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**22-26 CHEQUER STREET, ST ALBANS,
HERTFORDSHIRE**

HISTORIC BUILDING MONITORING AND RECORDING

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NGR: TL14750 07185		Report No: 4459
District: St Albans		Site Code: n/a
Approved: Claire Halpin MIfA		Project No: 5428
Signed:		Date: 14 November 2013

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OASIS SUMMARY SHEET

Project details			
Project name	22-26 Chequer Street, St Albans, Hertfordshire. Historic Building Monitoring and Recording.		
<p>In October 2013, AS carried out a programme of monitoring and recording during alterations at 22-26 Chequer Street, St Albans, Hertfordshire. The programme was carried out in order to comply with a planning condition imposed on approval for fabric alterations and change of use. Observation during the piercing of a wall between Nos. 22 and 24 provided further evidence for the development of both buildings, while documentary and other recording allowed a greater understanding of the buildings, particularly Nos. 24-26.</p> <p>Due to the extensive alterations carried out in the recent past, no historic fabric was affected during the planned works apart from the removal of brickwork to create the aperture. The wall was revealed to be substantial, being 0.45m thick and all of a single build constructed in late 18th or early 19th century brick.</p> <p>Nos. 24-26 comprises part of a larger structure including No. 28 which opened in 1912 as a new cinematographic theatre visible in a newspaper article of that date. The general outline of that building is evident but may itself comprise a remodelling of an earlier brewery building. However, the building has experienced substantial remodelling in concrete and blockwork at ground floor level, probably all carried out during the 1980s development of the Maltings shopping centre to the rear, meaning no historic fabric survives at this level. Nevertheless historic fabric may survive at upper level and within the roof space allowing a more accurate sequence to be developed.</p>			
Project dates (fieldwork)	8 th October 2013		
Previous work (Y/N/?)	Y	Future work	TBC
P. number	5428	Site code	n/a
Type of project	Historic Building Monitoring & Recording		
Site status	Within Conservation Area and Area of archaeological significance AS.R.25 as designated on the Local Plan		
Current land use	Restaurant (No. 22) and empty, formerly commercial premises (Nos. 24-26).		
Planned development	Conversion to a delicatessen associated with the restaurant		
Main features (+dates)	No. 22 15 th century public house. Nos. 24-26 – a 1912 cinema building, much altered but with possible remains of earlier ranges.		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	Hertfordshire	St Albans	St Peter
HER/ SMR for area	Hertfordshire Historic Environment Record (HHER) request No. 175/13		
Post code (if known)	-		
Area of site	c. 600m ² including all buildings		
NGR	TL 14750 07185		
Height AOD (max/ min)	c. 108m AOD		
Project creators			
Brief issued by	Simon West (SADC)		
Project supervisor/s (PO)	Tansy Collins		
Funded by	Jamie Oliver Restaurants		
Full title	22-26 Chequer St, St Albans, Hertfordshire. Historic Building Monitoring & Recording.		
Authors	Collins, T. Higgs, K.		
Report no.	4459		
Date (of report)	November 2013		

22-26 CHEQUER STREET, ST ALBANS, HERTFORDSHIRE

HISTORIC BUILDING MONITORING & RECORDING

SUMMARY

In October 2013, AS carried out a programme of monitoring and recording during alterations at 22-26 Chequer Street, St Albans, Hertfordshire. The programme was carried out in order to comply with a planning condition imposed on approval for fabric alterations and change of use.

Observation during the piercing of a wall between Nos. 22 and 24 provided further evidence for the development of both buildings, while documentary and other recording allowed a greater understanding of the buildings, particularly Nos. 24-26.

Due to the extensive alterations carried out in the recent past, no historic fabric was affected during the planned works apart from the removal of brickwork to create the aperture. The wall was revealed to be substantial, being 0.45m thick and all of a single build constructed in late 18th or early 19th century brick.

Nos. 24-26 comprises part of a larger structure including No. 28 which opened in 1912 as a new cinematographic theatre visible in a newspaper article of that date. The general outline of that building is evident but may itself comprise a remodelling of an earlier brewery building. However, the building has experienced substantial remodelling in concrete and blockwork at ground floor level, probably all carried out during the 1980s development of the Maltings shopping centre to the rear, meaning no historic fabric survives at this level. Nevertheless historic fabric may survive at upper level and within the roof space allowing a more accurate sequence to be developed.

1 INTRODUCTION

1.1 In October 2013, Archaeological Solutions Ltd (AS) carried out a programme of monitoring and recording during alterations at 22-26 Chequer Street, St Albans, Hertfordshire (NGR TL 1478 0720; Figs. 1-2). The programme was carried out at the request of Jamie Oliver Restaurants in order to comply with a planning condition imposed on approval for fabric alterations (St Albans Ref. 5/2013/1396). The proposals involve the change of use of 22 Chequer Street from Class A3 (restaurant) and 24-26 Chequer Street from Class A1 (retail) to mixed use A1 & A3 combined. In particular it was proposed to form a structural opening between the existing restaurant and the neighbouring building in order to create a Jamie Oliver Delicatessen. It was undertaken according to the requirements of St Albans City & District Council District Archaeologist (SADC; Mr. S. West) and according to a specification (Written Scheme of Investigation) issued by AS (dated 31st July 2013).

1.2 The building monitoring and recording followed the procedures outlined in the 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* (revised 2008). The project was also undertaken according

to the requirements of the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The overall aims and objectives of the project were:

- to monitor interventions into the fabric of the historic structure and to record any features of interest that were exposed
- to compile a high quality record of the structure identified for alteration, with analysis and interpretation of that structure,

Planning policy

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 impact of the proposal, particularly where a heritage asset is to be lost.

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

2.1 Chequer Street is located in the centre of St Albans, and lies within the parish of St Peter which forms the modern commercial focus of the city but in addition lies within the medieval core of the settlement. The site lies on the east side of the street and as such falls within the bounds of St Albans Conservation Area as well as Area of Archaeological Significance AS.R.25, as listed on the Local Plan. As such any planning applications relating to the site may be subject to a recording condition.

2.2 The buildings which are subject to alteration include No. 22 Chequer Street, now Jamie's Italian restaurant and formerly The Bell public house, and Nos. 24-26 Chequer Street, two commercial premises with rooms over which comprise two-thirds of a large single property. Chequer Street extends from Holywell Hill to the

south-west and extends parallel with Market Place before converging as St Peter's Street to the north-east. Nos. 22-26 all present their principal west elevations to the street and generally occupy a large rectangular plot of land bounded on all sides by further properties. To the south of No. 22 lies No. 20, while to the rear lies the Maltings shopping centre. To the north of Nos. 24-26 is No. 28, the final element of the building but outside the scope of this report and beyond is a modern building, while further buildings abut to the south-east.

2.3 No. 22 has been the subject of a number of previous investigations such as historic building assessment as well as archaeological monitoring of groundworks (Smith 2007, Wilcox 2008 and Pozorski 2011). None of the buildings are nationally listed although all are locally listed as being of architectural or historic merit. The historic building impact assessment provides a general chronology of the building which suggests elements of the building, particularly the carriageway to the south, date to the 15th century.

2.4 The site lies at approximately 108m AOD, with the surrounding relief sloping down to the south-west and the river. The St Albans area lies upon a solid geology of Upper Chalk of the Turonian – Campanian period of the Upper Cretaceous which forms much of the Chiltern Hills (BGS 1978). It is overlain by drift geology of undifferentiated River Terrace deposits of sand and gravel.

3 METHODOLOGY

3.1 Information was sought from a variety of available sources, and the following material was consulted as part of the assessment:

Archaeological databases

3.2 The standard collation of all known archaeological sites and find spots within St Albans district comes from the Hertfordshire Historic Environment Record (HER; request No. 175/13). Significant entries within a 100m radius of the site are listed in Appendix 1 and where relevant, these sites and finds have been discussed in Section 4.

Historical and cartographic sources

3.3 Documentary and cartographic sources can help to establish a geographical, topographical and historical context for archaeological remains on the site and in the surrounding area. The social and economic contexts in terms of land ownership and changes in land use can often also be inferred. The principal source for this type of evidence was the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford. Relevant documents have been reproduced as Figs. 3-7.

Secondary sources

3.4 The principal sources of secondary material were the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been

consulted. Pictorial evidence was also gained from the St Albans Museums Collection. All sources are listed in the bibliography.

Building recording/monitoring

3.5 The site was visited on the 8th October 2013 in order to undertake the analysis and photographic work as well as monitoring the piercing of the wall between the two buildings. This was carried out by Tansy Collins, and plans and elevations provided by the client have been included as Figs. 8.

3.6 The photographic recording was carried out using medium format (4.5cm x 6cm) black and white film and included all external views and area specific internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 60D (18 megapixels) digital single lens reflex 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. 8)

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Artefactual evidence suggests that the Vale of St Albans and valley of the river Ver have been exploited from the Palaeolithic period onwards although there is little to suggest the area was extensively occupied until the late 1st century BC, when the Iron Age settlement of *Verlamion* grew up on higher ground in Prae Wood (Wacher 1997; Niblett & Thompson 2005). Romano-British occupation was extensive within St Albans although evidence is sparse in the vicinity of the site, being more focused on Roman *Verulamium* located to the north-east of *Verlamion* around what is now St Michael's village (Wacher 1997) which subsequently expanded to become the third largest town in Britain.

4.2 Following the collapse of Roman rule in the early 5th century, the focus of settlement moved and by the 8th century a Saxon monastery had been established, later to become St Albans Abbey (National Heritage List entry 1003526).

4.3 Settlement spread north from the abbey and in 1086 was assessed as having 10 hides, land for 16 ploughs, a park for woodland beasts and three mills valued at 40s and the town had a population of 500. By the end of the 12th century, the medieval street plan, including Chequer Street, was well-established. This street was formerly named Holywell Street (Niblett & Thompson 2005: 274 - 78) and archaeological investigations have revealed evidence for extensive medieval activity, while a number of medieval buildings survive (Appendix 1). Particularly significant is the discovery of a mid-12th century boundary fronting the burgage plots along the street (HER 14553), and investigations carried out to the rear of Chequer Street exposed a sequence of variable construction techniques dating from the 12th - 16th century.

4.4 To the rear of No. 24 Chequer Street, evidence for a long rectangular building of several bays spanning the width of the medieval burgage plot was

found, which also contained a substantial oven (HER 14572 and 14599). Similarly, to the rear of No. 26, traces of a rectangular structure with further ovens were found set well back on the plot presumably to mitigate the risk of fire (HER 14573).

4.5 The dissolution of the monasteries saw St Albans Abbey surrendered in 1539 as well as the priory of St Mary granted to Sir Richard Lee in 1540, after which the priory buildings were demolished. Post-medieval development saw the redevelopment of a number of roads in order to cater to the coaching industry; St Albans was first stop on the main coaching route north from London. This period also saw the construction of inns and breweries as well as an expansion of industries such as printing, engineering, clothing and hat manufacture, while the introduction of the railway in 1864 accelerated this progress. The Abbey Church was granted Cathedral status and in 1877, the town received a City charter.

4.6 An inn named The Blue Bell is noted in the area from the late 15th century, later renamed The Bell Inn (Wilcox 2008) and Kitton, writing in 1899, as well as Geoff Dunk in 1995 (Smith 2007), note references in a chronological fashion and it is tempting to suggest a continuity. It is thought that the site, as part of a much larger plot, formed the site of St Albans brewery, created in 1776 by Thomas Kinder (HER 7077).

4.7 Cartographic sources can provide much useful information regarding the development of a building and so a range was consulted as part of this investigation. The earliest consulted was the Andrews' and Wren map produced in 1766 (Fig. 3). This map provides detail such as street names and layout, and although there are clearly buildings positioned fronting the street (later Chequer Street but at this point seemingly an extension of 'Holly-Well Hill') it is hard to distinguish specific buildings. It is possible, however, to gain an impression of the area at the time with street front buildings with rear ranges and rear yards, with the outlines of the medieval burgage plots extending to the rear.

4.8 The brewery formed in 1776 continued to be run by the Kinder family into the middle of the 19th century and the tithe map (Fig. 4) and apportionment provides much detail of the buildings and outlines the whole site belonging to the brewery, which extended south-east for some distance and was occupied by a large complex of outbuildings as well as further open land to the north-east and south-east, all referred to as 'Brewery Cottages, Bell Inn, Gardens and Pightle' in the award papers. No. 22 is visible along the street front with the carriageway to the south-west, though at this point there are two long rear ranges, coloured pink so presumably providing accommodation. Neither range survives to any extent although fragments of earlier structures survive within the north-east range (Smith 2007). The site position of Nos. 24-26 is occupied by a large rectangular building extending to the rear.

4.9 The first edition Ordnance Survey (OS) map (Fig. 5) was produced almost 40 years after the tithe map and shows there has been some change to the brewery site as a whole; the formerly open land to the north-east now contains a malting range as well as a public baths. Regarding the assessment structures there has been little change apart from the truncation of the south-east range of No. 22. Otherwise the rear ranges of the brewery, no longer surviving, can be seen on a number of old photographs held at St Albans Museum (Museum website). The production of a town plan in 1890 (Fig. 6) shows little change to the

outline of the ranges within the site and at this time the Bell Inn (No. 22) is labelled.

4.10 Throughout the later 19th century, census returns and historic directories provide information as to the proprietors of the hotel as well as the guests or lodgers resident at the times of the surveys (Pub History website). In 1881 Henry Tyler was the licensed victualler who lived there with his family as well as a lodger, Beresford Manston who was a chemist. 10 years later the Tyler family were still resident though now a barmaid and general servant are also noted; Susy Booth and Rosa Standbrook, although it is not evident whether this represents an increase in staff or simply their absence during the earlier survey. In addition, a billiard maker, Frederick Tallett, is listed and may have been a guest. By 1895, the public house has changed hands to a John Thompson (Kelly's Directory 1895) and in 1901 he is recorded as the hotel keeper. At this point there are two barmaids, Louise Caroline Booth and Maude Mary West, a waiter, Herbert Swain as well as a cook, Rose Howman. Subsequently, John Thompson is listed in 1912 as the proprietor with livery and bait stables (Kelly's Directory 1912). The adjoining buildings at Nos. 24-26 can be traced although it is not certain they represent an earlier form of the existing building. Nevertheless, in 1894 24 Chequer Street was occupied by William Wilson, a beer retailer (Kelly's Directory 1894, p.272), and in 1895 26 Chequer Street is the parcels office for the railway station at Holywell Hill, London and North-Western Line (Kelly's Directory 1895, p164).

4.11 The larger building occupying Nos. 24-26 (including No. 28) was removed from the ownership of the brewery and in 1912 'The New Cinematograph Theatre' was opened. A newspaper article from The Herts Advertiser dated the 13th January 1912 provides much information regarding this building (Appendix 3.1) and suggests the building formerly included the offices of the brewery and had changed hands only a few months before. There are clearly differences in appearance between the existing building and that depicted in this article but there are also distinct similarities, and furthermore additional detail can be gleaned which shows that the two outer shop premises were occupied by a milliners and a tobacconists, and also that a mix of architectural styles is visible with some classical motifs at upper level with some rustication, while the shop fronts at lower level look typically Edwardian with large glass panes topped by a frieze of small panes.

4.12 The text of the article suggests the previous building was demolished in order to construct the cinema although the size and alignment visible on earlier maps correspond well to that which exists today and it is possible that the earlier range was largely rebuilt but retaining some elements of the former building. The architect for the new cinema was Mr. H.F. Mence, with Mr Ezra Dunham the builder and the Salisbury Fibrous Plaster Co. (Hornsey) providing the plasterwork. The cinema was given electrical lighting installed by Mr. J. W. Brettell (Strand, London). The construction clearly utilised modern fabric and methods and an awareness of the risk of fire in cinemas is evidenced by the comments regarding the fire-proof operator's room with iron drop-curtains and the floor covering, which was described as 'novel', being of paper but remaining fire and damp proof.

4.13 This article also informs that the façade was not necessarily designed to be permanent and it was thought that remodelling would be carried out at some point to create a more expansive theatre with a new front as well as a stage and

dressing rooms. It does not appear that these alterations ever took place although later photographs (Appendix 3.2) show that the façade was altered with the application of mock-Tudor timberwork when the building was still in use as a cinema. The cinema was apparently converted to a bingo hall in 1965 before being compulsorily purchased in 1974 by the council and subsequently altered during the Maltings development to the rear in the 1980s (Elyes 2002).

4.14 Otherwise, ownership of No. 22 was transferred to the Luton based brewery J. W. Green Ltd when they acquired Adey and White Ltd in 1936, and brewing ceased at the premises the same year (Richmond & Turton 1990). The HER database also suggests that the breweries vaults on Chequer Street were used as civil defence headquarters during World War II. The property continued as The Bell Hotel until recently when it was acquired by Jamie Oliver Restaurants.

5 THE BUILDINGS

5.1 No. 22, formerly The Bell public house and now a Jamie's Italian restaurant, is as noted in the previous assessments. It presents an 18th or 19th century parapetted frontage to Chequer Street on the west, with a steeply-pitched roof above (Plate 1). The parapet only extends as far as the carriageway to the south-west where the entire, slightly steeper pitch of the roof is visible and it is here that the most historic fabric is exposed in a coherent manner. The jetty beam is visible with mortices at either end for braces to adjoining properties, the braces lost, and a similar bridging joist is visible with a further boxed in joist to the east. The common joists are regularly-spaced, robust and flat-section in the medieval manner, and all morticed to the central bridging joist with a simple tenon with pendant soffit. The west common joists ride over the jetty beam but the joist ends are concealed.

5.2 The principal elevation contains a central doorway with a fine hood supported on moulded brackets with flanking windows of differing form. To the south lies a six-over-six sash window as well as a tripartite sash, of six-over-six form with outer two-over-two sashes. To the north, however, lies a double sash, each of eight-over-eight form and this appears to be a 20th century alteration from a single six-over-six which is visible in earlier sources (Appendix 3.1). At upper level there are five sash windows, one of which is blind.

5.3 The appearance of the restaurant internally reflects the refurbishment of the restaurant carried out in 2011 (Porsorski 2011). To the rear exposed fabric comprises modern fixtures and fittings and above, the upper structure appears supported on a system of robust RSJs. The spaces occupying the street front range have been altered with the exposure of the outer brickwork which was formerly plastered over. Occasional timber pieces are also visible, set into the later brickwork on the east but this appears to be part of a later campaign of work.

5.4 The adjoining building to the north spans three shops at ground floor level, the two southern shops (Nos. 24-26) now forming one property included in the planned works, with the third premises comprising a Subway food premises. The street front elevation is largely modernised with modern shop fronts at ground floor level and three projecting modern uPVC framed windows at first floor level (Plate 2). Above this, there is a parapet with simple offsets, behind which rises a steeply pitched hipped roof. There is no sign of what appeared to be fictive timber-framing

visible in early photographs, although as noted the steeply pitched hipped roof correlates well with the earlier form and suggests there may be earlier fabric surviving at upper level within.

5.5 The upper floors of both buildings lay outside the scope of the investigation, though would be worthy of study to allow a more detailed chronology to be determined.

6 ASSESSMENT AREA

6.1 The planned works comprised the piercing of an existing wall to create a new doorway between No. 22 and 24 Chequer Street. From within No. 22 this stretch of wall lies in the northern street front space in a full-height recess to the east of a brick chimney stack (Plate 3). A temporary partition has been erected to enclose the recess in order to reduce the amount of dust transferred to the restaurant area.

6.2 Within the recess, the section to be removed comprises modern vertical dado boarding above which is exposed brickwork, although the brickwork was clearly formerly rendered and traces remain (Plate 4). This is of a similar fabric to that seen elsewhere at the north end of the restaurant and comprises a fairly large variable orange brick with occasional kiss marks and wide lime mortar joints. The brickwork is laid in English bond and the bricks measure an average of 8½" x 4" x 2¼" (216mm x 102mm x 57mm) with a ½" (13mm) mortar joint.

6.3 From within No. 24, this stretch of wall is covered in a cementitious render (Plate 5) but above, at ceiling level a brick offset is visible, above which the brickwork appears fairly disturbed. Otherwise, Nos. 24 and 26 are now contiguous and largely open plan with blockwork partitions dividing the two spaces, these having been pierced to create wide apertures. From within, this building appears constructed of modern blockwork with reinforced concrete ceilings and modern shop fronts.

6.4 The aperture was pierced from the north side within No. 24. The modern hard render was removed exposing this face of the brickwork, where the bricks measure the same as noted above from within No. 22 (Plate 6). The brickwork was removed course by course so that three concrete lintels could be inserted to support the upper fabric. Removal of the brickwork revealed that instead of parallel walls divided by a cavity as was suggested, the wall spans 0.45m depth or two stretcher lengths. The brickwork of the wall is all of one phase, though it is unclear as to why the substantial depth was necessary, particularly with the clear offset at upper level, perhaps this relates to reinforcement after removal of earlier timber-framing. Further evidence for the phasing of the range was discovered where brick was removed to a slightly wider extent at the head of the doorway in order to accommodate the lintels. Removal extended to the rear of the chimney stack in No. 22 and the fabric exposed in this small area suggests that the chimney stack is of a different phase. There is a straight joint in the brickwork at this point and although the view was limited it may show the chimney stack constructed against the pre-existing brickwork of the wall. The brick of the chimney stack is similar in appearance and form and is also laid in English bond, although displays fewer overburnt headers and is fractionally larger on average, being 8½" x 4" x 2½" (216mm x 102mm x 64mm), suggesting the chimney stack

was the second part of the phase rebuilding in the 18th / 19th century or was remodelled at a later date.

7 DISCUSSION

7.1 Observation during works to Nos. 22-26 Chequer Street determined the nature of the wall fabric and provided further evidence for the development of both buildings. The planned works comprised the piercing of an internal wall between Nos. 22 and 24 in order to provide a throughway between the restaurant and the adjoining new delicatessen.

7.2 The general area was viewed to provide context with particular attention paid to the fabric exposed during the piercing of the wall. Both the restaurant at No. 22 and the shop premises at Nos. 24-26 have been subject to alteration in the recent past meaning there were no surviving fixtures or fittings in the vicinity to be affected by the proposed works; the existing dado boarding being a recent introduction.

7.3 The only historic fabric affected during the piercing of the wall was the removal of brickwork to create the aperture. The wall was found to be of substantial depth, but all of a single build in the variable orange fabric used in the west outer walls of No. 22. The size and form with occasional kiss marks and fairly wide lime mortar joints is all consistent with a late 18th or early 19th century date, while a straight joint with the internal chimney stack of No. 22 indicates this element is a later addition although the similarity in fabric and bonding suggests it was added only a short time later.

7.4 The interior of No. 22 reflects the most recent upgrading of the restaurant, though some historic fabric is visible and this building has been subject to a number of previous investigations. By contrast, No. 24 has been so heavily remodelled at ground floor level that apart from the south wall to No. 22 no historic fabric is visible and as it exists, the whole ground floor is constructed of concrete or block work construction. However, the external appearance of the building and its former use as a cinema suggest this fabric comprises a remodelling of the building after the cinema went out of use, likely during the 1980s development of the Maltings shopping centre to the rear. It is also possible that the development of the cinema in 1912 was itself a remodelling of an earlier brewery building on the site, indicated by comparison with historic maps. Further investigations within the building at upper floor level and within the roof space may provide further evidence as to the development and level of survival of historic fabric.

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www.english-heritage.org.uk

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

<http://www.stalbansmuseums.org.uk>

APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 100m radius of the site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HER).

HER	NGR TL	Description
Romano-British		
27421	14 07	A small cast copper alloy Roman brooch dating to the late 1st century
Medieval		
6091	1470 0715	Site of The first Battle of St Albans took place on 22 May 1455 on the Key Field to Chequer Street
6175	1475 0725	Site of medieval moot hall on St Peters Street
14051	14618 07050	Medieval monastic graveyard around the east end of the abbey church
14060	14656 07057	Medieval abbey precinct wall from Sumpter Yard to Waxhouse Lane, in its original masonry form
14073	14636 07118	Medieval Waxhouse Gate from the High Street into the abbey precinct, at the head of Waxhouse Lane
14136	14651 07058	14th century earth bank, from Sumpter Yard to the Waxhouse Gate, replacement of abbey precinct
14548	14651 07149	Medieval civic Clock Tower, built 1403-5 with clock, curfew bell, and clock-keeper's rooms
14553	14768 07175	Mid 12th century boundary fronting earliest burgage plots on Chequer Street
14556	14753 07145	Medieval timber building at No. 12 Chequer Street dating to the 12 th century
14557	14748 07148	Medieval timber building at No. 12 Chequer Street
14558	14752 07143	Medieval timber building at No. 12 Chequer Street
14559	14757 07154	Medieval timber building at No. 14 Chequer Street
14560	14758 07154	Medieval timber building at No. 14 Chequer Street
14561	14769 07150	Medieval timber building at No. 14 Chequer Street
14562	14769 07151	Medieval timber building at No. 14 Chequer Street
14563	14758 07154	Medieval timber building at No. 14 Chequer Street
14564	14769 07150	Medieval timber building at No. 14 Chequer Street
14565	1475 0715	Traces of a medieval timber building at No. 16 Chequer Street
14566	1475 0715	Traces of a medieval timber building at No. 16 Chequer Street
14567	1475 0715	Possible medieval timber building at No. 16 Chequer Street
14568	1477 0715	Medieval timber building at No. 16 Chequer Street
14569	1475 0716	Medieval timber building at No. 16 Chequer Street
14570	1476 0716	Traces of a medieval timber building at No. 20 Chequer Street
14571	1477 0716	Medieval timber building at No. 20 Chequer Street
14572	14768 07190	In the medieval burgage plot behind 24 Chequer Street was a long rectangular building of several bays, one of them containing a substantial oven; the building filled the width of the plot
14573	14773 07196	Traces of a rectangular structure with two large ovens, found behind No. 26 Chequer Street; these and the oven next door behind No. 24 are all well to the rear of

		the burgage plots, suggesting they were kept away from domestic occupation to mitigate the fire risk
14582	14658 07210	Possible medieval building on Christopher Place
14583	146587 07210	Medieval building on Christopher Place
14584	14659 707210	Medieval building on Christopher Place
14585	14653 707214	Medieval building on Christopher Place
14586	14674 707243	Late medieval building on Christopher Place
14587	14644 707260	Medieval building on Christopher Place
14588	14720 07117	Site of medieval timber building at No. 4A Chequer Street
14589	14767 07123	Site of medieval timber building on New Kent Road
14595	14838 07327	Oven which may be of medieval date but constructed in Roman brick discovered on St Peter's Street
14596	14641 07239	An oven with stokehole and rectangular flint chamber and flue, constructed of re-used Roman tile on Christopher Place
14597	14771 07148	Two medieval ovens, one replacing an earlier one, inside Buildings 4 and 6 on the burgage plot behind 14 Chequer Street
14598	14767 07156	A large oven inside the medieval building on the burgage plot behind 16 Chequer Street
14599	14769 07190	A substantial oven structure inside the building on the rear of the medieval burgage plot at 24 Chequer Street
14600	14773 07194	Three ovens, one substantial and two small, inside the building on the medieval burgage plot behind 24/26 Chequer Street
14615	14646 07168	A timber-framed building, originally the Christopher Inn, at Nos. 3 – 9 French Row dating to the 15 th century
14616	14718 07096	Site of the Cross Keys medieval inn, demolished when the London Road was built at the end of the 18th century
14619	14739 07153	The Half Moon was a timber-framed building located at No. 12 Chequer Street but demolished in 1984
14622	14676 07249	Medieval pit on Christopher Place
14634	14649 07133	The site of the Eleanor Cross in the Market Place
15936	14662 07137	No. 2 Market Street is a 15th century house put up as infill in the market place
16395	14726 07139	Site of the Chequers Inn at No. 8 Chequer Street was a medieval and later inn at the top of Holywell Hill
16407	14725 07125	13th century pit, and late 15th century house at No. 4 Chequer Street, built after the first Battle of St Albans
16408	14686 07279	Pits including a cesspit and well revealed on Upper Dagnall Street
16417	1480 0724	A worn figurine of clunch (hard chalk), evidently a Madonna and Child, was found in a sewer trench near the St Peter's Street end of Victoria Street
17730	14749 07186	The Bell at No. 22 Chequer Street is a 19th century public house incorporating structural elements of a medieval and later inn
17863	1476 0715	Medieval building at No. 14 Chequer Street
Post-medieval & later		

4255	1464 0714	Site of Market Cross, built in 1703
7075	14812 07050	Site of straw hat factory on London Road
7077	14850 07157	Site of St Albans Brewery on Chequer Street
7078	1476 0705	Site of Holywell Brewery on Holywell Hill
7079	1476 0712	Site of straw hat factory on Chequer Street
7080	1483 0724	Site of St Peter's Brewery on Victoria Street
14630	14776 07253	Beneath later surfaces, some depth of metalling has been observed in Chequer Street; it is possibly pre-1600 at the base
14639	14617 07171	A feature known in the 19th century as a 'subterranean stable' lay behind the Great Red Lion and the Fleur-de-Lys, on the corner of French Row
14641	14700 07282	A 'Tudor garden wall' in an area known to have had gardens in the 16th century, now part of Spencer Street
14721	14751 07112	Pits with ?15th-16th century pottery cutting a possible clay surface on London Road
15368	14714 07240	The Moot Hall on Market Place was a 16th century building used as the Town Hall until 1831
15563	1486 0730	The Waterend Barn on St Peter's Street are two timber-framed barns brought from Waterend and Great Hormead, and re-erected in St Albans town centre for public use
15929	14679 07097	No. 3 High Street is an early 18th century brick town house, converted into a bank
15930	14670 07129	No. 14 High Street is a Possibly late medieval timber-framed house
15938	14799 07273	No. 6 St Peter's Street is an 18th century house with a 16th century timber-framed wing
16376	14818 07308	Site of almshouses on St Peter's Street which comprised three small dwellings for poor widows, a foundation set up in 1509; demolished in 1781
16377	1476 0725	Early 17th century almshouses on St Peter's Street, demolished in 1826 to make way for the new Town Hall
16378	14723 07221	Nos. 30 0 32 Market Place comprise a later 17th century house and butcher's shop
16380	14752 07246	The Town Hall was built in 1829 by George Smith
16385	14839 07075	No. 11 London Road is a 1830s villa, attributed to George Smith

APPENDIX 2 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	<i>22-26 Chequer Street, St Albans, Hertfordshire</i>
County: Hertfordshire	District: St Albans
Village/Town: St Albans	Parish: St Peter
Planning application reference:	St Albans Ref. 5/2013/1396
Client name/address/tel:	<i>Jamie Oliver Restaurants</i>
Nature of application:	<i>Change of use and alteration</i>
Present land use:	Public house, and empty former shop premises
Size of application area:	Size of area investigated <i>c. 600m²</i>
NGR (8 figures):	<i>TL 1475 0719</i>
Site Code:	n/a
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Historic building monitoring and recording
Date of work:	October 2013
Location of finds/Curating museum:	St Albans
Related HER Nos:	Periods represented: 15 th century and later inn / public house with adjoining 1912 cinema, now remodelled.
Relevant previous summaries/reports:	
Summary of fieldwork results:	<p><i>In October 2013, AS carried out a programme of monitoring and recording during alterations at 22-26 Chequer Street, St Albans, Hertfordshire. The work was carried out in order to comply with a planning condition imposed on approval for fabric alterations and change of use.</i></p> <p><i>Observation during the piercing of a wall between Nos. 22 and 24 provided further evidence for the development of both buildings, while documentary and other recording allowed a greater understanding of the buildings, particularly Nos. 24-26.</i></p> <p><i>Due to the extensive alterations carried out in the recent past, no historic fabric was affected during the planned works apart from the removal of brickwork to create the aperture. The wall was revealed to be substantial, being 0.45m thick and all of a single build constructed in late 18th or early 19th century brick.</i></p> <p><i>Nos. 24-26 comprises part of a larger structure including No. 28 which opened in 1912 as a new cinematographic theatre visible in a newspaper article of that date. The general outline of that building is evident but may itself comprise a remodelling of an earlier brewery building. However, the building has experienced substantial remodelling in concrete and blockwork at ground floor level, probably all carried out during the 1980s development of the Maltings shopping centre to the rear, meaning no historic fabric survives at this level. Nevertheless historic fabric may survive at upper level and within the roof space allowing a more accurate sequence to be developed.</i></p>
Author of summary: Tansy Collins	Date of Summary: November 2013

APPENDIX 3 PICTORIAL AND PHOTOGRAPHIC SOURCES



A New Hall for St. Albans

The question of the provision of a new hall in St. Albans has stirred the interest of the public for some years, and some time ago when it was proposed to erect a theatre or music-hall on Holywell-hill, the outcry was so great that the scheme was abandoned, so far at least, as this site was concerned. There the matter rested for a time. Interest, however, was speedily revived a few months ago on the announcement being made that the offices premises of Messrs. Adey, in Chequer-street, had changed hands with a view to the erection of a public hall of some kind, and speculation on the precise character of the venture was rife. The sudden appearance of workmen on the

scene, the rapid demolition of the old buildings, and the appearance of new foundations placed the question beyond doubt—it became known at once that a new hall was about to arise in the centre of the city, and it was made known officially that the entertainment to be provided would be on the lines of the cinematograph exhibitions now so popular in the Metropolis. Working by night and by day, the builders have "run up" the building in an incredibly short space of time, and it now appears as shown in the illustration above.

Mr. H. F. Menon is the architect, Mr. Ezra Durlan the builder, the Salisbury Fibrous Plaster Co. (Hornsey) provided the plaster work, and the electric lighting is by Mr. J. W. Bristol (Strand, London).

The length of the main hall is over 90 feet, and the width 40 feet. It is lofty, and gives

the appearance of great space. The floor slopes down towards the "stage," so that the audience may see easily all that is to be seen from every point of the hall. The colour scheme is rose-tinted, the seats are all of the "tip-up" type, and a novel carpet is provided—one that is made of paper and yet remains fire and damp proof. All lighting is by electricity, and the heating by radiators.

The entrance is made between two shops, and through a mosaic-paved lobby, artistically decorated, and quite apart from this source of ingress and egress there are four separate exits at the side of the main hall.

Above the lobby is the fire-proof operator's room, with heavy iron drop-curtains in case of accident; and a waiting room adjoins.

Externally, the design is classic and refers to no particular period; but it exhibits rather re-

markable work in plaster, which has aroused some comment, favourable and otherwise, in the city.

Reverting to the very rapid manner in which the building has been raised, we are informed that the front is not necessarily permanent; indeed, it is hoped by the promoters that the success of the venture will justify them in fulfilling their original design, to provide a theatre, there being plenty of room reserved for stage and green rooms.

By the exercise of a happy thought, the promoters have decided to give the whole of the proceeds of the first day's entertainment (the 29th inst.), without deduction, to a local public cause—the Artillery Riding School, and arrangements have been made to provide pictures on that occasion of a military character.

3.1 Newspaper article from The Herts Advertiser, 13th January 1912 showing the frontage of Nos. 24-28 (St Albans Museum Image no PX7464)



3.2 View of Nos. 24-28 Chequer Street (n.d) and aerial view showing the assessment structures, 1971 (St Albans Museum website)

PLATES



Plate 1 West street front elevation of Nos. 22 (right) and Nos. 24-26 (left), taken from the south-west (DP 12)



Plate 2 West street front elevation of Nos. 24-26 (left) and No. 22 (right), taken from the north-west (DP 7)



Plate 3 Chimney stack on the north side of Room GF01 (No. 22) with full-height niche to the east where the new doorway is to be located, taken from the south-west (DP 1)



Plate 4 Full-height niche to the east of the chimney stack (GF01, No. 22) showing location of new doorway, taken from the south (DP 2)



Plate 5 South wall of Room GF02 (No. 24) with position of new doorway outlined, taken from the south-west (DP 6)



Plate 6 Brick work exposed during insertion of the new doorway, taken from the north (DP 10)



Plate 7

Detail of the wall section on the west side of the new doorway with new concrete lintels inserted above, taken from the east (DP 19)

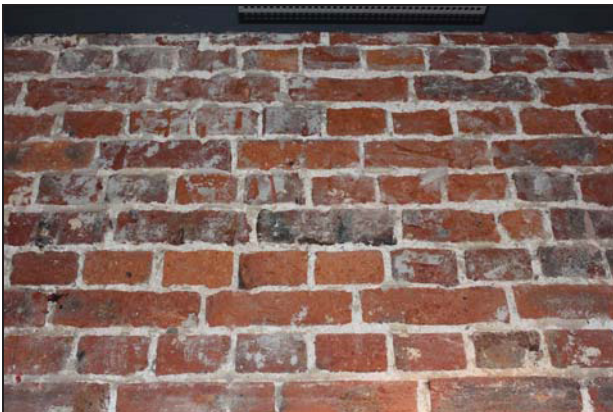
PHOTOGRAPHIC INDEX



*DP 1
Chimney stack on the north side of Room GF01 (No. 22) with full-height niche to the east where the new doorway is to be located, taken from the south-west*



*DP 2
Full-height niche to the east of the chimney stack (GF01, No. 22) showing location of new doorway, taken from the south*



*DP 3
Detail showing brick fabric in the area of the new doorway, taken from the south*



*DP 4
East wall of Room GF01 (No. 22) showing further exposed brickwork with timber elements as well as recent modern fabric, taken from the north-west*



*DP 5
South wall of Room GF02 (No. 24) showing modern ceiling and wall cladding, taken from the south*



*DP 6
South wall of Room GF02 (No. 24) with position of new doorway outlined, taken from the south-west*



DP 7

West street front elevation of Nos. 24-26 (left) and No. 22 (right), taken from the north-west



DP 8

Ceiling of the carriageway at ground floor level showing timber construction, taken from the west



DP 9

Detail of the ceiling of the carriageway showing redundant mortice for a brace, taken from the west



DP 10

Brick work exposed during insertion of the new doorway, taken from the north



DP 11

Detail of the brickwork in the area of the new doorway demonstrating the solid, double-depth construction of the wall, taken from the north-east



DP 12

West street front elevation of Nos. 22 (right) and Nos. 24-26 (left), taken from the south-west



DP 13

Brickwork exposed during insertion of the new doorway, taken from the north



DP 14

View showing modern construction in Room GF03 (No. 26), taken from the west



DP 15

Shop front on the west side of Room GF01 (No. 24), taken from the east



DP 16

Area of new doorway after removal of the modern plaster finish, taken from the north-west



DP 17

Area of brickwork removed during the insertion of the doorway exposing the rear of the chimney stack in Room GF01, taken from the north-east



DP 18

View taken during insertion of the new doorway, taken from the north-west



DP 19

Detail of the wall section on the west side of the new doorway with new concrete lintels inserted above, taken from the east



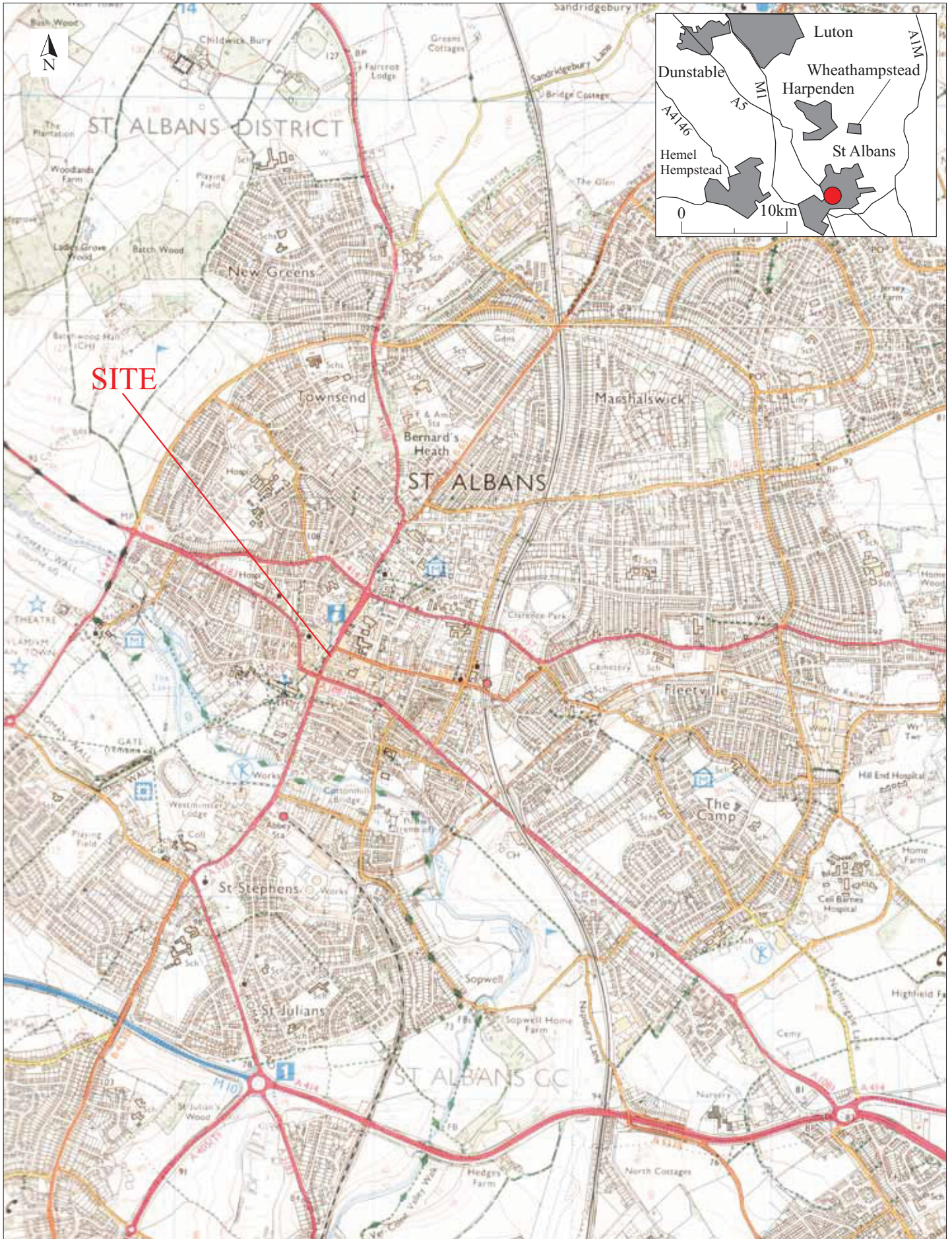
DP 20

Detail of the wall section on the east side of the new doorway with new concrete lintels inserted above, taken from the west



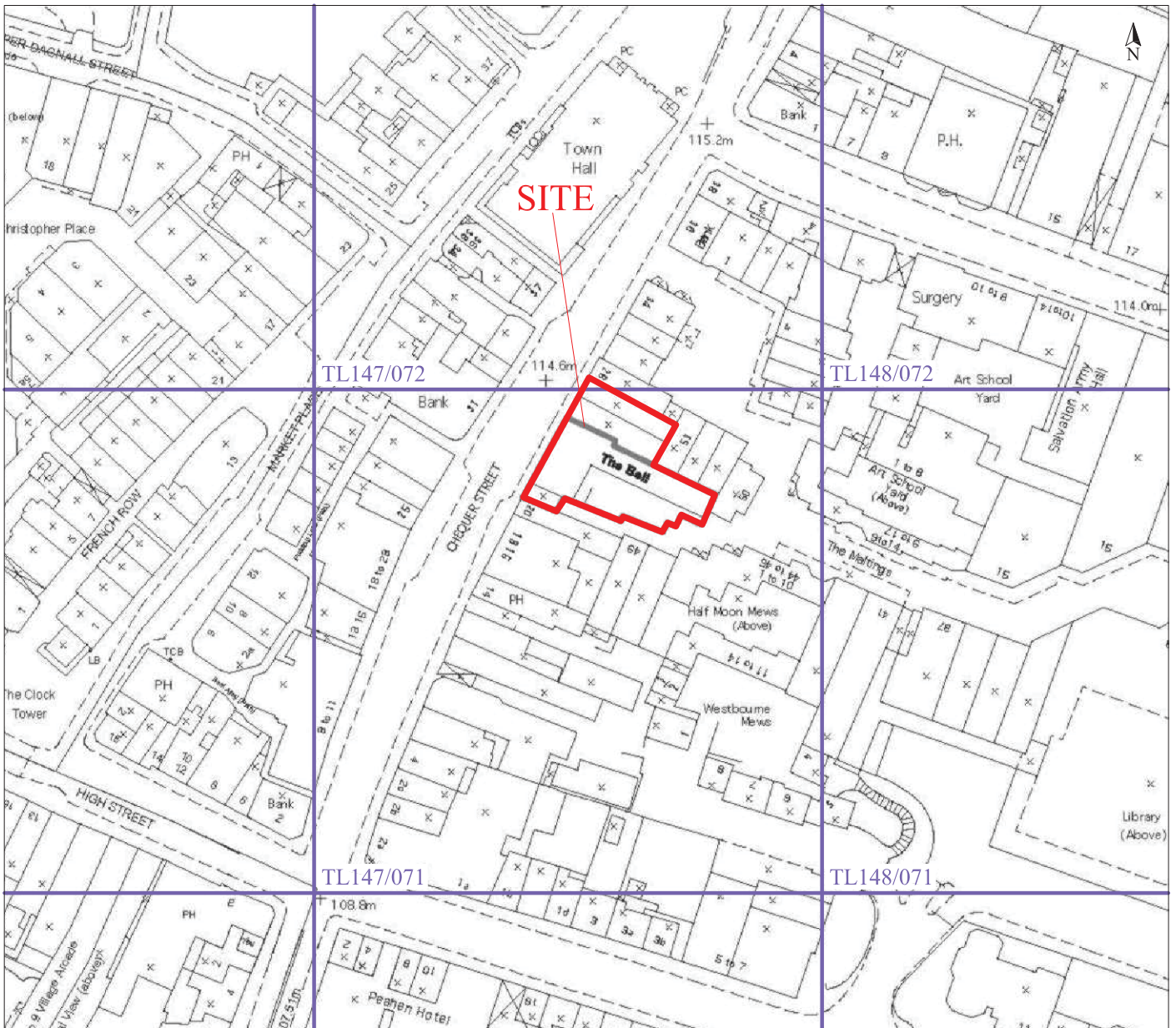
DP 21

View taken during insertion of the new doorway, taken from the north-east



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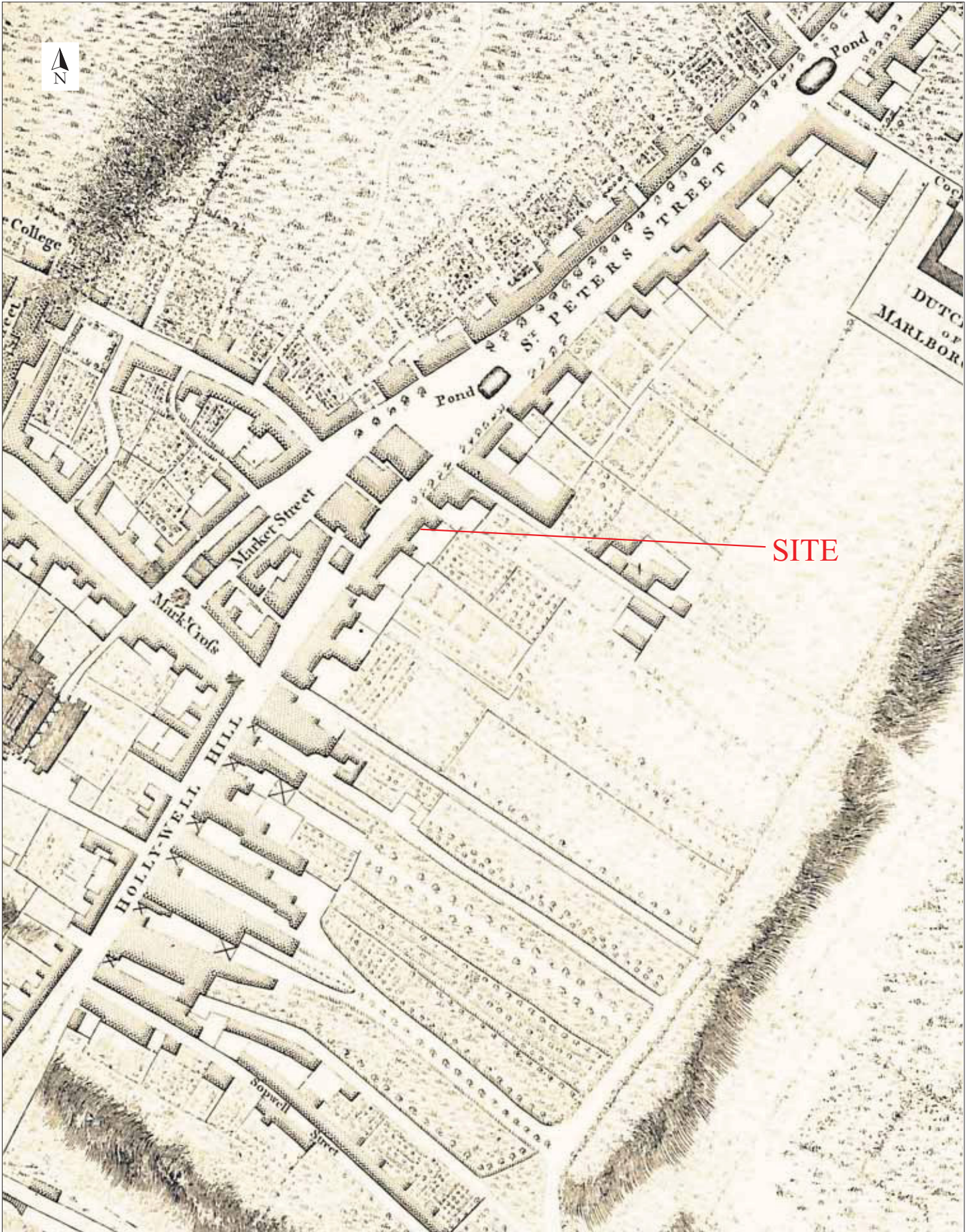
Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4



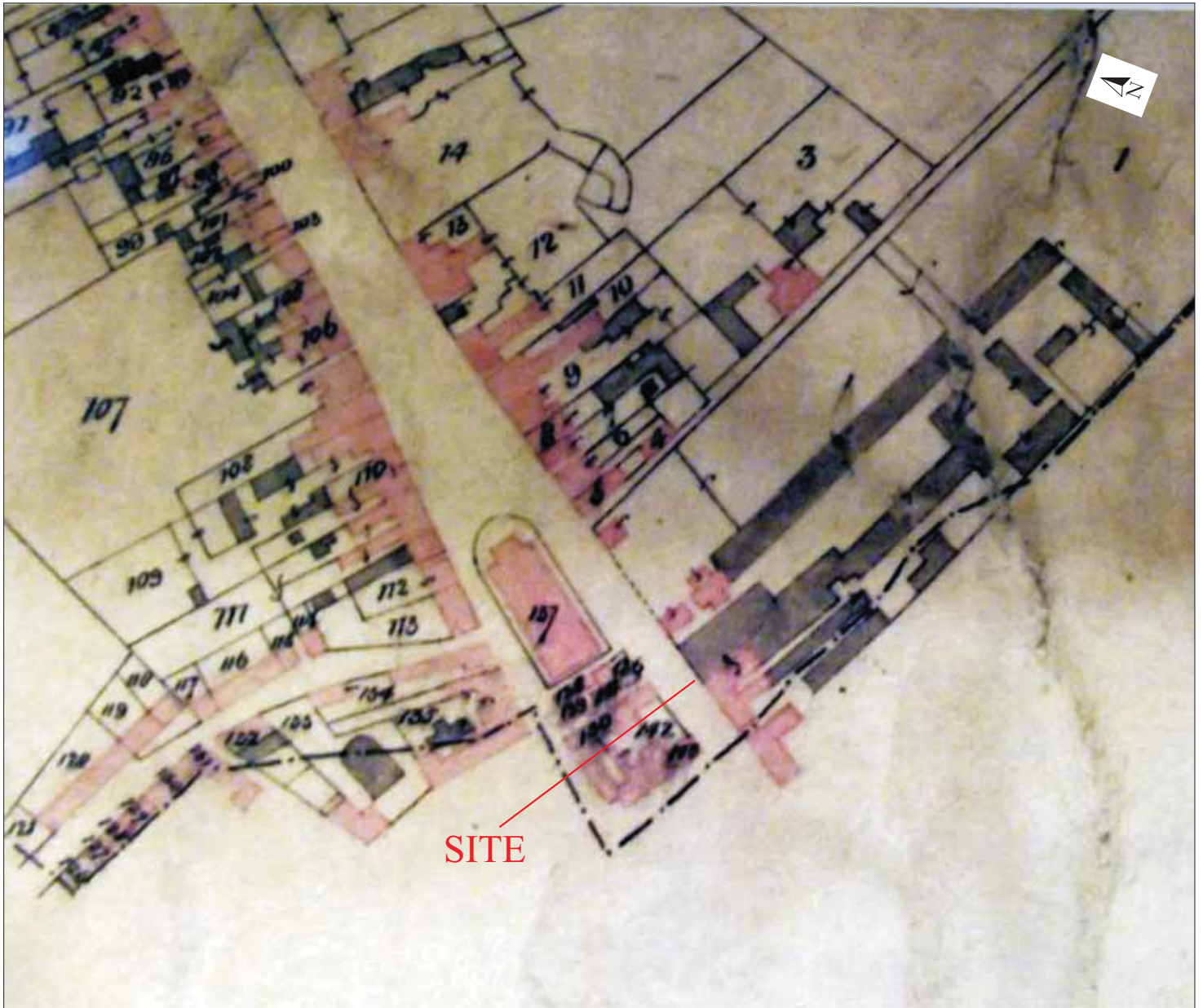
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0 100m

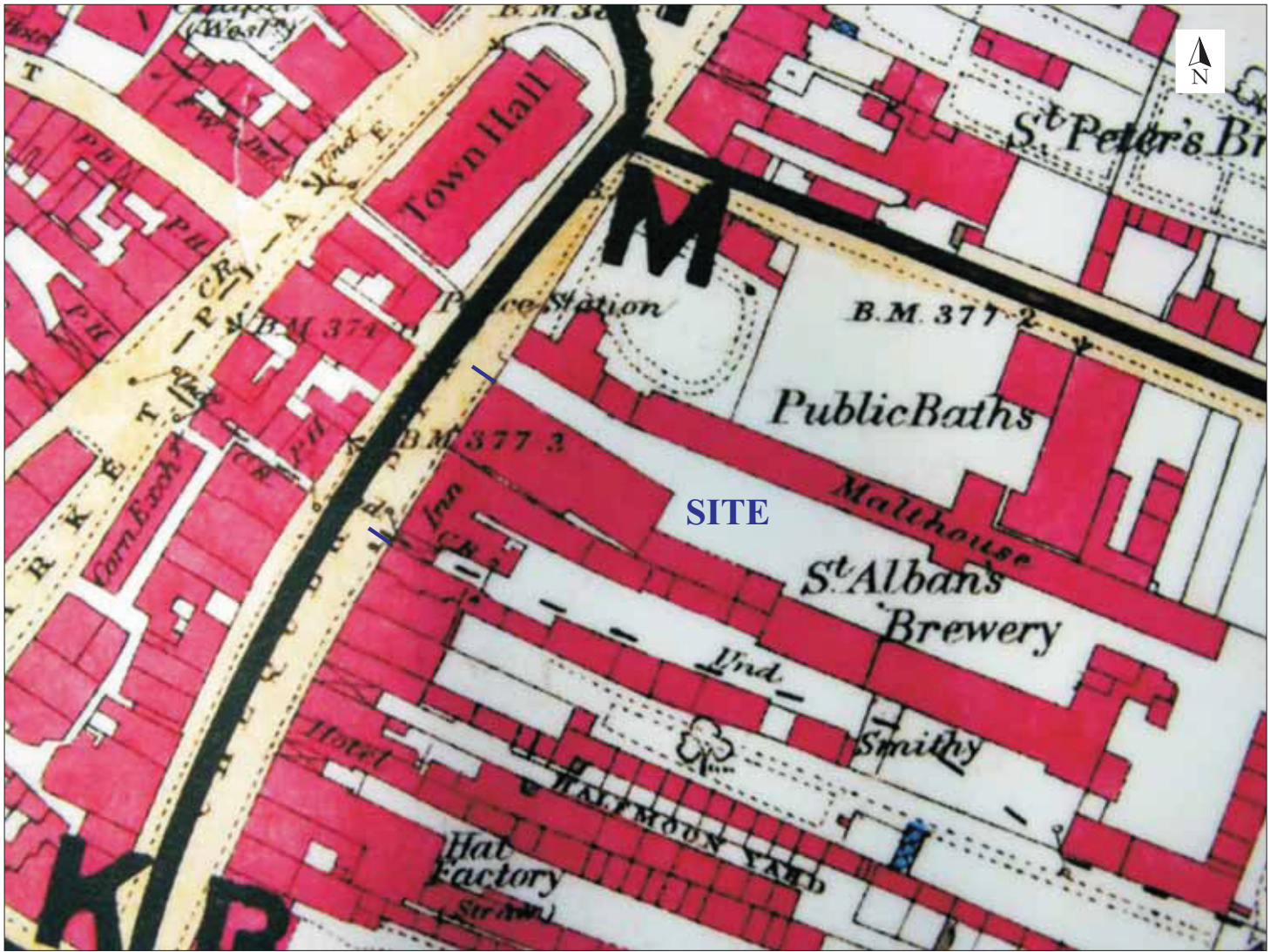
Archaeological Solutions Ltd
Fig. 2 Detailed site location plan
 Scale 1:1250 at A4



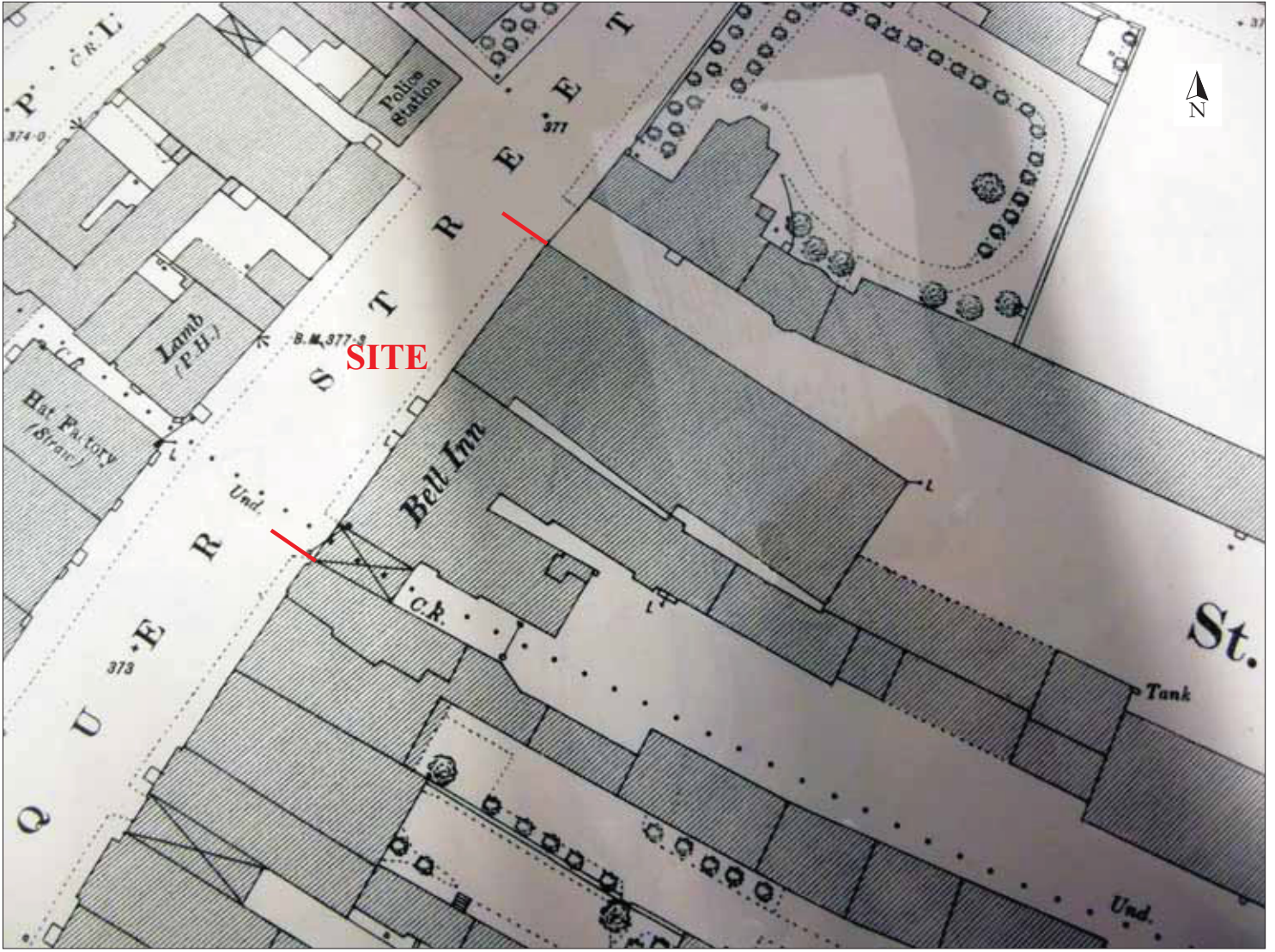
Archaeological Solutions Ltd
Fig. 3 Wren & Andrews' map, 1766
Not to scale



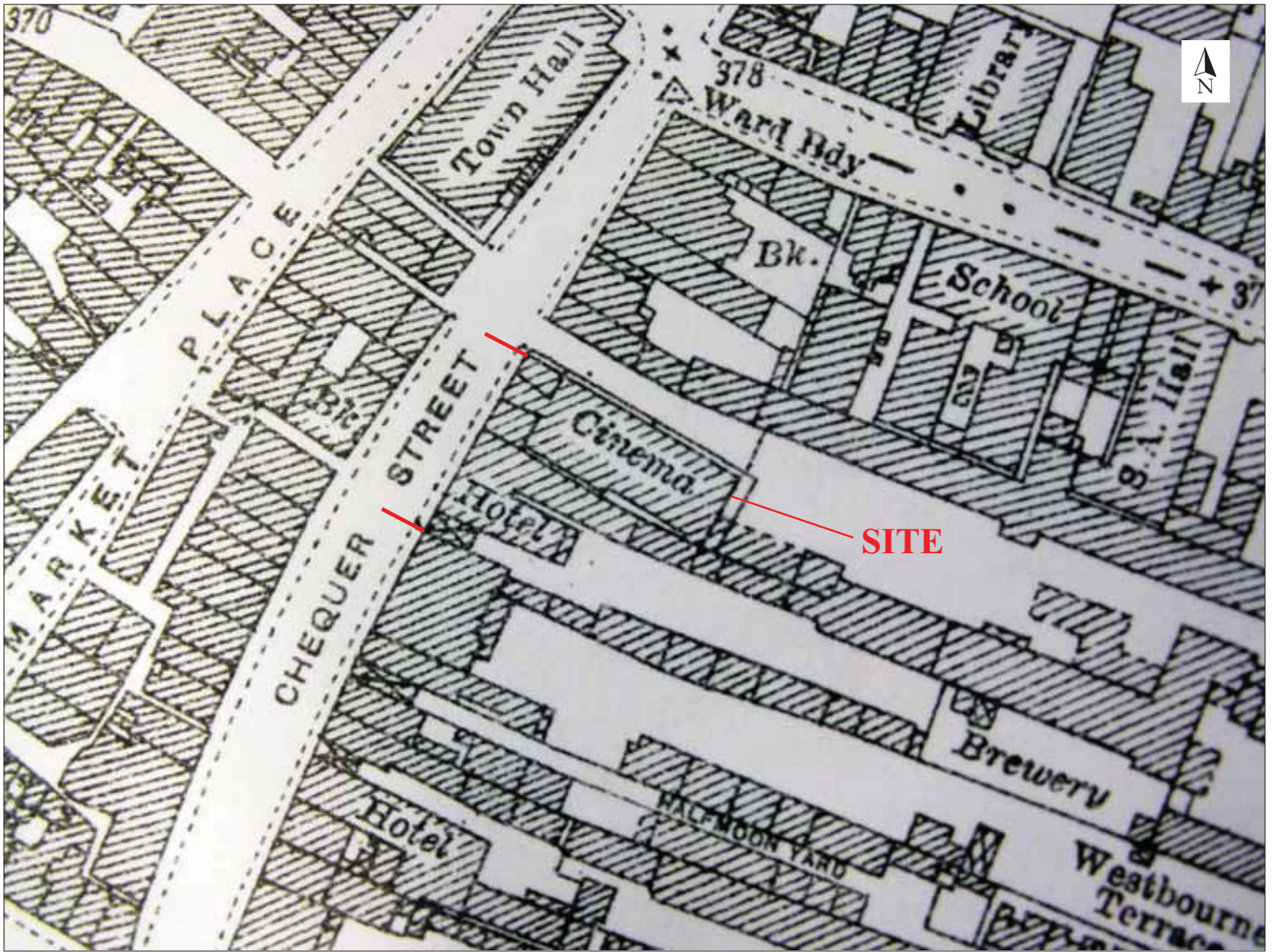
Archaeological Solutions Ltd
Fig. 4 Tithe map, 1840
Not to scale



<i>Archaeological Solutions Ltd</i>
Fig. 5 OS map, 1878
Not to scale



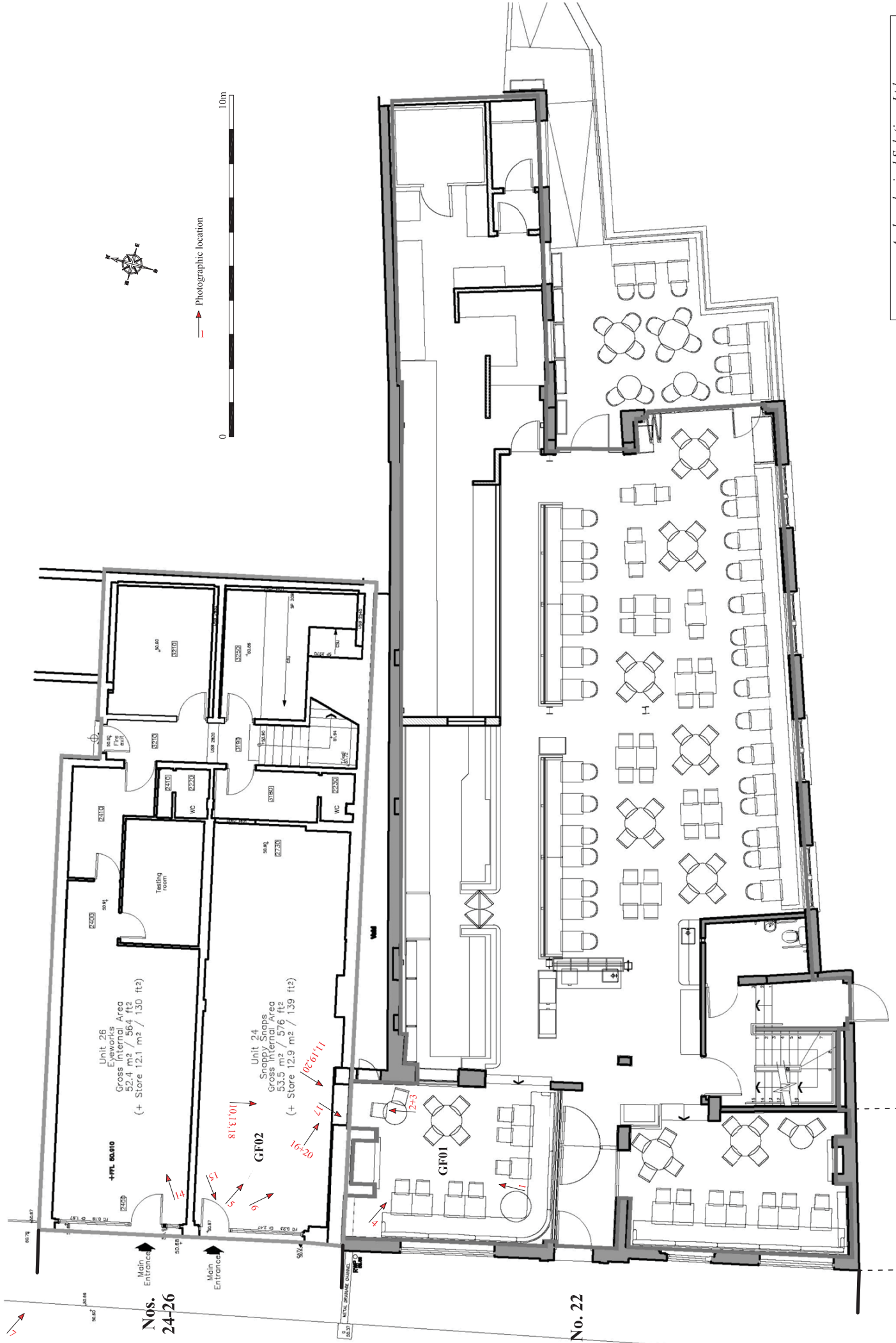
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Fig. 6 Town plan, 1890
Not to scale



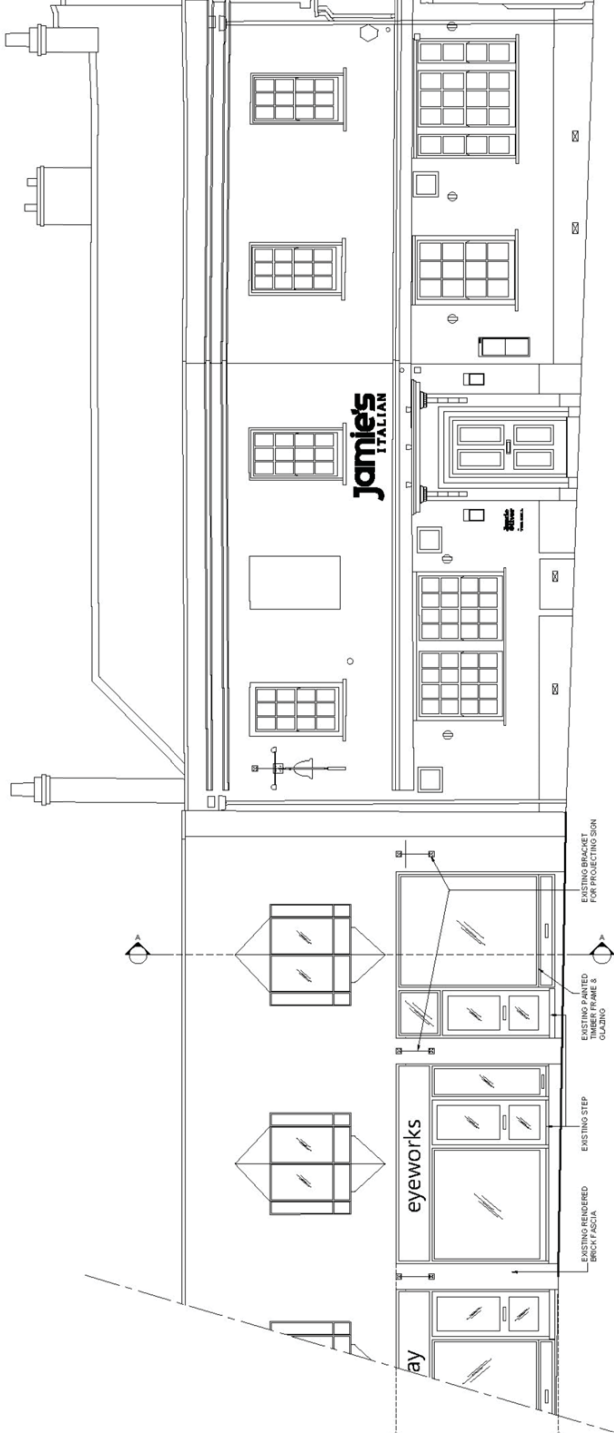
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Fig. 7 OS map, 1924

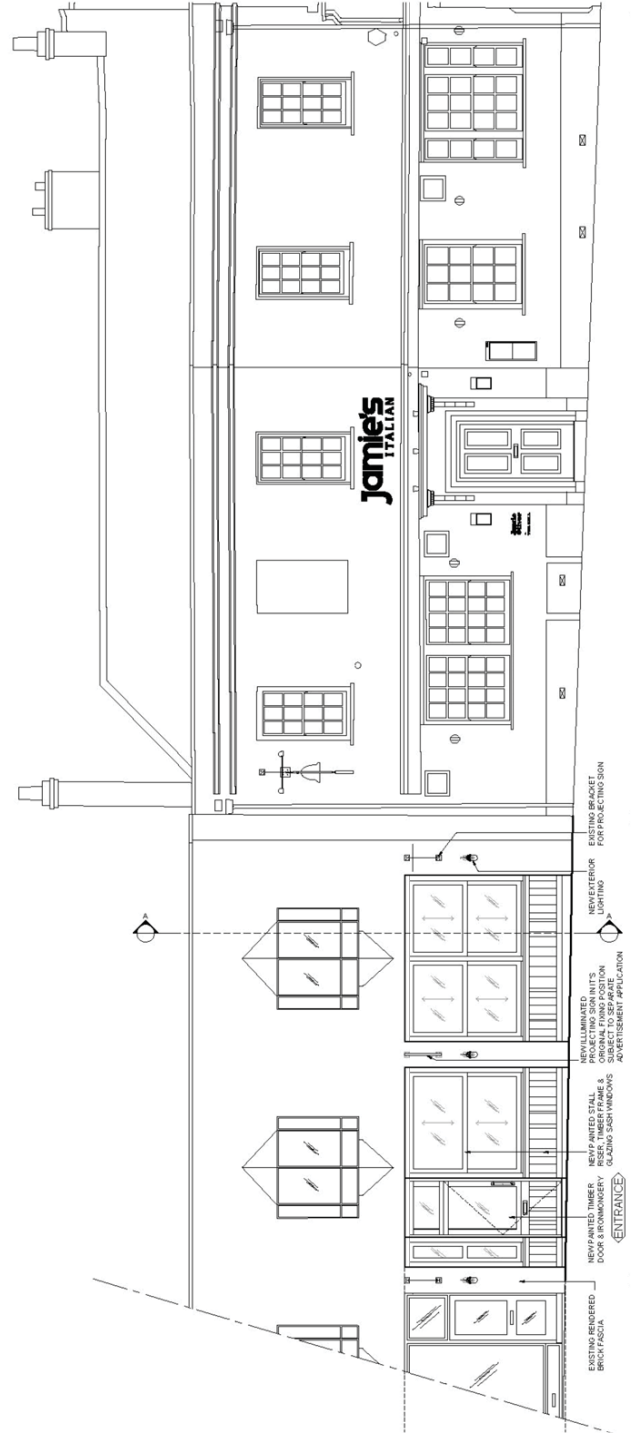
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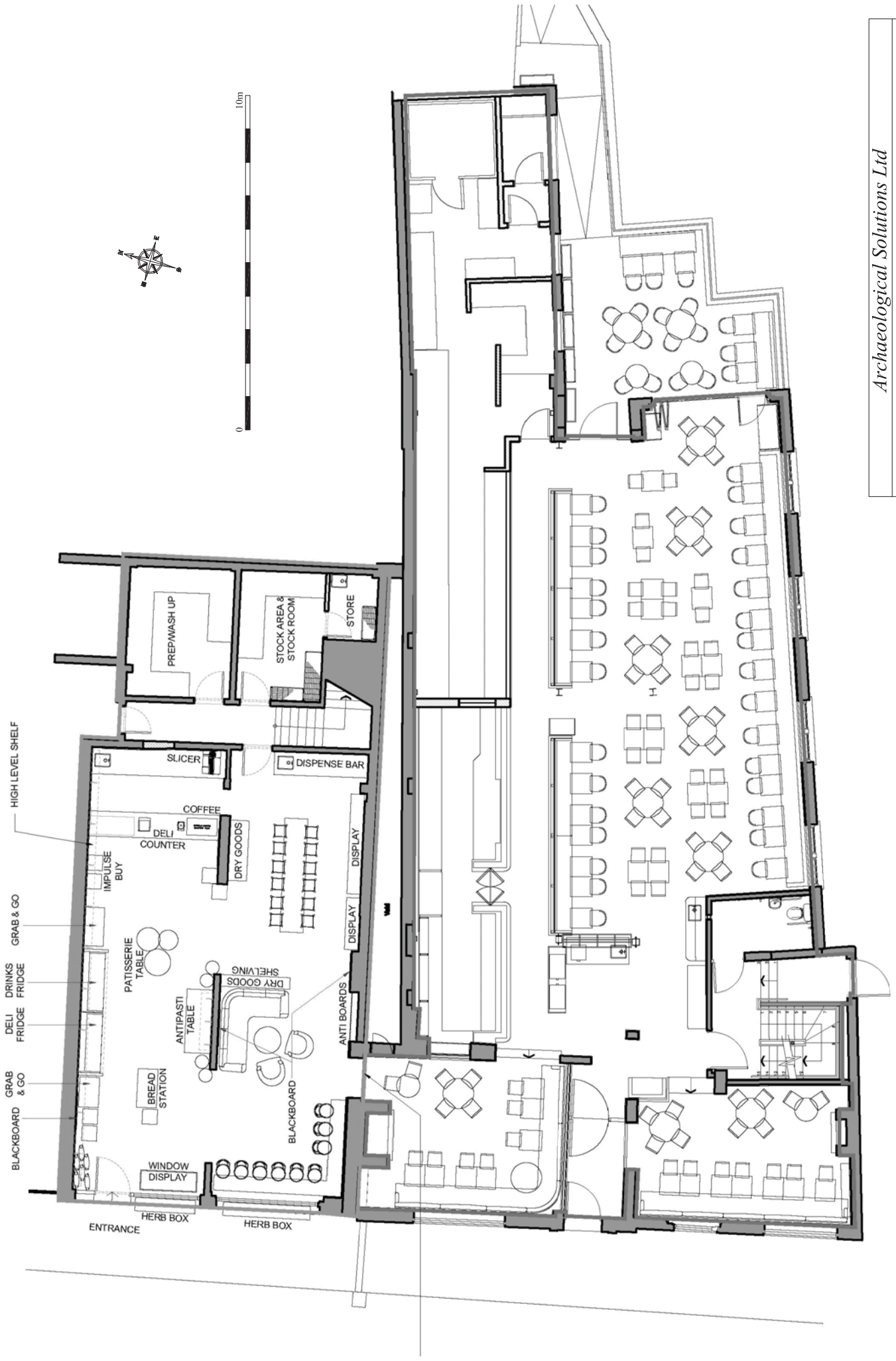
Archaeological Solutions Ltd
Fig. 8 Existing ground floor plan
 Scale 1:100 at A3



Existing elevation



Proposed elevation



BLACKBOARD & GO
 DELI FRIDGE
 DRINKS FRIDGE
 GRAB & GO
 HIGH LEVEL SHELF

ENTRANCE

HERB BOX

HERB BOX

PATISSERIE TABLE

ANTIPASTI TABLE

DRY GOODS SHELVING

BLACKBOARD

ANTI BOARDS

DRY GOODS

DISPENSE BAR

COFFEE

DELI COUNTER

SLICER

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

DISPENSE BAR

PREP/WASH UP

STOCK AREA & STOCK ROOM

STORE

E LINKED OPENING :TURE



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Fig. 10 Proposed ground floor plan

Scale 1:150 at A4