

**23 BELL STREET,
SAWBRIDGEWORTH, HERTFORDSHIRE**

HISTORIC BUILDING WATCHING BRIEF

NGR: 548257 214863



**Commissioned by
Mr Robbie Nelson**

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Planning Ref: 3/16/1879/FUL

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SUMMARY

In March 2017, Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building watching-brief during works to 23 Bell Street, Sawbridgeworth, Hertfordshire (NGR TQ 5110 1014). The work was commissioned by Mr Robbie Nelson to satisfy a condition placed on listed building consent for the building's alteration (planning ref. 3/16/1879/FUL). The works include a part-change of use of a retail unit (A1) to residential (C3) as well as the replacement of an existing timber-framed rear extension with a new single- and two-storey extension.

The house was originally built in the early/mid-16th century, seemingly as the high-status end of a timber-framed house which was built with a fully-floored hall from the outset. The rest of the structure survives as No. 21 Bell Street which adjoins to the west. The house was extended to the rear c.1700 at the same time as two chimneys were inserted and much of the internal structure and roof was rebuilt. The house was extended to the rear again c.1800 with a timber-framed workshop. Around the same time a brick façade was built on the street elevation and the house was subdivided into its present form.

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1.0 INTRODUCTION

- 1.1 In March 2017, Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building watching-brief during works to 23 Bell Street, Sawbridgeworth, Hertfordshire (NGR TQ 5110 1014, Fig. 1). The work was commissioned by Mr Robbie Nelson to satisfy a condition placed on listed building consent for the building's alteration (planning ref. 3/16/1879/FUL). The works include a part-change of use of a retail unit (A1) to residential (C3) as well as the replacement of an existing timber-framed rear extension with a new single and two storey extension.
- 1.2 The building was listed at Grade II on the 2nd October 1981 (Historic England, National Heritage List, ref. 1347818; Appendix 1). The list description itself is not a comprehensive schedule of those elements which are legally protected, as the legislative cover not only relates to both the interior and exterior of the stated structure, it also extends to any building within the curtilage which predates the 1st July 1948 as stated in Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.3 In view of this designation and in accordance with the requirements of the Government's National Planning Policy Framework, East Herts District Council specified the requirement for a historic building watching-brief to be carried out during alteration works.
- 1.4 The following condition has been attached to the listed building consent:

Condition No. 2

No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report of all the required archaeological works, and if appropriate, a commitment to publication has been made.

2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the watching brief is detailed in a written scheme of investigation produced for the work by Archaeology South-East (ASE 2017). The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The site was visited by Christopher Curtis and Amy Williamson on 17th March 2017 in order to carry out the recording work. This entailed the

compilation of written notes, the verification of existing survey drawings and the production of a photographic record.

- 2.3 The drawn record comprises floor plans of the building to illustrate its layout; these are based on existing measured drawings provided by the client. The resulting drawings are included within the report as Figures 4-5.
- 2.4 The photographic record was made using digital photography, duplicated with 35mm black and white photography. Within the report selected images have been reproduced as plates, together with a full index of the photographs and location plots (Appendix 2; Figures A2.1-A2.2). A full catalogue of all photographs is included in the archive.
- 2.5 The building is attached to 21 Bell Street which forms part of the same building. The record only includes No. 23, however No. 21, which is held under separate ownership, was briefly examined to give context to the part being recorded.

3.0 SITE LOCATION

- 3.1 The site is located on the north side of Bell Street in the centre of Sawbridgeworth in Hertfordshire. Together with 21 Bell Street, it forms an east – west aligned range, with its principal elevation facing south. Each property has a small yard/garden to its rear.

4.0 STATUTORY DESIGNATIONS

- 4.1 21-23 Bell Street was listed at Grade II on the 2nd October 1981 (Historic England, National Heritage List, ref. 1347818; Appendix 1). The listing ascribes the building with 15th century or earlier origins. The site is also situated within the Sawbridgeworth conservation area.

5.0 HISTORIC BACKGROUND

- 5.1 The historic town of Sawbridgeworth is attested in the Domesday Book, and its distinctive square street layout is thought to be a rare example of medieval town planning. Bell Street makes up the south side of the square.
- 5.2 The town thrived in the medieval period as a market town specialising in the saffron trade. In the post-medieval period the town was known for its maltings which are in evidence on the 1879-1890 Ordnance Survey map (Figure 3).
- 5.3 The footprint of the building was already established by the time of the 1879-90 map, upon which it is depicted as three properties. The footprint does not change on any subsequent maps.

6.0 DESCRIPTION OF THE BUILDING

Summary of development

- 6.1 Together, Nos. 21 (west) and 23 (east) form a roughly L shaped plan, comprising a two storey main range running parallel to the street, with a two storey perpendicular rear wing at the east end of the building and smaller lean-to additions to the west. The building has a gabled roof clad with plain tiles and is faced with brick and weatherboarding (Plate 1).
- 6.2 The building originated in the first half of the 16th century as a four bay timber framed house. It seems to have had a fully floored hall from the outset, with a pair of service rooms to its west: this corresponds with modern day No. 21. To the east of the hall (No. 23) were a further pair of rooms. Conventionally, the bay located at the opposite end of the hall to the services would be considered the high status 'parlour' end of the building; in this instance, given the subdivided nature of the bay, and its urban location, it is possible the room fronting the street may have served as a shop, with a workshop/storage behind. Around 1700 a timber-framed extension was added to the rear of No. 23 in a second phase of development and much of the roof and floors were rebuilt.
- 6.3 In the late 18th or 19th century a further timber-framed extension was built to the rear of the rear wing, probably built as a workshop or minor industrial building. At around the same time, a brick front was added to the building and it was subdivided into two properties.

Phase 1: early/mid-16th century

- 6.4 The original phase of construction probably occurred during the first half of the 16th century. The first phase occupied what is now the front range of the house and consisted of a four bay timber-framed house. The central two bays formed a floored hall flanked by a service bay and a high end bay. The service end occupied the west bay of the house and comprised two rooms separated by an axial partition. This is evidenced by redundant mortices in the exposed bridging girder as well as redundant mortices and a gap for one of the service doors in the low end cross-beam (Plate 2). Redundant mortices for heavy, flat joists found on the hall side of the cross-beam (in the location of an inserted stair) indicate that the hall was floored from the outset (Plate 3), as does the ceiling's central cross-beam which is properly jointed into the bay interval post. This is confirmed by an original first floor doorway leading from the east bay into the chamber over the hall.
- 6.5 Curiously the ground floor room in the high end bay to the east also shows evidence of an axial partition that would have divided the bay into two rooms. The bridging beam has redundant mortices as well as a groove on its soffit for daub infill (Plate 4). It also has a gap for a door, just to the east of the present fireplace. The cross-beam between this bay and the hall was not visible, meaning that it is not clear how, or indeed whether, these rooms

communicated with the hall. It is possible that the eastern bay did not conform to a conventional parlour, the room on the street front perhaps instead having served as a shop, given its urban context. At first floor level the end bays show no evidence of having been subdivided.

- 6.6 It is not known where the original stairs were located. Any original stair openings are either concealed by later floorboards or have been obscured by alterations: it seems there may have been considerable reworking of the original first floor in the east end of the house although the extent of survival of original fabric remains unconfirmed. Similarly, it is also not known how the original house was heated. An open hearth would not have been possible in a floored hall, however no evidence for an original timber or brick chimney was identified. It is possible that an original chimney was located in the position of the current chimney stack, between the hall bay and high end bay. However, any evidence to confirm this has either been obliterated or remains hidden.
- 6.7 Due to the later rebuilding of the front elevation it is not known where the original entrance to the house was. It is possible that the entrance would have been at the low end of the hall, adjacent to the service bay, serving a cross-passage as typical in earlier housing. A possible alternative is that if there was originally a chimney in the location of the present stack, an entrance could have been placed in front of it creating a lobby-entry plan – a plan form that became commonplace in the later 16th and 17th centuries.
- 6.8 Externally, not much original fabric survives or is visible from the Phase 1 building, however the east wall has survived mostly intact under later weatherboarding (Plate 5). The east wall is framed traditionally with a side girt morticed and tenoned into the posts. The wall is infilled with relatively closely-spaced stout studs and braced with curved down-braces from the posts to the sole plate. The studs have been trenched to accommodate the braces, which would have remained visible externally. The panels are filled with daub on vertical staves which have been tied to horizontal bars.
- 6.9 Internally the building has been rearranged since the original phase of construction. The original partitions would have been constructed in a similar manner to the external walls, comprising studwork infilled with staves and daub. Evidence for this can be seen in the former partitions mentioned above as well as in the partition between the eastern bay and the hall. At attic level the original partition remains visible, comprising studs infilled with daub panels. The panels are decorated with saltire patterns which would have been scratched into the daub while it was still wet (Plate 6).
- 6.10 During the recent renovation works, an intact diamond mullion window was found within the east wall of the building, lighting the ground floor rear room (Plate 7; Figure 4). A shutter rebate can also be seen on what is left of the wall plate above it, indicating that there was also a window lighting the first floor in a similar position (Plate 8). Diamond shaped mortices were also

noted on the soffit of the side girt at the high end of the hall, as well as a shutter recess on the wall plate above it, indicating that the high end of both the hall and hall chamber were lit from similar positions on the north side of the building.

- 6.11 There are no original doors in the building and no original doorways still in use. Evidence for doorways in the high and low end partitions has already been discussed. A blocked doorway leading from the first floor of the east bay to the hall chamber has also been mentioned. The latter is evidenced by a curved brace terminating at a stud, rather than a post, as well as the lack of a stave groove on the soffit of the tie beam, indicating that the panel was originally open (Plate 9).
- 6.12 Much of the flooring of the Phase 1 building appears to have been replaced during later phases, however the bridging girders survive in the east and west bays and the extent to which any early joisting may survive at first floor level is unconfirmed. The majority of the hall floor structure is concealed by a later plaster finish, although within the present stair well, the low-end cross-beam exhibits redundant mortices for large flat floor joists typical of the medieval period (Plate 3).
- 6.13 The original roof structure of the building has largely been lost or obscured. The roof above No. 23 clearly belongs to a later phase, while the roof above the hall is inaccessible. It is likely that the roof was entirely rebuilt, as the decorative scheme of the daub partition between the hall and high end bay appears to have been cut short. Each of the saltire panels is surrounded by a crude boarder. This feature is missing from the top of the partition, indicating the roof originally had a steeper pitch and was consequently higher.

Phase 2: c.1700

- 6.14 The second phase of development took place around 1700. This phase included the addition of a rear wing to what is now No. 23, as well as the partial or total rebuilding of the roof, the floor of No. 23 and the addition of two new chimney stacks and a basement. The attic space of No. 23 appears to have been utilised from this point onwards. It is likely that the original ground floor partition wall located between the front and back rooms was relocated approximately a metre to the north at this time, to accommodate the fireplace which serves the ground floor front room.
- 6.15 The new extension is constructed in a similar style to the original building but with notable differences. The basement is built from red brick, laid in English bond while the walls of the building above ground are timber framed in a traditional manner but using studs of smaller scantling and poorer quality than the earlier building (Plates 10 & 11). Two interior partitions survive from this phase of construction, including in the attic and a partition dividing the basement stairs from the ground floor. These partitions are formed of pole studs covered on one side with laths and daub (Plate 12).

- 6.16 Two windows appear to date from the second phase of building, both of which are in the Phase 2 extension. On the ground floor north wall there is a three light timber mullion window with square leaded lights and a central casement. A tulip-shaped catch identifies the window as being from c.1700 (Plate 13). A less well preserved cross-type window survives on the first floor west wall. It has a timber frame and had square leaded lights, which only survive entirely in a top light (Plate 14). Lead saddle-bars also survive in one of the lower lights. A window opening on the east side of the Phase 2 extension appears to be a later insertion which was subsequently blocked.
- 6.17 Few Phase 2 doors survive and there are none left in the main circulation spaces. However, a plank and batten cupboard door, which retains a butterfly hinge, survives to the south of the chimney stack at attic level (Plate 15). The attic also contains a small hatch in the attic partition with a plank door and butterfly hinges. The first floor south room also has a cupboard to the south of the chimney stack with a Phase 2 plank and batten door with H-hinges (Plate 16).
- 6.18 Apart from a bridging joist in the ground floor south room, the floors and ceilings of No. 23 are mostly contemporary with the second phase of construction. The floors and ceilings comprise a single set of square joists with lath and plaster to their soffits and softwood boards nailed on top (Plate 17). In the south part of the house the joists are jointed to the pre-existing bridging beam, however there is a long bridging beam running perpendicular, from the south bridging beam to the north of the house.
- 6.19 There are two chimneystacks in No. 23 which are probably contemporary with the second phase of construction; both are constructed from similar red bricks. The northern of the two serves the rear wing and has two flues: one serving each the ground and first floor rooms. The other is located within the original range, between the hall and high-end bay (Plate 18). Although it may preserve the location of an original stack, or at least represent the reworking of an original stack, the visible brickwork is of c.1700 date. It contains three flues, one of which serves a corner fireplace which on plan looks as if it might represent an addition to a pre-existing stack. The other two flues presumably served fireplaces within the hall and hall chamber. It appears that the chimneystack only heated the ground floor rooms. The steep winder staircase which wraps around the stack between the first floor and attic is no doubt contemporaneous.
- 6.20 Little remains of the Phase 2 decorative scheme, however above the ground floor fireplace the overmantel has plain panelling and features compass circles lightly scratched into the woodwork, possibly as an apotropaic mark (Plates 19 & 20).
- 6.21 The roof over No. 23 appears to date in its entirety from the second phase of construction. It is constructed from coupled common rafters and side purlins. The rafters are square in section and relatively light. It was not

possible to view the roof over the remainder of the building, however it seems likely that the roof was entirely rebuilt at this time.

Phase 3: 18th/19th century alterations

- 6.22 Around 1800 a single storey timber-framed extension was added to the rear of No. 23 and possibly (but not necessarily) at the same time, the façade of the building was rebuilt in brick.
- 6.23 The extension has timber-framed walls on three sides and simply abuts the pre-existing Phase 2 building to the south (Plate 21). The lower part of the west wall is partially built from irregularly-bonded brick. Externally the walls are clad with weatherboarding, while internally the walls are clad with lath and plaster, with earlier plaster surviving in places between the studs. The walls are constructed with a lightweight timber-frame, with mostly rough cut reused timber studs and long slender braces running from the wall plates to the posts (Plate 22).
- 6.24 It appears that the extension was originally built with a lower roof and was subsequently raised to provide more light with the inclusion of a high level window. This is evidenced by earlier principal rafters preserved *in-situ* in the east and west walls (Plate 23). It is also reflected in the pattern of the external weatherboarding. The style of framing above the former rafters is similar to that of the rest of the extension, indicating that the roof was heightened probably not long after its construction.
- 6.25 The extension is accessed from the main building from an opening to the east of the north chimney and also externally from a door in the west wall. The exterior doorway is probably original, as is the blank and batten door with strap hinges that it contains (Plate 24).
- 6.26 The room is lit from a small top-hung timber casement window on its west wall (Plate 25). The style of the window appears to date from the mid-19th century but is hung using strap hinges from c.1900. The window appears to be part of a sash window that has been reused. The west wall also contains a small hatch with plank and batten shutters and strap hinges (Plate 26).
- 6.27 The extension is also lit from the north with full-width clerestory windows, above the level of the original wall plate. The windows are of indeterminate date but are likely to be contemporary with the heightening of the extension (Plate 27).
- 6.28 The roof of the extension is a simple monopitch lean-to with rafters of similar quality to the frame. The floor is constructed from red brick.
- 6.29 The front of the building was drastically altered in the late 18th or early 19th century when it was refaced in brick. The face is built with yellow London stock bricks laid in Flemish bond. It was probably around this time that the building was divided into three separate properties, as the façade has three

contemporary doorways, although seemingly without the original doors. Each one serves a separate division of the house (Plate 28).

- 6.30 The first floor is lit with three sash windows of three over six panes while a six over six sash window occupies the centre of the ground floor. The openings all feature gauged brick flat arches and all the sashes are without horns. Many of the bricks exhibit horizontal skintle marks, which tend to be a characteristic of brickwork dating from the early 19th century onwards, although can date from a little earlier.
- 6.31 The façade also retains two shop frontages. The shop window of No. 23 has a cornice supported by console brackets and a three light casement window framed by small cast iron columns. The design of the window is consistent with the late 19th century. The lack of queen closers around the opening indicates it is probably an inserted opening or a widening of an earlier one. The shop window at the west end of the façade is a late surround but appears to be an original opening.
- 6.32 Much of the interior decoration appears to date from the third phase of construction or later. Many of the partitions and walls are finished with lath and plaster. This includes the partitions between the north and south rooms and the stairs.
- 6.33 The ground floor to first floor flight of stairs probably dates from this – certainly the lath and plaster partitions around the stairs indicates a later date. It is possible that No. 23 did not previously have stairs, as they could have been located elsewhere in the building. Stairs would only have become necessary after subdivision.

7.0 DISCUSSION

- 7.1 The current programme of works has revealed features that conflict with the description of the building recorded on the National Heritage List, which describes the building as a 15th century hall house. The early date seems to have been ascribed on account of the apparently erroneous identification of a clasping plate over the tie-beams. Within the west gable end the ends of two wall plates are certainly apparent – one on top of the other – however, it is presumed that this relates to the re-roofing of the building, since no other features were witnessed internally to corroborate the feature or indeed such an early date.
- 7.2 The presence of an original first floor doorway leading into the hall chamber, together with the jointing of the hall floor structure which is integral with the building's timber frame, indicate that it was fully-floored from the outset and never had an open hall served by an open hearth (i.e. that in which the smoke from a fire was allowed to filter out through the roof). The fact that it had a fully-floored hall from the outset, and presumably therefore some form of enclosed hearth, indicates that it was of the 'new'

house type rather than a traditional medieval open hall. However, the continued use of bracing at the lower level within the walls, and the robustness of the joists evidenced within the hall, which are both characteristic of a medieval date imply that it is an early example of its type – probably dating to the early/mid-16th century.

- 7.3 Despite being of the ‘new’ type, the house retained the basic tripartite layout characteristic of medieval open halls, having a central hall with services at the west end and a parlour/bay of alternative function at the high end. This is demonstrated by the pattern of partitions found in the surviving bridging joists. Within No. 23, much original fabric has been lost to later alterations, including almost all the framing of the front and rear walls, the roof structure, and seemingly also much of the original first floor structure. Nevertheless, the east wall retains much of its original framing, including an intact unglazed diamond mullion window, and some daub panels, while the high-end partition to the hall fortunately retains its original decorated daub partition.
- 7.4 No. 23 was extended northwards c.1700 with a timber-framed rear wing. Of commensurate date are the basement and the two chimneystacks, first floor to attic staircase, the extant roof structure, and seemingly also much of the existing floor and ceiling structures. Fixtures and fittings from this phase include two leaded casement windows in the rear wing and possibly also a few of the doors.
- 7.5 The building was extended again in the late 18th or early 19th century with the addition of a timber-framed lean-to at the rear of the Phase 2 extension. Around this time the brick façade was added to the front of the building and it was divided into three separate properties.
- 7.6 The primary function of the original building was almost certainly domestic, as the layout of the building conforms to a domestic plan-form. However, questions remain concerning the high-end bay, in particular how the two rooms communicated with the hall, and whether it is possible this end had an alternative function? It is also unusual to find that the room at the high end of the building was subdivided into two, and it is possible, due to the urban location, that the ground floor had a commercial function, such as a shop. It is also not known how the building was originally heated, since an open hearth would have been impossible, and there is no evidence of a chimney before c.1700. Monitoring during any further works, particularly within No. 21, or those that involve the stripping of floor surfaces in the vicinity of the extant chimney stack, have the potential to provide further evidence on the matter.
- 7.7 It is clear that from c.1800 onwards the building was in mixed commercial and domestic use, evidenced from the large opening for a shop front at the west end of the building and the timber-framed extension to the rear. The function of the rear extension is likely to be that of a workshop; this is evidenced by the rough nature of its construction, its location on the back

plot of the house and the use of large north facing windows to provide even illumination. The rear extension is a rare example of a building type that would have been much more common on the back plots of urban houses in the 18th and 19th centuries.

8.0 DEPOSITION OF THE ARCHIVE

- 8.1 A full archive intended for deposition with Hertfordshire Archives and Local Studies has been prepared. The archive has been assigned the site code BES17. The full site archive will be prepared in accordance with the principles of Historic England's *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (2015). 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

- 9.1 Archaeology South-East would like to thank Mr Robbie Nelson for commissioning this report and the hospitality and assistance provided by Mrs Karina Nelson during the site visit.

10.0 SOURCES CONSULTED

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Plate 1: South and west elevations (BES17-0055)



Plate 2: Redundant mortice and former doorway on low end cross beam, facing north-east (BES17-0014)



Plate 3: Redundant mortices on hall side of low end cross-beam, facing west (BES-0008)



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Plate 26: Plank and batten hatch in Phase 3 extension (BES-0031)



Plate 27: Clerestory windows in phase 3 extension (BES-0070)

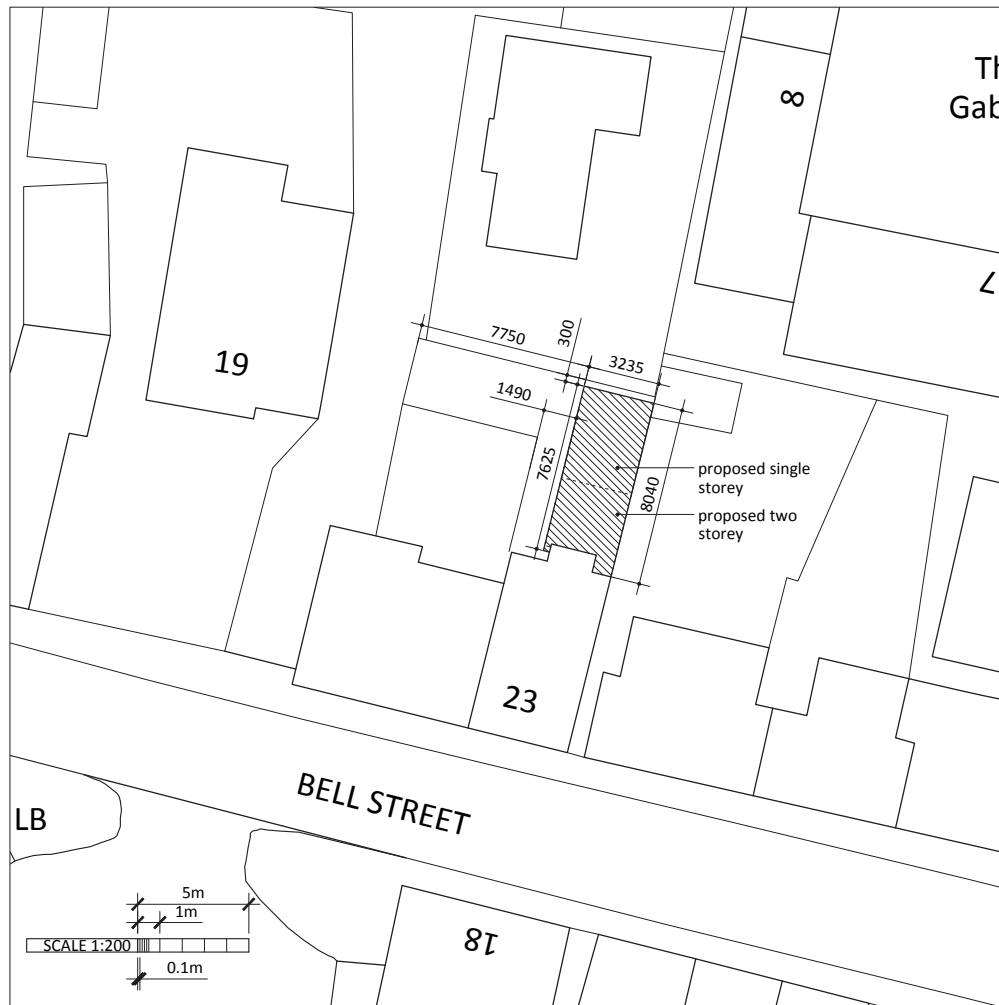


Plate 28: Brick façade on street frontage, facing north (BES-0021)

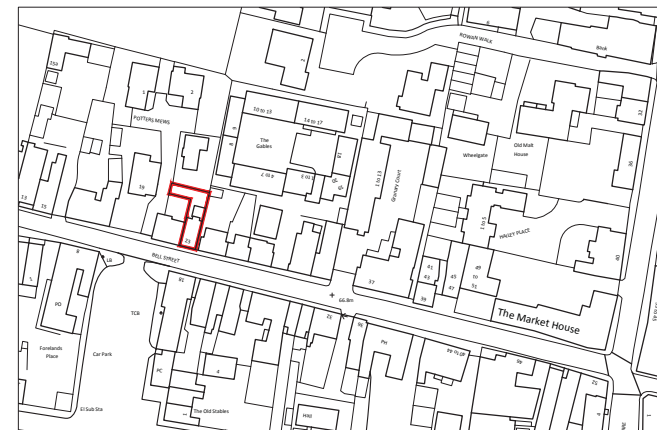


Contains Ordnance Survey data
Crown copyright and database right 2014

© Archaeology South-East		23 Bell Street, Sawbridgeworth		Fig. 1
Project Ref: 170005	February 2017	Site location		
Report Ref: 2017140	Drawn by: SP			



SITE PLAN
Scale 1:200 @ A3



SITE LOCATION PLAN
Scale 1:1250 @ A3



Rev	Description	Date	Initial
A			

Second Floor T 020 7494 3522 The Priory, Draycott Rd T 01749 34 66 99
 26A Gashton Street F 020 7494 3533 Shepton Mallet F 01749 34 66 77
 London W1F 7QZ Somerset BA4 5HS
info@prime-meridian.co.uk www.prime-meridian.co.uk



Date: MAY 2016
 Scale: 1:200 / 1250 @ A3
 Drawn:
 Client: MR. R. NELSON

Project: 23 BELL STREET
 SAWBRIDGEWORTH CM21 9AR
 Title: SITE PLAN/SITE LOCATION PLAN
 No. 558.01/PLA05

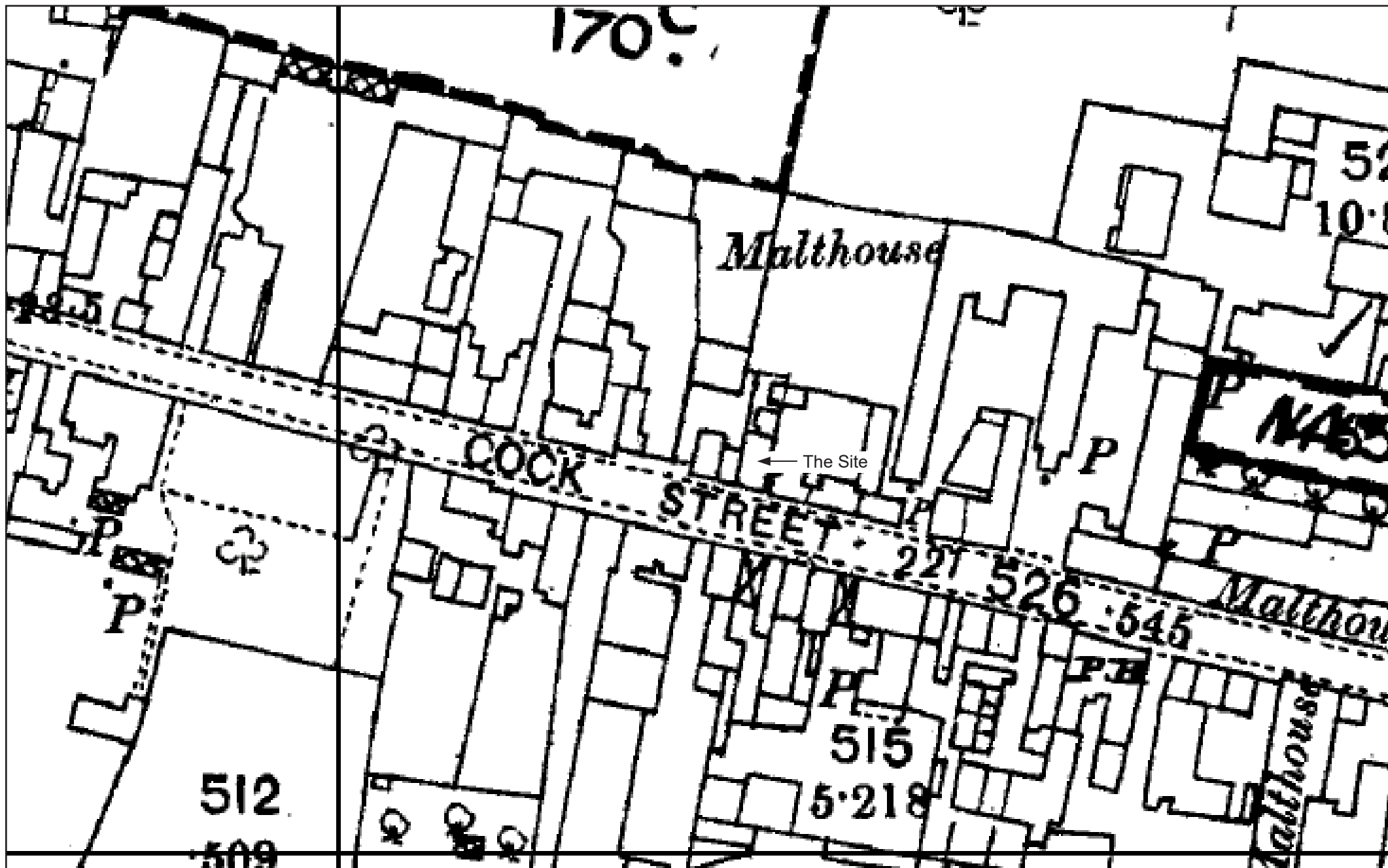
© Archaeology South-East

Project Ref: 160005 February 2017
 Site Code: 2017140 Drawn by: SP

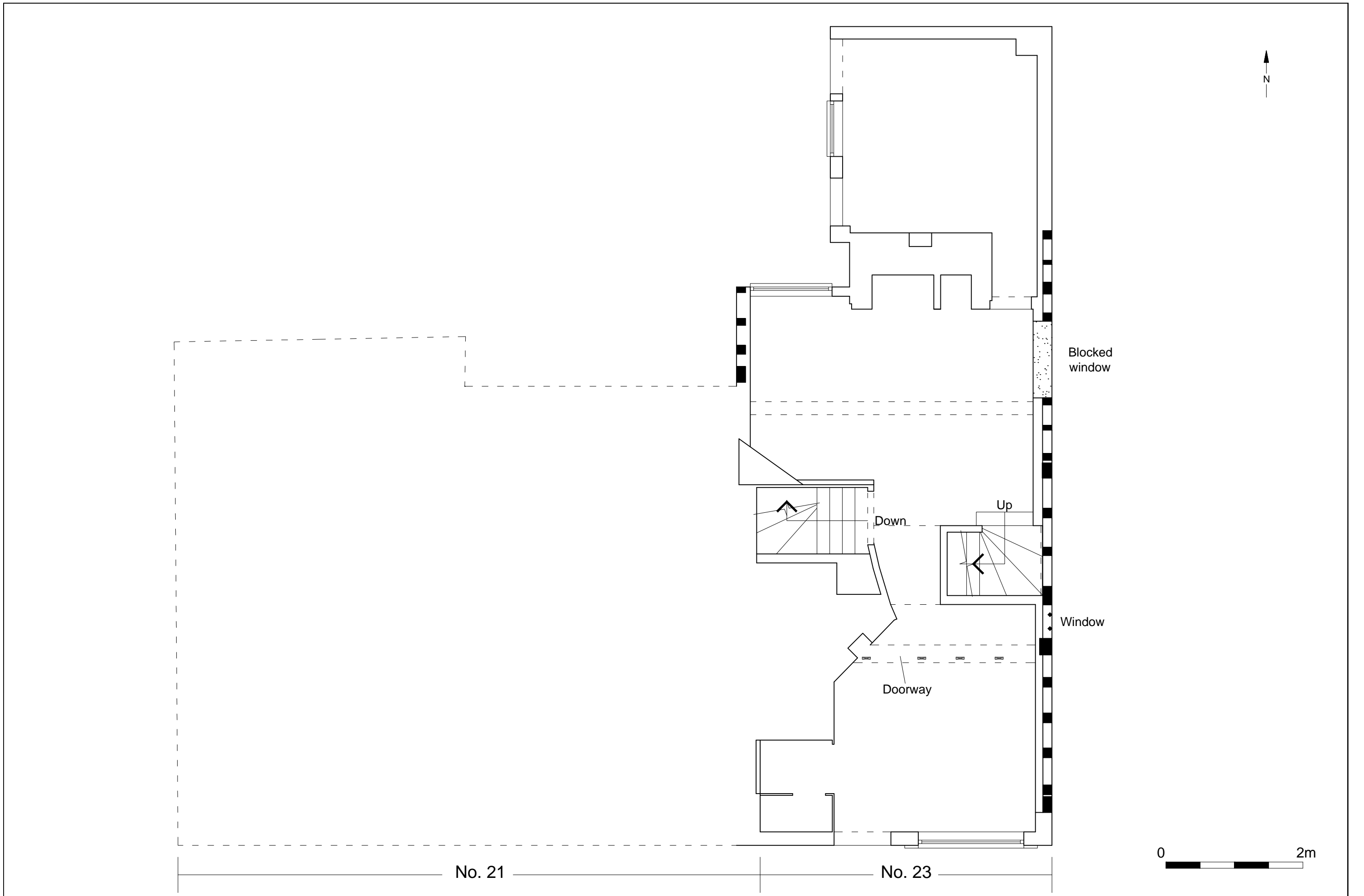
23 Bell Street, Sawbridgeworth

Site Location Plan

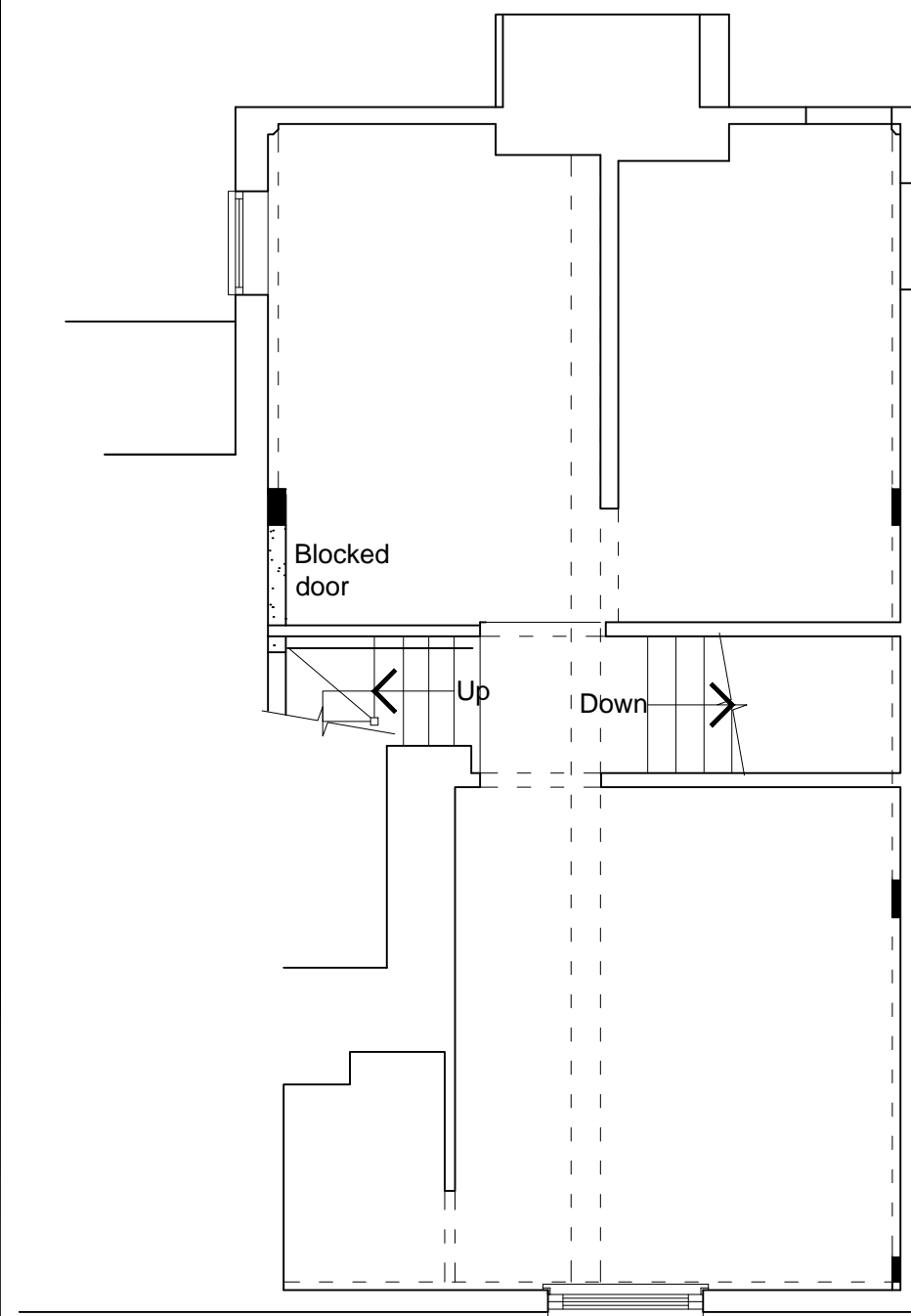
Fig. 2



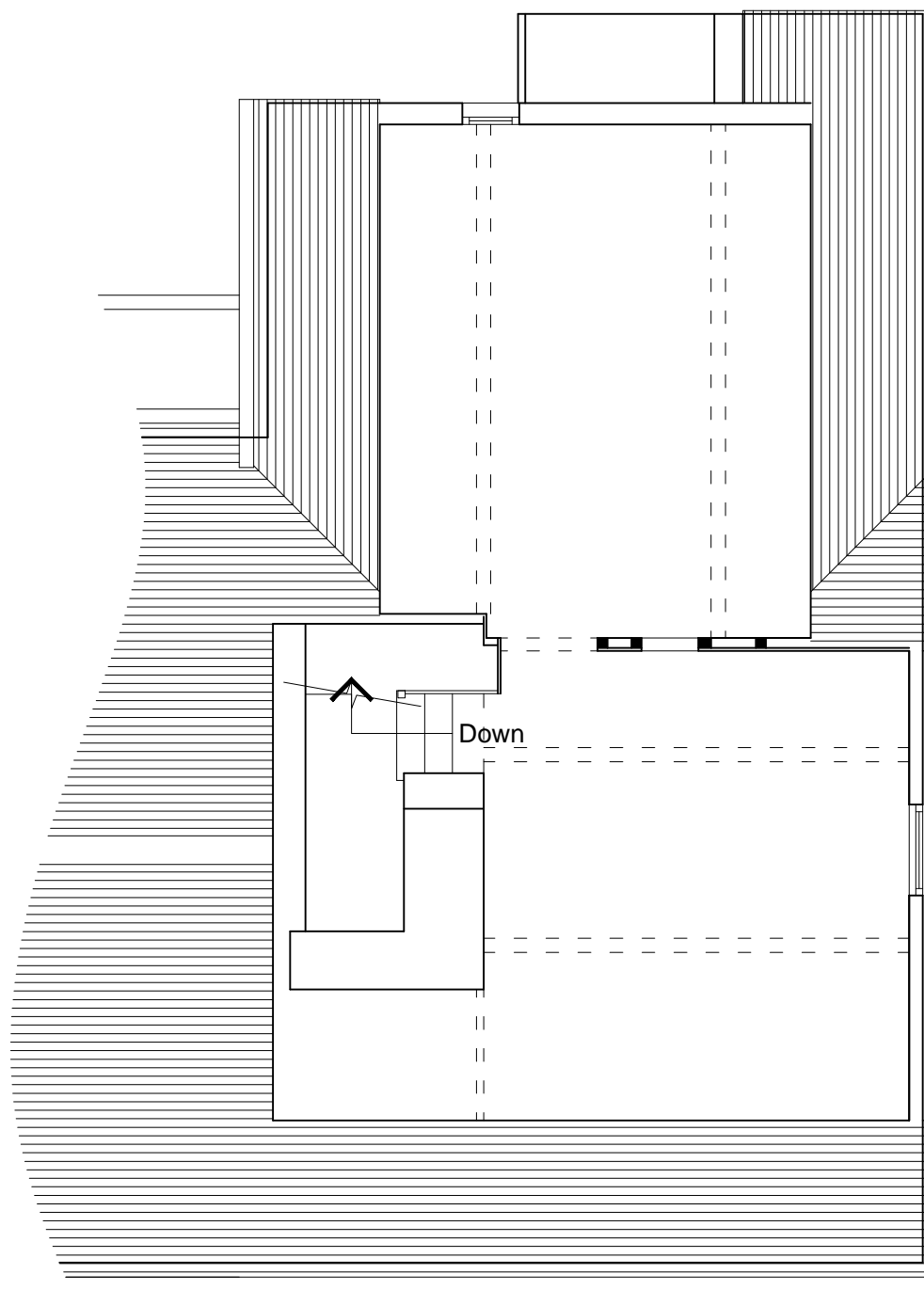
© Archaeology South-East		23 Bell Street, Sawbridgeworth	Fig. 3
Project Ref: 160005	May 2017	1879-1890 Ordnance Survey map	
Site Code: 2017140	Drawn by: CPC		



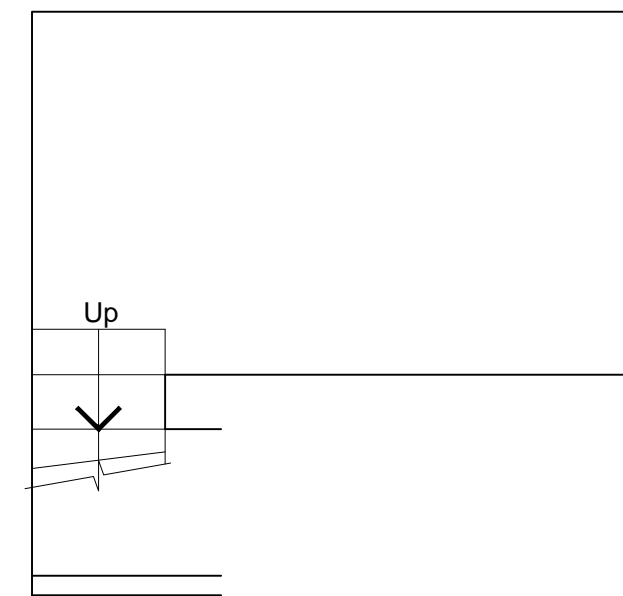
© Archaeology South-East		23 Bell Street, Sawbridgeworth, Hertfordshire	Fig. 4
Project Ref: 170005	May 2017	Ground floor plan	
Report Ref: 2017107	Drawn by: CPC		



First floor

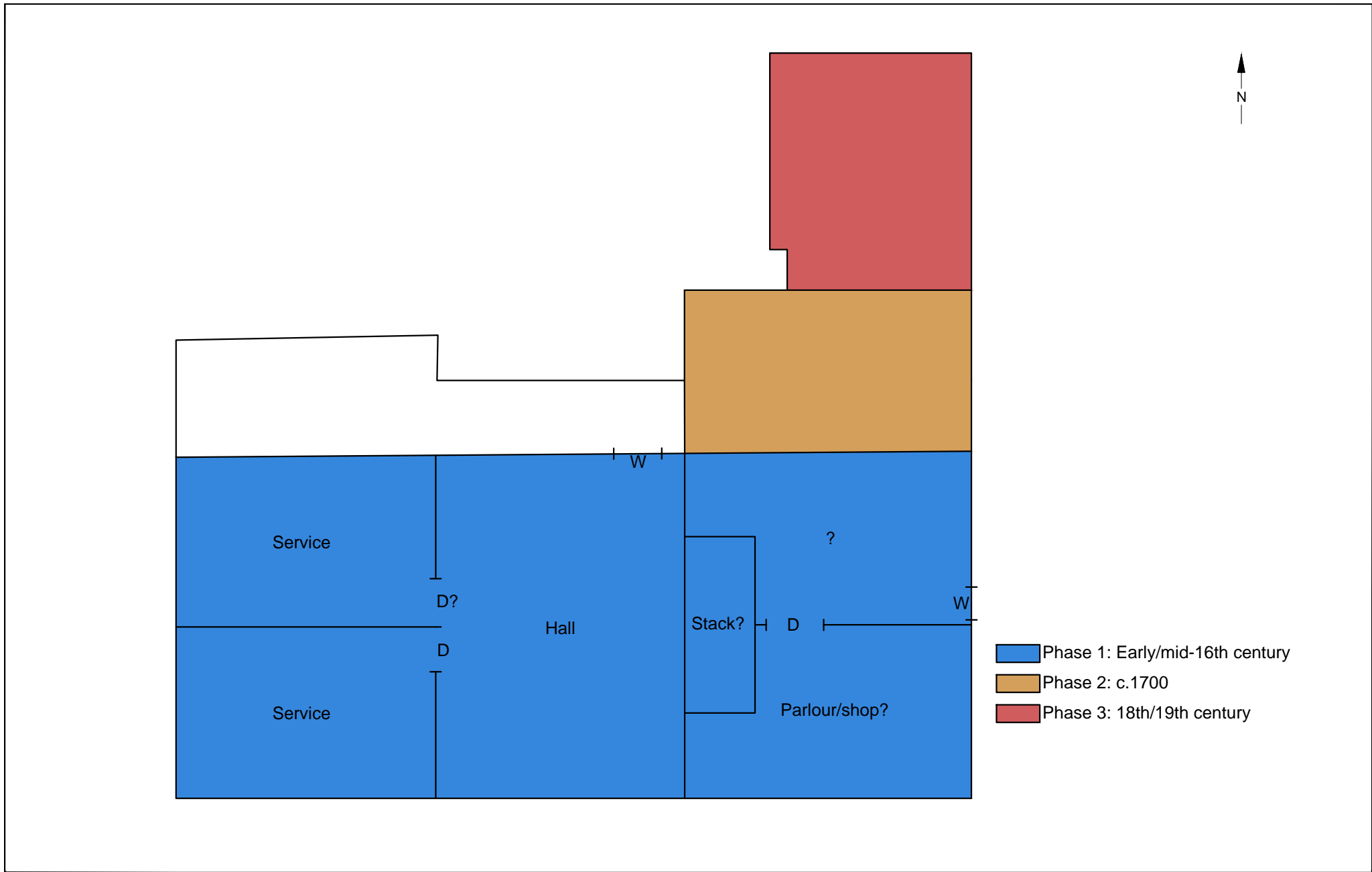


Second floor



Basement





© Archaeology South-East		23 Bell Street, Sawbridgeworth, Hertfordshire	Fig. 6
Project Ref: 170005	May 2017	Interpretive phase plan	
Report Ref: 2017107	Drawn by: CPC		

APPENDIX 1: BUILDING LIST DESCRIPTION

Name: 21 AND 23, BELL STREET

List entry Number: 1347818

Location: 21 AND 23, BELL STREET

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

County: Hertfordshire

District: East Hertfordshire

District Type: District Authority

Parish: Sawbridgeworth

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Oct-1981

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 160732

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

BELL STREET 1. 5253 (North Side) Nos 21 and 23 TL 4826 1486:3/22 II GV 2. C15 or earlier large timberframed hall-house parallel with street. C17 2 storey rear wing at E, large central stack inserted at upper end of hall, and hall floored. Subdivided and yellow stock brick front added in C19. No 23 occupies the parlour section, the house part of No 23 the hall, and the shop of No 23 the service rooms and cross passage. Now 2 storeys and attics with steep old red tile gabled roof extending in catslide over rear lean-to at W end. Ends weatherboarded, plastered gable to W, chevron pargetting at 1st floor rear. Basketwork pargetting on 2 storey timber-framed rear wing with C17 cross windows and square leaded panes on E and W walls, and a large external gable chimney. W end has 2, C19, 2-light wooden casements, 3 window front, slightly recessed 4/8 sashes. Two C19 shopfronts that at No 23 with shaped brackets to entablature over mullioned window. Ground floor 6/6 sash to house. 4 panel doors upper part glazed. Flat gauged arches. Archaic clasping plate over wall plate shows on W gable, back and front, and internally close set pairs of pegs on W tie beam indicates heavy close timbering. Axial beam in W shop has indications of partition between pantry and buttery, and post has rebates for two doors. Rear middle bay-post of hall now in kitchen of No 21 cut off below ceiling level. Use of clasping plate over tie beams above wall plate suggests an early origin.

Listing NGR: TL4825714862

APPENDIX 2: INDEX OF DIGITAL PHOTOGRAPHS

Appendix 2 Index of Digital Photographs



BES17-0001

No. 21 detail of wall-plate. Facing north



BES17-0002

No. 21 detail of shutter groove. Facing north



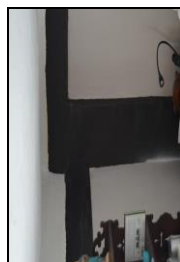
BES17-0003

No. 21 detail of shutter groove. Facing north



BES17-0004

No. 21 southern service chamber. Facing west



BES17-0005

No. 21 detail of post, tie-beam, wall-plate arrangement. Facing north-east



BES17-0006

No. 21 detail of post, tie-beam, wall-plate arrangement. Facing north-east



BES17-0007

No. 21 detail of post. Facing north



BES17-0008

No. 21 redundant mortises for hall floor joists. Facing west



BES17-0009

No. 21 redundant mortises for hall window. Facing north-east



BES17-0010

No. 21 truncated post to rear of hall. Note properly jointed hall ceiling girder. Facing west



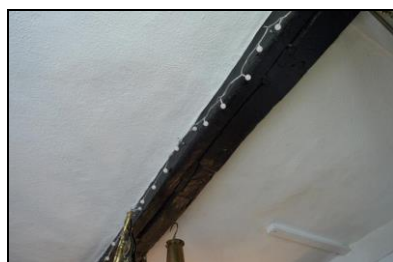
BES17-0011

No. 21 cross-beam between hall and service end. Facing north-west



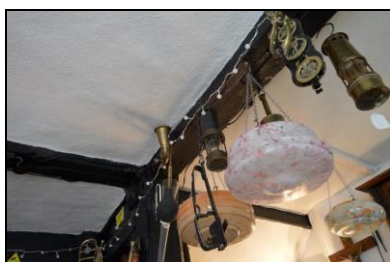
BES17-0012

No. 21 cross-beam between hall and service end. Facing south-east



BES17-0013

No. 21 service bay partition. Facing north-west



BES17-0014

No. 21 cross-beam between hall and service end. Facing north-east



BES17-0015

No. 21 location of service doorways. Facing east



BES17-0016

No. 21 service bay partition. Facing west



BES17-0017

*No. 21 location of service doorways.
Facing east*



BES17-0018

South elevation. Facing north



BES17-0019

South elevation. Facing north



BES17-0020

No. 23 shop front. Facing north



BES17-0021

South elevation. Facing north



BES17-0022

South and west elevations. Facing north-east



BES17-0023

Supposed clasped wall plates on west elevation. Facing east



BES17-0024

North elevation. Facing south



BES17-0025

Phase 2 and 3 rear wing. Facing south-east



BES17-0026

Exposed phase 1 studs. Facing east



BES17-0027

c.1700 cross-type window. Facing east



BES17-0028

c.1800 extension. Facing east



BES17-0029

door to extension. Facing east



BES17-0030

*Top-hung casement lighting extension.
Facing east*



BES17-0031
*Plank and batten shutter on extension.
Facing east*



BES17-0032
c.1800 extension. Facing south-east



BES17-0033
c.1800 extension. Facing south-west



BES17-0034
Exposed studs of extension. Facing west



BES17-0035
*Exposed wall framing of east elevation.
Facing south-west*



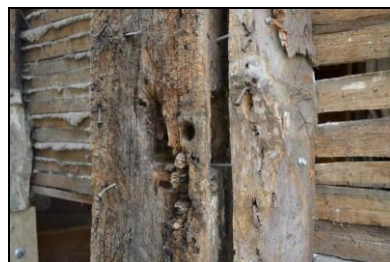
BES17-0036
*Exposed wall framing of east elevation.
Facing south-west*



BES17-0037
*Carpenter's mark on Phase 3 post.
Facing west*



BES17-0038
*Junction between main range and rear
wing. Facing west*



BES17-0039
*Redundent mortices on NE phase 1 post.
Facing west*



BES17-0040
*Exposed wall framing of east elevation.
Facing west*



BES17-0041
*Curved brace with staves and daub.
Facing south-west*



BES17-0042
*Staves and daub in west wall. Facing
west*



BES17-0043
*Diamond mullion window in west wall.
Facing south-west*



BES17-0044
Studs in west wall. Facing south-west



BES17-0045
*Interior of ground floor south room.
Facing south*



BES17-0046
*Interior of ground floor south room.
Facing west*



BES17-0047
*Interior of ground floor south room.
Facing east*



BES17-0048
*Interior of ground floor south room.
Facing north*



BES17-0049
*Bridging joist with redundant mortice.
Facing north*



BES17-0050
*Bridging joist in ground floor south room
with evidence of partition and door.
Facing north*



BES17-0051
*Bridging joist and post in ground floor
south room. Facing east*



BES17-0052
*Side girt in ground floor south room.
Facing east*



BES17-0053
*Fireplace in ground floor south room.
Facing north-west*



BES17-0054
*Remains of wallpaper in ground floor
south room. Facing north*



BES17-0055
Underside of stairs. Facing east



BES17-0056
Ground floor north room. Facing west



BES17-0057
Ground floor north room. Facing north



BES17-0058
Ground floor north room. Facing east



BES17-0059
Ground floor north room. Facing south



BES17-0060
*Stove in ground floor north room. Facing
north*



BES17-0061

Built in shelves and post in ground floor north room. Facing south-west



BES17-0062

Bottom of stairs. Facing south-east



BES17-0063

Area of surviving double staves. Facing south-east



BES17-0064

Fragment of wallpaper in ground floor north room. Facing north



BES17-0065

Side of north chimney stack. Facing north



BES17-0066

Phase 3 extension. Facing north-west



BES17-0067

Phase 3 extension. Facing south



BES17-0068

Phase 3 extension. Facing east



BES17-0069

Phase 3 extension. Facing east



BES17-0070

Clerestory windows in extension. Facing north



BES17-0071

Brick in north fireplace. Facing south



BES17-0072

Stairs to basement. Facing south-west



BES17-0073

Interior of basement. Facing west



BES17-0074

Interior of basement. Facing east



BES17-0075

Basement Stairs. Facing south



BES17-0076
Stairs. Facing east



BES17-0077
Shutter groove on wall plate above stairs. Facing east



BES17-0078
First floor south room. Facing south



BES17-0079
First floor south room. Facing east



BES17-0080
First floor south room. Facing north



BES17-0081
First floor south room. Facing south



BES17-0082
H hinge on cupboard door in 1F south room. Facing west



BES17-0083
Shutter groove in 1F south room. Facing east



BES17-0084
Wallpaper in 1F south room. Facing south



BES17-0085
Wallpaper in 1F south room. Facing south



BES17-0086
First floor boards and joists. Facing south



BES17-0087
First floor boards and joists. Facing south



BES17-0088
First floor boards. Facing south



BES17-0089
First floor north-west room. Facing north



BES17-0090
Blocked door, post and truncated wall plate in 1F NW room. Facing west



BES17-0091

Window in 1F NW room. Facing west



BES17-0092

First floor north-west room. Facing south-east



BES17-0093

Fireplace in first floor north room. Facing north



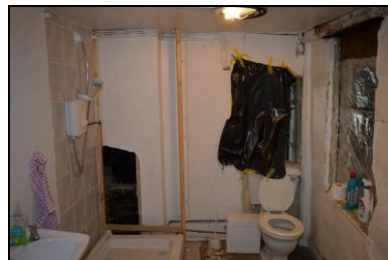
BES17-0094

Jowl-post in first floor north-east room. Facing east



BES17-0095

Jowl-post, truncated wall plate and tie beam. Facing east



BES17-0096

First floor north-east room. Facing north



BES17-0097

First floor north-west room. Facing north



BES17-0098

Stairs to attic. Facing west



BES17-0099

Brace in high end wall frame leaving space for doorway. Facing west



BES17-0100

Brace in high end wall frame. Facing west



BES17-0101

Saltire pargetting. Facing west



BES17-0102

Saltire pargetting. Facing west



BES17-0103

Saltire pargetting. Facing west



BES17-0104

Saltire pargetting. Facing west



BES17-0105

Attic cupboard door. Facing west



BES17-0106
*Butterfly hinge on attic cupboard door.
Facing west*



BES17-0107
Attic south room. Facing west



BES17-0108
Attic south room. Facing east



BES17-0109
Attic south room. Facing north



BES17-0110
Small hatch in attic. Facing north



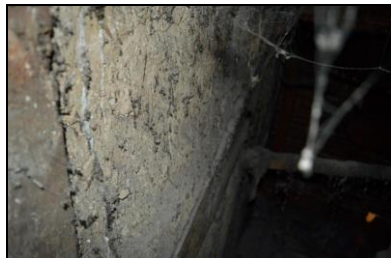
BES17-0111
Attic north room. Facing north



BES17-0112
Floorboards and joists in attic. Facing north



BES17-0113
Attic north room. Facing south



BES17-0114
Void under attic stairs. Facing north



BES17-0115
Void under attic stairs. Facing west



BES17-0116
Merchant's marks on purlin. Facing east



BES17-0117
*Blocked door in high end wall frame.
Facing west*



BES17-0118
*Apotropaic mark above ground floor
south fireplace. Facing north-west*



BES17-0119
*Wall framing of north wall of Phase 3
extension. Facing north*

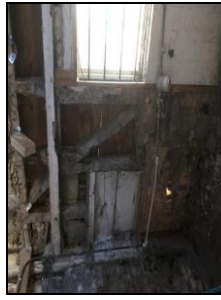


BES17-0120
*External view of north wall and extension.
Facing south*



BES17-0121

Phase 3 extension, original principal rafter preserved in heightened wall. Facing west



BES17-0122

Wall framing of Phase 3 extension. Facing west



BES17-0123

Wall framing of Phase 3 extension. Facing west



BES17-0124

Door in Phase 3 extension. Facing west



BES17-0125

North wall in Phase 3 extension. Facing north



BES17-0126

North Wall in Phase 3 extension. Facing north



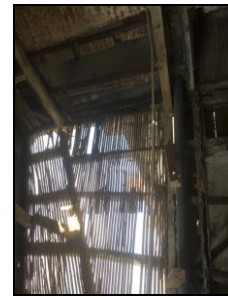
BES17-0127

East wall in Phase 3 extension. Facing east



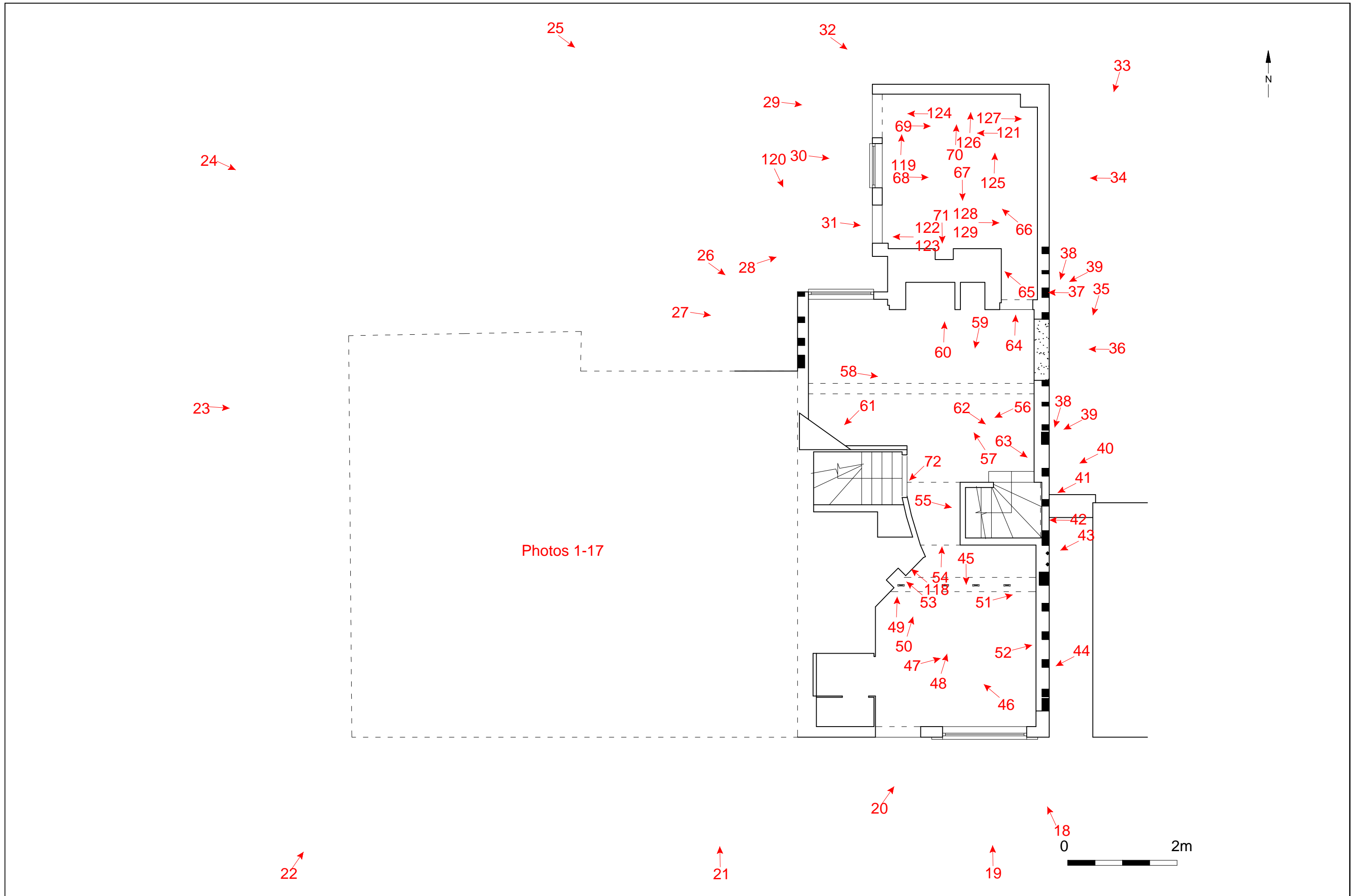
BES17-0128

East wall in Phase 3 extension. Facing east

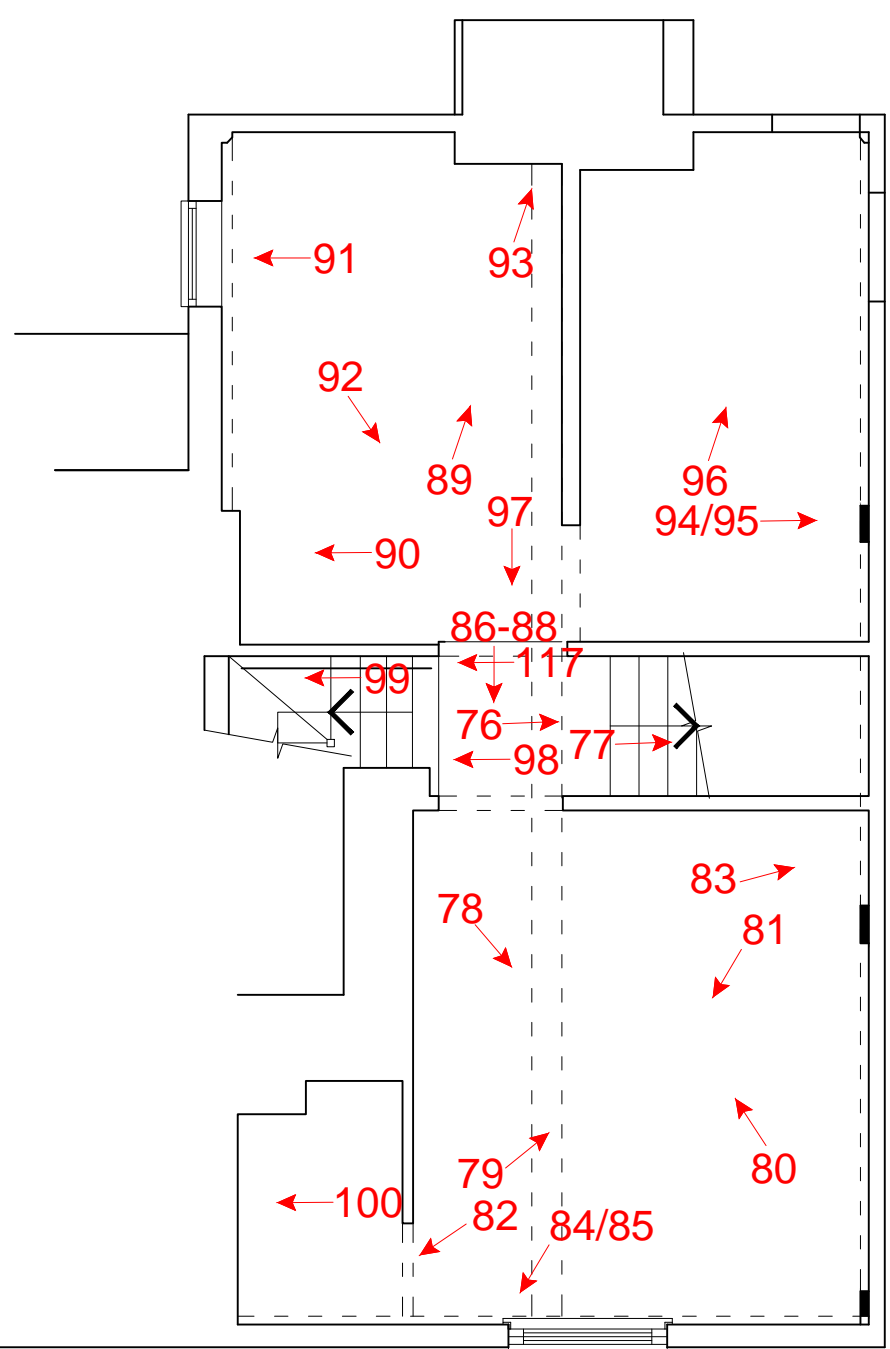


BES17-0129

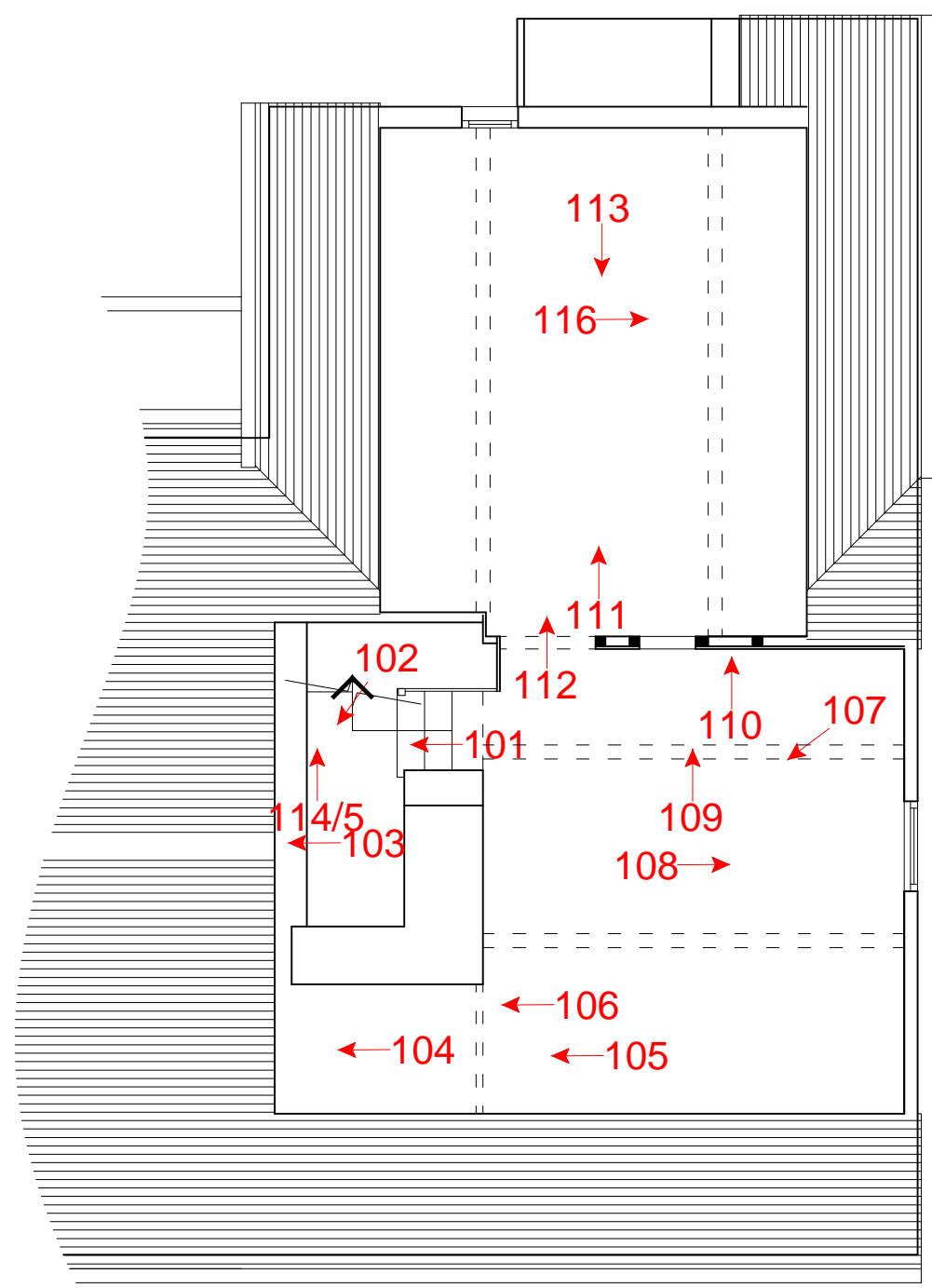
East wall in Phase 3 extension. Facing east



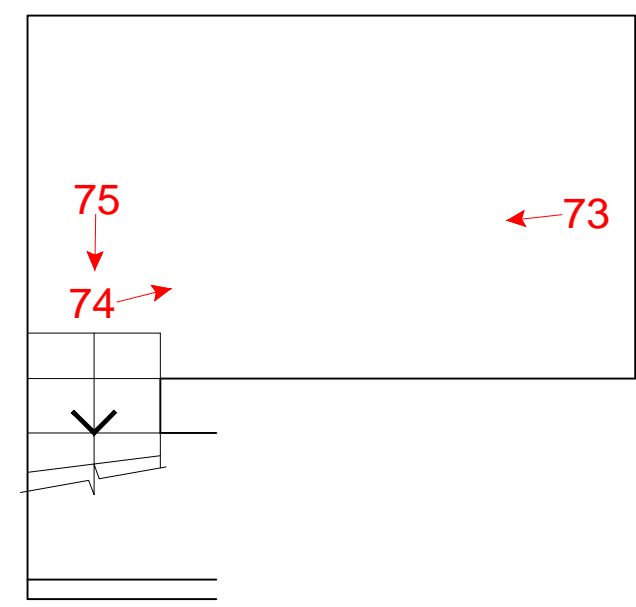
© Archaeology South-East		23 Bell Street, Sawbridgeworth, Hertfordshire		Fig. A2.1
Project Ref: 170005	May 2017	Ground floor photo location plan		
Report Ref: 2017107	Drawn by: CPC			



First floor



Second floor



Basement



APPENDIX 3: OASIS SUMMARY FORM

OASIS ID: archaeol6-284607

Project details

Project name	23 BELL STREET, SAWBRIDGEWORTH, HERTFORDSHIRE: HISTORIC BUILDING WATCHING BRIEF
Short description of the project	In March 2017, Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building watching-brief during works to 23 Bell Street, Sawbridgeworth, Hertfordshire (NGR TQ 5110 1014). The work was commissioned by Mr Robbie Nelson to satisfy a condition placed on listed building consent for the building's alteration (planning ref. 3/16/1879/FUL). The works include a part-change of use of a retail unit (A1) to residential (C3) as well as the replacement of an existing timber-framed rear extension with a new single- and two-storey extension. The house was originally built in the early/mid-16th century, seemingly as the high-status end of a timber-framed house which was built with a fully-floored hall from the outset. The rest of the structure survives as No. 21 Bell Street which adjoins to the west. The house was extended to the rear c.1700 at the same time as two chimneys were inserted and much of the internal structure and roof was rebuilt. The house was extended to the rear again c.1800 with a timber-framed workshop. Around the same time a brick façade was built on the street elevation and the house was subdivided into its present form.
Project dates	Start: 17-03-2017 End: 23-05-2017
Previous/future work	No / Yes
Any associated project reference codes	170005 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	BUILDING Medieval
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Survey/Recording Of Fabric/Structure"
Prompt	Listed Building Consent
Project location	
Country	England
Site location	HERTFORDSHIRE EAST HERTFORDSHIRE SAWBRIDGEWORTH 23 Bell Street
Study area	0 Square metres
Site coordinates	TL 548257 214863 51.869962242834 0.249117952686 51 52 11 N 000 14 56 E Point
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Archaeology South-East
Project director/manager	Amy Williamson
Project supervisor	Christopher Curtis
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Hertfordshire Archives and Local Studies

Digital Archive ID	BES17
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	Hertfordshire Archives and Local Studies
Paper Archive ID	BES17
Paper Media available	"Photograph","Plan","Report"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	23 BELL STREET, SAWBRIDGEWORTH, HERTFORDSHIRE: HISTORIC BUILDING WATCHING BRIEF
Author(s)/Editor(s)	Curtis, C.
Date	2017
Issuer or publisher	Archaeology South_east
Place of issue or publication	Brighton
Entered by	Chris Curtis (christopher.curtis@ucl.ac.uk)
Entered on	23 May 2017

APPENDIX 4: HER SUMMARY SHEET

Site name and address: 23 BELL STREET, SAWBRIDGEWORTH, HERTFORDSHIRE		
County: Hertfordshire		District: East Hertfordshire
Village/Town: Sawbridgeworth		Parish: Sawbridgeworth
Planning application reference: 3/16/1879/FUL		
HER Enquiry reference: N/A		
Funding source: Private client		
Nature of application: Planning permission and listed building consent for partial demolition and extension		
Present land use: In use as a building		
Size of application area: 71.91 sq m		Size of area investigated: 51.49 sq m
NGR (to 8 figures minimum): 548257 214863		
Site code (if applicable): BES17		
Site director/Organization: Archaeology South-East		
Type of work: Historic Buildings Watching Brief		
Date of work: 2017	Start: 17-03-2017	Finish: 22-05-2017
Location of finds & site archive/Curating museum: Hertfordshire Archives and Local Studies		
Related HER Nos: N/A		Periods represented: Post-medieval
Relevant previous summaries/reports N/A		
Summary of fieldwork results: The house was originally built in the early/mid-16th century, seemingly as the high-status end of a timber-framed house which was built with a fully-floored hall from the outset. The rest of the structure survives as No. 21 Bell Street which adjoins to the west. The house was extended to the rear c.1700 at the same time as two chimneys were inserted and much of the internal structure and roof was rebuilt. The house was extended to the rear again c.1800 with a timber-framed workshop. Around the same time a brick façade was built on the street elevation and the house was subdivided into its present form.		
Author of summary: Chris Curtis		Date of summary: 22-05-2017

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