

89 TILEHOUSE STREET
Hitchin, Herts.

HN480

Historic Building Report

Prepared on behalf of K.F. Conroy Construction Ltd

by

Karin Semmelmann, MA PIFA

Report no.256

October 2004

© The Heritage Network Ltd

Contents

	Summary.....	Page i
Section 1	Introduction.....	Page 1
Section 2	Building Recording.....	Page 2
Section 3	Discussion.....	Page 4
Section 4	Sources Consulted.....	Page 5
Section 5	Schedule of site visits.....	Page 5
Section 6	Illustrations.....	following Page 5
Appendix 1	Medium Format Photographic Log.....	Page 6
Appendix 2	Digital Photographic Record.....	Page 7

The cover photograph shows the street frontage of the site from the south-east

Acknowledgements

The fieldwork for this project was carried out by Karin Semmelmann and David Hillelson. The illustrations were prepared by Karin Semmelmann, and the report was edited by David Hillelson.

The Heritage Network would like to express its thanks to Kevin Conroy, K.F.Conroy Construction Ltd; the staff of the County Record Office and the staff of the County Archaeology Office, HCC for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	89 Tilehouse St. Hitchin, Herts.		
County:	Hertfordshire	District:	North Herts.
Village/town:	Hitchin	Parish:	Hitchin
Planning reference:	04/00748/1LB	NGR:	TL 18320 28938
Client name and address:	K.F. Conroy Construction Ltd, 22 Old Hale Way, Hitchin, SG5 1XJ		
Nature of work:	Demolition	Previous use:	Bakery stores
Site Code:	HN480	Other reference:	N/a
Organisation:	Heritage Network	Site Director:	David Hillelson
Type of work:	Building Recording	Curating Museum:	N/a
Start of work	09/08/2004	Finish of work	16/08/2004
Related SMR Nos:	N/a	Periods represented:	Post-medieval
Previous summaries/reports:	N/a		

Synopsis: As the result of an archaeological condition on the planning permission for the demolition of a barn to the rear of 89 Tilehouse Street, Hitchin, Herts., the Heritage Network was commissioned by the developer to produce an historic buildings record.

The brick and timber built outhouse appears to have been constructed as a 2-storey building in the 18th century and fell within the curtilage of 89 Tilehouse Street as late as the mid 20th century. It has seen considerable alterations resulting in only the western elevation retaining any original work.

1. Introduction

1.1 This report has been prepared on behalf of K.F. Conroy Construction Ltd., as part of a programme of historic building recording on a barn located at 89 Tilehouse Street, Hitchin, Herts. The planning permission for the development (ref. 04/00748/1LB), granted by the North Hertfordshire District Council (NHDC), was subject to a standard archaeological condition, in accordance with the provisions of the Department of the Environment's *Planning Policy Guidance Note 15* (PPG15). The specification for the work carried out was set out in the Heritage Network's *Project Design*, dated July 2004, which was approved by the *County Archaeology Office* (CAO) of Hertfordshire County Council, acting as advisers to NHDC.

1.2 The building consists of a freestanding single storey structure with roofspace, which is currently used as a store. It is located within the curtilage of no.89 Tilehouse Street, to the northeast of the main Grade II listed building, which is late 18th century in date. The structure has been much altered, although the western elevation may be largely original to the level of the wall plate. The building is centred on grid reference TL 18320 28938 (Fig.1).

1.3 The development proposed the demolition of the store, which may either be contemporary with or earlier in date than the principal building. The planning authority identified this building as having intrinsic archaeological interest, and as being worthy of recording before demolition.

1.4 The aim of the project has been to make a high quality record of the structure before the start of demolition works and to monitor the demolition to ensure that any hidden features of interest were observed and recorded adequately. An appropriate level of documentary research has been undertaken to place the findings in their historical context.

2. Building Recording

GENERAL

2.1 The building lies to the rear of 89 Tilehouse Street, and is one of two outbuildings that lie within the curtilage of this listed building. It has been largely rebuilt leaving only the western elevation as a representative of the original structure.

CARTOGRAPHIC EVIDENCE

2.2 Examination of the cartographic evidence shows that the present building was in existence by 1844. Mid and late 19th century maps show that it lay at the western end of an L-shaped building, part of a property on Bucklersbury. At that period it does not appear to have been a freestanding structure (Figures 2 – 3a).

2.3 Between 1898 and 1923 the property boundaries and the buildings on the corner of Bucklersbury and Tilehouse Street underwent a series of changes (Figure 3). The L-shaped building associated with the present site appears to have been largely demolished, leaving only the western range. By 1923 a boundary divided the area to the rear of 89-90 Tilehouse Street, and the study area appears to have fallen on the eastern side of the boundary, within the curtilage of no.90 Tilehouse Street (Figure 3b).

2.4 By 1966 the boundary dividing the rear yard had been demolished and the study area now lay within the curtilage of no.89 (Figure 4).

BUILDING DESCRIPTION

Western elevation (Fig.5)

2.5 The western elevation is timber framed and rests on a brick dwarf wall between 70 and 85cm high. The bricks in the dwarf wall are hand made, dark red in colour, with frequent stone inclusions, and measure c.22 x 10 x 5cm (8³/₄ x 4 x 2 inches). They are set in lime mortar (with some cement repointing) in an irregular English Bond.

2.6 The building has been extended to the north of the former corner post, also in red brick. These measure approximately 23 x 10 x 7cm (9 x 4 x 2³/₄ inches).

2.7 The timber frame, which is of oak, has square corner posts. Most of the intermediate posts are pegged into the wall and base plates, suggesting that this is all part of the original structure. At least two of these are re-used timbers: there is a jowled principal post at the southern end of the elevation, and the next one to the north has a recess to accept a brace and a mortice below.

2.8 Two floor joists are visible. They are centrally placed and appear to have been made from complete, but squared, tree trunks.

2.9 The brick nogging is formed of predominantly red bricks measuring c.22 x 10 x 6cm (8³/₄x 4 x 2 inches) in lime mortar. The brickwork all shows signs of having been painted on this elevation.

2.10 The dwarf wall shows signs of having been breached to accommodate the door, and two windows have also been inserted within the framing. The northern window is a 2-light fixed window and the southern one is a single light catchment widow.

2.11 The gable has been weatherboarded with machine cut timbers which have been painted green. There is an opening at the top of the gable and a double vent at the bottom centre.

North Elevation (Fig.5)

2.12 The north elevation is of red bricks measuring c.20 - 26 x 6cm (8 -10¹/₄ x 2 inches) set in a Flemish Bond in lime mortar. Although the brickwork is all similar, there is a break in the build between the north western corner of the building and the remaining wall. The easternmost end of the wall is recessed and may mark the original extent of the north wall.

2.13 There is a modern 9-light window set fairly centrally into the wall, before it steps back.

2.14 A course of upright slates has been set against the base of the wall, possibly as part of a damp proof course.

South elevation (Fig.5)

2.15 The south elevation is modern and consists of three doors. The western one is a single door opening into a lobby leading to a WC, and the eastern one is a double door opening into a single room. An extension has been added to the roof to overhang the frontage of this elevation.

Interior (Fig.6)

2.16 The interior consists of four separate areas. These comprise a single room at the northern end, which is wider to the west than to the east; a room at the south-eastern end of the building, which is wider at the northern end; a small narrow lobby; and a WC.

2.17 The floors in the two single rooms are of concrete and those in the lobby and WC are of quarry tiles.

2.18 The roof has been rebuilt in recent times.

2.19 During demolition work it was noted that the northern wall plate had mortices for upright members on both the upper and lower faces, which would suggest that the building may originally have had a full height second storey.

3. Discussion

3.1 Cartographic evidence shows that the study area represents the remains of a larger L-shaped building, which lay to the rear of Bucklersbury. This apparently survived until the early 20th century, when it was largely demolished, leaving the western range freestanding. By 1923 the present site formed part of the northern end of no.90 Tilehouse Street. Between 1923 and 1966 it fell within the curtilage of no.89.

3.2 Due to later rebuilding, there is now little to indicate the original form of this structure. The evidence from the western elevation suggests that may originally have been a full 2-storey building with an entrance to the north or south, or possibly even both.

3.3 The gently sloping jowl on the re-used principal post suggests that the re-used timbers may have come from a 17th century structure. However, the fact that these, as well as most of the other uprights, have been pegged into the wall and base plates, suggests that there has been little later replacement of the framework.

3.4 The building was extended northwards, possibly in the early 19th century and the southern elevation was rebuilt in the 20th century. The upper storey may have lost its full height in recent times when the building was re-roofed.

4. Sources Consulted

Tithe Map, 1844, J. Bailey Denton, surveyor

OS Board of Health Plan of the Township of Hitchin, 1886, scale 10 feet to 1 mile

OS 1898, Hertfordshire Sheet XII.I, 2nd Edition, 1898, 25" scale

OS 1923, Hertfordshire Sheet XII.I, 3rd Edition, 1923, 25" scale

OS 1966, Sheet TL 1828/ 1928, 1966, 1:2500 scale

OS 1999, 1:1250 scale

Hillelson, D. 2004, *Unit 1, 89 Tilehouse Street, Hitchin: Project Design*. Heritage Network.

5. Schedule of Site Visits

Date	Staff	Hours	Comments
09/08/04	KS & DJH	3	Written and drawn records
11/08/04	DJH	2	Photographic record
16/08/04	KS	1	Monitor demolition
16/08/04/04	KS	2	Monitor demolition

6. Illustrations

Figure 1	Site location
Figure 2a.....	Tracing from Map of Hitchin, 1844
Figure 2b	Ordnance Survey, 1886
Figure 3a.....	Ordnance Survey, 1898
Figure 3b	Ordnance Survey, 1923
Figure 4a.....	Ordnance Survey, 1966
Figure 4b	Ordnance Survey, 1999
Figure 5	Elevation drawings
Figure 6	Building plans
Plate 1a.....	Northern and western elevations from the north-west
Plate 1b	Southern elevation from the south
Plate 2a.....	General view from the north
Plate 2b	General view from the south

Appendix 1

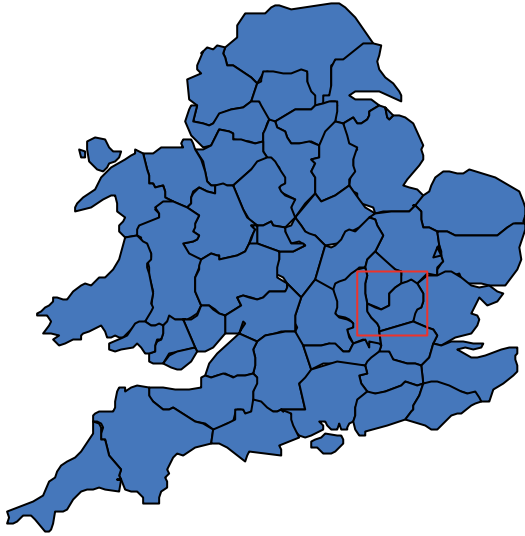
Medium Format B&W Photographic Log

Frame No.	Description	Facing
1	General view	N
2	Street frontage	NW
3	Ditto	=
4	Ditto	=
5	Ditto	=
6	Southern elevation	S
7	Ditto	=
8	Southern elevation (detail)	S
9	Northern and western elevations	SE
10	Ditto	=
11	Western elevation	SE
12	Northern elevation	S
13	Ditto	=
14	Ditto	=
15	Ditto	=

Appendix 2

Digital Photographic Log

Frame No.	Description	Facing
1	Northern and western elevations	SE
2	Northern elevation	S
3	Ditto	=
4	Western elevation	SE
5	Western elevation (S end)	E
6	Western elevation	NE
7	Ditto	=
8	Western gable	E
9	SW corner	NE
10	Western elevation (detail)	NE
11	Western elevation (detail)	E
12	Northern room	E
13	Northern room	NW
14	Store	N
15	WC	N
16	Roof space	NE
17	Roof space	E
18	Ditto	=
19	Roof space	N
20	Ditto	=
21	Roof	N
22	Ditto	=
23	Roof	NE

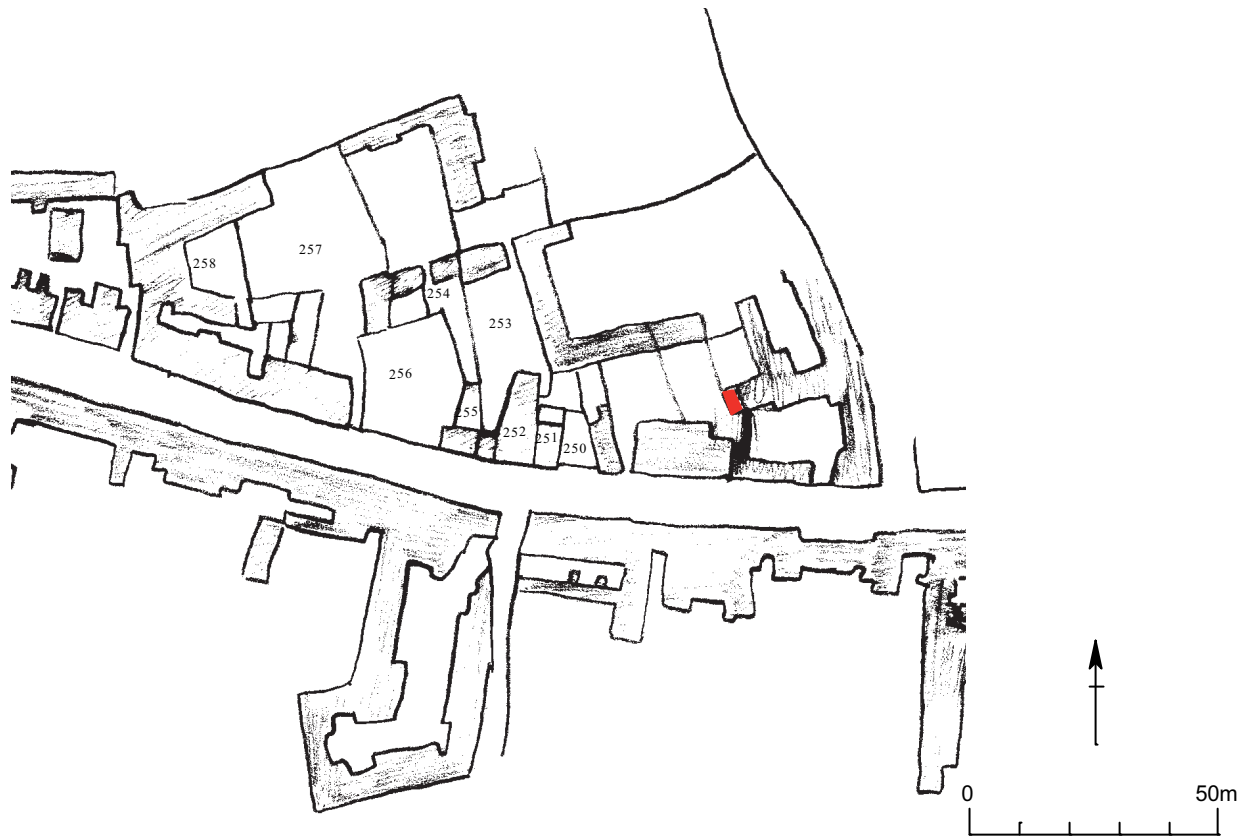


Site Location

Scale 1:1250

Reproduced from the Ordnance Survey with the permission of the controller of Her Majesty's Stationery Office, Licence no.AL100014861

Figure 1



Tracing from Map of Hitchin, 1844

Scale 1:1500

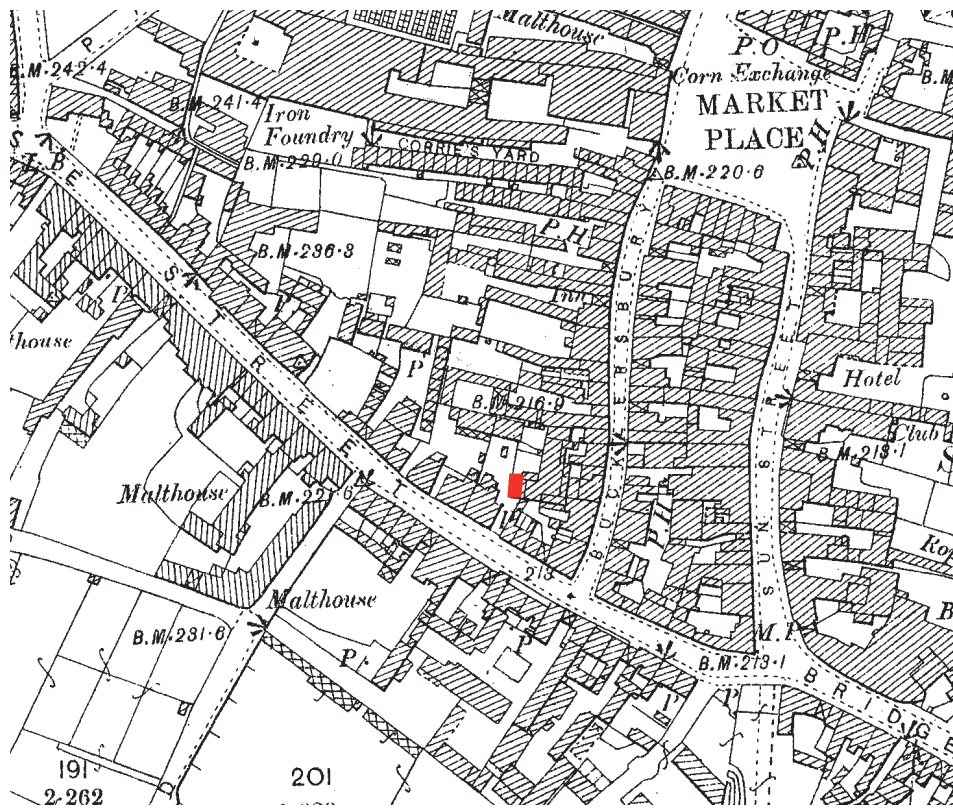
Figure 2a



Ordnance Survey, 1886

1:2500

Figure 2b



Ordnance Survey, 1898

Scale 1:2500

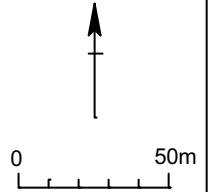
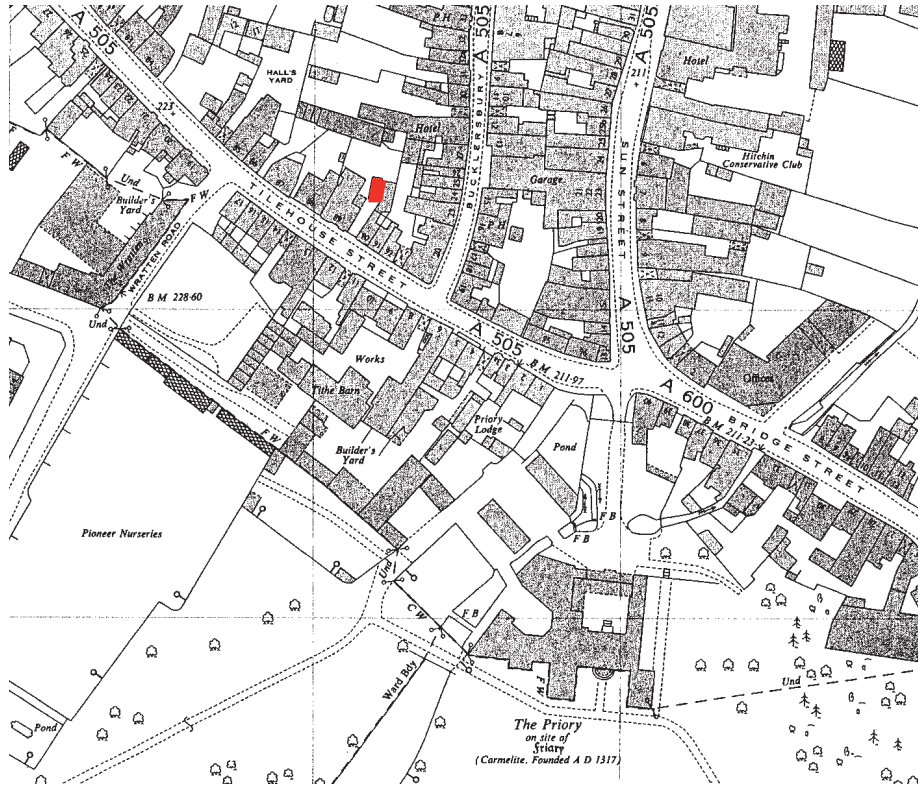
Figure 3a



Ordnance Survey, 1923

Scale 1:2500

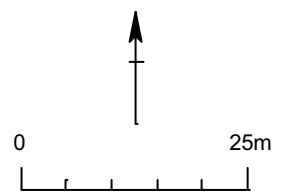
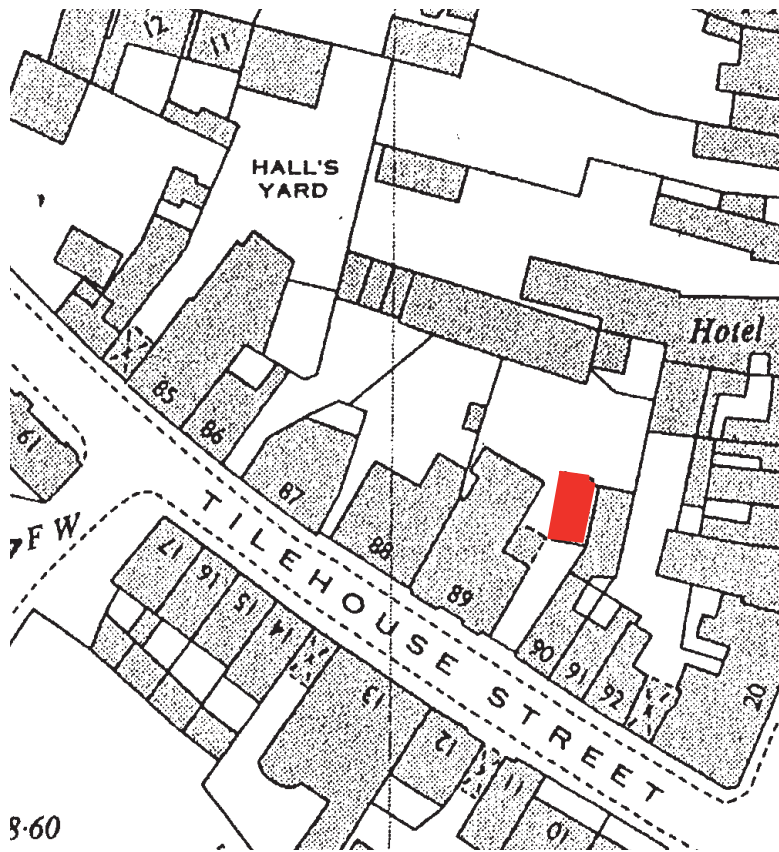
Figure 3b



Ordnance Survey, 1966

Scale 1:2500

Figure 4a

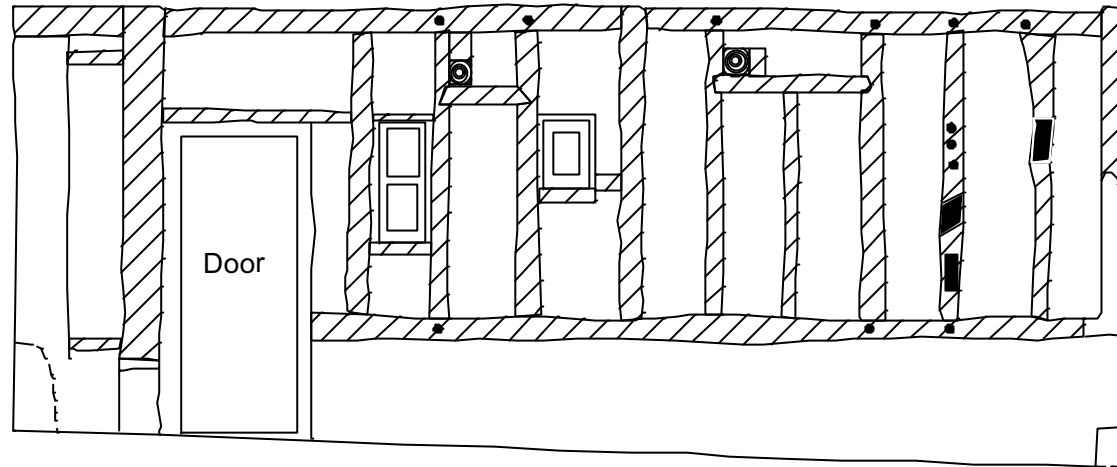


Ordnance Survey, 1999

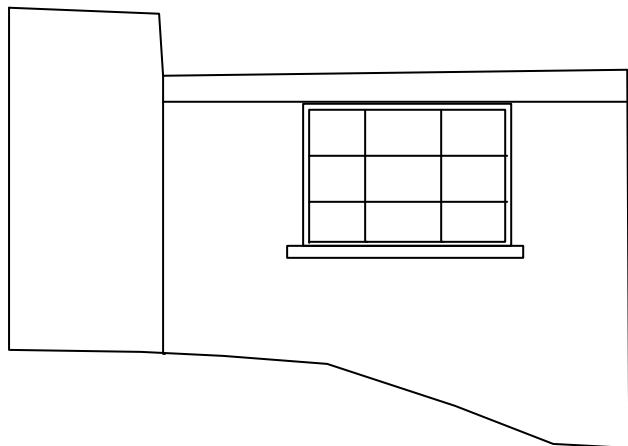
Scale 1:750

Figure 4b

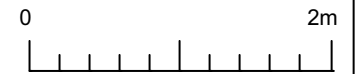
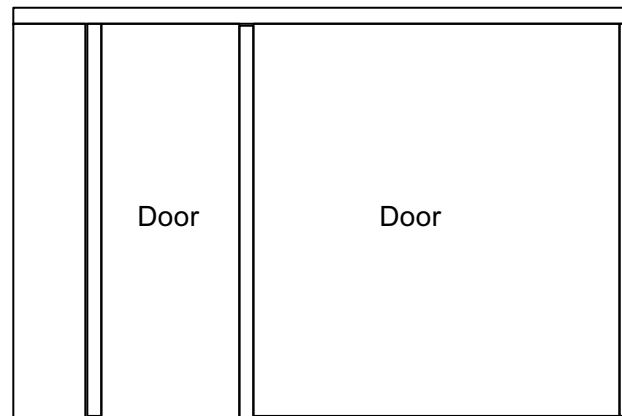
West elevation



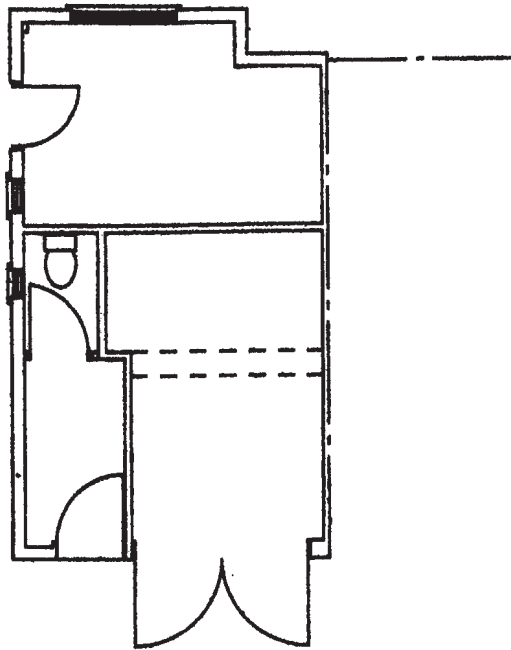
North elevation



South elevation



Ground floor plan



Roof space plan

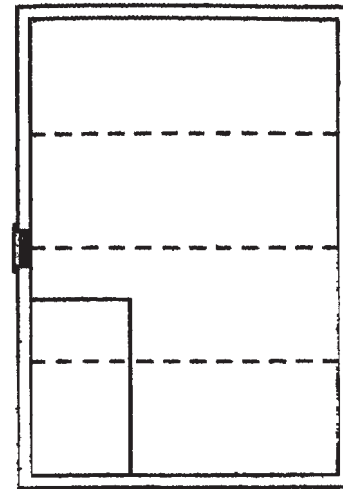




Plate 1a: Northern and western elevations from the north-west



Plate 1b: Southern elevation from the south



Plate 2a: General view from the south



Plate 2b: General view from the north