
ARCHAEOLOGICAL SOLUTIONS LTD

**THE RED HOUSE
84, HIGH STREET, BUNTINGFORD
HERTFORDSHIRE**

HISTORIC BUILDING MONITORING AND RECORDING

Authors: Dr Lee Prosser PhD Lisa Smith BA Kathren Henry	
NGR: TL 36119 29765	Report No. 4377
District: East Herts	Site Code: n/a
Approved: Claire Halpin	Project No. 4586
MIFA	Date: 24 July 2013
Signed:	

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ARCHAEOLOGICAL SOLUTIONS LTD

**98-100 Fore Street, Hertford SG14 1AB
Tel 01992 558170**

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



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Project name	<i>The Red House, 84, High Street, Buntingford, Hertfordshire. Historic Building Monitoring and Recording</i>		
<i>Summary</i>			
<i>In July 2013 Archaeological Solutions (AS) undertook historic building monitoring and recording at the Red House, 84, High Street, Buntingford, Hertfordshire (NGR TL 36119 29765). The works were carried out in compliance with a planning condition requiring a programme of archaeological work in association with the proposed alterations to the property (EHDC Approval Ref. 3/12/2108/FP).</i>			
<i>An appraisal conducted in October 2011 (Prosser et al. 2011) found that, while externally the building preserved much of its original Queen Anne character intact, the interior had been remodelled repeatedly, with the loss of much original historic fabric (including features noted in the 1980s list description). The staircase is probably the principal survivor, while other features may lie beneath applied modern surfaces. The rear range, noted on the listing as of c.1900 probably conceals a much older core, contemporary with the original frontage, with later Victorian additions.</i>			
<i>The conversion was well underway at the time of the survey and therefore limited the accessibility of the historic fabric. However, the principal rooms occupying the historic core of the building preserved a good quantity of 18th century panelling most prominent in GF02, where decorative touches survive. Elsewhere panelling is visible surrounding the fireplaces all of which have been lost apart from a 19th century cast-iron example in one of the attic rooms.</i>			
Project dates (fieldwork)	10 th July 2013		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	N
P. number	4586	Site code	n/a
Type of project	Historic building monitoring and recording		
Site status	Grade II Listed		
Current land use	Office space		
Planned development	Conversion to five flats		
Main features (+dates)	Early 18 th century date with 19 th and 20 th century additions		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	Hertfordshire	East Herts	Buntingford
HER for area	HALS		
Post code (if known)	-		
Area of site	-		
NGR	TL 36119 29765		
Height AOD (max)	-		
Project creators			
Brief issued by	East Hertfordshire District Council		
Project supervisor/s (PO)	Lisa Smith		
Funded by	Mr and Mrs Pickup		
Full title	The Red House, 84, High Street, Buntingford, Hertfordshire. Historic Building Monitoring and Recording		
Authors	Prosser, L. Smith, L.		
Report no.	4377		
Date (of report)	July 2013		

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SUMMARY

In July 2013 Archaeological Solutions (AS) undertook historic building monitoring and recording at the Red House, 84, High Street, Buntingford, Hertfordshire (NGR TL 36119 29765). The works were carried out in compliance with a planning condition requiring a programme of archaeological work in association with the proposed alterations to the property (EHDC Approval Ref. 3/12/2108/FP).

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The conversion was well underway at the time of the survey and therefore limited the accessibility of the historic fabric. However, the principal rooms occupying the historic core of the building preserved a good quantity of 18th century panelling most prominent in GF02, where decorative touches survive. Elsewhere panelling is visible surrounding the fireplaces all of which have been lost apart from a 19th century cast-iron example in one of the attic rooms.

1 INTRODUCTION

1.1 In July 2013, Archaeological Solutions Ltd (AS) conducted a programme of historic building monitoring and recording at the Red House, 84, High Street, Buntingford, Hertfordshire (NGR TL 36119 29765; Figs. 1-2). The appraisal was commissioned by Donald Purkiss Associates on behalf of Mr and Mrs Pickup. The works were carried out in compliance with a planning condition requiring a programme of archaeological work in association with the proposed alterations to the property (EHDC Approval Ref. 3/12/2108/FP. Figs 7 & 8). The building is Grade II Listed, and was most recently used as the offices of an estate agent.

1.2 The historic building monitoring and recording 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).

1.3 The requirements of the project were set out in advice from HCC, namely:

- The archaeological monitoring and recording of interventions to the fabric of the structure during the process of its alterations as appropriate, for the purpose of recording any original features, or features of interest that may be exposed, and any additional research/recording necessary to place the findings of the recording in their context.

1.4 The results of the appraisal conducted in October 2011 is included as part of this report in order to add context and reference to the alterations made to the building.

Planning Context

1.5 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.

1.6 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 and 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 The Red House lies on the east side of Buntingford High Street opposite the junction with Norfolk Road. The building is flanked on north by a terrace of modest cottages, while the south side is characterised by a large tarmac-surfaced car park which covers the former garden. Modern housing encroaches to the rear and is likely to have been built on the former rear plot of the house. The High Street retains much of its historic character, with the Red House standing as an important and locally dominant element.

2.2 The building is Grade II listed, noted in the description as constructed in approximately 1710 with an extension in like style to the north of around 1900 (Appendix 1). A local blue plaque commemorates the occupation of the building by Claud Lovat Fraser (1890 – 1921), a celebrated theatre designer whose parents owned the house in the late 19th century.

3 METHODOLOGY

3.1 The site was visited on 10th July 2013 in order to undertake the monitoring and photography. The photographic recording was carried out using a 60D (18 megapixels) SLR digital camera for all external views, general internal shots and fine detail. External lighting and weather conditions were fair 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 locations marked on drawings provided by the client (Figs. 3&4).

4 THE BUILDING (Figs. 3-5)

Exterior

4.1 The Red House is of two-storeys in brick, with a steeply pitched roof covered in machine-made peg-tiles, pierced by modern dormer windows (Plate 1). The building is stylistically contiguous with the adjoining number 86, known as North End Cottage, but analysis shows it to be a separate dwelling constructed or refaced carefully in like style and manner. The main frontage is arranged in five, generally symmetrical bays defined by tall sash windows and a central door. A window to the right of the door is blind while blank brickwork at upper level preserves slight evidence of an earlier recess or window which has been blocked. A second window at first floor level is also blind. As part of the refurbishment the brickwork has been cleaned and given a refreshed look with all extraneous services removed from the façade (Plate 2). The blind window at ground floor level has also been renewed. New windows have been inserted to the dormers replacing their modern counterparts.

4.2 The brickwork is laid in Flemish bond. It is of fine and homogenous orange brick with small flint inclusions; the bricks measure 8½” x 2¼” x 4” with half-inch mortar joints preserving much of the original ‘penny-struck’ finish.

Over-burnt or vitrified headers form a chequerboard pattern across the façade. At lower level there is a five-course chamfered plinth while a plat-band distinguishes the ground and first floors. The windows have fine flat gauged arches with some fine putty jointing surviving. Queen-closers are generally present on one window jamb only, though this is not apparent in all cases.

4.3 The entrance has a plain over-light (described as a fan-light in the listing, but this is not present) flanked by fine carved scrolled brackets supporting a hood (Plate 3). Some modification is apparent. The hood appears renewed and the brackets have been stripped and repainted, giving sharp, new profiles to the carving. The door has three lower panels and six glazed upper panels, probably of modern date but set in an original surround. A surviving threshold of York stone is set above disturbed brickwork, suggesting that a projecting step once existed on the pavement.

4.4 The windows are all six-over-six sashes with no horns, set in recessed moulded sash boxes. There are, in addition signs of a cellar light to the right of the door, now infilled by modern air-bricks. A decorative cornice with plain modillions extends around the building at eaves level, but its original (presumably cyma) moulding appears to be disguised behind a modern plastic fascia, most probably applied to support plastic guttering. The façade has undergone various small repairs and is marred by redundant telephone and electrical wiring boxes. A local blue plaque commemorates the residence of Claud Lovat Fraser (1890-1921), a celebrated theatre designer.

4.5 The southern elevation appears also to have been a fine façade, probably once overlooking an ornamental garden, as it returns in similar brickwork for two bays (Plate 4). Secondary access is given by a door with projecting hood supported on simple shaped brackets. Both door and over-light have been renewed, probably in the 1960s, and now again replaced during the latest of alterations. A brick set at high level to the left of the door has been carved with the initials and date 'I.E. 1713' in apparently genuine letter-forms. A short, four-over-eight window adjacent is clearly modern. The aperture was originally filled by a sash in the same form as those on the frontage, but the arch then appears to have been dropped to form a door, and subsequently bricked up to create the existing window. Subsequently, the original window opening has been restored and the arch lifted to its original position just below the string course in keeping with the style of the fenestration (Plate 5). The window has, however been left as a blind example. At upper level there are two six-over-six sashes. The cornice continues along this façade, returning on the rear face for a short stretch before abutting the rear range.

4.6 A slightly recessed service range extends to the rear. This is listed as dating from c.1900, but closer analysis suggests greater complexity, and an earlier building is likely to have been refaced with brick at the later date. It is slightly lower in proportion but the brick replicates the chequer-work, though notably without the finesse of the main range. The roof has been renewed in modern tiles and a dormer window has recently been inserted. The main,

eastern façade is dominated by a large sun-trap window with a central sash and margin sashes, mirrored at first floor level. The remainder of the façade is blank, except for an elliptical window at ground floor level.

4.7 The range returns to the rear by a plain gable with a crude parapet and truncated apex topped by a soldier-course of brick (Plate 6). Here it is typically Victorian and domestic in appearance. Window and door arches are gauged with cambered soffits. At ground floor level the façade is dominated by a large three-cant bay window with a four-over-four sash window and two-over-two side sashes. A back door to the left has been renewed. Outer windows have the appearance of the sashes but are, in fact casements. At first floor level the fenestration is broadly symmetrical with a central renewed window and flanking sashes. A large attic window in the gable is a modern insert with a rendered surround.

4.8 Here, the rear has undergone slightly more change than elsewhere with the removal of pipework and other services as well as the hood above the door (Plate 7). Upper sections of the parapet have been rebuilt and the large second floor window has been foreshortened and given a gauged arch as elsewhere. The central first floor window has been replaced with a similar example matching its counterparts on either side.

4.9 The short return on the north has small windows at first and second floor levels. Elsewhere on this side the building abuts the neighbouring property.

4.10 The roof is pierced on the main frontage by four dormers, the northernmost belonging to North End Cottage. Those on the Red House are all modern with flat leaded roofs. The rear range has been raised by the addition of large dormers of modern date. Two visible stacks are probably both rebuilt; one divides the house from the adjacent property. A second lateral chimney is set on the eastern pitch to the south.

Interior

4.11 The interior of the entire house has been extensively remodelled on several occasions. Many walls are lined with modern boarding, obscuring original surfaces while other partitions have been removed completely. All original fireplaces are lost and all historic doors replaced with modern examples to comply with fire regulations. The principal surviving features include joinery such as skirtings, cornices and the windows. The staircase, noted below is the principal survivor.

4.12 The removal of the modern linings exposed much of the underlying fabric of the building. However, due to the progression of the works at the time of the survey, the results were limited especially within the Victorian service range to the rear. The historic core of the building preserved a surprising amount of panelling especially surrounding the fireplaces in most of

the rooms while at second floor level a many of the roof timbers have been exposed and left as a feature.

Cellar

4.13 A cellar beneath the south-eastern corner of the house is given access via a flight of solid steps of sawn York stone beneath the main staircase. A short, curved passage leads to the main chamber, which is dominated by the base of the main stack, here supported by a wide strainer arch. The outer walls are mostly brick-built with some masonry rubble in places; some evidence of concrete underpinning is also apparent as well as a sloped niches for cellar lights. The floor preserves good brick pampments.

4.14 Removal of modern linings to the ceiling revealed a curiously robust and decorative floor structure comprised of a large chamfered joist extending NW/SE with in-line common-joists either side supporting the floor above (Plate 8). All the common-joists are chamfered with delicate lambs-tongue chamfer stops (Plate 9).

Ground Floor

GF01

4.15 The main entrance leads into a small lobby which once formed a passage to the staircase at the rear, but a modern partition has cut this connection and the space has now been partly consolidated with the adjoining room to the north, GF02. The front door, as noted above is a modern replacement of little merit. The door to GF03 on the east retains its 18th century moulded architrave.

4.16 Three studs forming the dividing wall to GF02 were formerly exposed as a feature (Plate 10). One was a re-used horizontal member with empty mortices for studs and a continuous wattle groove suggesting a medieval origin. These studs were latterly enclosed while the modern partition to the rear has been pushed back and a modern wall inserted to create a bathroom and a cupboard.

GF02

4.17 GF02 was a principal room and preserves its original proportions, defined by a surviving 18th century timber box-cornice. The skirting board is also early though other decorative elements are absent. A small cupboard with an 18th century architrave survives to the south of what was once the fireplace. The rear wall to the neighbouring property is marked by a timber stud.

4.18 Two six-over-six sash windows on the west are not original though probably late 18th century replacements with a glazing-bar profile characteristic of the 1790s; the lower sash on the east is a modern replacement. They are set in splayed reveals with shutters which were painted

and fixed open, but easing later revealed decorative, early 18th century hinges with finials, and locking bars.

4.19 A notable feature is seen in slight articulation of the cornice to the rear of the room (Plate 11), suggesting the presence of pilasters or other architectural features.

4.20 The removal of modern linings from GF02 reveals perhaps the largest amount of historic material, comprising almost complete 18th century panelling to three of the walls, framed in long, rectangular panels with ovolo mouldings consistent with the early 18th century, but shorn of its original dado rail. The decorative surround has been lost, though a rough bressumer lintel survives. To the right of the fireplace, the remains of an arched 'buffet' or recessed display cabinet was uncovered, and though lacking its original decorative embellishments, these can still be discerned in outline, indicating pilasters, capitals and a central keystone (Plate 12). Directly opposite, the cornice is replicated, suggesting either a doorway or a second area of display.

GF03

4.21 The room preserves its original box-cornice, with slight elaboration of the mouldings above the position of the original fireplace, which was set in a canted, internal corner stack (Plate 13). The listing of 1984 describes a good fireplace, but this is no longer present. The exposure of the chimney stack revealed sections of panelling and walls plastered on either side. The western sash window is a 19th century example, but set in splayed reveals with surviving 18th century shutters, until recently fixed open, but latterly eased to reveal the locking bar to the rear. The south window, noted above is modern and of no interest and has since been blocked.

GF04

4.22 The rear of the original entrance hall now comprises a lateral corridor leading from the side door to rooms within the service range. The connection to the stair hall preserves an original arched aperture, now infilled with a modern fire-door. Few features of interest survive, apart from a Victorian skirting and door architrave to GF05. The alterations have resulted in the blocking of the door to GF02 and the rear wall of GF01 pushed out to accommodate the bathroom beyond. A second door forming a small vestibule has also been removed.

GF05

4.23 An original sun-parlour or dining room occupies the north-western corner of the rear range and is given access from the corridor (GF04). The room preserves few historic features, retaining only a Victorian skirting board. A dado rail and cornice are modern introductions. The large window on the south is, however largely intact, set within an applied, boxed architrave which supports panelled shutters, now painted open (Plate 14). The glazing bars of the sashes have early- to mid-19th century profiles.

GF06

4.24 A small room adjoining to the rear has a separate external entrance via a modern door. The east window is a casement, but mimicking the sash form, as noted above, while an elliptical iron casement to the south suggests a utilitarian use. The decor is plain, with a solid cement skirting and door frame to GF07 having simple, but slightly decorative chamfers and stops to the jambs and lintels.

GF07

4.25 GF07 was probably the original kitchen, though it appears to have been consolidated from several smaller spaces, and is marked by the bay window. As before, cement skirtings suggest a utilitarian use, while the original fireplace aperture is tall in the manner of a kitchen (Plate 9). The bay window retains mid-19th century glazing bar profiles to the sashes, similar to the large window of GF05.

GF08

4.26 The original staircase sits at the centre of the building. An original larger space has been modified to accommodate lavatories on the east, while a short corridor from the kitchen gives access to a small, windowless kitchenette.

4.27 The staircase appears to have risen originally only to first floor level. It is of dog-leg form, but has been extended latterly into the attics. The lower portion of the balustrade preserves its original handrail of characteristic toads-back profile, with square newels and shaped caps (Plate 16). It is of closed-string form, and preserves its original turned vase balusters, though these were latterly hidden behind flush boarding (Plate 17). Two examples were seen during the original survey, and are of typical, if fairly advanced form for c.1710 but certainly 18th century in date.

First Floor

4.28 Drastic modification has similarly affected the first floor, with repositioned partitions and the stripping out of most original features. Two large rooms occupy the historic core, with four smaller rooms in the rear range. As with the ground floor much of the works had been completed at the time of the survey, but in places some panelling has been preserved around the fireplaces.

FF01

4.29 The staircase rises to a short section of original landing which is unusually low, perhaps suggesting modification, before continuing to the attics in typical 1970s materials with plain stick balusters and a hardwood hand rail.

In order to achieve this, the roof has been pushed up with a dormer at this point.

FF02

4.30 The principal room overlooks the street, but various boxed-in vertical supports and the line of the cornice suggest consolidation with a smaller, central room and other modifications (Plate 18). The cornice survives on the north and the west, with extra mouldings expressing the fireplace position. It may also have continued to the east, where a scar in the ceiling appears to mark an earlier wall.

4.31 Much of the layout mirrors the room below. The fireplace is blocked but a recessed cupboard survives on the west, with a surviving 18th century architrave. A small draft lobby applied to the entrance from the stair hall was removed as part of the current works.

4.32 Three, six-over-six sash windows on the west have plain reveals and no architraves. The sashes appear to be late 18th century in date.

4.33 During the most recent refurbishment, the room was divided along the line of the stanchion to create a vestibule and a small bathroom, thereby significantly reducing its size. Little has been revealed apart from the brick fireplace with curved reveals framed by a timber bresummer and some surrounding panelling in the same style as seen as ground floor level, capped by the robust cornice (Plate 19). Some of the upper panels are, however absent.

FF03

4.34 To the south, a smaller room with a canted corner stack mirrors the lower room. The cornice survives substantially, including the extra mouldings above the fireplace location. The fireplace itself was completely exposed as part of the works and is similar in appearance to that in FF02 with some panelling the upper sections removed to display the upper construction of the stack, where the flue twists gracefully to join the main stack. An original, separate doorway from the corridor has been blocked. Two windows to the south are of like form to those in the room adjoining.

FF04

4.35 Above the lower sun-parlour, an original bedroom retains its Victorian skirting board. The south window has three sashes with dividing mullions, set in a chamfered and stopped frame.

FF05

4.36 FF05 is plain with little decoration. A single sash with margin lights on the east and an original door architrave survive.

FF06

4.37 The central rear room was most recently used as a small office kitchen. No original features survive.

FF07

4.38 This room is likewise plain except for a sash with margin lights on the east and a small contemporary window on the north which may have lit a partitioned lavatory at an earlier date.

FF08

4.39 A pair of enclosed lavatories and small wash-room is of little interest, but a hatch through a suspended ceiling gives access to several features of note. Within it, the timber-framed, formerly external outer wall of the adjoining property is visible, including a wall-plate, the feet of common rafters and studwork with plaster infill (Plate 20). Some remnants of 19th century wallpaper remain attached to the plasterwork. An elliptical arch marking the transition from the staircase hall to the rear range also survives above the modern ceiling line, mirroring its counterpart at lower level (Plate 21).

Attic Floor

4.40 The attic floor of the main frontage is divided into a series of inter-connecting rooms, while the rear range roof has been raised and consolidated into a single, open-plan space (SF05). The front rooms, SF02, SF03 and SF04 may pass with little comment, being extensively modernised, but elements of the roof form have been left as exposed features, and the upper part of the roof structure is accessible through a loft-hatch (Plate 22). The form is typically late 17th or early 18th century, with principal rafter-couples with staggered butt-purlins, and hipped at the northern end where it abuts the neighbouring property. The rafters appear to be of softwood, with some re-use of older timber. A chimney stack remains expressed at the northern end. Within the roof, small, redundant rafter-couples survive from the original hip to the stack (Plate 23), while the roof of the adjoining cottage can also be seen, and is clearly of later date.

4.41 Within the roof, little of the original structure was visible, apart from the eastern pitch, which was underboarded. An inserted timber or steel portal-frame supports a flat apex. Most windows are of 1970s date.

4.42 The refurbishment of the upper rooms exposed more of the roof timbers including large reused purlins retaining wattle grooves, stave holes and some mortices for studs, and are clearly from a demolished medieval building. A regular arrangement of peg holes indicates the position of in-line common rafters, in upper and lower flights, in the later 17th, early 18th century manner. The fireplace retains a decorative 19th century cast-iron hob grate set within a rough brick surround, its associated timber bresummer being, as elsewhere, a reused member with peg holes (Plate 24).

4.43 Within SF02 common-rafters left exposed in the lower register display clearly defined assembly marks.

5 DISCUSSION

5.1 Recent use and adaptation has not been kind to the Red House. The fine Queen Anne exterior promises even greater treasures within, but succeeds only in disappointing as the building has been expunged of most internal interest. The dead hand of the 1960s and '70s is apparent everywhere. Typical of that period, renovation probably proceeded in the misguided belief that listing applied only to the exterior of the building, which has been preserved from alteration accordingly. However, other features of note have been lost unnecessarily, no doubt including panelling and fine fireplaces, some clearly removed since the re-listing of 1984, though the picture is not relentless, and exposure in the principal room allows a fair reconstruction of the original form based on surviving areas of panelling. The staircase is also largely intact. Several rooms had been remodelled awkwardly however, while the change from residential to commercial uses resulted in tighter regulation, with the loss of all the original panelled doors and their replacement by bland fire-doors and patent glass screens. In the entrance hall, studwork was exposed as a 'feature': a piece of vernacular pastiche in a house of such Classical elegance which would never have been seen, which has now been covered over again. All the earlier additions were undertaken with materials of indifferent quality, in contrast to the fine craftsmanship of the original house.

5.2 Notwithstanding its brutal treatment, some sense may still be made of the building and its evolution, further enhanced following the monitoring during the works. Like many small Queen Anne or early Georgian town-houses, the main range was divided into a central entrance hall, connecting with a fine stair set to the rear, with flanking rooms of unequal size; the south rooms on both floors having a canted corner fireplace typical of the period, and heavy box-cornices expressing the more important architectural features. The staircase is original, and represents an important survival. Originally it rose to first floor level only; a smaller second stair probably took the servants to the attics. This may have lain in the rear area of the principal first floor room, within its own compartment.

5.3 The listing notes the rear range as dating from c.1900. This assumption is probably based on the external character of the brickwork, but the evolution of the area is likely to be more complex. The building incorporates the staircase and elements of an early 18th century service range, which was built against a pre-existing building to the north. The windows in this area are undoubtedly Victorian, but the slender glazing-bar profile suggests that they are unlikely to be as late as 1900 and more characteristic of the 1840s to '70s. The whole area was probably augmented or enlarged in the later Victorian period, or the original façade remodelled. The existing brickwork has close similarities with the façade of North End

Cottage, suggesting an augmentation on the main street frontage at the same date.

5.4 The most recent works have exposed important samples of 18th century panelling, most prominently in the GF02 which retains some decorative touches surrounding the fireplace. Only one 19th century cast-iron hearth survived to be uncovered in one of the attic rooms. Unfortunately the stage of works limited the opportunity to see anything of the rear range and so any evidence of an earlier range survives it must remain out of reach at this time.

6 CONCLUSION

6.1 The external appearance of the Red House is little changed and has benefitted from the removal of extraneous modern materials and the restoration of window on the south. Other alterations including the insertion of a dormer window to the rear range and the rebuilding of the upper window to the east elevation have had little impact. Internally the amount of panelling surviving throughout the Red House is somewhat surprising considering the ruthless nature of the 1970s renovations, that remaining to be restored and preserved *in situ* as a feature. The most recent changes have had a limited impact on the layout but the effects of the insertion of insulation and other modern services remains unknown at this time.

ACKNOWLEDGEMENTS

Archaeological Solutions is grateful to Mr Donald Purkiss Associates for commissioning the project on behalf of Mr and Mrs Pickup and for organizing access.

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of HCC HEU

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Websites

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Accessed: 10.10.11

APPENDIX 1 LISTED BUILDING DESCRIPTION

Details

TL 3629 BUNTINGFORD HIGH STREET (east side)

7/32 No 84 (formerly listed as the Red House) and No 86 (North End Cottage)(formerly 19.10.51 listed as No 86 (Red Cottage)) 22.2.69

GV II

2 houses. Circa 1710, matching N extension (No 86) probably c1900. Red brick with blue headers, projecting wooden eaves cornice and steep old red tile hipped roof. A tall, 2 storeys cellar and attics, formerly symmetrical Queen Anne style house 5 windows long with a narrow one-window matching extension at N end (No 86). Single-pile, end chimneys, central entrance plan, with later additions at rear and N end. Front now has 4 box dormers on roof slope, a bold modillioned cornice extended over N part, flush-box sash windows, with 6/6 panes and red rubbed brick arches, floor band and chamfered plinth extended over N part, main doorcase with elaborately carved foliate trusses with cut- back hood, half-glazed door, and fanlight. Door to N end up 2 steps. 6-panel flush-beaded door with deep moulded flat hood on shaped brackets. Interior altered but good cornice and corner fireplace in SW room on Ground floor.

Listing NGR: TL3611929765

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 36119 29765

APPENDIX 2 HER SUMMARY SHEET

Site name and address:	The Red House, 84, High Street, Buntingford, Hertfordshire
County: Hertfordshire	District: East Herts
Village/Town: Buntingford	Parish: Buntingford
Planning application reference:	EHDC Approval Ref. 3/12/2108/FP
Client name/address/tel:	Mr and Mrs Pickup
Nature of application:	Conversion to five flats
Present land use:	Office space
Size of application area:	Size of area investigated
NGR (8 figures):	TL 36119 29765
Site Code:	n/a
Site director/Organization:	Archaeological Solutions
Type of work:	Historic Building Monitoring and Recording
Date of work:	Jun 2013
Location of finds/Curating museum:	n/a
Related SMR Nos:	Periods represented: 18 th century with 19 th & 20 th century additions
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p>In July 2013 Archaeological Solutions (AS) undertook historic building monitoring and recording at the Red House, 84, High Street, Buntingford, Hertfordshire (NGR TL 36119 29765). The works were carried out in compliance with a planning condition requiring a programme of archaeological work in association with the proposed alterations to the property (EHDC Approval Ref. 3/12/2108/FP).</p> <p>An appraisal conducted in October 2011 (Prosser et al. 2011) found that, while externally the building preserved much of its original Queen Anne character intact, the interior had been remodelled repeatedly, with the loss of much original historic fabric (including features noted in the 1980s list description). The staircase is probably the principal survivor, while other features may lie beneath applied modern surfaces. The rear range, noted on the listing as of c.1900 probably conceals a much older core, contemporary with the original frontage, with later Victorian additions.</p> <p>The conversion was well underway at the time of the survey and therefore limited the accessibility of the historic fabric. However, the principal rooms occupying the historic core of the building preserved a good quantity of 18th century panelling most prominent in GF02, where decorative touches survive. Elsewhere panelling is visible surrounding the fireplaces all of which have been lost apart from a 19th century cast-iron example in one of the attic rooms</p>
Author of summary: Lee Prosser	Date of Summary: July 2013

APPENDIX 3 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: The Red House, 84, High Street, Buntingford, Hertfordshire					NGR: TL 36119 29765		
County: Hertfordshire				Museum Collecting Area: n/a			
Site Code: n/a				Project Number: 4586			
Date of Work: July 2013				Related Work:			
Brief/s				Specification/s			
Date		Present		Date		Present	
26 th June 2013 (Advice via e-mail)		Yes		27 th June 2013		Yes	
Site Records (Description)							
n/a							
Site Drawings (Give Details of Formats & Size)							
n/a							
Architect's Drawings:							
Plans and elevations 4 sheets A3 – annotated							
Plans and elevations 1 sheet A3							
Plans and elevations 4 sheets A4							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD	
Reports							
Report No		Report Type				Present	
4377		Historic Building Monitoring & Recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
n/a					n/a		
Photographic Location Plans Present? (Give Details)							
In report and separate printouts in archive folder							
Digital Photographs (Give Details):							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

PLATES



Plate 1 Main façade (west elevation), taken from the south (DP8)



Plate 2 The Red House during monitoring works, west elevation, taken from the west (DP76)



Plate 3 Detail of the decorative scrolled brackets supporting the hood above the main entrance, west elevation, taken from the south (DP11)



Plate 4 The Red House, south elevation, taken from the south-east (DP2)



Plate 5 South elevation, taken from the south (DP77)



Plate 6 East elevation, taken from the north-east (DP7)



Plate 7 East elevation, taken from the south-east (DP78)



Plate 8 Ceiling to the basement formed of large chamfered central joist and chamfered common-joists with lamb tongue chamfer stops, BF01, taken from the west (DP103)



Plate 9 Lambs tongue chamfer stops to the common-joists, BF01, taken from the south-west (DP104)



Plate 10 GF01, taken from the south-west (DP13)

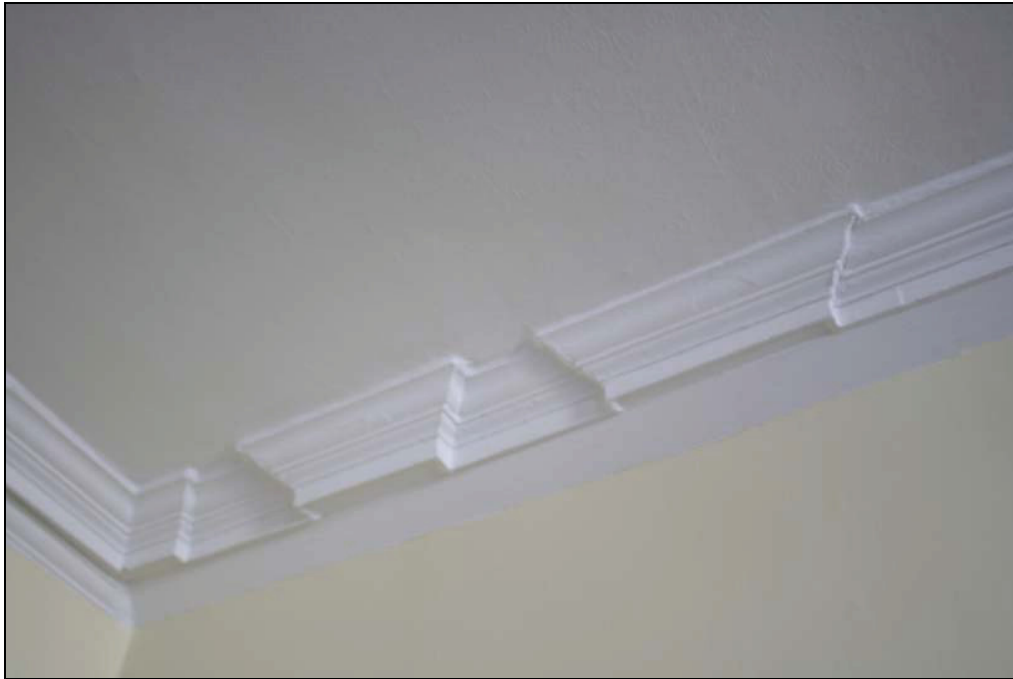


Plate 11 Curious decoration to the cornice, GF02, taken from the south-west (DP23)



Plate 12 18th Century wall panelling surrounding fireplace, northern wall, GF02, taken from the south-west (DP80)



Plate 13 Blocked canted corner fireplace, GF03, taken from the south-west (DP17)



Plate 14 Large sash window, GF05, taken from the north (DP32)



Plate 15 GF07, taken from the north (DP36)



Plate 16 Staircase rising to the attic floors, FF01, taken from the east (DP43)



Plate 17 Main staircase, GF08, taken from the south-west (DP95)



Plate 18 FF02, taken from the west (DP53)



Plate 19 Exposed fireplace and surrounding panelling, FF02, taken from the south-east (DP110)



Plate 20 Timber-framing of the adjoining property seen in the roof space above FF08, taken from the south-east (DP58)



Plate 21 Arch concealed within in the roof space above FF08, taken from the north (DP60)



Plate 22 Rafter couples rising above collar level, taken from the north-west (DP72)



Plate 23 Short span of rafter couples rising between the hip of the roof and the chimney stack superimposed by the later extension to the north, taken from the east (DP73)



Plate 24 Cast iron hob grate, SF04, taken from the south-east (DP115)

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The Red House, taken from the east



2

The Red House, south elevation, taken from the south-east



3

Dated brick with initials possibly 'I E 1713' to the left of the door, south elevation, taken from the south-east



4

Door with hood and simple brackets, south elevation, taken from the east



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Window with disturbed brickwork below, south elevation, taken from the south-east



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Elliptical window within the rear extension, south elevation, taken from the south-east



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West elevation with blocked window at first floor, taken from the south-west



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Main entrance with hood supported by decorative brackets, west elevation, taken from the south



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GF03, taken from the west



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Blocked canted corner fireplace, GF03, taken from the south-west



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Cornice above the fireplace, GF03, taken from the west



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GF02, taken from the north



20

Studwork, GF02, taken from the north-west



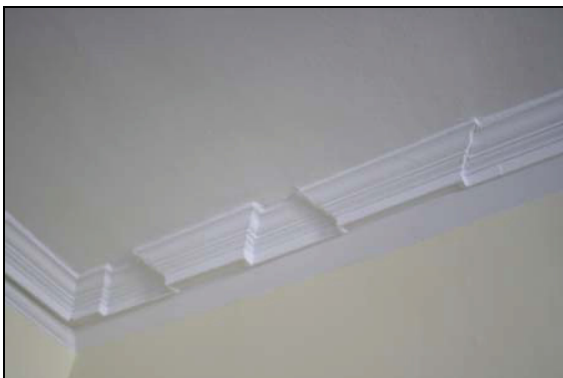
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GF02, taken from the south



22

Curious decoration to the cornice, GF02, taken from the south-west



23

Curious decoration to the cornice, GF02, taken from the south-west



24

Sash window with splayed reveals, GF02, taken from the east



25

Sash window with splayed reveals, GF02, taken from the north



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Corridor leading to side entrance, GF04, taken from the north-west



27

Corridor leading to side entrance, GF04, taken from the south-east



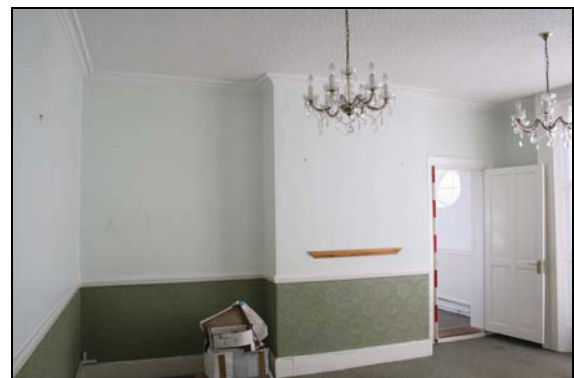
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Door leading to the stair hall (GF08) and GF02, GF04, taken from the south



29

Arch above the door to the stair hall, GF04, taken from the south



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GF05, taken from the west



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GF05, taken from the east



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Large sash window, GF05, taken from the north



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Panelled reveal to large sash window, GF05, taken from the north-east



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Elliptical window, GF06, taken from the north-east



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GF07, taken from the north



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GF07, taken from the south-east



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Corridor leading from GF07 to GF08, taken from the east



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Small kitchenette leading off the corridor, taken from the east



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Stair hall, GF08, taken from the south-west



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Boxed-in balusters, GF08, taken from the south



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Staircase rising to the attic floors, FF01, taken from the east



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Short corridor leading from FF01 to rooms on the east, taken from the south-west



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FF04, taken from the north



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FF04, taken from the south



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Original architrave, FF04, taken from the west



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FF05, taken from the north-west



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FF07, taken from the south



51

FF06, taken from the west



52

FF02, taken from the east



53

FF02, taken from the west



54

Sash windows on the main façade, FF02, taken from the north-east



55

Sash window on the main façade, FF02, taken from the south-east



56

FF03, taken from the south-west



57

Canted corner fireplace, FF03, taken from the south



58

Timber-framing of the adjoining property seen in the roof space above FF08, taken from the south-east



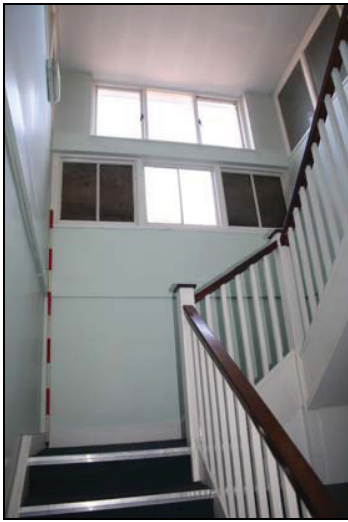
59

19th century wall paper and plasterwork seen in the roof space above FF08, taken from the south-east



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Arch concealed within in the roof space above FF08, taken from the north



61

Stairs leading the second floor attic rooms, taken from the south



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Upper stair hall, SF01, taken from the north-west



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SF05, taken from the west



64

SF05, taken from the east



65

SF05, taken from the south-east



66

Boxed-in chimney stack, SF03, taken from the west



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SF03, taken from the west



68

Modern dormer window, SF03, taken from the east



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Exposed principal rafter, SF02, taken from the south-west



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Exposed principal rafter, SF02, taken from the north-west



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SF04, taken from the south



72

Rafter couples rising above collar level, taken from the north-west



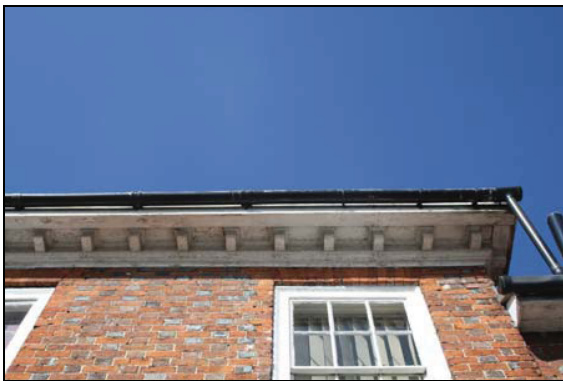
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Short span of rafter couples rising between the hip of the roof and the chimney stack superimposed by the later extension to the north, taken from the east



74

Small plaque commemorating Claud Lovat Fraser, west elevation, taken from the south-west



75

Cornice with moulded modillions extending around the historic core, south elevation, taken from the south-east

PHOTOGRAPHIC INDEX
(Monitoring of works – July 2013)



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The Red House during monitoring works, west elevation, taken from the west



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South elevation, taken from the south



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East elevation, taken from the south-east



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18th Century wall panelling surrounding fireplace, northern wall, GF02, taken from the south-west



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Arched panelled aperture, northern wall of GF02, taken from the south-west



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Arched panelled aperture, northern wall of GF02, taken from the south



83

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18th Century wall panelling surrounding two large sashes, western wall, GF02, taken from the south-east



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87

Decorative hinges to shutters, GF02, taken from the north-east



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Storage niches and shelving within cupboard to the west of the fireplace, GF02, taken from the south-west



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Storage niches and shelving within cupboard to the west of the fireplace, GF02, taken from the south-west



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Surviving panelling above fireplace, GF03, taken from the south



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Fireplace, GF03, taken from the south



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Panelled shutters and recesses to large sash window, GF03, taken from the north-east



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Central chimney block with supporting strainer arch, BF01, taken from the south



103

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109

Stair construction, BF01, taken from the north-west



110

Exposed fireplace and surrounding panelling, FF02, taken from the south-east



111

Exposed fireplace and surrounding panelling, FF02, taken from the south



112

Panelling and exposed chimney construction, FF03, taken from the south-west



113

Exposed chimney construction, FF03, taken from the south-west



114

SF04, taken from the south-east



115

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SF04, taken from the north-west



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Western purlin with regular arrangement of pegs for common-rafters above and below, SF04, taken from the north



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Eastern purlin with regular arrangement of pegs for common-rafters above and below, SF04, taken from the north-west



120

Redundant mortices to the eastern purlin, SF04, taken from the south



121

Redundant mortices to the eastern purlin, SF04, taken from the north-east



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Assembly mark 'XXII' to purlin at junction with common-rafter now removed, SF02, taken from the north-east



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Assembly mark 'XX' to common-rafter, SF02, taken from the south-east



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Assembly mark 'VI' to common-rafter, SF02, taken from the north-west



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Assembly mark 'IIII' to common-rafter, SF02, taken from the south-west



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SF02, taken from the north-west



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SF02, taken from the east



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131

Masons mark etched into the brickwork of the chimney stack, SF03, taken from the south-east



132

Eastern purlin with peg holes for rafters above and below, SF03, taken from the south



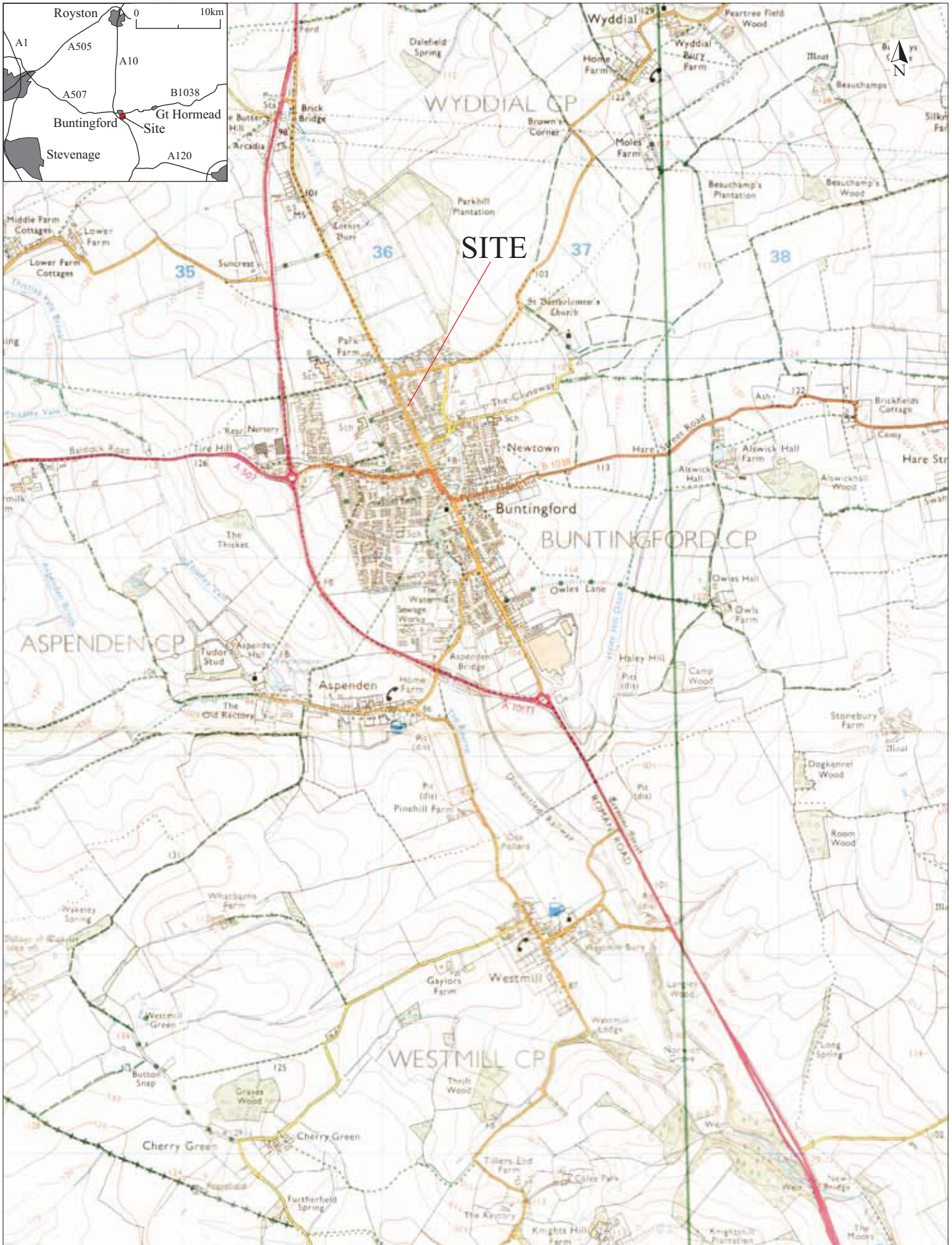
133

Western purlin with peg holes for rafters above and below, SF03, taken from the south-east



134

Waney collar at the bay division with peg holes for studwork, SF03, taken from the south



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





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



 Photographic location
 Photographic location during monitoring

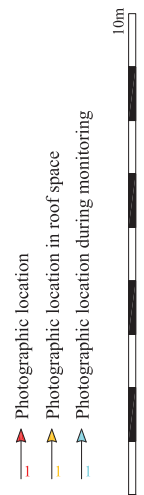


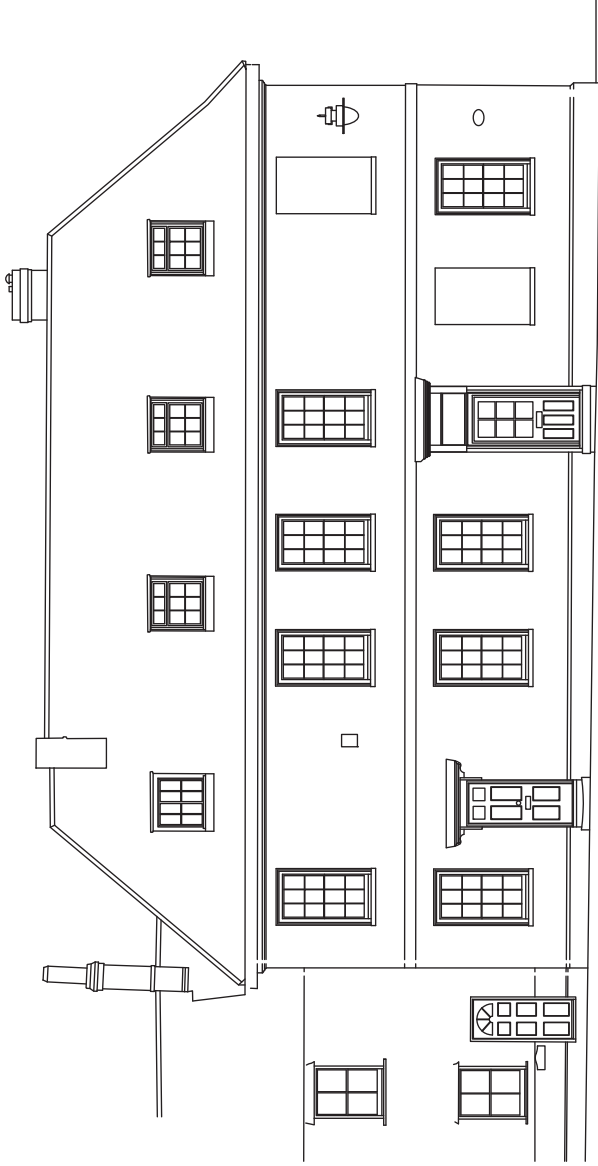


Second floor



First floor

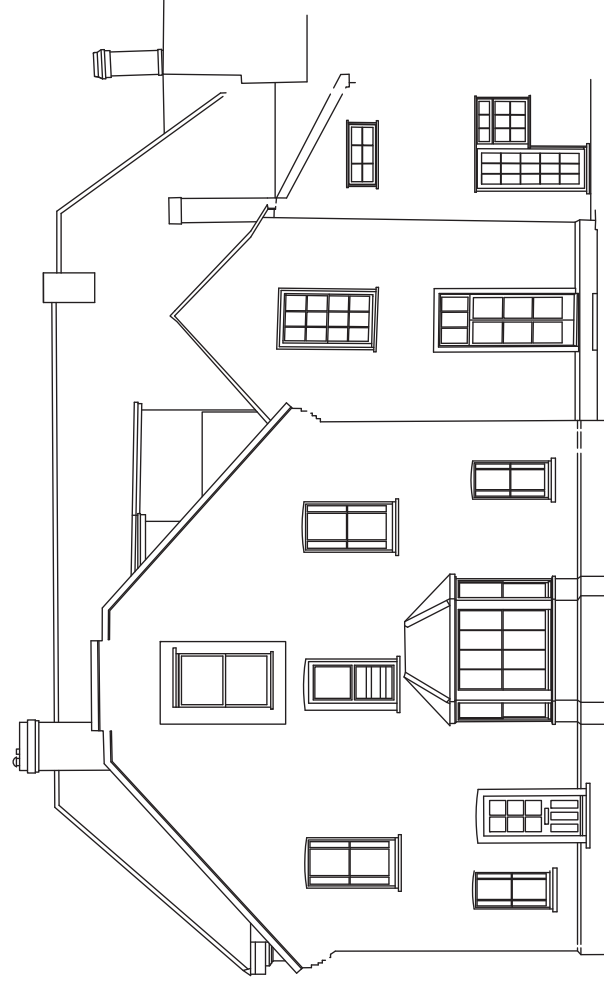




West elevation

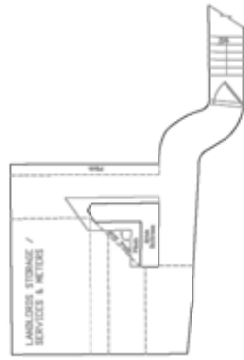


South elevation



East elevation





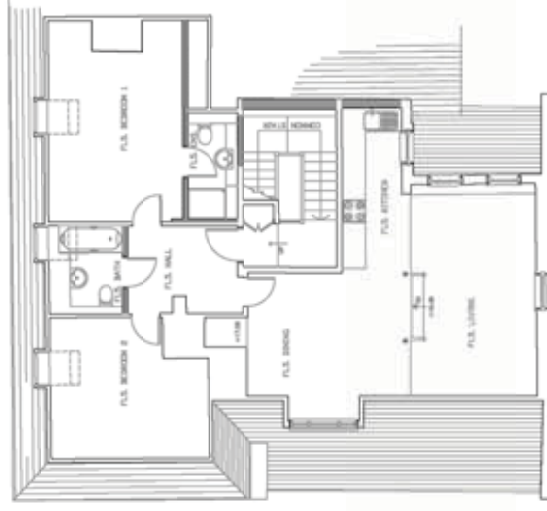
Basement Plan 1:100



Ground Floor Plan 1:100

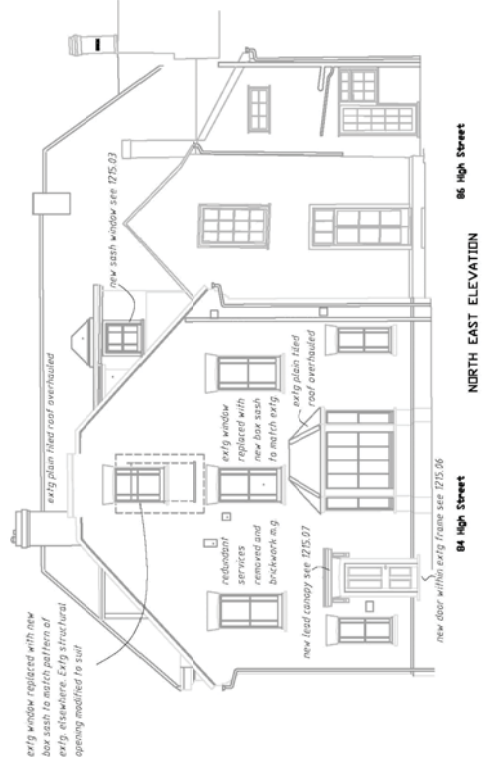
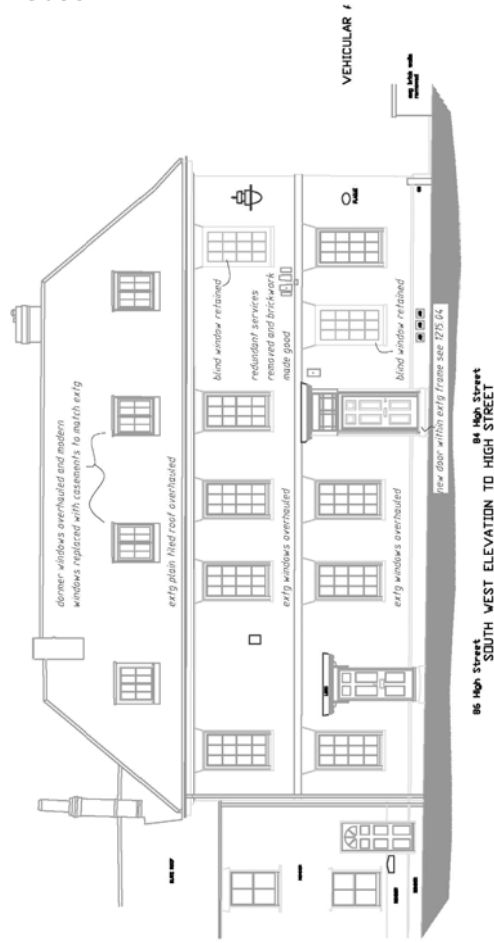


First Floor Plan 1:100



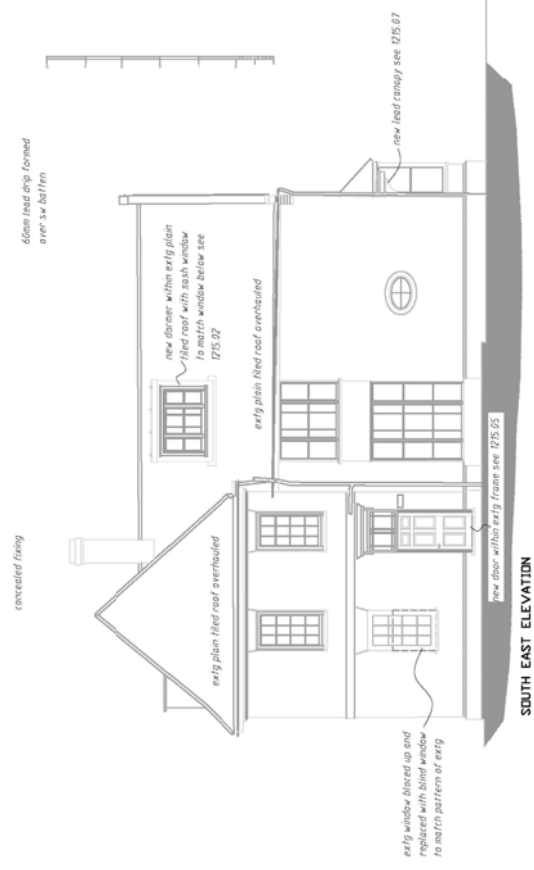
Second Floor Plan 1:100

Note: All new partitions and mill to existing structural openings are hatched for clarity

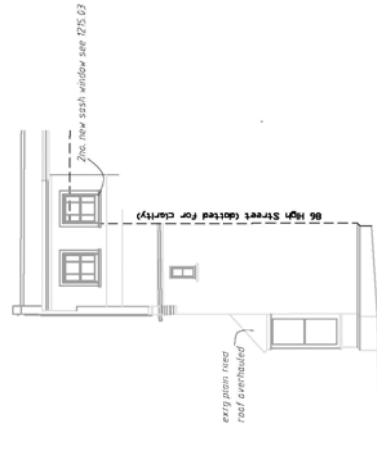


84 High Street
SOUTH WEST ELEVATION TO HIGH STREET

NORTH EAST ELEVATION



SOUTH EAST ELEVATION



PART NORTH WEST ELEVATION

