

**71-77 AND SOUTH STREET COMMERCIAL CENTRE,
SOUTH STREET, BISHOP'S STORTFORD, HERTFORDSHIRE
(Centred at NGR TL 488 209)**

**HISTORIC BUILDING RECORD
(ENGLISH HERITAGE LEVEL 3)**



**Commissioned by
CgMs Consulting Limited**

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SUMMARY

In July 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording at 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford (Centred at NGR TL 488 209). The work was commissioned by CgMs Consulting Limited to satisfy a condition attached to Planning Permission 3/12/2154/FP for redevelopment of the site to provide sheltered apartments for the elderly, communal areas and commercial floorspace. The condition required archaeological building recording of the structures on the site prior to their demolition. A Heritage Statement (CgMS 2012) and Archaeological Desk-Based Assessment (GHK Architects, 2012) have previously been produced by for the site.

The site occupies an area historically known as Swan Dock or Wharf. Two buildings on the site, numbers 71 and 77 South Street, were recorded at English Heritage Level 3; the remainder of the buildings were recorded at Level 1 or 2, as appropriate.

The survey work and historic map evidence has established that number 71 was formerly a granary forming part of a complex of granary buildings in the north part of the site, the remainder of which are now lost. The building was subject to alterations, probably in the 1930s, including the insertion of a shopfront at its western end, and being truncated at its eastern end by 1967. The upper floors of the building were converted to residential accommodation in the second half of the 20th century.

Number 77 is a mid-19th century townhouse, extended and altered, largely at ground floor level; this appears to have occurred in the 1940s. There is evidence that the building was subsequently used as a dental surgery and opticians, before its most recent use as a tattoo parlour.

The remainder of the buildings on the site are of 20th century date and represent development from the early part of the 20th century through to the 1960s. A complex of small commercial units known as the South Street Commercial Centre exists in the north-east corner of the site. 75a and 75b South Street front onto the road and formerly housed takeaway restaurant premises. The remainder of the site is occupied by buildings which were predominantly in use as car repair workshops.

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1.0 INTRODUCTION

- 1.1 In August 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording at 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford (Centred at NGR TL 488 209; Figs. 1 & 2). The work was commissioned by CgMs Consulting Limited to satisfy a condition attached to Planning Permission 3/12/2154/FP for redevelopment of the site to provide sheltered apartments for the elderly, communal areas and commercial floorspace. A Heritage Statement (CgMs 2012) and Archaeological Desk-Based Assessment (GHK Architects 2012) and Desk Study Appraisal (Crossfield 2012) have previously been produced by for the site.
- 1.2 East Herts District Council required building recording to be carried out prior to demolition of the buildings on the site. Numbers 71 and 77 South Street are considered of sufficient significance to merit an historic building record at English Heritage Level 3 being made prior to their demolition. The remainder of the buildings on the site (property to the rear of 71 South Street, the South Street Commercial Centre and 73, 75a and 75b South Street) were recorded at Level 1 or 2, as appropriate. This level of record has been determined through discussion between Sally Dicks of CgMs and Alison Tinniswood of Hertfordshire County Council (HCC), acting as archaeological advisor to East Herts District Council (EHDC).

2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a Written Scheme of Investigation produced for the work by Archaeology South-East, dated June 2013. The work was also carried out in accordance with the relevant IfA standards and guidance.
- 2.2 Numbers 71 and 77 South Street were recorded to English Heritage Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 3 record is essentially an analytical record.
- 2.3 The remainder of the buildings on the site (property to the rear of 71 South Street, the South Street Commercial Centre and 73, 75a and 75b South Street) were recorded to English Heritage Level 1 or 2, as appropriate. A Level 1 record is a basic visual record, and generally only exteriors are surveyed. A Level 2 record is a descriptive record; in which both the exterior and interior are surveyed.
- 2.4 The site was visited by Andrew Letch and Katya Harrow on 30th - 31st July 2013 in order to carry out the recording work. This entailed the compilation of written notes, the production of a drawn record for the site, and the production of a photographic record.
- 2.5 The drawn record comprises plans of each floor of numbers 71 and 77 South Street, to illustrate their layout. The resulting scaled drawings are included

within the report as Figures 12-15. The location of the remainder of the buildings on the site was noted on an existing site plan (Fig. 2).

- 2.6 The photographic record was made using digital and black and white photography. Within the report selected digital images have been reproduced as plates, together with a full index of the digital photography (Appendix 1) and location plots (Figs. 12-15). A full catalogue of all photographs is included in the archive.
- 2.6 Background research was undertaken in order to place the building within its historical context. Relevant cartographic sources have been consulted via the internet and the Desk-Based Assessment (CgMs 2012). All other sources consulted are listed in Section 7.

3.0 SITE LOCATION

- 3.1 The site is situated close to the centre of the market town of Bishop's Stortford, on the east side of South Street (Centred at NGR TL 488 209; Fig. 1). It consists of a series of five buildings on the east side of South Street, with a small commercial centre occupying the land between the rear of these buildings and the River Stort Navigation to the east (Fig. 2). Immediately north of the site are historic buildings of the Bishop's Stortford Conservation Area, of which number 71 forms part of a group; to the south a continuation of modern development along South Street. Opposite the site to the west is a modern development of flats and commercial premises, and a large detached Victorian villa.
- 3.2 The site itself occupies an area formerly used as a small dock, known as *Swan Dock* or *Swan Wharf*. The dock itself has been infilled, and the majority of the 19th century buildings known to have surrounded it, based on historic map evidence, have been removed. Of the surviving historic buildings, 71 South Street is located in the north-western corner of the site and 77 South Street is situated at the south-western corner of the site. Numbers 73, 75a and 75b are situated between these. 73 South Street is a large rendered building, with a series of extensions to the rear. Numbers 75a & 75b are of mid-20th century date and of similar plain appearance. Development of the yard behind occurred in the 1960s and is now occupied by redundant business units of utilitarian appearance, clad with grey metal and asbestos sheeting. No. 71 South Street and the attached building to the rear lie within the boundary of the Bishop's Stortford Conservation Area; the remainder of the buildings on the site lie outside the conservation area (GHK Architects 2012). None of the buildings are Listed or Locally Listed (CgMs 2012).
- 3.2 The buildings are now unoccupied and are in varying stages of disrepair. As a result, access was limited and some of the structures/parts of structures were unsafe to enter or to be inspected closely.

4.0 HISTORIC BACKGROUND & MAP REGRESSION

- 4.1 An online search of the Access to Archives website for historic documents concerning the site identified little in the way of sources directly relevant to the site. Communication with Bishop's Stortford museum confirmed that there were no sources relating to Swan Dock; Hertfordshire records office had no relevant sources with the exception of a collection of deeds for a number of sites around Bishop's Stortford, amongst which Swan Wharf was included. Historical directories proved useful, listing businesses occupying the site from 1890 to 1914.
- 4.2 There are several cartographic sources covering the site. Maps predating the Tithe Map of 1839 are at insufficient scale to allow for detailed interpretation; however, the earliest map showing the town of Bishop's Stortford in detail is Charles Smith's map of 1808, which shows an absence of development along the southernmost part of South Street (GHK Architects 2012, Fig. 6). Following this, cartographic evidence for the site is somewhat conflicting. Maps of 1825 by Dury & Andrews (Fig. 3) and Bryant (Fig. 4) appear to show buildings in the vicinity of the site. However, by the time the Tithe Map of 1839 had been produced, the site appears to be undeveloped (Fig. 5).
- 4.3 Historic Ordnance Survey maps allow the development of the site to be interpreted more confidently. The first edition OS map of 1879 (Fig. 6) shows Swan Dock, branching west off the River Stort, with a number of buildings on the site, including 71 and 77 South Street. A long building running east-west existed on the site of 73 South Street, in line with the dock. In the north east corner of the site, the buildings can be seen to surround a small courtyard, in a manner similar to the existing configuration. To the south, there is an open area which may be a yard associated with the dock, and a building attached to the north of 77 South Street, of similar residential scale. The County Series Town Plan of 1880 (Crossfield Consulting Ltd 2012, Appendix 1) specifically identifies number 71 and the buildings forming the courtyard as granaries; a number of malhouses are identified to the south of the site and east, across the river.
- 4.4 The layout of the site remains largely unchanged for the remainder of the 19th century (Fig. 7). The OS map of 1921 shows further development on the site of 73 South Street, and a long, narrow building running parallel to South Street, in the vicinity of 75a and 75b South Street (Fig. 8).
- 4.5 On the OS map of 1939, some of the later buildings on the southern part of the site are recognisable; including the wedge-shaped footprint of 73 South Street adjacent to the road, and the square-footprint of the extension to the rear (Fig. 9). By 1967 (Fig. 10), the OS map shows that east end of 71 South Street had been truncated; 77 South Street had been extended to the east; and the South Street Commercial Centre constructed. Numbers 75a and 75b are clearly delineated; the buildings to the rear of 75b had also been constructed by this time. Between 1967 and 1987, the large buildings to the rear of number 73 were constructed (Figs. 10 and 11).

- 4.6 Kelly's Directory of Hertfordshire (1890) notes Swan Wharf, South Street as being occupied by Philip Church, corn and flour merchant (p.725, 915). Subsequent directories show that the business on the site diversified to include coal and coke, corn and flour, oil cake and seeds (1894, p.282, 285, 314, 326) and manure (1902, p.56). By 1914 Philip Church & Sons were also makers of "F.A.M chick foods" (p.66).
- 4.7 It seems likely that the historic buildings to the north of the site were in use as granaries rather than maltings; being specifically described as granaries on the 1880 map while other buildings south of the site and east of the river are described as malthouses, although this cannot be ruled out. What is more certain is that 'Swan Wharf' was not being used for maltings purposes from 1890 onwards, based on the entries in historic directories described above.

5.0 OVERVIEW OF THE BUILDINGS

- 5.1 Numbers 71 and 77 South Street appear to date to the mid-19th century. The remainder of the buildings on the site are likely to date to the mid- to late- 20th century.
- 5.2 71 South Street has been subject to alterations in the 1930s, and with conversion of its upper floors to living accommodation likely to have occurred in the second half of the 20th century. The original building has been truncated, with its eastern end being lost with the construction of the South Street Commercial Centre.
- 5.3 77 South Street has also been subject to modifications, having been extended and fixtures, fittings and layout altered, particularly at ground floor level, probably from the 1940s onwards.

6.0 DESCRIPTION OF THE BUILDINGS (FIGS. 2, 12-15)

6.1 71 South Street

Exterior

- 6.1.1 The building runs east west, and is of two storeys, with the upper floor being contained within attics (Plate 1). The principal elevation, which faces south, consists of a series of three pitched roofs at upper floor level, with three gable ends facing south. The roof is clad with clay tiles; the eastern roof-slope of the central bay and the roof of the eastern bay have modern replacement clay tiles; older handmade clay tiles are retained on the roof of the western bay and the western slope of the central bay. The gables have simple cloaked verges. A window is located centrally in both the central and eastern gable; these windows are modern uPVC additions. The western gable is blank. The roofs of the central and eastern bays are linked by a later roof extension at the back of the building; this has a flat felt roof, uPVC window and is clad with weatherboarding (Plate 2). The building is clad with painted weatherboarding,

which is truncated by slender vertical timbers to either side of the upper floor window openings. These timbers extend down, suggesting the openings originally formed loading doors, the lower halves of which have subsequently been infilled. At ground floor level, at the east end of the elevation, there is a possible infilled door with a later timber window with top-opening light inserted, similarly defined by a slender vertical timber. At the western end of the eastern bay, a modern six-panel timber door has been inserted in a possible modified earlier opening. Two later window openings have been inserted into the central bay; these are now boarded over on the exterior. The westernmost bay is blank. An area of the exposed underlying construction at west end of the elevation demonstrates square section softwood framing with primary bracing (Plate 3).

- 6.1.2 The west elevation faces South Street (Plate 4). This has been modified with the addition of a 20th century shopfront. The shopfront forms a canted recess, with central door. The underside of the recess is clad with softwood boarding. The shopfront has a simple timber frame with an absence of mouldings, rendered brick pilasters and stallriser and a modern fascia. A rendered pediment above the fascia is attached to the roof behind forming a small pitched roof extension clad with matching handmade clay tiles.
- 6.1.3 The east and north elevations are obscured by later development.

Interior - Ground Floor (Fig. 12)

- 6.1.4 The building is accessed via the shopfront doorway or the central doorway on the south elevation, both of which lead into Room 1 (Plates 5 and 6). This is an open room divided into 5 bays, as defined by downstands within the ceiling. The walls and ceilings have been overboarded, generally with plasterboard, though there is a suspended metal framed ceiling in the westernmost bay and modern textured ceiling in the adjacent bay to the east. The floor is covered with modern tiles. The interior is fairly plain with simple moulded skirting throughout. The shopfront is located at the western end of the room, and is simply moulded with a central two-panel glazed door and two rudimentary plywood display plinths built out beneath the shop windows. At the east end of the room, two arched alcoves have been inserted into the wall forming small recessed shelving areas. On the southern wall, there are two window openings; the easternmost is framed with a simple timber surround, the westernmost has been blocked. It is not possible to ascertain whether these are situated in the location of original openings due to later coverings.
- 6.1.5 Between the two western bays, modern boxing encases a timber joist running north-south which can be partially seen in a gap at the southern end. This is supported by a central post encased with modern boxing but which may possibly contain a timber post.
- 6.1.6 Between the western and central bays, a chamfered timber joist running north-south contains a series of mortices, suggesting a partition formerly existed in

this location (Plate 7). Timber joists between the remaining bays to the east are plain and appear later additions or replacements.

- 6.1.7 In the north-east corner of the room, inserted modern partitions form a stair hall (Room 4) and Room 2, each accessed on the south side by its own doorway with modern bevelled architrave and modern six-panel door. An area of the western partition wall had been opened up, confirming it to be of modern construction of softwood studs and boarded covering.
- 6.1.8 Room 2 is a small room with modern linoleum flooring and papered wall-coverings obscuring the underlying construction. There is a regular square section timber joist running north-south midway across the room. The north wall displays prominent concave bowing (Plate 8). A wide blocked doorway on the east wall is a later fire door; this was visible from the attached building to the east. Within the south wall, at the east end, a door set within a glazed partition leads to a small kitchen (Room 3) and WC. The partition is of likely 1930s date with a door of four stacked fielded panels and a simple metal rim-lock (Plate 9).
- 6.1.9 The small kitchen and WC occupy the south-east corner of the building (Room 3). The floor was covered; the walls and kitchen ceiling have a smooth plastered finish. A partition with similar 1930s door and glazed panel (now painted over) separates the kitchen from the WC to the south. The WC ceiling is of painted narrow softwood boards and slopes down from the southern exterior wall. A small window with top-opening light and simple curled metal stay is located on the south wall. It is glazed with modern obscured glass and is barred.
- 6.1.10 The stair hall (Room 4) is situated west of Room 2 and is accessed from the south from Room 1. Floor, ceiling and walls are all modern coverings; there is simple, shallow plain skirting throughout. The timber open-tread staircase is a modern insertion, of two flights with a half-landing, with simple square-section central newel post and balusters and cylindrical timber handrail fixed to the wall with brackets.

First Floor (Fig. 13)

- 6.1.11 Walls and ceilings at first floor level were concealed by textured coatings throughout and floors were covered. Doors are generally modern glazed doors with plain frames set within bevelled architraves. The appearance of these fittings suggests a mid- to later-20th century conversion of the upper floor to residential accommodation.
- 6.1.12 The landing (Room 5) is contained within the flat-roofed dormer/roof extension, which links together the central and eastern attics. It is lit by a uPVC window on the south wall of the dormer. The staircase accesses the landing via rudimentary winders. A glazed opening on the western side of the landing provides light into Room 5.

- 6.1.13 Room 6 is situated in the north east corner of the building. On the west side of the room, the original roof slope has been removed as part of the insertion of the dormer/roof extension. The roof slope on the eastern side remains and the side purlin survives. This is chamfered to its upper edge and contains a mortice at its southern end, possibly for a queen strut. A skelining has been inserted below the ridge of the roof, beneath which a fragment of timber can be seen against the north wall; this is of unknown function but may be the remains of a collar.
- 6.1.14 Room 7 forms a small corridor and kitchen. A skelining has been partially inserted beneath the ridge at the southern end of the room. Purlins survive to either side with mortices for queen struts (Plate 10). The western purlin is truncated at its northern end where a doorway has been inserted to access the later roof extension. The purlins are formed from rough timber and have been painted. One diagonal brace is located on the eastern side, which appears to be a later addition, planted on. The door accessing the bathroom to the south is a modern solid timber door with small glazed panel.
- 6.1.15 The bathroom is tiled and has a uPVC window to the south. It is formed by a later hardboard partition cut in around the side purlins which continue through to the southern external wall. At this end the purlins display carpenter's marks: V and VI.
- 6.1.16 Room 8 is located within the northern end of the central attic. Lifting the floor covering revealed narrow softwood boards. A section of the wall-plate is visible at the base of the northern wall, with a straight joint in the wall-plate towards the eastern end. A side purlin exists on the western side and is missing on the east side due to the insertion of the roof extension.
- 6.1.17 Room 9 is located south of Room 5. Purlins exist on both sides, with mortices for queen struts, and carpenter's marks: III and IIII (Plate 11). At the base of the southern wall, the wall-plate and a gently curved timber kerb are visible; the kerb is bolted to the wall-plate with two large square section bolts (Plate 12). In the south-west angle, a diagonal brace has been boxed in, in the south-east angle, the brace has been removed; a mortice for a matching brace can be seen in the wall-plate. On top of the wall-plate there is a square section timber with possible Baltic merchant's marks on the inner face.
- 6.1.18 It was not possible to access the upper floor of the western bay. Inspection of the ceiling behind the suspended ceiling to the ground floor showed it was covered with textured coating; a very small hatch existed in this ceiling but it was not possible to gain access to this to view the loft space. It is presumed that any surviving purlins in this bay would be consistent with the numbering of the carpenter's mark seen elsewhere, i.e. I and II.

6.2 77 South Street

Exterior

- 6.2.1 The building runs east-west and is of two storeys with a hipped slate roof and deep eaves soffits. A chimney stack to the southern roof slope is constructed of yellow brick, square in section with brick dentil detailing. The principal elevation faces west and has been rendered and painted at a later date; the render is finished in an unusual manner with a variety of motifs (Plate 13). The entrance door and window at ground floor level have been boarded over. The doorway is located to the left-hand side with a substantial stone step with rounded nosing. A simple lead-covered flat hood is situated above, supported on timber brackets. To the right is a large bow window with a simple moulded cornice above and a timber cill supported by two timber brackets. At first floor level are two round-arched windows with sliding timber sashes of three panes plus fanlight, over six panes, and deep projecting stone cills.
- 6.2.2 The south return is largely constructed of yellow stock brick in Flemish bond above an unpainted cement render plinth. The bricks are fairly creasy, predominantly buff-coloured with some tones of creamy yellow, dark yellow and grey, and some burnt inclusions. They are set in a yellow-toned lime mortar with course aggregate inclusions. The elevation is partially rendered at its west end, matching the render on the front elevation. At first floor level is a single round-headed window, of the same configuration as those on the west elevation, with a plain stone cill. At ground floor level, three later windows have been inserted; above the westernmost window a flat brick arch for an original sash window can be seen, directly beneath the first floor window. The later windows are metal casements with top-opening fanlights, of probable 1930s/40s date. The brickwork surrounding them is of the same type but brighter in tone.
- 6.2.3 To the east, a straight joint in the brickwork marks the junction of the original building with a later, single storey extension. This is also constructed in yellow brick in slightly brighter tone and is probably contemporary with the inserted ground floor windows. The brickwork is set in cement mortar with weatherstruck pointing. The extension has one metal casement window to its eastern end, and a flat asphalt roof. Further to the east, at a lower level, is a small addition with a combination of flat and lean-to roofs, with asphalt covering. This contains a doorway with a ledged and braced timber door with six glazed upper panels and brass handle. A further flat-roofed extension to the east, constructed in yellow brick, and a small, rendered link building, both of more recent date, were not examined in any detail (Plate 14).
- 6.2.4 The east, rear elevation of the principal building is only visible at first floor level, having been extended at ground floor level (Plate 15). The upper floor has two windows with gently cambered flat brick arch heads, sliding timber sashes of six-over-six panes and stone cills. It is constructed in the same type of yellow brickwork in Flemish bond. The ground floor extension contains a

high level window with concrete lintel and tiled cill. The further addition to the east has one 1930s/40s top-opening fanlight window.

Interior – Ground Floor (Fig. 14)

- 6.2.5 The principle entrance to the building leads to a small entrance lobby, Room 1. The original door has been replaced with painted metal double doors with brass fittings, set in a timber frame, with a plain square fanlight above, now blocked. The plastered walls have been rounded to either side of the doorway. Two modern steps lead up to the general floor level. The floor is covered with modern tiles and carpet, the walls with woodchip paper. A twentieth century glazed screed and doorway have been inserted to the south, leading to Room 2. A timber door with a glazed upper panel leads to the staircase hall to the east; the door is of 20th century date and has brass numbering '77A' and a sign on the glass 'Dental Laboratory Upstairs'
- 6.2.6 Room 2 is the principal room on the ground floor (Plate 16). It has a modern suspended ceiling and tiled floorcovering. Deep skirting with a simple moulding survives around the perimeter of the room except on the western side where it has been replaced with more shallow skirting, and on the north side which now forms part of a corridor to the rear rooms and which has modern skirting. There is a central chimney breast on the southern wall; the fireplace has been removed. On the west wall is a bow window of twenty-eight panes; the frame is hardwood, with square section glazing bars and a wide oak cill with rounded nosing.
- 6.2.7 Room 3 is a corridor leading from Room 2 to the rooms behind, again with modern floor and wall coverings. A slight vertical chamfer in the wall on the north side marks the beginning of the staircase north of the wall and suggests the partitioning here has been reconfigured (Plate 17). Throughout the rear part of the ground floor are 20th century, plain timber doors in simple bevelled surrounds and low plain skirting. At the far end is a door with a brass plaque marked 'PRIVATE' and glazed panel above.
- 6.2.8 Rooms 4 and 5 are located south of the corridor. Both have suspended ceilings and modern floor and wall coverings, and plain shallow skirting. A trap door in the south-west corner of the floor of Room 4 leads to the cellar (Plate 18). These rooms appear to have been contrived from a single large original room.
- 6.2.9 Room 6 is a small hallway through into the later extension. Throughout this area of the building there is a consistency of brass fittings including fingerplates, doorknobs and light switches. There are similar plain architraves and skirtings, modern floor and wall coverings. A modern domed Perspex rooflight provides light to the space. Two cupboards are situated in the north wall; the western cupboard is under the staircase and has an original timber door of four simple fielded panels, overboarded on the outer face. The underneath of the staircase shows that each tread is supported by three timber bearers. The later extension is accessed via a tall opening in the

original rear wall; a crack on the north side of the wall shows the original building line.

- 6.2.10 Room 7 is within the later extension and contains a high level metal framed window of three panels in its east wall. The plain door has brass pull handles and a 'consulting room' plaque.
- 6.2.11 Room 8 lies south of Room 7 and has smooth plaster walls, narrow softwood floorboards and a domed Perspex rooflight in the ceiling. A doorway to the east leads down concrete steps into a further addition to the building (Plate 19).
- 6.2.12 Room 9 is a small lobby within the later addition. It has a concrete floor, plain skirting and leads to a small store room and WC. Detailing in this area includes rounded edges to plaster around doors and the small window in the WC, similar to that seen in Room 1 around the entrance door.
- 6.2.13 Room 10 is a stair hall, leading off the main entrance lobby (Room 1). It has deep moulded skirting on the north wall, and plain, shallow skirting to the south partition wall, suggesting this is a later insertion. Remnants of a simple plaster cornice survive on the north side and in part on the south side, above the staircase. This provides further evidence that the southern partition and door to the lobby have been inserted – the cornice on the north side has been truncated at its western end. There is a chamfer detail to the wall adjacent to the stair on its south side. The staircase is a straight flight with winders at the top leading to the first floor landing. It is closed string with a later oval profile handrail attached with brackets on the southern side. Deep moulded skirting survives on both sides of the stair and ramps up on the outer side, adjacent to the winders (Plate 20).

First Floor (Fig. 15)

- 6.2.14 There is better survival of historic fixtures and fittings at first floor level. Unless otherwise stated, these consist of deep, moulded skirtings, moulded architraves to windows and doors, and doors of four simple, fielded panels, with modern door handles. Floors are carpeted throughout and walls and ceilings are of lath and plaster.
- 6.2.15 Room 11 is a stair landing. The landing balustrade consists of stick balusters with a turned newel post and simple moulded handrail. The landing is lit by a large sash window on its eastern side (Plate 21).
- 6.2.16 Room 12 forms the principal first floor room, west of the stair landing (Plate 22). It is lit by two round-headed windows on the western side, with wide moulded architraves. A chimney breast with fireplace is located on the southern wall. The grate has been boarded over; the fireplace has a plain timber surround with simple pilasters and a plank mantelpiece supported by moulded brackets.

6.2.17 Rooms 13 and 14 are located east of Room 12, accessed from the southern side of the stair landing. Room 13 is lit by a round-headed sash window with wide architrave on the southern wall, matching those in Room 12. Room 14 is lit by a sash window on the eastern wall. A partition has been inserted to divide the room, forming a small WC to the south; the partition has shallow plain skirting and its doorway has a plain architrave, matching 20th century detailing on the ground floor.

Cellar

6.2.18 The cellar is accessed via a flight of steep timber stairs, through a trap door in the floor of Room 4. It has a low ceiling constructed of deep section softwood joists with narrow softwood floorboards above. The walls are constructed of brick, in stretchers with courses of headers, with a stepped/staggered brick plinth around the perimeter of the cellar. The brickwork has been painted; where this has failed the bricks can be seen to be of smooth orange-red type. A brick relieving arch is constructed beneath the chimney stack on the southern side. To the west side of the stack is a coal chute, and two ventilation holes covered with metal grilles are located in the west wall. The floor is covered with large stone flags (Plate 23).

6.3 73 South Street – Stort Motors

6.3.1 73 South Street is a former car showroom. The principal building faces onto South Street and has a wide frontage to its west elevation, with large windows at ground floor level only, and a central doorway; all were boarded over at the time of inspection. The building is two storeys in height, but presents a blank façade at first floor level. The front elevation has a plain square pilaster at either end, with pyramidal capping on the northern side; this is missing on the southern side. A long modern fascia runs the full width of the building above the ground floor glazing. This elevation is rendered. The roof is a mono-pitch roof sloping down from the front parapet (Plate 24).

6.3.2 The north elevation consists of painted brick in Flemish bond, with a cement render plinth at ground floor level. The elevation is blank with the exception of a window at first floor level at the eastern end; this consists of timber casements with top-opening fanlights above. A small red brick chimney stack projects above the roofline just east of centre.

6.3.3 The south elevation is rendered. A blocked window is located at first floor level at the eastern end. At ground floor level, an area of render has been lost; this shows the underlying construction to consist of creasy red brick set in cement mortar.

6.3.4 The east elevation is enclosed within a later addition. The outer sides of the elevation are constructed in smooth red brickwork with paler kiss marks, with shuttered concrete infill in the centre. A scar of a former lean-to roof can be seen at the southern end. The showroom is accessed via sliding timber doors on metal runners. The interior is an open-plan room with a tiled floor and

suspended ceiling, and a sales counter in the north east corner (Plate 25). A series of simple metal columns support the floor above. This is accessed via a steep ladder-stair from the north east corner of the room.

- 6.3.5 The main building has two large additions to the east. The first of these is two storeys in height, open to the roof, and is constructed from an angle-iron framework clad with corrugated metal sheet and a shallow pitched roof clad with corrugated asbestos sheet (Plate 26). The floor is concrete. The north wall is constructed in brickwork. The building is divided into two rooms by a breezeblock partition with two doorways at its north and south. The east wall is also formed by a breezeblock partition; a doorway at its southern end links with the attached building to the east. Two large door openings are located on the south elevation, that to the west is open, that to the east has a metal sliding shutter. It appears to have been used as a car repair garage.
- 6.3.6 The second addition, attached to the east, is a larger, concrete-framed showroom, with breeze block walls, clad with corrugated asbestos sheet and a shallow pitched roof covered with asphalt, behind a concrete parapet (Plate 27). Two full-height doors with metal shutters are located on the south elevation. Internally, rudimentary timber partitions create a series of waiting/meeting rooms in the north-east corner. A simple timber stair with open treads in the south-east corner leads to a mezzanine level at the east end, supported by I-section joists and with a simple metal guard-rail running round the perimeter.

6.4 75a & 75b South Street

- 6.4.1 These buildings form a small terrace of three units fronting onto South Street, formerly a fish and chip shop, kebab and burger bar, and pizza takeaway (Plate 28). The building is formed by a symmetrical pair of units of two-storey height, with a central doorway with two full-height pilasters to either side and at the northern end of the elevation. The building has a flat roof behind a concrete-capped parapet. It is clad with textured render above a smooth-rendered plinth. The ground floor consists of shopfronts, now boarded over, with uPVC fascias above. The first floor windows are uPVC casements. A smaller unit attached to the south, is in the same style, its frontage set on an angle to join up with number 77 South Street, which is set slightly further back from the street.
- 6.4.2 The north elevation of 75a is rendered with a single metal-framed window at ground floor level towards the east end of the elevation, consisting of two casements to either side of a fixed light with top-opening light above. A metal column supports the upper floor in the north-east corner.
- 6.4.3 The east elevation is rendered, with uPVC windows and ledged and braced timber doors. A lean-to addition with a corrugated asbestos cement roof is attached at the north-east corner. At the south east corner is a small brick extension with flat roof. A central doorway accesses a WC between the two units (Plate 29).

- 6.4.4 The interiors of both 75a and 75b consist of tiled walls and floor with a suspended ceiling and both are divided into two rooms, to provide a shop unit to the west, with kitchen behind. The first floor of the building and the smaller unit to the south were not accessible.
- 6.4.5 To the rear of 75b is a series of three buildings of mid-20th century date (Plate 30). The first of these is two-storey building constructed in smooth, red-brown brick with paler kiss marks, in Flemish bond. It has a shallow pitched roof covered with corrugated asbestos cement sheeting. Its north elevation consists of painted brickwork with sliding timber doors on metal runners at ground floor level. The upper floor has two metal-framed windows of two casements to either side of a fixed light with top-opening light above. To the south is what appears to be a loading door, now blocked with boarding. The north gable is constructed in smooth yellow brickwork in Flemish bond. The interior consists of breezeblock partitions at ground floor level and appears to have been in garage/workshop use; while the upper floor has soundproofed padded walls relating to its use as the 'Voodoo Rooms' recording studio and rehearsal rooms.
- 6.4.6 Attached to the east is a single storey garage/workshop building constructed in pale creamy yellow brickwork in Flemish bond, with a pitched roof covered with corrugated asbestos cement sheeting. The north elevation consists of two doorways, one single width, and one double width, above which is a metal runner for a sliding door, and two triple casement timber windows with fixed lights above. Internally the eastern wall has two doorways and a metal-framed casement window through to the attached building to the east.
- 6.4.7 The final building in this group is a two-storey structure of smooth red brickwork with paler kiss marks, in Flemish bond, with a shallow pitched roof covered with corrugated asbestos cement sheeting. At ground floor level are two doorways and a metal-framed triple casement window; at first floor level are two further windows and a large loading door at the eastern end. Two small fixed light windows are located at ground and first floor level at the western end. The interior is subdivided by rudimentary glazed timber-framed partitions, forming a series of small office/store rooms and staff areas.

6.5 South Street Commercial Centre

- 6.5.1 The former South Street Commercial Centre is located to the rear of 71 South Street and 73 South Street, adjacent to the River Stort.
- 6.5.2 Units 1 & 2 are attached to the rear of 71 South Street and were formerly in use as a takeaway pizza restaurant at ground floor level, and offices above (Plate 31). The building is constructed in smooth blue engineering brick at ground floor level, clad with corrugated metal sheeting at first floor level, with a shallow pitched roof covered with asphalt. At ground floor level on the south elevation are two entrance doors, one with a panelled door leading to the offices above and a timber-framed glazed door leading into the takeaway unit.

There is a large glazed shopfront to the east, now boarded. A timber fascia runs the width of the elevation. At first floor level are two windows with paired metal casements. The east elevation has two further large windows (now boarded), the first floor is clad with corrugated metal and there are two paired metal casements. The west and north elevations are clad with corrugated asbestos cement sheeting at first floor level; the west elevation has three small windows at first floor level and the north elevation has a single window at first floor level. The interior is subdivided at ground floor level with the restaurant to the east and a corridor with access to the upper floor to the west. The takeaway unit consists of an open plan kitchen with a small staff room at its north-west corner and has tiled floor and walls and a suspended ceiling.

6.5.3 The remainder of the units on the site - units 3 to 12 – form a series of attached units arranged in an L-shape around a yard (Plate 32). These are uniform in appearance, two-storey with blue engineering brick plinths and piers to either side of a glazed shop front with a door to one side. The first floor is clad with corrugated metal forming a parapet and is devoid of features. The roof behind is pitched and clad with corrugated asbestos cement sheeting. The end elevation to the west is constructed of textured/crimped orange-pink brick in Flemish bond. The interiors typically consist of boarded walls, suspended ceilings and are open plan with a small WC at the rear. Failed ceiling finishes allowed for inspection of the roof structure which is formed of angle-iron framework. At the junction of the two ranges is a larger unit which appears to have been used as a club. This is a large open space with a central domed ceiling feature, a bar on the west side and WCs in the north west corner. The façade has been boarded over at ground floor level, access is via a large glazed lobby. The upper floor/roof spaces are generally unused, apart from unit 11 in the east range, which utilises the upper floor as office space, and is accessed via a doorway with timber panelled door leading to a staircase up to the first floor. The businesses previously housed here are: Unit 3 – unknown, Unit 4 – UK Nails nail salon, Unit 5 – ‘The Model Shop’, Units 6 – club, Unit 7 – ‘Glazebox’ ceramic painting, Unit 8 – ‘Curipsa’ takeaway restaurant, Unit 9 – unknown, Unit 10 – Unknown , Unit 11 – ‘Screenwise’ computer centre, Unit 12 – ‘Balloon Box’.

6.5.4 Landscaping in the courtyard consists of raised planters constructed of matching blue engineering bricks.

7.0 DISCUSSION

The Site

7.1 It seems probable that the site was undeveloped in 1839 when the Bishop's Stortford Tithe Map was produced. By 1879, both numbers 71 and 77 South Street and buildings associated with Swan Dock, now lost, had been constructed. The site originally formed a group of granary buildings and yards, arranged around a central dock branching west of the River Stort. According to map evidence, by 1939 the dock had been truncated and shortened at its western end, and was completely infilled by 1967.

- 7.2 Despite redevelopment, the historic layout of the site can, to some degree, be appreciated. The yard surrounded by buildings on the west, north and east sides is retained in the form of the modern buildings of the South Street Commercial Centre, as is the gap between numbers 71 and 73 South Street.
- 7.3 According to cartographic evidence, the westernmost part of 73 South Street, fronting onto the street, predates 1939; its simple appearance, hinting at naïve art deco style, could well concur with this date. Cartographic evidence shows that earlier buildings were located on the site of number 73; however, no evidence could be discerned to suggest an earlier structure had been incorporated into the existing structure. The rudimentary extensions to the rear are mid-to late-20th century additions.
- 7.4 75a and 75b are of similar style; but appear to be of slightly later date; this is supported by map evidence which shows the buildings were either constructed, or modified to their current form, between 1939 and 1967, although buildings were first present in this location by the time the 1921 Ordnance Survey map was produced. The buildings to the rear of 75a and 75b appear to be of mid-20th century date, confirmed by map evidence; historically, smaller buildings had existed in this location. Again, no evidence of any earlier buildings could be discerned within the fabric of the existing buildings during the survey.
- 7.5 The buildings of the South Street Commercial Centre are clearly all of later 20th century date.

71 South Street

- 7.6 The building underwent a programme of modifications in the 20th century; initially this appears to have taken the form of alterations to the ground floor, probably during the 1930s, with the conversion of the upper floor to residential accommodation later in the second half of the 20th century. Underlying construction may well be obscured by later alterations and finishes, limiting the interpretation of the building to some extent; however, some phasing and understanding of the original structure can be discerned.
- 7.7 At ground floor level, the open-plan room was subdivided centrally within the central bay, suggested by the tie beam with mortices for a partition. Whether the ground floor was further subdivided is unknown due to any surviving historic fabric being obscured by later finishes. Access through to the remainder of the building may have been through the blocked opening in the north-east corner; however, due to later modifications this cannot be identified with full certainty.
- 7.8 It seems likely that Rooms 2 and 3 were inserted in the 1930s during a programme of modifications; it is possible that the shopfront and ground floor windows in the central bay (now blocked) also date to this period. The stair lobby is a later addition to access the converted upper floor.

- 7.9 The attics were originally open plan rooms running north-south in each bay, with a queen strut roof structure. They were originally floored, shown by the evidence of blocked loading doors at this level. This would be consistent with granary use, keeping the grain dry and raised, minimising the risk of spoiling or infestation by vermin. The fixtures and fittings, and the large flat-roofed 'link' dormer, all suggest a later 20th century date for the conversion of the upper floors to residential accommodation.
- 7.10 Although there is a long tradition of malting and many malhouses were historically located in this part of Bishop's Stortford, it seems unlikely that number 71 South Street was a malhouse, being specifically identified as a granary on the 1880 Ordnance Survey map, which identifies adjacent malhouses. The building has been heavily altered and there are no surviving features which suggest it had historically been used as a malhouse. However, it should be acknowledged that the roof at the western end of the building has been modified to allow for the addition of a pediment above the shopfront, and this part of the roof space could not be accessed; therefore, it is a possibility that a drying floor and kiln could have existed here.
- 7.11 Map evidence shows that the building originally continued further east and was truncated in the mid-20th century. It is also a possibility, therefore, that a drying floor and kiln could have been included within the part of the building which was removed.
- 7.12 It should be noted that further evidence for the historic function and development of this building could be revealed by removal of modern finishes prior to demolition.

77 South Street

- 7.13 77 South Street is an example of a mid-19th century townhouse, which has been extended and altered from the mid-20th century onwards. In particular, the ground floor layout has been modified to accommodate a later use. Evidence remaining in the building shows that it was at some point used as a dental surgery; the planning history for the building reveals that it has also been used as offices and an opticians. Until recently, the building has been used as a tattoo parlour.
- 7.14 Externally, the building has undergone some later modifications, including the addition of modern render to the front and partially to the side elevation, projecting stone cills, a bow window to the front elevation at ground floor level, and removal of an original window and insertion of metal-framed windows to the side elevation at ground floor level.
- 7.15 The building was extended to the rear with flat-roofed, single storey extensions. OS map evidence confirms that the extensions were constructed between 1939 and 1967. The metal-framed windows are typically 1930s/40s in appearance, suggesting a 1940s date for construction.

- 7.15 The interior of the building has been heavily modified at ground floor level. Fragmentary remains of original features including skirting, cornice and a panelled door have survived at ground floor level. The staircase survives relatively intact. Otherwise, features have been replaced with simple, shallow skirtings and architraves, or may be concealed behind later suspended ceilings. It seems likely that a programme of modifications was carried out when the building was extended, possibly in relation to some kind of healthcare use, and implied by the consisted use of brass fittings including door handles, nameplates and light switches. The hardwood bow window to the front elevation was possibly installed at this time.
- 7.16 At first floor level, the historic layout survives largely unaltered, with the exception of one partition wall inserted to subdivide a room at the rear. Fixtures and fittings including doors (albeit without original door furniture), architraves, skirtings and the landing balustrade all survive, as well as lath and plaster wall and ceiling coverings. This gives a more complete picture of the original interior.

8.0 SOURCES CONSULTED

CgMs Consulting Limited, 2012, *Archaeological Desk Based Assessment: 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford*

Crossfield Consulting Limited, 2012, *Desk Study Appraisal: 71-77 South Street, Bishop's Stortford*

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practice*

Gilmore Hankey Kirke Architects, 2012, *71-77 South Street & South Street Commercial Centre, Bishop's Stortford, Hertfordshire: Heritage Statement*

Internet Sources

Historical Directories Searchable Library, University of Leicester project

www.historicaldirectories.org

Accessed 13/08/2013

<http://www.stortfordhistory.co.uk>

Accessed 13/08/2013

Promap

www.promap.co.uk

Accessed 23/08/2013

9.0 DEPOSITION OF THE ARCHIVE

A full archive intended for deposition with Hertfordshire Archives and Local Studies has been prepared. The archive has been assigned the site code BIS 13. The full site archive will be prepared in accordance with the principals of English Heritage's *Management of Archaeological Projects* (1991). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

10.0 ACKNOWLEDGEMENTS

Archaeology South-East would like to thank CgMs Consulting Limited for commissioning this Historic Building Record.

PLATES



Plate 1: 71 South Street, south elevation, looking north-west (29)



Plate 2: Flat-roofed dormer linking the central and eastern roofs (37)



Plate 3: Primary bracing (33)



Plate 4: West elevation, looking north-east (27)



Plate 5: Room 1, looking west (1)



Plate 6: Room 1, looking east (3)



Plate 7: Mortices for former partition (16)



Plate 8: Room 2, looking west (4)



Plate 9: Room 3, looking north (17)



Plate 10: Room 7, looking south (8)



Plate 11: Carpenter's marks to purlin (18)



Plate 12: Timber kerb bolted to wall-plate, Room 9 (9)



Plate 13: 77 South Street, looking north-east (92)



Plate 14: Modern extension to the west (57)



Plate 15: South and west elevations, looking north-west (60)



Plate 16: Room 2, looking south-west (45)



Plate 17: Corridor (Room 3), looking west (41)



Plate 18: Trap door and steps leading to cellar (56)



Plate 19: Room 8, looking west (39)



Plate 20: Staircase, looking west (48)



Plate 21: Stair landing, looking west (50)



Plate 22: Room 12, looking south-west (51)



Plate 23: Cellar, looking south (54)



Plate 24: 73 South Street, west elevation (95)



Plate 25: 73 South Street, showroom interior, looking north (64)



Plate 26: Rear additions to 73 South Street, looking west (26)



Plate 27: Rear additions to 73 South Street, looking north-east (100)



Plate 28: 75a and 75b South Street, west elevation (94)



Plate 29: 75a and 75b South Street, east elevation (108)



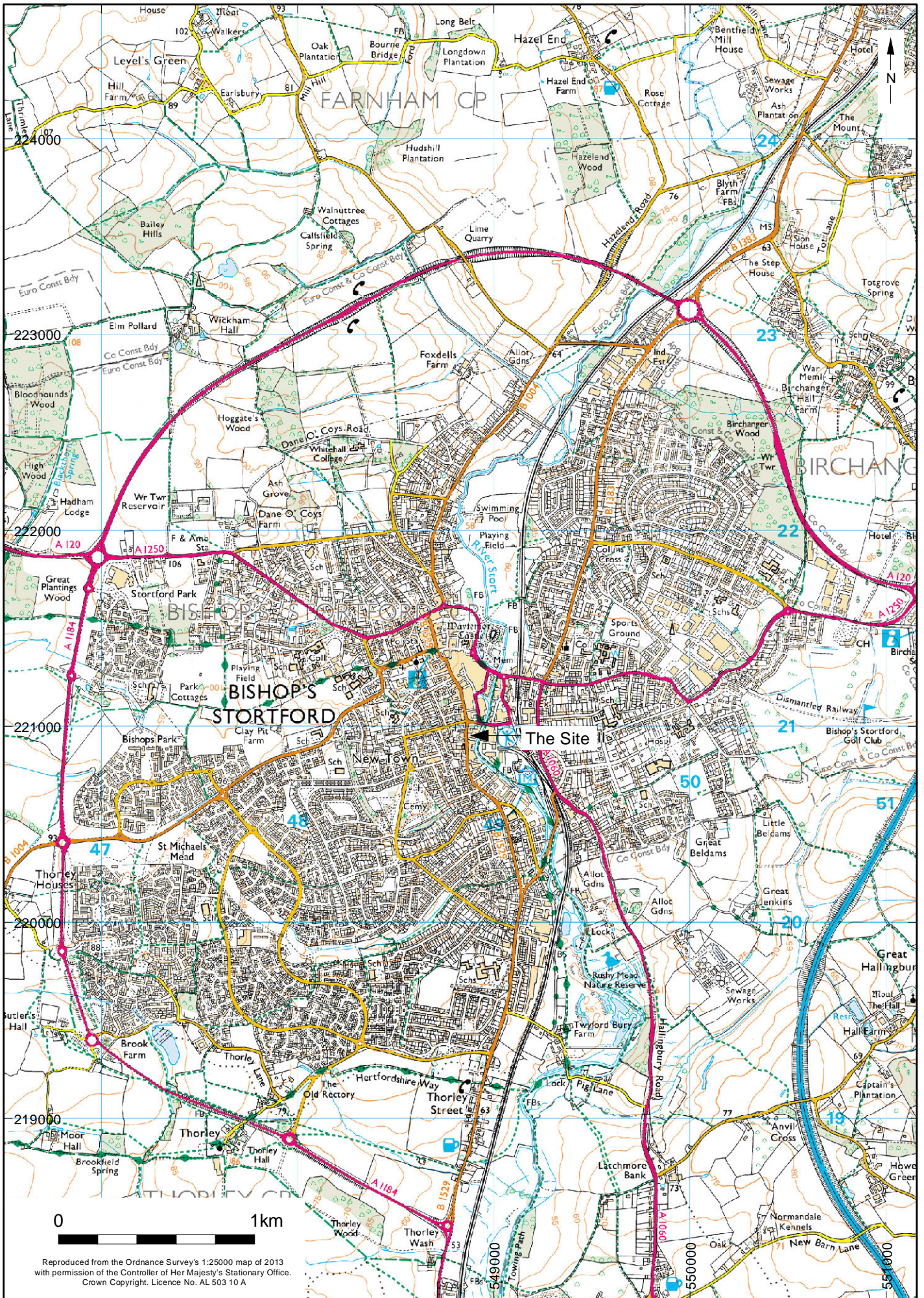
Plate 30: Buildings to rear of 75a and 75b, looking south-west (103)



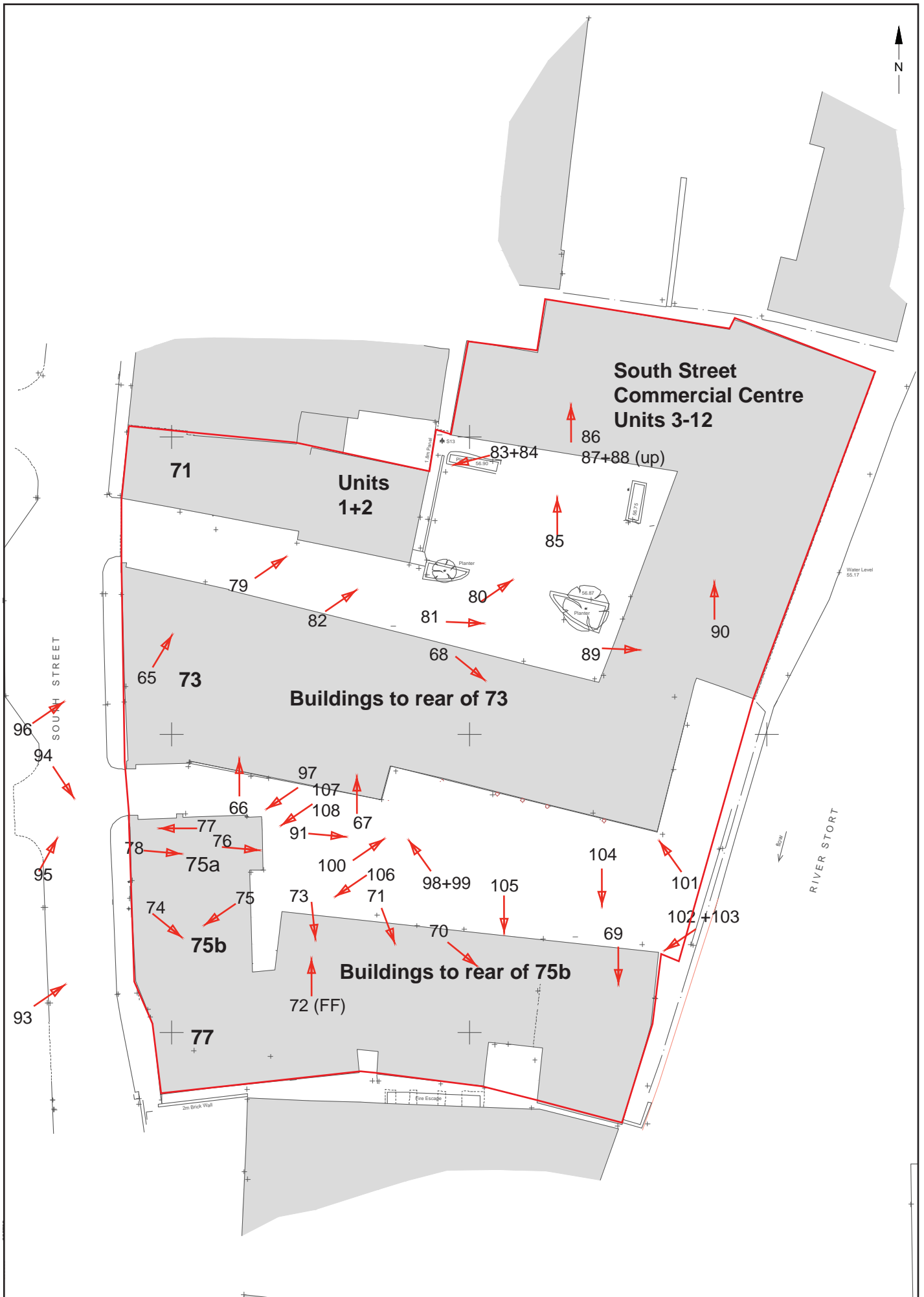
Plate 31: South Street Commercial Centre, Units 1 and 2 (79)



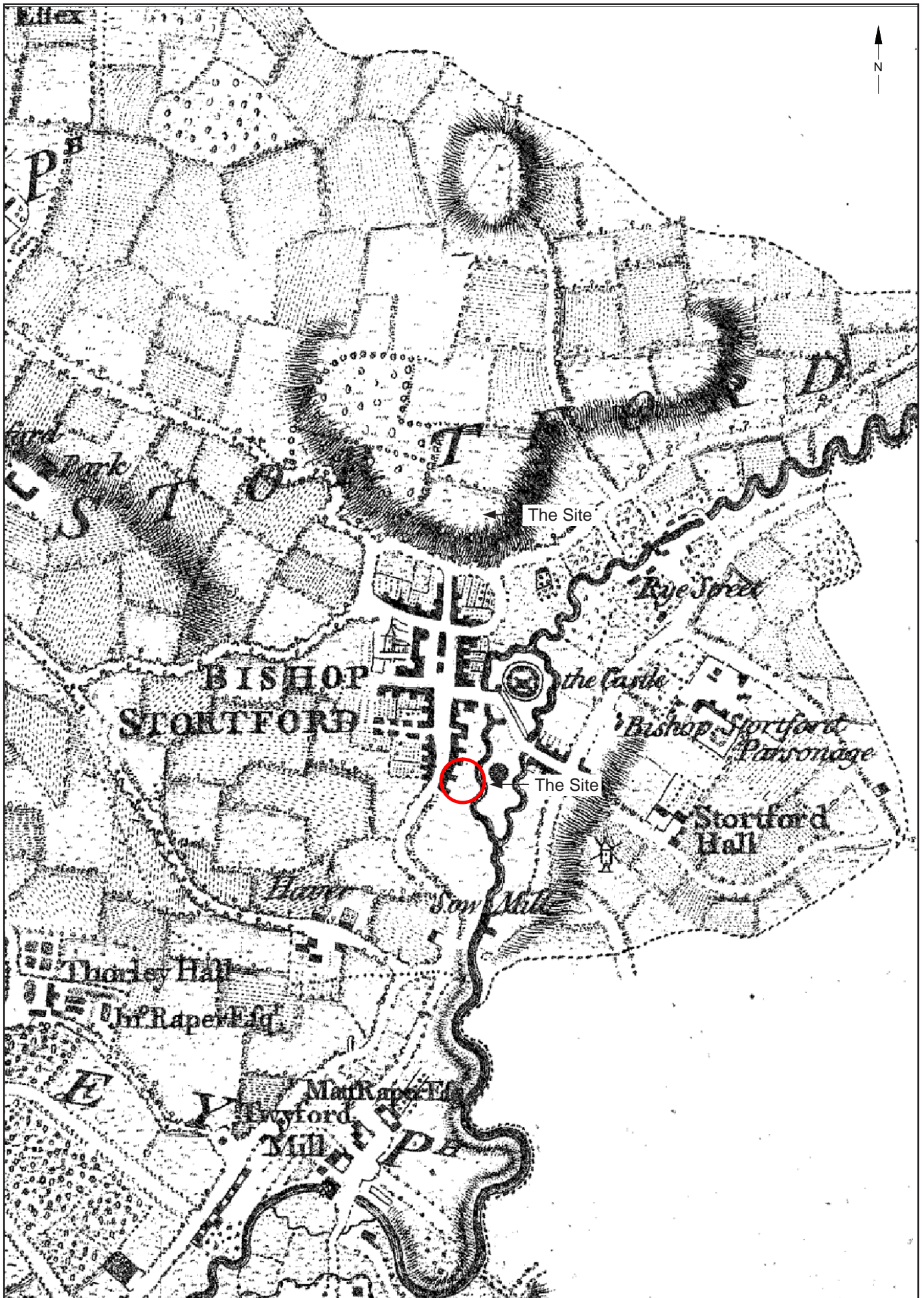
Plate 32: South Street Commercial Centre, Units 3-12, looking north-east (80)



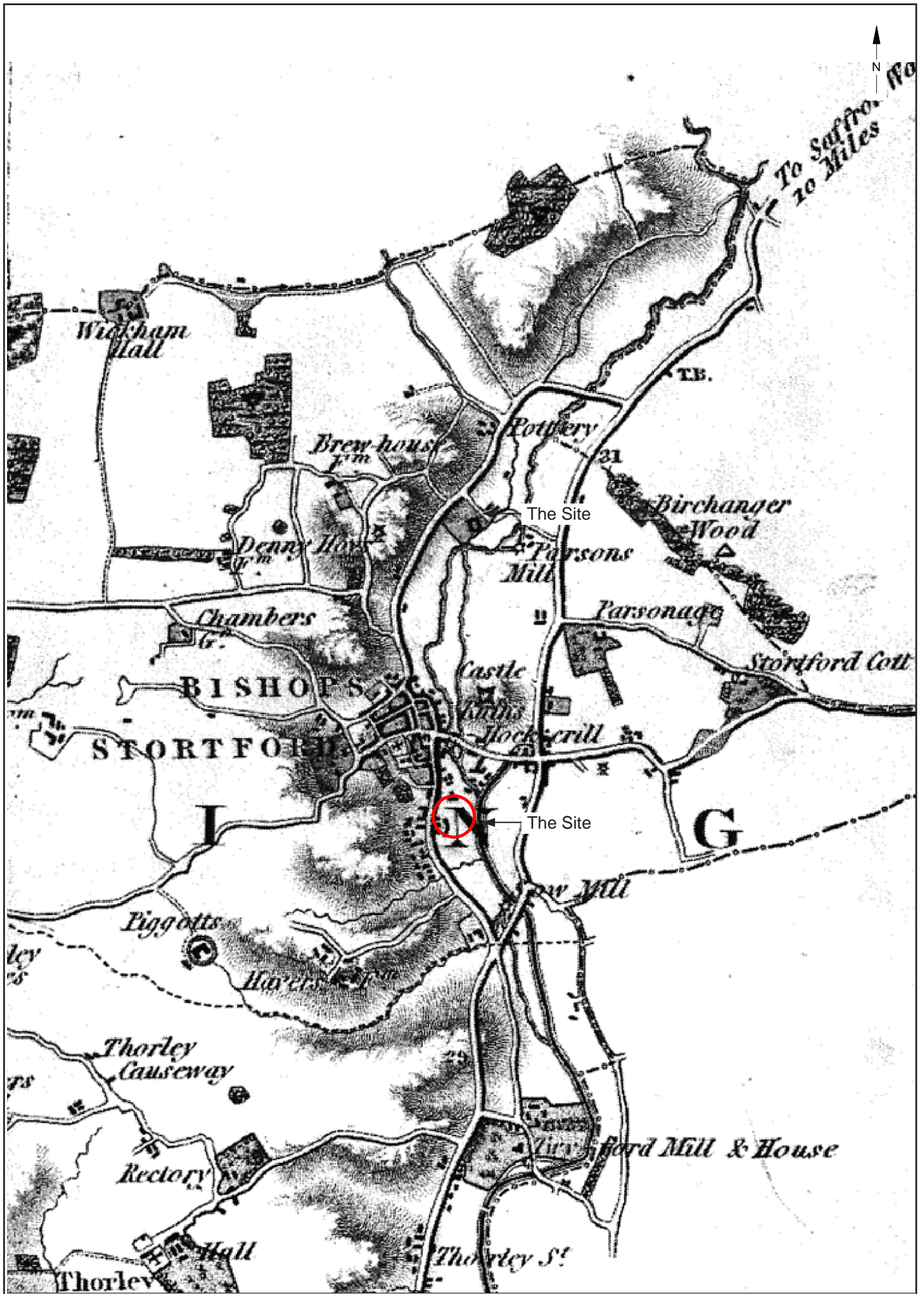
© Archaeology South-East		71-77 and South Street Commercial Centre, South Street, Bishop's Stortford		Fig. 1
Project Ref: 6241	Aug 2013	Site location		
Report Ref: 2013181	Drawn by: KRH			



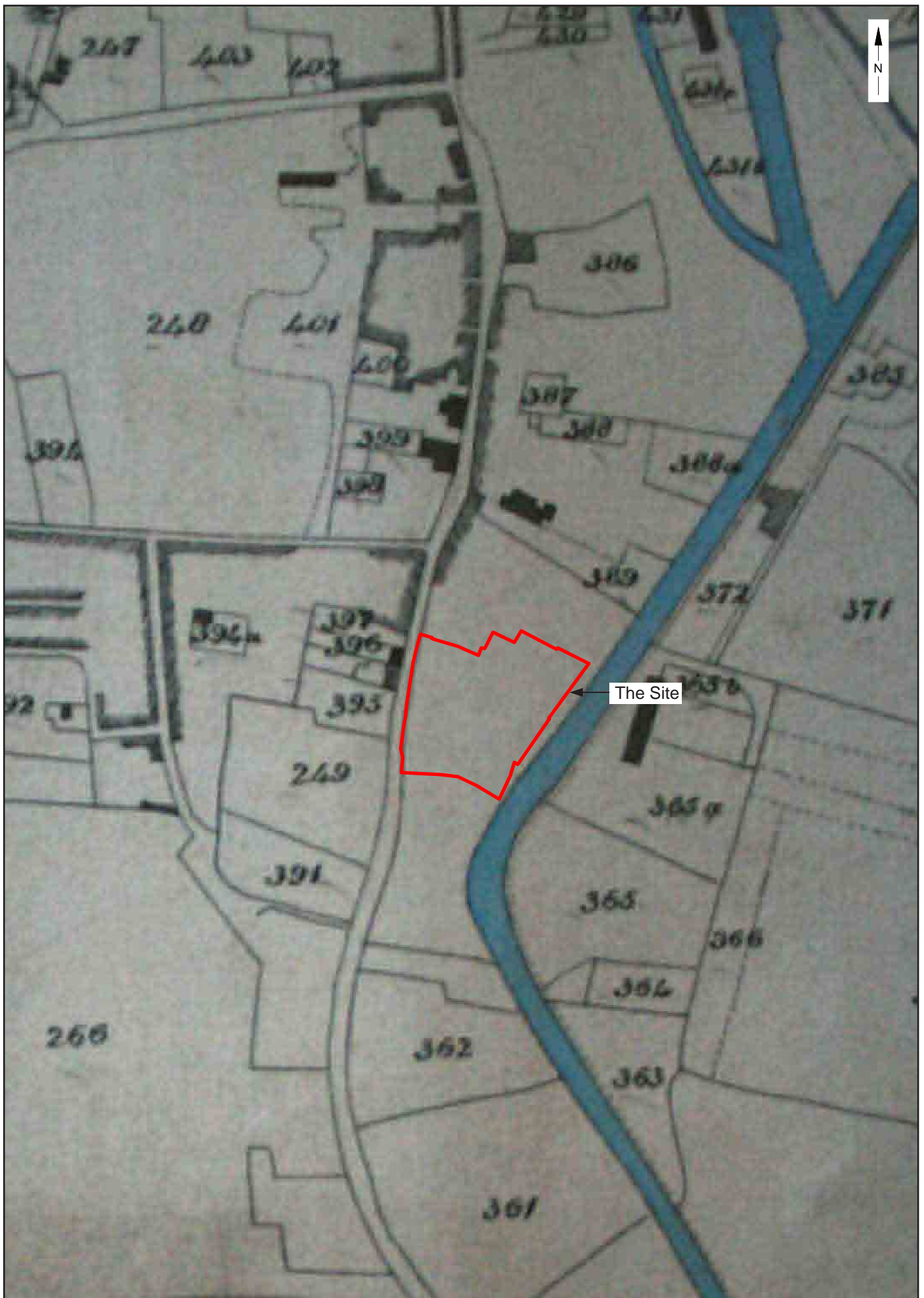
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Project Ref: 6241	August 2013	Site plan and photo locations	
Report Ref: 2013181	Drawn by: KRH		



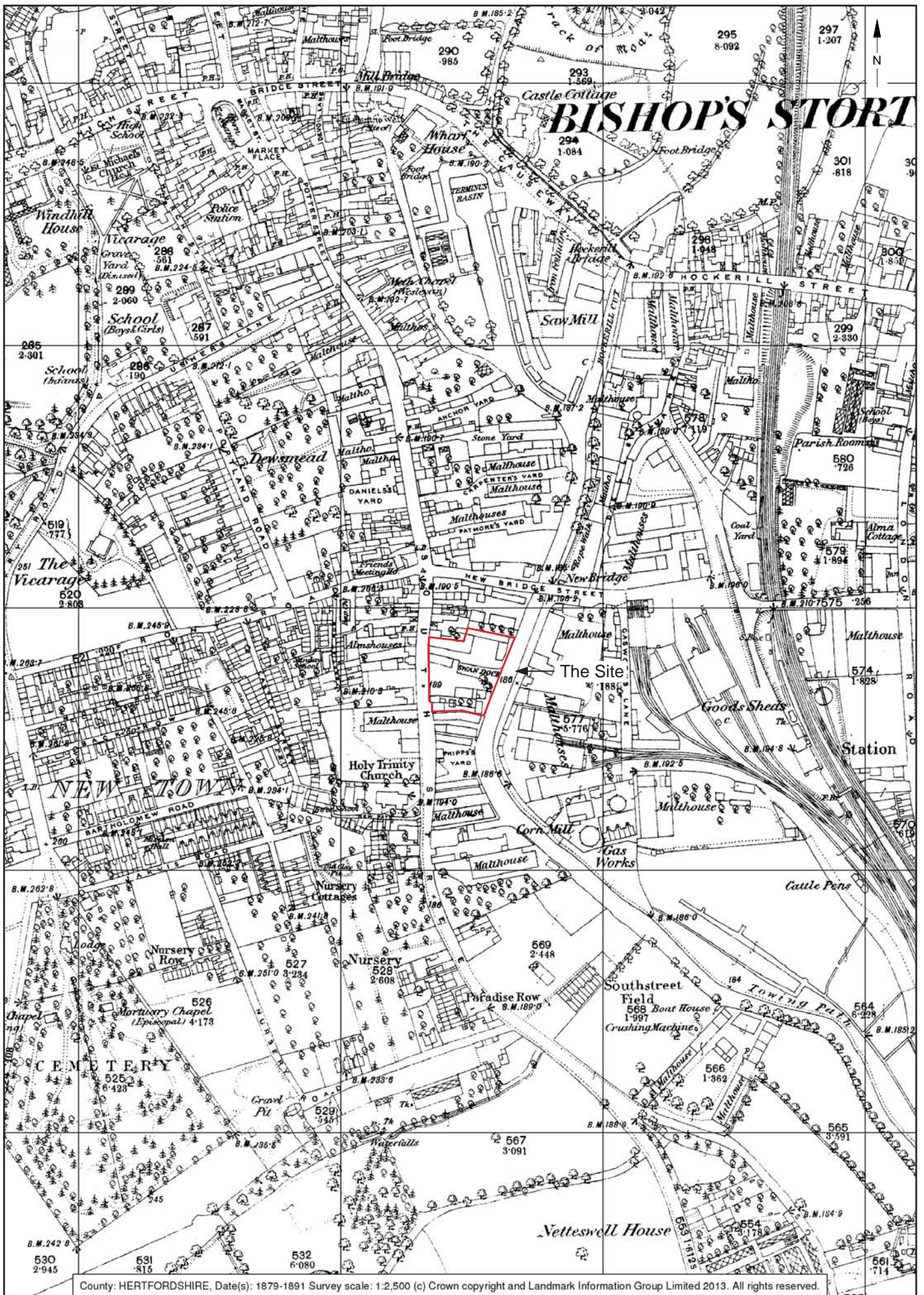
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Project Ref: 6241	2013			
Report Ref: 2013181	Drawn by: KRH	Dury & Andrews Map, 1825		



© Archaeology South-East	71-77 and South Street Commercial Centre, South Street, Bishop's Stortford	Fig. 4	
Project Ref: 6241	August 2013		Bryant Map, 1825
Report Ref: 2013181	Drawn by: KRH		

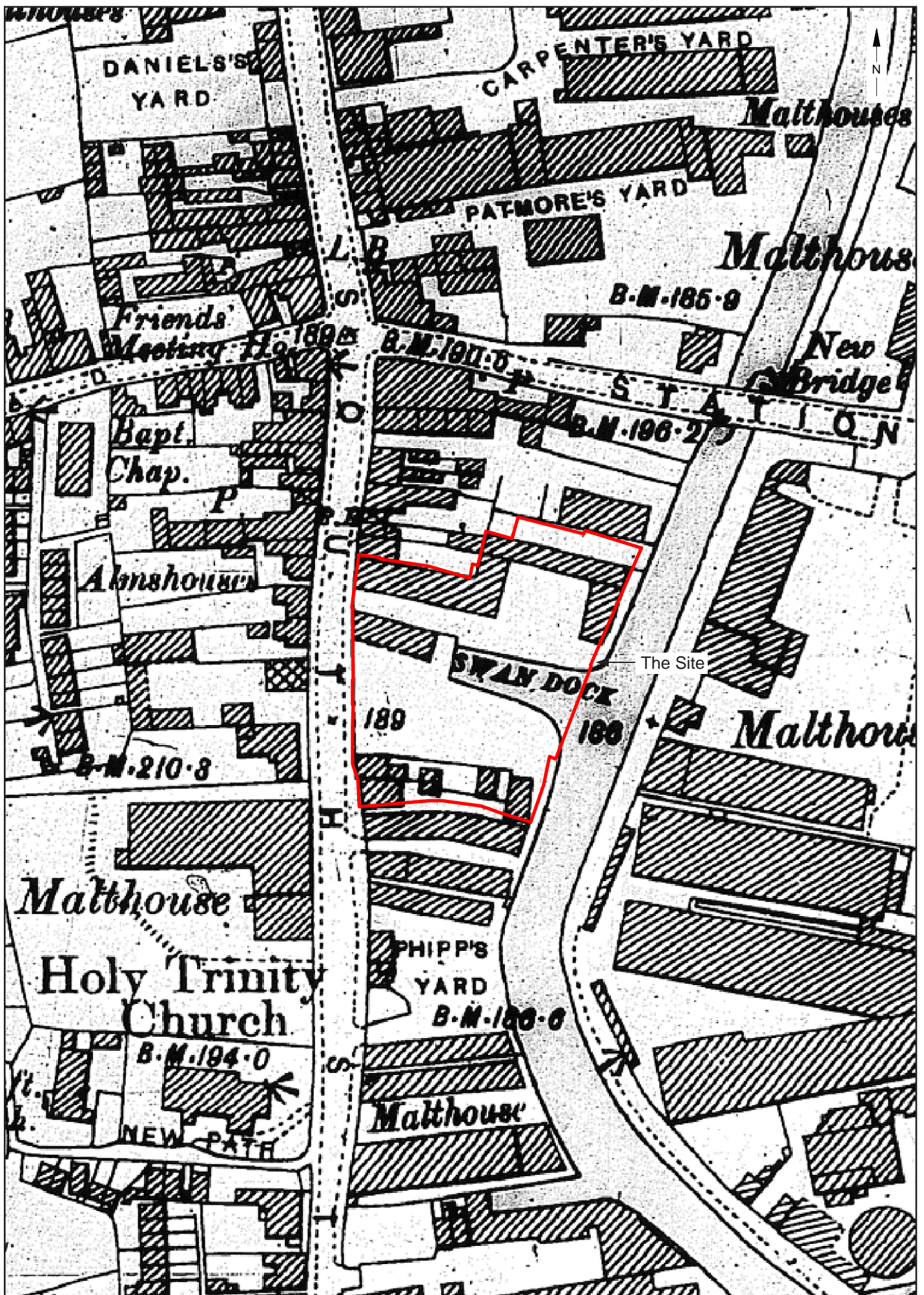


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Project Ref: 6241	August 2013	Tithe Map, 1839	
Report Ref: 2013181	Drawn by: KRH		

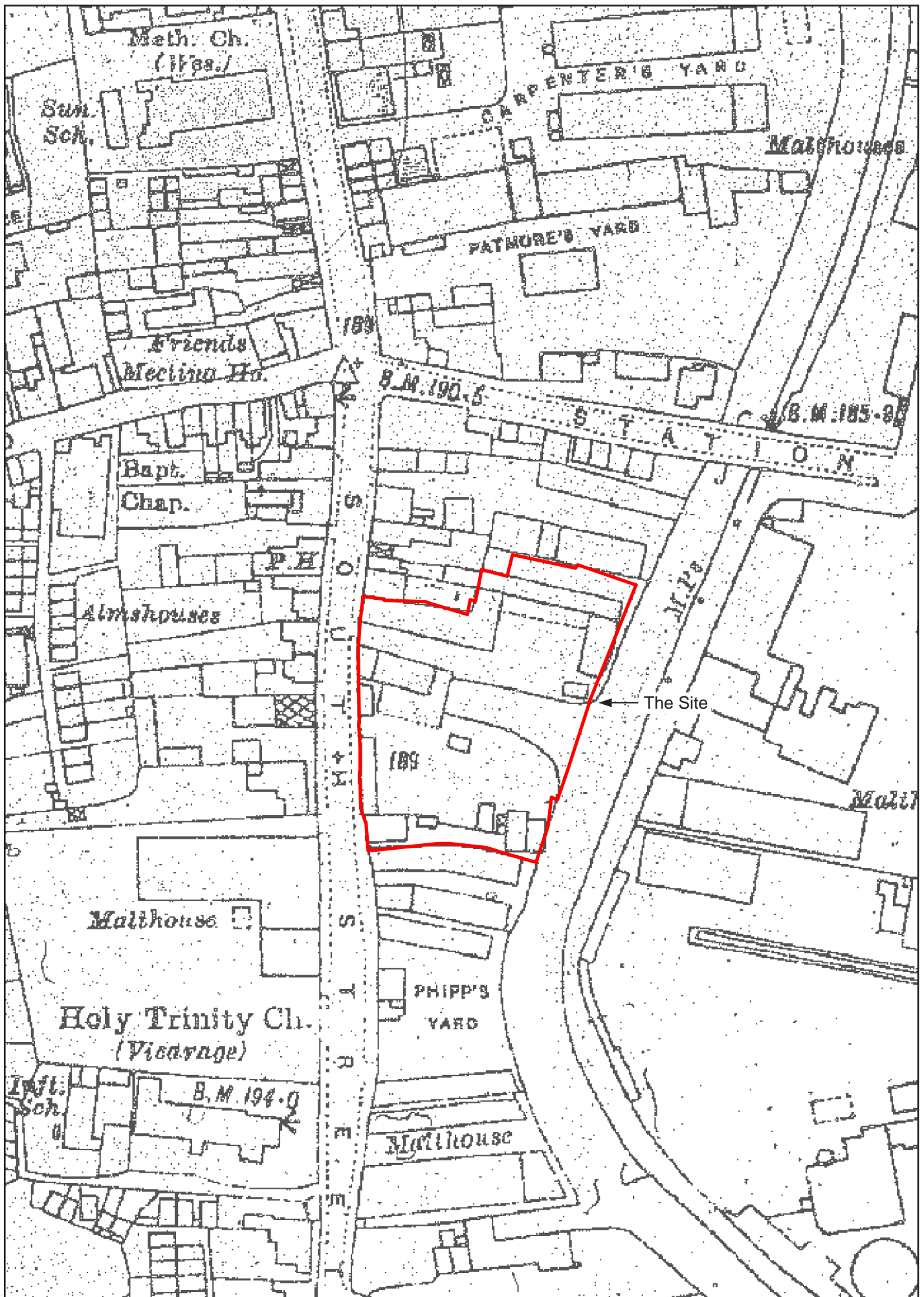


County: HERTFORDSHIRE, Date(s): 1879-1891 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2013. All rights reserved.

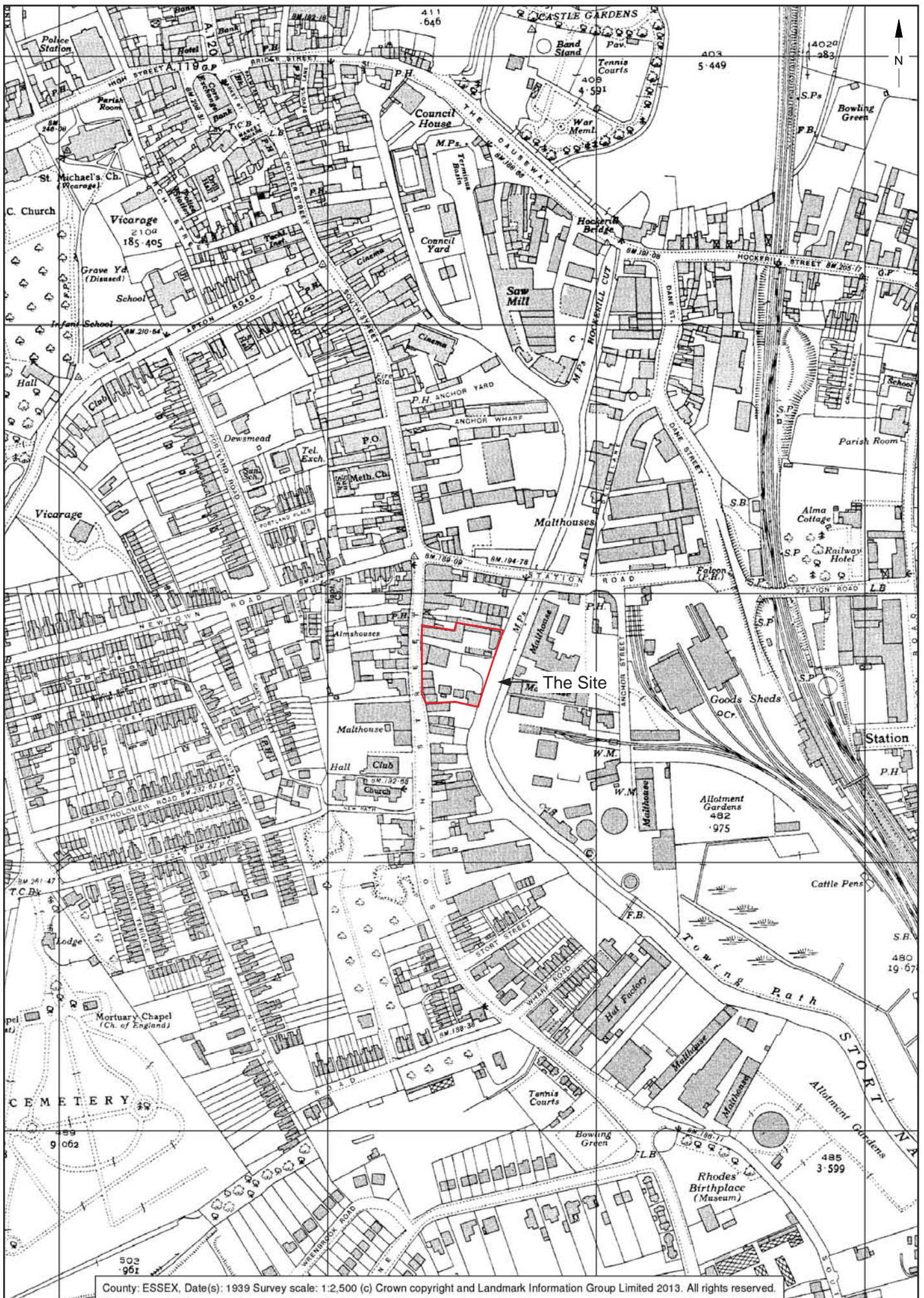
© Archaeology South-East		71-77 and South Street Commercial Centre, South Street, Bishop's Stortford		Fig.6
Project Ref: 6241	August 2013			
Report Ref: 2013181	Drawn by: KRH	Ordnance Survey, 1879		



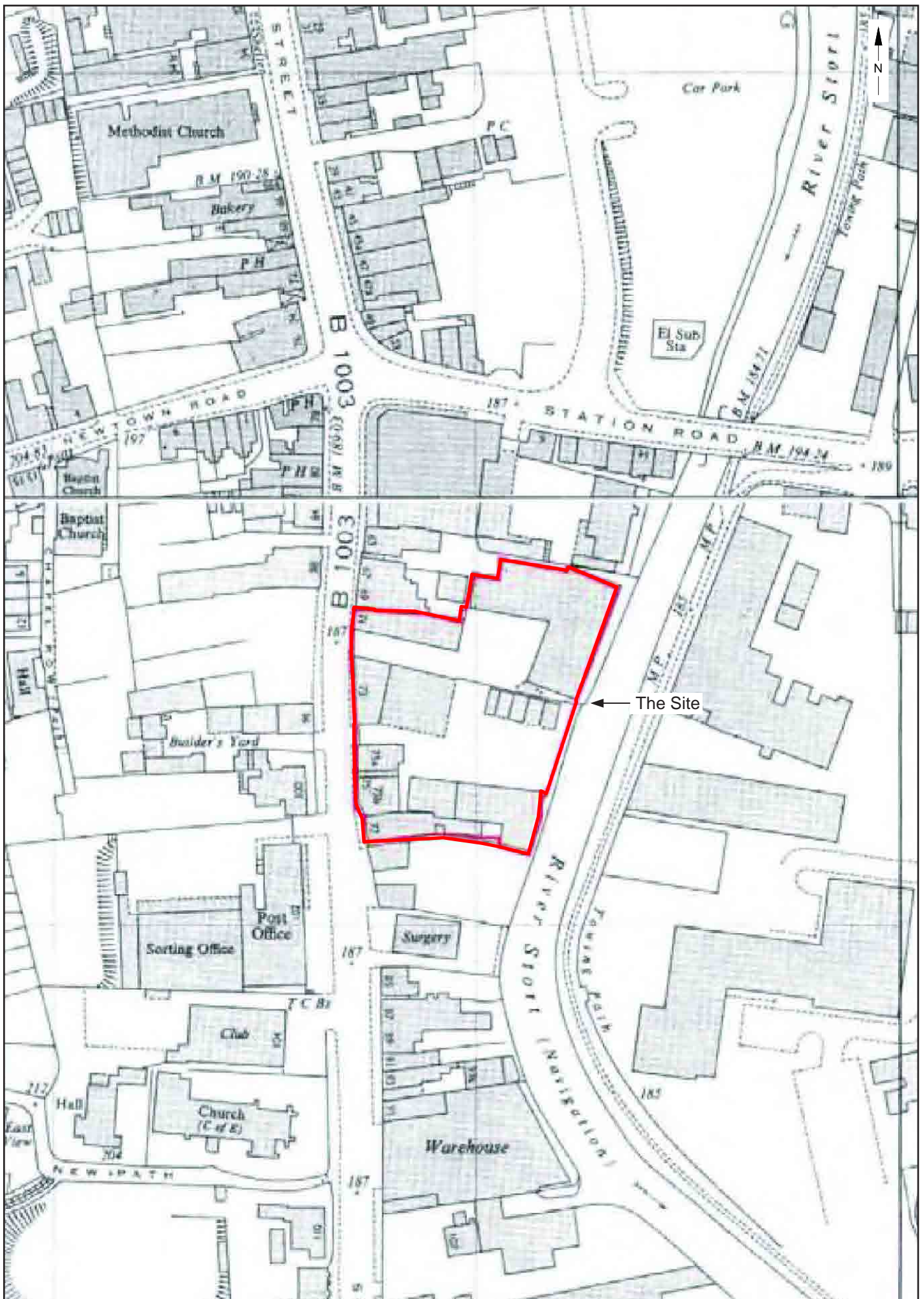
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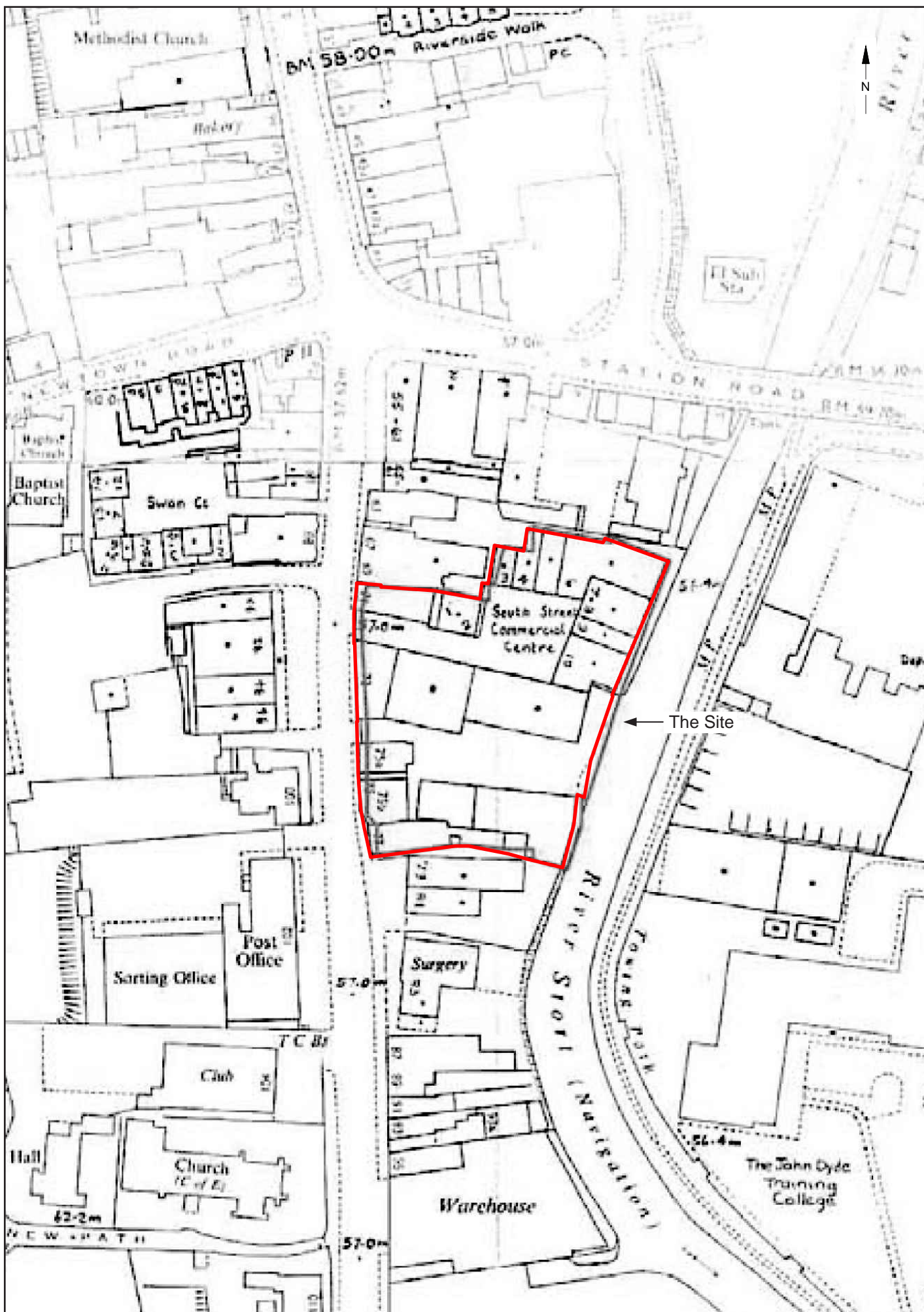
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Report Ref: 2013181	Drawn by: KRH			



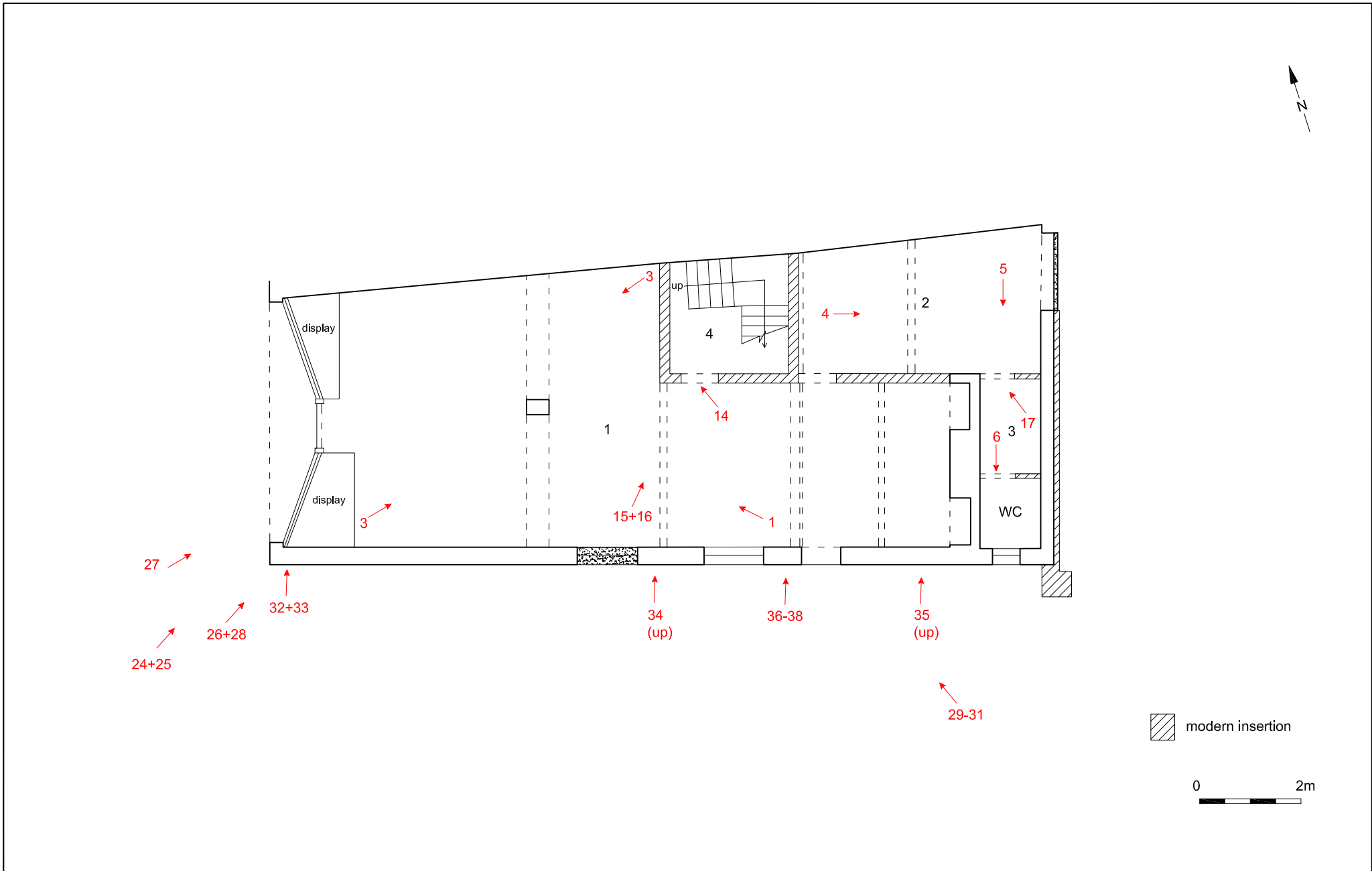
© Archaeology South-East		71-77 and South Street Commercial Centre, Bishop's Stortford		Fig.9
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Report Ref: 2013181	Drawn by: KRH			



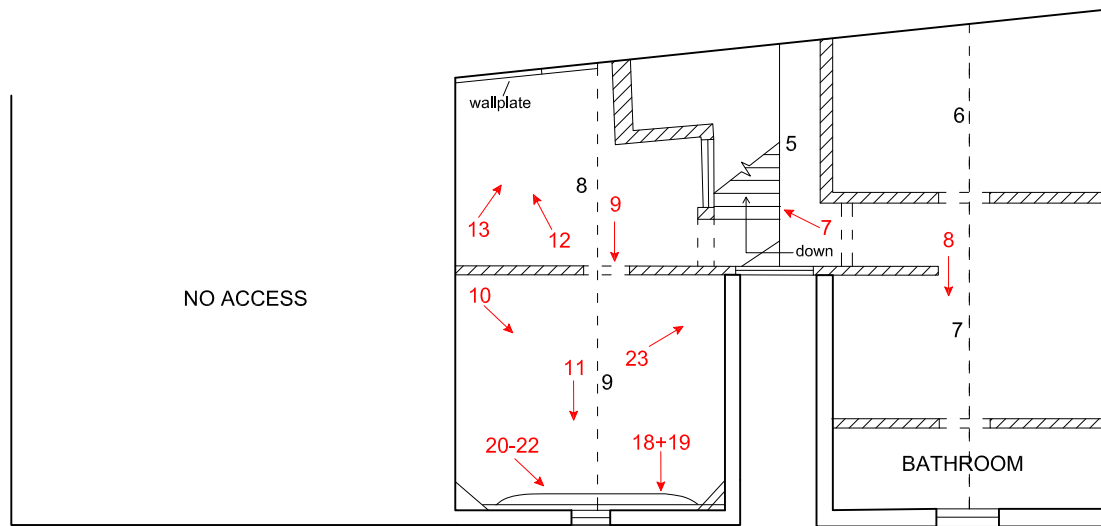
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Project Ref: 6241	August 2013	Ordnance Survey, 1967		
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Project Ref: 6241	August 2013	Ordnance Survey, 1987	
Report Ref: 2013181	Drawn by: KRH		



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Project Ref: 6241	August 2013	71 South Street: Ground floor plan and photo locations	
Report Ref: 2013181	Drawn by: KRH		



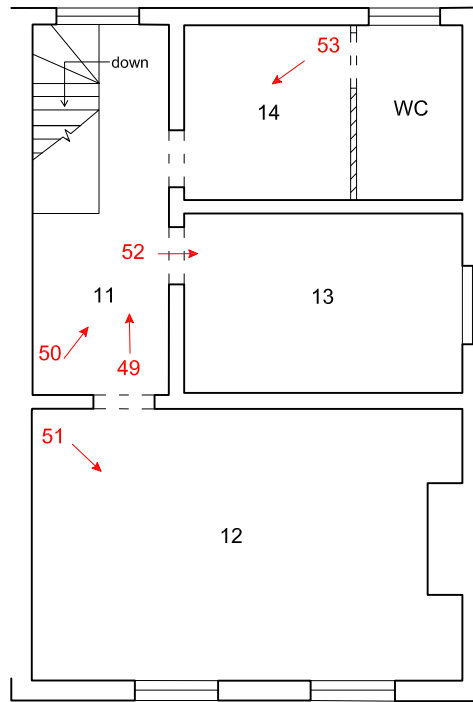
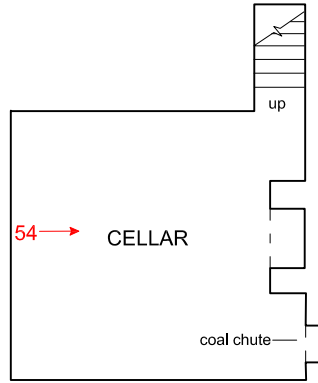
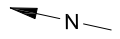
 modern insertion

0  2m


© Archaeology South-East		71-77 & South Street Commercial Centre, South Street, Bishop's Stortford	Fig.13
Project Ref: 6241	August 2013	71 South Street: First floor plan and photo locations	
Report Ref: 2013181	Drawn by: KRH		



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Project Ref: 6241	August 2013	77 South Street: Ground floor plan and photo locations	
Report Ref: 2013181	Drawn by: KRH		



FIRST FLOOR

 modern insertion

0  2m

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Project Ref: 6241	August 2013	77 South Street: First floor and cellar plans and photo locations	
Report Ref: 2013181	Drawn by: KRH		

Appendix 1 Index of Digital Photographs

Appendix 1 Index of Digital Photographs



(1) P7305849



(2) P7305850



(3) P7305851



(4) P7305852



(5) P7305854



(6) P7305855



(7) P7305856



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(9) P7305858



(10) P7305859



(11) P7305860



(12) P7305861



(13) P7305862



(14) P7305863



(15) P7305864



(16) P7305865



(17) P7305866



(18) P7305867

Appendix 1 Index of Digital Photographs



(19) P7305868



(20) P7305869



(21) P7305870



(22) P7305871



(23) P7305872



(24) P7305873



(25) P7305874



(26) P7305875



(27) P7305876



(28) P7305877



(29) P7305878



(30) P7305879



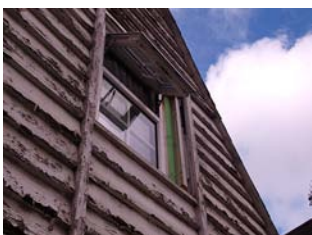
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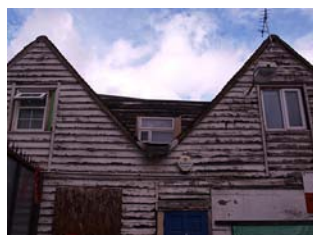
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(35) P7305884



(36) P7305885

Appendix 1 Index of Digital Photographs



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(38) P7305887



(39) P7315888



(40) P7315890



(41) P7315891



(42) P7315892



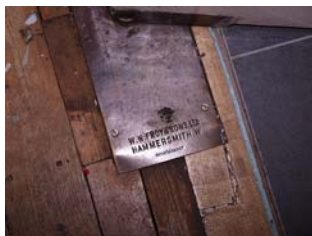
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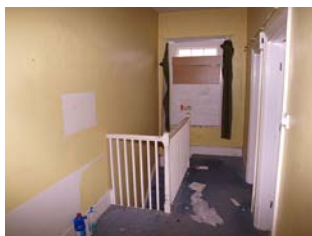
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(47) P7315897



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(49) P7315900



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(51) P7315902



(52) P7315903

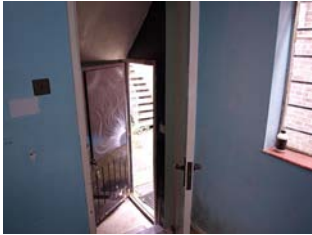


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Appendix 1 Index of Digital Photographs



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(57) DSC_0553



(58) DSC_0554



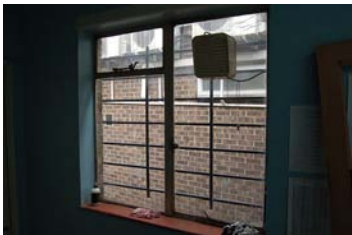
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(66) DSC_0562



(67) DSC_0563



(68) DSC_0564



(69) DSC_0565



(70) DSC_0566



(71) DSC_0567



(72) DSC_0568

Appendix 1 Index of Digital Photographs



(73) DSC_0569



(74) DSC_0570



(75) DSC_0571



(76) DSC_0572



(77) DSC_0573



(78) DSC_0574



(79) DSC_0575



(80) DSC_0576



(81) DSC_0577



(82) DSC_0578



(83) DSC_0579



(84) DSC_0580



(85) DSC_0581



(86) DSC_0582



(87) DSC_0583



(88) DSC_0584



(89) DSC_0585



(90) DSC_0586

Appendix 1 Index of Digital Photographs



(91) P7315916



(92) P7315917



(93) P7315918



(94) P7315919



(95) P7315920



(96) P7315921



(97) P7315922



(98) P7315923



(99) P7315924



(100) P7315925



(101) P7315926



(102) P7315927



(103) P7315928



(104) P7315929



(105) P7315930



(106) P7315931



(107) P7315932



(108) P7315933

Appendix 2 OASIS Data Collection Sheet

OASIS ID: archaeol6-157689

Project details

Project name	71-77 and South Street Commercial Centre, South Street, Bishop's Stortford
Short description of the project	The site occupies an area historically known as Swan Dock or Wharf. Two buildings on the site, numbers 71 and 77 South Street, were recorded at English Heritage Level 3; the remainder of the buildings were recorded at Level 1 or 2, as appropriate. The survey work and historic map evidence has established that number 71 was formerly a granary forming part of a complex of granary buildings in the north part of the site, the remainder of which are now lost. The building was subject to alterations, probably in the 1930s, including the insertion of a shopfront at its western end, and being truncated at its eastern end by 1967. The upper floors of the building were converted to residential accommodation in the second half of the 20th century. Number 77 is a mid-19th century townhouse, extended and altered, largely at ground floor level; this appears to have occurred in the 1940s. There is evidence that the building was subsequently used as a dental surgery and opticians, before its most recent use as a tattoo parlour. The remainder of the buildings on the site are of 20th century date and represent development from the early part of the 20th century through to the 1960s. A complex of small commercial units known as the South Street Commercial Centre exists in the north-east corner of the site. 75a and 75b South Street front onto the road and formerly housed takeaway restaurant premises.
Project dates	Start: 30-07-2013 End: 23-08-2013
Previous/future work	Yes / Yes
Any associated project reference codes	6241 - Contracting Unit No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	GRANARY Post Medieval
Monument type	HOUSE Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None

Project location

Country	England
Site location	HERTFORDSHIRE EAST HERTFORDSHIRE BISHOPS STORTFORD 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford
Postcode	CM23 3AL
Study area	2900.00 Square metres
Site coordinates	TL 488 209 51 0 51 51 58 N 000 09 41 E Point

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	CgMs Consulting

Project design originator Archaeology South-East

Project director/manager Ron Humphrey

Project supervisor Katya Harrow

Type of sponsor/funding body private client

[Project archives](#)

Physical Archive Exists? No

Digital Archive recipient Hertfordshire Archives and Local Studies

Digital Archive ID BIS 13

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

Paper Archive recipient Hertfordshire Archives and Local Studies

Paper Archive ID BIS 13

Paper Media available "Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report"

[Project bibliography 1](#)

Publication type Grey literature (unpublished document/manuscript)

Title 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford:
Historic Building Record

Author(s)/Editor(s) Harrow, K.

Other bibliographic details 2013181

Date 2013

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Place of issue or publication Archaeology South-East

Entered by Katya Harrow (k.harrow@ucl.ac.uk)

Entered on 23 August 2013

Appendix 3

HERTFORDSHIRE HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:		
71-77 and South Street Commercial Centre, South Street, Bishop's Stortford		
County: Hertfordshire	District: East Herts	
Village/Town: Bishop's Stortford	Parish: Bishop's Stortford	
Planning application reference: 3/12/2154/FP		
HER Enquiry reference:		
Funding source: Private client		
Nature of application:		
Redevelopment of the site (including demolition of the buildings) to provide sheltered apartments for the elderly, communal areas and commercial floorspace.		
Present land use: Commercial		
Size of application area:	Size of area investigated: 2900 square metres	
NGR (to 8 figures minimum): TL 4889 2095		
Site code (if applicable): BIS13		
Site director/Organization: Archaeology South-East		
Type of work: Historic Buildings Record		
Date of work:	Start: 30 th July 2013	Finish: 23 rd August 2013
Location of finds & site archive/Curating museum: Hertfordshire Archives and Local Studies		
Related HER Nos:	Periods represented: Post-medieval	
Relevant previous summaries/reports		
CgMs Consulting Limited, 2012, <i>Archaeological Desk Based Assessment: 71-77 and South Street Commercial Centre, South Street, Bishop's Stortford</i>		
Gilmore Hankey Kirke Architects, 2012, <i>71-77 South Street & South Street Commercial Centre, Bishop's Stortford, Hertfordshire: Heritage Statement</i>		
Summary of fieldwork results:		
The site occupies an area historically known as Swan Dock or Wharf. Two buildings on the site, numbers 71 and 77 South Street, were recorded at English Heritage Level 3; the remainder of the buildings were recorded at Level 1 or 2, as appropriate.		
The survey work and historic map evidence has established that number 71 was formerly a granary forming part of a complex of granary buildings in the north part of the site, the remainder of which are now lost. The building was subject to alterations, probably in the 1930s, including the insertion of a shopfront at its western end, and being truncated at its eastern end by 1967. The upper floors of the building were converted to residential accommodation in the second half of the 20 th century.		

Number 77 is a mid-19th century townhouse, extended and altered, largely at ground floor level; this appears to have occurred in the 1940s. There is evidence that the building was subsequently used as a dental surgery and opticians, before its most recent use as a tattoo parlour.

The remainder of the buildings on the site are of 20th century date and represent development from the early part of the 20th century through to the 1960s. A complex of small commercial units known as the South Street Commercial Centre exists in the north-east corner of the site. 75a and 75b South Street front onto the road and formerly housed takeaway restaurant premises. The remainder of the site is occupied by buildings which were predominantly in use as car repair workshops.

Author of summary: Amy Williamson

Date of summary: 8th October 2013

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