

RTHB-15-02



**Historic building recording and watching brief at 9-13 Baldock Street, Royston, Hertfordshire**

**Client: Buzz Estates Ltd**

## PROJECT SUMMARY SHEET

*Client: Buzz Estates Ltd*

*National Grid Reference: NGR 535508 240735*

*Address: 9-13 Baldock Street, Royston, Hertfordshire*

*Parish:*

*Council: North Hertfordshire District Council*

*OASIS ref.:*

*Archive will be deposited with:*

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## 9-13 BALDOCK STREET, ROYSTON

### Historic Building Recording and Watching Brief

#### **Summary**

*Headland Archaeology (UK) Ltd undertook Historic Building Recording and a watching brief of the demolition works of 9-13 Baldock Street, Royston.*

*Three phases of building construction were identified including possible warehousing arranged as long undivided ranges flanking a yard, with offices and later retail on the street frontage. During the later nineteenth century this was augmented and extended suggesting a growing concern.*

*Most recently, the buildings have been occupied by a hair salon, computer shop and the rear part of 11-13 was used by an electro-mechanical company installing and repairing power tools, electrical motors and other equipment.*

*A watching brief was conducted during the demolition stage of the project. This confirmed the general development phasing suggested by the historic building recording. A blocked doorway was revealed in building G, showing how the buildings were adapted.*

## 1. INTRODUCTION

### 1.1 Planning Background

This document is presented in order to inform a planning application for redevelopment of the site at 9-13 Baldock Street, Royston (centred around NGR 535508 240735, Illus 1).

Headland Archaeology was commissioned by Buzz Estates Ltd to undertake a programme of historic building recording.

The Local Planning Authority Archaeologist prepared a brief, outlining the archaeological works needed to fulfil this condition.

Headland Archaeology (UK) Ltd then prepared a Written Scheme of Investigation (WSI). The WSI was designed to conform to the outline contained in MoRPHE (English Heritage 2015) and was submitted to the HET for approval before work commenced.

The objective of the historic building recording was to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains, which might suffer an adverse impact from the development.

### 1.2 Site Description

The site lies at an elevation of approximately 60m OD and comprises the Grade II listed 9 Baldock Street and a range of buildings to the west and north known as 11-13 Baldock Street. The site lies north of Baldock Street – the main road between Baldock and Royston, close to the centre of Royston.

The eastern boundary of the Study area is marked by 7 Baldock Street, the south by Baldock Street; to the west are modern buildings and to the north is a garden with further buildings beyond.

The solid geology of the site is formed of deposits of the Holywell Nodular Chalk Formation – this sedimentary bedrock formed approximately 89 to 100 million years ago in the Cretaceous Period when the local environment was dominated by warm chalk seas. They often consist of a calcareous ooze of the microscopic remains of plankton, especially the disc shaped calcite plates or coccoliths that make up the spherical coccolithophores. No superficial

deposits are recorded within the urban area (British Geological Survey; <http://www.bgs.ac.uk>).

## 2. ARCHAEOLOGICAL AND HISTORIC BACKGROUND

Headland Archaeology undertook a cultural heritage assessment for Buzz Estates (Headland Archaeology 2015). A summary of the relevant information gathered for this is provided here.

Previous investigations within the vicinity of the site have uncovered evidence of the post-medieval to modern development of the town, including a post-medieval stable and well discovered during an evaluation at 1-5 Baldock Street/3-5 Lower King Street. No previous investigation of the PDA is known, although 9 Baldock Street is likely to have been subject to some degree of historic building recording given its designation as a Grade II listed building.

The town of Royston is situated approximately 1 days travel from London via stagecoach, thus many inns were established from the medieval period onwards. James I also developed accommodation in the town to support his frequent hunting visits to the area.

Malting were established on Baldock Street in the 17<sup>th</sup> and 18<sup>th</sup> centuries and continued until at least 1832; one at 7 Baldock Street (Smith & Ransom 2001). Pigots Directory for 1823 records three maltsters on Baldock Street (Robert Moule, William Mule and John Phillips); William Moule and John Phillips are recorded in the 1832 directory, indicating that Robert Moule's business had possibly closed by this time.

These maltings were associated with a brewery on the south side of Baldock Street shown on 19th century mapping.

## 3. OBJECTIVES

The objective of the Historic Building Assessment was to produce annotated plans and a photographic record of the structures and gather primary and secondary historical information that would place the building in its architectural, social, and economic context.

The general aim of the work of the watching brief was to record any evidence for earlier

phases of the historic building exposed during the demolition, and to address any questions relating to the phasing and construction history of the upstanding buildings recorded during the historic building recording that are likely to be evidenced during the demolition.

#### 4. METHODOLOGY

An historic building survey Historic England level 3 was undertaken (HE 2006).

The scope of the work is summarised in the following points:

- General external and internal photographs of the main building and outbuildings within the complex with the exception of the main house and associated outbuildings;
- A descriptive written record of these structures;
- Annotated plans and elevations showing detail relevant to the interpretation of the main building and phasing;
- Photographic records of details within the standing historic building fabric that either assist in its interpretation;
- Documentary research using readily available primary and secondary sources to assist in the interpretation of the history and phasing of the building;
- Phasing was recorded and illustrated on the final plans where it occurred within the structure.

#### Data Sources

The following sources of information were referred to:

- Digital data for nationally designated heritage assets, from the National Heritage List for England (held by English Heritage);
- Archaeological records held by Hertfordshire Historic Environment Record (HER);
- Historic maps, plans and other documents held in the

Hertfordshire Archives and Local Studies Library (HALS);

- MAGIC (Multi-Agency Geographical Information for the Countryside, ([www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)), Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk));
- Other readily available published sources.

A programme of continuous archaeological observation, investigation and recording was undertaken on selective demolition works i.e. soft strip out; removal of modern partitions; reduction of floors; to record e.g. the exposure of blocked doors and window positions; straight joints, details of exposed mouldings or changes in walling materials and coursing. This took place throughout the demolition works on 29<sup>th</sup> January, and 5<sup>th</sup>, 12<sup>th</sup>, and 19<sup>th</sup> February 2016.

#### 4.1 Recording

A photographic record was made, comprising 35mm black and white film of external elevations and a digital record of external and internal elevations with details of individual features and fixtures. In all record photographs a metric scale was included. The record includes a photographic register together with a plan showing the location and direction of each shot (Appendix 1).

A description and interpretative analysis of the fabric was made, which included (where possible) the date, function, dimensions, materials, construction methods, external fenestration, internal plan form, fixtures/fittings and phasing. The level of detail of the record was based upon the perceived significance of each numbered item.

### 5. RESULTS

#### 5.1 Introduction

#### 5.2 Historic Mapping

All available historic maps were examined for this assessment but only selected maps illustrating change through time have been analysed in detail.

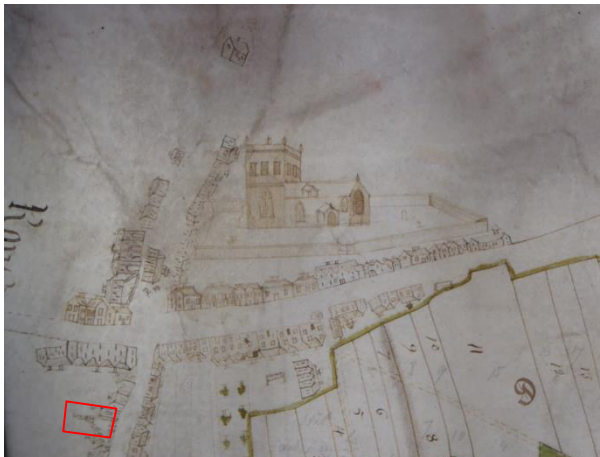
The maps selected for analysis were:

- 1725 Map of Royston (ILLUS 1);

- 1st Edition Ordnance Survey 1887 (ILLUS 2);
- 2nd Edition Ordnance Survey 1898 (ILLUS 3);
- 1923 Ordnance Survey (ILLUS 4);
- 1947 Six-inch Ordnance Survey (ILLUS 5);
- Modern Ordnance Survey, Listing Plan (ILLUS 6).

Each of the selected maps has been examined to identify the changes to the field boundaries as well as any other landscape changes through time relevant to the building development.

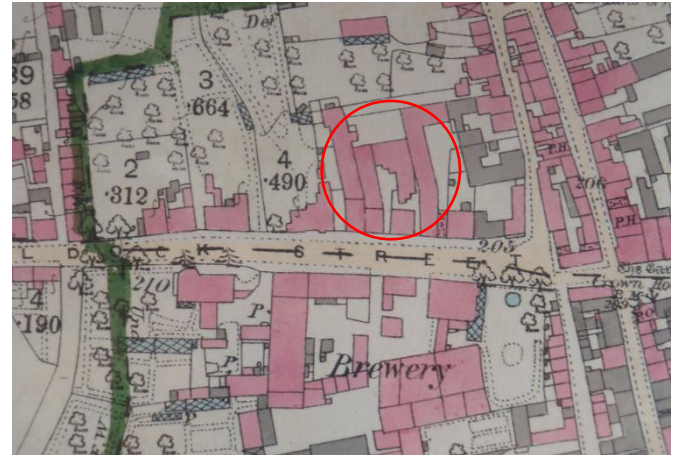
The earliest map available for the site dated 1725 (ILLUS 1) shows buildings lining the roads forming the crossroads in the centre of Royston. A group of buildings is shown in the location of the site but it is unclear if they are the current buildings. A similar arrangement is shown in Drury and Andrews map (1766), Bryant (1820) and the Tithe Map (1851) shows the site within the built up area.



ILLUS 1: 1725 Map of Royston, approximate location of study area highlighted

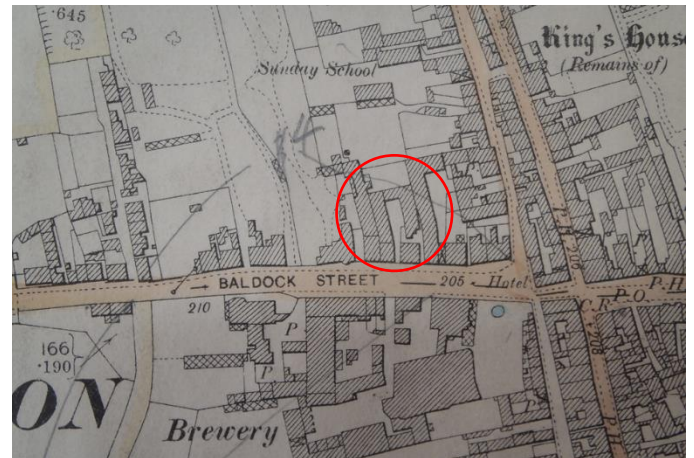
The 1887 1st Edition Ordnance Survey map (ILLUS 2) shows individual building plots. A single square building (9 Baldock Street) is shown with a small alleyway between it and 7 Baldock Street to the east and a small yard to the rear – partially intruded on by a large, irregular shaped building to the north. An alley leading to a yard is shown between 9 and 11 Baldock Street. 11 Baldock Street is of two bays –fronting the street. 13 Baldock Street is also shown as two bays with projecting bays to the east and west as well as an additional small building attached to the north. A substantial

brewery is shown to the south of Baldock Street.



ILLUS 2: 1st Edition Ordnance Survey 1887

A similar arrangement of buildings is shown on the 1898 Ordnance Survey map (ILLUS 3) although the range behind 9 Baldock Street has become a more simplified, and smaller, L-shaped range and the small building attached to the rear of 13 Baldock Street had been demolished.



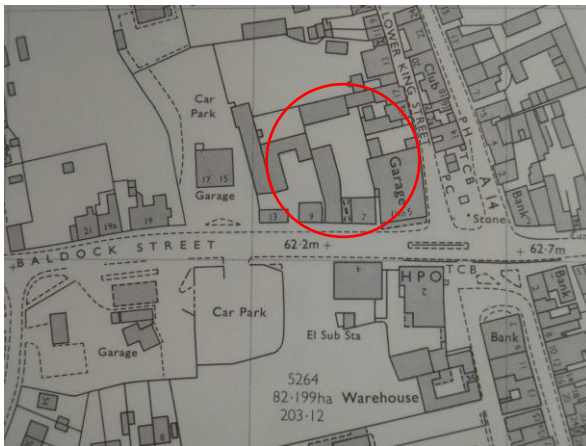
ILLUS 3: 2nd Edition Ordnance Survey 1898

There are no changes between 1898 and 1912, 1923, 1937, 1947 or 1971 (ILLUS 3, 4).



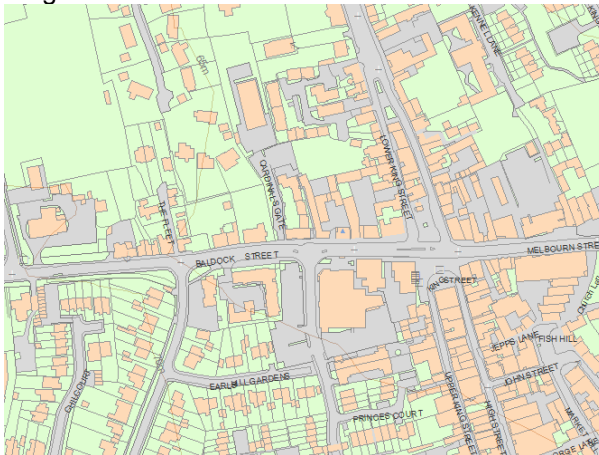


ILLUS 4: 1971 Ordnance Survey



ILLUS 5: 1982 Ordnance Survey

By 1982 the southern part of the western range had been removed.



ILLUS 6: Modern mapping showing listed building

### 5.3 Building Recording

#### 5.3.1 Building A

Number 9 Baldock Street is a Grade II listed building (ILLUS 7). The National Heritage List describes it as:

**5255 BALDOCK STREET (North Side) No 9 TL 3540 1/102 II 2.** Early to mid C19. Colour washed brick, hipped Welsh slated roof with cornice, Tudor style chimneys. 2 storeys, 3 sash windows under flat arches, let floor glazing bars. Plain pilasters flanking central 1<sup>st</sup> floor window and ground floor doorway, with 6 panelled door, 2 panels flush, and rectangular fanlight in architrave frame under cyma recta cornice.

**Listing NGR: TL3552140720**

The building is constructed from brick (0.21m x 0.10m x 0.07m), possibly London stock brick, laid in a Flemish bond with a marking course of headers every nine layers, the external faces are painted at ground floor level and rendered at first floor level. The alignment of the building respects the street frontage to the south and follows the boundary of the adjoining property to the east, resulting in the northeast corner of the building being angle to reflect the boundary line.

The ground floor wall and main façade are constructed of double-skinned brickwork, whereas the upper floor walls are a single brick width.



ILLUS 7: South facing elevation of Building A

The ground floor of the building has been converted to commercial use (most recently it has been in use as a hair salon) with a first floor flat above. There is a basement and an attic. The building is accessed by a front door onto Baldock Street and two doors set within a large recessed opening in the west facing elevation. (ILLUS 8).



The roofline of the north facing elevation is cut by the insertion of a later flat roofed dormer window that provides illumination to the stairwell of the attic room.

#### *East facing elevation*

Within the east facing elevation, a single blocked window opening once provided illumination to the rear ground floor room, the close proximity of the adjoining building would have limited the amount of light provide by this window.

#### *South facing elevation*

The south facing elevation presents a uniform and balanced appearance, two brick built full height pilasters flank a central doorway and first floor window. The main door is a six-panel door with 2 panels flush set under 2 pane rectangular fanlight beneath a horizontal architrave frame of cyma recta moulded cornice.



*ILLUS 8: Later inserted doorways set in recessed opening*

#### *North facing elevation*

Within the north facing elevation a series of modern windows have been inserted in to the lower elevation possibly associated commercial occupation of the ground floor (ILLUS 9).

Centrally placed within the ground floor elevation and area of repainted brickwork may indicate the location of a previous window opening or doorway.



*ILLUS 9: North facing elevation showing the mixture of modern and original window openings with possible blocked doorway*

The ground floor windows have been converted to large two single pane sash windows, possibly reflecting the commercial nature of the ground floor of the building, whereas the first floor window retain the original 12 pane sash lights.

#### *West facing elevation*

Within the west facing elevation a large inserted recess provides access to the first floor and the ground floor, the recess contains a steel reinforced lintel and reflects the conversion of the building into commercial premises with separate accommodation above. A single side hung opening window within the elevation provides illumination to the kitchen area at first floor level (ILLUS 8).

#### *Basement*

The basement extends the full width (but not quite the full depth) of the building and has been line with a breeze block skin. It is accessed via a modern inserted single width stair from the ground floor and is subdivided by a mixture of brick and stone walls and concrete breeze block walls into three bays corresponding with the bays on the upper floors. The bays are accessed by a later passageway to the rear of the basement and would have originally been linked via central openings now blocked.

The bases of two chimneys are located in the cellar, one in the centre of the right hand bay,

the other in the centre of the left hand bay (again, these correspond with the fireplaces/chimney breasts on the upper floors). A blocked opening, possibly representing a coal shoot is apparent in the rear wall of the east bay.

#### *Room G1-A, hair salon main room*

The front part of the ground floor is occupied by the former hair salon. It is likely this room was previously subdivided into three, but it is now a single room. A blocked chimney breast is apparent in the rear wall of this room in the right hand bay and a second in the left hand bay. There are two large sash windows to the front elevation with a central timber and glass door behind a modern metal security screen. A central door between the two chimney breasts leads to the corridor G3.

No other architectural features of historic interest were observed in this room

#### *Room G2-A, hair salon rear room*

This room is accessed via a doorway into the corridor (G3) and by a passage to the right of the right-hand chimney breast in room G1 and occupies the rear right hand corner of the building which is not square. Two narrow windows with modern frames in the rear elevation are the only features of architectural interest in this room.

#### *G3-A, corridor*

An east-west corridor runs behind the main salon room G1. Access to the corridor is via a part glazed timber door behind a metal shutter in the west facing elevation of the building. A single door provides access to the cellar, whilst a small cupboard is built into the rear wall above these stairs. There is a small room containing a WC to the right of this cupboard with a narrow passage alongside this leading to a small kitchen area with a narrow window in the rear elevation similar to but shorter than the two in the rear wall of G2.

#### *G4-A, entrance lobby to flat*

A part glazed timber door towards the rear of the west facing elevation leads into a small entrance lobby with stairs leading up to the first floor flat. The construction of the first floor staircase is a modern phase of building the dividing wall between G4 and G3 being

constructed from breeze block, a blocked door formerly led into the corridor G3 indicating that the accommodation area was associated with the commercial premises.

A single large sash window in the rear elevation is the only feature of architectural interest in this area.

#### *F1-A, stairs and landing*

The staircase turns through 90 degrees towards the front of the building and there is a modern inserted timber framed casement window on the small landing (ILLUS 10). The stairs terminate in an open lobby which provides access to all the upstairs rooms. Simple moulded architrave and skirting board is present throughout the first floor, in keeping with the early to mid-19th century date for the building.



*ILLUS 10: Inserted modern staircase to first floor flat*

#### *F2-A, WC*

Immediately adjacent to the top of the stairs (in the rear right of the central bay of the building) is a small room containing a WC. There is a small, narrow sash window with textured glass and a scrolled catch to the rear elevation and the door is of four panels (ILLUS 11). There are no other features of architectural interest in this room.





*ILLUS 11: Toilet area and original window opening*

***F3-A, utility room & bathroom***

The rear right of the upper floor is divided into two, accessed through a six panelled door (probably a modern replacement) in a simple architrave frame. The front portion contains floor mounted units and a sink as well as a boiler. A modern inserted partition wall (which does not extend the full height of the room) divides the front from the rear part which is used as a bathroom. A modern six panel door leads through this partition wall. A large sash window with textured glass almost fills the rear elevation (ILLUS 12).



*ILLUS 12: Inserted modern wall dividing the original room layout*

There are no other features of architectural or historic interest in this room.

***F4-A, front room***

The front room is currently used as a bedroom. A modern six panel door has been inserted into the original frame, a picture rail runs around the room and the front elevation contains a sash window of 12 panes (ILLUS 13). The rear wall of this room contains a blocked fireplace in a wide chimney breast, and a cupboard in the right hand alcove which has an original Victorian four panelled door secured with a brass catch and containing original clothes hooks and an inserted hanging rail.



*ILLUS 13: Original 12 pane sash window and skirting*

#### *F5A, front centre room*

A narrow room in the centre front bay has a sash window to the front elevation (again with thin timber glazing bars) and a picture rail. The upper portion of the north wall of this room is glazed in three panes to provide additional illumination to the landing (F1) (ILLUS 14).



*ILLUS 14: Additional window to provide illumination to the lobby area*

There are no other features of architectural or historic interest apparent in this room.

#### *F6-A, front room*

The front room of the upper floor forms a large square room with a single sash window similar to that in F4. This is accessed through a replacement six-panel door in the original frame. No evidence of a chimneybreast is apparent but there is a door in the west side of the north wall leading through a cupboard with a blocked door which once provided access to room F7.

#### *F7-A, kitchen*

The rear room of the upper floor currently functions as a kitchen. There is a large sash window with etched glass in the rear elevation suggesting that the room may have originally functioned as a bathroom (ILLUS 15). A small casement window of two panes over two panes with scrolled catch and timber glazing bars in the left elevation (ILLUS 16). The blocked door in the rear of the cupboard in F6 is apparent in the north facing elevation.



*ILLUS 15: Original window with etched glass*



*ILLUS 16: Single side opening casement window set in single skin wall*

The door has been removed and there are no other features of architectural or historic interest in this room.

#### *Attic*

To the right of the kitchen (F7) a staircase leads to a modern wooden door with a glazed panel before turning through 180 degrees on a small landing. The stair continues between two

banisters of squared cut timber in a dormer with a large sash window which has glazing bars with small cupboards built into the walls on each side.

The attic is plastered and painted and contains two chimney breasts (ILLUS 17). There is a small cupboard with a plank and batten door built into the wall of the right elevation providing access to the roof space.

The formation of the attic room is a later addition to the property, the construction of the staircase necessitated in the formation of the flat roofed dormer window in order to provide the additional head room needed for the staircase. The stair case cuts the main ceiling joists, the stubs of which have been left projecting into the stairwell (ILLUS 18).



ILLUS 17: Internal arrangement of the Attic room



ILLUS 18: Cut main joist for the insertion of the staircase

#### *Building A, roof construction*

The construction of the roof is concealed by the attic room, however a series of small openings within the eaves provide limited access to the roof fabric. The roof is constructed of machine sawn timbers ( $0.09m \times 0.09m$ ), centred at  $0.32m$ , evidence of the former roof construction prior to the formation of the attic room is indicated through a series of open joints within the common rafters (ILLUS 19).



ILLUS 19: Cut common rafters

#### **5.3.2 Buildings B and D**

Buildings B and D are constructed of modern red brick built building, laid in a running bond ( $0.21m \times 0.10m \times 0.065m$  x). The building is aligned east west in relation to the street frontage and replaces a single rectangular structure identified in the map regression. It has lately been used as a computer shop.

The foot print of Building B and D is L shaped, the rear wing being partially incorporated into and linking the north-south aligned eastern range of Buildings F, G and H.





ILLUS 20: The main façade of Building B

*G1-B, computer shop*

The front of the ground floor of Building B is entirely occupied by a single room lately in use as a computer shop. There are three access points into the computer shop – the front door, a fire exit in the rear wall leading into the yard behind the building and the large doorway into G2-D.

Externally the front elevation is a modern shop front with a large picture window to the right bay, a blocked window to the left bay containing an advertising board and a central door flanked by windows in an inset doorway. The east elevation of the ground floor has a tall window towards the front. The west elevation has two tall windows.

The front portion of the west bay (behind the advertising board) is partitioned off with a modern plywood door.

There are no features of architectural or historic interest in this room.

*G-B/D, linking corridor*

This corridor leads from Building F, which is part of the historic section of 13 Baldock Street; transitioning into two concrete stairs leading up from the ground floor of Building F along the right hand side of the modern replacement bay to a staircase leading to the first floor of Building B.

There is a small square window in the east elevation which is 2 over 2 lights with glazing bars in a timber frame. Forward of this is a modern plywood door leads to the yard. A doorway in the west elevation leads into G2-D.

*G2-D, rear room*

A modern wooden door with safety glass panel leads into this room from G1-B, and there are three small square windows of 2 over 2 lights in timber frames with internal metal security bars to the left elevation. The walls are of painted brick laid in a running bond and the floor is laid with vinyl tiles.

The front elevation has two openings – a counter level opening and a large doorway – both lead into the front portion of the building, G1-B.

*F3-B, upper landing*

A staircase leads up from G-B/D linking corridor to a large landing providing access to F4-B, F5-B, F6-B, F7-B and F8-B as well as F9-D. There is a large modern window in a timber frame to the rear elevation and a hatch leading to roof space.

There are no features of architectural or historic interest in this room.

*F4-B, toilet*

This room lies to the rear right of the building and is accessed via a modern plywood door from G3-C. It is a modern ceramic WC and has two small modern windows of textured glass in wooden frames to the rear elevation.

No features of architectural or historic interest were observed.

*F5-B, kitchen area*

The Kitchen area is accessed via a modern plywood door from G3-C. The room currently functions as a small kitchen and has a large modern timber framed sash window to the east elevation.

No features of architectural or historic interest were observed.

*F6-B*

This room has large modern sash to the east and south elevations, no features of architectural or historic interest were observed.

**F7-B**

This room forms the central bay of the front portion of Building B and also has a modern sash window to the south elevation. No features of architectural or historic interest were observed.

**F8-B**

This room forms the west bay of Building; there are modern sash windows to the south elevation and west elevation. No features of architectural or historic interest were observed.

**F9-D**

This room is accessed off the landing F3-B; the south elevation is of concrete blocks whilst the west wall is plastered. The rear elevation opens onto the first floor of Building F.

**5.3.3 Building C**

Building C forms a brick built square structure of two storeys with an external galvanised steel staircase providing access to the first floor. Constructed from London stock brick, laid (0.22m x 0.10m x 0.065m) in a Flemish bond with timber weatherboard cladding to the south facing elevation and upper levels (ILLUS 21).

The building butts the eastern wall of the adjoining property and forms part of the southern elevation of Building I.



*ILLUS 21: South facing elevation, Building C*

**North facing elevation**

The north facing elevation forms part of the southern wall of Building I, single width

doorways at ground floor and first floor level provide access to Building I.

**East facing elevation**

The east facing elevation of Building C butts up to the adjoining property and is therefore obscured.

**South facing elevation**

An external metal staircase provides access to the first floor level of Building C, the elevation is partially clad in timber weather boarding.

**West facing elevation**

Within the west facing elevation two cast iron windowsills with decorative brackets were positioned at ground floor level. The window furniture had been replaced with modern metal casement window units (ILLUS 22).



*ILLUS 22: Detail showing cast iron window sill and decorative brackets*

**G1-C ground floor**

The ground floor has been used as office space; external access is via a metal framed glazed door in the south facing elevation, beneath the external stair to the upper floor. A metal framed casement window of two panes to the east of the door is passed by the external stair.

There are two smaller metal framed windows on the west facing elevation.

The front elevation is noticeably thicker to the east, creating a stepped wall internally possibly



relating to a previous structure adjoining the adjacent property.

There is a stepped timber beam running east-west across the ceiling of G1-C which has a number of old nails projecting from it. The ceiling and walls have been clad in painted plywood which obscures the ends of the timber beam

There are no other features of architectural or historic interest apparent in this room, but there may be architectural details obscured behind the modern panelling.

#### *F1-C, first floor*

This room is directly above G1-C. There are two large windows in uPVC frames on the west elevation. An inserted partition wall with a part glazed timber door leads into a small porch with a room with WC and a small window to the south elevation, to the south-east corner of the building a part glazed timber door with metal security bars leads onto the external metal staircase.

There are exposed timber floor boards and the ceiling is carried on a sawn timber beam with cross ties into upright timbers at each side of the room.

There are no other architectural features apparent in this room.

#### **5.3.4 Building D**

Building D is formed by an internal division within Building F, relating to the northern extension of Building B. The ground floor is divided into two rooms aligned to the linking corridor G-B/D and accessed from the said corridor. The west wall has been rebuilt in red brick matching that of Building B but follows the alignment of Building F.

#### **5.3.5 Building E**

Building E is aligned north-west south-east and forms the southern part of an "L" shaped block in combination with Building I. The buildings share contemporary styling features and may represent one period of expansion within the development history of the complex. The building originally functioned as a cart shed / loading bay with four through passages and storage above, the construction of building F to

the west of building E resulting in the west openings being blocked.

Constructed in a mixture of red brick (0.21m x 0.065m x 0.10m) and London stock brick (0.21m x 0.065m x 0.10m) and laid in a Flemish bond.

The first floor level is partly timber framed with wooden infilled panels and external weatherboard cladding and the building is roofed in corrugated iron sheeting. The southern bay of building E is constructed to the roof line in London stock brick and may have functioned as office space.

#### *South facing elevation*

The south facing gable elevation is constructed to full height in a mixture of London stock brick laid in a Flemish bond with red brick detailing marking a blocked arched opening central to the gable.

A former roof line is indicated through a painted area and may corresponding with buildings shown on maps between 1897 and 1971.

This gable also contains an inserted window of four vertical panes beneath the blocked arched opening, the lower inserted window is positioned within a former blocked doorway that is obscured, internally by a modern inserted staircase. (ILLUS 23).



*ILLUS 23: Blocked doorway and window opening with building scar*

*East facing elevation*

*ILLUS 24: East facing elevation showing loading bay door*

*G1-E*

Room G1-E originally comprised four east-west bays; a modern division divides the north most bay, the east elevation contains three metal top hung sliding doors opening into the main yard, the north bay has been blocked for the insertion of a modern pine staircase. The bays are marked by chamfered brick built piers, the design is repeated on the west wall, concealed behind modern plasterboard lining indicating that before the construction of building F, Building G was originally laid out as a four bay open cart shed or loading area accessed from the west and allowing access into the main yard area.

*G2-E*

G2-E is accessed via a modern door in an inserted opening from G1-E, and has a short, wide casement window in a timber frame with textured glass to the south elevation and functioned as a men's toilet with urinals a WC and basins.

No features of architectural or historic interest were apparent.

*G3-E*

This entry lobby is accessed from the main yard via a modern door in the east elevation. An inserted staircase of modern timber with a hand rail leads to the upper floor. A modern door leads into F3-E via the rear elevation and

there is a small window of three vertical panes with timber glazing bars in a timber frame in the front elevation. A straight joint to the side of this window indicates that there may be a blocked larger opening, whilst it is also apparent that the stair has been inserted later as it crosses the corner of this window.

*F1-E*

This room is open to the rafters which carry corrugated metal sheet roofing. The right elevation contains a plank and batten door with a glazed light above, and is of brick to the front and plywood to the rear. A square window of 2 over 2 lights is cut through this plywood, whilst a window with timber glazing bars is partially obstructed by a plywood partition to the stairwell. The floor is of wide timber floorboards (as are the other floors of the upstairs).

*F2-E*

This room has a floor only in the west half, the eastern edge being open to G1-E below and secured with a metal rail (ILLUS 25). A pair of wooden doors, with upper glazed parts formed of three panes in timber glazing bars, occupies most of the east elevation. There is a blocked window within the west elevation. modern doors set in a plywood partition walls lead into rooms F1-E and F3-E.



*ILLUS 25: Removed floor within F2-E*

*F3-E*

A wide opening leads from F1-E into this room which is open to the rafters but with much lower beams than in Building I. The west wall has evidence of two blocked windows and the roof above the rearmost has an inserted

skylight of corrugated plastic. A wall of horizontal timber planks in the northeast corner of this room forms the wall of a staircase leading from F4-I. The east elevation is half glazed with horizontal sash windows in timber frames.

### 5.3.6 **Building F**

Building F is a double story structure that incorporates the west walls of buildings E and I, the building forms the main part of the west, north-south range of industrial buildings. Constructed in a mixture of red brick, London stock Brick, breezeblock with a cast concrete floor.

#### *G1-F*

The ground floor is a single open area that extended into Building G and links to buildings I and E through a series of modern doorways, a mixture of modern windows provides high-level illumination along the west elevation. The interior of the building retains evidence of modern industrial activity in the form of mounting points, changes in paint finishes and an iron covered trap in the floor.

#### *F1/2-F*

The first floor of building F is subdividing into two areas through a modern wall constructed in plaster board, various fixings remain indicating that the building function was industrially based. Various modern windows within the west elevation provide illumination combined with modern Velux windows.

A double width door with an internal staircase in the north elevation provides access to the first floor of Building G.

### 5.3.7 **Building G**

Building G forms, a link block between Building F and Building H, the building is of two storeys that are both open to building F.

Within building G the ceiling is higher and the upper part of the west elevation at ground level is formed of three large windows separated by brick piers. The east elevation has a concrete rendered projecting course similar to that in Building H with painted brick above and contains a blocked window opening and a window near the ceiling level.

### *East facing elevation*

The east facing elevation is constructed of London stock brick (0.22m x 0.11m x 0.07m) laid in a Flemish bond set above a 0.45m high coursed of handmade red brick (0.23m x 0.11m x 0.05m) laid in an ornate pattern. The change in brickwork at the lower level may indicate that the building shares the footing of a previous building (ILLUS 26).



*ILLUS 26: Coursing of handmade bricks and construction break between buildings G and H*

### 5.3.8 **Building H**

Building H forms an extension to west, north-south range, the building is constructed from London stock brick, laid in a Flemish bond with a creamy yellow mortar, the building roof line forms a "T" shaped range with full height gables containing inserted windows at the apex's (ILLUS 27).





ILLUS 27: East facing elevation of Building H

#### Internal arrangements

The building is currently divided in to two rooms G1 and G2 which are both open to the rafters.

G1 is a small room with a concrete rendered west elevation, the east elevation has a pair of large doors leading to the rear yard. The doorway is not contemporary with the original construction of the building and may relate to the internal division. The internal division is constructed of breeze block, a large sliding door leading to room G2.

G2 is open to the rafters and contains an emergency exit accessed via a small metal ladder within the north elevation, the doorway is raised due to changes in ground level.

Within the west wall a full height window opening with double brick arched lintel has been blocked with brick laid in a running bond.

A projecting plinth runs round the room at ground level presumably providing internal support to the building due to the aforementioned ground levels.

#### Building H Roof Construction

The main trusses are formed of machine cut timbers in a raking king post with iron strapping. The roof is boarded in planks concealing the common rafters and open to the rooms below.

#### 5.3.9 Building I

Building I is aligned northeast-southwest and forms the north part of an L shaped block with building E. The buildings share contemporary styling features and may represent one period of expansion within the development history of the complex.

Constructed in a mixture of red brick (0.21m x 0.065m x 0.10m) and London stock brick (0.21m x 0.065m x 0.10m) and laid in a Flemish bond. The first floor level is timber framed with wooden infilled panels and external weatherboard cladding and the building is roofed in modern materials (ILLUS 28).



ILLUS 28: North facing elevation of Building I

#### G1-I

The ground floor room occupies the whole of the northeast-southwest aligned range (apart from the subdivision forming corridor G2-I). It is comprised of six undivided bays (1 to 6, numbered east to west) marked by small chamfered brick buttresses with brick infilled panels, the floor is of modern cast concrete and the walls are painted with various colours indicating changes of use. The ceiling is carried on timber beams two of which are supported by "Acrow" type props. A change in ground level between the main yard and the northern part of the site is overcome by an internal concrete ramp (ILLUS 29).



*ILLUS 29: General view of the ground floor of Building I showing the loading hatch in the ceiling*

The east elevation has a 2 light rectangular window glazed with textured glass in a timber frame with a vertical glazing bar to the centre, positioned at ceiling level this window style is mirrored within the north elevation of bays 1 and 2.

Bay 3 has a pair of timber and glazed doors to the south elevation – the right hand door being wider than the left, with chamfered brick piers to each side of the doors.

The internal level of G1-I is lower than the southern yard, and access through these doors is via a concrete ramp. The north elevation of bay 3 a single top hung sliding door with glazed panels leading onto a small yard at the rear of the building. The lack of piers to each side of this door suggests that it may have been inserted later.

Bay 4 has a large window to the south elevation of four vertical panes between timber glazing bars in a timber frame while the north elevation contains a single opening with a plank and batten internal shutter the external face has been blocked with modern gaunt brick.

Bay 6 of G1-I is higher towards the north elevation and has a modern plywood door above a concrete step, leading to a modern inserted staircase, providing access to the rooms above G1-I.

Positioned within the west elevation of G1-I is a modern sliding door leading into building F.

## **G2-I**

Within G1-I a single wall partition divides Bays 1 and 2 along the southern elevation, providing a small linking corridor giving access to Building C.

### **F1-I First Floor**

The first floor level of Building I is access via a modern staircase from the ground floor. The internal arrangement of the first floor has been divided into a series of small rooms via modern plywood and fibreboard walls. The original layout of the upper level would have consisted of one open area, with a loading bay door positioned above the ground floor loading door. Modern timber window has been inserted into the southern elevation to provide additional illumination.

Located towards the west half of the building a double opening loading hatch is positioned within the floor, indicating that goods were transported between the floors, no evidence of the hoisting mechanism remains.

### **F1-I Roof**

The roof is constructed from machine cut timbers, the main trusses are formed from a traditional queen post layout with curved braces supporting the main tie beam. The external cover consists of modern materials.

## **5.4 Results of the Watching Brief**

Regular site monitoring was carried out during the course of the demolition works, between 29<sup>th</sup> January and 19<sup>th</sup> February 2016. The demolition was generally carried out by hand, to retain the maximum reusable bricks. 1 feature was discovered which was not previously visible. A door was exposed at the northern end of building E, on the ground floor in room G3 (see ILLUS 28).



ILLUS 30: Exposed doorway in G3-E

## 6. DISCUSSION

There are 3 phases of building construction identified on the site.

### Phase 1

The earliest buildings recorded on site were buildings A, C, E, H, and I. These are constructed of red bricks or London stock bricks laid in a Flemish bond. The historic mapping indicates that buildings were present on the site as early as 1725, but it is not clear that they are the earliest buildings recorded in this survey.

Originally, building E may have been open fronted, possibly as a cartshed, with storage above. In building I access to the main upper spaces was via loading hatches, which remain in the ceilings and similar arrangements may have existed in building E.

### Phase 2

Two buildings, G and F were added, consisting of a long range on the eastern boundary of the plot, south of block H. The 6 bays were continuous, suggesting a large storage space. Access into the range was from the north. The original entrance was modified at least once and internally stairs provided access to the rooms above. The added buildings were similar in layout to E and I; long and narrow with few visible internal divisions. They indicate an expansion of

The west façade of building E was infilled with timber and glass, in similar style to the south elevation of building I, overlooking the yard.

Facing E would have been a parallel range, which mapping shows was present in 1972 and demolished by 1981. The map also shows a single rectangular structure on the street frontage

### Phase 3

The latest structures were buildings B and D. were recent replacements for a single rectangular building facing the street. At this relatively late period the west wall of F was rebuilt.

Various windows and doors have been replaced with modern types, this would have occurred as part of general maintenance /upkeep.

Most recently, the street frontage buildings have been used as commercial properties, as Hair Salon and computer shop. The rear part of 11-13 was used by an electro-mechanical company installing and repairing power tools, electrical motors and other equipment.

Internally modern facilities, bathrooms, cloakrooms and toilets

Very limited historic documents are available for the use of the site. By their design and layout the buildings were warehouses or later, general workshops with retail/offices at the street front. It is possible, given their location, that these may be associated with malting or brewing. The common raw materials, malt, barley and hops would have required relatively large dry and well ventilated spaces.

It is known from directories that maltings were operating in Baldock Road in the early 19<sup>th</sup> century; a kiln is identified next door at no 7 Baldock Road (Smith and Ransom 2001 p7 fig 6).

Mr Phillips is one of the three Malsters listed in Paget's Directory in 1834, and in the 1890's immediately to the South of Baldock Road was the Brewery of 'J & J. E Phillips Ltd.' Which shows the technical development of the industry through the nineteenth century.

Malting was one of the characteristic industries in Royston, supplying the local brewery, inns and the London markets.



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**Appendix I – Photographic Register**

<b>Photo number</b>	<b>Black and White</b>	<b>Digital</b>	<b>Direction Facing</b>	<b>Description</b>
001	36-F1	001	-	Film and site Identification.
002	35	002	S	Building A, North facing elevation.
003	34	003	N	Building A, South facing elevation.
004	33	004	NE	Building A, Inserted doorway, dividing building.
005	32	005	E	Building A, Rear staircase.
006	31	006	SE	Building A, Window and Skirting details
007	30	007	NE	Building A, Inserted cupboard and blocked fire place.
008	29	008	N	Building A, Toilet, window opening
009	28	009	NE	Building A, Inserted wall detail.
010	27	010	E	Building A, New room division.
011	26	011	E	Building A, Room Light.
012	25	012	NW	Building A, Showing wall alignment in toilet and bathroom.
013	24	013	S	Building A, detail showing plain sash and skirting detail.
014	23	014	N	Building A, detail showing light opening - possible insert.
015	22	015	W	Building A, Showing modified room division.
016	21	016	NW	Building A, Walkthrough passage/cupboard into kitchen area.
017	20	017	NW	Building A, Kitchen side opening window-single skin wall.
018	19	018	SE	Building A, kitchen window showing frosted/etched detailing.
019	18	019	E	Building A, Attic room chimney breast.
020	17	020	W	Building A, Attic room chimney breast.
021	-	021	E	Building A, View into roof space showing construction details.
022	-	022	W	Building A, View into roof space showing construction details.
023	16	023	N	Building A, Attic landing window detail.
024	-	024	S	Building A, View into roof space showing construction details.
025	-	025	E	Building A, Detail showing reused rafter and soot damage.
026	-	026	W	Building A, Attic floor board details through carpet.
027	-	027	S	Building A, Attic floor, change in floor board details
028	-	028	N	Building A, cut beam detail showing inserted staircase to attic room.
029	-	029	W	Building A, Basement detail showing blocked opening.
030	-	030	N	Building A, Basement fireplace supports.
031	-	031	SW	Building A, Raw meat locker in basement showing previous uses of the building.
032	-	032	-	Building A, modern floor construction seen from basement.
033	-	033	-	Building A, fire place support under cellar steps
034	-	034	E	Building A, detail showing ground floor layout.
035	-	035	W	Building A, detail showing ground floor layout.



Photo number	Black and White	Digital	Direction Facing	Description
036	-	036	S	Building A, detail showing main door.
037	-	037	N	Building A, detail showing blocked fireplace.
038	-	038	N	Building A, Original door
039	-	039	W	Building A, Detail showing door/wall supports for 2 <sup>nd</sup> floor.
040	15	040	N	Building C, External detail, south facing elevation.
041	14	041	E	Building C, External detail, west facing elevation.
042	13	042	E	Building C, Iron window sill details and cast iron brackets.
043	12	043	W	Building B, Internal detail.
044	11	044	E	Building B, Internal detail.
045	10	045	S	Building D, Entrance and Hatch detail.
046	9	046	N	Building D, Showing change in coursing.
047	8	047	W	Building B, Internal detail.
048	7	048	E	Building B, Internal detail.
049	6	049	N	Building D, View from Building B.
050	5	050	E	Building D, Lower window detail.
051	4	051	N	Building D, detail showing inserted room within roof space.
052	3	052	N	Building D, View showing gable of Building E
053	2	053	S	Building F, looking towards Buildings D/B showing modern build.
054	1	054	W	Building E, showing opening shed doors – loading area. Blocked
055	0	055	E	Building E, showing opening shed doors – loading area.
056	-	056	E	Building E, showing opening shed doors – loading area.
057	35	057	S	Building E, ground floor, blocked doorway.
058	34	058	SE	Building E, inserted staircase, chamfered detail.
059	33	059	N	Building E, showing timber details and cast iron supports.
060	32	060	S	Building E, showing toilet details.
061	31	061	W	Building G, Showing construction break/change in build.
062	30	062	S	Building G, general view, internal.
063	29	063	N	Building G, general view, internal.
064	28	064	E	Building G, showing loading bay door.
065	27	065	N	Building G, showing sump drain in floor.
066	26	066	W	External details showing roof line details.
067	25	067	W	External details showing roof line details.
068	24	068	W	External details showing roof line details.
069	23	069	S	External details showing roof line details.
070	22	070	E	Possible Oast house, located on neighbouring plot.
071	21	071	N	Detail showing boundary wall construction.
072	20	072	NE	Junction between Oast house and site wall
073	19	073	W	View showing possible area of removed building.

Photo number	Black and White	Digital	Direction Facing	Description
074	18	074	W	Rain water furniture detail.
075	17	075	W	Detail showing lower coursing of brick work.
076	16	076	N	Building H, detail showing loading door.
077	15	077	N	Building H, detail as seen in building E.
078	14	078	S	Building H, detail as seen in building E.
079	13	079	S	Building H, showing lower brick and stone footing.
080	12	080	S	Building H, projecting build detail.
081	11	081	E	Building H, General view
082	10	082	W	Building H, General view
083	9	083	N	Building H, Joist support detail.
084	-	084	E	Building G, Projecting footing detail.
085	-	085	N	Building G, Projecting footing detail.
086	-	086	N	Northern Building, Lower level
087	-	087	E	Northern Building, General details.
088	-	088	W	Northern Building, General details.
089	-	089	W	Northern Building, General details.
090	-	090	S	Northern Building, General details.
091	-	091	W	Northern Building, General details.
092	-	092	E	Northern Building, General details.
093	-	093	N	Northern Building, General details.
094	-	094	E	Northern Building, General details.
095	-	095	W	Northern Building, General details.
096	-	096	W	Northern Building, General details.
097	-			VOID
098	-			VOID
099	-			VOID
100	8	097	S	Building C, Lower level details.
101	7	098	NE	Building C, Ground floor showing modern details.
102	-	099	SE	Building E, Showing blocked window.
103	6	100	E	Building E, Window and door details showing repeated chamfer detail.
104	5	101	N	Building E, Showing inserted wall detail.
105	4	102	S	Building E, Roof support detail.
106	3	103	E	Building E, Upper loading bay door detail.
107	-	104	N	Building E, Roof construction.
108	-	105	N	Building E, Roof construction.
109	-	106	N	Building E, Roof construction.
110	-	107	N	Building E, Roof construction.
111	-	108	N	Building E, Roof construction.
112	-	109	N	Building E, Roof construction.
113	-	110	N	Building E, Roof construction.
114	-	111	N	Building E, detail showing upper rounded support.
115	-	112	N	Building E, detail showing upper rounded support.

Photo number	Black and White	Digital	Direction Facing	Description
116	-	113	N	Loading bay hatch detail.
117	-	114	-	Loading bay hatch detail.
118	-	115	N	Internal detail of building H, upper level.
119	-	116	N	Internal detail of building H, upper level.
120	-	117	N	Internal detail of building H, upper level.
121	-	118	N	Internal detail of building H, upper level.
122	-	119	N	Internal detail of building H, upper level.
123	-	120	N	Internal detail of building H, upper level.
124	-	121	N	Internal detail of building H, upper level.
125	-	122	N	Building G, gable detail.
126	-	123	N	Building G, gable detail.
127	-	124	N	Building G, gable detail.
128	-	125	N	Building G, gable detail.
129	36-F3	-	-	Film and site identification.
130	35	126	N	External details, Buildings B-H.
131	34	127	N	External details, Buildings B-H.
132	33	128	N	External details, Buildings B-H..
133	32	129	N	External details, Buildings B-H.
134	31	130	S	External details, Building B and A.
135	-	131	N	Street view of Buildings A and B.
136	-	132	N	Street view of Buildings A and B.
137	-	133	N	Street view of Buildings A and B.
138	-	134	W	Chimney details, Building A.
139	-	135	N	Detail outside building E
140	-	136	N	Detail outside building E
141	-	137	W	Detail outside building D
142	-	138	NW	Detail outside building D
143	-	139	S	Detail outside building B
144	-	140	E	View of gate into courtyard
145	-	141	W	Building E from courtyard
146	-	142	NW	Building E from courtyard
147	-	143	SW	Building E from courtyard
148	-	144	S	Detail outside building A
149	-	145	S	Detail outside building A
150	-	146	S	Detail outside building A
151	-			VOID
152	-	147	S	Detail outside building A
153	-	148	S	Detail outside building A
154	-	149	E	View across courtyard from building B
155	-	150	NE	View across courtyard from building B
156	-	151	W	Detail outside building E
157	-	152	N	Detail outside building H
158	-	153	N	Detail outside building H

Photo number	Black and White	Digital	Direction Facing	Description
159	-	154	N	Detail outside building H
160	-	155	E	Detail outside building C
161	-	156	E	Detail outside building C
162	-	157	E	Outside stairwell building C
163	-	158	N	View of building C
164	-	159	N	View of building C
165	-	160	E	View of building C
166	-	161	W	Detail inside building D
167	-	162	S	Stairwell building D
168	-			VOID
169	-	163	SW	Detail inside building D
170	-	164	E	Detail inside building D
171	-	165	W	Detail inside building F
172	-	166	N	Detail inside building F
173	-	167	W	Detail inside building G
174	-	168	W	Detail inside building G
175	-	169	W	Detail inside building G
176	-	170	N	Detail inside building G
177	-	171	N	Detail inside building G
178	-	172	N	Detail inside building G
179	-	173	NE	Detail inside building G
180	-	174	W	Detail inside building G
181	-	175	W	Detail inside building H
182	-	176	N	Detail inside building H
183	-	177	W	Detail inside building H
184	-	178	N	Detail inside building H
185	-	179	N	Detail inside building H
186	-	180	W	Detail inside building E
187	-	181	E	Detail inside building E
188	-	182	NE	Detail inside building E
189	-	183	NE	Detail inside building E
190	-	184	SW	Detail inside building E
191	-	185	N	Detail inside building E
192	-	186	SW	Detail inside building E
193	-	187	S	Stairwell building D
194	-	188	E	Detail inside building G
195	-	189	E	Detail inside building E
196	-	190	S	Detail inside building H
197	-	191	N	Detail inside building H
198	-	192	S	Detail outside building H
199	-	193	S	Detail outside building H
200	-	194	W	Detail outside building G
201	-	195	W	Detail outside building G

Photo number	Black and White	Digital	Direction Facing	Description
202	-	196	E	Courtyard outside building G
203	-	197	SE	Courtyard outside building G
204	-	198	NW	Courtyard outside building G
205	-	205	W	Detail inside building A
206	-	206	S	Detail inside building A
207	-	207	E	Detail inside building A
208	-	208	N	Stairwell building A
209	-	209	N	Stairwell building A
210	-	210	N	Detail inside building A
211	-	211	N	Detail inside building A
212	-	212	N	Detail inside building A
213	-	213	S	Stairwell building A
214	-	214	S	Stairwell building A
215	-	215	W	Detail inside building A
216	-	216	E	Detail inside building A
217	-	217	N	Stairwell building A
218	-	218	W	Stairwell building A
219	-	219	W	Detail inside building G
220	-	220	W	Detail inside northern building
221	-	221	W	Detail inside northern building
222	-	222	E	Stairwell building A
223	-	223	W	View out of building A
224	-	224	N	Stairwell building A

## APPENDIX

### HERTFORDSHIRE HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address: 9-13 Baldock Street Royston Herts SG8 5AY		
County: Hertfordshire		District: North Hertfordshire
Village/Town: Royston		Parish: Royston
Planning application reference: 15/00527/1		
HER Enquiry reference:		
Funding source: Developer		
Nature of application: Planning Application		
Present land use: Residential		
Size of application area: 1125m sq		Size of area investigated: Whole site
NGR (to 8 figures minimum): 535508 240735		
Site code (if applicable): RTHB16		
Site director/Organization: Headland Archaeology (UK) Ltd		
Type of work Desk Based Assessment/Historic Building Recording/Evaluation		
Date of work:	Start: June 2015	Finish: March 2016
Location of finds & site archive/Curating museum: Headland Archaeology South & East Office/North Hertfordshire Museums Resource Centre		
Related HER Nos: 1102052		Periods represented: Post-Medieval
Relevant previous summaries/reports		
<p>Summary of fieldwork results:</p> <p>Three phases of building construction were identified including possible warehousing arranged as long undivided ranges flanking a yard, with offices and later retail on the street frontage. During the later nineteenth century this was augmented and extended suggesting a growing concern. Most recently the buildings have been occupied by a hair salon, computer shop and the rear part of 11-13 was used by an electro-mechanical company. A watching brief was conducted during the demolition stage of the project confirming the general development phasing suggested above. A blocked doorway was revealed in building G showing how the buildings were adapted.</p> <p>The archaeological evaluation comprised two trial trenches. The remains of a post-medieval cellar were revealed in one trench. No archaeological remains were revealed in the other trench.</p>		
Author of summary: Georgina Barrett		Date of summary: 24/05/2016