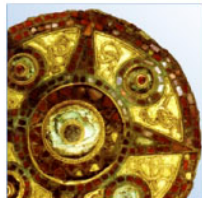
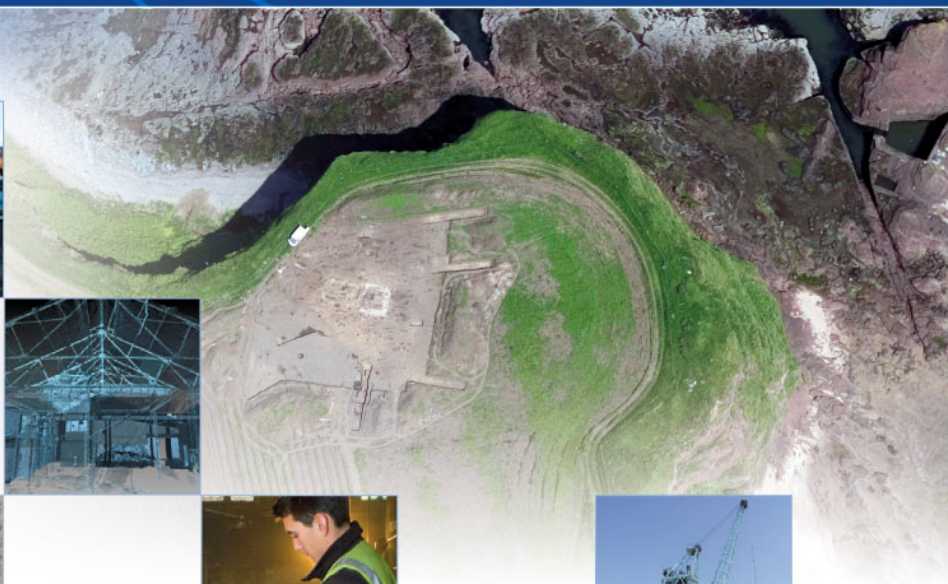


103 Trinity Lane, Waltham Cross: Historic Buildings Research

Client: G. V. Building Services

May 2008



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

103 Trinity Lane, Waltham Cross: Historic Buildings Research

On Behalf of: **G. V. Building Services**
4 Regent Gate
83 High Street
Waltham Cross,
Herts,
EN8 7AF

National Grid Reference (NGR):

AOC Project No: **30081**

Prepared by: **Helen MacQuarrie**

Illustration by: **Jonathan Moller**

Reviewed by: **Andy Buckley**

Date of Report: **11 June 2008**

This document has been prepared in accordance with AOC standard operating procedures.

Author: Helen MacQuarrie **Date:** 11 June 2008

Approved by: Andy Buckley **Date:** 11 June 2008

Final Report Stage: **Date:** 11 June 2008

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549
e-mail. london@aacarchaeology.com



www.aocarchaeology.com

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Executive Summary

AOC Archaeology has been commissioned by G. V Building Services Ltd to undertake an Archaeological Desk-Based Assessment and Historic Building Research covering the redevelopment of 103 Trinity Lane, Waltham Cross, Hertfordshire.

This report comprises the result of the requested Historic Building Research completed for 103 Trinity Lane which was demolished without the progression of the archaeological building recording. As a result the Planning Archaeologist to Hertfordshire County Council (Andy Instone) has requested that Historic Building Research be conducted to satisfy the requirements of the previous planning condition.

In line with discussions between AOC Archaeology Group and the LPA Archaeological Advisor (Andy Instone) it was agreed that a programme of research into the history of the now demolished structures would comprise examination of a range of available sources (e.g. historic and modern archives and cartographic sources, architects plans, photographs and oral histories.)

The application site is located on the north side of Trinity Lane, Waltham Cross, Broxbourne. The site is located to the north-west of the core of Waltham Cross, in an area which was dominated by the Royal Nurseries, until the post war urbanisation of the area. Historically the site fell within part of Cheshunt Parish.

103 Trinity Lane was built between 1872 (Fig 4) and 1896 (Fig 5) by the Maxfield family when it was recorded on Ordnance Survey mapping. Cartographic sources indicate that No. 103 Trinity Lane and the neighbouring property (No. 101) were built at the same time and it does not appear that 103 Trinity Lane underwent substantial architectural changes to the original design and layout of the building.

The building at 103 Trinity Lane was occupied by the Sapsworth family for the first part of the 20th century and the later half by John White, who lived for some time with a member of the Sapsworth family. It was this lack of alteration to the building or layout that gave it historic interest, which was highlighted in East Anglian Archaeology Occasional Paper 8 (2000).

The response from local residents provides an insight into how 103 Trinity Lane integrated with the 21st landscape, prior to its demolition. Trinity Lane appears to have a strong sense of community and many generations seem to remain in the area. This sense of community and history appears to have been focused on Maurice Maxfield; not only as he owned many of the properties on Trinity Lane, but also given that some of the local men were employed by his building company, including John White who occupied the building prior to demolition.

While No. 103 Trinity Lane was certainly a decent example of late Victorian, high status architecture, it was the connection this building had to the Maxfield family that appears to have heightened its historic value in the wider community.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 This document is the result of Historic Building Research into the recently demolished 103 Trinity Lane, Waltham Cross.
- 1.1.2 103 Trinity Lane was constructed between 1872 (Fig 4) and 1896 (Fig 5), when it is first recorded on Ordnance Survey mapping. While it was not a statutorily Listed Building and was not recorded on the Hertfordshire Historic Environment Record, it was considered in a Regional Archaeological Research Agenda (East Anglian Archaeology occasional paper 8, 2000) as being of historic interest.
- 1.1.3 A planning application (Planning Reference No: 7/0478/06) was originally submitted for the demolition and redevelopment of the site by James Emmerson New Homes Ltd. The Planning Archaeologist to Hertfordshire County Council, who provides archaeological advice to the Local Planning Authority (LPA) of Broxbourne Borough Council, secured a condition on this planning consent for provision of archaeological building recording prior to demolition.
- 1.1.4 Subsequent to this application 103 Trinity Lane was demolished without the progression of the archaeological building recording. As a result the Planning Archaeologist to Hertfordshire County Council (Andy Instone) has requested that Historic Building Research be conducted as a suitable response to satisfy the requirements of the earlier planning condition.
- 1.1.5 This report is the result of the requested Historic Building Research completed for 103 Trinity Lane. The production of this report has followed the completion of a Written Scheme of Investigation (WSI) by AOC, defining the level of research to be undertaken to inform the archaeological and historical interest of 103 Trinity Lane. This WSI was approved by Andy Instone on 21st May 2008.

1.2 Site Location & Description

- 1.2.1 The application site is located on the north side of Trinity Lane, Waltham Cross, Broxbourne. The site is located to the north-west of the core of Waltham Cross, in an area which was dominated by the Royal Nurseries, until the post war urbanisation of the area. Historically the site fell within part of Cheshunt Parish.
- 1.2.2 The site is 933 square metres in size and centred on National Grid Reference (NGR) 536330 201080 (Figure 1).

1.3 Objectives

- 1.3.1 The objectives of the Historic Building Research are:
 - To provide a historic record of the form, function, type and date(s) of the previous structure that stood within the site, as far as possible, from various documentary sources;
 - To provide a review of the local and regional historical context of the structure, making reference to the appropriate regional research agendas (East Anglian Archaeology occasional paper 8, 2000); and
 - To produce a high quality, fully integrated archive suitable for long-term deposition in order to, 'preserve by record' the buildings as they were before demolition, as far as reasonably practicable.

1.4 Methodology

1.4.1 In line with discussions between AOC Archaeology Group and the LPA Archaeological Advisor (Andy Instone) it was agreed that a programme of research into the history of the now demolished structures would comprise examination of a range of available sources (e.g. historic and modern archives and cartographic sources, architects plans, photographs and oral histories.)

1.4.2 To achieve this, the relevant cartographic, pictorial and documentary sources held by the following bodies were consulted:

- The Hertfordshire Historic Environment Record;
 - A search of the Hertfordshire Historic Environments Record database for archaeological sites, finds, events, monuments, designations and Listed Buildings within a 500m study radius around the proposed development site;
- The National Monument Listed Buildings & Aerial Photographic Record;
 - A search of the National Monuments Record (NMR) database for Listed Building within a 100m study radius around the proposed development site was undertaken along with;
 - A visit was made to the NMR to consult available Aerial Photographs on the 1st May 2008;
- The Broxbourne Borough Council Planning Department;
- The site developer (e.g. any site photos showing the structures prior to demolition);
- Hertfordshire Records Office;
- Local Library;
- Relevant websites; and
- Envirocheck Historic Mapping.

1.4.3 In addition, the research has comprised:

- A site visit to examine and photograph the vistas to and from the site as they would have been while the structure in question was extant (see site photographs in Appendix B);
- Written consultation with the relevant Local History Groups (Victorian Society, Waltham Abbey Historical Society; Hertfordshire Association for Local History);
 - Correspondence to the above bodies is included in Appendix C;
 - Results of correspondence is included in Section 2 & 3; and
 - The breakdown of response statistics is given in Appendix D.

1.4.4 Written consultation with nearby residents requesting a telephone interview to discuss the history of the building:

- Correspondence to the above bodies is included in Appendix C;
- Results of correspondence is included in Section 2 & 3; and
- Breakdown of response statistics is given in Appendix D.

1.5 Report Structure

- 1.5.1 The introduction provides a brief description of the project background, and site location followed by an outline of the assessment objectives, methodology and limitations and constraints (**Section 1**); this is followed by an explanation of the methodology for report archive (**Section 2**).
- 1.5.2 A summary of the building history is assessed, covering aspects of form, function, date and sequence of development (**Section 3**), followed by an analysis of 103 Trinity Lane within its context (**Section 4**). The report concludes with a summary of the findings of the report (**Section 5**) and a bibliography of reference sources used (**Section 6**).
- 1.5.3 Additional information is included within this report in the form of appendices. This includes the information collated from the Hertfordshire Historic Environment Record (HER) (**Appendix A**); photographs from the site visit (**Appendix B**) correspondence sent by AOC to sources as outlined in the methodology statement (**Appendix C**); a summary and breakdown of response statistics (**Appendix D**); Inland Revenue Apportionment (**Appendix E**); and the OASIS Form (**Appendix F**).

1.6 Limitations & Constraints

- 1.6.1 It should be noted that:
- The report has been prepared under the express instructions and solely for the use of G. V Building Services Ltd and associated parties;
 - All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (May 2008) relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC does not accept responsibility for advising G. V Building Services Ltd or associated parties of the facts or implications of any such changes in the future; and
 - This report has been prepared utilising factual information obtained from third party sources. AOC take no responsibility in accuracies of such information.
- 1.6.2 Research was limited by the availability of information. It has not been possible to recover architects plans or deeds to either 101 or 103 Trinity Lane.

2 REPORT & ARCHIVE DEPOSITION

- 2.1.1 Following acceptance of the report by the Hertfordshire County Council Planning Archaeologist, a copy of the report will be submitted to the Hertfordshire Historic Environment Record (HER); the County Records Office; Cheshunt Library and the National Monuments Records: Buildings.
- 2.1.2 An electronic copy of the Historic Building Research Report will also be deposited, with the Archaeological Data Services (ADS).
- 2.1.3 The report archive will comprise all photographs, written and drawn records; the archive will be prepared in accordance with English Heritage MAP 2 guidelines and will be deposited with Lowewood Museum.
- 2.1.4 All relevant photographs taken as part of this project (prints and transparencies) will be clearly numbered and labelled with the subject, orientation, date taken, name of photographer, and cross referenced (where applicable) to their film and negative numbers.
- 2.1.5 All photographic material collated as part of this project will be stored in archival sleeves prior to deposition.

3 Description of Building prior to Demolition

3.1 General

- 3.1.1 The main building on the site was a two and a half storey, 'L' shaped building on the northern side of Trinity Lane. The south-eastern leg of the structure had a square bay window, which respected the ground and first floor only. A small single storey annex protruded from the north-west part of the main building. The building had a slate roof with ornamental ceramic roof tiles. The building was accessed through a porch that was located between the northern and south-eastern leg of the building. There were two chimney stacks on the east side of the building and one on the west.
- 3.1.2 The building was situated slightly back from Trinity Lane and was accessed by a footpath to the front door, with a small route running along the western edge of the building and a garage & shed located in the western limit of the site. The gardens extended to the north of the main building.

Front (South Facing) Elevation



Plate 1: Front Elevation (courtesy of Broxbourne Borough Council Planning Department – taken prior to demolition)

- 3.1.3 The front elevation was built facing south. It comprised the south-eastern leg of the main building, with a squared bay; the southern face of the north-western leg and the porch entrance to the building. The front elevation was constructed of weathered, soft red brick (*pers. comm.* Paul Eddington, of 129 Northfield Road, 16th May 2008), in English bond. It was not possible to establish the mortar utilised based on the sources available. Between the ground and first floor was a single dentil course.
- 3.1.4 The bay on the south-eastern leg of the building extended from the ground to the first floor and was square topped, with an ogee architrave of moulded brick. There were three-light sash windows on the ground and first levels with flat, tapered lintels above. On the eastern and western face of the bay were thinner, single sash windows with similar flat tapered lintels. A small lancet arch window provided light to the attic level. There were no windows on the east and west faces of the main body of the southern leg of the building.

- 3.1.5 The southern elevation of the northern body of the building was constructed in the same fabric and style as the southern leg, however the southern part of the structure appears to have been slightly more weathered than the upper section. There were single-sash windows on the ground and first floors, with flat, tapered lintels.
- 3.1.6 The square porch was located in the corner between the northern and southern legs of the building. It had a double sloping slate roof with iron flashing. The doorway had a stilted arch, with a green painted wooden four panel door, the upper panels being made of glass. The lower part of the porch interior was painted green with the upper section painted white.
- 3.1.7 Guttering ran along the edge of the roof and along the top of the porch; it too was painted green. A green drainage pipe with ornate Victorian hopper above ran from the east of the window on the northern section of this elevation, to the western limit of the porch.

Western elevation

- 3.1.8 The west facing gable end of the building was constructed of a mixed yellow/brown brick. There was little decorative detail of this elevation, with no coursing. There was a single 4 light arched window from the attic level visible. There was a single chimney stack on the western elevation, which accounts for the lack of windows on this face. The chimney stack was short and less ornate than those on the eastern side of the building. A drainage pipe respected the northern limit of the face.



Plate 2: side elevation (courtesy of Broxbourne Borough Council Planning Department – taken prior to demolition)

Eastern Elevation

- 3.1.9 The eastern elevation was a completely blank wall, constructed of yellow/brown brick. There were two chimney stacks along the eastern elevation, which may account for the lack of windows along this face. The chimney stacks were considerably more ornate than those along the western

elevation. The chimney stacks were identical and appear to have been in good condition: the rectangular base was constructed of similar yellow/brown brick to the east and western elevations, while the upper section was constructed of the soft red brick used in the southern face of the structure. The upper part of each chimney stack was tapered out, with two tall, red ceramic chimney pots. Iron flashing ran between the chimney stack and the roof. It appears as though one of the chimney pots had been replaced (southern pot on the northern stack) as was slightly different in colouring, and detail to the other pots: it did not have a lip at the top of the pot.



Plate 3: side elevation (courtesy of Broxbourne Borough Council Planning Department – taken prior to demolition)

Northern Elevation

- 3.1.10 Cartographic evidence indicates that the northern elevation comprised a north western leg, part of the original design of the building; there was also a small extension on the north eastern part of the building which was constructed between 1935 and 1967 (See OS Map 1935, Fig 7 and OS Map 1967, Fig 8). This glass porch area provided shelter for the rear door into the building.
- 3.1.11 The northern elevation was constructed of yellow/brown brick (See Plate 4), with occasional red brick. As with the southern elevation it is not possible to establish the mortar utilised. There was a single arched window on the ground floor and two flat arched windows on the second floor.
- 3.1.12 The north western leg of the building was a single storey structure. The roof was slate and sloped from west to south. From south to north there was a 12 light square window and a glass panelled door. The northern end of this leg was accessed by a separate 6 light green wooden door, with a small square window to the south. It appears this leg was constructed of yellow/brown soft brick.
- 3.1.13 A small ancillary shed or storage structure was located adjacent to the north western leg. Although similar shed structures can be seen on the early maps, it is likely that those visible prior to demolition were built between 1937 – 1967, as they are slightly different in size and extent.

- 3.1.14 The mid 20th century porch on the north east of the building (see Plate 4) was rectangular in shape, with a pitched roof, and lead flashing. Photographic sources indicate that this is the location of the original rear door: rectangular with a thick rectangular window above. The door to the porch was a glass panelled wooden door painted green.



Plate 4: north elevation (courtesy of Peter Wood, date of photograph unknown)

Main Building Roof



Plate 5: Detail of roof: southern elevation (courtesy of Broxbourne Borough Council Planning Department – taken prior to demolition)

- 3.1.15 Photographic evidence provides an opportunity to inspect the roof prior to demolition, but also once demolition of the roof had begun. The roof was pitched and constructed of slate (Welsh: *pers comm*).

Paul Eddington, of 129 Northfield Road, 16th May 2008). There were alternate large and small ornamental ceramic ridge tiles, with three larger ridge tiles at the southern terminus of the building. It was not possible to determine any further information regarding the internal structure of the roof in the course of this assessment, other than it was constructed of wooden rafters with horizontal batons to attach the roof tiles (See Plate 5).

3.2 Internal

- 3.2.1 The following description of the interior of the building has been formulated through inspecting fragmentary photographic sources, using professional judgement and from responses received from residents in the surrounding vicinity regarding the interior of the house.

Ground Floor

- 3.2.2 The ground floor comprised three main rooms; the front reception room, a dining room to the north east, and a kitchen room to the north-west. As the following photograph demonstrates the stairs to the first floor were located immediately as one enters the building through the main doorway, to the left. The banisters were wooden with a handrail on the wall on the right hand side (as one climbs the stairs). This suggests that there was an open space between the stairs and front wall.



Plate 6: side elevation (courtesy of Broxbourne Borough Council Planning Department – taken prior to demolition)

- 3.2.3 It is likely that a corridor ran between the front reception room and the dining room to the rear. It is also likely that a small corridor ran between the rear wall (with doorway to the garden) and the north wall of the dining room.

Front Reception Room

- 3.2.4 The front reception room was south facing with a large bay window. The room had moulded skirting boards, moulded architrave and a picture rail; all painted white. The walls were decorated with a light pink, blue and green floral wall paper. The fireplace (see Plate 7), on the east wall of the room was typically Late Victorian; made possibly of marble, with decorative glazed tiles. Above the

fireplace was an ornate, Late Victorian Mirror; white with rococo detail. It is likely that the mirror and fireplace were contemporary with each other and with the original design of the building.



Plate 7: Fireplace in front room ground floor (courtesy of Peter Wood – taken prior to demolition)

Dining Room (rear right)

- 3.2.5 The dining room is located to the rear of the building on the right hand side. It is likely that this room was accessed from a corridor running between the reception and dining room, linked to the main entrance hall. This room would have been lit by a small window on the eastern elevation, which is hidden by the door in Plate 8, but which is visible in Plate 4.



Plate 8: Fireplace in rear east room (courtesy of Peter Wood – taken prior to demolition)

- 3.2.6 The room had a moulded skirting board, painted orange (Plate 8), with a picture rail and architrave, between which is painted white (Plate 6). The walls were decorated with a bold orange and yellow floral print. A similar, typically Late Victorian fireplace was located on the east wall of the room.

Kitchen

- 3.2.7 There is no photographic evidence to indicate the layout and design of the kitchen, although oral sources have indicated that the kitchen was in poor rudimentary condition prior to demolition (*pers. comm.* Peter Wood).
- 3.2.8 Based on the identification of the other rooms on the lower floor, the kitchen was located to the rear of the building on the left. The kitchen would have been lit by the large arched window seen on the northern elevation (Plate 4).

First Floor

- 3.2.9 There is no photographic evidence to indicate the layout or design of the first floor, save the location of the stair to the south of the main body of the building. Based on the layout of the ground floor it is likely that there were three main living areas on the first floor; possibly storage areas and access to the attic. There were likely to have been two bedrooms on the eastern side of the upper floor; the bedroom to the south would have been lit by the large bay window (Plate 3), while the northern bedroom would have been lit by the flat arched window visible on the northern elevation (Plate 4). In each room a central chimney stack would have been located on the eastern wall.
- 3.2.10 It is likely, though not confirmed, that during the 20th century the toilets originally located in the one-storey north-western leg of the house, would have been moved inside the main body of the structure. If this was the case the toilets may have been located above the kitchen, in the upstairs rear left room. The room would have had a chimney stack located on the western wall, and would have been well lit with windows to the north and south. However, there is no evidence of plumbing on photos showing the exterior of the building and it may be that this room was used as another bedroom.

Attic

- 3.2.11 There is no photographic evidence to ascertain the character, layout or access to the attic space, although photographs of the exterior of the building indicate that this upper floor would have been lit by a small south facing window (plates 1, 2 & 3) and a west facing window (plate 2).

3.3 Ancillary Buildings

Stables / Garage

- 3.3.1 Unfortunately, the evidence for the small stables / garage that occupied the eastern part of the site is fragmentary. Cartographic sources confirm that this structure was built at the same time as the main house (See OS 1896, Fig 5) and did not undergo substantial change after construction. It was a rectangular structure orientated north-south that was constructed of yellow brick. It was not possible to establish the mortar utilised.
- 3.3.2 Plate 1 provides the only evidence for the south facing elevation of this building. It was one and a half storeys with a two leafed wooden hatch to the upper storage level. There appears to have been two arched entrances to the main part of the building. However, based on Plate 9 (below), it would seem that the lower part of the building has been altered: a metal support beam was placed below three original arches. Thus the southern face appears to have been blocked up (presumably by

yellow brick). The main access was through the western elevation. The southern elevation was rendered with the upper level appearing to have possibly been rendered in cement while the southern part of the structure was rendered with corrugated iron. A single light, semi-circular window was located in the upper part of the southern face.



Plate 9: North Elevation of Interior of stables / garage (courtesy of Hertfordshire Historic Environment Record. Date unknown)

- 3.3.3 The roof of this structure was pitched with red ceramic roof tiles and small Fleur de Lys ridge tiles (similar to those on top of the main building). There were also two bulbous ceramic extrusions along the ridge of the roof. The purpose of these features was ventilation to the roof space, which was possibly partially a hayloft for the horses, and partially a tack-room. As Plate 9 was taken after part of the roof had been removed it is possible to say that the internal structure is not a purlin roof, rather common rafters met at a ridge piece, lateral stability provided by wind-braces at 45°.



Plate 10: Interior of stables / garage (courtesy Peter Wood. Date unknown)

- 3.3.4 Although there is currently no photographic evidence to confirm, it is likely that the east facing elevation was simply constructed of yellow brick, without windows or entrances.
- 3.3.5 It is likely that this structure was built for use as stables, however it appears to have been utilised for storage in the period prior to demolition (Plate 10).

Sheds

- 3.3.6 Located to the north of the garage/stable was a rectangular wooden shed, oriented east - west. Cartographic sources demonstrate that this structure was built between 1914 (See Fig 6) and 1935 (See Fig 7). A structure remained in the same location subsequently, though it is possible that the structure which was standing prior to demolition was a replacement. The structure had a pitched roof with the entrance to the structure on its western elevation.

3.4 Garden

- 3.4.1 The rear garden was predominately grass covered, with a substantial leafy hedge along the southern and eastern limit of the garden. A wooden fence forms the limit of the site. There are substantial bushes/trees along the north-west limit of the site.

4 Building History

4.1 Summary of Building History

- 4.1.1 The road now known as '*Trinity Lane*' was named '*Marsh Lane*' prior to the construction of Holy Trinity Church in 1832, when the name was changed to '*Trinity Marsh Lane*' to reflect the name of the church. In 1938, the '*marsh*' was dropped from the title after a request from a builder who hoped it would encourage people to buy homes on the Lane (The Practical Local History Group, 2004).
- 4.1.2 103 Trinity Lane was built between 1872 (Fig 4) and 1896 (Fig 5), when it was first recorded on Ordnance Survey mapping. Cartographic sources indicate that 103 Trinity Lane (originally No. 23 Trinity Lane) and the neighbouring property (originally No. 21 Trinity Lane), were built at the same time by Charles Maxfield (*pers. comm.* Mrs Fynan), with No. 101 Trinity Lane to be occupied by himself and No. 103 Trinity Lane (Plate 11) constructed for his parents and cousin to live in (*pers. comm.* Mrs Fynan).
- 4.1.3 However, the Inland Revenue Map and apportionment of 1910 for No. 103 (see Appendix E) shows that by this time the house was then owned by a Henry Lacey of Mark Lane and occupied by the Sapsworth family.

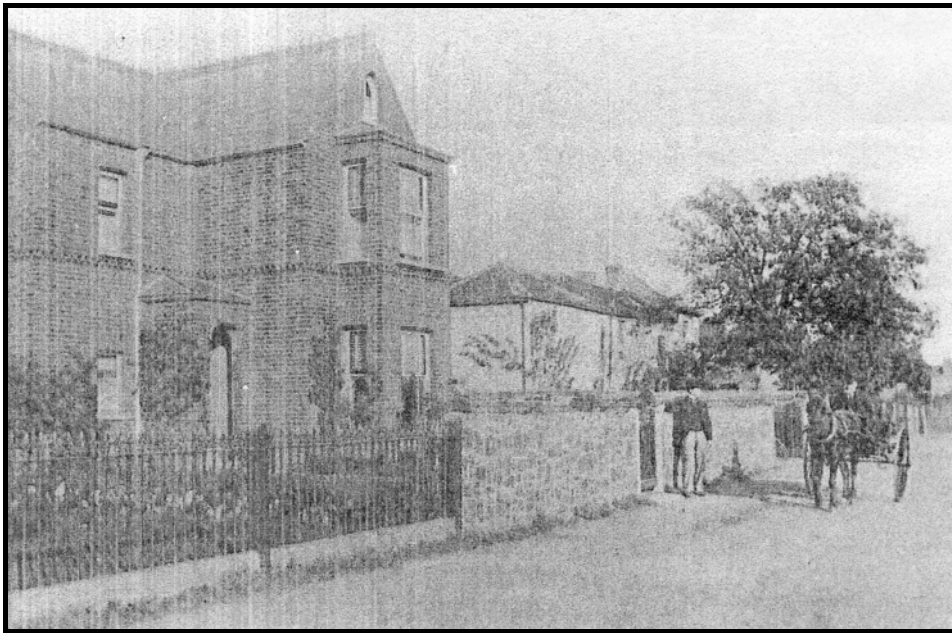


Plate 11: 103 Trinity Lane (recorded as '*Farmhouse*'; photo taken c.1900 and recorded within Edwards, Jack's *Waltham Cross Past*)

- 4.1.4 Charles Maxfield was born in Yorkshire in 1873, before moving to Waltham Cross in 1888 (Field, D. 200 p.47). He was a building contractor by trade, with the Maxfield & Son Building Contracting Company having been established since 1850 (presumably started by his father Arthur J. Maxfield).
- 4.1.5 Charles Maxfield and his wife Selina (b. Selina Storey) had a son Charles Maurice Maxfield (known locally as Maurice) in 1909 (Field, D. 2000, p.49) and the Inland Revenue Map and apportionment of 1910 confirmed that No. 101 Trinity Lane was both owned and occupied by Charles Maxfield and family (see Appendix E). The family remained in 101 Trinity Lane, with Charles, Selina and son Maurice recorded in the 1951 Electoral Register for Cheshunt at this address. In 1960 Maurice took over the family business following the death of his father Charles.

- 4.1.6 Along with the continuation of his fathers successful building business, which employed many of the local men (including the son of Mrs Paxman of 57 Trinity Lane and John White, who later occupied 103 Trinity Lane), Maurice Maxfield owned around fifteen properties on Trinity Lane (Field, D. 2000, p.47), including No. 103 (Plate 12); sources credit Maurice Maxfield as a well respected and liked member of the community (Field, D).



Plate 12: Charles Maxfield (left) and Charles Maurice Maxfield (right) with 101 and 103 Trinity Lane visible to the rear (date of photograph uncertain – from Field, D. 2000, p.55).

- 4.1.7 In regards to the history of No. 103 Trinity Lane, as mentioned above (see section 4.1.3), the Inland Revenue Map and apportionment of 1910 records the Sapsworth family as occupying the house (see Appendix E) with the subsequent 1928 electoral register again identifying the Sapsworth Family (Albert Edward & Mary Ann and Albert Victor Sapsworth) as occupants. By the 1951 Electoral Register the occupants of the house are recorded as Violet Sapsworth and John White.
- 4.1.8 However, along with architects plans or deeds to either of these properties, it was not possible during this course of this assessment to connect either the Sapsworth family, descendants of Henry Lacey, or the Maxfield family to confirm such ownership changes.
- 4.1.9 It is known that John White, born 1918 in a small village called Wyke near Bradford in Yorkshire, worked for Maurice Maxfield for a period of 46 years from 1947, becoming a close personal friend during this time (Field, d. 2000, p.52) until Maurice's death in 1995. John White remained in 103 Trinity Lane until he was moved into a nursing home in recent years.
- 4.1.10 It is unclear how long 103 Trinity Lane was unoccupied following the departure of John White from the property. The property was eventually bought by James Emmerson New Homes Ltd., during which time it was demolished. In July 2007 the plot was sold to G.V Building Services Ltd and developed for residential property.
- 4.1.11 As part of a study into Cheshunt: Its People Past and Present, David Field (2000) interviewed many of the residents on Trinity Lane, who had known Maurice Maxfield. This includes an interview with John White in his front garden, when he was 72 years old. Although there is little description of the house or garden itself, a strong sense of community respect for Maurice Maxfield is visible throughout his transcribed interview (Field, D. 2000 p.52).

4.2 Phasing of the Building

- 4.2.1 Based on the information available, it does not appear that No. 103 Trinity Lane underwent substantial architectural changes to the original design and layout of the building. The building was occupied by the Sapsworth family for the first part of the 20th century and in the later half by John White, who lived for some time with Violet, a member of the Sapsworth family. This continuity in occupation may account for the relative lack of changes within the building itself.
- 4.2.2 In terms of changes or alterations to the exterior of the building, there are only three major phases of alterations (See Fig 3):
- The main building was constructed between 1872 (Fig 4) and 1896 (Fig 5), with associated stables and a three of ancillary structures along the eastern limit of the site;
 - Between 1896 (Fig 5) and 1914 (Fig 6) the three ancillary buildings along the eastern limit of the site were demolished;
 - Between 1914 (Fig 6) and 1935 (Fig 7) a small shed was to the north of the stables (which survived until recently);
 - Between 1935 (Fig 7) and 1967 (Fig 8) a small glass extension (porch) was added to the north eastern limit of the main building, providing a porch area for the back door; and
 - During the same period an additional storage/ ancillary building was constructed to the north limit of the main building.

5 ANALYSIS OF 103 TRINITY LANE IN CONTEXT

- 5.1 There is evidence for human activity in the vicinity of the site from the Prehistoric period onwards. Ermine Street, a Roman road running from London to York, is located to the west of the site and a Roman settlement is located approximately 400m to the north-west of the site, with the closest occupation evidence approximately 100m to the west of the site (Cheshunt EUS).
- 5.2 Relatively little is known of Cheshunt during the Early Medieval period. The Saxon Estate was held by Count Alan of Brittany in 1086, and it is believed that Early Medieval and medieval settlement developed in the vicinity of the estate. Waltham Cross itself did not develop until after the Eleanor Cross was built in the 1290's.
- 5.3 By the 15th century Cheshunt appears to be prosperous, probably due to relations and trading with London. Later post medieval evidence in the vicinity of the site relates to the Vine Public house, a 16th century timber framed house (**AOC 7**). An early 17th century timber framed house (**AOC 6**) is also recorded within the Hertfordshire Historic Environment Record (HHER) within the study area.
- 5.4 It is not clear what date Marsh Lane (later called Trinity Marsh Lane and subsequently Trinity Lane) came into use; however the recorded erection of a tollgate on the road in 1755 confirms that it was in use by the mid 18th century. Much of the 19th century landscape of Waltham Cross is defined by the Nurseries, which were founded by Adam Paul in 1806; with the nurseries famous for the cultivation of roses.
- 5.5 Holy Trinity Church (**AOC 4**), a Grade II Listed Church located on the corner of Trinity Lane and the High Street, was built in 1831-2 by E. Blore. From 1855 the medieval parish of Cheshunt was divided, during which period Waltham Cross was made a separate parish. Waltham Cross began to grow in size from 1877, as inner city urbanisation prompted movement to the outskirts of the city (Cheshunt EUS p.22).
- 5.6 The Great Eastern Railway line crosses Trinity Lane to the east of the site. Theobalds Grove Railway Station (**AOC 1**) was opened in 1891 and, subsequently, closed and re-opened twice more. Outside the station is a metropolitan drinking fountain (**AOC 3**) dating to 1880 and to the west of the site the three arches of the railway bridge (**AOC 2**) cross over the A10 road.
- 5.7 Towards the end of the 19th century development in the area remained predominately centred on the High Street to the west; with the area around Marsh Lane dominated by the Royal Nurseries to the south and enclosed fields to the north (Fig 5).
- 5.8 Prior to the construction of No's. 101 and 103 Trinity Lane, development was restricted to a number of buildings on the north side of the Lane, to the east of the site. This included a complex of buildings likely to be a farm, which stood adjacent to the site. This farm and the small structures that predate 103 Trinity Lane were demolished between 1898 and 1914 and replaced with late Victorian terraced houses (Fig 6). The only building contemporary with 103 Trinity Lane that remains standing to date is the neighbouring property of No. 101.
- 5.9 Prior to the second half of the 20th century the Parish of Cheshunt was considered distinct from London and, as such, remained predominately rural in character. Between 1914 and 1930 development remained limited; the local landscape continued to be dominated by the Nurseries, although a number of terraced houses were constructed during this period to the east of the site. It was not until the post war period that the site became heavily developed when the nurseries were replaced with terraced housing.

- 5.10 Thus 103 Trinity Lane represented a limited phase of Late Victorian development, with 101 Trinity Lane being the only building in the street still contemporary in date (although very different in architectural style). The architectural design and fabric of the building suggest that it was a relatively high status building; indicated by the use of red-brick to front the building and the stables located in the eastern part of the site.
- 5.11 It is unlikely that the interior and exterior features of 103 Trinity Lane, along with its gardens, were substantially altered during the 20th century; many of the surrounding properties had substantially smaller gardens for example. It was this lack of alteration to the building or layout that gave it historic interest, which was highlighted in East Anglian Archaeology Occasional Paper 8 (2000).
- 5.12 The response from local residents provides an insight into how 103 Trinity Lane integrated with the 21st landscape, prior to its demolition. Trinity Lane appears to have a strong sense of community and many generations seem to remain in the area. This sense of community and history appear to have been focused on Maurice Maxfield; not only as he owned many of the properties on Trinity Lane but also given that some of the local men were employed by his building company, including John White who was the last recorded occupant of 103 Trinity Lane prior to its demolition.
- 5.13 Of the local residents who provided information on 103 Trinity Lane, all expressed sadness that the building had been demolished, though it was considered 'old' and 'in need of care'. While No. 103 Trinity Lane was certainly a decent example of late Victorian, high status architecture, it was the connection this building had to the Maxfield family that appears to have heightened its historic value in the wider community.

6 PROJECT SUMMARY

- 6.1 AOC Archaeology has been commissioned by G. V. Building Services Ltd to undertake an Archaeological Desk-Based Assessment and Historic Building Research covering the redevelopment of 103 Trinity Lane, Waltham Cross, Hertfordshire.
- 6.2 This report comprises the results of the Historic Building Research completed for 103 Trinity Lane, which was demolished without the progression of the archaeological building recording
- 6.3 In line with discussions between AOC Archaeology Group and the LPA Archaeological Advisor (Andy Instone) a programme of research into the history of the now demolished structures has been conducted which included an examination of a range of available sources (e.g. historic and modern archives and cartographic sources, architects plans, photographs and oral histories.)
- 6.4 Cartographic sources indicate that 103 Trinity Lane and the neighbouring property (No. 101) were built between 1872 (Fig 4) and 1896 (Fig 5), when they were first recorded on Ordnance Survey mapping. It is suggested that the Maxfield family built both houses (*pers. comm.* Mrs Fynan), retaining No. 101 in the family until the end of the 20th Century while No. 103 was occupied by the Sapsworth family and subsequently by John White, an employee of Maurice Maxfield.
- 6.5 The main building on the site was a two and a half storey, 'L' shaped building on the northern side of Trinity Lane. The architectural design and fabric of the building suggest that it was a relatively high status building; indicated by the use of red-brick to front the building and the stables located in the eastern part of the site. The building was situated slightly back from Trinity Lane, accessed by a footpath to the front door, and a small route ran along the western edge of the site. A garage and shed were located in the western limit of the site. The gardens extended to the north of the main building.
- 6.6 Based on the information available, it does not appear that 103 Trinity Lane underwent substantial architectural changes to the original design and layout of the building. The building was occupied by the Sapsworth family for the first part of the 20th century and the later half by John White, who lived for some time with one of the Sapsworth family. This continuity in occupation may account for the relative lack of changes within the building itself. It was this lack of alteration to the building or layout that gave it historic interest, which was highlighted in East Anglian Archaeology Occasional Paper 8 (2000).
- 6.7 The response from local residents provides an insight into how 103 Trinity Lane integrated with the 21st landscape, prior to its demolition. Trinity Lane appears to have a strong sense of community and many generations seem to remain in the area. This sense of community and history appears to have been focused on Maurice Maxfield; not only as he owned many of the properties on Trinity Lane, but also given that some of the local men were employed by his building company, including John White who occupied the building prior to demolition.
- 6.8 While No. 103 Trinity Lane was certainly a decent example of late Victorian, high status architecture, it was the connection this building had to the Maxfield family that appears to have heightened its historic value in the wider community.

7 REFERENCES

7.1 Documentary Sources

- **AOC Archaeology. 2008.** *103 Trinity Lane, Waltham Cross: A Written Scheme of Investigation for Historic Building Research* (Unpublished Report April 2008)
- **Brown, N. & J. Glazebrook. 2000.** *Research and Archaeology: a Framework for the Eastern Counties, 2. Research Agenda and Strategy.* East Anglian Archaeology Occasional Paper No.8. Scole Archaeological Committee: Norwich.
- **Edwards, J. 1974.** *Cheshunt in Hertfordshire.* Cheshunt Urban District Council
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- **English Heritage. 2006.** *Understanding Historic Buildings: a guide to good recording practice.*
- **Field, D. 2000.** *Cheshunt: It's People Past & Present.* Goodwin Press: Hatfield.
- **Hertfordshire County Council Historic Environment Unit. 2008.** *Design Brief for Historic Building Recording of 103 Trinity Lane, Waltham Cross* (February 2008).
- **The Practical Local History Group. 2004.** *Road Names: Some History & Origins in the Borough of Broxbourne.* The Practical Local History Group: Lea Valley.
- **Thompson, I, & T. Hunns. 2003.** *Cheshunt: Extensive Urban Survey Project Assessment Report.* Hertfordshire County Council: Hertfordshire

7.2 Consultation

- Andy Instone: LPA Archaeological Advisor
- Waltham Abbey Historical Society
- Lowewood Museum
- Victorian Society
- Local Residents (Trinity Lane, Southfield Road, & Northfield Road))
- Hertfordshire Association for Local History (HALH)

7.3 Cartographic Sources

- Ordnance Survey Map of 1872, 1:2,500 Scale (Envirocheck, Landmark Group - April 2008)
- Ordnance Survey Map of 1896, 1:2,500 Scale (Envirocheck, Landmark Group - April 2008)
- Inland Revenue Map- Ordnance Survey Map of 1914, 1:2,500 Scale (Envirocheck, Landmark Group - April 2008)
- Ordnance Survey Map of 1935, 1:2,500 Scale (Envirocheck, Landmark Group - April 2008)
- Ordnance Survey Map of 1967, 1:1,250 Scale (Envirocheck, Landmark Group - April 2008)
- Ordnance Survey Map of 1978-85, 1:1,250 Scale (Envirocheck, Landmark Group - April 2008)
- Ordnance Survey Map of 2007, 1:10,000 Scale (Envirocheck, Landmark Group - April 2008)

7.4 Electronic References

- www.magic.gov.uk
- Victoria County History: www.british-history.ac.uk
- www.ads.ahds.ac.uk
- http://www.broxbourne.gov.uk/PDF/PP%20-%20localplan_heritage.pdf
- Kelly's Directory of Hertfordshire. 1899 / 1902: www.historicaldirectories.org

7.5 Acknowledgments

AOC Archaeology Group would like to Salvatore Capotosto of G. V. Building Services for commissioning this work and his continued input into the report, along with Andy Instone, the Archaeological Advisor for Broxbourne Borough Council. Particular thanks are also expressed to the local residents of Waltham Cross who responded to our enquiries, providing valuable information and photographs and for taking the time to participate in telephone interviews.

Appendices

APPENDIX A:

Gazetteer Of Cultural Heritage Features Within A 500m Study Radius Of The Development Site at 103 Trinity Lane

This gazetteer incorporates all entries on archaeological and historical sites (including Listed Buildings) from the Hertfordshire Historic Environments Record (HHER) and National Monuments Record (NMR) for the study area, which is defined as a 500m radius from the centre of the site of the proposed development.

Searches of the HHER and NMR were requested in April 2008 for the purposes of this assessment. Any inconsistencies with the data presented below originate with the data supplied.

Abbreviations:

HHER: Hertfordshire Historic Environments Record.

NMR: National Monuments Record

NGR: National Grid Reference.

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

AOC NO.	N.G.R.	PERIOD	TYPE	NAME & DESCRIPTION	REF.	DESIGNATION
1	TL 359 011 (point)	Post Medieval	Transportation	THEOBALDS GROVE RAILWAY STATION, WALTHAM CROSS Railway station with a chequered history: opened 1891, closed 1909, reopened 1915, closed 1918, reopened 1960. Consists of a red brick 2 floor station building with access to platforms by a flight of open stone steps, 2 plaforms, and 2 canopies covering them. As described in the Johnson survey except that the canopies have been replaced by brick and metal ones	HER 5547	~
2	TL 3595 0114 (point)	Post Medieval	Transportation	RAILWAY BRIDGE, HIGH STREET, THEOBALDS GROVE, CHESHUNT Railway bridge over the A10. It has 3 arches: 2 with outer brick and brick parapet, E over dry stream, W over road pavement. The middle span has iron girder deck on iron columns with a 40ft span and iron parapet. As described at the Johnson survey	HER 5646	~
3	TL 3595 0109 (point)	Post Medieval	Agricultural	HORSE TROUGH, THEOBALDS GROVE STATION, CHESHUNT Metropolitan drinking fountain and cattle trough, with the date 1880 on it. It has possibly been moved here from another location.	HER 6836	~

AOC NO.	N.G.R.	PERIOD	TYPE	NAME & DESCRIPTION	REF.	DESIGNATION
4	TL 36002 01098 (point)	Post Medieval	Religious	CHRIST CHURCH, HIGH STREET, WALTHAM CROSS Holy Trinity, built in 1831-2 by E Blore, 'has the tall, rather gaunt character of churches of that time'; of yellow stock brick with stone dressings and slate roof, a 'plain version of Perpendicular'. The west front is symmetrical with a taller gabled centre bay and two octagonal turrets. The east end was remodelled in 1914; the porch was added in 1934. The church, renamed Christ Church, is now shared with the Methodists. The front railings along the bridge and Theobalds Brook are probably original and also by Blore.	HER 13527	Grade II Listed Building (Church and Railings)
5	TL 36058 01085 (point)	Post Medieval	Welfare / Education	SITE OF NATIONAL SCHOOLS, TRINITY LANE, WALTHAM CROSS. A building on the north side of Trinity Lane, then called Marsh Lane, is marked National Schools (Boys, Girls & Infants) on. It stands adjacent to what was then Holy Trinity church	HER 13528	~
6	TL 35918 01336 (point)	Post Medieval	Domestic	TIMBER-FRAMED HOUSE, 67 CROSSBROOK STREET, WALTHAM CROSS An earlier 17C timber-framed house, two storeys and attics, brought up to date with a brick casing in the 'later 18C'; in yellow stock brick, with dormer windows and a 20C porch.	HER 13529	~
7	TL 35991 00848 (point)	Post Medieval	Commercial	THE VINE PUBLIC HOUSE, 207 HIGH STREET, WALTHAM CROSS A 16C timber-framed inn on one of the main northward routes out of London, two storeys and attics, given a fashionable brick casing in the earlier 18C (now roughcast with cement dressings). The central door has a moulded architrave surround and heavy brackets with cornice hood; the windows and single-storey extension on the south end date to the 19C. At the rear are a central gabled staircase tower and a 19C lean-to.	HER 13530	~
8	TL 36330 01080	Post Medieval		103 TRINITY LANE Late 19 th century building, now demolished. First identified on the OS map of 1896.	East Anglian Archaeology Occasional Paper No. 8	~

APPENDIX B: Photographic Record of Site Visit

List of Plates

Plate B1	-	Vista towards north-west
Plate B2	-	Vista towards south-east
Plate B3	-	Vista towards south-west
Plate B4	-	View towards site from south-west
Plate B5	-	View towards site from south-east
Plate B6	-	101 Trinity Lane
Plate B7	-	Housing to west of 103 Trinity Lane
Plate B8	-	Terraced housing to west of 103 Trinity Lane
Plate B9	-	Semi-detached housing on Trinity Lane to west of site
Plate B10	-	Terraced housing on Trinity Lane to west of site



Plate B1: Vista towards north-west



Plate B2: Vista towards south-east



Plate B3: Vista towards south-west



Plate B4: View towards site from south-west



Plate B5: View towards site from south-east



Plate B6: 101 Trinity Lane



Plate B7: Housing to west of 103 Trinity Lane



Plate B8: Terraced housing to west of 103 Trinity Lane



Plate B9: Semi-detached housing on Trinity Lane to west of site

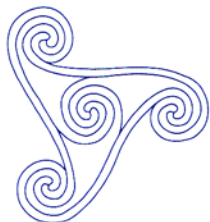


Plate B10: Terraced housing on Trinity Lane to west of site

APPENDIX C: Correspondance

Appendix C comprises documentation sent out by AOC Archaeology to form additional research conducted through written correspondence and consultation with the following:

- Waltham Abbey Historical Society
- Lowewood Museum
- Victorian Society
- Residents of Trinity Lane
- Residents of surrounding streets
 - 1-106 Southfield Road
 - 1-179 Northfield Road
- Hertfordshire Association for Local History (HALH)



Hon. Secretary
Barbara Harker
Waltham Abbey Historical Society
Elmlea
Sewardstone Road
Sewardstone
Chingford
E4 7R

16th April 2008
Ref: 30018let bh01

Dear Barbara

103 TRINITY LANE, WALTHAM CROSS BUILDING RECORD

I am writing to you in order to ask for any assistance your society may be able to provide in regards to the building that recently stood at 103 Trinity Lane, Waltham Cross.

AOC Archaeology has been asked to carry out research on the recently demolished building as the County Archaeologist has described it as a building of historical interest as it appeared on the 2nd edition Ordnance Survey maps from the late nineteenth century.

We are therefore writing to ask if your society has any historical, oral, pictorial, video or cartographic evidence concerning the building, or indeed any accounts of people involved with the building during its lifetime that would be useful to our research.

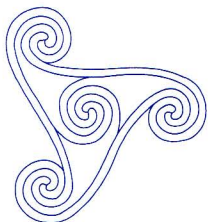
If you have any comments or questions please do not hesitate to contact me. I can be reached at the above address, by email at Helen.MacQuarrie@aocarchaeology.com or by telephone on 0208-843-7380.

If you could respond by the 9th of May 2008 I would be very grateful as our report has to be completed by the end of May.

Thanking you in advance

Yours faithfully

Helen MacQuarrie
CONSULTANT



Lowewood Museum
High Street
Hoddesdon
Hertfordshire
EN11 8BH

16th April 2008
Ref: 30018let lm01

Dear Sir / Madam

103 TRINITY LANE, WALTHAM CROSS BUILDING RECORD

I am writing to you in order to ask for any assistance the museum may be able to provide in regards to the building that recently stood at 103 Trinity Lane, Waltham Cross.

AOC Archaeology has been asked to carry out research on the recently demolished building as the County Archaeologist has described it as a building of historical interest as it appeared on the 2nd edition Ordnance Survey maps from the late nineteenth century.

We are therefore writing to ask if the museum has any historical, pictorial, video or cartographic evidence concerning the building, or indeed any accounts of people involved with the building during its lifetime that would be useful to our research.

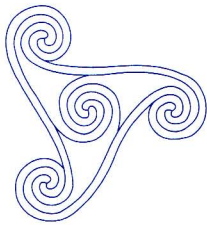
If you have any comments or questions please do not hesitate to contact me. I can be reached at the above address, by email at Helen.MacQuarrie@aocarchaeology.com or by telephone on 0208-843-7380.

If you could respond by the 9th of May 2008 I would be very grateful as our report has to be completed by the end of May.

Thanking you in advance

Yours faithfully

Helen MacQuarrie
CONSULTANT



Michael Pearson
Victorian Society
Primrose Cottage
Catmere End
Saffron Walden
CB11 4XG

16th April 2008
Ref: 30018let mp01

Dear Michael

103 TRINITY LANE, WALTHAM CROSS BUILDING RECORD

I am writing to you in order to ask for any assistance your society may be able to provide in regards to the building that recently stood at 103 Trinity Lane, Waltham Cross.

AOC Archaeology has been asked to carry out research on the recently demolished building as* the County Archaeologist has described it as a building of historical interest as it appeared on the 2nd edition Ordnance Survey maps from the late nineteenth century.

We are therefore writing to ask if your society has any historical, pictorial, video or cartographic evidence concerning the building, or indeed any accounts of people involved with the building during its lifetime that would be useful to our research.

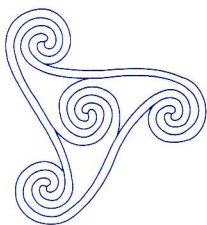
If you have any comments or questions please do not hesitate to contact me. I can be reached at the above address, by email at Helen.MacQuarrie@aocarchaeology.com or by telephone on 0208-843-7380.

If you could respond by the 9th of May 2008 I would be very grateful as our report has to be completed by the end of May.

Thanking you in advance

Yours faithfully

Helen MacQuarrie
CONSULTANT



16th April 2008
Ref: 30081 let quest01

Dear Sir / Madam

103 TRINITY LANE, WALTHAM CROSS BUILDING RECORD

I am writing to you in order to ask for any information you may have able in regards to the building that recently stood at 103 Trinity Lane, Waltham Cross.

AOC Archaeology has been asked to carry out historic research on the recently demolished building to enable us to understand the development, change and use of the structure.

If you have any information regarding the above building we would be grateful if you would allow us the opportunity to undertake a short telephone interview with yourself so we can add the information to our research report. In addition, if you have any photographs, videos or drawings of the building, we would be very interested in using these for our report.

I would be grateful if you could complete the information slip below and return it in the enclosed self-addressed envelope by the 9th May 2008.

If you have any comments or questions please do not hesitate to contact me. I can be reached at the above address, by email at Helen.MacQuarrie@aocarchaeology.com or by telephone on 0208-843-7380.

Thanking you in advance

Yours faithfully

Helen MacQuarrie
Archaeological Consultant

From: Helen MacQuarrie
Sent: 19 May 2008 10:36
To: 'nicholas.maddex@hertscc.gov.uk'
Cc: 'david@ashwell-education-services.co.uk'
Subject: 103 TRINITY LANE, WALTHAM CROSS BUILDING RESEARCH

Dear Nicholas/David,

103 TRINITY LANE, WALTHAM CROSS BUILDING RESEARCH

I am writing to you in order to ask for any assistance the Hertfordshire Association for Local History (HALH) may be able to provide in regards to the building that recently stood at 103 Trinity Lane, Waltham Cross.

AOC Archaeology has been asked to carry out research on the recently demolished building as the County Archaeologist has described it as a building of historical interest as it appeared on the 2nd edition Ordnance Survey maps from the late nineteenth century.

As part of the research into the project, we have contacted many local residents, museums and local history societies, and have asked people to take part in a short phone interview. The research will form part of a report and an archive which will be submitted to the Council, as a permanent record of the building.

We are therefore writing to ask if the HALH has any historical, pictorial, video or cartographic evidence concerning the building, or indeed any accounts of people involved with the building during its lifetime that would be useful to our research. If you would like to take part feel free to get in contact by email or phone (020 8843 7380).

We are hoping to complete the report by the end of May, so I would ask that if you would like to participate you could let me know in the next week.

Thanking you in advance.

Yours faithfully

Helen

Helen MacQuarrie

Archaeological Consultant

tel: 0208 843 7380

fax: 0208 892 0549

email: helen.macquarrie@aocarchaeology.com

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APPENDIX D: Correspondance Response Statistics

Source Consulted	Correspondence Reference (and date)	Response (&date if applicable)	Notes
Waltham Abbey Historical Society	16 th April 2008 - See Appendix C	Email response 5 th May 2008	Email response 05 May 2008
Broxbourne Council Planning	17 th April 2008 - email	Email response, Vicky Carter 22 nd April 2008	Photographs sent of building
Lowewood Museum	16 th April 2008 – See Appendix C	Telephone response 15 th May 2008	Unable to provide response within timescale
Victorian Society	16 th April 2008– See Appendix C	No Response	~
Hertfordshire Association for Local History	19 th May 2008 – email. See Appendix C	Email response 20 May 2008	Unable to provide information
Trinity Lane	Letter delivered 16 th April 2008 - See Appendix C	David Frank White	No answer 16 th may 2008 Ring after 7 on 17 th May
		Mrs M. Fynan 127 Trinity Lane,	Called 16 th May 2008, Owned by Mr Charles Moris Maxfield (went by the name of Moris) who said that the house had been built by his grandfather, for his grandparents and cousin. Once his grandparents died the house was rented out (reluctant to sell the house). The house was rented by a lady for quite some years (Miss Sandford? piano teacher) Then rented to John White (who began working for Charles Maxfield senior from the age of 14). The house was eventually sold to pay for nursing home for White/Maxfield.
		Peter Wood	Provided photographs of interior and exterior
		Mrs Paxman 57 Trinity Lane,	Called 16 th may 2008 Moved to the area in 1976. John White was living in the house. Owned by Charles Moris Maxfield who was also a builder. Mrs Paxmans son worked for C.M. Maxfield for 20 years. (49 College Road, Chushunt)
		Mrs Wright 60 Southfield Road	Called 16 th May 2008 – has sent some information in.
		Paul Eddington 129 Northfield Road.	Info on the fabric of the house: soft red brick/welsh slate/lead stacks/deliberate flipping of roof/smashing of windows

APPENDIX E: Inland Revenue Apportionment

101 Trinity Lane


THE COMMISSIONERS OF
INLAND REVENUE.

FINANCE (1909-10) ACT, 1910.
DUTIES ON LAND VALUES.

The name of the parish and number of the hereditament should be quoted in all communications.
CHESHAM

PROVISIONAL VALUATION. /025

Description of Property	<i>House, Builders Premises, Garden, Trinity Marsh Lane</i>			
Situation	County <i>HERTS</i>	Parish <i>CHESHAM</i>	No. of hereditament <i>1025</i>	
Name of Occupier	<i>C. E. Maxfield</i>			
Extent	Acres	Roods	Perches <i>33</i>	Yards <i>28</i>

The Commissioners of Inland Revenue have caused to be made the following Provisional Valuation of the land described above:—

ORIGINAL GROSS VALUE.....£	<i>400</i>
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Deductions from Gross Value

(a) To arrive at Full Site Value	£	(b) To arrive at Total Value	£
Difference between Gross Value and Value of the Fee Simple of the Land divested of Buildings, Trees, &c. <i>318</i>	Fixed Charges	Fee Farm Rent, Rent Sack, Quit Rent, Chief Rent, or Rent of Assize	£
		Other perpetual Rent or Annuity	£
		Tithe or Tithe Rent Charge	£
		Burden or charge arising by operation of law, or imposed by Act of Parliament	£
		If Copyhold, Cost of Enfranchisement	£
		Public Rights of Way or User	£
		Right of Common	£
		Easements	£
		Restrictions under Covenant or Agreement	£
		Total Deductions	<i>—</i>
ORIGINAL FULL SITE VALUE, £	<i>82</i>	ORIGINAL TOTAL VALUE.....£	<i>400</i>

Deductions from Total Value to arrive at Assessable Site Value

Deductions from Gross Value to arrive at Full Site Value (as above)	£	Enfranchisement of Copyholds	£
Works executed	<i>318</i>	Release of Restrictive Covenants	£
Capital Expenditure	£	Goodwill or personal elements	£
Appropriation of Land for streets, roads, open spaces, &c.	£	Cost of clearing Site	£
Redemption of Land Tax or Fixed Charge	£	Total Deductions	<i>318</i>
ORIGINAL ASSESSABLE SITE VALUE.....£	<i>82</i>		
Value of Agricultural Land for Agricultural purposes where different from Assessable Site Value.....£	£		

Given under my hand this *8 - JUL 1914* day of 191*4*

W. Popelunge
ST ALBANS

(Valuer appointed by the Commissioners of Inland Revenue.
District.

Form 37—Land.
[3070] 500m 8/130-4a G & S 3741 444F

A copy of the foregoing Provisional Valuation was served on the undermentioned persons on the dates and in the manner specified below :—

	Name and Address	When copy served	How copy served	Initials of the person serving the Notice
Owner	Chas E Maxfield Trinity Lane Waltham X	8-JUL-1914	Bg Post	
Where a lease is owner	Persons entitled to leasehold reversion exceeding 21 years			
	Person entitled to fee simple reversion			
Persons interested in the land, who have applied for copy				

37—Land.

Regn. No. 713 CERTIFICATE OF POSTING OF A REGISTERED POSTAL PACKET

A Postal Packet addressed as under, upon which a Fee of Two Pairs has been paid, in addition to the Postage (of ... d.) has been registered and posted here this day :—


(for parcels only.)

Chas E Maxfield
Trinity Lane
Waltham Cross

Date Stamp.

Postmaster's Signature (or Initials) *JK*

103 Trinity Lane

 **FINANCE (1909-10) ACT, 1910.**
DUTIES ON LAND VALUES.

The name of the parish and number of the hereditament should be quoted in all communications.

PROVISIONAL VALUATION.

Cheshunt 1026.

Description of Property	<i>House Premises Garden 23 Trinity Marsh Lane</i>			
Situation	County <i>Herts</i>	Parish <i>Cheshunt</i>	No. of hereditament <i>Waltham Cross</i>	
Name of Occupier	<i>Sapworth</i>			
Extent	Acres	Roods <i>1</i>	Perches <i>1</i>	Yards <i>18</i>

The Commissioners of Inland Revenue have caused to be made the following Provisional Valuation of the land described above:—

ORIGINAL GROSS VALUE.....£	<i>440</i>
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Deductions from Gross Value					
(a) To arrive at Full Site Value	£	Fixed Charges	£	(b) To arrive at Total Value	£
Difference between Gross Value and Value of the Fee Simple of the Land divested of Buildings, Trees, &c.	<i>320</i>	Fee Farm, Rent, Rent Seek, Quit Rent, Chief Rent, or Rent of Assize		Public Rights of Way or User	
		Other perpetual Rent or Annuity		Right of Common	
		Tithe or Tithe Rent Charge		Easements	
		Rent or charge arising by operation of law, or imposed by Act of Parliament		Restrictions under Covenant or Agreement	
		If Copyhold, Cost of Enfranchisement		Total Deductions	
ORIGINAL FULL SITE VALUE, £	<i>90</i>	ORIGINAL TOTAL VALUE.....£		<i>440</i>	

Deductions from Total Value to arrive at Assessable Site Value			
Deductions from Gross Value to arrive at Full Site Value (as above)	<i>320</i>	Enfranchisement of Copyholds	£
Works executed		Release of Restrictive Covenants	
Capital Expenditure		Goodwill or personal elements	
Appropriation of Land for streets, roads, open spaces, &c.		Cost of clearing Site	
Redemption of Land Tax or Fixed Charge		Total Deductions	<i>320</i>
ORIGINAL ASSESSABLE SITE VALUE		£ <i>90</i>	
Value of Agricultural Land for Agricultural purposes where different from Assessable Site Value.....		£ <i>—</i>	

Given under my hand this *29* day of *MAY 29 1914* 191*4*.

W. Popplewell
ST. ALBANS.

(Valuer appointed by the Commissioners of Inland Revenue, District.)

Form 37—Land.
[3670] 500m B/13b-4a Q & S 3741 444F

A copy of the foregoing Provisional Valuation was served on the undermentioned persons on the dates and in the manner specified below:—

	Name and Address	When copy served	How copy served	Initials of the person serving the Notice
Owner	Harry Lacey Mark Lane Waltham Y	29.5.14	Reg. Post.	
Where a lessee is owner	Persons entitled to leasehold reversion exceeding 21 years			
	Person entitled to fee simple reversion			
Persons interested in the land, who have applied for copy				

37—Land.

744
FORM 7-LAND ENCLOSED.

Regn. No. 26 CERTIFICATE OF POSTING OF A REGISTERED POSTAL PACKET

A Postal Packet addressed as under, upon which a Fee of Two Pence has been paid, in addition to the Postage (of) has been registered and posted here this day:—
(for Parcels only.)

Harry Lacey
Mark Lane
Waltham Cross

Postmaster's Signature (or Initials) _____

Date (stamp)
29 MAY 14
ST ALBANS

APPENDIX F: OASIS Form

Article I. OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

(a) Printable version

Section 1.02 OASIS ID: aocarcha1-43691

Project details

Project name 103 Trinity Lane, Waltham Cross

Short description of the project AOC Archaeology undertook a desk based assessment and historic buildings research project for 103 Trinity Lane which had already been demolished. The house was built between 1872 and 1896 by the Maxfield family, no significant architectural changes took place until its demolition.

Project dates End: 11-06-2008

Previous/future work No / Not known

Type of project Desk based assessment

Site status None

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type HOUSE Post Medieval

Significant Finds NONE None

Methods & techniques 'Aerial Photography - interpretation', 'Documentary Search', 'Visual Inspection'

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Project location

Country England

Site location HERTFORDSHIRE BROXBOURNE CHESHUNT 103 Trinity Lane, Waltham Cross, Hertfordshire

Postcode EN8 7EW

Study area 933.00 Square metres

Site coordinates TL 36330 01080 51.6914171648 -0.02739728513680 51 41 29 N 000 01 38 W Point

Project creators

Name of AOC Archaeology
Organisation

Project brief Hertfordshire County Council
originator

Project design AOC Archaeology
originator

Project Andy Buckley
director/manager

Project Helen MacQuarrie
supervisor

Type of Developer
sponsor/funding
body

Name of G. V. Building Services
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive Lorewood Museum
recipient

Digital Contents 'none'

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

Paper Archive Lorewood Museum
recipient

Paper Contents 'none'

Paper Media 'Aerial Photograph','Correspondence','Map','Photograph','Report','Unpublished Text'
available

Entered by Ian Hogg (ian.hogg@aoc.com)

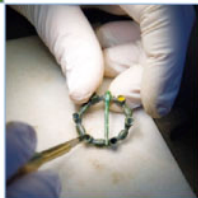
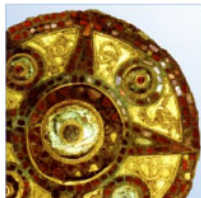
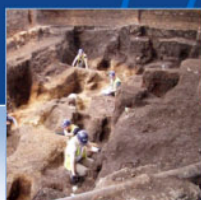
Entered on 11 June 2008

Article II. OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

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AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com