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ARCHAEOLOGICAL SOLUTIONS LTD

20 FISHPOOL STREET, ST. ALBANS,  
HERTFORDSHIRE

HISTORIC BUILDING RECORDING AND  
MONITORING AND RECORDING

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NGR: TL 1429 0719		Report No: 5178
District: St. Albans		Site Code: AS 1839
Approved: Claire Halpin		Project No: 6075
Signed:		Date: August 2016

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## OASIS SUMMARY SHEET

<b>Project details</b>			
<b>Project name</b>	<i>20 Fishpool Street, St. Albans, Hertfordshire: Historic building recording and monitoring and recording</i>		
<p><i>Between January and June 2016, AS conducted historic building monitoring and recording during approved alterations carried out at 20 Fishpool Street, St. Albans. This followed on from a previous historic building assessment also conducted by AS in 2015.</i></p> <p><i>Though described in the list description as having 16<sup>th</sup> century origins, the fragmentary remains of a crown-post roof likely extends the date range back further than previously expected. Overall, four principal phases of development can be discerned within the building, with the initial construction of the historic core during the late medieval period. The arrangement at both ground and first floor level with two open bays does not entirely conform to patterns of domestic use and provides a point of interest regarding its original function, though further evidence is needed to elucidate the form.</i></p> <p><i>The next substantial phase saw the addition of the rear range in the 17<sup>th</sup> century, with a small number of 18<sup>th</sup> century elements visible and a general upgrading and extension in the early to mid-19<sup>th</sup> century. The current planned works have seen much of the 1960s fabric removed exposing the historic fabric below and features of interest include the discovery of 18<sup>th</sup> century shutters, that must have been brought in from elsewhere during the 19<sup>th</sup> century phase of work.</i></p>			
Project dates (fieldwork)	<i>January 2015, 12<sup>th</sup> February and 30<sup>th</sup> June 2016</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>-</i>
P. number	<i>6075</i>	Site code	<i>AS1839</i>
Type of project	<i>Historic building recording with monitoring and recording</i>		
Site status	<i>Grade II listed</i>		
Current land use	<i>Residential</i>		
Planned development	<i>Refurbishment and renovation</i>		
Main features (+dates)	<i>Medieval core with later alterations and extensions</i>		
Significant finds (+dates)	<i>N/a</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Hertfordshire</i>	<i>St. Albans</i>	<i>St. Albans</i>
HER/ SMR for area	<i>Hertfordshire Historic Environment Record</i>		
Post code (if known)			
Area of site	<i>c.300m<sup>2</sup></i>		
NGR	<i>TL 1429 0719</i>		
Height AOD (min/max)	<i>c.90m</i>		
<b>Project creators</b>			
Brief issued by	<i>n/a</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions</i>		
Funded by			
Full title	<i>20 Fishpool Street, St. Albans, Hertfordshire. Historic Building Recording and Monitoring and Recording</i>		
Authors	<i>Waring, W., Prosser, L. and Collins, T.</i>		
Report no.	<i>5178</i>		
Date (of report)	<i>August 2016</i>		



# 20 FISHPOOL STREET, ST. ALBANS, HERTFORDSHIRE

## HISTORIC BUILDING RECORDING AND MONITORING AND RECORDING

### **SUMMARY**

*Between January and June 2016, AS conducted historic building monitoring and recording during approved alterations carried out at 20 Fishpool Street, St. Albans. This followed on from a previous historic building assessment also conducted by AS in 2015.*

*Though described in the list description as having 16<sup>th</sup> century origins, the fragmentary remains of a crown-post roof likely extends the date range back further than previously expected. Overall, four principal phases of development can be discerned within the building, with the initial construction of the historic core during the late medieval period. The arrangement at both ground and first floor level with two open bays does not entirely conform to patterns of domestic use and provides a point of interest regarding its original function, though further evidence is needed to elucidate the form.*

*The next substantial phase saw the addition of the rear range in the 17<sup>th</sup> century, with a small number of 18<sup>th</sup> century elements visible and a general upgrading and extension in the early to mid-19<sup>th</sup> century. The current planned works have seen much of the 1960s fabric removed exposing the historic fabric below and features of interest include the discovery of 18<sup>th</sup> century shutters, that must have been brought in from elsewhere during the 19<sup>th</sup> century phase of work.*

### **1 INTRODUCTION**

1.1 Between February and June 2016, Archaeological Solutions (AS) carried out monitoring and recording during the course of planned alterations at 20 Fishpool Street, St. Albans, Hertfordshire (NGR TL 1429 0719; Fig. 1). This was commissioned by Mr Melvin Thomas and was conducted in order to fulfil a condition of listed building consent. It followed on from and augmented an earlier historic building appraisal and impact assessment conducted by AS in January 2015. A programme of archaeological monitoring and recording of any below ground work is to be conducted by AS and will be the subject of a separate report.

1.2 The project was carried out in accordance with a written scheme of investigation compiled by AS (dated 27<sup>th</sup> November 2015) and approved by St Albans District Council Archaeologist Simon West. It followed the procedures outlined in the Historic England guidance document *Understanding Historic Buildings: a guide to good recording practice* (2016), and conformed to the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

1.3 The principal objective of the project was:

- The archaeological monitoring of all fabric alterations associated with the scheme where it had potential to impact on or expose historic fabric, the recording of any significant fabric thereby revealed, with the resultant archive to be deposited at an appropriate location in order to form a long-term record.

### *Planning policy context*

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

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

## **2 DESCRIPTION OF THE SITE**

2.1 Fishpool Street (Fig. 1) is an ancient thoroughfare, forming one of the principal medieval routes into the city from the west, where it skirted the monastic precinct and associated open area around Romeland. Part of the street was probably already built up by the 10<sup>th</sup> century, with gradual expansion throughout the Middle Ages. The street now has a charming picturesque quality, created by the mixture of ancient, timber-framed houses and Georgian rebuilding or re-facing of earlier structures.

2.2 No. 20 lies on the north side of the street, with a narrow curtilage extending to the rear. The building is Grade II listed on the National Heritage List for England (App. 1) and has an outward appearance of 19<sup>th</sup> century date with a yellow brick façade and slate covered roof. It is described in the list description as having a 19<sup>th</sup> century front to a late 16<sup>th</sup> century timber-framed house, though the 2015 appraisal

and current recording have revealed a substantially longer history. There are rear ranges and an attached outbuilding to the rear that extends from between Nos. 18 and 20 and so is shared between the two properties.

### *Topography, Geology & Soils*

2.3 The site lies at c.90m AOD on the northern terraces of the River Ver, on land sloping upwards towards central St. Albans which lies at c.110m AOD. The river flows southwards towards its confluence with the river Colne, c.5.8km south of the site. The wider landscape is one of gently undulating land, between c.130m and 80m AOD, falling to c.60m AOD at its lowest in the valley. The site lies over solid geology of clays and sands of the Palaeocene Reading Beds, overlain by an as yet unsurveyed soil association.

## **3 METHODOLOGY**

3.1 The current phase of recording was undertaken in order to augment the existing survey conducted in January 2015 (Waring and Prosser 2015). The site was visited in the 12<sup>th</sup> February and 30<sup>th</sup> June 2016 in order to undertake the monitoring and recording work. This was carried out by Tansy Collins and new evidence recorded in order to augment the existing record. The original floor plans provided by the client have been included along with the photographs taken during that initial survey as well as the proposed plans (Figs. 2-5).

3.2 The photographic survey was conducted using a Canon 60D digital SLR camera (18 megapixels) and included general and detailed shots in the areas of alteration. 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 (Fig. 6).

## **4 THE BUILDING**

### Exterior:

4.1 No. 20 is a two-bay, brick-fronted structure of 18<sup>th</sup> or 19<sup>th</sup> century appearance constructed of yellow stock brick, laid in Flemish bond with traces of a pinkish mortar. It has been extended slightly to the west in congruous fabric to accommodate a garage (Plate 1). The door lies slightly off-centre and has six panels, though this is a modern reproduction which now houses 1970s aluminium fittings. The frame is original, however, and the door is overhung by a flat hood on scrolled brackets. Flanking windows include a ten-over-ten sash set beneath a gauged arch to the left, whilst to the right a wider tripartite window comprises a six-over-six sash with flanking two-over-two sashes. Two upper windows are of ten-over-ten form.

4.2 The rear façade (Plate 2), like that of the neighbouring property at No. 18 has been pushed out at a canted angle to the frontage, and is faced with early 19<sup>th</sup> century orange brick, laid in Flemish bond with the occasional header course and struck pointing, all under coggled eaves, the coggling only visible on the west as the

north side has been somewhat altered. All windows to the side and rear are modern 1970s timber casement insertions, and probably enlarged, with only the rear door being original. This is of six panels with ovolo mouldings and upper glazing, of probable 18<sup>th</sup> or early 19<sup>th</sup> century date. The rear range is topped by a small rendered gable to its 17<sup>th</sup> century roof, which betrays the extension of the area to the west at a later date.

4.3 The adjoining long range to the rear of No. 18 is under shared ownership in that at the time of the original survey some units belong to No. 18, while other spaces were utilised by No. 20. This attached outbuilding post-dates the rear range of No. 20 and partially overlaps both properties. Surviving features of note include a six-over-six sash window at upper level which has plain impost blocks, a feature replicated on a blocked aperture below that was clearly a former window and is to be opened up as part of the planned works (Plate 3). A blocked doorway adjoins. Further to the rear of No. 20 is a small free-standing former stable of seemingly contemporary date.

### Interior:

#### *Basement*

4.4 A small cellar underlies part of the front and rear ranges and is divided into two chambers. The front chamber (DP 24) has been modernised and lined with thermalite blocks and Fletton bricks, though two ancient joists remain exposed, incorporated into the outer walls. In the rear chamber 19<sup>th</sup> century and later joisting is supported by a Victorian iron stanchion and a brick relieving arch lies below the upper stack on the west side (Plate 4).

#### *Ground floor*

4.5 The historic core of the building is given access from the street via a small internal lobby enclosed by match-lined boarding, and forms a single room divided at the bay division by a post and brace set in substantially from the south wall. To the rear a lobby and a larger vestibule give access to the garden with a second reception room on the west and a kitchen pushed into the northern unit of the attached outbuilding.

#### *GF01*

4.6 This room comprises a single open space of two bays (GF01) and is given access from the street. The east bay is generally plain, mostly lined and flushed over with fibrous board to the north and east (Plate 5). The fabric is likely 19<sup>th</sup> century with 20<sup>th</sup> century additions, though it overlies older fabric on the outer walls. The window retains its moulded frame of 19<sup>th</sup> century date. Access to the rear is given via a four-panelled Victorian door, now with 1950s/60s fittings. The western part of the room has also been lined out with modern materials, again overlying older fabric. The fireplace to the north reuses a recycled 18<sup>th</sup> century painted timber surround, which is much abused with its applied lead decoration stripped and damaged (Plate 6). It sits amid a modern confection of book cases and cupboards,

and during the initial survey a yellow brick stack with Fletton brickwork was partially visible behind, all of modern date.

4.7 The main feature of historic interest is a large binding joist which divides the house into two bays). The joist is roughly chamfered and now partly boxed in, but preserves a curved brace and a supporting post on the southern side. A brace formerly existed on the north, but this is now lost.

4.8 Subsequent visits during the planned works allowed the recording of much historic fabric exposed by the removal of modern fabric. The walls have been stripped of modern boarding, the fireplace and associated fabric removed as well as floor coverings. The floorboards are fairly narrow and probably Victorian, as the full-height vertical boarding revealed lining the east wall. The binding joist dividing the two bays had been exposed and stripped of paint and two large posts exposed, though the southern example is set substantially in from the front wall and the absence of stud mortices in the soffit of the binding joist indicates these two bays were contiguous (Plate 7). One robust brace survives to the southern post and evidence demonstrates the presence of a second lost example to the north. Also of note is a taper burn on the southern post, a mark often associated with openings such as doorways and windows. Peg-holes in the soffit of the binder survive for common joisting. This joist has been augmented on either side with applied timbers that appear to have been cut down from a larger historic member, one side retaining tapering mortices of a kind associated with inserting common joists into a pre-existing arrangement but here seemingly reused and secured with large iron nails. Small fragments of historic wallpaper survive.

4.9 Scantlings were taken where possible:

South post	8½" x 5¼" (216mm x 133mm)
Inner brace	4¾" x 10" (121mm x 254mm)
Binding joist	8½" wide (216mm)

4.10 The removal of modern Fletton and yellow brick work of the chimney stack has opened up the larger inglenook added on this side and has revealed some early brickwork which incorporates a low lantern niche, though there is still much later brickwork (Plate 8). The addition of the stack on this side resulted in the removal of the studwork in this area. The north-west corner post and mid-rail above the bay survives, the mid-rail with empty mortices for a lower pegged stud and pegged brace, the latter with a companion mortice in the post. There are smaller unpegged mortices in the mid-rail for intermediate studs, and to the east a soffit groove is visible. The rail and hence soffit groove is truncated beyond a modern pier and it is not entirely clear whether the groove relates to the timber in this position.

#### GF01a

4.11 A small lobby marks the transition between the main range and the rear range, separated from GF01 by a 19<sup>th</sup> century partition, and with a ceiling of old lath and plaster which is lower than elsewhere though the floor boarding continues through from the main frontage. The lobby is lined out with match lined boarding of 19<sup>th</sup> century date. A small hatch in the side of the chimney stack reveals modern



Fletton brickwork. Adjacent to the west is a six-light internal window, possibly a reused sash of 18<sup>th</sup> century date with surviving early glass.

## GF02

4.12 This vestibule accommodates the rear entrance as well as the staircase to first floor level and is reached via a step down from the main range where it is floored with noticeably wider floorboards. The back door is of 18<sup>th</sup> century date with flush-panels to the rear and original H-L hinges which retain the original rivets and hence has never been moved (Plates 9 and 10). The staircase rises in a straight flight up the east wall and is enclosed below with painted panelling and a boarded door that leads to the casement. Otherwise, this area is divided from the adjoining space by a partition lined with match-lined boarding and a continuous batten retains the impression of many coat hooks (Plate 11). During the planned works it was revealed that this partition respects no historic wall lines and in addition exposure of a binding joist above the staircase reveals empty mortices for floor joists removed with the insertion of the existing staircase. Small areas of plasterwork have been removed from the east wall here exposing brickwork with a slender stud.

## GF03

4.13 Room GF03 occupies the remainder of the rear range at this level as well as additional space formed when the building was pushed out on this side so that the partition noted above creates an almost regular shaped room with fireplace on the west. The room is entered through a four-panelled Victorian door with 1960s plastic fittings and a 19<sup>th</sup> century ceramic finger plate. A 1970s casement window lights the room from the north, while a four-panel door on the south now encloses a cupboard but formerly gave access from the main range when the space was divided. The chimney breast on the west overlies the supporting brick arch seen in the basement though the fireplace has been altered and now contains cupboards and shelved. Victorian shelves or a fitted dresser adjoins to the south and it is likely that this space formerly comprised a kitchen or scullery (Plate 12).

4.14 The planned works saw the removal of the modern ceiling boarding and other lining to the walls which has exposed much historic fabric. Exposure of the ceiling reveals a palimpsest of materials relating to the original structural fabric and later phases (Plate 13). The earliest fabric includes a north-south joist that forms a parallel companion to the east wall of Room GF02, and retains contemporary fabric to the east. The joist is morticed into a truncated post within the existing north wall, while a binding joist is morticed and single-pegged to the main beam and extends over the internal partition to the east and is that visible over the staircase noted above. Common joists are visible that are fairly robust and are jointed with a diminished haunch, some with and some without a pendant soffit. These common joists have historic lath and plaster between that is secured directly to the floorboards above that appear to be wide with some measuring approximately 12" (305mm). There are no mortices in the soffit of the north-south joist for a partition though an empty mortice in the west edge may demonstrate further complexity. At the junction of the north-south joist and east-west binding joist a metal plate and coach bolt appear to serve a post above. This east side of the room was later altered with the application of slender joists below the common joists and level with

the principal joist in order to underdraw the ceiling and nail marks remain on all timbers for lath and plasterwork. The area to the west, by contrast, is simple with some 18<sup>th</sup> or 19<sup>th</sup> century joists as well as modern additions alongside the earlier fabric.

4.15 The removal of 20<sup>th</sup> century vertical boarding on the east side reveals further historic fabric in the form of reused 18<sup>th</sup> century shutters which were apparently never exposed in this position but wallpapered (Plate 14). The shutters include two different forms, both with flush panels and seemingly enclosed very tall windows or French doors in their original context. They are all painted an identical green and include to the south four individual leaves and a section of a fifth. Two examples have metal plates for locking bars. The examples to the north differ in that each leaf has two lower flush panels with a small upper panel that is decoratively pierced (Plate 15). There are four leaves and a portion of a fifth at the north end that may continue behind later fabric.

#### *GF04*

4.16 GF04 comprises a small kitchen, given access from the corridor via a narrow four-panelled Victorian door. The kitchen is mostly brick-lined and all painted with no features of interest visible (Plate 16). Removal of the kitchen units and lath and plasterwork of the ceiling during the planned works has exposed slender joists of probable 19<sup>th</sup> century date. During the planned works, partitions were removed to enlarge the kitchen space. This reveals that as anticipated, the brick internal partitions are a later insertion built over a stone paved floor, which itself constitutes the raising of an earlier brick floor surface. The top of the wall abuts the lath and plaster of the pre-existing ceiling.

4.17 During this monitoring survey, access was provided into units at the northern end of the attached outbuilding. Room GF05 forms an empty space and has brick walls all round, all formerly painted, though there are occasional timber bearers visible. The floor is interesting where there is an earlier, lower paved floor, which had been raised in the past but then that later floor latterly removed leaving only small square piers of brick and impressions in the outer walls demonstrating its presence. A hatch and marks in the south-east corner reflect the presence of a former steep staircase or ladder stair. The ceiling is all plastered though a joist is visible in the area of the former staircase for support, while an additional exposed timber extends east-west. An adjoining small space (GF05a) houses a Belfast sink and there is a reused 18<sup>th</sup> century two-panel door to the exterior which has modern strap hinges.

#### *First Floor:*

4.18 The staircase rises to a corridor landing giving access to bedrooms and bathrooms. Two bedrooms lie to the front, while two adjoining bathrooms are found on the west and to the rear. A lobby and a third bedroom overlook the garden.

*FF01*

4.19 Room FF01 occupies the western bay of the main front range, but has been extended over the garage to create additional space which entailed the removal of areas of historic fabric. It is given access through a Victorian four-panelled door and is floored in modern softwood which overlies earlier boarding, sitting on historic joisting. Where visible through one or two areas of lifted boarding, assembly markings are visible, which accord with marks present on the main structural timber. The window, as noted above is a ten-over-ten sash of early 19<sup>th</sup> century date, but no moulded frame is present. A mostly modern cupboard is found to the rear, which may incorporate earlier posts and fabric. The main historic features of note replicate the main timber elements visible directly below, including posts supporting curved braces to a tie-beam (Plate 17). Both posts preserve good carpentry marks. Elsewhere in the room, elements of the original frame are present. The original west wall preserves a post and a wall plate, while a large morticed mid-rail is visible below floor level within the rear closet.

*FF02*

4.20 FF02 is entered via a four-panelled door. As in the adjoining room, modern softwood boards have been laid but here over levelling joists added above their historic counterparts, so that unlike the adjoining room, the original floor boards have not been retained. The walls are plain, but in some places coated by modern surfaces. The window retains no frame, whilst a modern closet is housed in the south-west corner.

4.21 As part of the planned works, the modern partition between the two historic bays has been removed and other modern cladding removed (Plate 18). This has revealed little additional diagnostic fabric though the principal structural timbers have been stripped of the thick white paint and this reveals that the southern post has a taper burn in the same position at one seen on the companion post below.

*FF04 and FF05*

4.22 The rear bedroom is given access through a small lobby (FF04) that retains fitted Victorian cupboards on both sides. Softwood Victorian floors are preserved throughout, while the bedroom itself is entered via a four-panelled door. The north-western wall retains a 1970s casement window. Two features of note are present, including a six-light, 18<sup>th</sup> century window lighting the stair to the south-east which preserves crown glass with a pontil. The second feature comprises a structural joist on the east side that extends over the stair well to the junction with the adjoining main range.

4.23 Areas of plasterwork have fallen away where the plaster was blowing and detached from the underlying timber frame. This reveals what seems to be slender studwork, all nailed, on the west wall and a slender horizontal timber that may mark the position of a former aperture. By contrast, the loss of plasterwork on the east reveals very wide laths, all riven, over a timber-framed wall of substantial interest (Plate 19). It forms the framing of the adjoining building and is all of oak and includes fairly widely spaced pegged studs with intermediates and all infilled with



daub, the daub itself retaining the impressions of the wide laths and hence infilled and clad at the same time. A brace on the opposing side is partially visible behind the overlying fabric. It is pegged though its form is not clear.

#### *FF06 and FF07*

4.24 Two small bathrooms are accommodated in the canted west corner of the building. The doors in this area are both probably 1950s or 1960s panelled doors and the windows are inserted 1970s examples. Otherwise, the sanitary ware and fittings are by “Adamsez” (typically early 1960s).

4.25 This space has been consolidated and all modern fixtures and fittings stripped out. Nothing of note has been exposed, though the yellow brick and pink Flettons reflecting alterations to the chimney stack is visible on the south.

#### *Roofs:*

4.26 The roof of the main range is given access via a removable partition within the attic of the new garage range. It has mostly been refurbished in the mid-20<sup>th</sup> century with large braced purlins and softwood common rafters with inserted intermediate tie-beams. At the core, however, a single bay of a medieval crown-post roof survives (Plate 20). At the bay division a simple crown post retains its west brace and crown purlin extending to the original west gable end. A mortice survives for a second brace to the east but all historic fabric is lost in this area. The western end is also braced and pegged, but the lack of a second peg indicates that this was the end of the building, with evidence of stud mortices in the tie-beam confirming this as a closed truss. The central crown post is itself a reused section of wall-plate which retains two sockets for earlier rafters. On its eastern face is an assembly mark: “ii”, while the west post retains “iiii”. At the far end of the roof, on the eastern side we see a robust, cambered 16<sup>th</sup> century tie-beam of the adjacent property.

4.27 Two roofs overlie the rear ranges. On the eastern side the main area is only partly visible, but constructed of oak and much assisted by later softwood joisting. The truss form is not visible or not present, but oak rafter-couples rise to form an unboarded ridge, while a large purlin is visible in each pitch, now supported by bird-mouthed softwood braces. Over the western rear range a flimsy roof of simple rafter couples to a ridged board is present; this roof is a 19<sup>th</sup> century addition and illustrates the crude extension of the building westwards.

## **5 DISCUSSION**

5.1 Technical analysis during the initial survey and during the monitoring allows considerable refinement of the list description and the extent of surviving historic fabric to be further quantified. The primary phase is reflected in the main structural elements which divide the main frontage into two bays on both floors and comprise robust braced posts at the bay division, though any timber which once existed on the frontage has been removed. The plan form provides interest in that the southern post and brace is set substantially in from the external wall and evidence suggests the two bays formed a single space, an arrangement mirrored above and the

apertures marked by taper burns on the posts, a tradition commonly seen round openings. These spaces may suggest a use not entirely domestic, perhaps even a shop but this theory must remain conjecture without additional evidence; it is likely that exposure of the ceiling joisting system would provide additional clues as to the original form. Analysis of the roof reveals the presence of the skeletal remains of a crown-post roof, though minus all its rafters and collars, which proves a 16<sup>th</sup> century or earlier date but might suggest through the long span of this tradition along with the splayed scarf joint an even greater antiquity to the 14<sup>th</sup> century or 15<sup>th</sup> century. The building is certainly older than the adjoining No. 18, which preserves a 16<sup>th</sup> century clasped side-purlin roof. Further refinement is not possible on the basis of visible historic fabric, but other historic elements are present in floor joisting and possibly in partition walls between the historic core and later extensions.

5.2 Evidence from the roofs suggests that the existing rear ranges were pushed out in two phases. The initial range occupying the substantial area of the rear element preserves an oak roof with side purlins which is probably of 17<sup>th</sup> century date, although the roof was not fully accessible for closer inspection. In its first form, the rear range may have been timber-framed, though insufficient evidence is visible to confirm this and when built took advantage of the pre-existing wall of the rear range of No. 18 where historic timber-framing and daub infill survives. A third phase of development is discernible in the extension of the rear range to the west at an odd, canted angle, presumably filling up the remaining space of the property, but requiring its own small roof. This appears to have been constructed in brick and entailed the re-facing of the adjoining rear range with the same fabric. The main frontage may have been bricked-in at the same time, but in the more fashionable yellow fabric common in the second quarter of the 19<sup>th</sup> century.

5.3 Internally, the building reflects a single comprehensive refurbishment, probably in the early 19<sup>th</sup> century with further upgrading in the mid 20<sup>th</sup> century. Some 18<sup>th</sup> century elements are present such as the back door and the internal windows, although the latter may have been relocated from elsewhere. Also of note is the reuse of 18<sup>th</sup> century shutters brought in from elsewhere but probably part of the 19<sup>th</sup> century refurbishment. 20<sup>th</sup> century modifications are in evidence where walls have been lined with hardboard and fibrous material, new floors laid over older fabric and fitted bookcases and cupboards added to utilise available space but the current works have seen the reversal of much of the later 20<sup>th</sup> century work to allow a greater understanding of a significant building.

## DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to Historic England (MAP2) standards. Copies of the final report will be lodged with the Hertfordshire Historic Environment Record (HHER) and OASIS. The project archive will be lodged with St Albans Museum.

## ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Mr Melvin Thomas for commissioning and funding the project as well as Melanie Canaway for all her assistance.

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### Websites

1 National Heritage List for England  
<https://www.historicengland.org.uk/listing/the-list/map-search?clearresults=True>

## APPENDIX 1 NATIONAL HERITAGE LIST ENTRY

### List Entry Summary

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

**Name:** No name for this Entry

**List Entry Number:** 1347125

**Location:** 20, FISHPOOL STREET

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

County	District	District Type	Parish
Hertfordshire	St. Albans	District Authority	-

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

**Grade:** II

**Date first listed:** 27-Aug-1971

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

### Legacy System Information

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

**Legacy System:** LBS

**UID:** 163236

### List Entry Description

#### Details

1. 1582 FISHPOOL STREET (North Side)

No 20 TL 1407 8/48

II

2. C19 front to a late C16 timber framed house. 2 storeys, 2 windows, yellow brick with slate roof (in front only) of medium pitch. 1st floor sash windows with glazing bars in slightly projecting, moulded frames. Shallow, segmental, gauged, brick arches to ground floor sash windows with glazing bars, that on the right, 3-light. C18 red brick extension to rear. Inside some stout posts and beams with heavy arch braces.

**Listing NGR:** TL1429507187

## APPENDIX 2 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<b>Site name and address:</b>	20 Fishpool Street, St. Albans, Hertfordshire
<b>County:</b> Hertfordshire	<b>District:</b> St. Albans
<b>Village/Town:</b> St. Albans	<b>Parish:</b> St. Albans
<b>Planning application reference:</b>	-
<b>Client name/address/tel:</b>	Mr Melvin Thomas
<b>Nature of application:</b>	Listed building consent
<b>Present land use:</b>	Residential
<b>Size of application area:</b> c.800m <sup>2</sup>	<b>Size of area investigated:</b> c.800m <sup>2</sup>
<b>NGR (8 figures):</b>	TL 1429 0719
<b>Site Code:</b>	n/a
<b>Site director / organisation:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Historic building recording and monitoring and recording
<b>Date of work:</b>	January 2015, February and June 2016
<b>Location of finds/Curating museum:</b>	-
<b>Related HER Nos: -</b>	<b>Periods represented:</b> medieval and later
<b>Relevant previous summaries/reports: -</b>	Barlow, G., Dyson, A., Henry, K., Prosser, L., & Smith, L., 2012. 18 Fishpool Street, St. Albans, Hertfordshire: Historic Building Appraisal and Monitoring and Recording. Archaeological Solutions Ltd report no. 4097.
<b>Summary of fieldwork results:</b>	<p><i>Between January and June 2016, AS conducted historic building monitoring and recording during approved alterations carried out at 20 Fishpool Street, St. Albans. This followed on from a previous historic building assessment also conducted by AS in 2015.</i></p> <p><i>Though described in the list description as having 16<sup>th</sup> century origins, the fragmentary remains of a crown-post roof likely extends the date range back further than previously expected. Overall, four principal phases of development can be discerned within the building, with the initial construction of the historic core during the late medieval period. The arrangement at both ground and first floor level with two open bays does not entirely conform to patterns of domestic use and provides a point of interest regarding its original function, though further evidence is needed to elucidate the form.</i></p> <p><i>The next substantial phase saw the addition of the rear range in the 17<sup>th</sup> century, with a small number of 18<sup>th</sup> century elements visible and a general upgrading and extension in the early to mid-19<sup>th</sup> century. The current planned works have seen much of the 1960s fabric removed exposing the historic fabric below and features of interest include the discovery of 18<sup>th</sup> century shutters that must have been brought in from elsewhere during the 19<sup>th</sup> century phase of work.</i></p>
<b>Author of summary:</b> Tansy Collins	<b>Date of Summary:</b> July 2016

### APPENDIX 3 BUILDING RECORDING ARCHIVE FORM

Site Details							
<b>Site Name:</b> 20 Fishpool Street, St. Albans					<b>NGR:</b> TL 1429 0719		
<b>County:</b> Hertfordshire				<b>Museum Collecting Area:</b> St Albans Museum			
<b>Site Code:</b> AS 1839				<b>Project Number:</b> 6075			
<b>Date of Work:</b> Jan 2015, 12 <sup>th</sup> February and 30 <sup>th</sup> June 2016				<b>Related Work:</b> -			
Brief/s				Specification/s			
Date	Present			Date	Present		
-	-			27 <sup>th</sup> Nov 2015	Yes		
<b>Site Records (Description)</b>							
Notes taken on site (2 pages A4)							
<b>Site Drawings (Give Details of Formats &amp; Size)</b>							
Architect's Drawings: Plans and elevations 1 sheet A3 - annotated							
<b>Digital Drawings</b>							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD 2 x CDs of plans and photos	
<b>Reports</b>							
Report No		Report Type				Present	
5169		Historic Building Recording				Yes	
<b>Site Photographs</b>							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
<b>Photographic Location Plans Present? (Give Details)</b>							
In report and separate printouts in archive folder							
<b>Digital Photographs (Give Details):</b>							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							



## PLATES



Plate 1 Street front elevation of the assessment building, taken from the south-east (DP 1)



Plate 2 North elevation of the rear range, taken from the north (DP 41)





Plate 3 Sash window (first floor) and blocked window (ground floor), taken from the north-west (DP 110)



Plate 4 Rear chamber of the cellar showing the brick arch that previously supported the chimney stack, taken from the east (DP 22)





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Plate 6 Repositioned fire surround and modern shelving in Room GF01, taken from the south (DP 11)



Plate 7 Room GF01 after the removal of dry lining exposing the fabric of the bay division (inset: taper burn), taken from the east (DP 44)



Plate 8 Fireplace on the north side of the west bay (Room GF01) following the removal of modern brickwork to expose the underlying historic brickwork and lantern niche, taken from the south (DP 111)





Plate 9 Rear stair lobby GF02, taken from the south (DP 68)



Plate 10 18th century lower HL-hinge on the back door (Room GF02), taken from the south (DP 70)



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Plate 12 Cupboard and interior window on the south side of Room GF03, taken from the north (DP 14)



Plate 13 Ceiling of Room GF03, taken from the south (DP 66)





Plate 14 East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the south-west (DP 118)

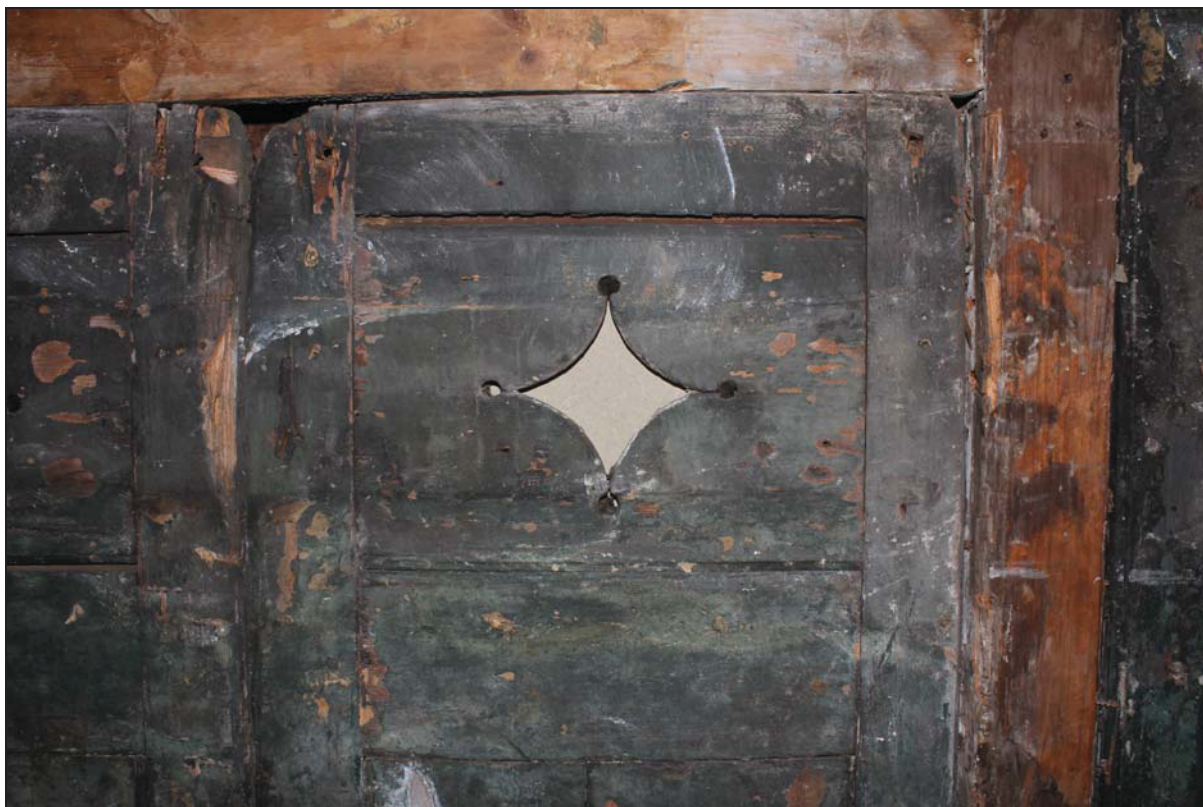


Plate 15 East side of Room GF03 showing decorative detail on reused shutters exposed during planned works, taken from the west (DP 126)



Plate 16 Kitchen GF04 housed in the attached rear range (left) with evidence exposed during monitoring that the lath and plaster ceiling pre-dates the insertion of the brick partitions (DPs 19 and 133)



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*18<sup>th</sup> century lower HL-hinge on the back door (Room GF02), taken from the south*



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*Detail of an empty mortice in the binding joist above the existing staircase (Room GF02), taken from the south*





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*East wall of Room GF02 showing investigative apertures revealing underlying brickwork, taken from the south-west*



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*View of Room GF04 taken after the removal of modern units and ceiling lining, taken from the south*



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*North side of Room FF01 showing exposed timber framing and altered area to the chimney stack including Fletton brickwork, taken from the east*



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*South side of Room FF01 showing ten-over-ten sash window, taken from the north-east*



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*Fragmentary remains of the medieval crown post roof, taken from the west*



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96  
*Detail of the medieval roof structure showing crown post, and brace of the central truss, taken from the north-west*



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*First floor corridor FF03, taken from the west*



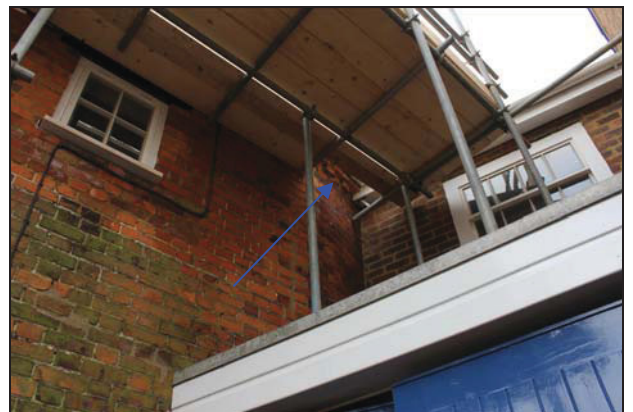
98

*East end of the first floor corridor FF03 showing fragment of historic wallpaper, taken from the west*



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*Wall-plate above the staircase (east side) exposed after the removal of boarded cladding, taken from the south-west*



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101

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*East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the south-west*



116

*East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the west*



117

*East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the west*



118

*East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the north-west*



119

*East side of Room GF03 showing historic shutters reused as wall panelling exposed during planned works, taken from the west*



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*East side of Room GF03 showing detail of different forms of panelled shutters reused as wall panelling exposed during planned works, taken from the west*





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122

*East side of Room GF03 showing detail of flush panelling exposed during planned works, taken from the west*



123

*East side of Room GF03 showing plate for locking bar on reused shutters exposed during planned works, taken from the west*



124

*East side of Room GF03 showing plate on reused shutters exposed during planned works, taken from the west*



125

*East side of Room GF03 showing plate on reused shutters exposed during planned works, taken from the west*



126

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*East side of Room GF03 showing cut down and reused panelling exposed during planned works, taken from the west*



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*East side of Room GF03 showing fragment of historic wallpaper on reused panelling exposed during planned works, taken from the west*



129

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130

*Corridor FF03 showing boarding enclosing inserted post, taken from the west*





131

*View of historic lath and plaster surviving at the east end of Corridor FF03 (left) with boarding and probable alteration (right), taken from the west*



132

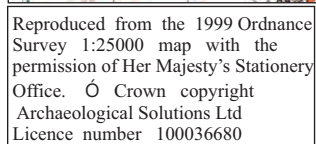
*View of historic lath and plaster surviving at the east end of Corridor FF03 (left) with boarding and probable alteration (right), taken from the west*



133

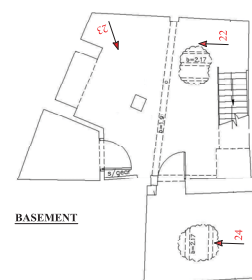
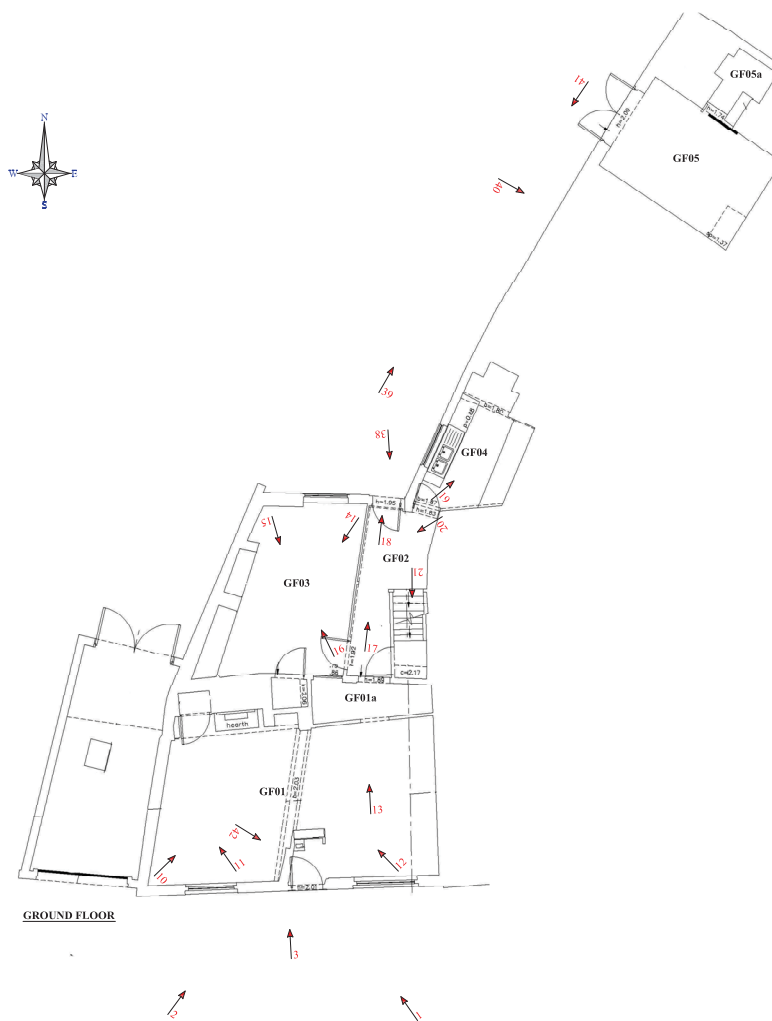
*View of historic lath and plaster surviving at the east end of Corridor FF03 (left) with boarding and probable alteration (right), taken from the west*





20 Fishpool St, St Albans, Hertfordshire (P6075)



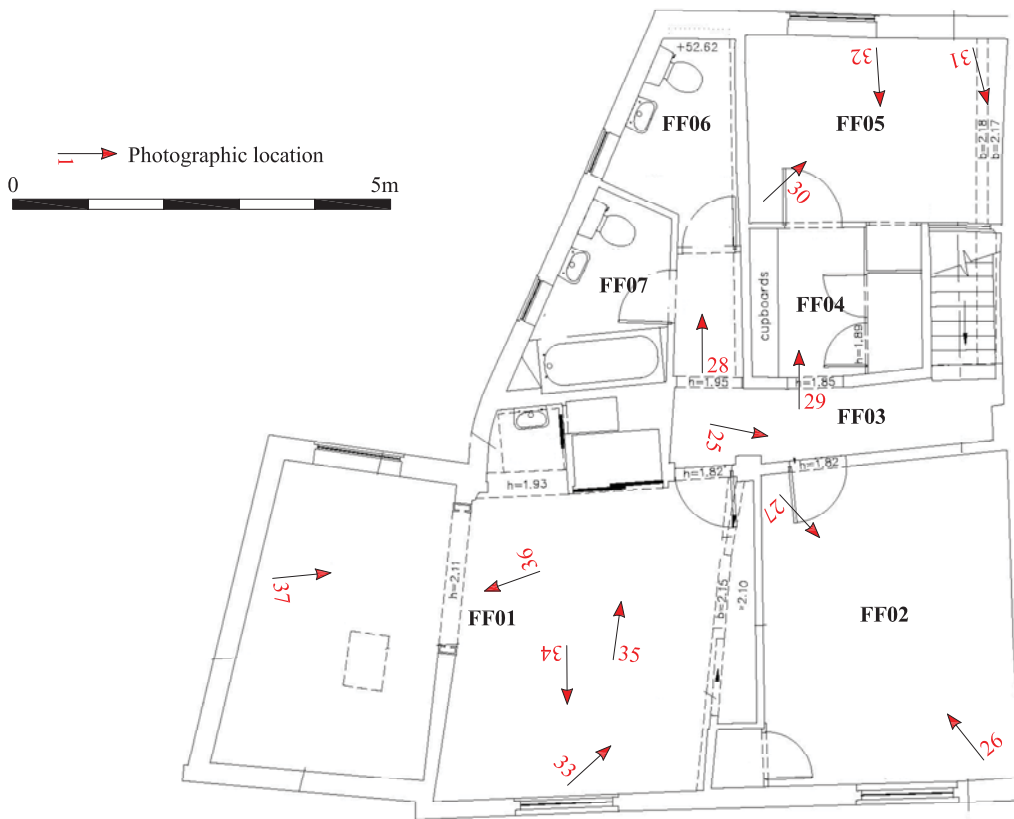


Archaeological Solutions Ltd
<b>Fig. 2 Photographic location plans</b>
Scale 1:100 at A3
20 Fishpool St, St Albans, Hertfordshire (P6075)

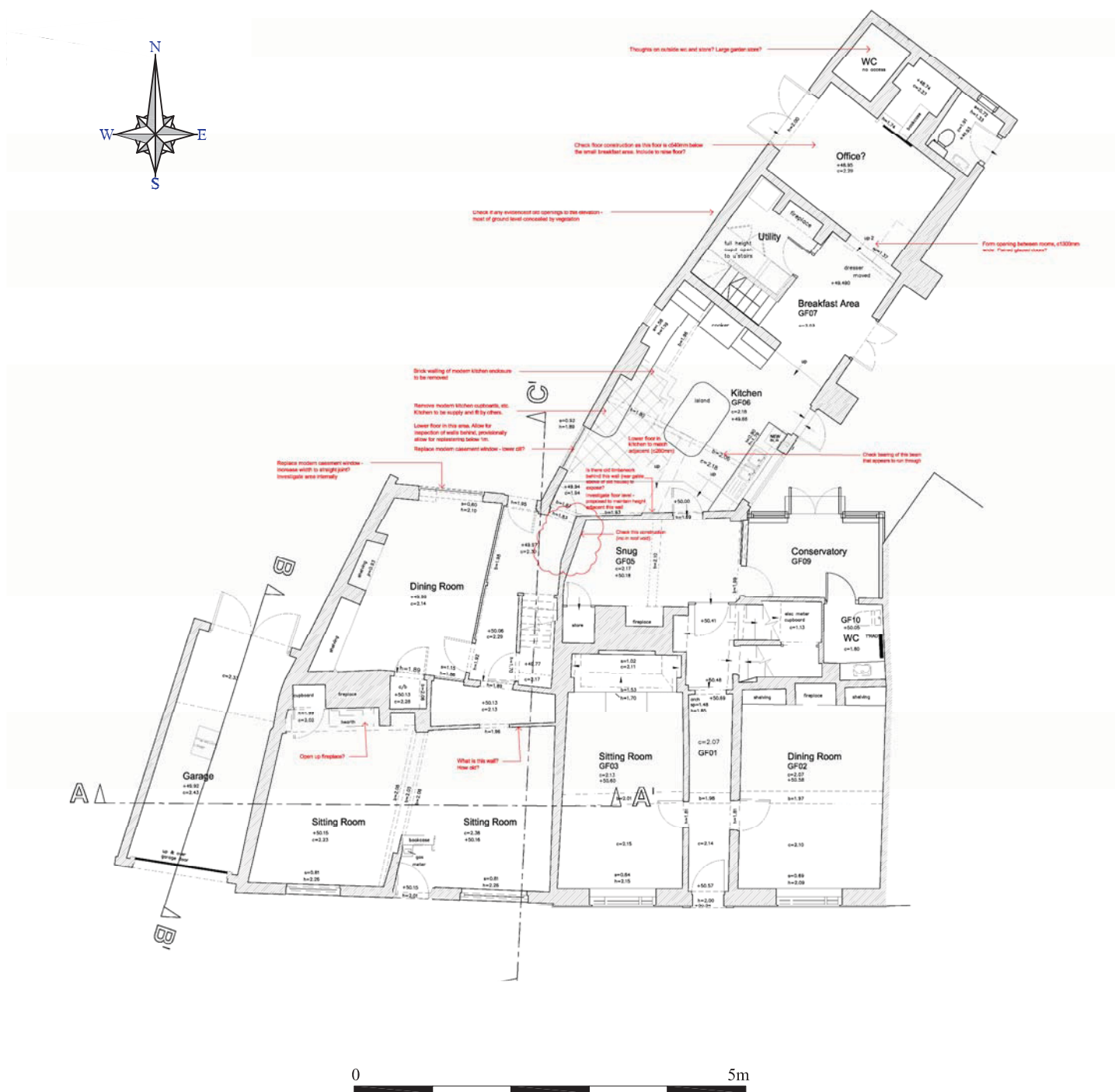




**ROOF PLAN**



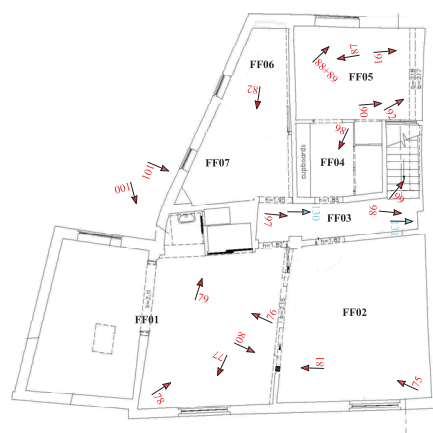
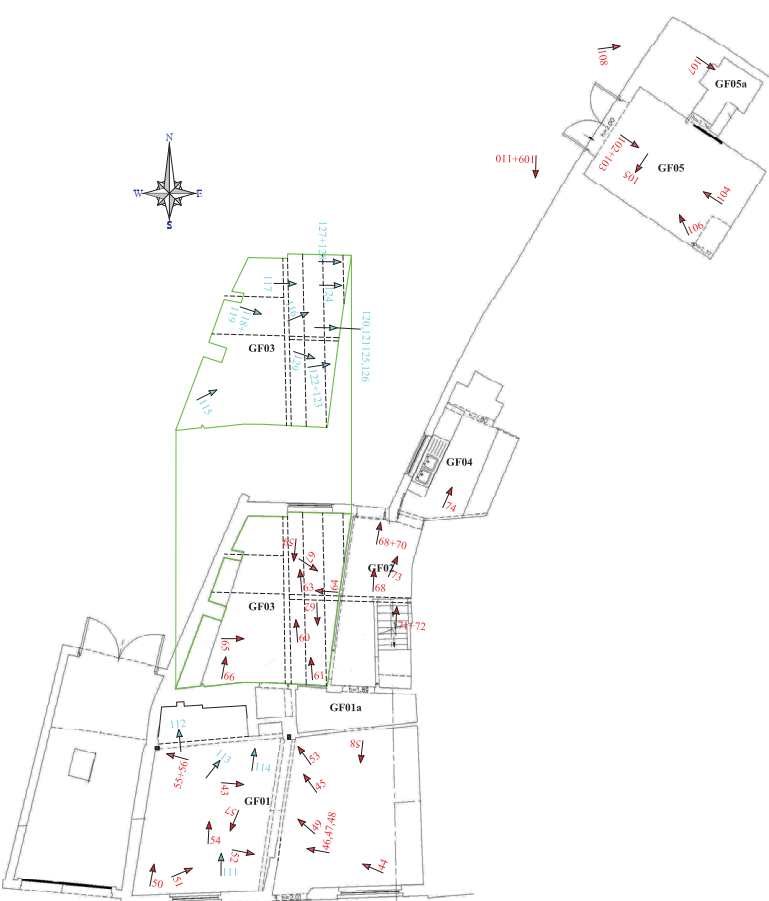
**FIRST FLOOR**



Archaeological Solutions Ltd  
**Fig. 4 Proposed ground floor plan**  
 Scale 1:75 at A4  
 20 Fishpool St, St Albans, Hertfordshire (P6075)







Archaeological Solutions Ltd  
**Fig. 6** Photographic location plans - monitoring  
 Scale 1:100 at A3  
 20 Fishpool St, St Albans, Hertfordshire (P6075)