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**15 FISHPOOL STREET, ST ALBANS,
HERTFORDSHIRE, AL3 4RS**

HISTORIC BUILDING RECORDING & MONITORING

Level 3

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NGR: TL 1426 0716		Report No: 5396
District: St Albans City and District		Site Code: AS1891
Approved: Claire Halpin MCIIfA		Project No: 6764
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OASIS SUMMARY SHEET

Project details			
Project name	15 Fishpool Street, St Albans, Hertfordshire, AL3 4RS		
<p><i>In August 2016 Archaeological Solutions Ltd (AS) carried out building recording and monitoring at 15 Fishpool Street, St Albans, Hertfordshire (NGR TL 1426 0716). The project was undertaken in advance of and during a programme to renovate and subdivide the property into four apartments. It was required as a planning consent/listed building consent condition (Planning Ref. 5/2015/3689).</i></p> <p><i>Technical analysis suggests that the carriageway, adjoining western frontage and an intermediate range behind, date from the 16th century and were constructed, with neighbouring buildings as an inn later known as the Old Crow. At least part of the western range adjoining the carriageway was probably jettied originally. Refurbishment and decorative elements of earlier 17th century and early 18th century date survive in places. A long, rear range was constructed as an homogenous timber-framed building of five bays, with an open, upper floor. This can be dated on the basis of structural characteristics to the early or mid-17th century, and was probably added at the height of St Albans's prosperity as a hostelry town, to provide stabling, storage and extra accommodation. During the 18th century, part of the building was brick-nogged, while in the 19th century the southernmost bay became a smithy, further brick stacks were added and the main frontage was underbuilt and bricked up. These changes may have followed a near-disastrous fire in the 1870s or '80s, which largely destroyed the intermediate range and required the replacement of the roof of the main western frontage. The inn reverted to domestic use after 1914. The rear range was renovated as a separate dwelling around 1970 and extensively refurbished with many recycled decorative elements of 17th and 18th century date.</i></p>			
Project dates (fieldwork)	1 st August 2016		
Previous work (Y/N/?)	N	Future work	N
P. number	6764	Site code	AS1891
Type of project	Historic building recording and monitoring		
Site status	Grade II* listed building		
Current land use	Subdivided dwelling		
Planned development	Conversion to four apartments		
Main features (+dates)	16 th century front range, rebuilt in 1880s after a fire with 17 th century rear range and various additions and alterations		
Significant finds (+dates)	n/a		
Project location			
County/ District/ Parish	Hertfordshire	St Albans City and District	St Michael
HER/ SMR for area	Hertfordshire HER		
Post code (if known)	AL3 4RS		
Area of site	c.550m ²		
NGR	TL 1426 0716		
Height AOD (min/max)	70-80m AOD		
Project creators			
Brief issued by	Simon West, St Albans District Council		
Project supervisor/s (PO)	Archaeological Solutions Ltd		
Funded by	Fishpool Conservation Specialists Ltd		
Full title	15 Fishpool Street, St Albans, Hertfordshire, AL3 4RS. Historic Building Recording & Monitoring		
Authors	Wilson, L. & Prosser, L.		
Report no.	5396		
Date (of report)	July 2017		

15 FISHPOOL STREET, ST ALBANS, HERTFORDSHIRE, AL3 4RS

HISTORIC BUILDING RECORDING & MONITORING

SUMMARY

In August 2016 Archaeological Solutions Ltd (AS) carried out building recording and monitoring at 15 Fishpool Street, St Albans, Hertfordshire (NGR TL 1426 0716). The project was undertaken in advance of and during a programme to renovate and subdivide the property into four apartments. It was required as a planning consent/listed building consent condition (Planning Ref. 5/2015/3689).

Technical analysis suggests that the carriageway, adjoining western frontage and an intermediate range behind, date from the 16th century and were constructed, with neighbouring buildings as an inn later known as the Old Crow. At least part of the western range adjoining the carriageway was probably jettied originally. Refurbishment and decorative elements of earlier 17th century and early 18th century date survive in places. A long, rear range was constructed as an homogenous timber-framed building of five bays, with an open, upper floor. This can be dated on the basis of structural characteristics to the early or mid-17th century, and was probably added at the height of St Albans's prosperity as a hostelry town, to provide stabling, storage and extra accommodation. During the 18th century, part of the building was brick-nogged, while in the 19th century the southernmost bay became a smithy, further brick stacks were added and the main frontage was underbuilt and bricked up. These changes may have followed a near-disastrous fire in the 1870s or '80s, which largely destroyed the intermediate range and required the replacement of the roof of the main western frontage. The inn reverted to domestic use after 1914. The rear range was renovated as a separate dwelling around 1970 and extensively refurbished with many recycled decorative elements of 17th and 18th century date.

1 INTRODUCTION

1.1 In August 2016 Archaeological Solutions Ltd (AS) carried out a building recording and monitoring at 15 Fishpool Street, St Albans, Hertfordshire (NGR TL 1426 0716; Figs.1 - 2). The project was undertaken in advance of a programme of renovation and alteration to subdivide and convert the property into four apartments. It was required in association with a planning consent/listed building consent condition (Planning Ref. 5/2015/3689) which required a programme of archaeological work.

1.2 The project was carried out in accordance with advice issued by St Albans District Council (SADC, dated 14th March 2016), and a specification compiled by AS (dated 7th June 2016) and approved by SADC. The historic building recording and archaeological monitoring & recording followed the procedures outlined in the English Heritage (now Historic England) document *Understanding historic*

buildings: a guide to good recording practice, 2006 and also conformed to the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014). The level of recording was to Level 3 as defined in the HE documents. The main element of the work was an historic building appraisal and recording those parts of the historic building affected by the development prior to redevelopment. A report on the archaeological monitoring will be presented separately.

1.3 The principal objectives of the archaeological monitoring & recording scheme were:

- The recording to English Heritage/Historic England Level 3 of the building before any alteration.
- Archaeological/building monitoring and recording of any works that affect any below-ground deposits/historic fabric.
- Recording of features of archaeological interest that may be exposed, and any additional research/recording necessary to place the findings of the recording in their context
- The provision of an adequately detailed project report and the production of an archive
- The project should produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to alteration.

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 is an ancient thoroughfare, forming one of the principal medieval routes into the St Albans 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 10th 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 refacing of earlier structures. The land falls from the market, becoming more gently inclined in the local vicinity. No. 15 lies on the south side of the street, with a narrow curtilage extending to the rear. It is Grade II Listed (see Appendix 1). For much of its history the site was part of an inn known as the Old Crow. Local tradition and previous studies have suggested that the building has an early 16th century origin (Smith 1993, 152).

3 METHODOLOGY

Information was sought from a variety of available sources, and reference was made to the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for historic environment desk-based assessment* (2014). The following material was consulted as part of the assessment;

3.1 Archaeological databases

3.1.1 The standard collation of all known archaeological sites and find spots within St Albans comes from the Hertford Historic Environment Record (HHER). In this case the HER was not consulted as the existing Heritage Statement fulfilled the required level of research.

3.2 Historical and cartographic sources

3.2.1 Documentary and cartographic sources can help to establish a geographical, topographical and historical context for archaeological remains on the site and in the surrounding area. The social and economic contexts in terms of land ownership and changes in land use can often also be inferred. Ordinarily the principal source for this type of evidence would have been the Hertford Archives and Local Studies (HALS), based in Hertford and the St Albans Hertfordshire Architectural and Archaeological Society archive (SAHAAS). However, a comprehensive An earlier heritage appraisal had already been produced (Dominic Lawson Bespoke Planning) in conjunction with the earlier

listed building consent. The results have been summarised below. Relevant documents are listed in Appendix 2 and reproduced in Figs. 3-10.

3.3 Secondary sources

3.3.1 The principal sources for this type of evidence was Hertford Archives and Local Studies (HALS), based in Hertford, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted, of which all sources are listed in the bibliography. As mentioned above the existing Heritage Statement (DLBP 2015) was largely utilised for its extensive research into the buildings history.

3.4 The building

3.4.1 The site was visited on the 1st August 2016 in order to undertake the technical and archaeological analysis, the drawing and photographic work. The written description and photographic recording was carried out by Lee Prosser, Tansy Collins and Lauren Wilson while the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 11-18). The site was visited again on the 24th August 2016 in order to record the exposed roof structures following the removal of the roof tiles and battens. On the 14th October 2016 the building was visited to inspect a partition at first floor level and the removal of floorboards in GF03 and on the 28th October 2016 to monitor the removal of weather-boarding to the rear range. On the 21st December 2016 the brickwork on the front range was recorded and on the 15th February 2017 the outbuildings in the garden were inspected.

3.4.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film for long-term archival storage and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using a Canon 1000D digital SLR camera (10 megapixels), duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots for the initial recording and subsequent monitoring (Figs. 11–15).

4 THE EVIDENCE

4.1 Topography, geology & soils

4.1.1 The site lies at c.90m AOD on the northern terraces of the river Ver, on land rising towards central St. Albans 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.

4.1.2 The geological formation of the area consists of the Lewes Nodular Chalk Formation and Seaford Chalk Formation, sedimentary chalk bedrock formed in the Cretaceous period. The overlying soil type is a freely draining, slightly acidic but base-rich soil.

4.2 Archaeological and historical background

4.2.1 Settlement at pre-Roman *Verlamion* probably began in the late Iron Age. The Roman city of *Verulamium* was established in an area which is now part of nearby Verulamium Park (DLBP 2015, 11). The proximity of Fishpool Street suggests that it may be Roman in origin, though this has not been corroborated by archaeological evidence (Prosser 2014).

4.2.2 Following the decline and abandonment of the Roman city, by the end of the fifth century the area had probably become part of a royal estate known as Kingsbury, though no physical remains have yet been found to substantiate or quantify the royal manor. The foundation of the abbey in AD 793 on the grave of the first British martyr, Alban, shifted the focus of settlement to the top of the hill, and St. Albans quickly became a place of pilgrimage. Following reforms in the 10th century associated with Abbot Wulsin, the existing town was laid out in its present position. Kingsbury ultimately became monastic property.

4.2.3 In the immediate vicinity a mill probably appeared in the medieval period (Pozorski & Newton 2016, 8). The line of historic Fishpool Street, which extends from outside the abbey gatehouse at Romeland to the river crossing at the edge of the former Roman city derives from two clear sections. The western lower section grew around Kingsbury and the 10th century church of St Michael, while the eastern part was a suburban extension of the town and probably grew from the 11th century reorganisation (Prosser 2014).

4.2.4 Following the Dissolution of St Albans Abbey in 1539, the town was freed from its control. In the 17th and 18th centuries, the economic importance of the town on a main road north from London, grew with the establishment of many inns and hostelries to cater to passing trade, and suburban expansion increased accordingly. At the beginning of the 19th century some 70 coaches passed through the town daily, but from the 1840s onwards the coaching trade suffered decline (DLBP 2015, 11; Appendix 3) particularly with the arrival of the railway. However, new industries such as straw plaiting and printing developed. The town has expanded in the post-war period due to its proximity to London.

4.2.5 Cartographic sources from the late 18th century and early 19th century depict suburban development spreading along Fishpool Street up to the mill at Kingsbury (Figs. 3 & 4). Documentary records suggest that the Old Crow, which occupied the assessment site and its neighbouring properties, was operating from the late 17th century onwards. A surviving inventory describes a hall, parlour and eight chambers; one formerly the kitchen. It is further noted the chambers were adequately furnished but fairly shabby (DLBP 2015, 18). A hypothetical plan

has been drawn up which shows possible room uses during this time (Fig. 5). This assigns the hall to the eastern side of the frontage, with a parlour to its west. The intermediate range may have housed a kitchen with a staircase to the west. The rear range was given over as the smithy from the late 19th century onwards but was perhaps given over to dormitory accommodation with stabling.

4.2.6 Cartographic sources from the 19th century show increased development to the west end of Fishpool Street with early sub-division of the property. Pope's plan shows the configuration of the boundaries much as they were in the mid-20th century (Fig. 6). On the plan of 1818, plot 263 can be identified as No. 15 and utilises the same form (Fig. 7). The rear range seems distorted in this source which may reflect a lack of cartographic accuracy.

4.2.7 A fire was recorded at the premises in the 19th century but the precise date remains uncertain. Gerard Sanctuary states 1873 but Historic England mentions a date of 1880s in its listing text (DLBP 2015, 22). Nevertheless the fire apparently started in the bakery next door and damaged No. 15. Fire damage can be traced in the central part of the building on the basis of archaeological evidence, outlined in the description below. At that time the inn was run by the Wright family, who were in possession for 45 years from the beginning of the 19th century. Mr Wright was not only licensee but also made a living as a blacksmith (DLBP 2015, 18). This is corroborated by historical directories of the period which record a James Wright at the Crow in 1894 and 1895 with a shoeing smith (Kelly & Co. 1894, 172; 1895, 172) and Mrs Sarah Wright at 15 Fishpool Street in 1899 and 1902, both a public house and a blacksmith in the 1902 edition (Kelly & Co. 1899, 332; 1902, 192).

4.2.8 The map of 1879 may record the building before its fire. The almost-square front range, which comprises the front and intermediate ranges, is labelled as The Crow. A carriageway is illustrated to the east and a large rear range is labelled as a smithy, confirming what we know from the documentary record. To the rear of the smithy several substantial outbuildings are depicted, now all lost (Fig. 8). An illustration and photograph show the rear of the carriageway in the late 19th century (Appendix 4). Comparison with the current arrangement reveals the window in FF06 and in GF04 have both been widened. The chimney stack of the neighbouring No. 11 has been truncated and the rear range was once timber-framed at lower level below weather-boarding.

4.2.9 A second historic photograph shows the view from the street at the same time, indicating little change (Appendix 5). However, the elevation is shown before the application of render. A window to GF03 has a brick cambered arch. Later the jettied front of No. 13, once clearly pargeted, had been painted by 1899 (Appendix 6). A sign above the carriageway is not legible.

4.2.10 A watercolour from 1902 suggests the east part for the front range, above the carriageway might also have been of a single block colour (Appendix 7). Another photograph of uncertain date shows much the same arrangement (minus the section above the carriageway) and a sign above the front door (Appendix 8). The directory of 1908 records William James Scott in occupation (Kelly's Directory 1902, 192) but The Old Crow ceased to operate as an inn in 1914. On a

1940s photograph, there is a small window to the east of the main door, which was not present on previous images, and a cambered arch for a cellar light is also visible (Appendix 9). A more recent image from 1980 shows the front façade rendered and any traces of the blocked window or cambered arches over the windows removed (Appendix 10).

4.2.11 On plan, the evolution of the building can be traced through drawings associated with a project in 1970 to remodel the premises. These are illustrated as Fig. 9 & 10. The changes included the insertion of the side corridor (GF09) onto the west elevation of the rear range. This is noted as the replacement of a demolished building, so something may have predated this structure. Here also a doorway was proposed for blocking between GF08 and GF10 and access provided through the corridor. The bathroom and stair were inserted into the north bay of GF08 at the same time, causing much disturbance. Additionally the entrance way and lavatory (GF07) was built up against the east elevation of the rear range, and the garage built in the garden (Fig. 9). It is unsure whether the entire scheme was carried through to completion, as subsequent drawings of the building in 1975 show only partial completion of the proposal. The first floor plans shows a similar arrangement to the existing layout (Fig. 10).

5 THE BUILDING

5.1 As noted above, the assessment site stands on the south side of Fishpool Street as a component of a small group now in separate ownership. This includes No.11, mostly fenestrated with render and sash windows, but more importantly No.13, known as Bankheart House, a three-storey jettied range of probable 16th century date, with which the assessment building is structurally contiguous. By itself, No.15 essentially comprises the carriage arch with a chamber over and an adjoining square-range which is structurally distinct (Plate 1). To the rear an intermediate range connects the street frontage with a long secondary range, which was itself divided into separate occupation in 1970.

Exterior

North elevation

5.2 The carriageway is entered via a large square opening with a probable 18th century applied architrave. It preserves fairly slender gates of contemporary date. These have flushed lower boarding with ledged slatting to the rear. There is a small wicket door on the east gate. Within the arch adjoining to the west is an eight-over-eight sash with horns but no architrave. The bressumer is visible and has 16th century roll mouldings whilst the upper storey frames a central three-light iron casement window with diamond-leaded comes to the upper chamber. The render preserves pargeting with a decorative floral frame similar to No.13 but with incised panelled decoration in the form of fans and hexafoils or so-called 'daisy wheels'. This all sits below a roof of old peg tiles. Overall the façade is adorned with cast iron rainwater goods and a large lantern with a copper cap, which survives above the carriage way and is of probable early 19th century date.

5.3 The west range has a much more solid, renovated appearance, with a plain façade covered by modern render. A 16th century timber doorway is set deeply into the wall and has a four-centred arch with hollow spandrels and some traces of red paint. The door itself is probably 19th century and flush panelled. To the west, a pair of six-over-six sashes light rooms at lower level, both with horns and old glass. Three similar windows light the first floor. The pair to the west are symmetrical with their lower counterparts. The roof is of old peg tiles.

5.4 During works to the building the cement render was removed by hand to reveal an orange fabric laid in Flemish bond, all repointed (Plate 2). The bricks measured on average 9" x 4¼" - 4½" x 2½" (23cm x 11cm-11.5cm x 6cm) with mortar joints of ½" (1cm). All the apertures have queen closers and cambered brick arches, while the jambs for the main door are chamfered and stopped. To the east of the main door removal of render revealed a window blocked with modern Fletton-type bricks. Below, at pavement level a further brick arch for a cellar light was revealed. The brickwork appears to be all of one phase, typically later 18th century or 19th century in fabric.

Carriageway

5.5 The carriageway is lined with horizontal weather-boarding on both sides, painted, with some timber-framing exposed (Plate 3). Less structural timber is visible on the west side but it includes a principal post supporting a joist. A pintle survives in the weather-boarding with a notch for a corresponding pintle below, suggesting the presence of an early door. A diagonal brace at the front is concealed in mortar and weather-boarding which broadly corresponds to a second corresponding member on the south, now lost. A 19th century door with upper glazing gives access to the interior. To the rear a pivoting single light casement pierces the boarding.

5.6 The opposing east side preserves more timber, though it is not strictly part of the assessment (Plate 4). This includes a large joist which may once have been a closed partition as it preserves redundant mortises. A single curved brace to the rear appears original whilst elsewhere, short braces support the joist.

Rear and East elevation

5.7 To the rear the building has the appearance of piecemeal extension and modification. The rear face of the carriage arch is weather-boarded at upper level and frames a wide, 1930s Crittall-style steel casement window (Plate 5). Adjoining to the west a 19th century stack has various string-course decorations which rise through an area of vertically-hung slate tiles. The adjoining intermediate range to the west has been extended to the rear with a short gabled element which in turn connects with the continuous rear range. This small intermediate section preserves original brickwork of early 19th century date faced in garden wall bond. This was extended east with a pent-roof range of lower brickwork, upper weather-boarding and a slate roof carrying the façade flush with the inner wall of the carriageway. This is lit on the south by a Crittall-style window at ground and upper level.

5.8 The long rear range faces into the yard with a mixture of flint and brick panels at lower level and upper weather-boarding (Plate 6). The roof is of old peg tiles. A small pent-roofed extension of 1970 provided an entrance porch and WC. The fenestration is generous and all of iron or steel casements with leaded panes, most probably inserted in the 1970s. A chimney projects through the roof pitch to the south but is clearly a replacement in modern brick.

South gabled elevation

5.9 The end gable is a mixture of 19th century brick in Flemish bond and upper weather-boarding (Plate 7). A set of French doors and an upper window pierce the elevation and are clearly modern, though a small six-light window to the attic is of probable early 19th century date. A low narrow pent-roof extension to the west takes the building to the boundary of the plot.

West elevation

5.10 The western elevation is more difficult to appreciate, as it adjoins the neighbouring property, but is partly given access by a small lane entered from the street via a modern timber gate/door. The unrendered brick to the north is consistent with the fabric uncovered on the main frontage and is laid in Flemish garden wall bond. This is almost blank except for two windows to the rear, of Crittall-type casements set within an area of modern rebuilding and a single upper window of three-lights. The intermediate range is constructed in a combination of timber and brick. The brick is of 18th century date laid in Flemish bond but displays much reworking at lower level where apertures have been blocked. It is pierced by two iron-framed windows at upper level, of 19th century date. The rear element is weather-boarded and pierced by iron-framed casements as on the east façade.

5.11 During monitoring the weather-boarding was removed from this element to allow the underlying timber-frame to be inspected. A small dwarf wall in indeterminate bond carries a sole plate, mostly lost to decay but preserving important surviving components, such as the junction with the principal bay division post, which was pegged (Plate 8). Many of the studs are lost to the south but in the first bay the majority survive, though are decayed at their junction with the sole plate.

5.12 The mid-rail preserves pegs for the lower studs and retains evidence of charring at the north end. However the upper studs display a good sequence of assembly marks from north to south (Plate 9). The timber-frame above comprises a set of regularly spaced studs and downward straight primary braces which are double-pegged to the principals. Generally the timber to the south of the chimney stack is cleaner and the pegs are smaller than those to the north, although the carpentry markings continue in sequence suggesting a single construction phase and more likely two gangs of carpenters during construction. Where the existing floor has been lowered, the principal posts appear to be supported on the stumps of the sole plate, the rest of the sole plate being removed.

Outbuildings

5.13 During monitoring a photographic survey was carried out on outbuildings and garages to the south-east of the rear range. Investigations revealed the workshop to be built up-against the boundary wall and to be of modern construction and little historic interest (Plate 10).

Interior- Front range and intermediate range

5.14 The main street frontage opens into a corridor which once extended through to the rear but has now been subdivided into smaller lobbies. Opposing doors on the east and west give access to the main rooms whilst behind these, a staircase rises to the first floor (Plate 11). To the rear, the intermediate range forms a link between the front and rear ranges, with a pitched-roof element to the west and further pent-roof push-out on the east. On the ground floor these added living space, and on the first floor provided a bedroom, bathroom and stair landing.

Basement

5.15 A basement beneath the front element has external walls mostly of brick, though some flint is present. It is given access from the rear stair lobby in GF01, and formerly also by a second stair now hidden under a floor hatch in GF03. The basement extends beneath the carriageway, where a brick arch with a second arched recess support the roadway and a chimney stack in the south wall below GF02. Elsewhere, there is heavy common joisting in the 16th century style with pendant soffits on both sides and robust principal joists with hollow chamfers, measuring 14" x 14 ½" (356mm x 368mm), in the medieval manner (Plate 12). Some timber has been added with the occasional reuse of timber for propping. One of the largest joists to the west has been extensively but carefully repaired with tile packing. Fletton brick now blocks the cellar lights from the main frontage.

GF01-Corridor

5.16 The front range is given access from the street via a 19th century door, which is plain panelled with three upper lights. Softwood boards cover the floor, much cut, particularly near the threshold. The walls are wainscoted at lower level to a dado with old plaster walls above and some repair and modern subdivision to create a lobby and a secondary rear lobby which gives access to the basement.

5.17 Adjoining the main door from the street, a door to the east gives access to the kitchen (GF03) via a narrow 19th century panelled and glazed door which adjoins an internal window and shelf which was presumably some kind of counter. This internal window is of some interest, comprising six panes but fashioned from an 18th century sash with fixed glazing bars and ovolo-mouldings and set above a short, narrow shelf.

5.18 To the west a second door leads to a reception room (GF02), via a door of curious construction which was clearly once a two-panelled door of late 17th/early 18th century date (Plate 13). It has subsequently been modified by glazing the

upper panel and using another fragment of early 18th century sash with four panes and odd glass. This preserves an early catch, rim-lock and a brass snib of unusual form.

5.19 An open aperture on the east wall gives access to the base of the stairs, whilst another rudimentary door to the rear gives access to the central lobby which carries the wainscoting to the rear. Beyond this, a second boarded door, ledged to rear and of 18th century date leads to the cellar lobby with a 19th century door enclosing the cellar steps. A modern door gives further access to the intermediate range (GF04).

5.20 Structural features of the main corridor section include a principal joist which is essentially dressed in two parts. One half is unchamfered and corresponds to the eastern part of building (GF03) with the west half chamfered on both sides corresponding with the adjoining room (GF02), suggesting that this was a transition between the two front ranges before the introduction of a corridor.

GF02- Living room

5.21 The former living room is slightly trapezoidal in footprint with wide softwood boarding to the floor, a simple skirting and plain plaster walls. Three walls appear to have been re-plastered in modern times but the east wall retains old plaster and preserves an impression for a lost timber dado rail. The unusual door noted above which is flush-boarded on the rear. The windows all appear to be 20th century replacements with the exception of the lower east sash, which is of 19th century date.

5.22 The principal decorative features include a fireplace with moulded surround, now blocked and replaced by a modern gas fire and a corner display cupboard of early 18th century date (Plate 14). This is framed within moulded pilasters, capitals and a semi-circular arch further enclosed with a fourteen-pane glazed door with elegant upper arched tracery, all except one pane retaining its original glass. A two-door cupboard with raised and fielded panels encloses the lower part, thereby preserving the original shelves and 18th century paintwork to the skirting. The upper cupboard preserves its internal configuration largely intact with a caramel colour to the rear of the door and three shaped shelves, with gilded edges and notches for the display of porcelain. The arch features a painted scallop shell (Plate 15). To the west of the fireplace, a small cubby-hole is entered via a two-panelled door. Within the room at upper level there is a continuous picture rail, a ceiling of old plaster and a distinguishable bridging joist with hollow chamfers and decorative brackets.

GF03- Kitchen

5.23 This room was latterly used as a kitchen but it retains a large fireplace on the south wall with built-in settles against the flanking walls, clearly a leftover of its use for the public house (Plate 16). The main part of the room is double-height, corresponding with the adjoining carriageway. The ceiling includes a principal joist which carries through from the carriageway to a structural partition

which divides the room longitudinally (Plate 17). This corresponds with a similar partition on the opposing side of carriageway, having downward braces and a robust lower member. It is supported by a principal post adjoining the fireplace on the south but has been truncated on the north so that the joist now hangs without evidence of support. Mortises survive for braces to the south. This lower member may once have been a partition between these two spaces, the area to the west is now partly occupied by the kitchen, corridor and stair lobby. The partition between the kitchen and corridor is made of rudimentary wainscotting pierced by an odd and modern window as noted above.

5.24 A large window to the north is of eight-over-eight form but is a modern replacement, the door and window to the west is noted above, with a further single light modern window. The settles are of softwood with shaped arm-rests, panelled backs and wide seats, both of which have been cut back. The rest of the east wall is lined with vertical match lined boarding, once painted but now mostly stripped. The fireplace is now blocked with a central heating boiler.

5.25 During monitoring works to the building a strip of 1-1.5m floorboards in the northern part of the kitchen were removed in order to record the underlying fabric. The floor boards themselves were laid north to south with a clear straight joint dividing them from the rest of the room (Plate 18). The floorboards laid to the south of this division were wide and consistent but those to the north were much decayed and formed ad hoc short sections in a confusing arrangement. Those nearest the north external wall are wider and those in the north-east corner of the room are modern.

5.26 Lifting of the boards exposed joisting of variable scantling but all much decayed, making it difficult to determine the general form of the joisting (Plate 19). The division in floorboards noted above is reflected in a change in the form of the floor joists, which mirrors the line of the cellar wall at basement level.

5.27 The intermediate range is occupied by two rooms latterly used as kitchens or secondary reception rooms.

GF04- Reception room

5.28 This room lies between the rear range and back wall of the main front range, making use of the chimney stack from the kitchen (GF03) to create a large inglenook on this side (Plate 20). It is entered from the rear stair lobby via a modern door, with a further modern glazed door giving access to GF04 and a third modern door to the rear entrance vestibule. The west part of the room stands within the historic range and includes a bevelled wall marking the north-east corner of the rear range (Plate 21). The division between the two parts of the room is marked by a joist with no evidence in the soffit for a lower partition. Some recent sandblasting tests have degraded this timber, causing considerable damage. The east side of the room is dominated by a large fireplace with an old bressumer. The jambs are of fairly old brickwork but the whole arrangement was reinforced with a secondary 1930s-50s fireplace with additional side seats. The only other features are Crittall-type windows on the south beneath a chamfered joist.

GF05- Second kitchen

5.29 An asymmetrical room was latterly used as a second kitchen but few features of note were visible, except for a robust stud in the north-east corner and the rear of the stack from GF02. There are some slender timber bearers on the north wall (Plate 22).

FF01- Staircase landing

5.30 An enclosed winder staircase rises to an asymmetrical landing before rising again in a short additional flight to the chamber above the carriageway. The lobby is framed with wainscoting and the staircase has softwood treads (Plate 23). The upper landing is entirely asymmetrical with doors on all sides to adjoining rooms. Various short steps have been contrived to give access to multiple floor levels.

FF02- Bedroom 1

5.31 The central room over the entrance corridor has a slender 19th century two-panelled door from the landing and a six-over-six sash lighting the room from the north. There is a narrow softwood boarded floor, much repaired but potentially of 16th century date. The room has much timber-framing exposed on both sides. The structural timber is confusing and clearly represents several phases of rebuilding. On the west wall it is dominated by a large tie-beam partly chamfered, which retains a central notch for a bridging joist (Plate 24). At the north end an original brace, double-pegged, descends into the internal wall of the street frontage. At the south a small mortise, just visible might be for the corresponding brace, which is now lost. The wall was then closed by a series of rudimentary studs properly mortised but with no pegs, some of which have remnants of a tension brace, though this may not have been primary. A wide secondary brace has been applied across the studs and notched into the tie-beam for additional support

5.32 On the east wall we see the tops of several of the members expressed in the kitchen GF02 below, including an upper robust downward brace to the north (Plate 25). The rudimentary lower studwork is unpegged but pegged in the upper register and of more rudimentary common studwork.

5.33 The rear wall of the room is similarly confusing. In the south-east corner a robust jowled post is almost splay-cut, and preserves a mortise for a large brace. This however has no correspondence with the adjoining timber but supports a wall plate with mortises in the soffit for studs, two of which are pegged. This wall-plate runs through to the adjoining space and displays some evidence of charring on the soffit, suggesting a fire originating in the area to the south.

FF03- Bedroom 2

5.34 This room is entered from the corridor by a four-panelled door with old ironmongery. Here we see the rear face of the tie beam with three studs and a

truncated stub of an early wall plate, which is charred (Plate 26). Wide oak floorboards extend east to west, with simple 18th century skirting and an 18th century fireplace on the east wall. As in the lower room the north, west and south walls have probably been re-plastered. Two windows to the north are of six-over-six sash form but are modern refurbishments.

FF04- Bedroom 3

5.35 This room extends over the carriageway and part of the kitchen (GF03), and as noted above, is given access via a short balustrade and a 17th century boarded door with ledges and hinges. The timber-framed structure remains very well expressed and includes four splay-cut corner posts. Two historic tie beams now display various pegged studs and reinforcements but were originally the same on both sides and had a central pegged stud and downward curving wind braces (Plate 27). The roof structure is of queen post form with an additional central post on the west wall and clasped side-purlins. The central collar has been bolstered by insertion of another tie beam and additional queen posts.

5.36 The north wall overlooking the street retains its wall plate and close studwork (Plate 28). An existing central window with iron casement and saddle bars is probably a 17th century insertion and replaces an earlier window located off-set to the west. To the rear of the building a chimney stack rises close to the south-east corner. The adjoining wall is lit by a Crittall-type window beneath a lintel which preserves pegs, but there is very little other diagnostic evidence.

FF05- Bedroom 4

5.37 This room is trapezoidal in footprint, and given access from the landing by a four-panelled door. There is late Victorian softwood floor boarding, plain skirtings and plastered walls. A high-set window on the east wall has saddle bars and a central iron casement latterly converted, the window itself borrowing space from the roof pitch (Plate 29). Further light is given to the corridor by a window above the door of early 19th century date. The only other feature is a 19th century cupboard to the side of the chimney stack.

5.38 During monitoring the plaster cladding of the east wall of this room was removed so the underlying fabric could be inspected. This revealed fairly standard machine-sawn laths, measuring between 7/8"-1 1/8" (2-3cm), and a buff-coloured hard plaster with a low animal hair content (Plate 30).

FF06- Bathroom

5.39 The bathroom is located in the rear outshut over the carriage-way. Access is given via a four-panelled door. Visible features include fragments of the timber-framing over the carriage-way, comprising posts and horizontals, partly truncated by the chimney stack (Plate 31). Also of note is a Crittall-style window to the rear.

FF07- WC

5.40 A small WC is tucked into the corner of the rear outshut and is given access via a four-panelled door from the landing. The only feature of note is a large principal post with a mortise for a downward brace (Plate 32).

Roof structure

5.41 Some limited views into the roof were possible during the early part of the survey, but later the tiles and battens were removed from the roof structures allowing these areas to be investigated in closer detail. The western element of the front range and intermediate range roof both comprise slender softwood rafter-couples riding over a single purlin in each pitch to a ridgeboard (Plate 33). Occasional raking struts are employed for support. Almost all visible timber has been circular sawn and there are some examples of Baltic timber marks in the intermediate roof, but far more in the western element of the front range, suggesting an element of reuse (Plate 34). The ceilings below all comprise slender joisting with lath and plaster, and overall the arrangement is regular and uniform. The whole structure appears to be consistent with repair following the 1870s or '80s fire.

5.42 Uncovering of fabric to the carriageway range revealed the outer roof pitches as well as the west gable end. The upper area of the gable is rendered in cement, while below this the underlying timber-framing was briefly exposed, providing good evidence of evolution of the two front ranges. Timber-framing on the gable comprises a robust, slightly cambered tie-beam with a lower pegged central stud and outer curved braces (Plate 35). Above tie-beam level a large collar clasps the purlins with one or two pegged studs. Internal lath and plaster consists of wide riven laths and yellowy buff-coloured plaster. Much of this gable end timber was observed to be weathered, including wall-plate and purlin ends as well as the timber-framing to the south, though the remainder is unaffected. This demonstrates that the former roof over the front west range rose at a slightly shallower pitch but also that the carriageway range was always abutted by an adjoining structure.

5.43 The roof pitches exposed included the upper roof structure and outer pitches above Room FF04, described above. Original common rafters, measuring 5½-6" x 3" (140-152mm x 76mm), appear to survive for the most part, but have additional pieces laid over to raise the roof pitch very slightly. Battens overlie these later timbers carry the tiles. The original rafters are of flat-section and preserve rafter holes set roughly 9" from the base of each member (Plate 36). These do not extend through the entire rafter but are present on every one. This is a feature more often associated with medieval crown post roofs, though the tradition persists for a limited period following the introduction of side purlin roofs (Joe Thompson *pers. comm.*). The heads of the wind-braces noted from the interior are visible to the east and west and are single-pegged to the purlin.

Interior- Rear range

5.44 Structurally, the rear range forms a continuous building of five regular bays. In more recent times it was subdivided into two separate dwellings and, as noted above an entrance vestibule added at ground floor level on the east to give independent access. The northern bay has been subjected to heavy modern intervention and only comprises a corridor to the stair and a bathroom. The second residence is given access via a repositioned 18th century domestic door now somewhat decayed. The structural form of the building is best expressed in a large living room with a second large room to the rear and a staircase connected via a pent-roof corridor on the east.

GF06- Corridor & Bathroom

5.45 On the initial site visit a small corridor constructed in modern materials gave access to a straight flight of stairs and the first floor to the north of the rear range. During the works this area was consolidated with GF08 and therefore is described below.

GF07- Entrance porch

5.46 A lobby and small cloakroom are enclosed within the entrance porch with repositioned 17th century panelling and a single 20th century casement.

GF08- Living room

5.47 This part of the range is marked externally by 18th century brickwork on the west and flint panels on the east. The internal structure is expressed by a large binding joist with staggered bridging joists and large holes for common joists (Plate 37). The ceiling soffits were of plasterboard, and later removed. Otherwise only mid-20th century décor remains, comprising parquetry flooring and simple skirting. The iron-framed windows incorporate good quality oak mullions. A fire surround of 18th century lies *ex situ* and has probably been recycled from elsewhere. The remaining area displays the exposed recycled brick which was latterly used as infill. Doors to the lobby and the corridor both have elegant brass drop handles of 18th century date and contemporary doors. A third concertina door gives access to a small lobby formed by simple studwork within the first bay but the bridging joist and binder extend through the area. Likewise the parquetry floor runs through, suggesting modern subdivision.

5.48 During the monitoring the newly consolidated space essentially comprised the first three bays of the rear range, displaying homogenous timberwork to the ceilings (Plate 38). The bridging joists are all double-pegged into the binder with a pendant soffit. The original common joists, once in-line had been removed in the past, but the empty mortices demonstrate that they originally had diminished haunch tenons, but these were replaced with slender joisting, notched over the bridging joists. Between the commons the underside of the floorboards of the first floor were painted white, with nailed-on riven laths concealing the joint.

5.49 In Bay 1 the timber was extensively disturbed and suggested a level of rebuilding (Plate 39). Further investigation also confirmed that the fabric of the stair, corridor and bathroom are all modern. Some of the common joists display empty mortises, suggesting the replaced common joists were reused. Other features of note include stanchion plates between the bays, a dove-tailed mortise in Bay 2 to the binding joist of the southern edge, and a Baltic mark on one of the common joists (indicative of a 19th century date).

5.50 In Bay 3 the mid-rail is visible above the door to GF07 where empty mortises for studs are revealed following the removal of the frame. Several hooks, nails and iron handles are also visible in the principal joists.

GF09- Corridor

5.51 A pent-roof corridor of rudimentary construction in brick and flimsy timber provides access to the second reception room, and was constructed along the external wall of the building (Plate 40). A secondary entrance from the side lane was also constructed. On the formerly external frame we see the principal post and inline mid-rails, cut to the south where the staircase has been inserted. The upper studwork is all preserved and comprises a brace and pegged studs with assembly markings (Plate 41). The lower register is all infilled with brick but the stud positions are suggested by empty peg holes. At the end of the corridor a two-panelled door with a delicate 18th century drop handle encloses a tiny vestibule where we see a continuation of the timber-framing to the end of the building.

GF10- Reception room

5.52 The ceiling timber continues to be expressed in a single consolidated room at the southern end of the building. The north part of the room displays a similar joist arrangement to the first three bays, as noted above (Plate 42). Common joisting is present but has all been replaced. A corner fireplace to the north-east is a cosmetic addition of a later date. The south part of the room retains timber only on the south gable end but much appears to have been reused (Plate 43). A section of old brickwork to the east has been repaired, where a small kitchen has been formed by subdividing part of the room and enclosing it with a recycled panelled door.

FF08- Stair landing

5.53 The stair in Bay 1 is modern and rises to a landing on the west where the outer wall has new brickwork and a 20th century fixed window, formerly a casement (Plate 44). On the first floor the internal partitions are all modern. The south part of the corridor marks a transition seen on the exterior between brick and timber. Some timber is visible internally including studs, a wall-plate, a principal post and braces, together with a simple iron-framed casement of some age set in a modern frame.

FF09- Bedroom

5.54 The north room is accessed via a pastiche Arts and Crafts-style door with heavy hinges. Timber-framing includes bracing to the tie-beam and multiple studs on the east wall (Plate 45), some pierced by modern casements.

FF10- Bedroom

5.55 This room occupies Bay 2 with old reclaimed timber framing and a tie-beam expressed on both sides. Raking struts are visible, rising to the upper area but there is no bracing. The south tie-beam was exposed during monitoring and had two pegs and a mortise for an arched brace.

Staircase

5.56 An additional modern stair in Bay 5 rises to a generous landing with various doorways to several bedrooms. At the north end it is subdivided from the adjacent space with modern materials, though the timber remains expressed on both sides (Plate 46).

FF11- Lobby

5.57 This room is housed between the tie-beam of the bay division which remains expressed on both sides. The wall-plate is scarved with a face-halved bladed scarf joint, and retains primary bracing and studs. Though the area is floored in wide oak or elm boards, these have been recycled. A closet on the north is formed of 17th century panelling (Plate 47).

FF12 & 13- Bedrooms

5.58 Two further bedrooms occupy Bay 3 with flimsy partitions between them, though some historic timber is visible.

FF14- Bathroom

5.59 A bathroom occupies the east side of Bay 4. A single visible wall-plate on the east side displays a bladed scarf joint, which is double pegged.

FF15- Bedroom

5.60 The north tie-beam is fairly waney and braced on both sides with raking queen struts rising into the ceiling. The wall-plate to the south retains pegging for a similar arrangement though the west brace is missing (Plate 48). Two hefty upright braces frame the window but are probably reused as there are no corresponding mortises in the soffit of the wall-plate. There is primary bracing from the corner posts and some studding. Although the doorway to the room is made within modern formwork the door was, at the time of the earlier survey, *ex situ* nearby and of 18th century date with H-L hinges.

5.61 Most of the remaining timber-framing on the south gable end is all modern and regular. Mortises in the principal post and tie-beam represent the presence of an original arched brace. Two robust posts on the south gable end were probably inserted later as the lack of pegging suggests they are not structural.

Roof

5.62 During the refurbishment, the tiles and battens were removed from the roof structure allowing this area to be examined in more detail. The roof spans five bays of clasped side purlin form with the brick chimney stack rising through the apex between Bays 3 and 4 (Plate 49). The truss form is regular and systematic and includes robust raking queen struts rising from the tie-beam to clasp a single purlin in each pitch, the queen struts being straight and single-pegged to the rafters (Plate 50). The principal rafters diminish above collar level and are bridled and pegged at the apex, while the purlins are fairly robust and scarfed at every bay division with a bridled scarf and two pegs visible. Each bay contains eight or nine common rafter-couples which ride over the purlins (some secured with a peg) and are bridled or simply halved and pegged at the apex. A number of original nailed-on spurs or sprockets survive to extend the rafter feet, and are shaped.

5.63 On brief inspection, there appears to be a change in character between the first three bays and the southern two bays in that the timber used to the south is variable; some timbers are well-squared as to the north but much is more waney and some common rafters are of more slender scantling. However, close inspection reveals the entire structure to be identical in construction and detailing, and of a single phase. Similar details were noted on the external studwork. This is demonstrated in that the wall-plate extends into the fourth bay from the north and is scarfed mid-bay (Plate 51), there is a continuous sequence of assembly markings and furthermore there are wind-braces present but limited to the outer corners only (Bays 1 and 5). The wind braces are notched into the principal members but interestingly are unpegged and instead nailed.

5.64 Generally, there is a good sequence of chiselled assembly marks which are visible at bay divisions on the principal rafters close to the tie-beam, the purlins close to the principal rafters, and the bases of the wind braces and adjoining principal rafters. They follow the Roman numeral system and proceed sequentially from north to south. In addition, almost every common rafter is marked and generally follows a sequence from south to north with the higher numbers such as 39 (XXXVIII) at the north end, in contrast to the north to south pattern visible on the principal members (Plate 52).

5.65 Other points of note include the presence of charred rafters distributed throughout the roof structure. This may be assumed to be the result of the fire noted in the history above and indeed there are a higher number of affected timbers at the north end. However, the burning only affects discrete members and so suggests these timbers are reused in this building. A good example of this can be seen at the north end where the principal rafter is charred but the raking strut and peg used to secure this to the rafter is clean (Plate 53), but furthermore

those sooted rafters seen elsewhere have been scraped clean where the assembly marks have been applied.

5.66 Bays 1 to 3 have been ceiled below purlin level, as noted above for the room descriptions, but the form can now be seen. The material used is riven laths with plasterwork, the laths narrow and the plaster with a low animal hair content.

5.67 Timbers were measured where possible and the scantling can be summarised as follows:

Tie-beam	9" x 8¼" (229mm x 210mm)
Principal rafters	3¾" x 4¾" (95mm x 121mm)
Purlin	7" x 5½" (178mm x 140mm)
Common rafter	2½" -3½" x 3¼" -4½" (64-89mm x 83-114mm)
Wind brace	7½" x 2" (191mm x 51mm)

5.68 Each bay conforms to the general description noted above and the following sections include any additional points or features of note.

Bay 1

5.69 The common rafter couples in this bay have all been truncated approximately 40cm below the purlin, the wall-plate removed and replaced with slender softwood pieces. The slenderness scantling of the softwood rafters and joists are consistent with a 19th century date. The original purlins retain notches for wind braces but both have been lost. On the east side a number of rafters display evidence of reuse with empty mortises.

Bay 2

5.70 The wall-plate survives in this bay but is fairly degraded in places with most rafter feet having been replaced, with the exception of a few at the southern end.

Bay 3

5.71 The south truss of this bay was truncated for the insertion of the chimney stack but retains the robust raking struts to principal rafters as well as the purlins. Good examples of rafter feet survive here and there is an 18th century strap on the wall plate to the north (Plate 54). The east side of the bay retains the remains of a former roof light which was accommodated around the existing rafters but subsequently made redundant by the insertion of a lower ceiling within, all of modern fabric.

Bay 4

5.72 Bay 4 accommodates the inserted chimney stack at its north end, where the northern most rafter-couples have been truncated. Of the eight common rafter-couples, two of the southern-most rafters on the west side have been

truncated below purlin level and replaced with ephemeral timbers (Plate 55). On the west side of the bay the wall-plate has a face-halved and bladed scarf joint to the north. The east side has had all its rafter feet removed.

Bay 5

5.73 Bay 5 is the final bay and includes the south truss which forms the south gable end of the rear range. In outline the original fabric survives with principal rafters and raking struts, and the studs incorporate a number of historic timbers, but much reworked and not *in-situ* (Plate 56). The window is 19th century. On the east side one or two charred rafters are visible.

6 DISCUSSION

6.1 The initial analysis reinforced the confusing nature and evolution of the building, but the subsequent investigation during monitoring works has allowed a clearer understanding of fabric to emerge. The primary historic core is confirmed as of 16th century date but remodelling is also evident in the 17th, 18th, 19th and 20th centuries and the extent of the fire can also be defined. The historic core comprises the two street-front ranges and to a more limited extent (owing to the fire), the intermediate range; with the carriage-way expressing the most emphatic antiquity. The adjoining west range now gives the impression of a later building but disguises a substantially 16th century structure.

6.2 The chamber above the carriageway preserves very fine and typical structural elements of the 16th century, including evidence that the main frontage was originally close-studded as a display of status and was pierced by one small window. The existing casement and exterior pargeting superseded this in the 17th century when this became popular as a decorative device. The lower form of the carriageway is now essentially 18th century, but its presence at such an early date suggests that the building operated as a hostelry from the time of construction.

6.3 Several questions remain unresolved. Structurally, the frame of the carriageway, with its impressive height extends into the existing kitchen, which lies nominally in the western range. This might imply that the early carriageway was, in fact originally twice its present width, though this is unlikely as the dividing wall has a properly mortised timber within it. Furthermore, the main joist or mid-rail which would separate a wider carriageway from the rest of the building has no indication of studwork, suggesting it has always been open on this side. Instead the main joist or mid-rail has a redundant mortise which indicates the removal of a lower post. This would most plausibly have supported a jetty at upper level. This is further reinforced by the position of the cellar walls, which stop short of the present external wall by almost half a metre. The jetty could thus have been underbuilt, leaving almost no trace.

6.4 By contrast, the west part of the front range is more domestic in scale with much 16th century fabric surviving. The cellar retains robust and heavy floor joisting and much evidence also survives at upper level in the two front

bedrooms. At lower level, a single bridging joist extends from the carriageway, through the kitchen area and into the corridor (GF01) where it changes in form from having hollow chamfers to a plain timber. The junction, at the existing wall between the entrance hall and western living room carries up to define the historic division between rooms at upper level. They align with the 16th century door preserved on the exterior and suggest a basic two-unit range.

6.5 The rear, intermediate range was probably also of 16th century date. Several timbers of this date survive in places, but all charred and much is later 19th century. Its replaced softwood roof, both here and over the frontage, and the evidence of charring in the wall-plates, suggest that this was the seat of the 19th century fire. Earlier modifications have also left traces; a few 17th century features remain in the pargeting to the frontage and one or two internal doors while the living room on the ground floor has some fine features of early 18th century date. In the 19th century, a chimney stack was introduced on the west side of the carriageway and the area clearly used as part of the public house. The somewhat mutilated built-in settles are a rare survival, but consistent with use and date.

6.6 The rear range represents a separate question of origin and function. This was clearly built with its existing five bays from the outset, and originally of timber-framed construction, but later nogged at lower level in brick and flint before being further embellished in the 20th century. The characteristics of squared oak with arched braces, the presence of wind-bracing in the roof, the use of primary-bracing for the walls, the scarfing of timbers and the incised Roman assembly marks indicate an early to mid-17th century date for the range. The building clearly had an upper floor from the outset, but appears to have been open throughout, and so does not necessarily indicate domestic use. It may have formed a mixture of stabling, storage of hay and feed, and dormitory accommodation.

6.7 An interesting characteristic of construction appears to be reflected in the lower quality of the timber used for the southern pair of bays. As suggested above, this may reflect the activity of two different gangs of carpenters, or perhaps the enlargement of the building during construction as an afterthought.

6.8 In the mid-20th century, or perhaps the early 1970s, the rear range was extensively remodelled when it became separated and adapted for domestic use. Many of the historic features appear to be recycled from elsewhere such as a polite 18th century chimneypiece which sits awkwardly amid the decor, and the use of reclaimed boards, combined with the introduction of Arts and Crafts inspired windows and doors.

7 CONCLUSION

7.1 The physical form suggests that the building was constructed as an inn from the 16th century, and was much augmented in the early 17th century with a new rear range, most likely for stables, storage and additional accommodation. This accords entirely with the pattern of prosperity seen in St Albans during these centuries and the growth of the inn as a primary feature of the town at that time.

Likewise, in terms of its decline and eventual reversion to a private house in 1914, it reflects the fate of many of St Albans's historic inns. The building shows extensive adaptation and preserves important features from each of the periods, which warrant preservation as a reflection of prosperity, use and near catastrophe during a rich and varied history.

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Web resources

<https://historicengland.org.uk/images>

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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: THE OLD CROW

List Entry Number: 1103154

Location: THE OLD CROW, 15, 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: 163270

List Entry Description

Details

1. 1582 FISHPOOL STREET (South Side)

No 15 (The Old Crow) TL 1407 SW 8/45

II GV

2. Later C16. Partly rebuilt after fire in 1880's. Front recently restored. 2 storeys, 3 irregularly placed windows; higher, one-window, 1st floor section of left, over carriageway. High pitched, tiled roof. Front plastered, the section at left over carriageway has targeted decoration similar to No 13. The window in this part a 3-light iron casement in flush box frame. Other windows are restored sashes with glazing bars. An oak, 4-centred arch to the door survives, also some close-studded timbers on the front wall. Old timber work also remains in the carriageway, which is partly weatherboarded. Old plank floors, heavy tie-beams and some fairly close-studded timber framing are visible inside, also an old cupboard, all appearing to date from C16 later. (In ground floor sitting- room a C19 early corner cupboard with pilasters and entablature, and ogee glazing). Weatherboarded rear extension of later C17 appearance. RCHM NMR.

Nos 1 to 15 (odd) form a group.

Listing NGR: TL1426407162

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1766	Map of St Albans produced by John Andrews and Matthew Wren	3	-	Freeman 2008
1810	Map of Verulamium and St Albans by E. W. Brayley	4	-	Freeman 2008
19 th century	St Albans in 19 th century by Marjorie Pope in 1966	5	-	SAHAAS
1818	Plan of St Albans	6	-	SAHAAS
1879	Plan of St Albans	7	-	SAHAAS
1970	Proposed alterations to 15 Fishpool Street	8	-	SAHAAS
1975	Plans of 15 Fishpool Street as of 1975, based on Historic England Archive drawings	9	-	DLBP 2015

APPENDIX 3 HISTORICAL WATERCOLOUR 1809



Above: A watercolour painting with a view looking up Fishpool Street, St. Albans, from the junction with Branch Road by G. Shepherd in 1809 from St Albans Museum collection (DLBP 2015, 10).

APPENDIX 4 HISTORICAL ILLUSTRATION and PHOTOGRAPH from 1898



Above: Illustration of The Old Crow Inn Yard, Fishpool Street, St Albans 1898 from St Albans Museum collection (DLBP 2015, 48).



Above: Photograph of Fishpool Street, back of “The Crow” 1898 from the SAHAAS photo collection (DLBP 2015, 22).

APPENDIX 5 HISTORICAL PHOTOGRAPH 1898



Above: A photograph of the “The Crow” gateway in 1898 from the SAHAAS photo collection (DLBP 2015, 18).

APPENDIX 6 HISTORICAL PHOTOGRAPH 1899



Above: A photograph of The Crow, Fishpool Street, 1899 from St Albans Museums (ref T857) (DLBP 2015, 21).

APPENDIX 7 HISTORICAL WATERCOLOUR 1902



Above: A watercolour of old buildings on Fishpool Street by E.A.Phipson in 1902 from St Albans Museum collection (DLBP 2015, 21).

APPENDIX 8 HISTORICAL PHOTOGRAPH



Above: A photograph of Fishpool Street with the view on “The Old Crow” from the SAHAAS photo collection (DLBP 2015, 17).

APPENDIX 9 HISTORICAL PHOTOGRAPH 1943



Above: A photograph of Nos. 11-15 Fishpool Street from the Historic England Places collection (Ref: A/BR A44/2696).

APPENDIX 10 HISTORICAL PHOTOGRAPH 1980



Above: A photograph of Nos. 11-15 Fishpool Street from the Historic England Places collection (Ref: BB82/7867).

APPENDIX 11 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: 15 Fishpool Street, St Albans					NGR: TL 1426 0716		
County: Hertfordshire				Museum Collecting Area: Verulamium Museum			
Site Code: AS1891				Project Number: 6764			
Date of Work: August 2016				Related Work: n/a			
Brief/s				Specification/s			
Date		Present		Date		Present	
14 th March 2016		Yes		7 th June 2016		Yes	
Site Records (Description)							
Notes taken on site (30 pages A4)							
Site Drawings (Give Details of Formats & Size)							
n/a							
Architect's Drawings:							
Plans and elevations 12 sheets A3 – annotated							
Digital Drawings							
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	
Reports							
Report No		Report Type				Present	
5396		Historic Building Recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	29-34	Yes
2	120mm	1-8	Yes	Yes			
3	120mm	4-8					
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 Exterior of No. 15 Fishpool Street, taken from the north (DP 003)



Plate 2 Brick fabric on the front range exposed during monitoring of works, taken from the north-west (DP 355)



Plate 3 West side of the carriageway, taken from the north-east (DP 012)



Plate 4 The east side of the carriageway, taken from the south (DP 010)



Plate 5 Rear of the front range and rear intermediate range, with pent-roof push-out, taken from the south (DP 013)



Plate 6 East elevation of the rear range, taken from the south-east (DP 017)



Plate 7 South gable end of the rear range, taken from the south (DP 018)



Plate 8 Hidden fabric revealed along the western elevation of the rear range, taken from the north-west (DP 323)



Plate 9 Detail of timber-framing with assembly marks along the western elevation of the rear range, taken from the west (DP 329)



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Plate 11 Entrance corridor (GF01), taken from the south (DP 020)



Plate 12 Ceiling joists in the basement, taken from the west (DP 309)



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Plate 54 Rafter feet in the rear range and 18th century strap to the wall plate, taken from the south-west (DP 201)

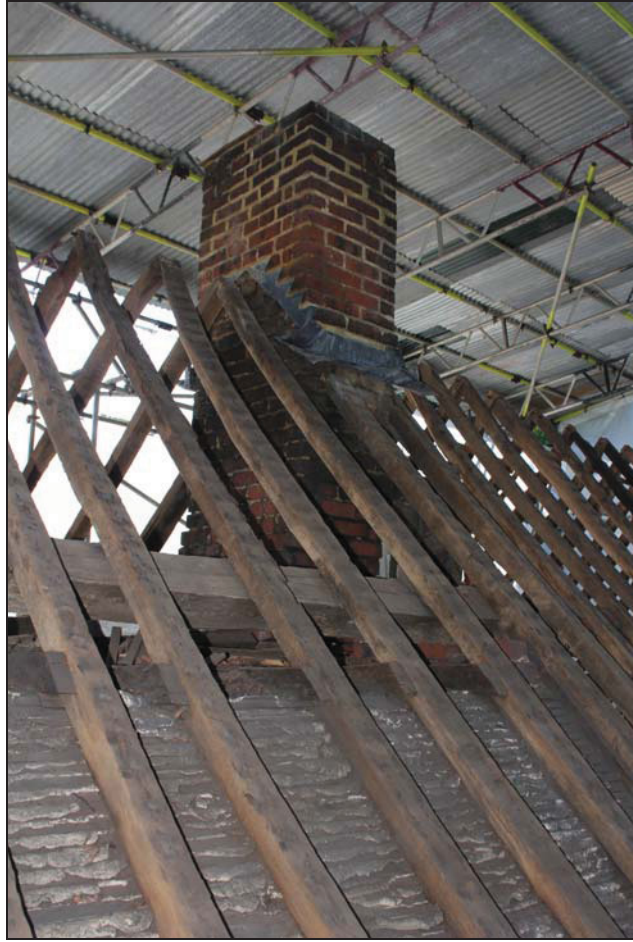


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DP 2

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DP 3

North elevation of the front range, taken from the north.



DP 4

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DP 5

Parquetry on the front range, taken from the north.



DP 6

Parquetry on the front range, taken from the north.



DP 7

Main door on the front range, taken from north.



DP 8

Sash window on the north elevation of the front range, taken from the north.



DP 9

Probably 19th century lantern above the carriage-arch, taken from the north.



DP 10

The carriageway, taken from the south.



DP 11

Double doors on the carriage-arch, taken from the south.



DP 12

West side of the carriageway, taken from the north-east.



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Brick dwarf wall on the east elevation of the intermediate range, taken from the east.



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East elevation of the rear range, taken from the north-east.



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Detail of the brickwork on the east elevation of the rear range, taken from the east.



DP 17

East elevation of the rear range, taken from the south-east.



DP 18

South gable end of the rear range, taken from the south.



DP 19

Single timber stud inset into the brickwork on the south gable end of the rear range, taken from the south-east.



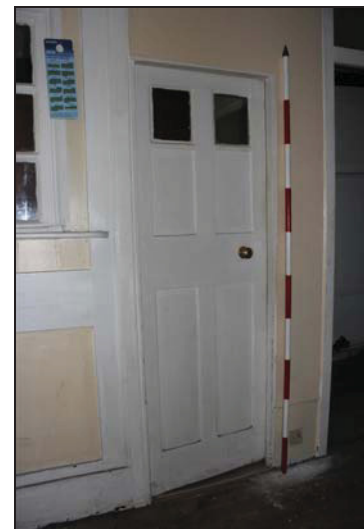
DP 20

Entrance corridor (GF01), taken from the south.



DP 21

Window to GF03 from GF01, taken from the south-west.



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Door to GF03 from GF01, taken from the west.



DP 23

Interior of GF01, taken from the north.



DP 24

Door into GF01 from GF02, taken from the west.



DP 25

Latch on the door between GF01 and GF02, taken from the west.



DP 26

Door from GF01 to GF02, taken from the west.



DP 27

View of GF01, taken from the north.



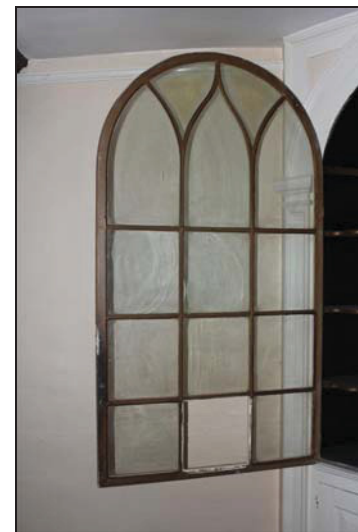
DP 28

18th century cupboard in GF01, taken from the north-west.



DP 29

18th century cupboard in GF01, taken from the north-west.



DP 30

18th century cupboard in GF01, taken from the north-west.



DP 31

Shell detailing in the 18th century cupboard in GF01, taken from the north-west.



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Detail of the interior of the cupboard, taken from the north-west.



DP 33

Detail of the interior of the cupboard, taken from the north-west.



DP 34

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DP 36

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DP 37

Corbel and bridging joist in GF01, taken from the north.



DP 38

Chamfered bridging joist in GF01, taken from the east.



DP 39

Interior of GF03, taken from the north.



DP 40

Interior of GF03, taken from the north.



DP 41

Interior of GF03, taken from the north-east.



DP 42

Timber-framing in GF03, taken from the south-east.



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Interior of GF03, taken from the east.



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Window between GF03 and GF01, taken from the east.



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Sash window in GF03, taken from the south.



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Timber-frame in GF03, taken from the north.



DP 47

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Rear of the door giving access to the basement, taken from the north.



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Door in the intermediate range giving access to the front range, taken from the south.



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Strap hinges on the door in the intermediate range giving access to the front range, taken from the south.



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Interior view of GF04, taken from the south-west.



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Window latch on the window in GF04, taken from the north.



DP 55

Stay bar on the window in GF04, taken from the north.



DP 56

Stay bar on the window in GF04, taken from the north.



DP 57

Exposed brickwork in GF04, taken from the south-east.



DP 58

Stop and chamfer on the bressumer in GF04, taken from the south.



DP 59

Interior view of GF05, taken from the east.



DP 60

Metal hook in a timber beam in GF04, taken from the north.



DP 61

Interior view of GF05, taken from the north-east.



DP 62

Window in GF05, taken from the north-east.



DP 63

Timber-framing in GF05, taken from the south.



DP 64

Door to the intermediate range from the rear range, taken from the south.



DP 65

Ceiling timbers in GF06, taken from the west.



DP 66

Ceiling in GF06, taken from the south-west.



DP 67

Bathroom in subdivided GF06, taken from the east.



DP 68

Window in GF06, taken from the east.



DP 69

Staircase to first floor in GF06, taken from the east.



DP 70

Door to exterior in GF07, taken from the west.



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Panelling in GF07, taken from the west.



DP 72

Panelling in GF07, taken from the north.



DP 73

Window detail in GF07, taken from the west.



DP 74

Window catch in GF07, taken from the west.



DP 75

H-hinge in GF07, taken from the south-west.



DP 76

Interior of GF08, taken from the south-east.



DP 77

Interior of GF08, taken from the north-east.



DP 78

Interior of GF08, taken from the south-west.



DP 79

Joint of the bridging and binding joists in GF08, taken from the south.



DP 80

Subdivided section of GF06, taken from the west.



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Exposed outer wall in GF06, taken from the west.



DP 82

Exposed fireplace in GF08, taken from the north.



DP 83

Interior of GF09, taken from the south.



DP 84

Timber-framing in GF09, taken from the south-west.



DP 85

Interior of GF09, taken from the north.



DP 86

Timber-framing in GF09, taken from the west.



DP 87

Timber-framing in GF09, taken from the west.



DP 88

Timber-framing in GF09, taken from the west.



DP 89

Timber-framing in GF09, taken from the south-west.



DP 90

Exterior access to GF09 from the alley, taken from the north.



DP 91

West elevation of the building, taken from the south.



DP 92

West elevation of the building, taken from the south.



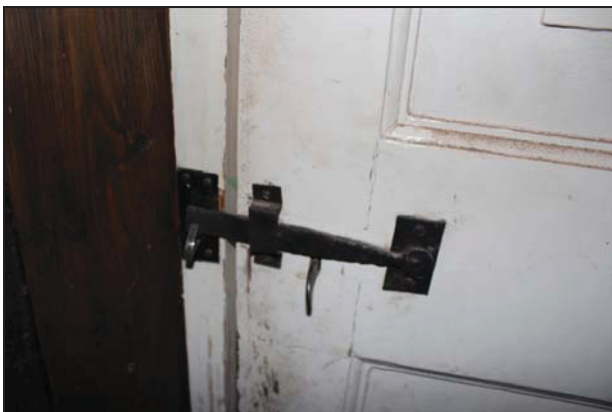
DP 93

Timber-frame between GF08 and GF09, taken from the north.



DP 94

Interior of GF10, taken from the east.



DP 95

Latch on the door between GF10 and GF09, taken from the east.



DP 96

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DP 97

Fireplace in GF10, taken from the south-west.



DP 98

Chamfer and stop on the stack in GF10, taken from the south-west.



DP 99

Interior view of GF10, taken from the south-west.



DP 100

Timber-frame in GF10, taken from the south.



DP 101

Latch in GF10, taken from the south.



DP 102

Door handle in GF10, taken from the south.



DP 103

Interior of small kitchen within GF10, taken from the south.



DP 104

Window in GF10, taken from the south-west.



DP 105

Window in GF10, taken from the south-west.



DP 106

Handle on the window in GF10, taken from the south-west.



DP 107

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DP 108

Interior of GF10, taken from the north-west.



DP 109

Cupboard at the south of GF09, taken from the north.



DP 110

Cupboard at the south of GF09, taken from the north.



DP 111

View of the basement, taken from the west.



DP 112

View of the basement, taken from the north-east.



DP 113

Stairs into the basement, taken from the north.



DP 114

View of the basement, taken from the north.



DP 115

Brickwork in the basement, taken from the north.



DP 116

Ceiling joists in the basement, taken from the west.



DP 117

Wainscoting in the staircase lobby, taken from the west.



DP 118

Hook in the staircase lobby, taken from the west.



DP 119

Landing at first floor level in front range, taken from the south.



DP 120

Window in FF06, taken from the north-east.



DP 121

Interior of FF06, taken from the south-east.



DP 122

Timber-framing in FF06, taken from the south.



DP 123

Timber-framing in FF06, taken from the north-east.



DP 124

Wooden floor boards in FF01, taken from the north.



DP 125

Interior of FF05, taken from the south-west.



DP 126

Interior of FF05, taken from the south-east.



DP 127

Window in FF05, taken from the east.



DP 128

Interior of FF03, taken from the north-west.



DP 129

Interior of FF03, taken from the south.



DP 130

Light switch in FF03, taken from the west.



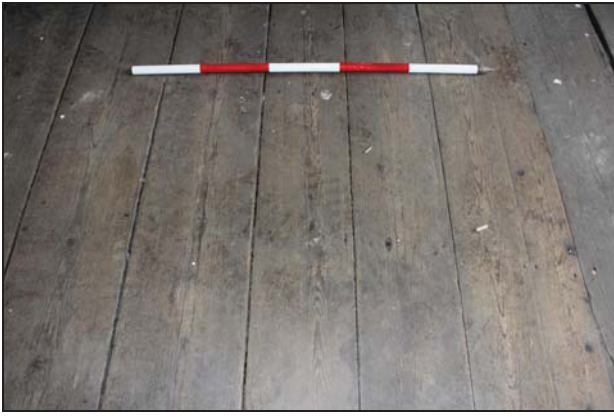
DP 131

Timber-frame in FF03, taken from the west.



DP 132

Blocked fireplace in FF03, taken from the north.



DP 133

Floor boards in FF03, taken from the east.



DP 134

Timber-framing in FF02, taken from the south-east.



DP 135

Timber-framing in FF02, taken from the north-east.



DP 136

Roof structure over the intermediate range, taken from the west.



DP 137

Roof structure over the intermediate range, taken from the south-west.



DP 138

Interior of FF02, taken from the south-west.



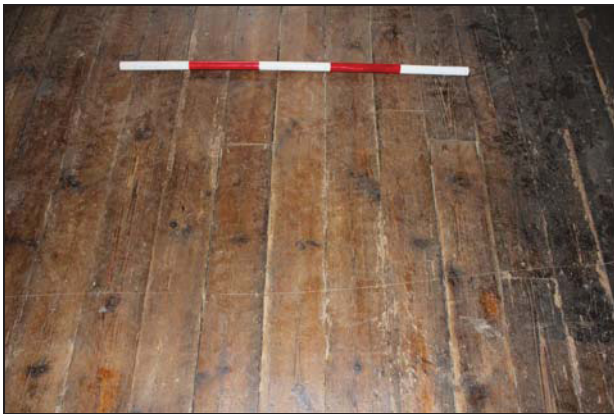
DP 139

Interior of FF02, taken from the west.



DP 140

Timber-frame in FF02, taken from the north-west.



DP 141

Floorboards in FF02, taken from the south.



DP 142

Interior of FF04, taken from the south.



DP 143

Timber-frame in FF04, taken from the south.



DP 144

Timber-frame in FF04, taken from the west.



DP 145

Interior of FF04, taken from the north-west.



DP 146

Timber-frame in FF04, taken from the north-west.



DP 147

Jowled principal post in FF04, taken from the west.



DP 148

Window in FF04, taken from the north-west.



DP 149

Interior of FF04, taken from the north-east.



DP 150

Timber-frame in FF04, taken from the north-east.



DP 151

Small door set above the tie-beam in FF04, taken from the east.



DP 152

Taper mark on a post in FF04, taken from the east.



DP 153

Taper marks on studs in FF04, taken from the west.



DP 154

Timber-frame in FF04, taken from the east.



DP 155

Door to FF01 from FF04, taken from the north-east.



DP 156

Timber-framing above the stairs in FF15, taken from the east.



DP 157

View of FF15, taken from the east.



DP 158

Timber-framing in FF15, taken from the north.



DP 159

View of FF15, taken from the south-west.



DP 160

Timber-framing in FF15, taken from the west.



DP 161

Window in FF11, taken from the east.



DP 162

Handle on the window in FF11, taken from the east.



DP 163

Window catch in FF14, taken from the west.



DP 164

Detail of a beam in FF14, taken from the west.



DP 165

Panelling in FF11, taken from the south.



DP 166

Timber-framing in FF12, taken from the south.



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Window in FF11, taken from the east.



DP 168

Window handle in FF11, taken from the east.



DP 169

Window catch in FF11, taken from the east.



DP 170

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DP 171

View of FF12, taken from the north.



DP 172

View of FF13, taken from the west.



DP 173

Iron strap to beam in FF13, taken from the south.



DP 174

Roof structure over the rear range, taken from the north.



DP 175

Roof structure over the rear range, taken from the east.



DP 176

Roof structure over the rear range, taken from the south.



DP 177

Roof structure over the rear range, taken from the south-east.



DP 178

View of FF08, taken from the north.



DP 179

View of FF09, taken from the south-west.



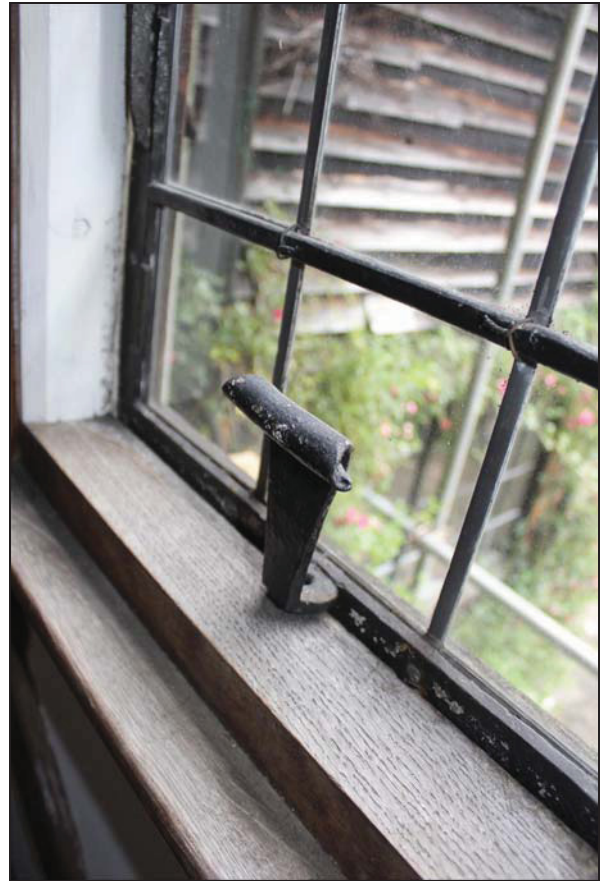
DP 180

Window in FF09, taken from the south-west.



DP 181

Window catch in FF09, taken from the south-west.



DP 182

Window handle in FF09, taken from the south-west.



DP 183

Window in FF09, taken from the west.



DP 184

View of FF10, taken from the south-west.



DP 185

View of FF10, taken from the west.



DP 186

Timber-framing in FF10, taken from the south.



DP 187

Window catch in FF10, taken from the south-west.



DP 188

View of FF12, taken from the north.



DP 189

Window in FF12, taken from the north-east.

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24.08.16



DP 190

Roof structure over the rear range, taken from the south-west.



DP 191

Common rafter couples in the roof structure of the rear range, taken from the south-west.



DP 192

Purlin in the roof over the rear range, taken from the west.



DP 193

Lath and plaster in the rear range, taken from the west.



DP 194

Collapsed ceiling in the rear range, taken from the south.



DP 195

Rafter feet in the rear range, taken from the west.



DP 196

Roof structure over the rear range, taken from the north-west.



DP 197

Rafter feet in the rear range, taken from the west.



DP 198

Rafter feet in the rear range, taken from the north-west.



DP 199

Detail of the purlin in the rear range, taken from the west.



DP 200

Roof structure over the rear range, taken from the north-west.



DP 201

Rafter feet in the rear range, taken from the south-west.



DP 202

Purlin in the rear roof, taken from the west.



DP 203

Roof structure over the rear range, taken from the south.



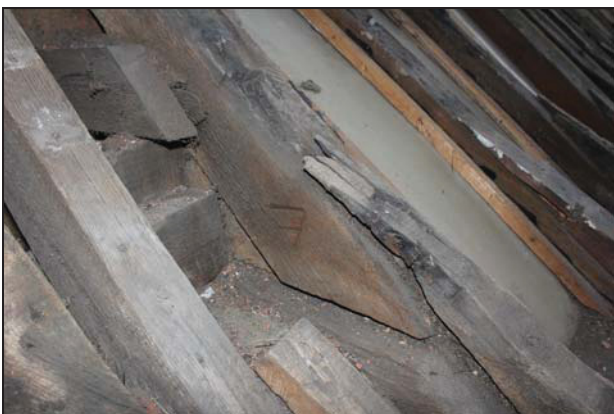
DP 204

Roof structure over the rear range, taken from the north.



DP 205

Roof structure over the rear range, taken from the west.



DP 206

Assembly mark on the bay division between bay 4 and bay 5 in the rear range, taken from the north-west.



DP 207

Assembly marks on the purlin at the bay division between bay 4 and bay 5 in the rear range, taken from the west.



DP 208

Join between purlin and arched brace in bay 5 in the rear range, taken from the west.



DP 209

Roof structure over the rear range, taken from the south-west.



DP 210

Roof structure over the rear range, taken from the south-east.



DP 211

Arched brace in bay 5 in the rear range, taken from the east.



DP 212

Charring visible on the underside of rafter couples in bay 5 in the rear range, taken from the north-east.



DP 213

Assembly marks on the arched brace in bay 5 in the rear range, taken from the east.



DP 214

Assembly marks on the purlin between bay 4 and bay 5 in the rear range, taken from the east.



DP 215

Assembly marks on the purlin between bay 3 and bay 4 in the rear range, taken from the east.



DP 216

Now blocked window aperture in bay 3 of the rear range, taken from the south-east.



DP 217

Assembly marks on the purlin between bay 2 and bay 3 in the rear range, taken from the east.



DP 218

End of the tie-beam between bay 2 and bay 3 in the rear range, taken from the north-east.



DP 219

Assembly marks on the purlin between bay 1 and bay 2 in the rear range, taken from the east.



DP 220

Ceiling structure in the rear range from within the roof pitch, taken from the north.



DP 221

Detail of rafter couples in the rear range, taken from the east.



DP 222

Detail of rafter couples in the rear range, taken from the east.



DP 223

Detail of rafter couples in the rear range, taken from the east.



DP 224

Detail of rafter couples in the rear range, taken from the north-east.



DP 226

Evidence of smoke-blackening and rafter replacement in the roof of the rear range, taken from the south-east.



DP 228

Revealed ceiling joists in FF10, taken from the south-west.



DP 225

Detail of rafter couples in the rear range, taken from the east.



DP 227

View of FF09, taken from the south-east.



DP 229

Rafter holes in the rafters of the east front roof, taken from the north-west.



DP 230

Lack of rafter holes on the opposite side of the rafter in the east front roof, taken from the north-east.



DP 232

Detail of a pegged arched brace in the front east roof, taken from the north.



DP 234

Baltic marks on the rafters of the west front range, taken from the east.

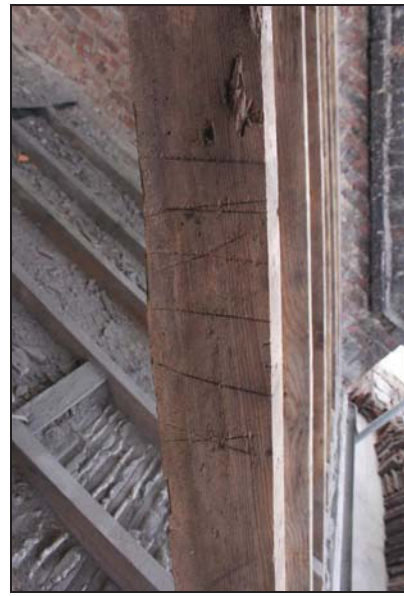
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Roof structure of the front east roof, over the carriageway, taken from the north-west.



DP 233

Roof structure of the front west roof, taken from the north-east.



DP 235

Baltic marks on the rafters of the west front range, taken from the east.



DP 236

Baltic marks on the rafters of the west front range, taken from the east.



DP 237

Baltic marks on the rafters of the west front range, taken from the east.



DP 238

Gable end of the front west roof where it meets the east front roof, taken from the west.



DP 239

Detail of weathering on the timber-frame of the division between the east and west front roof ranges, taken from the west.



DP 240

Roof over the western half of the front range, taken from the west.



DP 241

General view of the rear roof range, taken from the north-west.



DP 242

View of the roof over the intermediate range, taken from the south-west.



DP 243

Scarf joint in the wall-plate of the rear roof range, mid-bay in bay 4, taken from the west.



DP 244

Scarf joint in the wall-plate of the rear roof range, mid-bay in bay 4, taken from the east.



DP 245

Ceiling joists of GF08, taken from the north-east.



DP 246

Ceiling joists of GF08, taken from the south-east.



DP 247

Dove-tailed scarf joint on the binding joist of GF08, taken from the north.



DP 248

Redundant mortise for a common joist in GF08, taken from the south-east.



DP 249

Ceiling joists in the area between GF06 and GF08, partitions now removed, taken from the south.



DP 250

Ceiling joists of GF06, taken from the east.



DP 251

Redundant mortise in the principal post in FF15, taken from the north-east.



DP 252

Panelling in FF15, taken from the north.



DP 253

Revealed fabric in FF15, taken from the west.



DP 254

Revealed fabric in FF11, taken from the south-west.



DP 255

Scarf joint in FF14, taken from the west.



DP 256

Roof structure in the rear range, taken from the north.



DP 257

Revealed modern fabric in FF10, taken from the south-west.



DP 258

Lath and plaster revealed in FF08, taken from the south.



DP 259

Revealed fabric in FF13, taken from the north.



DP 260

Revealed brickwork in GF09, taken from the north-west.



DP 261

Revealed brickwork in GF05, taken from the north-east.

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Revealed floorboards in GF03, taken from the south.



DP 263

Revealed floorboards in GF03, taken from the south.



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Revealed floorboards in GF03, taken from the south.



DP 265

Revealed fabric in GF03, taken from the south-west.



DP 266

Revealed floorboards in FF03, taken from the south-west.



DP 267

View of FF06, taken from the south-west.



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View of partition in FF05, taken from the west.



DP 269

Previously hidden lath and plaster in FF05, taken from the west.



DP 270

Details of nails in previously hidden lath and plaster in FF05, taken from the west.



DP 271

Two revealed lath and plaster walls in FF05 and FF01, taken from the west.



DP 272

Previously hidden lath and plaster in FF01, taken from the west.



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Revealed fabric in FF09, taken from the west.



DP 274

Revealed fabric in FF09, taken from the east.



DP 275

Revealed lath and plaster in FF09, taken from the north-west.



DP 276

Revealed lath and plaster in FF08, taken from the east.



DP 277

Revealed lath and plaster in FF09, taken from the east.



DP 278

Revealed timber-frame in FF12, taken from the north-east.



DP 279

Revealed timber-frame in FF13, taken from the west.



DP 280

Revealed lath and plaster in FF13, taken from the west.



DP 281

Revealed lath and plaster in FF12, taken from the north-east.



DP 282

Roof structure above the rear range, taken from the south.



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Revealed timber-frame in FF11, taken from the north-east.



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Revealed fabric in GF09, taken from the north-west.



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Revealed fabric in GF10, taken from the west.



DP 286

Timber-framing on the intermediate range , taken from the south-east.



DP 287

Timber-framing on the intermediate range , taken from the south.



DP 288

Timber-framing on the intermediate range , taken from the north-east.



DP 289

Detail of plaster in the partition in FF05, taken from the west.



DP 290

View of previous wall-lines in FF05, taken from the west.



DP 291

Detail of nails in floor joists in GF03, taken from the south.



DP 292

Detail of peg holes in floor joists in GF03, taken from the south.



DP 293

South gable end of the rear range, taken from the south.



DP 294

Revealed fabric in GF06, taken from the south.



DP 295

Revealed timber-framing in GF09, taken from the south-west.



DP 296

Revealed floor joists in GF03, taken from the south.



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Revealed floor joists in GF03, taken from the south.



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Revealed floor joists in GF03, taken from the south.



DP 299

Detail of revealed floor joists in GF03, taken from the south.



DP 300

View of the basement, taken from the west.



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View of the basement, taken from the west.



DP 302

View of the basement, taken from the south.



DP 303

View of the basement, taken from the east.



DP 304

View of the basement, taken from the south-east.



DP 305

View of the basement, taken from the north-east.



DP 306

View of the basement, taken from the north.



DP 307

View of the basement, taken from the north.



DP 308

Ceiling joists in the basement, taken from the east.



DP 309

Ceiling joists in the basement, taken from the west.



DP 310

Ceiling joists in the basement, taken from the west.



DP 311

Detail of assembly mark on one of the joists in the basement, taken from the north.

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View of the stair lobby in the front range, taken from the south.



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Revealed fabric in GF01, taken from the north-west.



DP 314

View of GF03, taken from the north.



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View of GF05, taken from the south-east.



DP 316

View of GF05, taken from the north-east.



DP 317

Fabric revealed in GF06, taken from the south-west.



DP 318

Brickwork exposed in GF10, taken from the west.



DP 319

Brickwork exposed in GF10, taken from the south-west.



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Brickwork exposed in GF10, taken from the north-east.



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Brickwork exposed in GF10, taken from the south.



DP 322

Hidden fabric revealed along the western elevation of the rear range, taken from the north-west.



DP 323

Hidden fabric revealed along the western elevation of the rear range, taken from the north-west.



DP 324

Detail of peg holes indicating the position of studs along the western elevation of the rear range, taken from the west.



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Detail of brickwork along the western elevation of the rear range, taken from the west.



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Detail of timber-framing along the western elevation of the rear range, taken from the west.



DP 327

Detail of timber-framing along the western elevation of the rear range, taken from the west.



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Detail of timber-framing along the western elevation of the rear range, taken from the west.



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Detail of timber-framing along the western elevation of the rear range, taken from the west.



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Detail of timber-framing along the western elevation of the rear range, taken from the west.



DP 331

Detail of timber-framing along the western elevation of the rear range, taken from the west.



DP 332

Hidden fabric revealed along the western elevation of the rear range, taken from the north-west.



DP 333

Revealed fabric in FF10, taken from the east.



DP 334

Revealed timber-frame in FF09, taken from the west.



DP 335

Revealed timber-frame in FF10, taken from the west.



DP 336

Revealed timber-frame in FF13, taken from the west.



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Revealed timber-frame in FF12, taken from the east.



DP 338

Revealed timber-frame in FF14, taken from the west.



DP 339

Revealed timber-frame in FF11, taken from the east.



DP 340

Revealed timber-frame in FF15, taken from the east.



DP 341

Revealed timber-frame in FF15, taken from the west.



DP 342

Scarf joint in FF08, taken from the east.



DP 343

Scarf joint in FF11, taken from the east.



DP 344

Peg holes in the wall-plate in FF15, taken from the east.



DP 345

Peg holes in the wall-plate in FF12, taken from the east.



DP 346

Detail of the bay division in the wall-plate between FF11 and FF12, taken from the east.

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North façade of the front range, taken from the north-east.



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Detail of brickwork on the north façade of the front range, taken from the north.



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North façade of the front range, taken from the north-west.



DP 350

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Blocked window on the north façade of the front range, taken from the north-west.



DP 352

Main door to the north façade of the front range, taken from the north.



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Detail of the main door to the front range, taken from the north.



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Detail of the main door to the front range, taken from the north.



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Revealed brickwork in GF10, taken from the south-east.



DP 358

External view of the garage, taken from the north.



DP 359

Interior of the garage, one of the outbuildings, taken from the north-west.



DP 360

Interior of the garage, one of the outbuildings, taken from the north.



DP 361

Exterior of the outbuildings, taken from the north-west.

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Exterior view of outbuildings to the rear of the building, taken from the south-west.



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Exterior view of outbuildings to the rear of the building, taken from the north-west.



DP 364

Interior of the office in the outbuildings, taken from the south.



DP 365

Interior of the covered porch between the office and workshop in the outbuildings, taken from the west.



DP 366

Interior of the workshop in the outbuildings, taken from the north-west.



DP 367

Boundary wall in the workshop in the outbuildings, taken from the west.



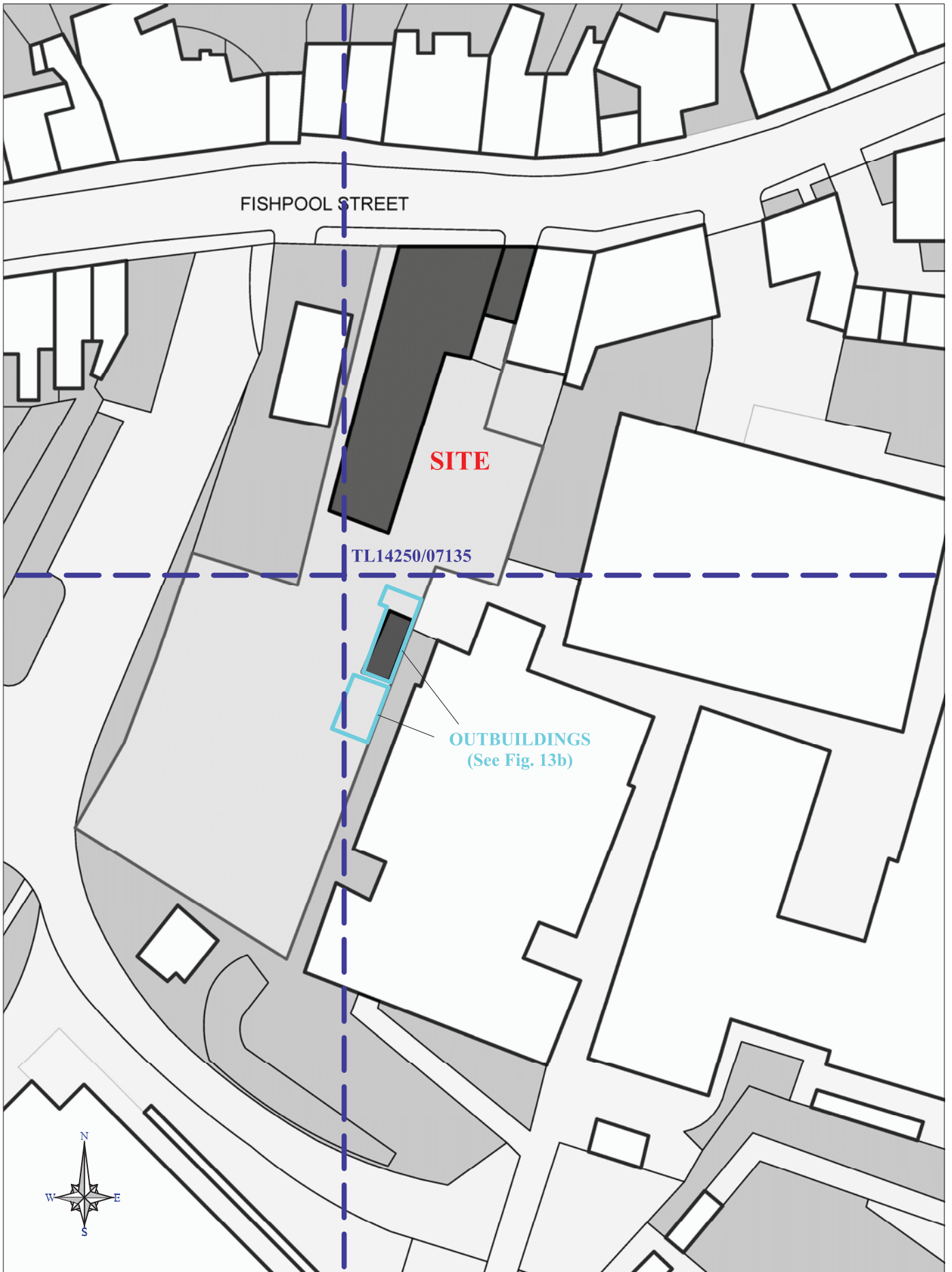
DP 368

Exterior view of outbuildings to the rear of the building, taken from the north-west.



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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 15 Fishpool St, St Albans, Hertfordshire (P6764)



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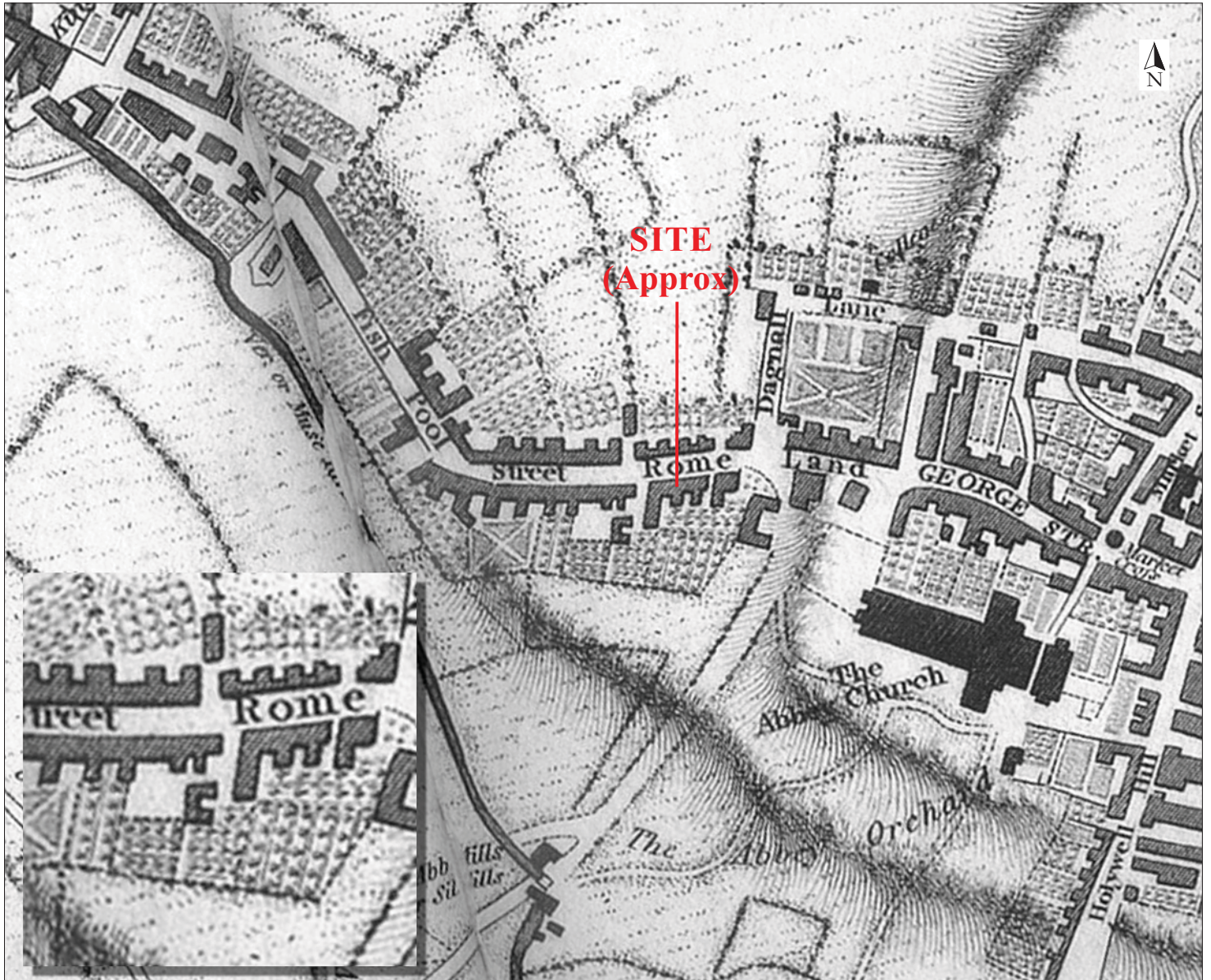
Fig. 2 Detailed site location

Scale 1:500 at A4

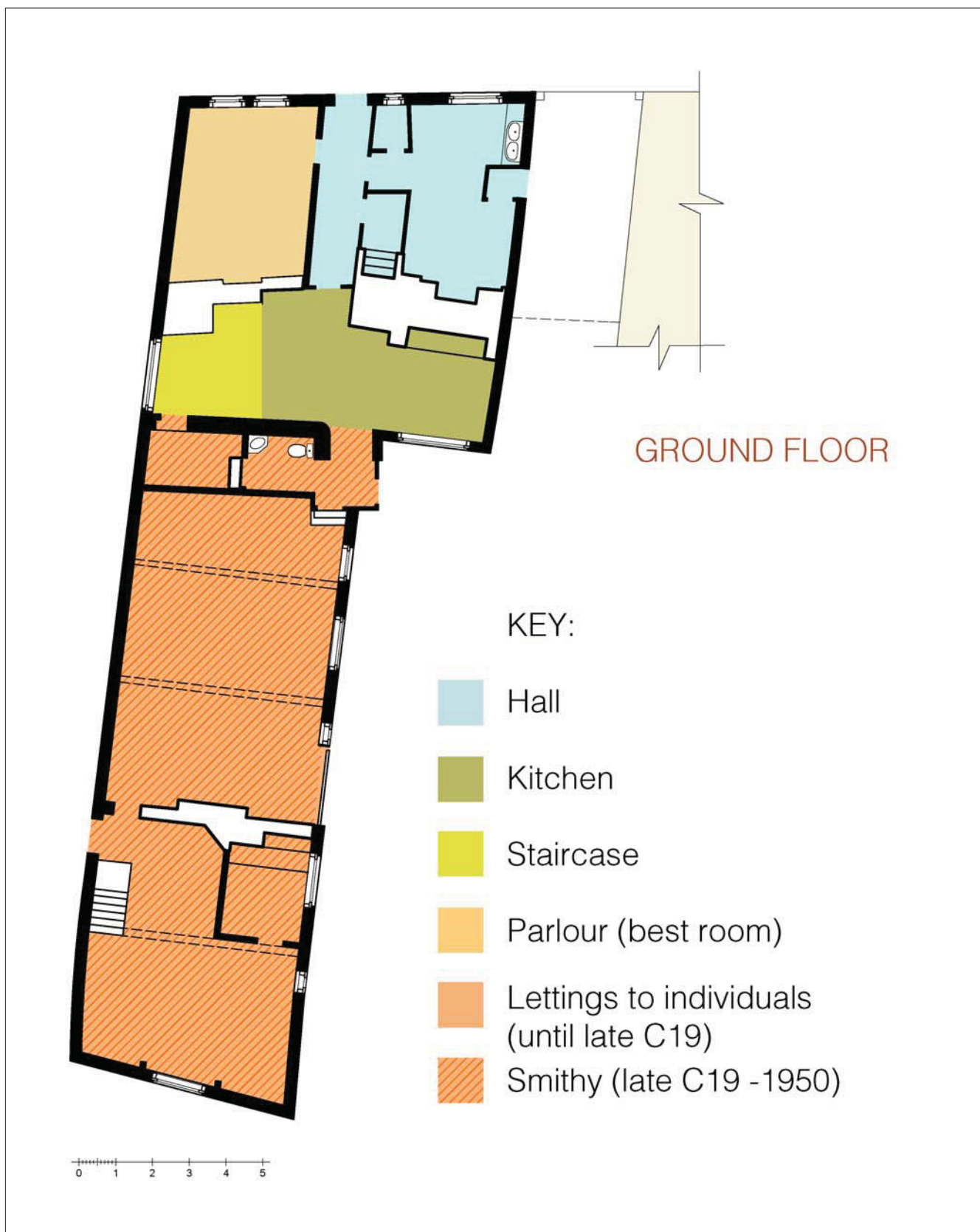
15 Fishpool St, St Albans, Hertfordshire (P6764)



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Fig. 3 St Albans by Andrews and Wren, 1766
Not to scale
15 Fishpool St, St Albans, Hertfordshire (P6764)



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Fig. 4 Verulamium & St Albans by Brayley, 1810
Not to scale
15 Fishpool St, St Albans, Hertfordshire (P6764)

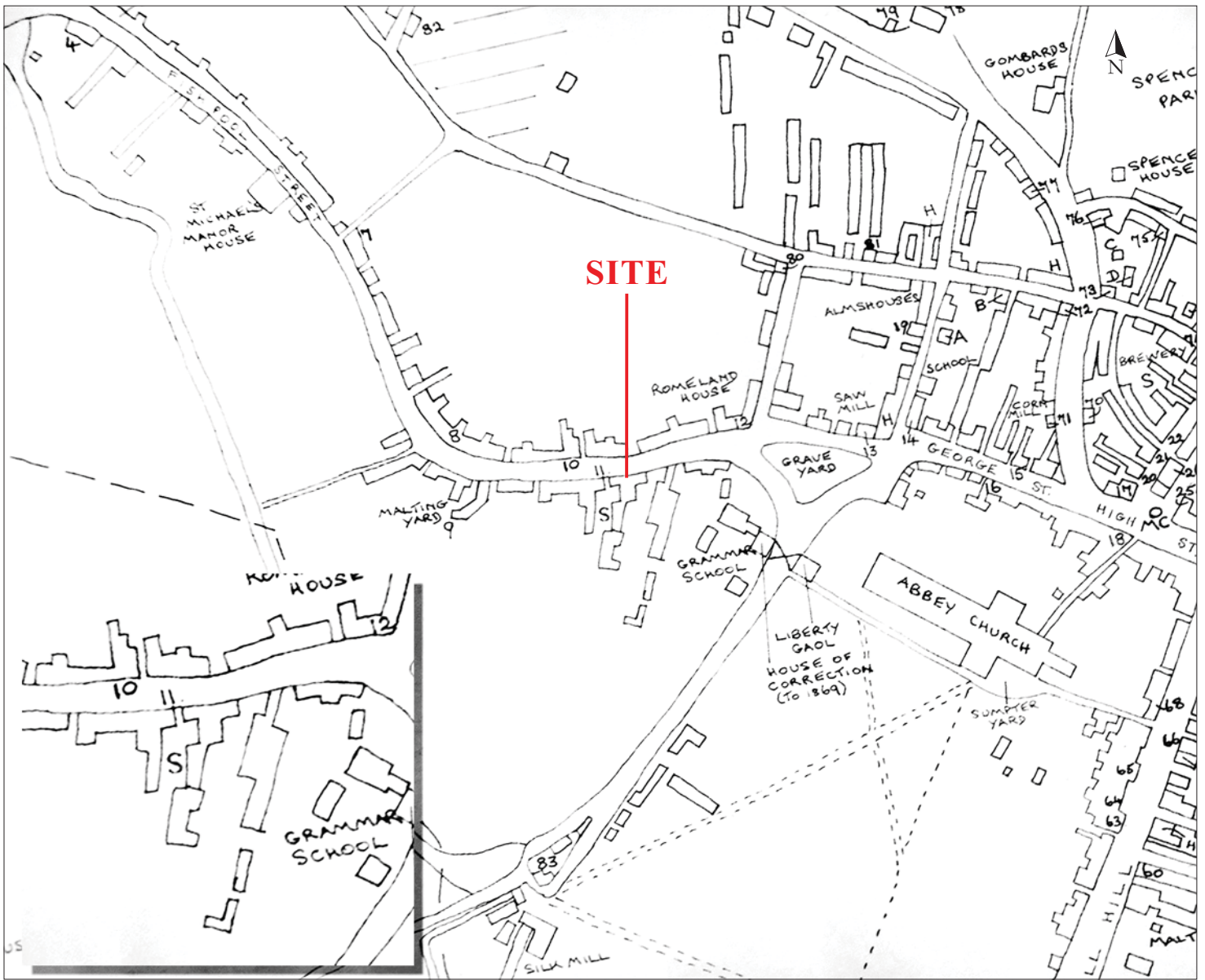


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Fig. 5 Possible uses of the building during inn times

Not to scale

15 Fishpool St, St Albans, Hertfordshire (P6764)



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Fig. 6 St Albans in the 19th century by Pope in 1966

Not to scale

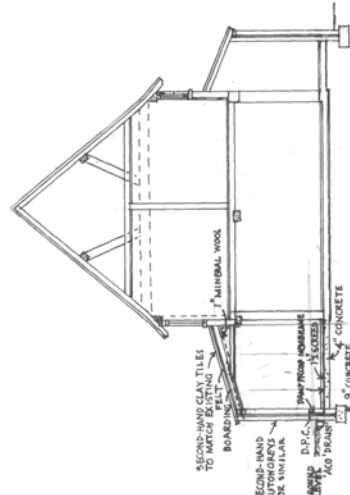
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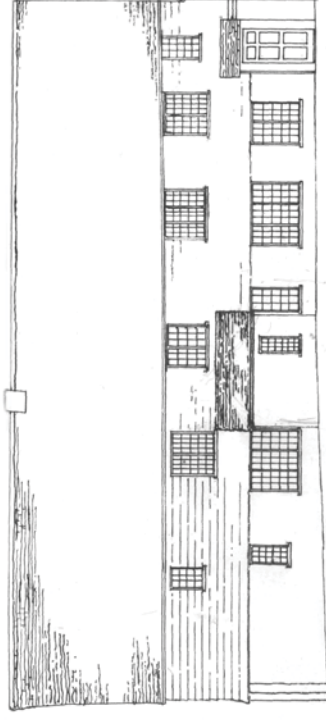
<p><i>Archaeological Solutions Ltd</i></p>
<p>Fig. 7 Plan of St Albans, 1818</p>
<p>Not to scale</p>
<p>15 Fishpool St, St Albans, Hertfordshire (P6764)</p>



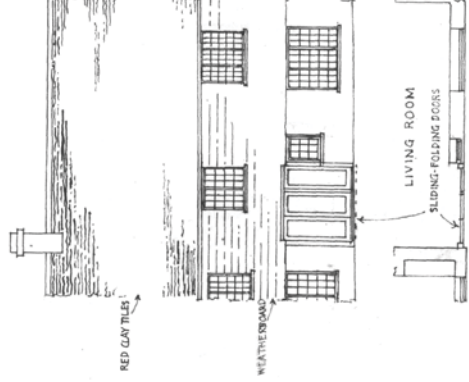
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Fig. 8 Plan of St Albans, 1879
Not to scale
15 Fishpool St, St Albans, Hertfordshire (P6764)



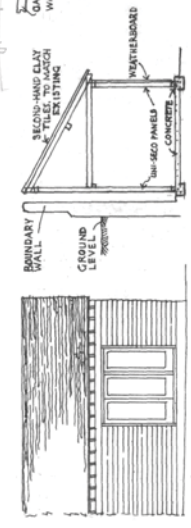
SECTION A-B



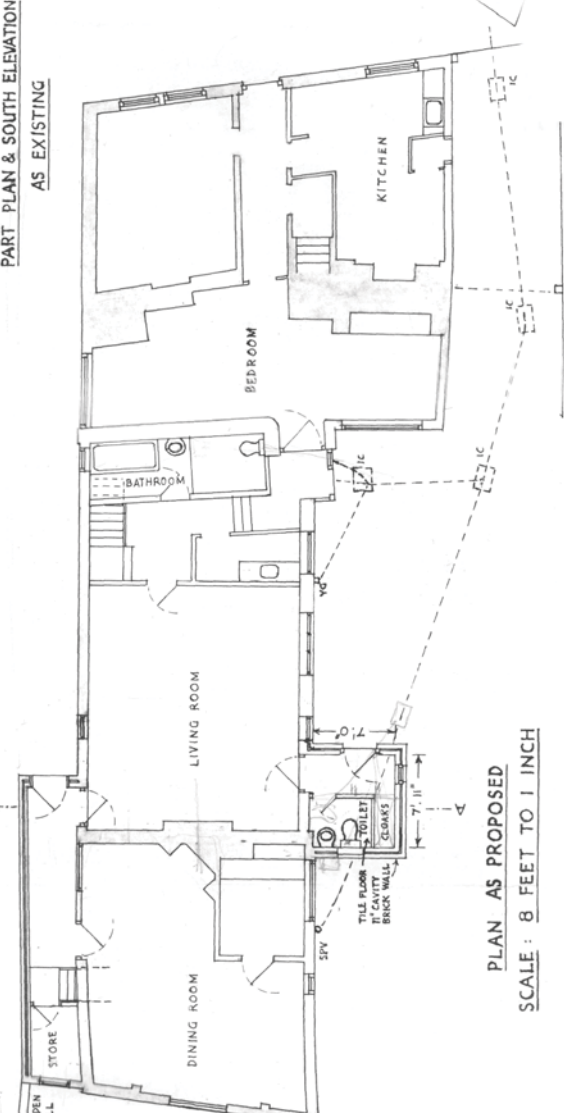
SOUTH ELEVATION AS PROPOSED



BLOCK PLAN, SCALE 1/500



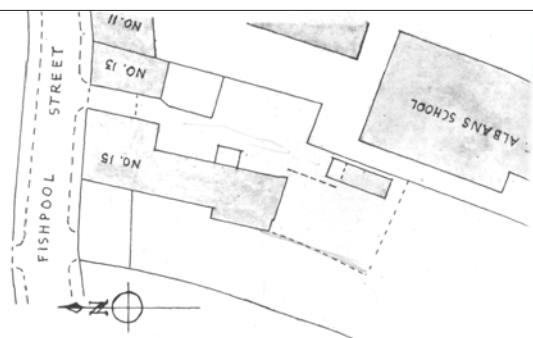
PART ELEVATION GARAGE



PLAN AS PROPOSED

SCALE: 8 FEET TO 1 INCH

PART PLAN & SOUTH ELEVATION AS EXISTING



PROPOSED ALTERATIONS & ADDITIONS, 15 FISHPOOL STREET, ST. ALBANS, FOR MR. B. H. C.

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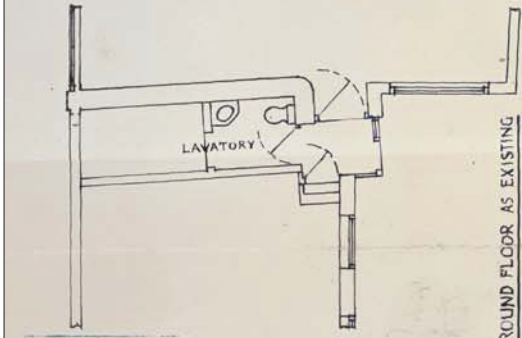
Fig. 9 Proposed alterations, 1970

Not to scale

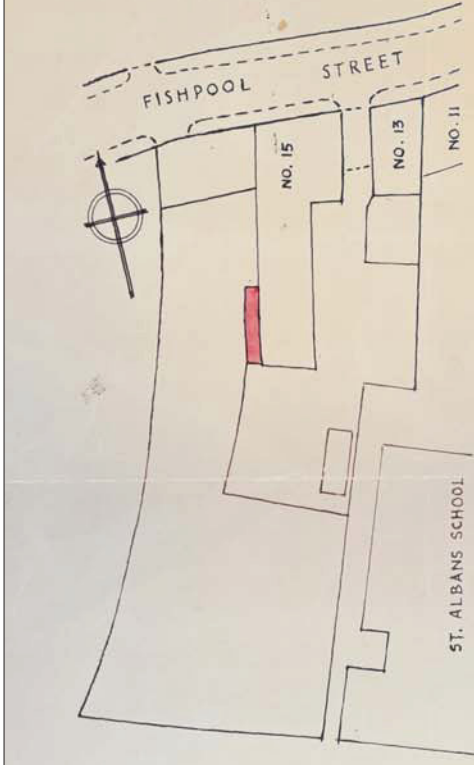
15 Fishpool St, St Albans, Hertfordshire (P6764)

CITY OF ST ALBANS
 27470 PLAN No. 23632

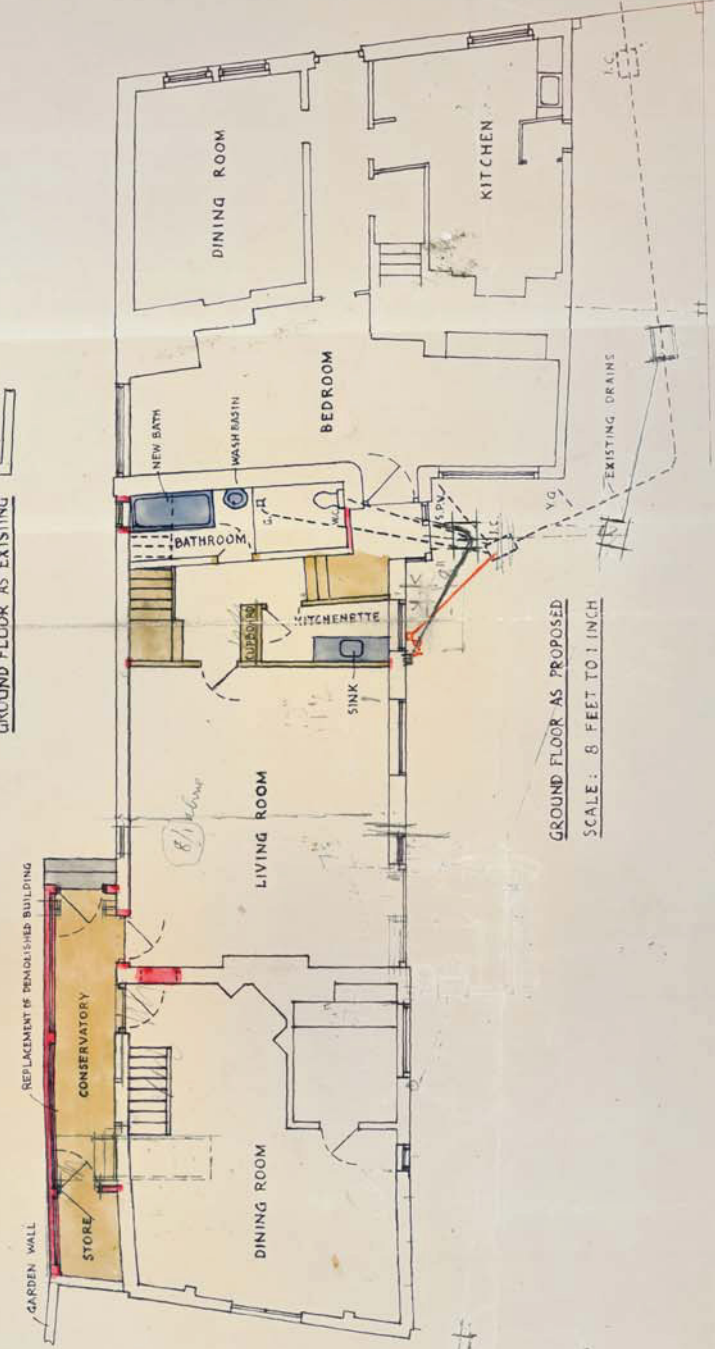
to be self containing office



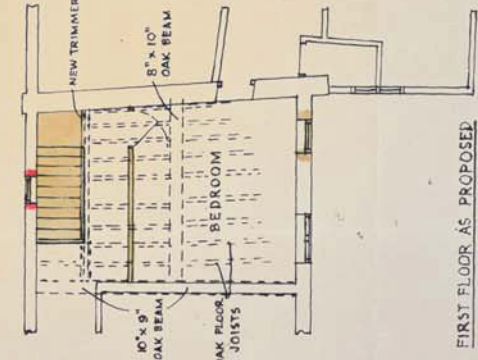
GROUND FLOOR AS EXISTING



SITE PLAN
 SCALE: 1/500



GROUND FLOOR AS PROPOSED
 SCALE: 8 FEET TO 1 INCH



FIRST FLOOR AS PROPOSED

PROPOSED ALTERATIONS, 15 FISHPOOL STREET, ST. ALBANS, FOR MR. B. H. COX

BERNARD H. COX F.R.I.C.S., L.R.I.B.A.
 CHARTERED ARCHITECT & SURVEYOR

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Fig. 10 Proposed alterations, 1970

Not to scale

15 Fishpool St, St Albans, Hertfordshire (P6764)



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Fig. 11 Ground floor plan
Scale 1:100 at A3
15 Fishpool St, St Albans, Hertfordshire (P6764)



FIRST FLOOR

—▶ Photographic location 01.08.16

0 5m



0 5m

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Fig. 13a Floor plans during monitoring
 Scale 1:100 at A3
 15 Fishpool St, St Albans, Hertfordshire (P6764)



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Fig. 13b Outbuildings during monitoring
 Scale 1:100 at A3
 15 Fishpool St, St Albans, Hertfordshire (P6764)



First floor

- Photographic location monitoring 28.10.16
- Photographic location monitoring 14.10.16
- Photographic location monitoring 24.08.16



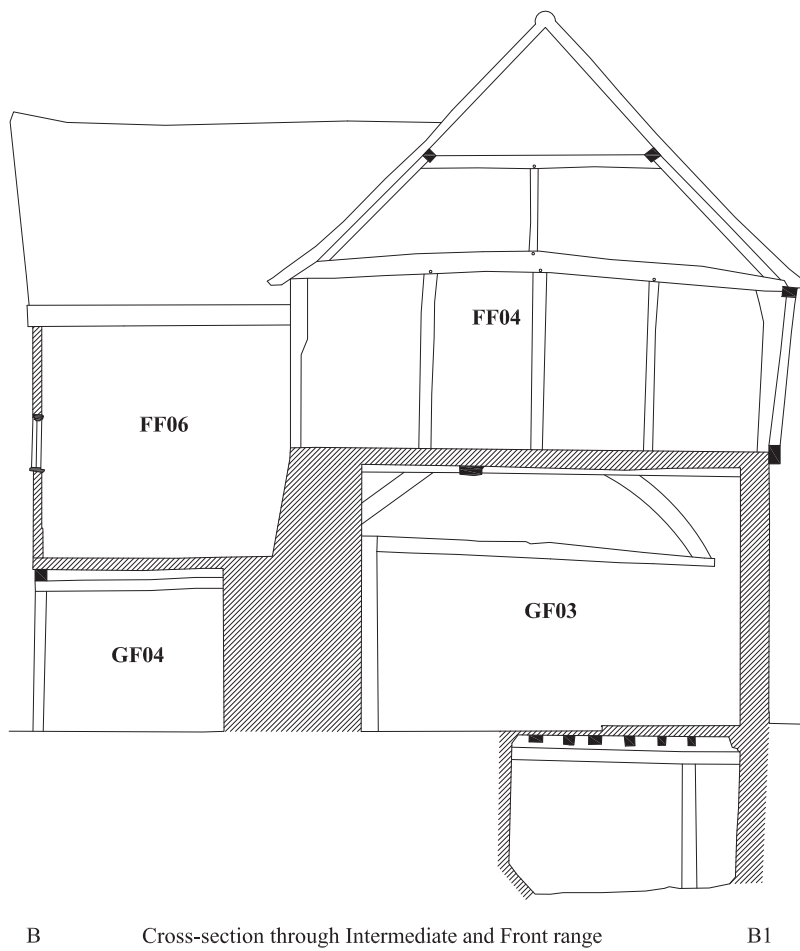
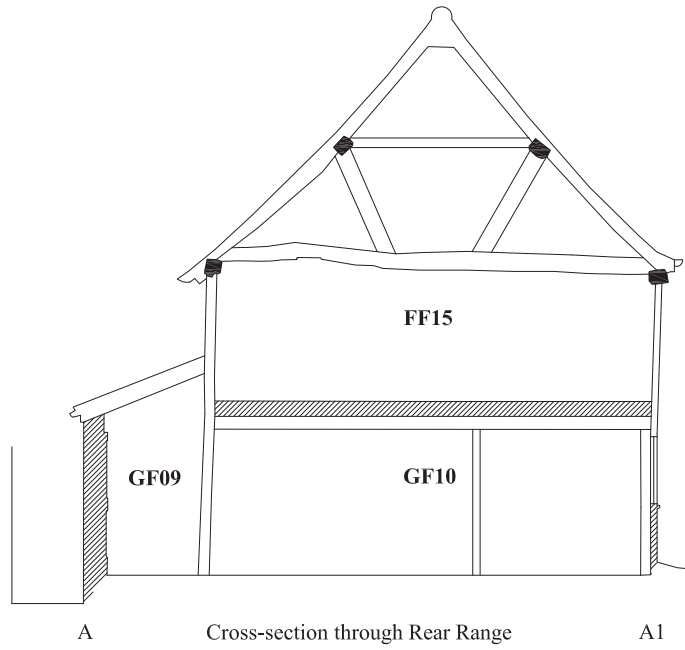
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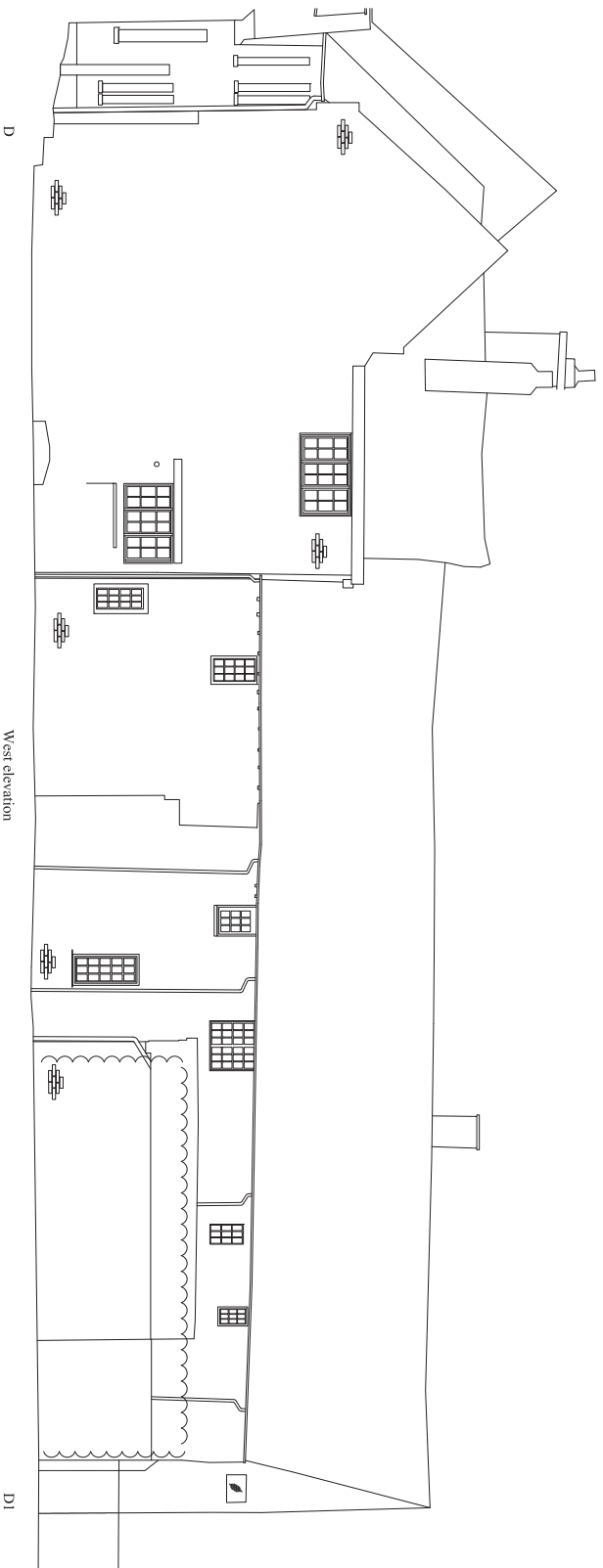
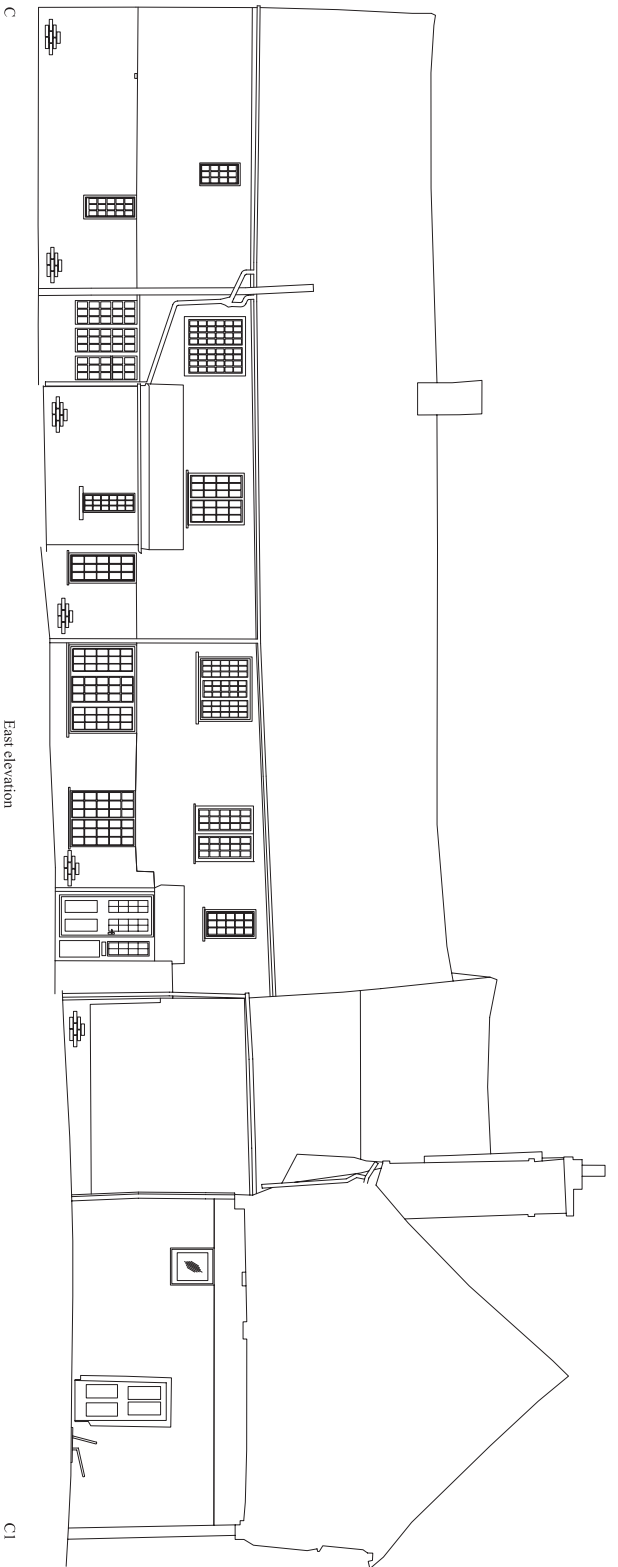
Fig. 14 First floor during monitoring
 Scale 1:100 at A3
 15 Fishpool St, St Albans, Hertfordshire (P6764)



→ Photographic location during monitoring

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Fig. 15 Roof plan
Scale 1:100 at A3
15 Fishpool St, St Albans, Hertfordshire (P6764)





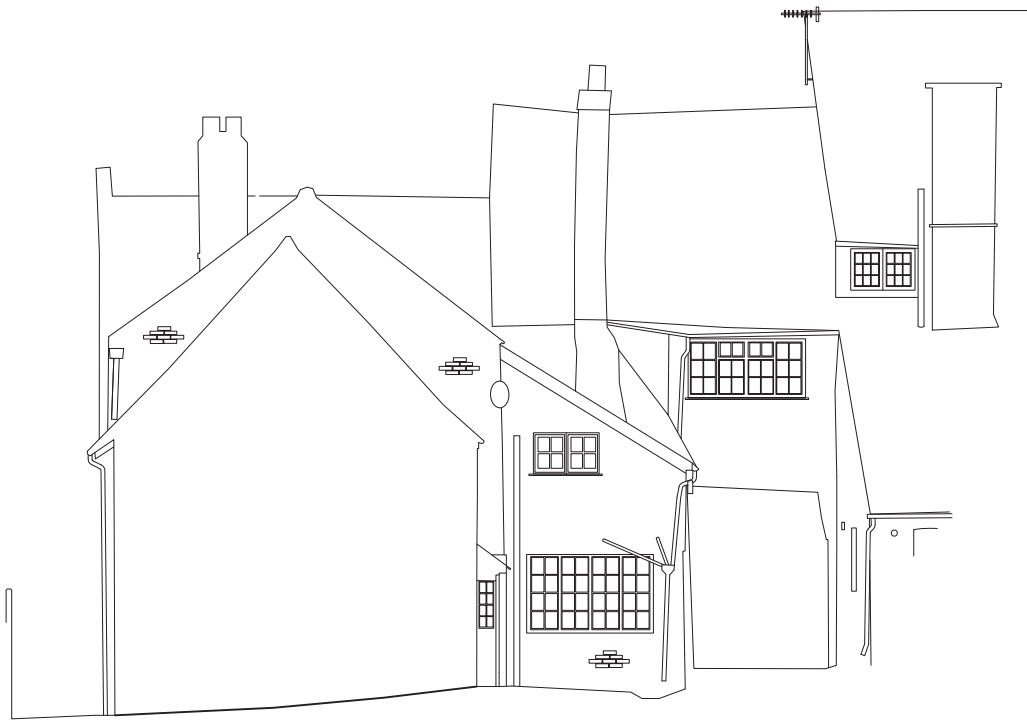
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Fig. 17 Elevations
 Scale 1:100 at A3
 15 Fishpool St, St Albans, Hertfordshire (P6764)



E

North (front) elevation

E1



F

South (rear) elevation

F1