
ARCHAEOLOGICAL SOLUTIONS LTD

**10-12 THE WASH, HERTFORD,
HERTFORDSHIRE**

HISTORIC BUILDING APPRAISAL

Authors: Matthew Williams MA MSc Lee Prosser BA PhD	
NGR: TL 3255 1261	Report No. 3148
District: East Herts	Site Code: AS 1162
Approved: Claire Halpin MIFA	Project No. 3240
Signed:	Date: September 2008

This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

CONTENTS

OASIS SUMMARY SHEET

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHOD OF WORK**
- 4 DOCUMENTARY EVIDENCE**
- 5 THE BUILDING**
- 6 DISCUSSION**
- 7 IMPACT OF THE PROPOSALS**

BIBLIOGRAPHY

APPENDICES

- 1 BUILDING LISTING**
- 2 DOCUMENTARY SOURCES CONSULTED**
- 3 CARTOGRAPHIC SOURCES CONSULTED**
- 4 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET**
- 5 DEPOSITION OF THE ARCHIVE**

HISTORIC PHOTOGRAPH

PLATES

FIGURES

PHOTOGRAPHIC INDEX

OASIS SUMMARY SHEET

Project details			
Project name	<i>10-12 The Wash, Hertford, Hertfordshire: Historic Building Appraisal</i>		
<p>Project description (250 words) <i>In September 2008 Archaeological Solutions carried out an historic building appraisal of 10-12 The Wash, Hertford, Hertfordshire in order to inform proposals to convert the upper floor, the rear part of the ground floor and an outbuilding into seven residential units. The premises form half of a fairly modest, grade II listed 17th century timber-framed row of shops which appear to have been occupied separately until the 20th century. When separate, both elements seem to have been refurbished in the 19th century.</i></p> <p><i>The outbuilding probably originated as four discrete cart or carriage sheds with storage lofts above in the mid-19th century. It is listed grade II as part of the curtilage of the main building. There is no evidence to suggest that they were used as stables, as has been suggested. Much original fabric survives intact, and little change has occurred since its construction.</i></p> <p><i>The appraisal concluded that the redevelopment scheme for the main building would have very little adverse impact upon its historic fabric and that the proposals were broadly sympathetic to the house. However conversion of the outbuilding would result in substantial impact and loss of historic fabric, retaining only a cosmetic sense of their original scale and purpose.</i></p>			
Project dates (fieldwork)	<i>1st September 2008</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3240</i>	Site code	<i>AS 1162</i>
Type of project	<i>Historic Building Appraisal</i>		
Site status	<i>Grade II Listed</i>		
Current land use	<i>Retail and outbuildings</i>		
Planned development	<i>Conversion of upper floors, rear ground floor area and outbuilding to seven new residential units</i>		
Main features (+dates)	<i>C17 timber framed house with extensive C19 alterations and early C19 agricultural building</i>		
Significant finds (+dates)	<i>N/A</i>		
Project location			
County/District/Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Hertford St Andrew</i>
HER/SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>SG14 1PX</i>		
Area of site	<i>c. 262.5 m²</i>		
NGR	<i>TL 3255 1261</i>		
Height AOD (max/min)	<i>40/35 m</i>		
Project creators			
Brief issued by	<i>n/a</i>		
Project Officers	<i>Matthew Williams/Lee Prosser</i>		
Funded by	<i>The Bouquet & Blossoms</i>		
Full title	<i>10-12 The Wash, Hertford, Hertfordshire: Historic Building Appraisal</i>		
Authors	<i>Williams, M. and Prosser, L.</i>		
Report no.	<i>3148</i>		
Date (of report)	<i>September 2008</i>		

10-12 THE WASH, HERTFORD, HERTFORDSHIRE HISTORIC BUILDING APPRAISAL

SUMMARY

In September 2008 Archaeological Solutions carried out an historic building appraisal of 10-12 The Wash, Hertford, Hertfordshire in order to inform proposals to convert the upper floor, the rear part of the ground floor and an outbuilding into seven residential units. The premises form half of a fairly modest, grade II listed 17th century timber-framed row of shops which appear to have been occupied separately until the 20th century. When separate, both elements seem to have been refurbished in the 19th century.

The outbuilding probably originated as four discrete cart or carriage sheds with storage lofts above in the mid-19th century. It is listed grade II as part of the curtilage of the main building. There is no evidence to suggest that they were used as stables, as has been suggested. Much original fabric survives intact, and little change has occurred since its construction.

The appraisal concluded that the redevelopment scheme for the main building would have very little adverse impact upon its historic fabric and that the proposals were broadly sympathetic to the house. However conversion of the outbuilding would result in substantial impact and loss of historic fabric, retaining only a cosmetic sense of their original scale and purpose.

1 INTRODUCTION

1.1 In September 2008 Archaeological Solutions Ltd (AS) carried out an historic building appraisal of 10-12 The Wash, Hertford, Hertfordshire (TL 3255 1261: Fig 1). The work was commissioned by Mr Martin Norford of Hertford Town Planning Ltd on behalf of Mr White of Customer Vision, in support of a planning application to carry out a number of internal alterations to the buildings in order to create two retail units on the street frontage with residential accommodation above, and to convert an outbuilding in the rear yard area to residential use. The works were funded by The Bouquet and Blossoms.

1.2 The appraisal was conducted according to a specification prepared by AS and dated 24th July 2008. It was carried out to Level 2 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice* (2006) and the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001). The relevant sections of *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Paper 14/ALGAO (Gurney 2003), the IFA *Standard and Guidance for Archaeological Desk-Based Assessment* (revised 2001) and *Analysis and recording for the conservation and control of works to historic buildings* (Association of Local Government Archaeological Officers 1997) were also followed.

1.3 As set out in the IFA and English Heritage documents, the objectives of the historic building appraisal were:

- To carry out a detailed architectural investigation of the building identified for alteration so as to gain a clear understanding of its structure and history;
- To compile a report which places these findings in context to inform development proposals, planning/conservation decisions and the subsequent management of the building;
- To illustrate and clarify this discussion with photographs of any features of the building which are considered to be of particular historical interest.

1.4 Suggested research priorities for historic structures are given by the East Anglian regional archaeological research framework (Brown & Glazebrook 2000). This document notes that structures of the Industrial Age (1750 – 1960) face a high rate of loss due to renovation, poorly executed conservation and redundancy. It should be noted that the outbuilding falls within this time-frame.

1.5 The relevant planning policies which apply to the effects of development on historic buildings are Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ (PPG15) and Planning Policy Guidance Note 16 ‘Archaeology and Planning’ (PPG16) (Department of the Environment). PPG15 (1994) is the national Planning Policy Guidance Note which seeks to conserve the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (i.e. those of particular architectural or historical interest) from demolition and unsympathetic change whilst safeguarding their settings as far as possible. The recommendations of this national planning guidance are widely applied by local authorities.

2 DESCRIPTION OF THE SITE

2.1 Hertford is the county town of Hertfordshire, located approximately 12 km north of the M25 motorway. It remains a compact settlement contained within the valley of the river Lea. The principal transport links are the A10 London – Cambridge road and the town’s two railway stations on the routes which link London with Cambridge and East Anglia. Much of Hertford’s medieval street plan remains, centred on Fore Street and Maidenhead Street (fig. 1).

2.2 The site is located on the east side of The Wash, a short street running north-west to south-east close to the site of the historic ford, around which the town was founded. The Wash lies at the centre of the historic settlement, between the river, Hertford Castle and the main shopping thoroughfare of Maidenhead Street (fig. 2). Nos. 10 and 12 comprise a pair of adjoining shops, occupying one half of a continuous range of probable contemporary date. The premises form half of a fairly modest, grade II listed 17th century timber-framed row of shops which appear to have been occupied separately until the 20th century.

3 METHOD OF WORK

3.1 Use of primary cartographic and documentary sources

The principal source for a brief map and documentary search was the Hertfordshire Archives and Local Studies Library (HALS) in Hertford. The library resources at AS were also consulted. Ownership of the property by the Marquess of Salisbury in the early 19th century may suggest that further sources of evidence survive in the Hatfield House archive, but it was not possible to make use of this source at this level of appraisal. The maps and documents used have been listed in Appendices two and three below, and reproduced as Figs. 1 and 3 – 5.

3.2 Use of secondary documentary sources

HALS was also the source of secondary documentary information, all of which has been catalogued in the Bibliography below and referenced in the text where appropriate.

3.3 Architectural Investigation and Photographic Work

3.3.1 The site was visited on 1st September 2008 in order to undertake the investigative and photographic work. The written description was compiled by Matthew Williams and Lee Prosser.

3.3.2 The photographic work was carried out by Matthew Williams using an Olympus Camedia E20 digital camera for all external views, general internal shots and fine detail. 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. Photographic location plans (Fig. 6), a photographic index and selected colour plates are included below.

4 DOCUMENTARY EVIDENCE

4.1 Most architectural sources attribute Nos. 10-12 The Wash with 16th or 17th century origins with much-reworked facades. Pevsner and Forrester date this remodelling to the 18th century while the building listing (reproduced below as Appendix 1) suggests a 19th century date.

4.2 The tithe map for the parish of St Andrew, Hertford, of 1838, shows the two main buildings to the street along with the main outbuilding to the east. The smaller connecting outbuilding to the south is present but it does not appear to stretch right to the east of the yard as it does today (Fig. 3). Also, by contrast with the site as it is today, the rear yard area is divided into two separate small pieces of land. Both are described in the attached Tithe Award as being owned by the Marquis of Salisbury and in use as flower gardens. The garden attached to No. 10 was occupied by Charles Stevens, while the garden attached to No. 11 was occupied by George Harding.

4.3 The site is also visible in the second edition Ordnance Survey map of 1898 (fig. 4). At this time the yard remained subdivided but the smaller of the two

outbuildings had assumed its present enlarged form by that date. In addition a cross-hatched area to the rear of No. 12 suggests the presence of a small greenhouse or similar covered glass area. By the time of the Ordnance Survey map of 1963 (Fig. 5) the site appears to be exactly as it is today, the two yards having been amalgamated.

4.4 Additional evidence comes from a late 19th century photograph provided by the proprietor (see Historic Photograph below). This shows the original 19th century shop front of No. 10, comprising two thin heavily moulded wooden panels at the base, a large, flat, six-light window above and a painted fascia framed by wooden scrolls which reads “C BAXTER”. Above this the original six-over-six sash window can be seen prior to its replacement with the existing window.

4.5 The photograph corresponds with directory and census records which also provide further information about the occupiers of the building and their trades. Christopher Baxter, a greengrocer, first appears in the 1890 edition of *Kelly's Directory of Hertfordshire* and is listed until 1908. An earlier edition of 1886 refers to Thomas Walker, who was also a greengrocer, so it is likely that the tenancy changed hands at some point between 1886 and 1890 although the use as a greengrocer remained the same.

4.6 From at least 1851, the neighbouring property at No. 12 was occupied by John Martin Tekell, a hairdresser. In the census of that year he was 35 years old, and a native of Stanstead in Hertfordshire, living at the property with his wife, four children and a servant. He appears for the first time in the directories in 1874. Though street numbers were not assigned at this early date, later editions of the directories list Mary Ann Tekell, presumably his widow or daughter engaged in the same profession at the address. Mary Ann is listed until 1898.

5 THE BUILDING

5.1 Exterior

5.1.1 When viewed from the west it is apparent that nos. 10-12 form one half of a continuous range including the two adjoining commercial premises to the north, which are not included in this appraisal. Minor differences do, however distinguish the individual properties; the first floor windows are not symmetrical and the roof dormers also display minor variation in position and style.

5.1.2 Both shops have entirely modern fascias and frontages at ground level (Plate 1). Above this the first floor is rendered and ashlar-lined. There are two sash windows at the upper level; a one-over-one to the south with an adjoining six-over-six. Both are set within flush sash-boxes.

5.1.3 The roof is of peg tiles, mostly hand-made in the upper area with many machine-made replacements in the lower section. Two small dormer casement windows have tiled roofs. An internal brick chimney stack rises through the apex of the roof between the two shops and appears to be of 19th century red brick with four terracotta chimneypots.

5.1.4 The rear (east) elevation has been modified considerably with several additions (Plate 2). The original range has been augmented to the north by a large block of red brick laid in Flemish bond, which serves this and the neighbouring property. This is typically Victorian with a brick stack with post, similar to the main range and grey slate roof. A single six-over-six sash window lights an upper bedroom, while the lower floor has been further extended with a small, flat-roofed lavatory. To the south, a second, pent-roofed block has been added, though the roof is perpendicular to the main range. Though now rendered with rough-cast and fitted with a modern casement window, the north return wall retains exposed 19th century brick, suggesting that it was added at the same time as the north block. The resulting gap left between these two additions was later spanned by a small, pent-roofed vestibule of brick with a 19th century door of four bead moulded panels with an overlight. The original roof has been replaced with modern asphalt.

5.1.5 On the main range, a pair of two closely-set windows remain visible. To the north a one-over-one sash has a moulded frame while its companion to the south is a small, modern casement. The roof of this pitch is entirely composed of hand made tiles.

5.1.6 Two further extensions may be noted on the south; a slated range with a vertically boarded door and a second, modern flat-roofed extension, but neither is distinguished or of interest.

5.2 Interior

5.2.1 A florist occupies two small consolidated rooms at the front (Rooms 1 and 2), with a preparation area to the rear (Room 3). Access to the upper floor is given by a small winder staircase in the south-east corner of the shop. The décor is very modest, retaining much 19th century bead-moulded boarding to walls and ceiling, most vertical but with some horizontal panelling also. These two front rooms are notionally divided by a flattened cosmetic arch which probably disguises the main bridging joist (Plate 3). A recess on the north wall indicates a former doorway to the neighbouring shop-front. The neighbouring property (noted as Rooms 13-16 on plan) is entirely modern and of no interest.

5.2.2 The rear preparation room retains similar decorative finishes, with a bead moulded dado of 19th century date on the west wall. Adjoining doors provide access to the shop (here with a moulded surround but no door), and to the staircase (though this is no longer used). This retains a heavily moulded surround, and brass knob of contemporary date (Plate 4). A fireplace survives on the north wall with a plain surround, early 20th century tiles, and a modern fire. The room is lit from the east by a modern casement. A small kitchen area extension is given access by a Victorian door.

5.2.3 What was originally the rear entrance to the yard, contrived between the Victorian extensions is now used as an office. This is vertically-boarded throughout, having blocked or existing doorways on all sides for entrance to the shop, yard, preparation room and northern premises. The only feature of note is the external door of four panels, the lower panels being moulded, the upper glazed. The original bolts and rim lock have been retained and there is a single-light bottom hung casement overlight. All glass is modern.

5.2.4 Room 5 is a simple outshut and represents a slightly later phase of the building's development, the external wall of the 19th century extension being clearly visible. It is a step higher than the rest of the building and retains an external door to the yard which is of late 19th century date. The adjacent Room 6 is entirely modern and of no historic interest.

5.2.5 A heavily modified 19th century door leads from the shop to the staircase. At this point the west face of the disused door from room three may be seen and appears to be of early – mid 19th century date. The stair is of simple winder form, awkwardly contrived within the space with vertical boarding at the base and some surviving Victorian coat hooks.

5.2.6 The first floor comprises a living room occupying the whole frontage of the property and a kitchen to the rear, both rooms clearly consolidated from earlier, smaller spaces. Staircases give access to the second floor on the north and south (where the attics are not inter-connected) with a bathroom and a bedroom to the east within the two 19th century brick extensions.

5.2.7 The living room (Room 7) retains traces of its earlier form in a step change of floor level, and a canted chimney stack which once provided diagonal fireplaces in the earlier rooms (Plate 5). The south part of the room has a low, slightly offset dado with a moulded rail of 19th century date. Elements of the timber frame are visible including a wall plate, a post and a principal joist although these have all been boxed in with modern materials. The door from the landing is of 19th century date although it has been modified. A second door to the north leading to the north stair is also 19th century, but slightly more elegant with four moulded panels. The windows have been much modified. The south, one-over-one sash form appears to have been replaced in modern times (the late Victorian photograph shows a six-over-six, as we would expect). By contrast, the north window retains its earlier form, though the existing sash is a late 19th century replacement. All other decorative features are modern.

5.2.8 The kitchen (Room 8) is entered from the stair landing through a panelled 1930s door. The kitchen fittings are modern throughout but elements of the original timber frame are visible including external wall plates and a central bay division post on the east wall, a bridging joist and a binding joist (on the west wall). These are all fairly waney but only partly visible (Plate 6). Where the room was formerly subdivided, a section of the earlier partition survives, though this may not be particularly early. This suggestion is reinforced by the lack of empty mortices in the adjoining binding joist, which would have been present had the partition once extended to the full width of the room as part of the original build.

5.2.9 A chimney stack is visible on the west wall in the northern part (Room 8) but has been blocked and made good with 19th century vertical boarding. A door to the north has four panels and is of 19th century date, contemporary with Room 7. A second Victorian door leads to the bathroom within the southern extension. On the south wall a small cupboard preserves its Victorian architrave though the door is modern. This is lit by a small, fixed window. A little sash window lighting the kitchen is probably modern, while an adjoining casement is of late 19th or early 20th century date with a scrolled catch. It is possible that this is set in an earlier frame.

5.2.10 The only fixture of historic note is a door enclosing the staircase to the second floor. This has four wide boards with three nailed ledges to the rear, and blacksmith-made strap hinges, which appears to be 18th century in date. A good original latch mechanism also survives (Plate 7).

5.2.11 The bathroom (Room 9), housed in the southern extension is entirely modern and of no historic interest.

5.2.12 To the north of the kitchen, a vestibule gives access to the northern attic stairs and a bedroom at the rear. The stair is, like its southern counterpart enclosed within its own horizontally-boarded compartment. A four-panelled Victorian door (as in the living room and north kitchen door) gives access to the bedroom (though the upper panels have been replaced with glass). A section of the original wall plate is visible above the bedroom door, with the binding joist on the north wall. A surviving rack of Victorian coat hooks adorns the south wall.

5.2.13 The bedroom (Room 10) is set at a slightly higher level than the main range. It has few distinguishing features; a simple skirting and Victorian fire surround with a late Victorian semi-circular grate. The window is of 19th century date, with its original sash catch.

5.2.14 The north attic room (Room 11) is reached by the enclosed stair and a simple, vertically boarded and ledged door. The chimney stack is visible to the south of the room although there is no fireplace. A waney purlin is visible on each pitch of the roof. To the east we also see a poor quality slender wind brace (Plate 8). In the purlin to the west pitch it is possible to see pegs where the rafters are morticed above. The dormer window is a replacement of 1930s date.

5.2.15 The south attic room (Room 12) is reached by the enclosed stair to the south, though this has a larger, open landing which was formerly a cupboard. The structure has, like its counterpart, been contrived from simple 19th century boarding. Much of the roof is underboarded (Plate 9), but a small section of the east purlin is visible within the staircase area. The room preserves a small 19th century cupboard. The dormer window is a 20th century replacement but reuses some older fittings.

5.3 Roof

5.3.1 The roof space between the south gable wall and the chimney stack was available for inspection through a small hatch. The original waney oak rafter-couples appear to survive, with some augmentation – comprising 11 rafters within the visible span. At the south end, timber studwork and weatherboarding are preserved, though these have been sealed by the proximity of the neighbouring property. The chimney stack appears to be 17th or 18th century in date, and possibly a later insertion.

5.4 Outbuilding

5.4.1 The outbuilding is of fairly modest construction, being of brick with weather-boarded timber above (Plate 10). The west elevation facing the yard was originally pierced by four large double doors for carts or similar vehicles, of which two remain. A third has been reduced in size to a single leaf, while the fourth has been removed, and is now open. The upper storey similarly frames four doors, set centrally over their lower counterparts, with little glazed windows to the side. The doors are vertically boarded and bead-moulded, with decorative hinges on pintles. There are slight variations in the glazing. A slate roof is pierced with rudimentary skylights.

5.4.2 The north gable end is of brick with timber-framing above. A wide door at ground floor may be a later insertion, as the supporting lintel is rudimentary and now sagging (Plate 11). An upper loading door has decorative hinges as seen on the main front.

5.4.3 The rear or east elevation of the outbuilding faces a very narrow yard and is plain, though the lower storey projects further than the upper area. The resulting gap is spanned by a small asphalt roof. The south elevation is plain.

5.4.5 Internally, the structure is divided into four discrete, bay-cells, numbered on Fig. 6. These are almost identical in form, though with slight variations. Cell 4 was not accessible the time of the survey.

5.4.6 The main ground floor loading doors are fairly robust, ledged and braced to the rear, and slotted with shaped apertures at the top, to provide ventilation. Each cell is divided by a solid brick wall, which is limewashed. The ceilings are exposed, with slender softwood joists and the upper floor boarding visible. A small square aperture with a vertical fixed ladder in the south-west corner provides access to the upper floor.

5.4.7 The first floor cells are divided by primary braced timber partitions, which have been nogged with brick, and all subsequently limewashed. The partitions then rise as boarded studwork (the boarding being on the south face) to the apex. The loading doors are ledged and braced, with adjoining six-light fixed windows, located to the north of the doors in cells 1 and 2, and to the south in 3 and 4. Much of the timber is circular-sawn. The roof construction is fairly rudimentary, with tie-beams doubling as wall-plates on the partitions, and single purlin in each pitch, supported by nailed-on raking queen struts. A central through-beam spans the building longitudinally, but is clearly original, as the central stud rests on it. The rafters are slender, meeting at a ridge board, and preserving large battens.

5.4.8 Modification is minor. Cell 1 has lost its front doors at ground floor level and now retains only the lintel as the jambs have been removed. We also see several large metal hooks in the ceiling joists (Plate 12) which may have been used for hanging meat when the property was a grocer's (see section four above and the Historic Photograph below). The ladder aperture with its hatch and fixing hasp survive but the entrance has been relocated to the east with a new vertical ladder. At first floor level the south end gable is not nogged but weatherboarded. The original loading door and

window remain although the latter has been modified by converting the lowest three panes into a small top-hung casement.

5.4.9 The entrance to Cell 2 has been cut back and replaced with weatherboarding and small door, although the original frame survives. The original ladder has been removed and a new stair inserted mid-way down the south side of the ground floor with a robust ladder. The first floor loading door appears to have been replaced. The window retains some original glass.

5.4.10 Cell 3 shows least modification (Plates 13 and 14) and only differs from the standard pattern in that the window is of four lights with slender, vertical glazing bars (Plate 15).

6 DISCUSSION

6.1 Several characteristics suggest that the historic core of the building was constructed around the mid-17th century. The middling quality of the timber, which began to diminish as the desire and means to construct in this medium ran out of impetus, and the use of fairly straightforward side-purlin roof with simple roof braces are all indicative of this period, and unlikely to vary much on either side of this date-range. Though little else can be seen, the form of the building is indicative of two, or possibly four original shops, with chambers over, in a lingering medieval form of this type of building. Almost nothing of decorative significance survives from this early date, except a single door, which is of early to mid-18th century date.

6.2 A second visible phase is the comprehensive refurbishment of the property in the early to mid-19th century, but significantly we can see differences in quality which indicate that the two shops and their residential areas were in separate occupation at that point. The rear extensions provided additional accommodation, which can also be linked to the decorative elements which remain today, in simple boarding, Victorian doors, staircase compartments and so forth. That the extension to No. 10 forms part of a single build with the shop to the north suggests that this was part of an upgrading by the Salisbury estate.

6.3 Other, minor phases are also visible, but their exact nature can not be assessed without further investigation. The chimney breast was probably inserted slightly earlier – the canted nature is often seen in the late 17th and early 18th centuries, though the upper part of the stack was clearly rebuilt when the rear extensions were added.

6.4 The outbuilding was, according to the Tithe Map, in existence by 1838, though the form and construction suggest that it was newly built at this point. It is modest and functional and built systematically with standardised materials. In terms of quality, it would have been fairly ordinary, but is now but notable for the lack of any radical change since its construction. Such buildings were once commonplace, but most have since been altered or lost. Its survival in the centre of an urban area is remarkable. Originally it was a store, for carts, with goods above, which could be loaded directly onto waiting vehicles. The usual fixtures which we would expect to see in a stable, such as split doors, mangers, stalls and drains are all absent and this

tradition should be discounted. It appears to have been constructed as a lock-up store, for the four shops of the main range.

7 IMPACT OF THE PROPOSALS

7.1 Summary of the proposals

7.1.1 The proposed development retains the existing two shop units largely unchanged while converting the remainder of the buildings on the site into seven new residential units (Fig. 7). Unit 1 would comprise a one-bedroom flat occupying the first and second floors of No. 10 while Unit 2 would have two bedrooms and occupy the same position in No. 12. This new arrangement would involve substantial reconfiguration and subdivision of the first floor and the addition of a new staircase to the rear in the space presently occupied by the office, Room 4 on the existing plans. Unit 3 would be a one-bedroom flat occupying the present outshut and flower preparation room.

7.1.2 Units 4 to 7 would all have one bedroom and be accommodated within the outbuilding, each occupying a bay-cell. Each unit would have new doors with glazing either side on the ground floor and a new three part full height window on the first floor. Inside each unit a staircase and various partitions would be installed.

7.2 Impact of the proposals

7.2.1 Ground floor

7.2.1.1 The existing retail units appear relatively unaltered by the proposals; the unit in No. 12 being left entirely unchanged after the recent refurbishment while that in No. 10 having the door to Room 3 blocked and the staircase to the south-east corner truncated for the insertion of a WC, apparently with the existing modified 19th century door retained. The only moderate impact of this would be the loss of the staircase, but at this level of analysis it is not possible to determine whether this stair has earlier antecedents than the 19th century decorative finishes described.

7.2.1.2 The connection between the present Rooms 3 and 4 would be blocked, while that between Rooms 3 and 5 would be moved to the south to allow the insertion of a shower room. This latter opening is Victorian in date but of no particular interest, its removal would therefore have a minor impact upon the historic fabric of the building as a whole.

7.2.1.3 Room 4, between the two Victorian extensions, would experience the greatest change as it would be removed entirely to make way for a new staircase to the upper floors. This would involve the removal of the existing asphalt roof and its replacement with a new pitched roof which might be considered to have a positive impact upon the building, if designed in sympathy, by removing a fairly rudimentary alteration. It also appears that the external Victorian door would be retained and as this is the only item of historic fabric remaining in Room 4 the proposals for this area would have only a minor impact overall.

7.2.2 *First floor*

Although the first floor would be rearranged under the proposals, only at the point of entrance from the new staircase is it likely that a small amount of the original 17th century timber frame would need to be removed. Most of the other internal partitions being proposed would be reversible. Some Victorian wooden panelling between the new hall and the existing stair would be removed for the insertion of a shower to Unit 1. The 18th century door leading to the stair up in unit one appears to be unaffected by the proposals, but it would be highly desirable to ensure that this interesting feature be protected during any works.

7.2.3 *Second floor*

Under the proposals the second floor would remain entirely unchanged, so there would be no impact in this area.

7.2.4 *Outbuilding*

The proposals for the outbuilding would involve substantial change and renewal of fabric with the replacement of the original doors and other materials. The internal layout, though retaining the existing compartment pattern, would be altered by the insertion of new partitions, the removal of floor joists and new staircases. The original windows are unlikely to remain unaffected, and the patina of age, the appearance of original function and most fixtures and fittings will be lost through conversion. The proposals would therefore have a major impact on the historic fabric of the outbuilding, which must be weighed against the perceived importance of the structure.

7.3 **Discussion**

7.3.1 The proposals for the main building, from the architect's plans alone seem to have a fairly low impact. Other factors which should be considered however, include the introduction of new services, electrical wiring and particularly plumbing, which can have a serious impact on hidden historic fabric such as floor joisting, which is likely to be of 17th century date. In mitigation of this, trenching of joists and channelling of historic plaster should be avoided where possible. Refurbishment of windows and other fixtures and fittings should be undertaken as repairs to existing fabric, avoiding the wholesale replacement of window sashes (even with identical copies) and stripping of historic painted surfaces.

7.3.2 Proposals for the outbuilding are more difficult to assess, as radical changes are unavoidable here, and given the nature of the proposal, the retention of the building could be questioned. Ultimately the impact will be considered against the perception of the building as valuable, rare or historic, the feasibility of continuing its existing role, and the likelihood of continuing maintenance without conversion.

ACKNOWLEDGEMENTS

AS would like to thank Mr White of Customer Vision for commissioning the works and The Bouquet & Blossoms for funding the works. AS is also grateful to Mr Martin Norford of Hertford Planning Service for his assistance.

BIBLIOGRAPHY

Brown, N & Glazebrook, J (eds.) 2000 *Research and Archaeology: A Framework for the Eastern Counties* East Anglian Archaeology Occasional Papers 8

Forrester, H. 1964 *Timber-framed buildings in Hertford and Ware* Hertford Local History Council, Hitchin

Pevsner, N. and Cherry, B. (2nd ed.) 1977 *The Buildings of England: Hertfordshire* Penguin, Harmondsworth

www.imagesofengland.org.uk (English Heritage building listings online) on 28/08/2008

APPENDIX 1 BUILDING LISTING

IoE Number: 461535

Location: 10-16 THE WASH (east side)

HERTFORD, EAST HERTFORDSHIRE, HERTFORDSHIRE

Date listed: 12 April 1973

Date of last amendment: 12 April 1973

Grade: II

HERTFORD TL3212NE THE WASH 817-1/17/233 (East side) 12/04/73 Nos. 10-16 (Even) GV II Houses, now shops with offices and flat above. Late C16-early C17, with C19 and C20 alterations. Timber-framed, plastered, partly masonry-lined, old tiled roof. EXTERIOR: 2 storeys and attics, first floor with nearly flush set sash windows, 3 with glazing bars, 1 to right plain glazed, all with exposed boxes and architraves. Ground floor with timber arcaded shop fronts to Nos 12-16, rebuilt 1994, and C19 shopfront to No. 12, below line of former jetty. Roof with 4 gabled casement dormers and square red brick chimney on ridge between Nos 10 & 12, similar chimney to rear behind No. 14, both with buff terracotta pots. INTERIOR: much altered and opened out on ground floor. No. 16 has long C19 2-storey outshoot along Maidenhead Yard in red and yellow brick with 3 first-floor recessed timber sash windows with glazing bars, and low-pitched Welsh slated roof. Upper floors and roof not inspected. (Forrester H: Timber-framed buildings in Hertford and Ware: Hitchin: 1964: 24).

APPENDIX 2 DOCUMENTARY SOURCES CONSULTED

Date	Description	Location	Reference
1838	Hertford: St Andrew Tithe Award	HALS	DSA4/50/1
1851	Hertfordshire Census Documents (Electronic Format)	HALS	Registrar District: Hertford 142
1851-1908	Kelly's Directories of Hertfordshire	HALS	942.5/H50 533 3860 L340
Late C19	Photograph of No. 10 The Wash	No. 10 The Wash	-

APPENDIX 3 CARTOGRAPHIC SOURCES CONSULTED

Date	Description	Scale, if applicable	Location	Reference
1838	Hertford: St Andrew Tithe Map	-	HALS	DSA4/50/2
1898	Second Edition Ordnance Survey Map	25" to 1 mile	HALS	XXIX.15
1963	Ordnance Survey Map	1:2500	HALS	TL 3212 3312
1999	Ordnance Survey TL Explorer Series Map	1:25000	AS	TL 174

APPENDIX 4

HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

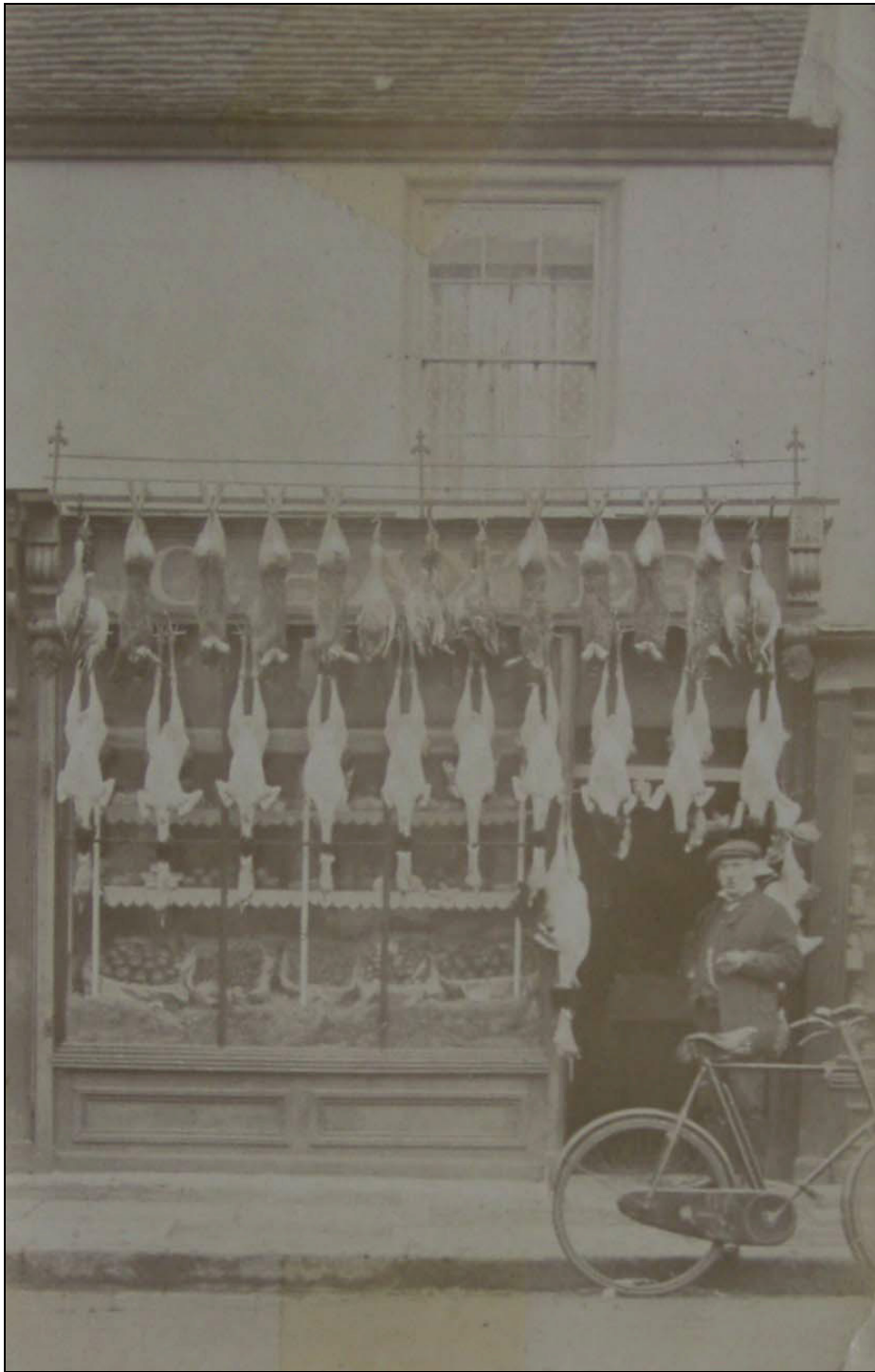
Site name and address:	10-12 The Wash, Hertford, Hertfordshire SG14 1PX
County: Hertfordshire	District: East Herts
Village/Town: Hertford	Parish: Hertford
Planning application reference:	Planning application not yet submitted
Client name/address/telephone:	Hertford Planning Service Ltd Westgate House, 37-41 Castle Street, Hertford SG14 1HH Telephone: 01992 552 173
Nature of application:	Conversion of upper floors, rear ground floor area and outbuilding to seven residential units
Present land use:	Retail and outbuildings
Size of application area: c. 262.5 m ²	Size of area investigated: Entire area
NGR (8 figures):	TL 3255 1261
Site Code:	AS 1162
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic Building Appraisal
Date of fieldwork:	1 st September 2008
Location of finds/Curating museum:	HALS
Related SMR Nos:	Periods represented: 17 th and 19 th Centuries
Relevant previous summaries/reports: -	None
Summary of fieldwork results:	<i>In September 2008 Archaeological Solutions carried out an historic building appraisal of 10-12 The Wash, Hertford, Hertfordshire in order to inform proposals to convert the upper floor, the rear part of the ground floor and an outbuilding into seven residential units. The appraisal found the main building to be a fairly modest grade II listed 17th century timber framed town house initially constructed using poor quality materials but substantially redecorated, reconfigured and extended at some point in the later 19th century. The outbuilding was found to be an early 19th century half timbered agricultural building of some considerable interest because of its completeness, and listed grade II as part of the curtilage of the main building. The building was probably not a stable as had been previously thought but is more likely to have been a cart shed of some kind. It retains numerous original doors, almost all the original timber work and some early 19th century glass.</i>
Author of summary: Matthew Williams	Date of Summary: September 2008

APPENDIX 5

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the project has been created. Copies of the final report will be lodged with Hertfordshire Archives and Local Studies (HALS) and the National Monument Record (NMR), Swindon. The archive will be lodged with HALS.

HISTORIC PHOTOGRAPH



Undated late 19th century photograph of No. 10 The Wash

PLATES



1 West elevation of Nos. 10-12 The Wash, taken from the west (18)



2 East elevation of numbers 10-12 The Wash, taken from the east (24)



3 Front shop area, room one, taken from the north-east (21)



4 Room three taken from the north-east (19)



5 The first floor lounge, room seven, taken from the south-east (27)



6 The first floor kitchen, room eight, taken from the north-west (29)



7 Detail of door latch to door between room eight and the staircase to room twelve (30)



8 The north second floor bedroom, room 11, taken from the north-west (34)



9 The south second floor bedroom, room 12, taken from the north-west (37)



10 West elevation of the cart shed, taken from the south-west (2)



11 North elevation of the cart shed, taken from the north (4)



12 Detail of metal hooks on ground floor ceiling of outbuilding cell one (15)



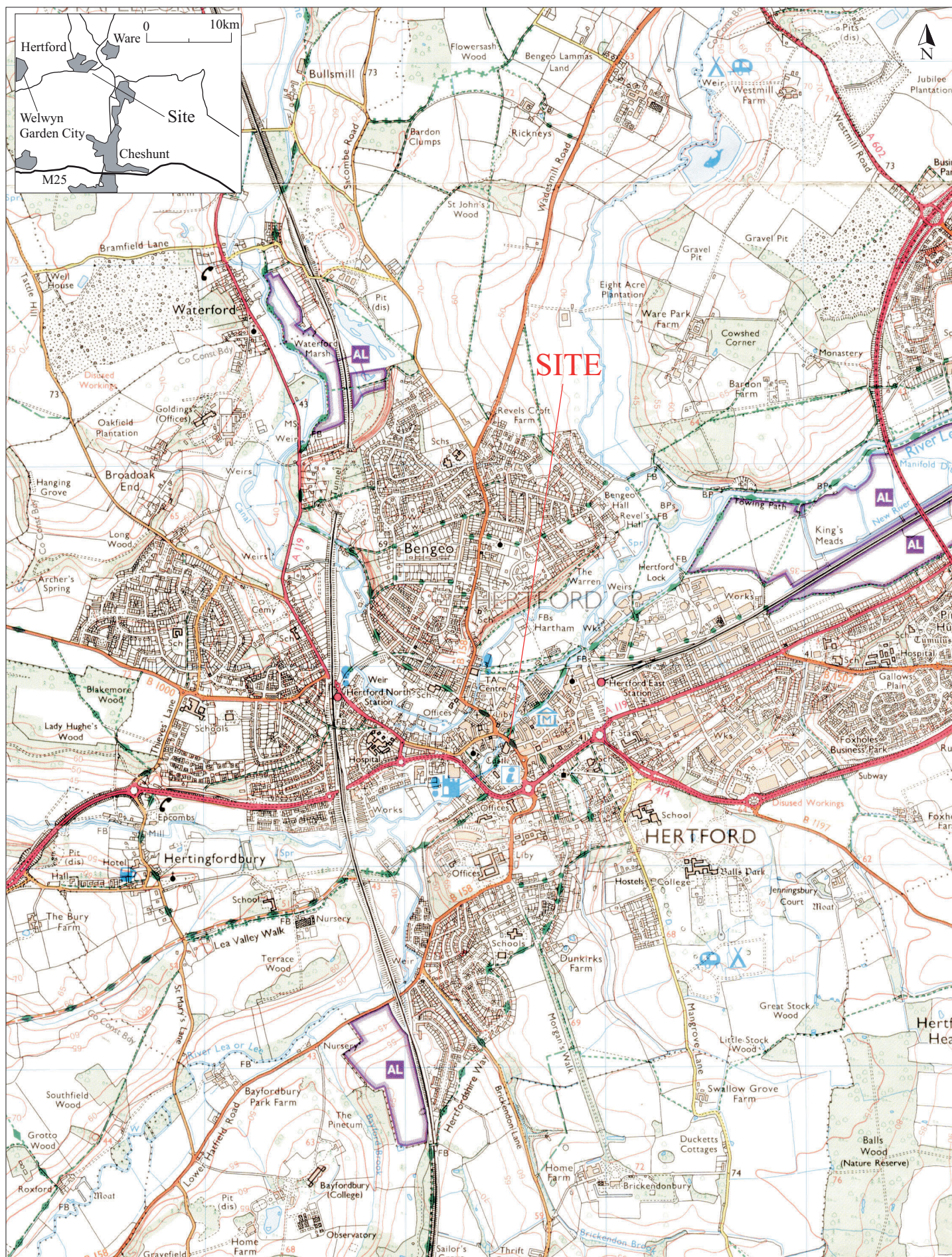
13 Ground floor of cell three, taken from the east (9)



14 First floor of cell three, taken from the south-west (6)

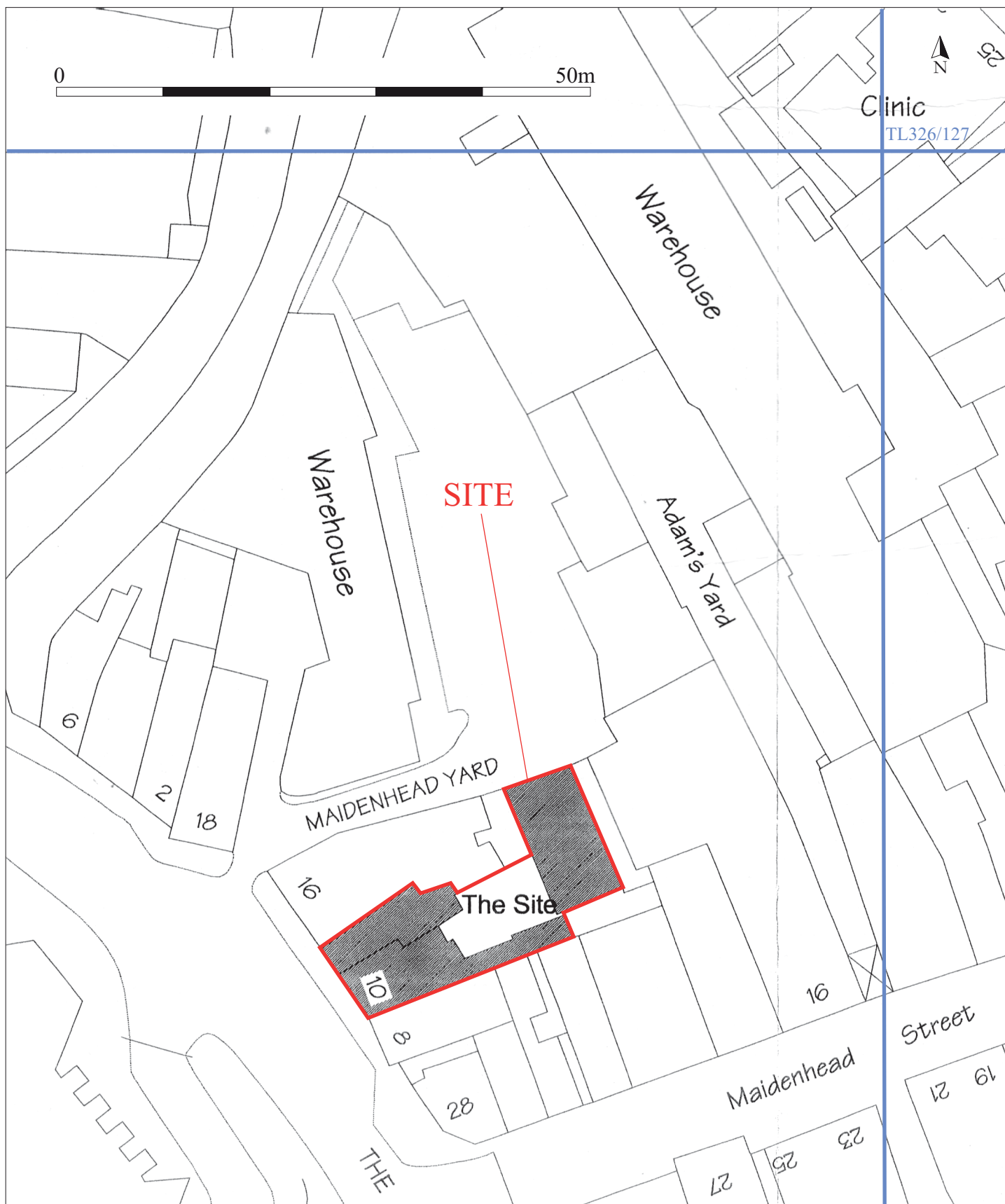


15 Detailing of window of first floor to cell three, taken from the north-east (8)



Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

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



Reproduced from the 1999 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd
Fig. 2 Detailed site location plan
 Scale 1:500 at A4



Archaeological Solutions Ltd

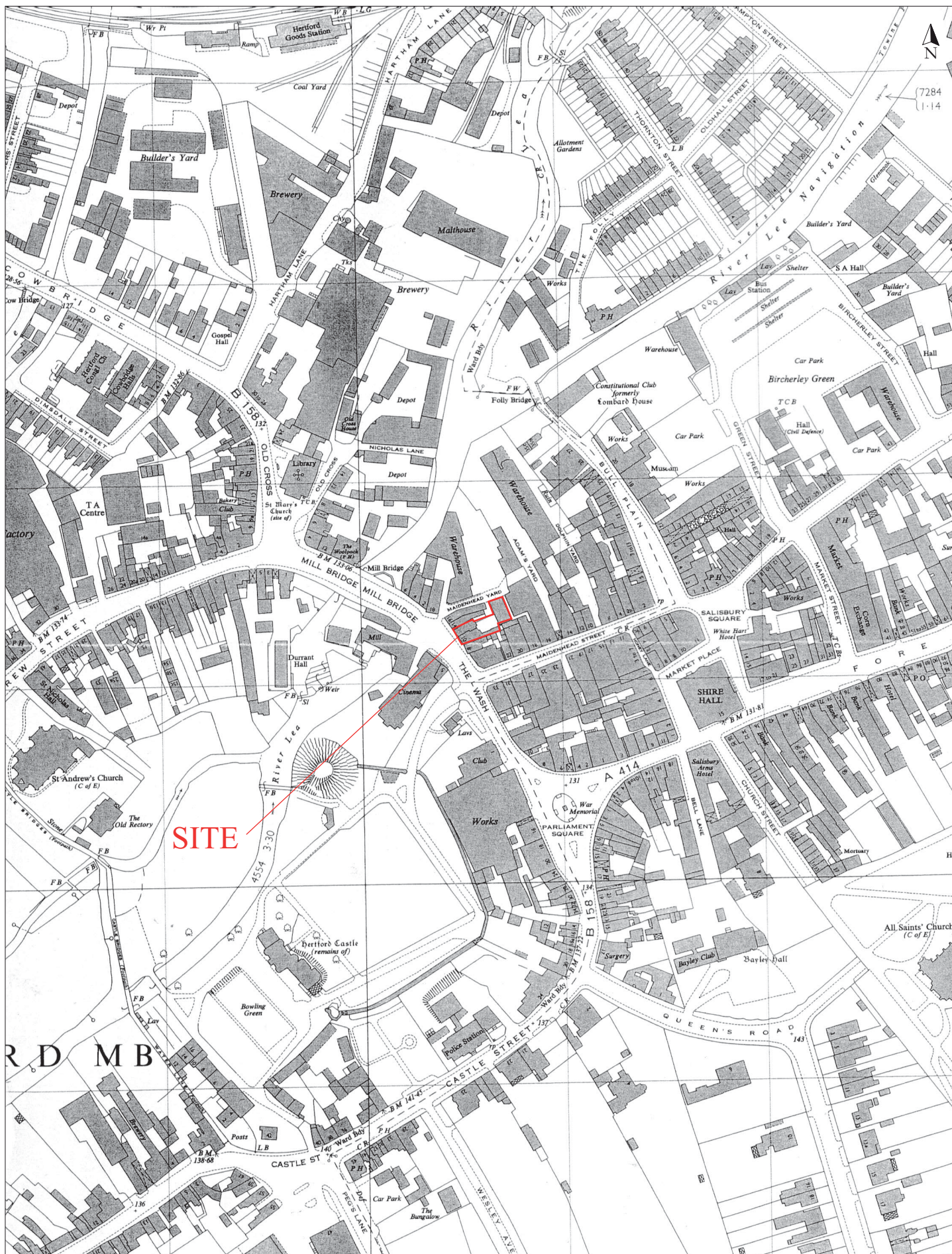
Fig. 3 St Andrew tithe map, 1838

Not to scale



Reproduced from the 1898 Ordnance Survey 25 inch to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

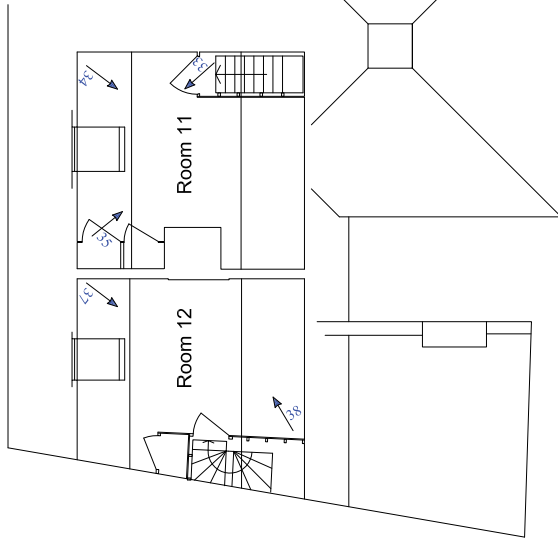
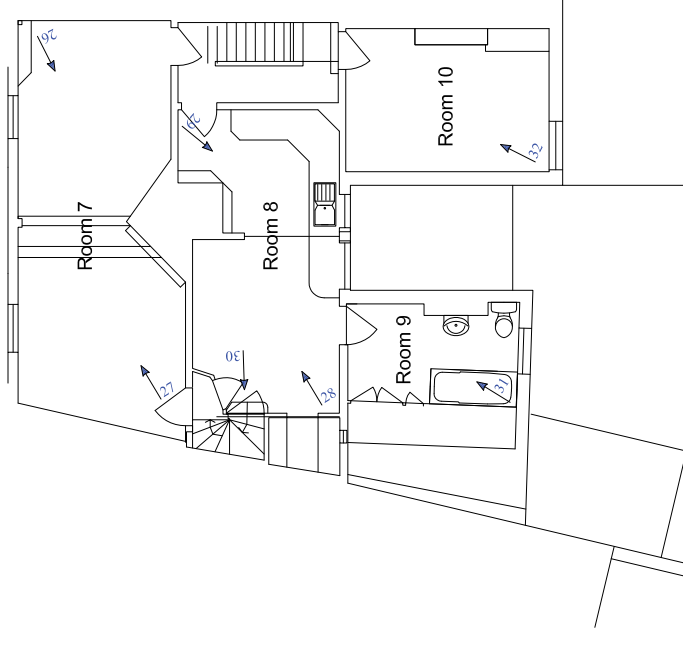
Archaeological Solutions Ltd
Fig. 4 2nd edition OS map, 1898
Scale 25 inch to 1 mile at A4



Reproduced from the 1963 Ordnance Survey 1:2500 map with the permission of Her Majesty's Stationery Office. © Crown copyright
 Archaeological Solutions Ltd
 Licence number 100036680

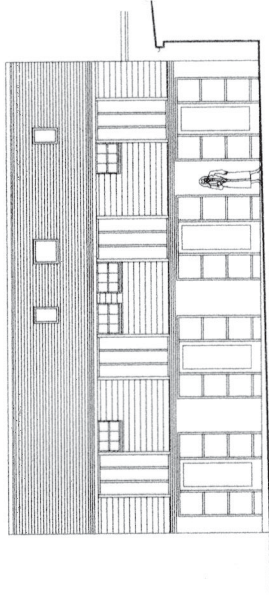
Archaeological Solutions Ltd
Fig. 5 OS map, 1963
 Scale 1:2500 at A4

First Floor Plan



Second Floor Plan

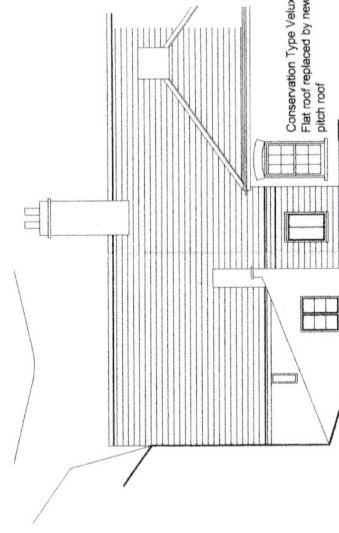




Out Building Elevation



Side Elevation



Conservation Type Velux
Flat roof replaced by new
pitch roof



Ground Floor Plan



PHOTOGRAPHIC INDEX



1

West elevation of cells one and two of the cart shed, taken from the west



2

West elevation of the cart shed, taken from the south-west



3

West elevation of the cart shed, taken from the north-west



4

North elevation of the cart shed, taken from the north



5

North elevation of rooms five and six, taken from the north-east



6

First floor of cell three, taken from the south-west



7

Detailing of glazing bars to window of first floor to cell three, taken from the north-east



8

Detailing of window of first floor to cell three, taken from the north-east



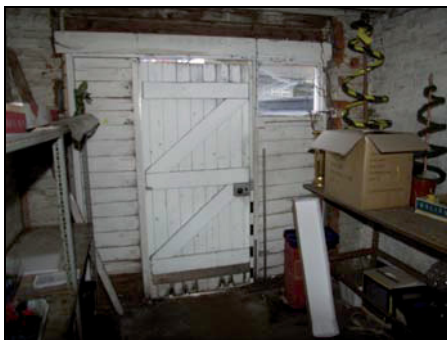
9

Ground floor of cell three, taken from the east



10

First floor of cell two, taken from the south-east



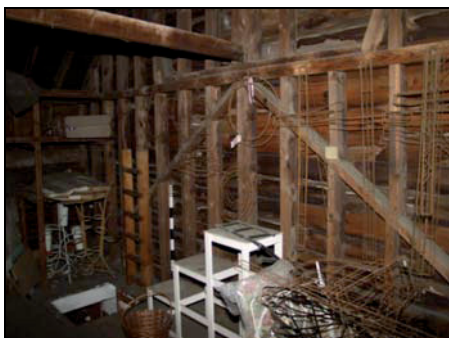
11

Ground floor of cell two, taken from the south-east



12

First floor of cell one, taken from the south-east



13

First floor of cell one, taken from the north-west



14

Ground floor of cell one, taken from the west



15

Detail of metal hooks on ground floor ceiling of outbuilding cell one



16

Office, room four, taken from the west



17

West elevation of Nos. 10-12 The Wash, taken from the west



18

West elevation of Nos. 10-12 The Wash, taken from the west



19

Room three taken from the north-east



20

Rear shop area, room two, taken from the south-west



21

Front shop area, room one, taken from the north-east



22

The former external wall of room three, taken from the south-east



23

East elevation of the cart shed, taken from the north-east



24

East elevation of numbers 10-12 The Wash, taken from the east



25

West face of door between room three and the staircase, taken from the west



26

The first floor lounge, room seven, taken from the north-west



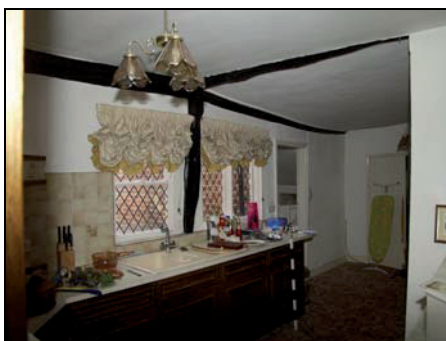
27

The first floor lounge, room seven, taken from the south-east



28

The first floor kitchen, room eight, taken from the south-east



29

The first floor kitchen, room eight, taken from the north-west



30

Detail of door latch to door between room eight and the staircase to room twelve



31

The first floor bathroom, room nine, taken from the south-east



32

The rear first floor bedroom, room ten, taken from the south-east



33

The north second floor bedroom, room 11, taken from the north-east



34

The north second floor bedroom, room 11, taken from the north-west



35

The north second floor bedroom, room 11, taken from the south-west



36

Detail of purlin in roof structure above stair to room 12



37

*The south second floor bedroom,
room 12, taken from the north-west*



38

*The south second floor bedroom,
room 12, taken from the south-east*