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**THE COACH HOUSE
DOLPHIN YARD, ST ALBANS
HERTFORDSHIRE**

HISTORIC BUILDING RECORDING

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NGR: TL 14712 07032		Report No: 4217
District: St Albans		Site Code: AS 1558
Approved: Claire Halpin MfA		Project No: 5050
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Project name	<i>The Coach House, Dolphin Yard, St Albans, Hertfordshire. Historic Building Recording.</i>		
Summary			
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Project dates (fieldwork)	22 nd November 2012		
Previous work (Y/N/?)	N	Future work (Y/N/?)	?
P. number	5050	Site code	AS 1558
Type of project	<i>Historic building recording</i>		
Site status	<i>Grade II Listed</i>		
Current land use	<i>Offices and storage</i>		
Planned development	<i>Residential conversion</i>		
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Significant finds (+dates)	n/a		
Project locations			
County/ District/ Parish	<i>Hertfordshire</i>	<i>St Albans</i>	<i>St Peter</i>
HER for area	<i>HALS</i>		
Post code (if known)	-		
Area of site	-		
NGR	<i>TL 14712 07032</i>		
Height AOD (max)	-		
Project creators			
Brief issued by	<i>Simon West, District Archaeologist of SADC</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
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THE COACH HOUSE DOLPHIN YARD, ST ALBANS HERTFORDSHIRE

SUMMARY

In December 2012 Archaeological Solutions conducted historic building recording at the Coach House, Dolphin Yard in St Albans. Four ranges were inspected and technical analysis reveals that Range 1 has a detailed evolution and development. The evidence, though complex supports the supposition that the building originated as a timber-framed utilitarian or agricultural building associated with Nos. 7-9 Holywell Hill in the 16th century, later converted to a domestic residence in the 17th century. It took the form of a typical baffle-entry three-unit house with the insertion of a chimney stack, upper floor and timber-framed porch, and while one window survives, evidence for further examples may have been lost

This building was again remodelled with the infilling of the timber frame and it may have been at this point the eastern bay or bays was lost. In the early 19th century the entire south façade was re-clad in brick, and it is possible that the ranges to the east, including Ranges 2 and 3, were constructed. Since the earlier 19th century the buildings have been divided, although later alteration with the rebuilding of the south elevation of Ranges 2 and 3 in Flettons appears to have altered the form and Range 2 now forms a single open hall, while Range 3 now comprises offices. Range 4 a former garage of 20th century date has also been converted for office use.

1 INTRODUCTION

1.1 In December 2012 Archaeological Solutions conducted historic building recording at the Coach House, Dolphin Yard, St Albans, Hertfordshire (NGR TL 14712 07032; Figs. 1-2). The recording was prepared in compliance with a planning condition imposed on planning/listed building consent for change of use from offices to residential (Ref. 5/2012/0643/LB).

1.2 The historic building recording was undertaken following email advice from Simon West of St Albans District Council (SADC) dated 10th October 2012 and a written scheme of investigation (specification) prepared by AS (revised 11th October 2012) and approved by SADC. The project followed the procedures set out in English Heritage's 'Understanding historic buildings: a guide to good recording practice' (2006), and also conformed to the Institute for Archaeologists' 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' (IFA 2008). The level of recording was to Level 2 as defined in the EH guidelines for the eastern ranges, with a higher level of recording at the west end where necessary.

1.3 The objectives of the historic building recording were to compile a record of the existing standing structures proposed for alteration, in order to understand the

form, function, evolution, and record any remaining architectural embellishment of the building. Additional recording/research was also undertaken as necessary to place the findings in the context.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to the impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs. 1 & 2)

2.1 Dolphin Yard lies at the heart of the historic core of St Albans occupying a plot of land on the eastern side of Holywell Hill to the rear of Nos. 7-9 and No. 11. This is given access through a narrow carriageway from the road and is framed by ranges on the north, south and east. The assessment structures extend as a series of continuous ranges along the northern boundary but do not project from the rear of Nos. 7-9 and instead a short stretch of boundary wall bridges the gap which is of 18th century or later brickwork. All ranges subject to recording are labelled on Fig. 10.

2.2 Although not nationally listed in their own right, the ranges are curtilage listed to Nos. 7 and 9 and are also included on the Local List of significant buildings as well as lying within the St Albans Conservation Area. The nationally listed buildings around the yard includes Nos. 7-9 (List entry 1103091) noted as 16th century in date, and No. 11 (List entry 1103092) listed as early 17th century, both with alterations and extensions. A cottage on the south side of the yard is also nationally listed of early 19th century date (List entry 1347141), while the

remainder of the buildings arrayed around the yard are included on in the Local List.

3 METHODOLOGY

Historical and cartographic sources

3.1 The principal source for maps and primary documents was the Hertfordshire Archives and Local Studies (HALS) based in County Hall, Hertford. Material consulted which relates to the buildings has been listed in Appendix 1, and where relevant, reproduced as Figs. 3-9. Online resources were also utilised such as the historical directories, the results noted below where relevant.

Fieldwork

3.2 The site was visited on the 22nd November 2012 in order to compile descriptions of the buildings and undertake the drawing and photographic work. The written descriptions analysis was carried out by Tansy Collins while the photographic survey and drawing work was completed by Kathren Henry. Floor plans provided by the client were augmented where necessary and cross-section through Range 1 were produced. Elevations provided by the client have also been included (Figs. 10-11).

3.3 The photographic recording was carried out using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 1000D (10 megapixels) digital camera, duplicating the black and white photography. Supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 10 and 11).

4 HISTORICAL AND CARTOGRAPHIC BACKGROUND

4.1 Determining the origins of Dolphin Yard through documentary research prior to the 19th century is limited within the scope of this investigation. However, some evidence regarding later uses can be gleaned. A brief description of the yard can be found in F.G Kitton's *The Old Inns of St. Albans, with an Illustrated Account of The Peahen Hotel Past and Present* and the passage is reproduced below:

‘The “Dolphin” was one of the many Inns which stood between the “Saracens Head” and the top of Holywell Hill, only a single example of which remains to us. This Inn is believed (with good reason) to have occupied the site of the two houses now in the occupation of Mr. Mitchell and Mr. Payne respectively – the yard immediately to the south of Mr. Payne’s is still known as the “Dolphin Yard”, whence can

be seen picturesque gable or two which evidently formed part of the vanished Inn.' (Kitton, 1899. p.241-2)

4.2 The tithe map of 1846 (Fig. 3) clearly shows Dolphin Yard to the rear of plots 80 and 81 enclosed by ranges on all sides. The apportionment describes number 80 as comprising a house, shop, stables and cottages, the assessment structures at this time perhaps forming the stables and cottages. This was owned by George Marston and inhabited by William Iron Jnr. and others. The neighbouring building (No. 81) was used as a house and workshop by Harvey Reeves who was also in ownership at the time. The map suggests there has been a certain amount of change to the layout of the ranges. The layout corresponds in that narrow ranges extend along the northern boundary with a projecting element which corresponds to the position of the porch. However, a unit is depicted contiguous with Range 1 and extending to the rear of No. 7, while the ranges extends the entire length of the plot to abut a further building at the rear. The ranges are divided into a number of smaller units at this time consistent with use as cottages, stables or similar.

4.3 The Ordnance Survey (OS) map of 1879 (Fig. 4) shows very little change in the layout of the ranges within Dolphin Yard, apart from the construction of a small unit on the north side of Range 1 which does not exist today. Otherwise, a small carriageway is depicted extending through the building at the eastern extent of the site allowing access to the area beyond. The Holywell Brewery is labelled to the immediate north of the yard. It is not clear which yard this label relates to but it is possible that the assessment buildings were included, the extract above clearly suggests the presence of an inn and associated buildings although a photograph taken in 1899 by Stanley Kent may suggest the Holywell Brewery building were located further north. This photograph was taken from the brewery buildings but the rear of Nos. 7 and 9 are only visible at the left of the frame with Range 1. This shows the presence of the dormer window by this time but little useful information (St Albans and Hertfordshire architectural and archaeological society ref: ESK13c).

4.4 Historic directories are a useful source of information and in 1895 list the professions of the tenants at Nos. 7 and 9 noted above; William Payne was an 'oilman' and Daniel Mitchell, a tailor. At this point the houses were numbered 53 and 54 respectively but by 1899 had been renumbered again and were known as Nos. 7 and 9 which continues to the present.

4.5 By 1898 and the production of the OS map (Fig 5), there has been little change to the ranges apart from the removal of the building at the south-eastern end of the site. Of interest, however, is a sketch of the same date (Fig. 6; HALS) which depicts the 'old brick and timber house in Dolphin Yard, Holywell Hill, St Albans sketched sep 22.1898', the main focus of which is a full height timber framed porch with hipped roof. It also shows the window layout at that time which include transom and mullion windows with multiple diamond panes.

4.6 In 1902 William Payne is still in residence at No. 9 (Kelly's 1902) however No. 7 is now occupied by James Martin, an antique and furniture dealer, while later, in 1914, Ernest Goodey is listed as an antique furniture dealer at the same address.

4.7 The final OS map reproduced here dates to 1924 (Fig. 7) and shows some alteration including a rear extension to No. 9 as well as a small unit added on the south side of the eastern ranges. Little information was available at this level of survey regarding the later uses of the buildings but the eastern ranges are now in use as offices, while Range 1 and 2 are empty.

5 THE BUILDINGS (Figs. 10-11)

5.1 Range 1 comprises the Coach House at the west end and is the earliest of the assessment structures. It is a timber-framed building of two bays although evidence indicates the building once extended at least a further bay to the east and has been altered and remodelled on a number of occasions. Most significantly, a number of elements appear to indicate the building was originally built as a utilitarian or agricultural range, only later converted for domestic use. The roof is steeply pitched and tiled with a tall chimney stack to the east which has been recently rebuilt or repaired.

5.2 Range 2 extends from the east end of Range 1 and consists of a long single-storey range with a pitched roof. This was probably constructed in the 19th century but has been heavily modified with the south façade entirely rebuilt in Fletton brickwork. Range 3 is a further single-storey range of similar form but extending with a slightly lower roof line and again retains 19th century elements, but with the southern side rebuilt in Fletton brick. The final range (Range 4) includes a low garage unit with a mono-pitched roof, constructed of brick with corrugated sheeting to the roof pitch.

Range 1

Exterior

5.3 The principal south elevation faces south into Dolphin Yard and has a single-storey porch at the east end (Plate 1). No sign of the timber frame exists on this side and has been rebuilt in fine early 19th century brickwork. This is most coherent at upper level where red brick is interspersed with overburnt headers in a chequerboard pattern, but elsewhere appears to have seen phases of repair, particularly at the east end which appears to confirm the porch formerly rose to full-height. At ground floor level the main façade is pierced by a doorway and two windows of varying size with two further windows at upper level. All apertures are set beneath gauged brick arches with slightly cambered soffits. Although the existing doors and windows are modern, the apertures are all original to the re-fronting of the building. The presence of the doorway directly into the main range as well as to the porch it suggests the building was divided at an early date.

5.4 The porch has been almost entirely remodelled, although on the west side elements of the original timber-frame survive, all properly pegged and substantially weathered. The south-west corner post survives with a mid-rail and a single stud at the junction with the main range, truncated below the mid-rail. Two studs lie above the mid-rail and rise to the wall-plate. These are single-pegged, and further peg-holes indicate the studs continued inline below. The lower section is now constructed of brick of varying dates, with a slender horizontal timber bearer, not pegged and so a later insertion. The south and east

sides have been rebuilt in 19th century brickwork with a robust buttress attached to the east side with a small two-light casement adjoining, each light of two panes with safety and textured glass. The south side has a modern door but set in a pegged frame. The gable above has applied modern softwood pieces and a wide barge board and the roof is covered with peg-tiles.

5.5 The east elevation is visible only above Range 2 and is all cement-rendered apart from the corner posts and a section of wall-plate. The lateral wall-plates project on both sides, where the ends appear fairly unweathered.

5.6 The west elevation has a retaining wall of brick at lower level with weatherboarding above. The lower brickwork is offset from the elevation and may be simply constructed up against the existing timber frame rather than replacing the fabric, and likely relates to earlier structural elements visible on cartographic sources. It is constructed of a fairly orange brick laid entirely in header bond. The bricks are substantially weathered with most bricks having lost their facing, and much of the lime mortar lost, with rebuilding visible in the southern corner. The weatherboarding above is modern.

5.7 The north side of the building preserves the most historic fabric though the ground level has been substantial built up and is set approximately 1m above the ground level to the south (Plate 2). The timber framing here is of fairly robust members, apparently of oak or other hardwood, now all painted with sections of modern repair in softwood scarfed in and treated to blend in with the earlier timber. The original timber frame infill has been entirely replaced in brick of varying dates, the majority including a slender orange fabric, measuring 8-8³/₄" x 2-2¹/₄" (203-222mm x 51-57mm) with patches of repair and replacement elsewhere, while a dormer window rises above the elevation through the roof pitch. The casement is modern but a dormer window in this position may be depicted on a photograph dated 1899, noted above.

5.8 There are two bays including principal posts framing the bay panels which consist of slightly staggered mid-rails with upper and lower regularly-spaced studs, the lower portions of the studs not visible due to the rise in ground level. The west bay comprises outer full-height bay posts with a low mid-rail. There are four upper studs, while peg-holes indicate the presence of lower companions but the two examples here are modern replacements.

5.9 At the west end a doorway has been inserted which has truncated the mid-rail, and either pre-dates or is contemporary with the brick infill adjoining as the jamb is defined by queen closers. The door head was created by the insertion of two timber pieces, this supporting the base of the truncated upper stud, while a metal strap to the west provides further reinforcement. Above the doorway is a particularly wide tension brace, with three visible pegs to the corner post and wall-plate.

5.10 Otherwise, the insertion of the dormer window in this bay has seen the east stud truncated at upper level and the apron of the window clad in modern horizontal boarding. The dormer contains a three-light fixed casement and the gabled roof is covered in plain tiles. The end of what may be an intermediate binding joist is visible notched over the mid-rail and reinforced with an iron tie and straps. Otherwise occasional pegs are visible in the studs and suggest an earlier

arrangement, none of which correspond with the expected position for windows, while the central post has a double-pegged redundant mortice at three-quarters height.

5.11 The east bay is well-preserved. Of the outer posts, that to the east partially survives though the lower section is largely a modern repair, while the bay panel retains the mid-rail and apparently all four original studs above and below. The mid-rail is double-pegged and the studs single-pegged. Notches cut into the two eastern studs appear to indicate a former external structure or attachment which presumably represents the small unit visible on cartographic sources. Of note here are the remains of an early window (Plate 3). By the pattern of peg-holes, this consisted of a typical tripartite form utilising the studs as jambs with horizontal members pegged in to form the sills creating a large central light with outer smaller lights all abutting the eaves. The eastern light partially survives with a pegged sill piece and remnants of ironmongery, though all now infilled with brick.

5.12 The scantling of sample of timbers was measured:

Bay post	9" (229mm)
Mid-rail	9" (229mm)
Stud	7"- 7½" (178mm – 191mm)
Peg diameter	¾" (19mm)

Interior

Ground floor

5.13 Given access through the doorway on the south side of the main range, the interior of the building is of two bays with the chimney stack occupying almost half of the eastern bay, while the porch gives access to the lobby against the chimney stack and leads to Range 2 but is not accessible from this area.

5.14 The ground floor of the range is divided with what appears to be masonry walls, all plastered, into a living room with a WC and small kitchenette enclosed at the west end where a modern staircase rises to first floor level. Most fixtures and fittings throughout are modern including the windows and the space is carpeted.

5.15 Room GF01 now spans approximately one and a half bays and is dominated by the chimney stack on the east. This has been repaired in places but is of slender orange brick measuring an average of 9" x 4¼" x 2" (229mm x 108mm x 51mm). The lintel is chamfered and although fairly decayed at one end, the south end preserves a lambs-tongue chamfer stop. The brick jambs are exposed but within the fireplace are all plastered. There are two small seats to either side.

5.16 The north wall is all dry-lined over the timber frame and otherwise little is visible apart from a north-south binding joist in the position of the bay division. This is chamfered but with no stops. The WC, kitchenette and staircase are entirely modern.

5.17 Although now giving access to Range 2, the porch and lobby are included for this range. The interior is reached through the modern door on the south side. Little early fabric is visible as the whole area is lined out with modern dado boarding and similar. The window on the east is a late 19th or early 20th century casement with a slightly moulded mullion. This space is open with the former lobby set against the chimney stack. No early fabric is visible and a modern door on the east leads to the main hall of Range 2.

First floor

5.18 More of the historic fabric is exposed at first floor level and the form and layout of the building is more readily discernible. The principal original elements of the timber frame are exposed but there have clearly been phases of alteration with areas of loss and repair. Some of the area, the south wall particularly, is dry-lined but may preserve historic fabric and evidence for the evolution of the building. The space is divided with a truss at the bay division but otherwise comprises a single open space with the chimney stack at the east end, all ceiled above collar level (Plate 4).

5.19 The west wall has been somewhat altered and the timber-frame infilled with brick as on the north, although the existing original fabric suggests this marks the original end of the building. Where the modern staircase rises the mid-rail is visible though partially plastered over, so that only to pegs are visible for studs above. Some reinforcement has been applied with metal strapping at the south end. Timber elements include the north-west corner post which has a slightly splay-cut jowl and is double-pegged to the wall-plate and reinforced with later iron strapping, probably 19th century in date. A wide curved brace is double-pegged to the post and tie-beam and corresponding peg-holes indicate a second to the south though this is lost and the corner post is either lost or hidden. There are two pegged studs which survive in good condition above, one possibly a well-executed replacement. In addition, this stud has been bisected with the application of a later downward brace from the south corner secured with ironwork. Slender intermediate members are not pegged. Above the tie-beam the gable includes queen post and a central un-pegged intermediate. Offset to the south of centre is the stump of a truncated bridging joist, simply notched over the wall-plate.

5.20 The south wall is all clad in modern dry-lining with no early fabric exposed, apart from the central bay post and the wall-plate above extending the length of the building. The pattern of peg-holes in the wall-plate indicates the arrangement of original studs below. The survival of the central bay post may indicate the survival of further timber elements behind the dry-lining. The wall-plate is scarfed to the west of the bay post but the form is not visible and has been strengthened with metal strapping.

5.21 The north wall is again dry-lined so only the bay post and corner posts are visible as well as the wall-plate, the pattern of peg-holes reflecting the arrangement seen to the exterior. The wall-plate has been cut through for the insertion of the dormer on this side. The existing window is modern.

5.22 The east wall where the building abuts Range 2 is largely occupied by the chimney stack. The brickwork all appears of the same homogenous orange brick

seen below though entirely repointed and repaired in places with modern steel ties inserted for strength. The fireplace at this level is served by an attached flue on the west side of the stack although the brickwork all appears homogenous and apparently contemporary. The brick jambs are chamfered and the reveals canted, while the timber lintel is chamfered with delicate lambs tongue chamfer stops.

5.23 The remainder of the east wall is visible to either side where the outline of doorways are expressed. Neither are original to the build though may be of some age. To the south, original fabric includes the tie-beam and principal rafter with a robust queen post pegged to the collar above, which clasps a purlin. The queen post is slightly splay-cut on the north. Below the tie-beam former intermediate studs or staves have simply been nailed to the tie-beam and form the jambs of a possible doorway with a horizontal member at the head. Otherwise two slender studs lie to the north.

5.24 To the north of the stack, a similar arrangement exists. Here the corner post is visible with a slight splay-cut jowl to the tie-beam. As before the principal rafter, queen post and collar are visible. The stave framing the south jamb is nailed to the tie-beam, while a little horizontal piece forming the head is properly notched and nailed with a short vertical supporting piece. Nevertheless, this is clearly a later addition as peg-holes are visible in the tie-beam for the original brace to the post.

5.25 The truss form in the centre includes the bay posts which are both visible with gently swelling jowls to a slightly cambered tie-beam. Redundant mortices in the posts and tie-beam indicate the presence of inner braces which are lost. Robust queen posts are pegged and rise to a collar which clasps a single purlin in each pitch. Principal rafters are notched over the back and rise above the existing ceiling. Three slender staves are morticed into the tie-beam and collar. The tie-beam is apparently reused from elsewhere and retains a second set of mortices for braces as well as a series of stud mortices and wattle pole holes. This may indicate the position of a former partition, though it is not clear if the evidence for wattle and daub relates to this phase of work. In addition a redundant pegged mortice in the upper side of the tie-beam has no corresponding mortice in the collar and is clearly from an earlier arrangement. A notch has been cut into the tie-beam at the north end presumably for a doorway.

5.26 In each bay there are eight fairly robust common rafters set approximately 18" (457mm) apart as well as wide slightly curved wind braces which are pegged to either side of the principal rafters and at each corner. Two examples have been lost but their existence is indicated by redundant mortices. The western bay was underdrawn at one point, indicated by the pattern of nails in the soffits of the rafters and west face of the truss members.

5.27 Other timber is visible throughout which has been brought in from elsewhere. This includes a secondary binding joist in the west bay which is simply resting over the wall-plates. This member is a reused wall-plate and retains the characteristic notches for rafter feet and a dovetail mortice for a tie-beam end with mortices on the opposing face for studs. Similarly a bridging joist on the south side of the stack extends from the tie-beam to the east wall-plate

and is a former binding or bridging joist repositioned upside down with mortices for common floor joists.

East wall

5.28 With the removal of the eastern bay or bays of Range 1, the east side of the chimney stack and surrounding fabric is visible extending full-height from within the adjoining range. The space has been somewhat modernised and remodelled but early elements provide some information (Plate 5).

5.29 At ground floor level the fireplace aperture is visible although the surrounding area is all plastered brickwork. The aperture has painted brick jambs, plastered reveals and the bressummer above survives but now painted. As elsewhere this is chamfered with lambs tongue chamfer stops.

5.30 Above, the binding joist is supported at the south end with a corbel of modern brick. Otherwise, this preserves further evidence for the lost bay on this side. Eight sawn-off floor joists are visible which would have projected into this space, with a probable ninth obscured behind a modern plate. Assembly marks in the form of scribed roman numerals adjoin each truncated joist. The beam is all painted making further detail impossible to discern, for example peg-holes for upper studwork or similar. Above the binding joist, the wall is plastered and pargetted though this is of no age apparently having been carried out by the local scout group.

Ranges 2-4

Exterior

5.31 These ranges are described as a single entity as the facades are largely continuous with only the roof lines expressing the range divisions (Plate 6). The existing principal southern elevations of all three ranges are entirely constructed of pink Fletton brickwork with characteristic kiss marks, with all apertures set below cambered brick arches.

5.32 Range 2 is lit by three windows all of which are modern. There is a central transom and mullioned four-light window, the lower lights of three panes and the upper lights a single pane, with two larger windows flanking. These are also of transom and mullion form but here of six lights. At the east end, a doorway is reached via three steps constructed of Staffordshire blue or mechanical blue bricks. The doorway is tall with a large two-pane overlight set in a pegged surround with a fairly robust door. This is boarded and framed with five butt hinges. At eaves level the rafter feet protrude and above the roof is clad in what appears to be hand-made peg-tiles at the west end but modern cement tiles to the east.

5.33 Range 3 continues in like style spanning a single storey but with the roof set at a lower level. The Fletton brickwork is continuous from the adjoining range pierced at the west end by a two-light casement, each light of two panes with textured glass, and as before set below a cambered brick arch. To the east, the remainder of the façade has been recently rebuilt in modern Flettons but a

section retains a bolted timber lintel which appears to have once framed an open-fronted section. Here a modern doorway gives access to the current office area which is lit by two two-light casements all of which are modern. The roof over this range is entirely clad in plain cement tiles with terracotta coping.

5.34 The east elevations of both Ranges 2 and 3 are visible above the adjoining structures. Both appear constructed of 19th century brickwork with the end of slender wall-plates and purlins visible in both cases, as well as the final rafter couple rising to ridgeboards. The brickwork of Range 2 differs slightly in being laid in a variable bond and perhaps of a slightly later date constructed against the earlier rear wall.

5.35 The final range (Range 4) comprises a former garage converted for office use. This unit has a mono-pitched roof and is constructed of Flettons against a pre-existing boundary wall to the rear. The south side is enclosed with robust double doors of boarded form with strap hinges hung on a lower traditional pintle but an upper closed pintle. Adjoining to the east is a small two-light timber casement, each light of two panes, with internal vertical iron safety bars. The east elevation is of painted brickwork but little further is discernible.

5.36 The rear northern side can be seen from the adjoining yard to the north (Plate 7). Here the walls are defined by brickwork extending in a series of distinct stretches marked by a number of straight joints. However, these do not correspond to the span of the ranges as defined by the roof levels confirming there has been substantial alteration.

5.37 The brick of Range 2 is constructed of variable orange brickwork laid in Flemish bond which appears consistent with a 19th century date, measuring approximately 8½" x 4" x 2½" (216mm x 102mm x 64mm). They have occasional kiss marks and are fairly creased with wide lime joints. A straight joint at approximately three-quarters the length marks a change in construction, although the brickwork to either side is similar and may indicate phases of work over a short period of time. In addition at the west end a stretch of approximately 4.5m has been rebuilt in later brick, with a further low former aperture itself infilled with yellow stock brickwork, again laid in Flemish bond. A low cement plinth extends across this range and is continuous from Range 1. At eaves level the rafter feet protrude as on the southern side.

5.38 The brickwork of the rear side of Range 3 continues from the adjoining range but again a straight joint at one point along the range indicates a change in construction. The wall to the east is constructed of a more regular red stock brick laid in Flemish bond, measuring an average of 9" x 4½" x 2½" (229mm x 114mm x 64mm). In addition, a change in the form of the rafter feet may indicate some internal alteration. Beyond, the brickwork continues as a boundary wall topped with a course of semi-circular capping bricks against which Range 4 has been constructed. Finally, further east the boundary walls consists of a number of phases of repair and rebuilding, all apparently later but including a short stretch of flintwork and brick.

Interior

5.39 Given access from the porch of Range 1, this range comprises a single large hall area with a high ceiling. The west wall is of note as it preserves elements of the adjoining Range 1 and has been described above. Otherwise, the north wall is lined with plain vertical boarding to ceiling level apart from a short stretch at the west end in the position of the blocking visible to the exterior, while a single pier projects into the room and the vertical boarding continues around this. The east wall is of painted brickwork pierced by a single doorway set beneath a cambered brick arch which leads to the adjoining range.

5.40 The south wall is all of painted brickwork divided into panels by full-height brick piers with bevelled corners, each panel pierced by the modern windows noted from the exterior as well as the doorway at the eastern end. The ceiling is entirely lined in plain underboarding.

5.41 Further rooms occupy Ranges 3 and 4 but most have been converted for office use and little of historic note is visible. The western room given access from Range 2 is a plain room with vertical bead-moulded boarding on the north, differing from the plain boarding to the west, while on the south, a two-light casement has a scrolled catch. On the east a blocked aperture is visible with an adjoining doorway leading to the final rooms of Range 3 as well as the single room occupying Range 4. These spaces have been subdivided and entirely lined out with modern materials and suspended ceilings.

6 DISCUSSION

6.1 Although locally listed, little is known of the historical origins behind the buildings in Dolphin Yard, however it appears upon inspection that the ranges have undergone a complex evolution. Range 1 clearly formed a lobby-entry house in the 17th century and may represent the conversion of an earlier building associated with the 16th century street front building, Nos. 7-9. The exposed early fabric provides some evidence but the sequence is by no means clear; crucial diagnostic features such as the fabric of the floor and the junction of the porch with the main range are not visible or have been lost. Despite this a tentative scenario can be suggested.

6.2 The two surviving bays are particularly interesting as the arrangement of the original timber frame does not appear consistent with a domestic context. The use of staggered mid-rails, the length of the studs together with the width of the tension brace on the exterior all give the impression of a more utilitarian or agricultural building. This is also reflected in the position of the building, which does not promote a domestic context. The fairly robust nature of the timber frame with wide tension braces and curved wind braces, as well as the fairly flat-section of elements such as the common rafters suggests a 16th century date. Its construction is likely to be contemporary with that of Nos. 7-9 which have also been ascribed a 16th century date.

6.3 The conversion to domestic use in the 17th century followed the form of a lobby- or baffle-entry house and involved the insertion of the massive chimney stack displaying decorative treatments not reflected on any of the principal

structural timbers. An upper floor was also inserted and it appears that a secondary binder may have been inserted in the west bay to carry the floor, compensating for staggered mid-rails more commonly found in agricultural buildings. A full-height porch may have been added at this time such features being common to 17th century domestic buildings.

6.4 At some point the original infill of the timber framing was removed and replaced in brick, while the early 19th century saw the entire front façade faced in fine chequerboard brickwork. This phase may be contemporary with the construction of the Grade II listed building on the southern side of Dolphin Yard, which uses the same form of brickwork. Historic maps indicate a series of small units extending to the east at least by the time of the tithe, and some historic fabric survives, particularly the rear walls although no access was possible into the roof spaces to ascertain further survival. Ranges 2 and 3 appear to be part of this phase, while Range 4 is somewhat later, perhaps even 20th century in date. These ranges, however, have been heavily remodelled, particularly in the 20th century which saw the frontages entirely rebuilt in Flettons, although even here elements of a formerly open fronted section survive

6.5 Late 19th century documentary evidence suggests the buildings were associated with the Dolphin Inn, but any link to Holywell brewery has not been established during the course of this investigation, but may repay further investigation.

7 CONCLUSION

7.1 The buildings at Dolphin Yard remains an interesting group with a complex history. Of most interest is Range 1, which despite being remodelled on a number of occasions retains substantial elements of its original form. The phasing and alterations are subtle and future work including the exposure of many of the diagnostic features crucial to understanding this complex building would allow a more comprehensive and accurate phasing to be developed.

7.2 The remaining ranges have been almost completely remodelled but nevertheless remain part of the history of the development to the rear of Holywell Hill at least associated with an earlier inn on the site, and perhaps under the ownership of Holywell Brewery.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) standards. Copies of the final report will be lodged with the Hertfordshire Heritage Environment Record (HER) and OASIS. The project archive will be lodged with Verulamium Museum.

ACKNOWLEDGEMENTS

Archaeological Solutions is grateful to Mr Chris Meadows for commissioning the project and for his assistance as well as Mr Simon West of SADC for his input and advice.

AS would like to thank Dr Lee Prosser for all his help and advice.

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<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

[Historical Directories](http://www.historicaldirectories.org/hd/index.asp)

<http://www.historicaldirectories.org/hd/index.asp>

St Albans and Hertfordshire architectural and archaeological society
http://www.stalbanshistory.org/page_id__416_img__365.aspx

APPENDIX 1 CARTOGRAPHIC SOURCES

Fig No	Date	Title	Scale	Location
3	1846	<i>Tithe map</i>	-	HALS
4	1879	<i>Ordnance Survey Map of Hertfordshire (1st edition)</i>	-	HALS
5	1898	<i>Ordnance Survey Map of Hertfordshire (2nd edition)</i>	-	HALS
7	1924	<i>Ordnance Survey Map of Hertfordshire (3rd edition)</i>	-	HALS
8	1939	<i>Ordnance Survey Map of Hertfordshire (4th edition)</i>	-	HALS
9	1964	<i>Ordnance Survey Map of Hertfordshire (5th edition)</i>	-	HALS

APPENDIX 2 1846 TITHE APPORTIONMENT EXTRACT

Plot No	Owner	Occupier	Description & State of Cultivation	Land use	Area		
					a	r	p
75	Morks, Ann	In hand	Peahen Inn, Stables, garden, tap and premises	-	-	2	24
76	Brandreth, Henry Gibbs	Joseph Cocking & others	House, stables, yard, garden, tap and premises	-	-	3	27
82	Day, John	In hand & others	2 Paddocks, house, cottages, barn, stable and premises	Grass	1	1	6
78	Rev. Henry Boune Nicholson	Rev. Henry Hall	House, garden & paddock	-	-	2	3
79	Lipscomb, John Thomas	In hand	House, garden & paddock	-	1	-	3
80	Marston, George	William Irons Jnr & others	House, shop, stables & cottage	-	-	-	15
81	Reeves, Harvey	In hand	House and workshop	-	-	-	3
77	Saunders, Joseph	In hand & others	House, yard, garden, workshop, paddock & cottages	-	-	3	34
83	Greaves, C.	Thomas Walters sen.	House & premises	-	-	-	19
84	Wood, Edmund	In hand & others	2 houses, shop, garden, stable & premises	-	-	1	2
85	Russel, Joseph and Elizabeth	Joseph Carter & others	13 houses & premises	-	-	1	17
70	Stirl, George	Robert & John Brookes	House and premises	-	-	-	5
69	Galer, John	William Attwood & Another	House and premises	-	-	-	5
68	Storey, John Samuel	James Gibson	Shop and premises	-	-	-	8
67	Pitkin, George	In hand & another	2 house and premises	-	-	-	8
66	House. The executors of the late Thomas George	Henry Goodman & others	House & shop, cottages and two gardens	-	-	-	28

APPENDIX 3 HER SUMMARY SHEET

Site name and address:	<i>The Coach House, Dolphin Yard, St Albans</i>
County: <i>Hertfordshire</i>	District: St Albans
Village/Town: Welwyn	Parish:
Planning application reference:	Ref. 5/2012/0643/LB
Client name/address/tel:	Chris Meadows
Nature of application:	Conversion to residential
Present land use:	Empty and office space
Size of application area:	Size of area investigated: 175m ²
NGR (8 figures):	<i>TL 1471 0703</i>
Site Code:	AS 1558
Site director/Organization:	Archaeological Solutions
Type of work:	Historic building recording
Date of work:	November 2012
Location of finds/Curating museum:	-/Verulamium
Related SMR Nos:	Periods represented: 16 th century to present
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p><i>In December 2012 Archaeological Solutions conducted historic building recording at the Coach House, Dolphin Yard in St Albans. Four ranges were inspected and technical analysis reveals that Range 1 has a detailed evolution and development. The evidence, though complex supports the supposition that the building originated as a timber-framed utilitarian or agricultural building associated with Nos. 7-9 Holywell Hill in the 16th century, later converted to a domestic residence in the 17th century. It took the form of a typical baffle-entry three-unit house with the insertion of a chimney stack, upper floor and timber-framed porch, and while one window survives, evidence for further examples may have been lost</i></p> <p><i>This building was again remodelled with the infilling of the timber frame and it may have been at this point the eastern bay or bays was lost. In the early 19th century the entire south façade was re-clad in brick, and it is possible that the ranges to the east, including Ranges 2 and 3, were constructed. Since the earlier 19th century the buildings have been divided, although later alteration with the rebuilding of the south elevation of Ranges 2 and 3 in Flettons appears to have altered the form and Range 2 now forms a single open hall, while Range 3 now comprises offices. Range 4 a former garage of 20th century date has also been converted for office use.</i></p>
Author of summary: Tansy Collins	Date of Summary: 12.12.12

**APPENDIX 4 ARCHAEOLOGICAL SOLUTIONS
BUILDING RECORDING ARCHIVE FORM**

Site Details							
Site Name: <i>The Coach House, Dolphin Yard, St Albans</i>						NGR:	
County: <i>Hertfordshire</i>				Museum Collecting Area: Verulamium			
Site Code: AS 1558				Project Number: 5050			
Date of Work: 22.11.12				Related Work:			
Brief/s				Specification/s			
Date		Present		Date		Present	
-		-		Rev. 11.11.12		Yes	
Site Records (Description)							
10 sheets A5 notes							
Site Drawings (Give Details of Formats & Size)							
1 sheet A3 drafting film							
Architect's Drawings:							
2 sheets A3 – annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Cd	
Reports							
Report No		Report Type				Present	
4217		Historic building recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	11-15	Yes	Yes	1	15-23	Yes
2	120mm	2-12	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report							
Digital Photographs (Give Details):							
In report and on CD							

PLATES



Plate 1 South side of Range 1, taken from the west (DP 1)



Plate 2 Northern elevation of Range 1, taken from the north (DP 7)



Plate 3 Position of a tripartite window on the north side of the east bay, Range 1, taken from the north (DP 28)



Plate 4 West end of Room FF01, Range 1, taken from the north-west (DP 14)



Plate 5 Former west end of the truncated bays of Range 1 from within Range 2, taken from the east (DP 19)



Plate 6 Dolphin yard, Ranges 1-4, southern elevation, taken from the south (DP 4)



Plate 7 Northern elevations of Range 2-4, taken from the east (DP 8)



Plate 8 Interior of Range 2, taken from the north-west (DP 16)

PHOTOGRAPHIC INDEX



1

South side of Range 1, taken from the west



2

Porch on the south side of Range 1, taken from the west



3

Range 3 & 4, southern elevation, taken from the south



4

Dolphin yard, Ranges 1-4, southern elevation, taken from the south



5

Range 2, southern elevation, taken from the south



6

North and west elevations of Range 1, taken from the north-west



7

Northern elevation of Range 1, taken from the north



8

Northern elevations of Range 2-4, taken from the east



9

Northern elevations of Ranges 1 & 2, taken from the east



10

Room GF01 showing inglenook fireplace, Range 1, taken from the west



11

West end of Room FF01, Range 1, taken from the east



12

East end of Room FF01, Range 1, taken from the west



13

East wall in Room FF01 south of the chimney stack, Range 1, taken from the west



14

West end of Room FF01, Range 1, taken from the north-west



15

East wall in Room FF01 north of the chimney stack, Range 1, taken from the west



16

Interior of Range 2, taken from the north-west



17

Casement window on the south side of the western unit, Range 3, taken from the north



18

Interior of Range 2, taken from the east



19

Former west end of the truncated bays of Range 1 from within Range 2, taken from the east



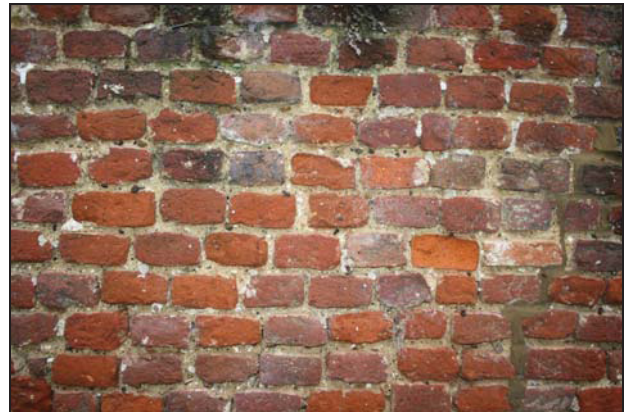
20

Lamb's tongue chamfer stop on the fireplace lintel now facing into Range 2, taken from the east



21

Binding joist now facing into Range 2 showing truncated floor joists and assembly marks, taken from the east



22

Typical section of brickwork at lower level on the western elevation of Range 1, taken from the west



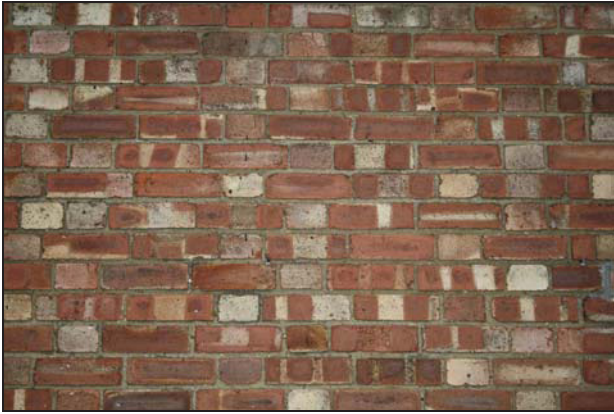
23

Section of chequer-board brickwork at upper level on the southern elevation of Range 1, taken from the south



24

Substantially rebuilt elements of the porch to Range 1, taken from the south-east



25

Fletton brickwork on the southern elevation of Range 2, taken from the south



26

Inserted doorway on the northern side of Range 1, itself later blocked, taken from the north-east



27

Possible internal binding joist notched over the northern mid-rail of the west bay, Range 1, taken from the north



28

Position of a tripartite window on the north side of the east bay, Range 1, taken from the north



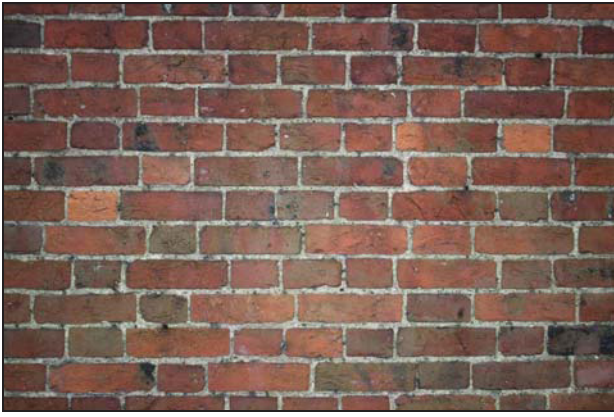
29

Detail of the east light of the former tripartite window on the north side of the east bay, Range 1, taken from the north



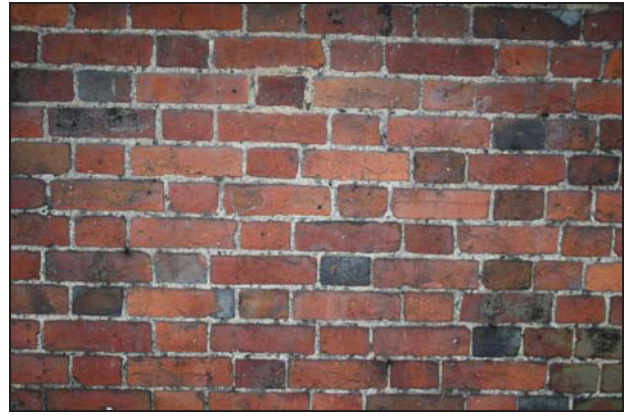
30

North-east corner of Range 1 showing unweathered wall-plate, taken from the north-east



31

Sample of brickwork on the northern side of Range 2, taken from the north



32

Sample of brickwork on the northern side of Range 3, taken from the north



33

Junction between Ranges 2 & 3, eastern elevation, taken from the east



34

Northern elevation of Range 1, taken from the east



35

Detail of the wide tension brace on the north-west corner of Range 1, taken from the north



36

West wall of Room FF01 showing corner brace, Range 1, taken from the south-east



37

Upper section of the west wall of Room FF01 showing possible truncated bridging joist, Range 1, taken from the east



38

Former wall-plate redeployed as a binding joist in Room FF01, Range 1, taken from the south



39

South end of the central truss in Range 1, taken from the north-west



40

Soffit of the central tie-beam in Room FF01 showing redundant brace mortice and empty stud mortices, Range 1, taken from the south



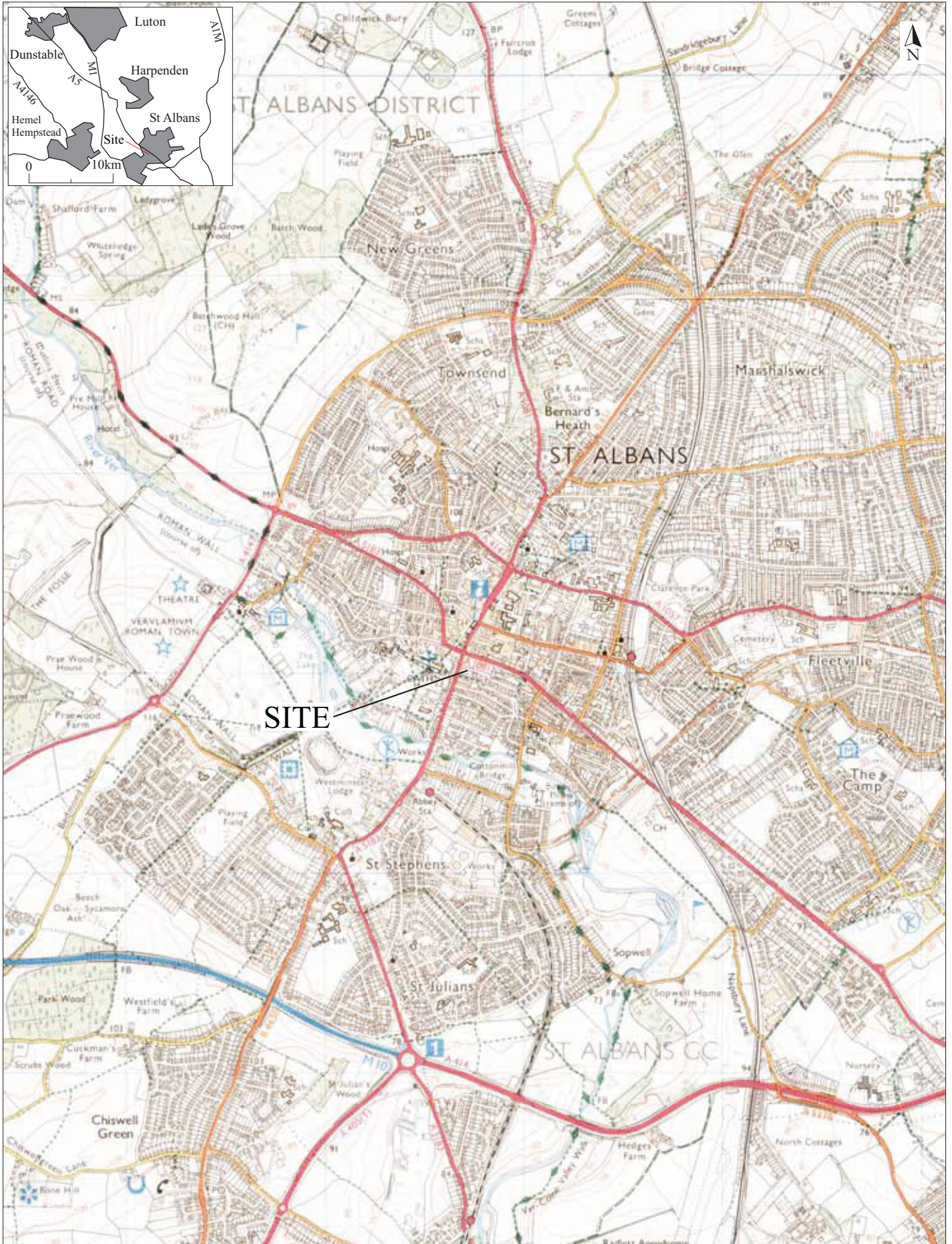
41

Southern roof pitch of the western bay in Room FF01, Range 1, taken from the north



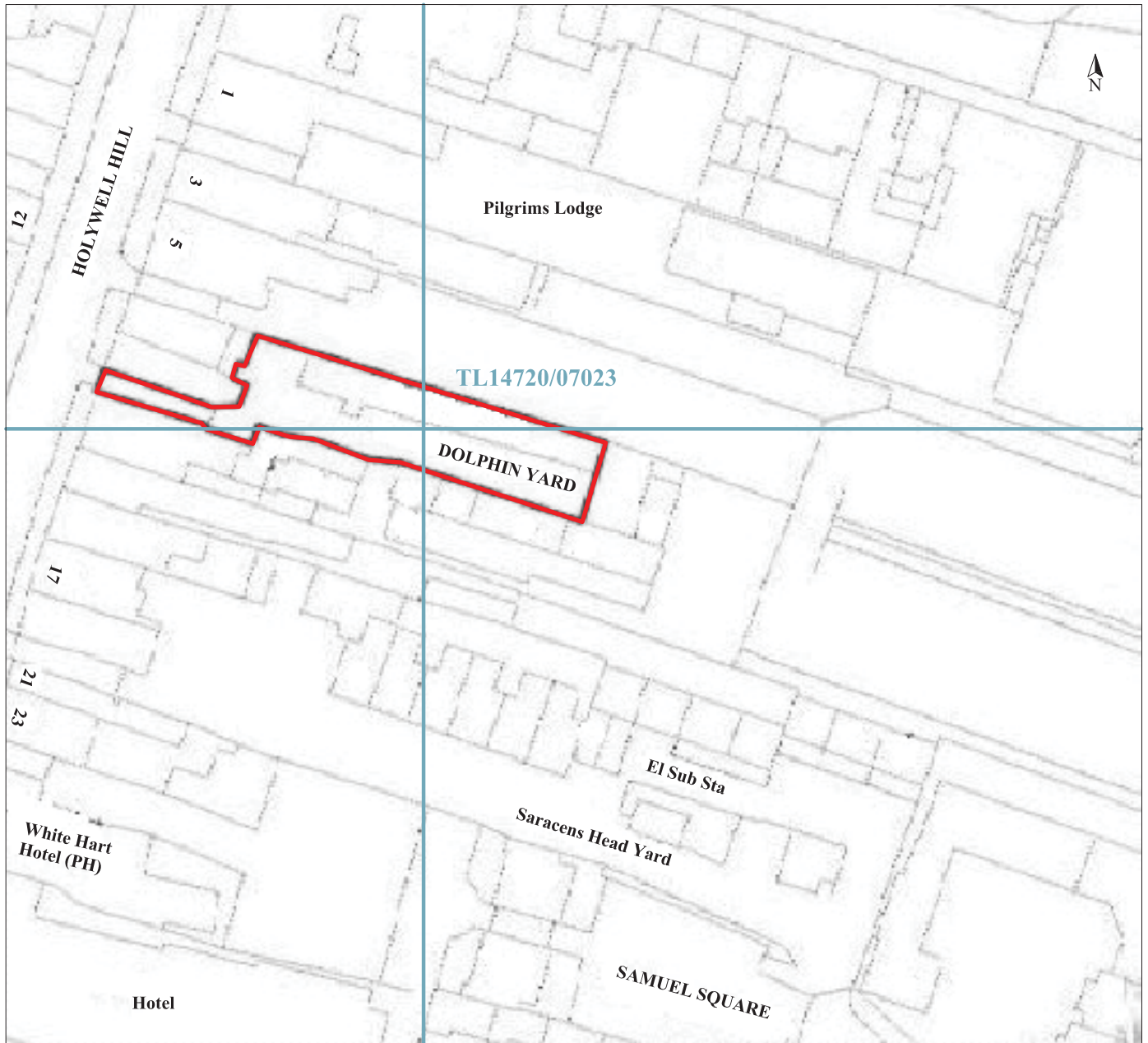
42

Scarf joint with strapping on the southern wall-plate in Room FF01, Range 1, taken from the north



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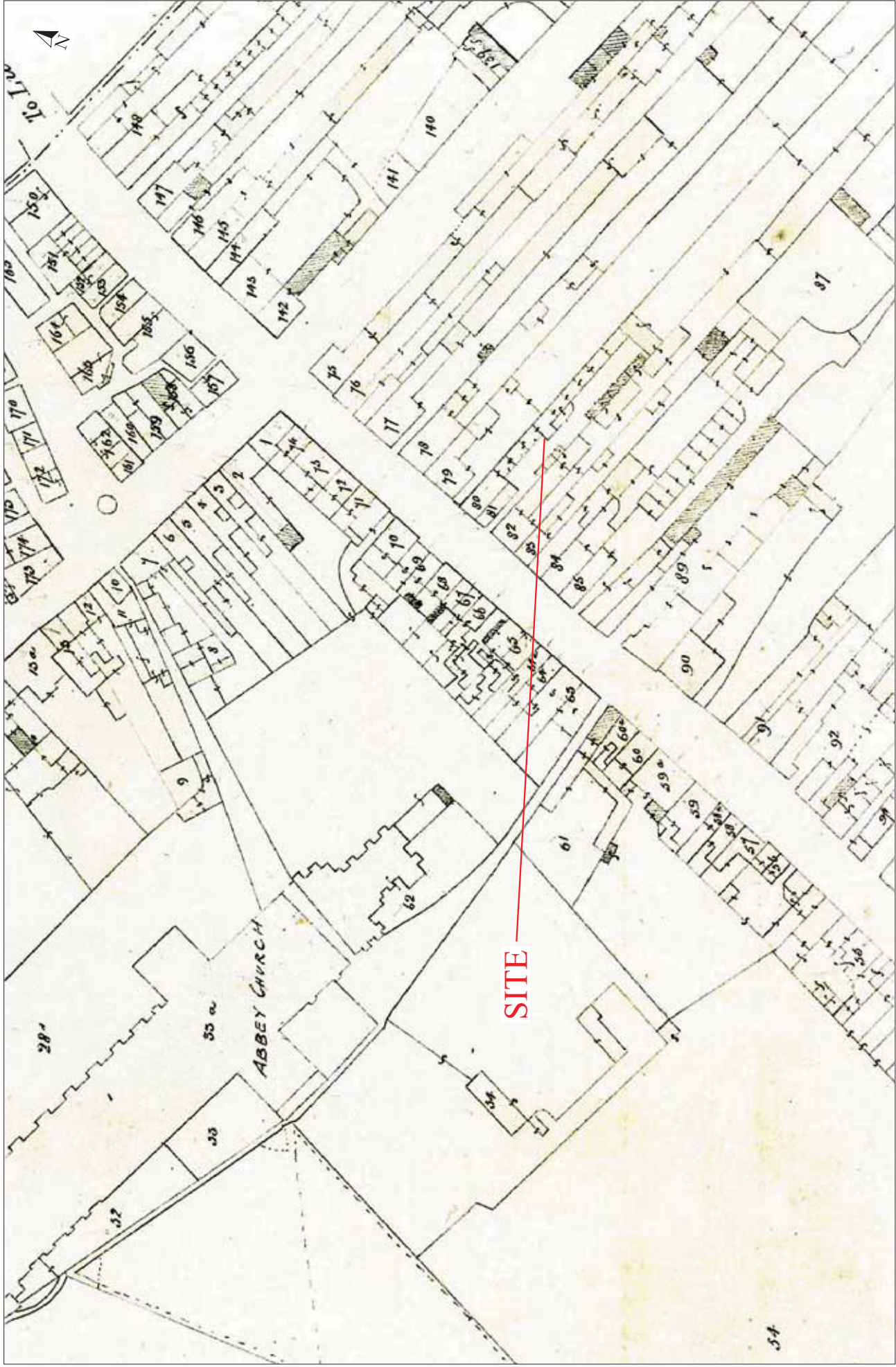
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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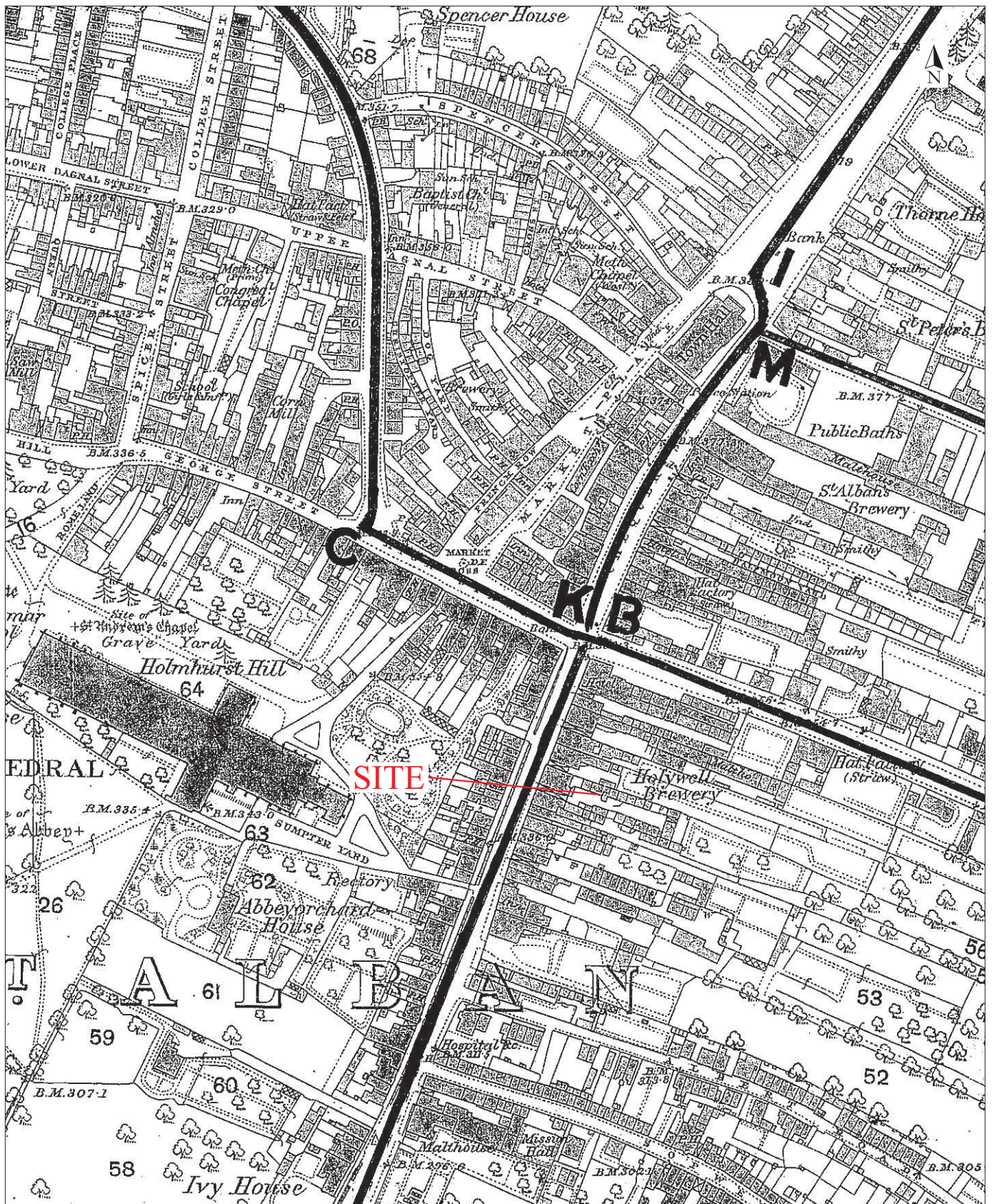
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Fig. 2 Detailed site location plan
 Scale 1:750 at A4



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Fig. 3 Tithe map, 1846

Not to scale



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Fig. 4 OS map, 1879
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 Fig. 5 OS map, 1898
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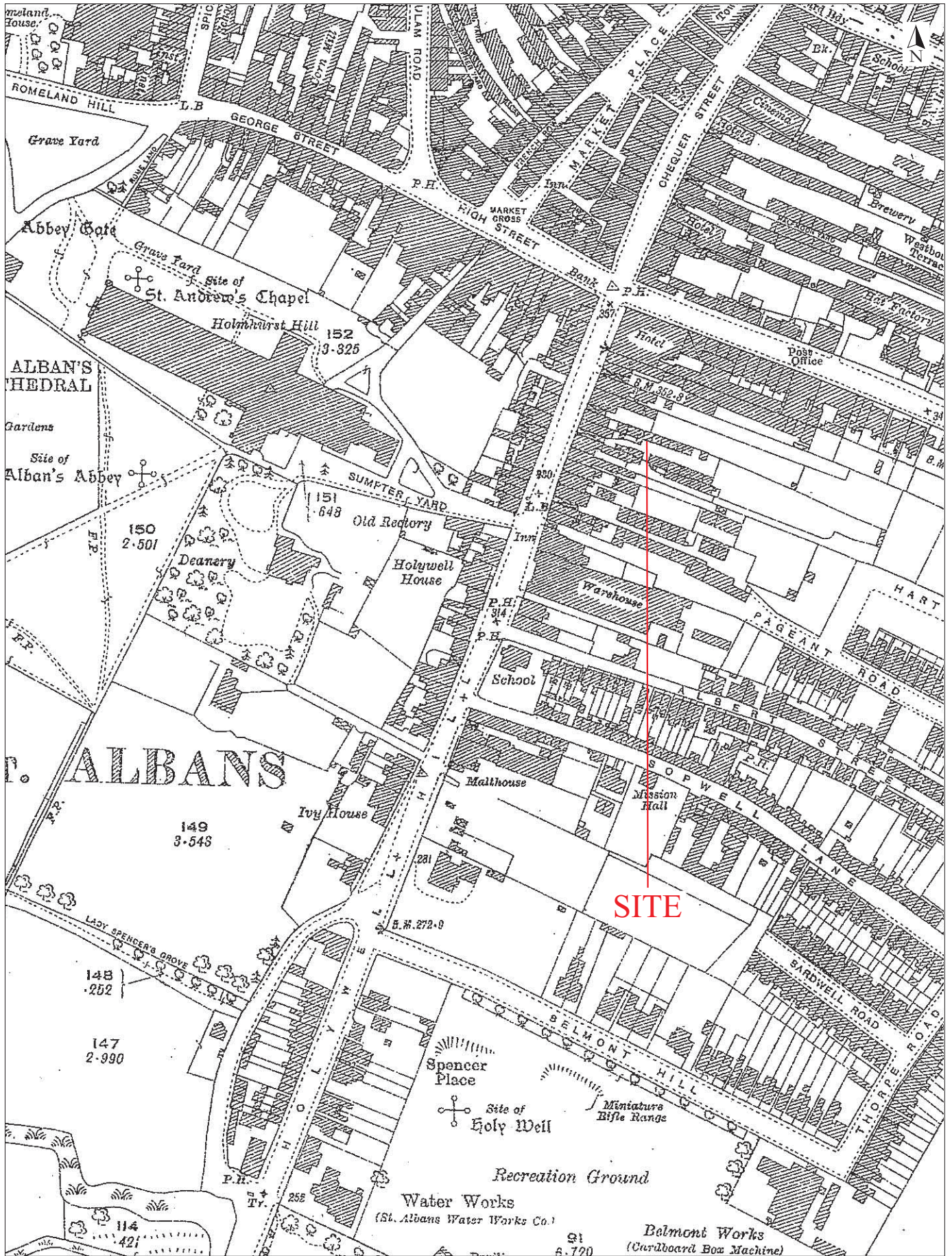


Old Brick & Timber House in Dolphin Yard, Holywell Hill, S. Albans. sketched sep 22, 1898.

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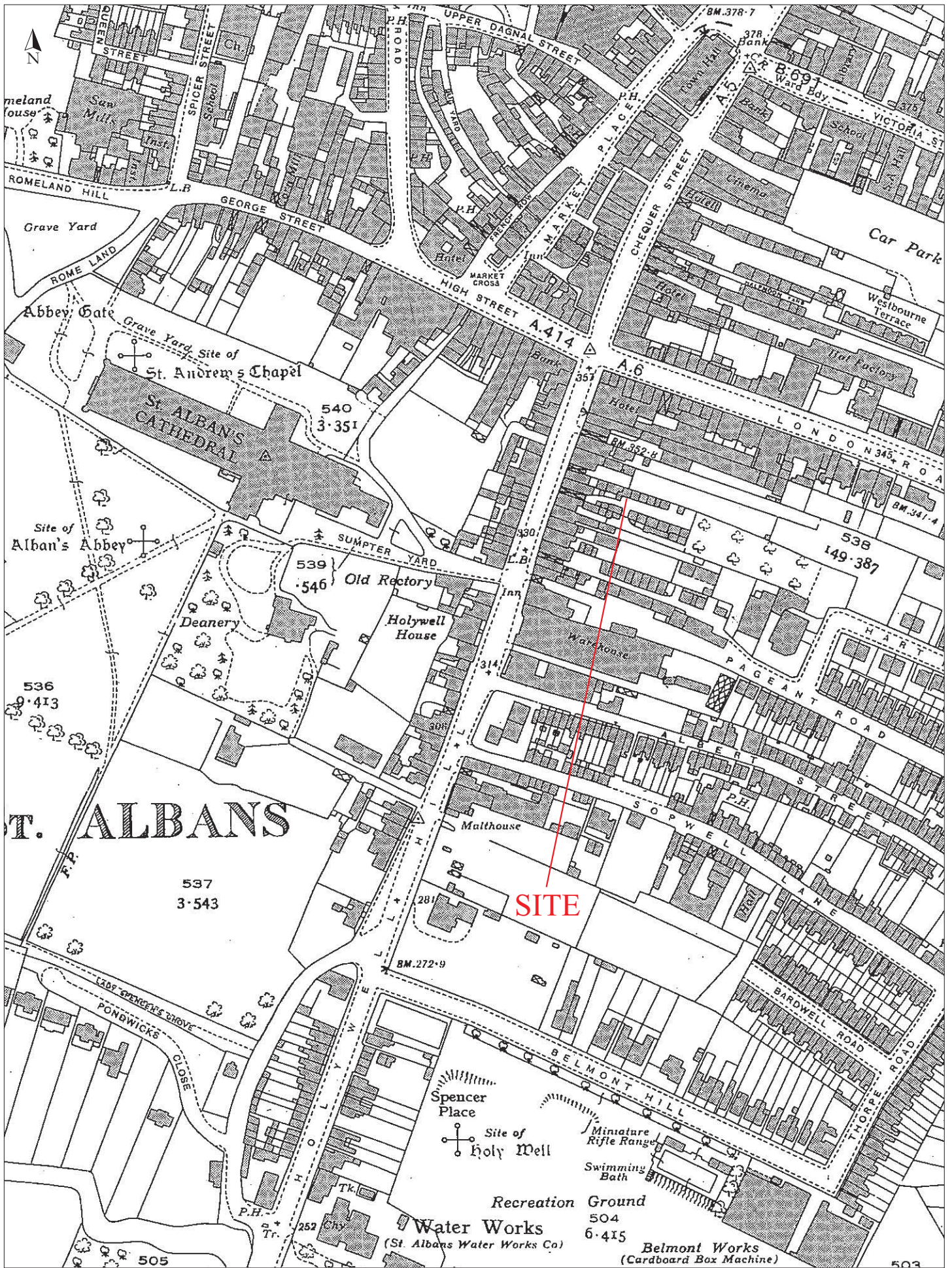
Fig. 6 Engraving from 1898

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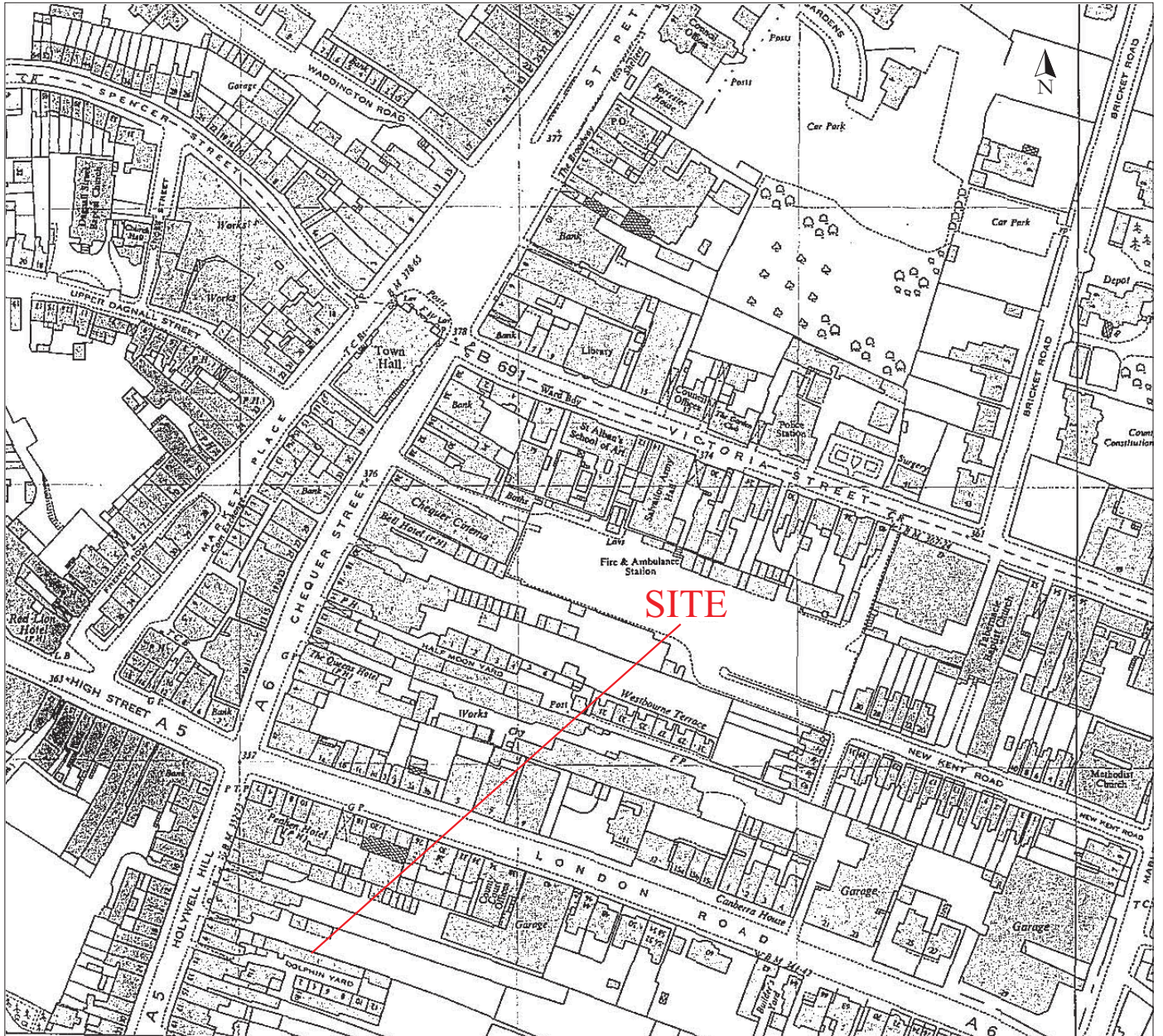
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 Fig. 7 OS map, 1924
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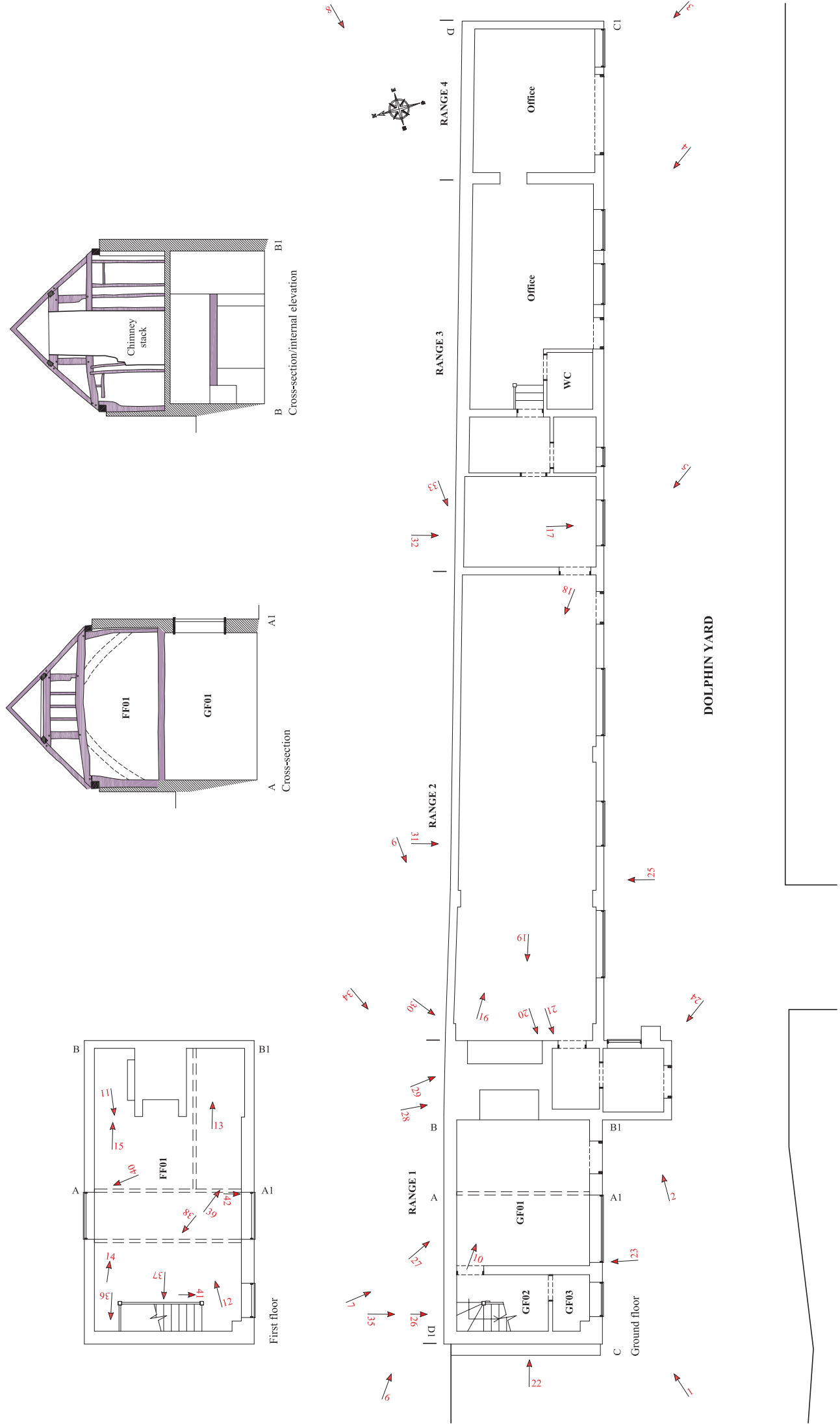
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Fig. 8 OS map, 1939
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Fig. 9 OS map, 1964
 Not to scale



--- Extrapolated timber
 → Photographic location



