

**62 Gold Street, Saffron Walden, Essex, CB10 1EJ**

**Historic Building Recording  
(Historic England Level 3)**

**NGR 553812 238228**



**Commissioned by  
LLJ Construction Ltd**



**November 2015**

**62 Gold Street, Saffron Walden,  
Essex, CB10 1EJ**

**(NGR 553812 238228)**

**Historic Building Record  
(Historic England Level 3)**

**Site Code: SWG15  
Project No. 7790  
Report No. 2015336  
OASIS ID: archaeol6-224564**

<b>Prepared by:</b>	<b>Hannah Green BA, MA</b>	<b>Archaeologist</b>	
<b>Reviewed and approved by:</b>	<b>Amy Williamson BA</b>	<b>Project Manager</b>	
<b>Date of Issue:</b>	<b>November 2015</b>		
<b>Revision:</b>	<b>01</b>		

Archaeology South-East  
Units 1 & 2  
2 Chapel Place  
Portslade  
East Sussex  
BN41 1DR

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## **SUMMARY**

*In September 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the Grade II listed building at 62 Gold Street, Saffron Walden, Essex, CB10 1EJ. The work was commissioned by LLJ Construction Ltd to satisfy a condition of planning consent relating to its proposed conversion for residential use.*

*Historic cartographic evidence dates the building's construction to between 1824 and 1877, with the physical evidence being consistent with an early/mid-19<sup>th</sup> century date. At the outset, the building seems to have been connected with the Queen's Head Inn on the High Street, incorporating a carriageway which provided access into the inn yard. The remainder of the building seems to have served some sort of workshop/storage function. The building has latterly formed the premises of an undertaker.*

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## **1.0 INTRODUCTION**

- 1.1 In September 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the Grade II listed building at 62 Gold Street, Saffron Walden, Essex, CB10 1EJ (hereafter 'the site'; centred NGR: 553812 238228; Figures 1 & 2). The work was commissioned by LLJ Construction Ltd to satisfy conditions attached to planning permission relating to the proposed conversion of the building for residential use.
- 1.2 Uttlesford District Council has placed a condition (No. 17) on the planning consent, requiring the recording of the building prior to its conversion. The condition is detailed in the accompanying written scheme of investigation produced for the work by Archaeology South-East (ASE September 2015).
- 1.3 Richard Havis of the Place Service team at Essex County Council, acting as advisor to Uttlesford District Council, recommended that the barn be recorded at Historic England Level 3 in order to satisfy this condition.
- 1.4 The building is Grade II listed (Historic England, National Heritage List, ref. 1196181), details of which are included in full in the attached appendices (Appendix 1).

## **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 (ASE September 2015). The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The building was recorded to Historic England Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 3 record is predominantly an analytical record including survey of both the exterior and interior of the building.
- 2.3 The site was visited by Hannah Green and Amy Williamson on 15<sup>th</sup> September 2015 in order to carry out the recording work. This entailed the compilation of written notes, the production and verification of existing measured survey drawings and the assembly of a photographic record.
- 2.4 The drawn record is based on existing measured drawings provided by the client, which have been verified for their accuracy, amended and annotated where necessary. The resulting scaled drawings are included within the report as Figures 12-14.

- 2.5 The photographic record was produced using high-quality digital photography, duplicated with 35mm black and white film photography. Within the report selected digital images have been reproduced as plates to supplement the descriptive text. Location plots are shown on Figures 12 & 13 and a full index of the photography is included as Appendix 3.
- 2.6 Historic background research and consultation of relevant cartographic sources was undertaken during a visit to the Essex Record Office at Chelmsford on 22<sup>nd</sup> September 2015, in order to place the building within its historical context. Maps produced at an insufficient scale have not been included within this report. All sources consulted are listed in Section 7.
- 2.7 At the time of the survey, the building had already undergone a series of remedial works and the exterior was scaffolded preventing full photographic coverage. In addition, the surrounding curtilage listed outbuildings that were formerly located within the small complex were no longer *in-situ* (Colchester Archaeological Trust n.d., 2).

### **3.0 SITE LOCATION**

- 3.1 The site is located at NGR: 553812 238228 (Figure 1), close to the historic centre of Saffron Walden in Essex. The building is situated to the north of Gold Street and forms part of a workshop and office complex which was formerly accompanied by a group of associated outbuildings which are no longer *in-situ*. The building is orientated west – east and occupies a roughly rectangular piece of land measuring c. 73m<sup>2</sup>. The building's principal elevation faces south onto Gold Street. A small 'L' shaped yard, accessible from Gold Street to the south, is located adjacent the building to the west, and bounds the building to the north, in addition to a newly constructed two-storey structure that has replaced a former adjoining outbuilding. The building adjoins Gold Street Chapel to the east.

### **4.0 HISTORIC BACKGROUND**

- 4.1 The following information is drawn from historic cartographic sources consulted during the visit to the Essex Record Office, in addition to information gathered from various online resources (see Section 7).
- 4.2 The building is recorded in its listing details (Appendix 1) as 19<sup>th</sup> century in date. The earliest known map of the area is the Map of Saffron Walden which dates to 1757 (Figure 2). This map clearly shows that the building was not constructed by this date, the site instead shown as an undeveloped 'L' shaped piece of land, presumably serving as a yard to the surrounding buildings. The plot of land now occupied by the site is clearly recognisable and is framed by buildings to the east and west

sides. The road to the south of the site is labelled 'Powells Corner'. Notable figures within the area at this time with the Powell title include a joiner and butcher, both linked to properties in what was then titled Gouls Street and Cuckingstoolend Street (now Gold Street and High Street). Unfortunately it was not possible from the available sources to determine with certainty which, or if either of these individuals have an association with the site. The term 'Cuckingstool' refers to a chair which formed a medieval form of punishment primarily to induce the public humiliation of disorderly women, public nuisances and dishonest tradesmen. These chairs were commonly attached to wheels so as to allow the punished to be paraded around the local parish: the road name suggests this route formed such a passage historically.

- 4.3 The Parish map of Saffron Walden (Figure 3) dated 1823 appears relatively consistent with the map of 1757, but with a small area of development occurring in the south-east corner of the site, comprising a small rectangular structure.
- 4.4 The site is first identifiable with certainty on the Map of Saffron Walden of 1877 (Figure 4). The site appears as a roughly square building, occupying the same extent of land as present, with its western half depicted as having a carriageway. On its west side the carriageway follows the line of the former development shown on earlier maps (demolished by this date) and adjoins a clearly defined 'L'-shaped boundary wall which forms an entrance from Gold Street to the south and to the north continues in a westerly direction. Beyond the boundary wall are a collection of outbuildings associated with the buildings fronting High Street. To the north of these buildings, also fronting the High Street, is the Queen's Head Inn with which it seems likely the site was historically associated as the building is seen to lie within the inn's yard, which was accessed through the carriageway. A smaller rectangular structure is shown adjoining the building to its north side, this has since been demolished/rebuilt. To the east side the building is shown to adjoin a structure that was present by the time of the 1757 map; this map identifies the structure as 'Malthouse', characteristic of the area's dominant trade at this time.
- 4.5 The site as shown on the Ordnance Survey map 2<sup>nd</sup> Edition (25 inch) of 1897 (Figure 5) remains relatively consistent, with the exception that the adjoining building to the north is now shown as an extension to the site's eastern half, creating a long rectangular range aligned north – south. The yard to the north of the building remains consistent, though appears to become separated from the inn by a new land boundary. The map shows that the malthouse structure is demolished and replaced at its southern end by a new structure which is identified on the subsequent Ordnance Survey map 2<sup>nd</sup> Edition (25 inch) of 1898 (Figure 6) as a place of public worship (Figure 6). This no doubt forms the surviving Gold Street Chapel that now adjoins the site's eastern side. The existing road layout remains

unchanged but is now labelled with their contemporary names, Gold Street and High Street.

- 4.6 The site and surrounding area show no significant changes by the completion date of the 1921 Ordnance Survey map 2<sup>nd</sup> Edition (25 inch) (Figure 7). The Ordnance Survey map Provisional Edition (25 inch) of 1946 (Figure 8) and the Ordnance Survey map (1:10560 County Series) of 1960 (Figure 9) are both at an insufficient scale to allow for detailed interpretation but both can be used to identify the site as unaltered in form since 1921. The site forms a larger linked block of development, stretching the length of Gold Street and enclosing the land to the north. The map of 1921 marks these as separate buildings, suggesting this linkage is likely due to the maps scale, as opposed to a physical join.
- 4.7 The Ordnance Survey map (1:10560 National Grid) completed in 1970 (Figure 10) shows the site remaining consistent with its existing arrangement, with the building's eastern part still extending in a northerly direction and forming a longer range than the western counterpart, which continues to be depicted as a carriageway. A notable change to the surrounding area comprises the filling of the yard to the north of the carriageway with a structure that is depicted as being open-sided to the north.
- 4.8 The building was given Grade II listed status in October 1992 (Appendix 1). The listing assigns an office/workshop function but offers no additional information regarding specific trade associations. Despite this the building is locally known to have housed an undertaker well in to the 1980s, which is supported by physical evidence retained internally. Alterations since the production of the 1970 Ordnance Survey map include the demolition of the structure that formed the site's northern extension. This structure appears to have formed an extension to the office/workshop and remained *in-situ* until relatively recently (as seen on Figure 17 - note the similar window arrangement as found within the site). In its place is a newly constructed 21<sup>st</sup> century residential structure still under construction. The site was first earmarked for development back in 2000.

## **5.0 DESCRIPTION OF THE BUILDING**

### **5.1 Exterior**

- 5.1.1 The building's principal elevation fronts Gold Street to the south and extends over two storeys (Figure 13; cover photo). The building's roof runs parallel to the street, is gabled to the east and west ends, and is covered on its southern pitch by interlocking cement tiles of 20<sup>th</sup> century date. The building is constructed in brick at its lower level and is timber framed and softwood weatherboarded above. The south elevation is divided to the east and west by a prominent brick chimney stack which

is narrowly offset to the east. The chimney stack has been rebuilt at first floor level but its arrangement appears to reflect the original form with upper ramped shoulders and single step to its top. The brickwork at ground floor level is predominantly comprised of red/orange brickwork with evidence of modern repair concentrating around the base of the chimney stack, in this area the bricks comprise a pink/grey colour. The brickwork is laid in Flemish bond set within a modern cement mortar pointing.

- 5.1.2 At ground floor level to the west of the chimney stack is a two-leaved, boarded doorway (Plate 1). The western leaf is formed of bead-moulded boards, while the eastern leaf is formed of later tongue-and-groove boards. The doorway marks the entrance to the carriageway – the western door jamb retaining a timber guard post (Plate 2), which would have served as protection from the physical erosion caused by passing carts. To the east of the chimney stack is a single opening hung with a simple timber door having two recessed lower panels with two formerly glazed panels above and both a wooden and Bakelite knob below. Both openings have simple timber surrounds.
- 5.1.3 To the immediate west of the chimney stack at first floor level is a two-leaved loading door situated over the carriageway below, each timber door leaf has twin flush bead-moulded panels to its lower level with upper glazing of three tall lights. A large timber framed window of eight tall lights (Plate 3) is located to the west of the door and to the east of the chimney stack. The glazing in both the door and window openings at first floor level comprises an unusual arrangement of individually joined panes which are possibly re-used sash panes (Plate 4). This glazing arrangement appears consistently throughout the building at both ground and first floor level.
- 5.1.4 The west elevation (Figure 14) is constructed in orange/red brickwork at ground floor level. Here though, the brickwork is of two stages - the brickwork up to c.2m from ground level seemingly predating that found above and that to the principal elevation. The lower brickwork is of a loose haphazard arrangement of predominantly header bond, set in a lime-based mortar with course aggregate (Plate 5). The headers are of varying dimensions and the occasional stretchers range in measurement between 220mm to 240mm in length. Above, the brickwork appears finer with a more regular distribution of stretchers but still within an irregular bonding pattern. It is probable the lower level brickwork represents an earlier boundary wall, or possibly the remnants of a pre-existing structure, which has been extended upwards with the construction of the present building. The earlier brickwork is characteristic of an 18<sup>th</sup> century date. A wall in this location coincides with Ordnance Survey datum from 1877 that depicts a separate boundary wall in this location, while the previous map of 1823 (Figure 3) shows a structure extending westwards from this point. The brickwork to the northern end of the west elevation has been cut back in recent years and is now supported by modern



studwork which has formerly been clad. A projecting buttress is located to the building's south-west corner. It is constructed in the same brickwork as the south elevation and has a chamfered offset at its lower level (Plate 6).

- 5.1.5 At first floor level, damp-proofing remedial works have resulted in the stripping of the softwood weatherboarding. The resulting replacement materials at the upper level comprise modern timber studwork with an insulation lining that obscures the timber frame behind.
- 5.1.6 The rear north elevation (Figure 15) comprises a low level modern wall at ground floor level, which is constructed in brickwork to the west and breezeblock to the east; it is otherwise open. The timber framing to the first floor level is obscured in the same manner as the west elevation, with modern studwork and lining material, though the listing description (Appendix 1) notes the rear as being *timber framed and weather boarded*. From west to east the upper level contains a single pane window that appears to be a later insertion (Plate 7), followed by a former three light Crittall-style window (Plate 8). To the east of the window there is a two-leaved loading door of identical arrangement as that found to the south with simple timber surround (Plate 9). The timber frame immediately to the east of the door opening appears to have undergone a series of alterations and now comprises a single timber-framed door with two recessed lower panels with four glazed lights above and a substantial bass lock with Bakelite knob. To the east is a timber framed window comprising five re-used individual panes to make up a single light.
- 5.1.7 The east side of the building adjoins the Gold Street Chapel.

## 5.2 Interior

### *Ground Floor Level (Figure 12)*

- 5.2.1 The ground floor is arranged around two roughly rectangular areas: the former carriageway occupies the space to the west (Plate 10) and an office/workshop comprises the room to the east (Plate 11).
- 5.2.2 The external walls are of brick construction, while the internal partition comprises a studwork wall. The framing of the southern two thirds of the partition comprises primary-braced studwork resting upon a dwarf wall of Flemish-bonded brickwork. To the north, it seems the room was originally open onto the carriageway as testified by an extant arch brace (Plate 12) and the absence of stud mortices within the wall plate above an extant window. During a subsequent phase of alteration, this area has been infilled with slender studwork, with a window of six tall lights (glazing as elsewhere) above. A single doorway is located immediately to the north, its door now removed.

- 5.2.3 The framing of the southern end consists of a central stud with primary bracing extending to the north and south (Plate 13). Interrupting the southern brace is an inserted single boarded, ledged and braced half door (Plate 14). Somewhat curiously, the wall plate is located c. 400mm beneath the level of the upper floor, the gap between the two being filled with a series of short, regularly placed studs which are finished on the carriageway side with lath and plaster. At this level, to the immediate south of the southern of the two doors, is a narrow four-light window (Plate 15). A second wall plate is located above, which provides support for the floor joists. The reason for this arrangement, together with the variation between the two sections of the partition wall is unclear, although it is tempting to see the southern (primary-braced) section of the partition wall as a remnant of a slightly earlier structure – i.e. that noted on the map of 1823 (Figure 3), which was subsequently extended northwards and heightened with the construction of the present building. However, there is no evidence to corroborate this and the lower wall plate, which is integral to the framing of the southern section of the partition wall, continues uninterrupted for approximately 1m beyond the southern section of the partition wall, where it is continued for the remainder of the distance by means of a face-halved scarf joint (Plates 12 & 16), suggesting the structure to be of a single construction phase. Evidence of redundant nail holes and a small number of surviving timber boards suggest the partition wall was originally boarded internally.
- 5.2.4 At ground level, the east wall is constructed with brickwork laid in Flemish bond, with a c. 1m high offset constructed in English-bonded brickwork at its lower level (Plate 17). The wall relates to the adjoining structure, rather than being of the same phase of construction as 62 Gold Street, and has presumably been retained from the malthouse structure (Figure 4) – the present chapel not having been built at the time of construction of 62 Gold Street. Standing a short distance in front of this wall is a series of three square-section timber posts, supported on plinths comprising two brick tiers and what appears to be a cut section of sill beam which would have extended on a north – south alignment (Plate 18). Each post is additionally supported by a series of rudimentary nailed timber ties that rest against the east wall. These posts support the frame of the building above at first floor level.
- 5.2.5 The ceiling structure is supported on the east side of the building by a deep-section plank-like girder which is fixed to the posts and housed within the north and south walls. The floor at first floor level is held by a series of deep-section softwood joists (Plate 19) which are cross-strutted to offer additional strength to the floor above, characteristic of light industrial structures. Trimmed joists at the north end of the room indicate the location of a former internal staircase (Plate 20).
- 5.2.6 The south wall is constructed with Flemish-bonded brickwork and contains a single doorway placed centrally within the southern wall of the eastern office/workshop (see Section 5.1.2 for door description). To the

west of the doorway is a brickwork relieving arch for the fireplace above at first floor level (Plate 21). The arch is formed by two tiers of headers and measures 230mm at its widest point. The arch is dissected by the partition wall. To the west of the relieving arch is the separate former carriageway. The western end of the south wall is dominated by a substantial two-leaved timber door with a pair of windows apparent above each which would have provided light and ventilation to the western area. The door (see Section 5.1.2 for door description) is framed within comparatively slender timber jambs with substantial pintels. Both doors contain a variety of internal locking mechanisms and nailed metal catches and bolt fastenings.

- 5.2.7 The western face of the partition wall is clad with narrow timber boards (Plate 22). The wall retains a metal tethering ring to the north of the inserted southern doorway (Plate 23), pertaining to the building's former use as a carriageway. To the southern side of the window located to the northern end is a chute which punctuates the flooring at first floor level and contains a sack at the receiving end at ground floor level. The chute appears to be a modern addition constructed of nailed plywood boards, though the corresponding sack appears to originate earlier (Plate 24).
- 5.2.8 The west wall is comprised of Flemish-bonded brickwork. The phasing of the wall (see Section 5.1.4) is clearly identifiable internally (Plate 25). Remedial underpinning ground works reveal little or no foundations, consistent with the supposition that it formed an earlier boundary wall (Figure 4).
- 5.2.9 The north wall has undergone a considerable degree of alteration and now comprises a low-lying wall at ground level, constructed using Flemish-bonded re-used brick to the west and modern concrete blocks to the east, above which the ground level of the building is open. To the upper level is a small section of internally boarded timber framing stretching the length of the carriageway and terminating at the partition wall. To the immediate west of the partition is a metal sign fixed with nails, reading '*Workshop & Office Upstairs*' (Plate 26), presumably dating to the building's most recent use as an undertakers.
- 5.2.10 The ceiling is carried across the carriageway in the same manner, the joists being lodged within the brickwork of the western wall. Retained to the northern side of the building at ceiling level is a timber cantilever for a platform serving the loading door at first floor level. It is jointed to both the external framing of the north wall and to the floor joists above (Plate 27). The ceiling also retains a pair of metal ring fixings (Plate 28); their function unknown but they are presumably associated with the building's industrial nature. Small areas of timber boarding adhering to the joists indicate that the ceiling was boarded at some point during the building's history.

5.2.11 The floor had been removed prior to the survey and now comprises a combination of earth and brick rubble. Recent photography (Figure 16) shows that the floor was constructed with brick to street level.

*First Floor Level (Figure 12)*

5.2.12 The first floor level comprises a single open space that is open to the roof (Plate 29). The principal timber framed members including the roof trusses are of softwood, with much of the studding and occasional common rafters being of oak and showing signs of re-use in the form of redundant joints (Plate 30). The north, west and south walls consist of primary-braced studwork starting from first floor level. The construction of the eastern wall forms a similar arrangement but starts from approximately 0.5m above the floor level – the reason for this is not apparent, although might relate to constraints imposed by the malthouse which originally stood adjacent. The frame is fixed using a combination of both nails and tradition pegged joints, the latter reserved for the joining of principal frame members. The use of both fixing methods is characteristic of timber framed buildings dating to the end of the 18<sup>th</sup> century and first half of the 19<sup>th</sup> century, and is representative of a wider shift away from traditional framing techniques towards more modern methods. No assembly marks or notable detailing, such as chamfering, were observed on any part of the frame.

5.2.13 The walls are formed using a basic system of primary-braced studwork, with wall-plates set in level assembly. The west wall (Plate 31) is framed by the two corner posts at either end: a fairly rudimentary raised post at the south-west corner, measuring 100 x 160mm, contrasting with a more substantial post within the north-west corner measuring 160 x 160mm. The wall is divided into three panels by two stout pegged studs. The southernmost stud has braces extending either way, while the northernmost stud is braced to the north only. The studs are generally reused oak studs which are roughly square in section. Additional strengthening works have been applied to the building in the form of a metal tie that passes from the southern wall plate to the southern of the two stout studs. A series of regular slender studs frame the gable above the wall plate.

5.2.14 The east wall (Plate 32) follows a similar arrangement to its western counterpart with the exception being the sill beam upon which the timber framing rests is set c. 0.5m above the floor level. The sill beam is supported at this height by the stout timber posts noted at ground level. The studwork follows a similar arrangement as previously described in Section 5.2.13, with two pairs of primary braces set either side of the northern stout stud and an additional brace extending southwards towards the south-east corner post. The south-east corner post measured 160 x 150mm, while the north-east corner post measured 155 x 150mm. Above, the gable is framed by a series of regular slender

studs, four of which appear missing (paired to the north and south sides) presumably indicating the location of two former windows.

- 5.2.15 The south wall (Plate 33) contains a central chimney stack constructed in Flemish-bonded brickwork. To the west of the chimney stack is a two-leaved timber loading door (as described externally). Either side of the door and stack are two large windows comprising eight tall lights constructed with the usual overlapping of smaller glass panes as elsewhere within the building. The wall is constructed solely in un-braced studwork. The door and window opening are both framed by more substantial timber members that appear re-used due to the presence of redundant joints unrelated to the present structure.
- 5.2.16 The timber frame of the north wall (Plate 34) is supported by primary-braced studwork at either end, which respects the original door/window arrangement between. The elevation is dominated with a central loading door (as described externally) which is identical in arrangement as that within the south wall. The single window to the far western end appears inserted due to redundant mortices within the wall plate above. The single door and window to the eastern side, aforementioned as part of the external description, is located to the east of the loading door and appears to be a later arrangement. It is likely this elevation originally comprised a pair of large windows, presumably like those to the south elevation, either side of the doorway.
- 5.2.17 The roof structure (Plates 31 & 32, Figure 12) is supported by two principal trusses (avg. 110 x 150mm), each consists of a straight deep-section tie beam, measuring 260 x 240mm, with a central shouldered king post (Figure 12) which is stirrup-strapped to the tie beam. Slender raking queen struts extend from the tie beam to the principal rafters that carry a single purlin in each roof pitch. The purlins are supported by board-like nailed collars at the top of the gables and additionally by a series of cleats attached to their outer face. The common rafters ride over the back of the purlins and meet at a ridge board which is housed within the top of the king posts. A pair of long nailed rafter braces are located in each roof pitch, within the southern pitch a single roof light comprised of two lights is placed centrally where the braces meet (Plate 32). The interlocking cement tiles which cover the roof externally have been removed on the northern side to allow for remedial works and is currently covered by a protective plastic tarpaulin. Generally the timber members which comprise the roof construction are both jointed and pegged and nailed, with the more prominent members pegged and the lesser, commonly more slender elements nailed. A notable feature includes a series of timber coffin trimmings which remain nailed to the western tie beam (Plate 35), presumably used for instruction/exemplar purposes. In addition to this feature is a carved headstone that no doubt relates to the building's former use as an undertakers (Plate 36).

- 5.2.18 The timber frame to the south elevation is weather-boarded to the exterior, mostly in softwood. The weather-boarding to the east and north elevations has since been removed to accommodate remedial works but is recorded as comprising the same arrangement as the southern side within the list description (Appendix 1). Redundant nail holes within the outer face of the studwork within the eastern wall suggest this elevation was also weather-boarded in the same way, this feature also indicates that this wall predates the upper level brickwork of the chapel behind.
- 5.2.19 The floor at first floor level is comprised of substantial timber boards, secured by nails to the floor joists below. The floor continues unbroken throughout the space with the exception of two areas to the northern side that show signs of reworking, presumably to allow for the chute to ground floor level (Section 5.2.7). Evidence for a former internal stair towards the north-east corner which can be viewed at ground level, is not visible at first floor level, indicating that the boards are not original.

## **6.0 DISCUSSION**

- 6.1 Historic cartographic evidence dates the building's construction to between 1824 and 1877, which is consistent with the building's list description (Historic England, National Heritage List, ref. 1196181), which ascribes a 19<sup>th</sup> century date to the structure. The physical evidence suggests a broad late 18<sup>th</sup>/mid-19<sup>th</sup> century date, with the combination of brickwork at the lower level and timber framing at the upper level being characteristic of the period, due to brick being a more expensive construction material during this time. The evidence gathered during the survey indicates that the west wall of the building utilises a pre-existing boundary wall or wall of another structure which on the basis of the brickwork dated to the 18<sup>th</sup> century, while timber frame reuses elements of an earlier timber-framed structure.
- 6.2 The precise function of the building at its outset is not known, although the mapping suggests that it was associated with the Queen's Head Inn located on the High Street. The carriageway incorporated into the western half of the building provided access to the inn yard, while the large open space above seems to have served some sort of storage/workshop function. Assuming the inn provided stabling for horses, there would have been considerable need to have been able to store hay as fodder, and this building would have been well-suited – having high level loading doors located on both the street frontage, and facing over the yard. However, the inclusion of a fireplace at first floor level and the plentiful lighting provided by the large windows suggests an alternative function, probably as a workshop of some sort. It is not clear to what use the ground floor (eastern) room was put, particularly since the northern end of the partition wall between the eastern area and the carriageway seems originally to have been unenclosed. It is possible

that it could have formed a shelter for horses, although there is no direct evidence to support this.

- 6.3 Certainly during its subsequent history it has been put to light industrial use – the signage within the building, and the retained coffin fittings indicating that the upper floor was used as the workshop and office of an undertaker. Alterations to the ground floor partition wall including the infilling of the northern end and the insertion of a doorway within the original framing of the southern section might relate to this period of use – this area presumably providing further workshop/storage/office space. The headstone found at ground floor level, dated 1984 suggests the building served as an undertaker until at least until this date.

## **7.0 SOURCES CONSULTED**

Archaeology South-East, September 2015, *62 Gold Street, Saffron Walden, Essex: Historic Building Recording Written Scheme of Investigation.*

Colchester Archaeological Trust, Holloway, B. *Written Scheme of Investigation for Historic Building Recording at 62 Gold Street, Saffron Walden, Essex.*

East Anglian Archaeology, Glazebrook, J. 1997. *Research and Archaeology: A Framework for the Eastern Counties 1. Resource Assessment (East Anglian Archaeology occasional papers 3)*

East Anglian Archaeology, Brown, N. & Glazebrook, J. 2000. *Research and Archaeology: A Framework for the Eastern Counties 2 - Research Agenda and Strategy (East Anglian Archaeology)*

East Anglian Archaeology, Medlycott, M. 2011. *Research and Archaeology Revisited: A Revised Framework for the East of England.* EAA Occasional Paper No. 24

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice.*

English Heritage, 2006b. *Management of Research Projects in the Historic Environment.* Swindon.

Hewett, C.A. 2001. *English Historic Carpentry.* Surrey

The Institute of Field Archaeologists', 2001: *Standards and Guidance for Historic Building Recording*

### **ONLINE RESOURCES**

<http://list.historicengland.org.uk>  
Accessed: 16/09/2015

[www.magic.org.uk](http://www.magic.org.uk)  
Accessed: 17/09/2015

<http://digimap.edina.ac.uk/digimap/home>  
Accessed: 18/09/2015



## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition within the Saffron Walden Museum has been prepared. The archive has been assigned the site code SWG 15. The full site archive has been prepared in accordance with the principles of Historic England's *Management of Research Projects in the Historic Environment (MoRPHE)* (English Heritage 2006b). 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.

## **9.0 ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank LLJ Construction Ltd for commissioning this historic building record, in addition to the assistance given by the Place Service team at Essex County Council and the staff at the Chelmsford Record Office.

## Plates



Plate 1: Exterior, two-leaved door within the south elevation, facing south (7790\_038)



Plate 2: Detail of the western door jamb and guard post within the south elevation, facing south-west (7790\_009)



Plate 3: Window within the south elevation, facing south (7790\_026)



Plate 4: Detail of the overlapped glazed light arrangement found throughout the building, facing north-west (7790\_025)





Plate 5: Exterior, detail of the two phases of brickwork to the lower level of the west elevation, facing south-east (7790\_006)

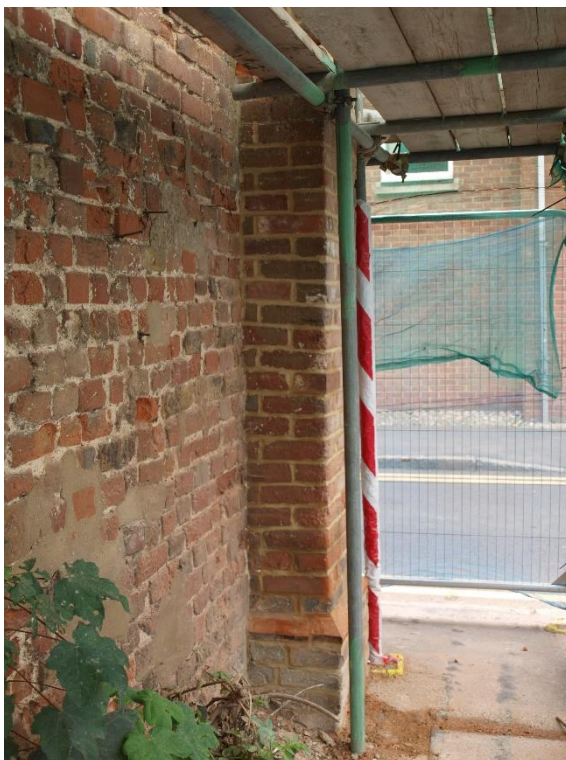


Plate 6: Exterior, detail of the south-west buttress facing south-east (7790\_008)



Plate 7: Detail of the single inserted window at first floor level within the north elevation, facing north (7790\_013)



Plate 8: Detail of the Crittall style windows at first floor level within the north elevation, facing north (7790\_012)





Plate 9: Detail of the northern loading door at first floor level, facing north (7790\_014)



Plate 10: View of the former carriageway at ground floor level, facing south (7790\_029)





Plate 11: View of the eastern room at ground floor level, facing north-west (7790\_041)



Plate 12: Detail of the north end of the partition wall (east side) with retained arch brace, facing north-west (7790\_045)



Plate 13: Detail of the east side of the partition wall construction at ground floor level, facing south-west (7790\_044)



Plate 14: Detail of the southern door within the partition wall (west side), facing east (7790\_037)





Plate 15: Detail of the four light window within the southern end of the partition wall, ground floor level, facing south-east (7790\_039)



Plate 16: Detail of the face-halved scarf joint within the wall plate to the west of the eastern room, facing west (7790\_050)



Plate 17: View of the brickwork construction on the eastern wall at ground floor level, facing south-east (7790\_046)

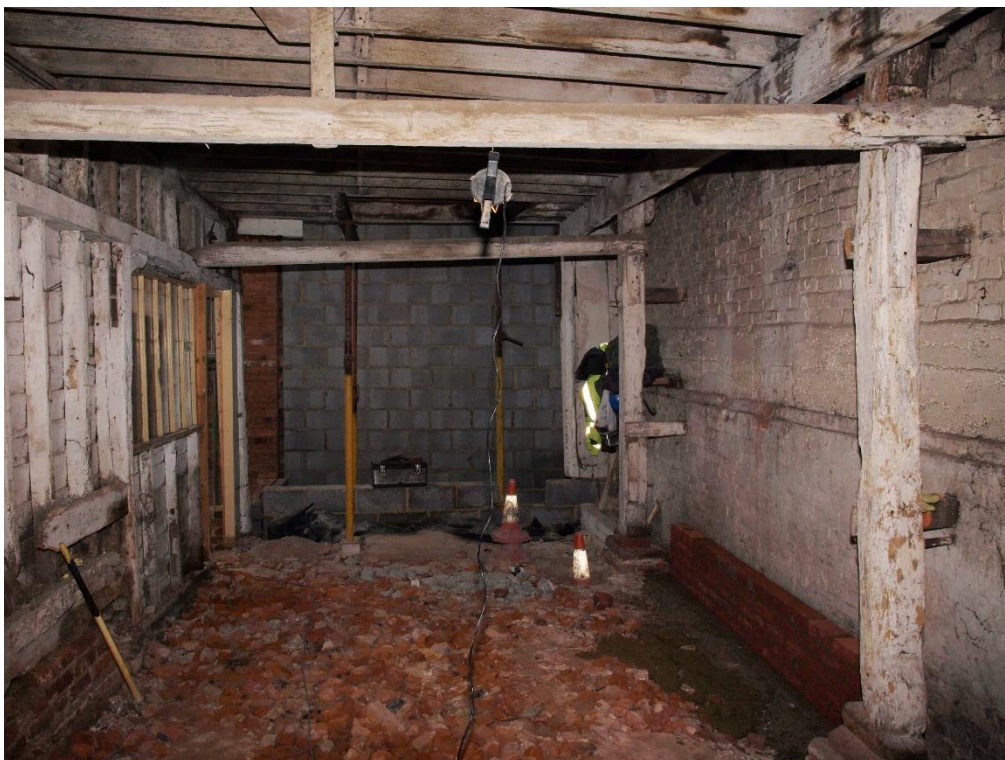


Plate 18: General eastern room arrangement with timber post supports, facing north (7790\_042)





Plate 19: Detail of the floor joists supporting the first floor level, facing east (7790\_031)



Plate 20: Detail of the location of an earlier internal stair within the north-east corner, facing north-east (7790\_053)



Plate 21: Detail of the relieving arch at ground floor level to the chimney above, south wall, facing south-west (7790\_048)



Plate 22: View of the western side of the partition wall at ground floor level, facing south-east (7790\_030)





Plate 23: Detail of the retained tethering ring on the partition wall (west side), facing east (7790\_035)



Plate 24: Detail of the chute within the former carriageway, facing north-east (7790\_034)

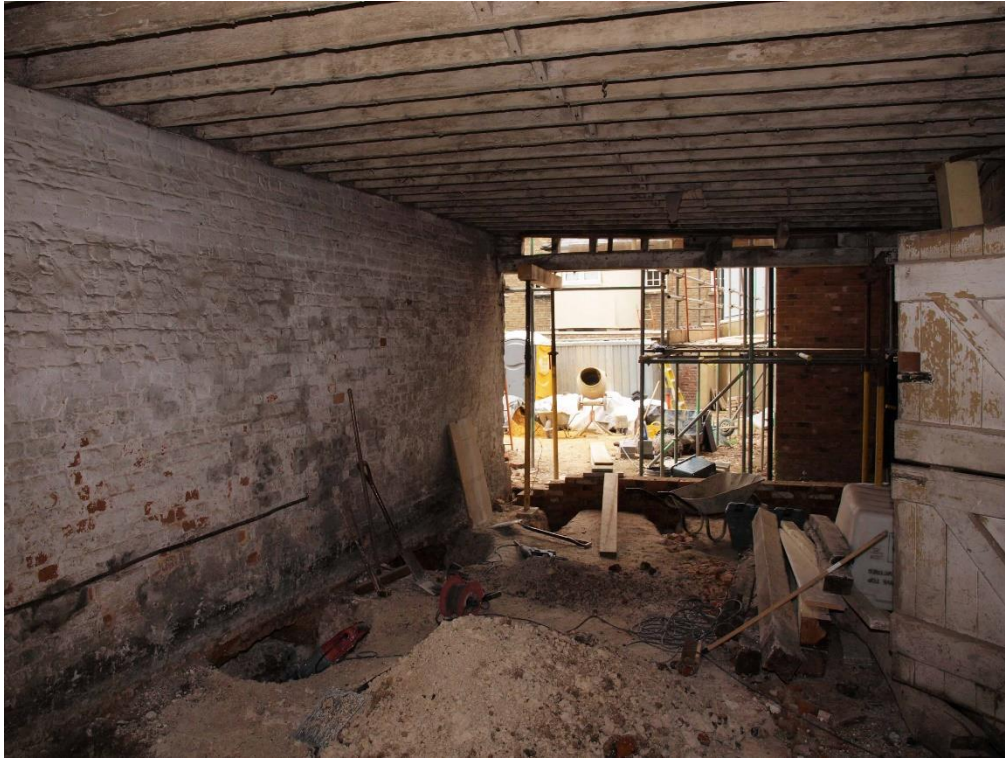


Plate 25: View of former carriageway facing north-west (7790\_040)



Plate 26: Detail of the metal sign found within the former carriageway at ground floor level, facing north (7790\_051)





Plate 27: Detail of the cantilever to the former loading platform at first floor level, facing north-east (7790\_032)



Plate 28: Detail of the retained metal rings to the ceiling of the former carriageway, facing north (7790\_052)



Plate 29: View of the first floor level, facing south-west (7790\_016)



Plate 30: Detail of the timber framing of the western wall at first floor level, facing south-west (7790\_027)





Plate 31: View of the west elevation at first floor level, facing south-west (7790\_021)



Plate 32: View of the east elevation and roof truss arrangement at first floor level, facing south-east (7790\_023)





Plate 33: View of the south elevation at first floor level, facing south-east (7790\_019)



Plate 34: Detail of the door and window arrangement within the north elevation at first floor level, facing north-east (7790\_022)





Plate 35: Detail of the retained coffin trimmings secured to the western roof truss, facing south-west (7790\_028)



Plate 36: Detail of the stone headstone found at ground floor level towards the north-east corner, facing east (7790\_047)

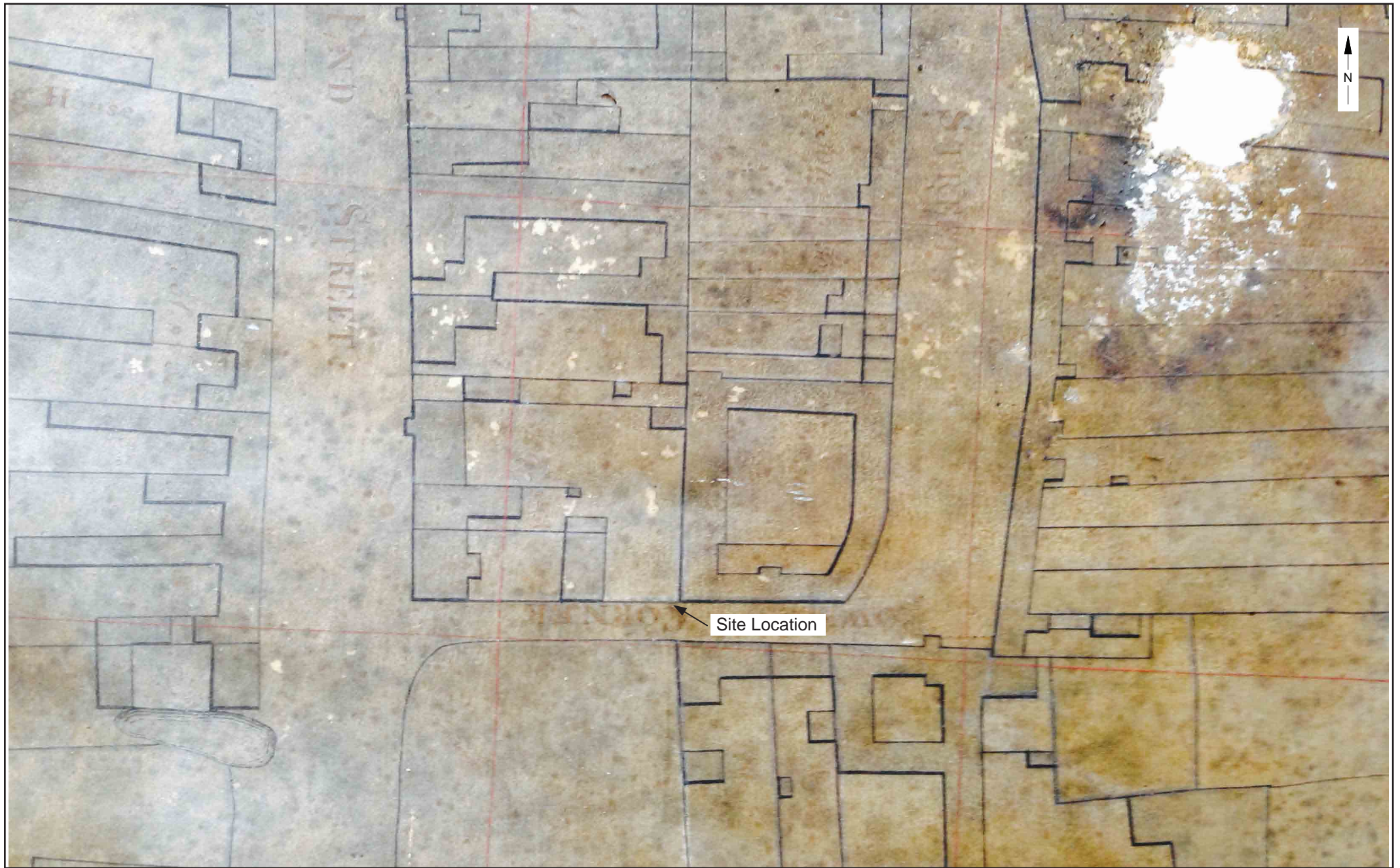




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© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 1
Project Ref: 7790	2015	Site location		
Report Ref: 2015336	Drawn by: JLR			





<b>© Archaeology South-East</b>		62 Gold Street, Saffron Walden	Fig. 2
Project Ref: 7790	2015	Map of Saffron Walden (1757)	
Report Ref: 2015336	Drawn by: HG		



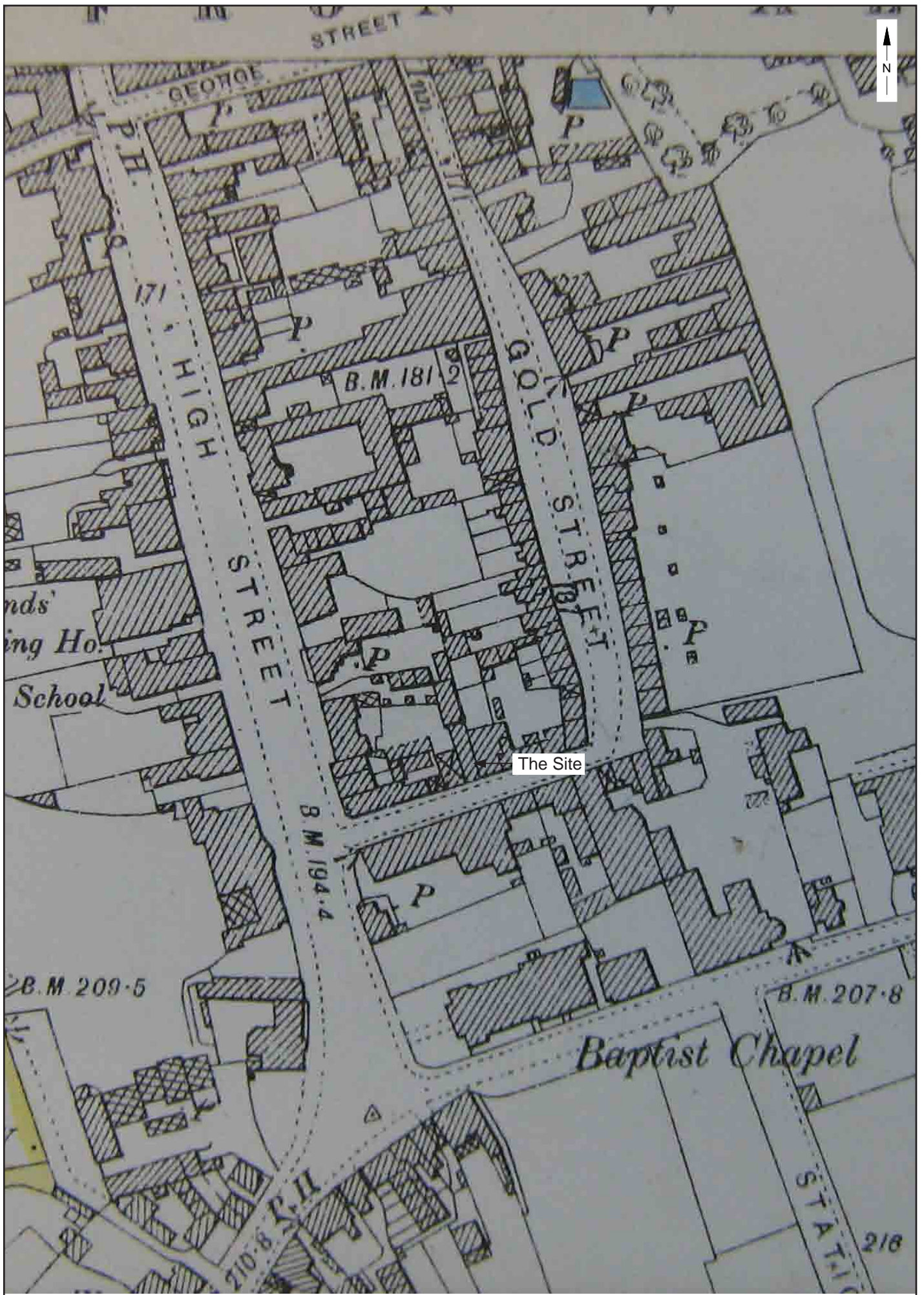


© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 3
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Report Ref: 2015336	Drawn by: HG		



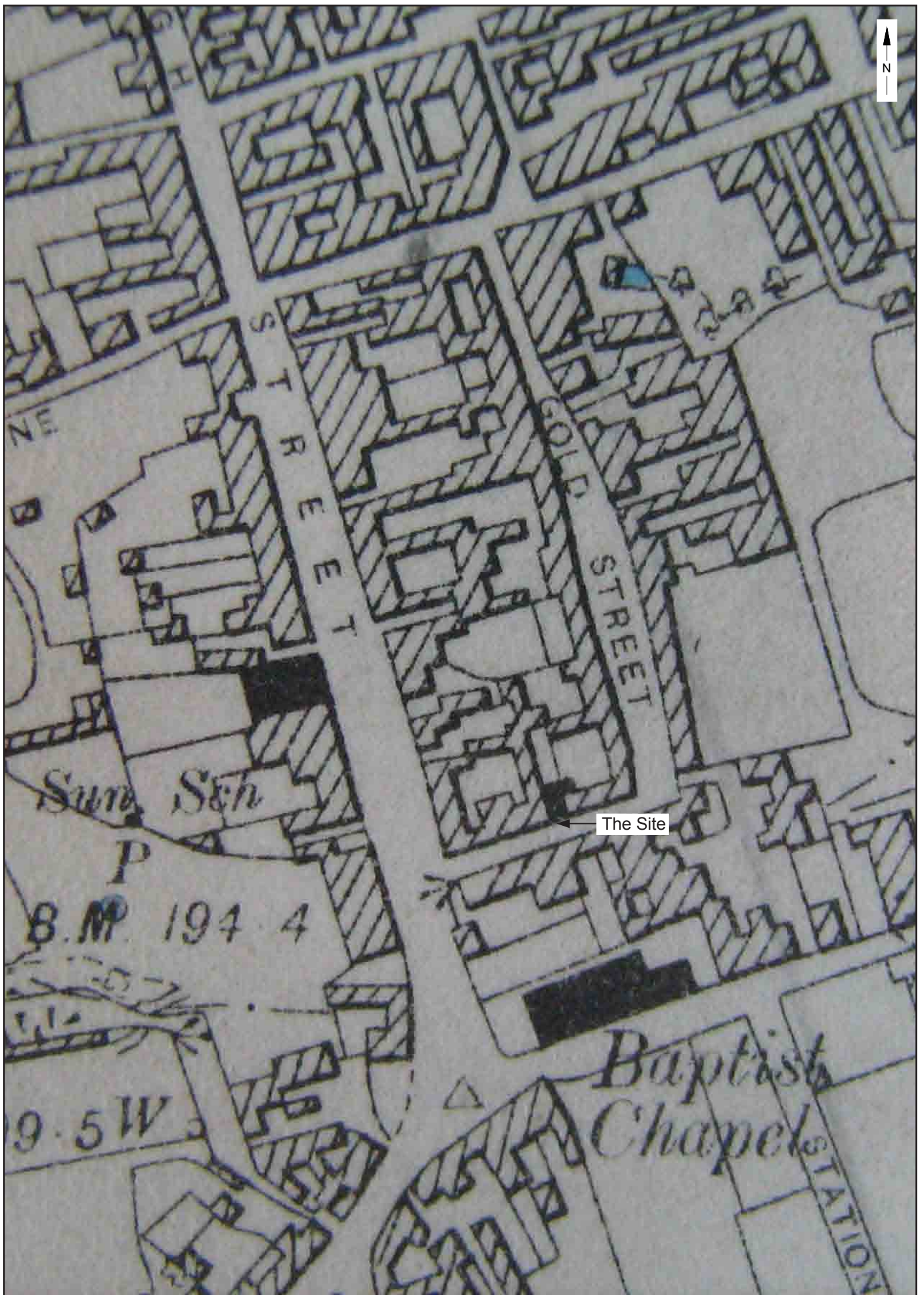
© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 4
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Report Ref: 2015336	Drawn by: HG		





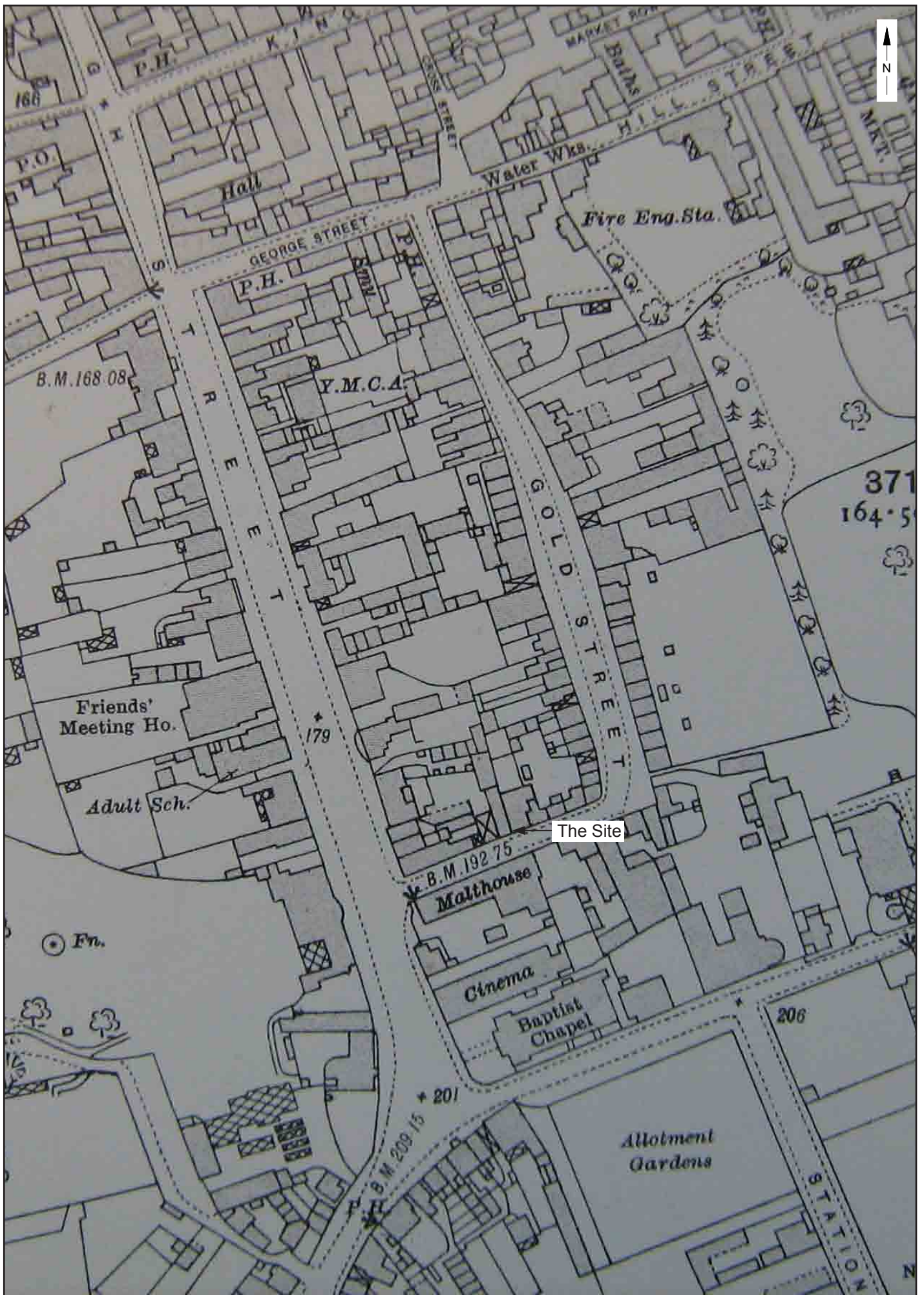
© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 5
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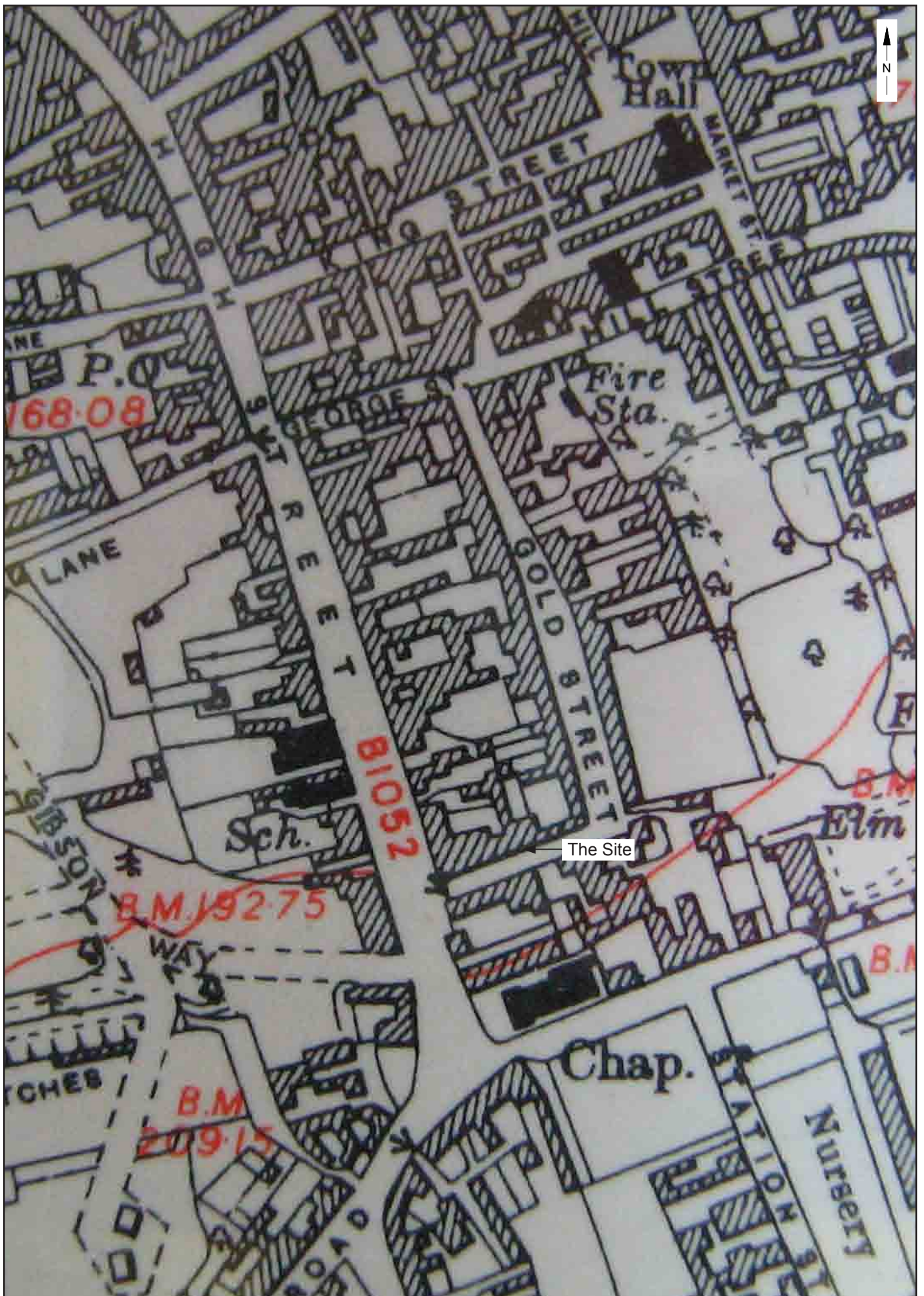
© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 6
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Report Ref: 2015336	Drawn by: HG		





© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 7
Project Ref: 7790	2015	Ordnance Survey Map 2nd Edition 25" (1921)		
Report Ref: 2015336	Drawn by: HG			





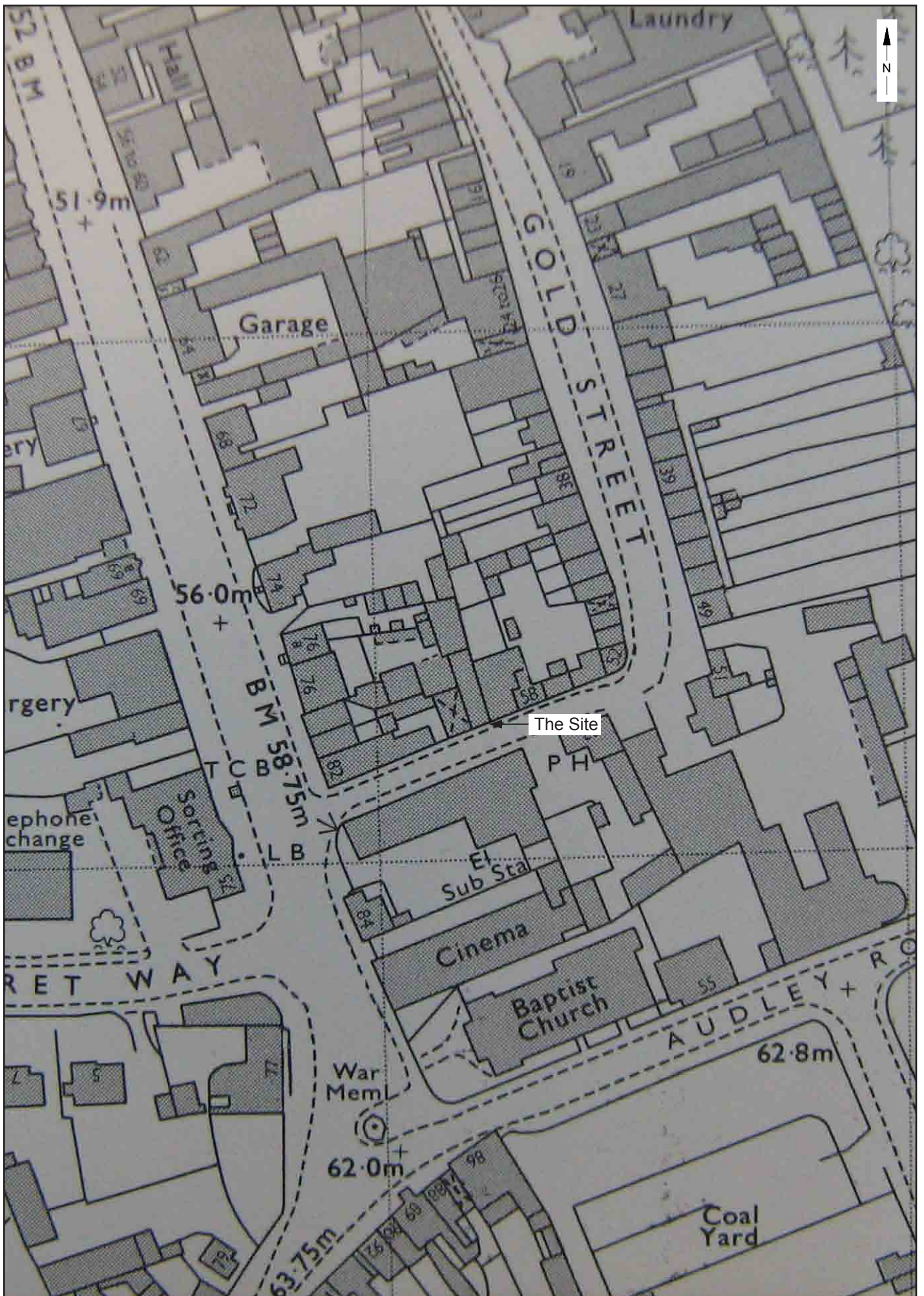
© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 8
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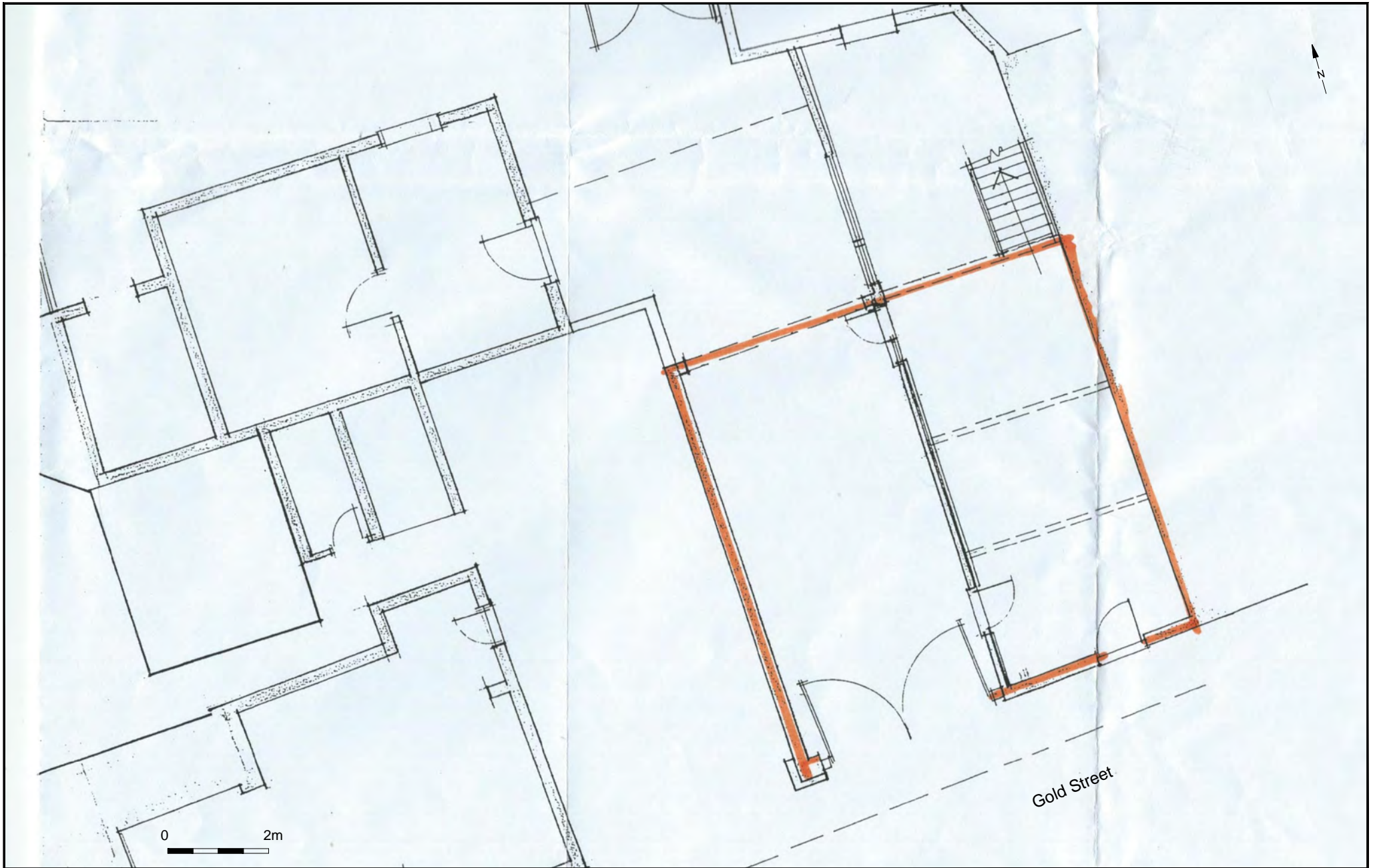
© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 9
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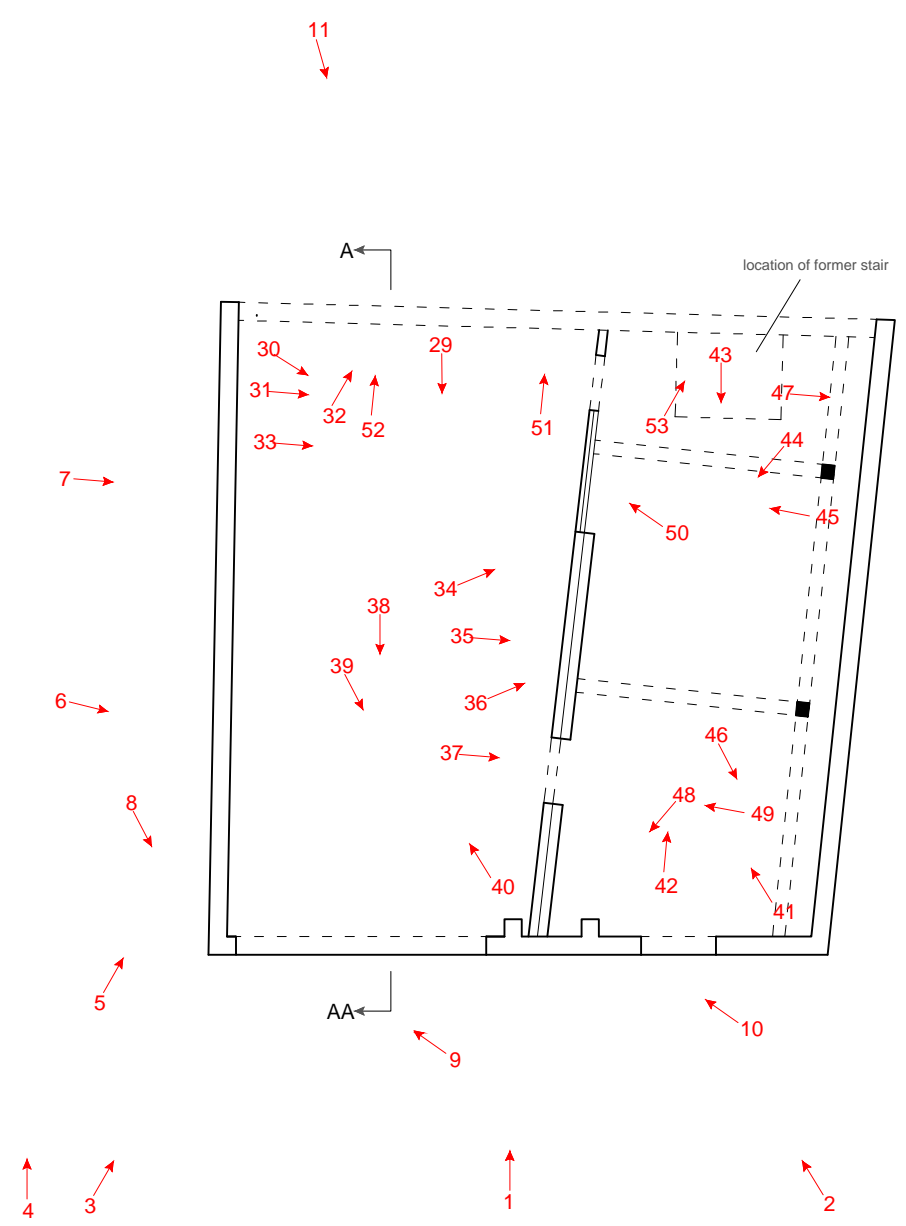


© Archaeology South-East		62 Gold Street, Saffron Walden		Fig. 10
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Report Ref: 2015336	Drawn by: HG			

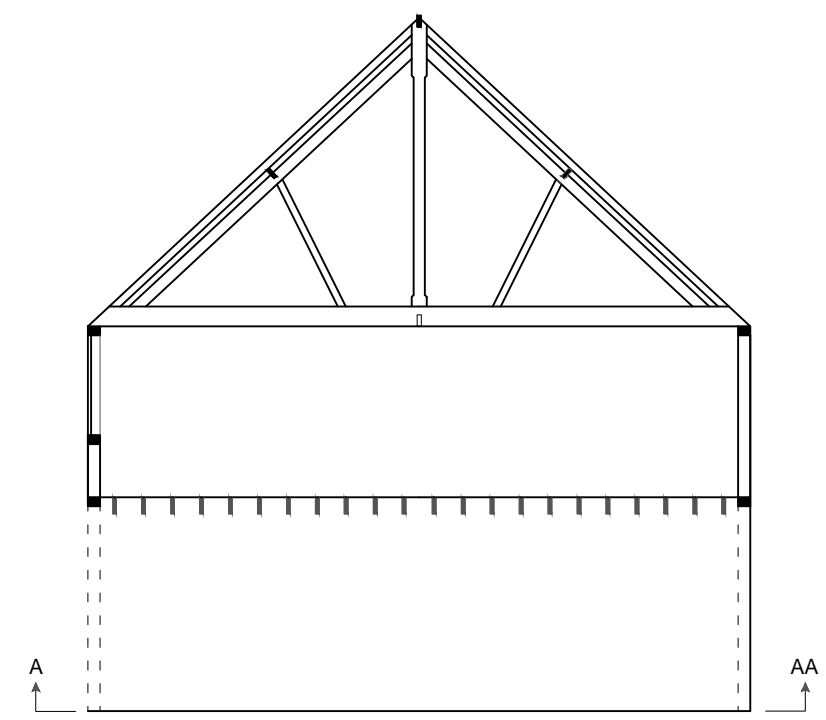




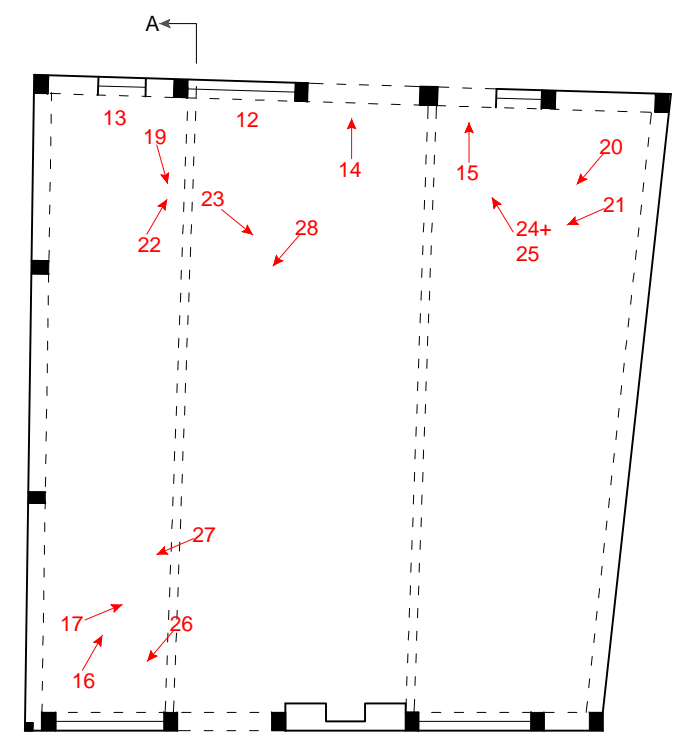
© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 11
Project Ref: 7790	October 2015	Site Plan (1:100)	
Report Ref: 2015336	Drawn by: HG		



Ground Floor Plan



Cross Section



First Floor Plan











© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 14
Project Ref: 7790	October 2015	West Elevation (1:50)	
Report Ref: 2015336	Drawn by: HG		





© Archaeology South-East		62 Gold Street, Saffron Walden	Fig. 15
Project Ref: 7790	October 2015	North Elevation (1:50)	
Report Ref: 2015336	Drawn by: HG		





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Project Ref: 7790  
Report Ref: 2015336

October 2015  
Drawn by: HG

62 Gold Street, Saffron Walden

Left: west elevation / Right: south elevation  
Source: [www.google.co.uk/maps](http://www.google.co.uk/maps) (2013)

Fig. 16

## Appendix 1 Listing Description

### List Entry Summary

**This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

**Name:** No name for this Entry

**List Entry Number:** 1196181

**Location:**

62, GOLD STREET

The building may lie within the boundary of more than one authority.

**County:** Essex

**District:** Uttlesford

**District Type:** District Authority

**Parish:** Saffron Walden

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 15-Oct-1992

**Legacy System:** LBS

**UID:** 370558

### Details

SAFFRON WALDEN

TL5338 GOLD STREET 669-1/1/172 (North side) 15/10/92 No.62

II

Workshop and office. C19. Timber-framed, weatherboarded and red brick with C20 brown cement tiled roof. L shaped plan with carriageway leading to building flanking long yard. 2 storeys. S front elevation: central lateral stack with offsets and upper ramped shoulders. Ground floor, carriageway to W with simple C19 2-leaved, bead-moulded and boarded door. Office doorway to E, door has 2 upper glazed panels and simple surround. First floor, weatherboarded and with a large simple 8-light fixed window each side of stack, also a 2-leaved loading door over the carriageway below, each door leaf has 3-light upper glazing and lower flush bead-moulded panels. Rear: similar, timber-framed and weatherboarded construction with simple windows and door continues at back and along yard. INTERIOR: ground floor essentially open with light partitioning where necessary. E and W ends obscured.

Listing NGR: TL5381638229



## Appendix 2 OASIS Data Collection Form

### OASIS ID: archaeol6-224564

Project name	Historic Building Record - 62 Gold Street, Saffron Walden
Short description of the project	In September 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the Grade II listed building at 62 Gold Street, Saffron Walden, Essex, CB10 1EJ. The work was commissioned by LLJ Construction Ltd to satisfy a condition of planning consent relating to its proposed conversion for residential use. The building forms part of a workshop and office complex, which has previously housed an undertakers. The building is Grade II listed (Historic England, National Heritage List, ref. 1196181), the list description ascribing a 19th century date to the structure.
Project dates	Start: 15-09-2015 End: 24-09-2015
Previous/future work	Yes / Not known
Any associated project reference codes	7790 - Contracting Unit No.
Any associated project reference codes	SWG 15 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	WORKSHOP Post Medieval
Significant Finds	NONE None
<b>Project location</b>	
Country	England
Site location	ESSEX UTTLESFORD SAFFRON WALDEN 62 Gold Street, Saffron Walden
Postcode	CB10 1EJ
Study area	73 Square metres
Site coordinates	TL 553812 238228 51.890800560444 0.258232947788 51 53 26 N 000 15 29 E Point
<b>Project creators</b>	
Name of Organisation	Archaeology South-East
Project brief originator	LLJ Construction Ltd.
Project design originator	Archaeology South-East

Project director/manager	Ron Humphrey/Amy Williamson
Project supervisor	Hannah Green
Type of sponsor/funding body	Client
Name of sponsor	LLJ Consulting Ltd.
<b>Project archives</b>	
Physical Archive Exists?	No
Digital Archive recipient	Saffron Walden Museum
Digital Archive ID	SWG15
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Saffron Walden Museum
Paper Archive ID	SWG15
Paper Contents	"none"
Paper Media available	"Correspondence","Drawing","Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report","Section"
<b>Project bibliography 1</b>	
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Record - 62 Gold Street, Saffron Walden
Author(s)/Editor(s)	Green, H.
Other bibliographic details	2015336
Date	2015
Issuer or publisher	Archaeology South-East
Place of issue or publication	Archaeology South-East
Entered by	Hannah Green (hannah.green@ucl.ac.uk)
Entered on	24 September 2015

**Appendix 3 Index of Digital Photographs**



7790\_001



7790\_002



7790\_003



7790\_004



7790\_005



7790\_006



7790\_007



7790\_008



7790\_009



7790\_010



7790\_011



7790\_012



7790\_013



7790\_014



7790\_015



7790\_016



7790\_017



7790\_018

**Appendix 3 Index of Digital Photographs**



7790\_019



7790\_020



7790\_021



7790\_022



7790\_023



7790\_024



7790\_025



7790\_026



7790\_027



7790\_028



7790\_029



7790\_030



7790\_031



7790\_032



7790\_033



7790\_034



7790\_035



7790\_036



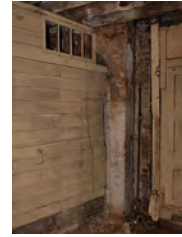
### Appendix 3 Index of Digital Photographs



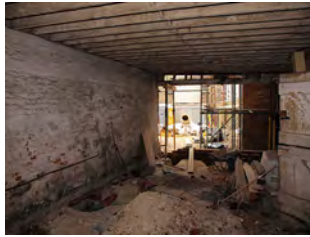
7790\_037



7790\_038



7790\_039



7790\_040



7790\_041



7790\_042



7790\_043



7790\_044



7790\_045



7790\_046



7790\_047



7790\_048



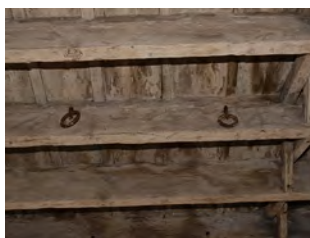
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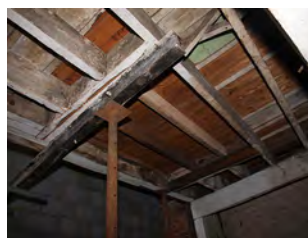
7790\_050



7790\_051



7790\_052



7790\_053

**Sussex Office**

Units 1 & 2  
2 Chapel Place  
Portslade  
East Sussex BN41 1DR  
tel: +44(0)1273 426830  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
web: [www.archaeologyse.co.uk](http://www.archaeologyse.co.uk)

**Essex Office**

27 Eastways  
Witham  
Essex  
CM8 3YQ  
tel: +44(0)1376 331470  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
web: [www.archaeologyse.co.uk](http://www.archaeologyse.co.uk)

**London Office**

Centre for Applied Archaeology  
UCL Institute of Archaeology  
31-34 Gordon Square  
London WC1H 0PY  
tel: +44(0)20 7679 4778  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
web: [www.ucl.ac.uk/caa](http://www.ucl.ac.uk/caa)

