

**23 BALDOCK STREET,
WARE**

HISTORIC BUILDING APPRAISAL

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ARCHAEOLOGICAL SOLUTIONS LTD

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WARE**

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NGR: TL 3558 1455	Report No. 3400
District: East Herts	Site Code: n/a
Approved: Claire Halpin	Project No. 3569
MIFA	Date: October
Signed:	2009

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OASIS SUMMARY SHEET

Project details			
Project name	23 Baldock Street, Ware, Hertfordshire		
Project description (250 words)			
<p><i>In October 2009 AS Ltd conducted an historic building appraisal at 23 Baldock Street, Ware. The appraisal was undertaken in order to support and inform a planning application to convert the property to residential and office use. Technical analysis suggests that the building was originally constructed in the 16th century, although by 1654 was in use as an inn known as the Black Swan.</i></p> <p><i>Heavy and repeated modification have obscured much of the original layout and removed most historic features, though the original disposition is ascertainable. This indicates a central room of higher status, flanked by a heated room to the north, and a small unheated room to the south, which probably gave access to the carriageway. The pattern of bay divisions extends through the building. The rear range may be of slightly later date, and of lower status.</i></p> <p><i>Most surviving decorative features date from the 18th century when the building was evidently remodelled. Elements remaining from this period include the front door, several of the sash windows and various internal cupboard doors.</i></p>			
Project dates (fieldwork)	23 rd September 2009		
Previous work (Y/N/?)	N	Future work (Y/N/?)	?
P. number	3569	Site code	n/a
Type of project	Historic Building Appraisal		
Site status	Listed Grade II		
Current land use	Empty – Latterly an beauty salon		
Planned development	Conversion to residential office premises		
Main features (+dates)	House late 16 th century		
Significant finds (+dates)			
Project location			
County/ District/ Parish	Herts	East Herts	Ware Rural
HER/ SMR for area			
Post code (if known)	SG12 9DH		
Area of site			
NGR	TL 3558 1455		
Height AOD (max/ min)	c. 35m AOD		
Project creators			
Brief issued by	n/a		
Project supervisor/s (PO)	Tansy Collins, Lee Prosser		
Funded by	Mr G Hare		
Full title	23 Baldock Street, Ware: Historic Building Appraisal		
Authors	L Prosser, T Collins		
Report no.	3400		
Date (of report)	October 2009		

23 BALDOCK STREET, WARE HISTORIC BUILDING APPRAISAL

SUMMARY

In October 2009 AS Ltd conducted an historic building appraisal at 23 Baldock Street, Ware. The appraisal was undertaken in order to support and inform a planning application to convert the property to residential and office use. Technical analysis suggests that the building was originally constructed in the 16th century, although by 1654 was in use as an inn known as the Black Swan.

Heavy and repeated modification have obscured much of the original layout and removed most historic features, though the original disposition is ascertainable. This indicates a central room of higher status, flanked by a heated room to the north, and a small unheated room to the south, which probably gave access to the carriageway. The pattern of bay divisions extends through the building. The rear range may be of slightly later date, and of lower status.

Most surviving decorative features date from the 18th century when the building was evidently remodelled. Elements remaining from this period include the front door, several of the sash windows and various internal cupboard doors.

1 INTRODUCTION

1.1 In October 2009, Archaeological Solutions Ltd conducted an historic building appraisal at 23 Baldock Street, Ware, Hertfordshire (NGR TL 3558 1455) (Fig.1). The appraisal was undertaken after a request from the client to provide information to support a planning application to convert the building to residential and office use. It was commissioned by Hertford Planning Service on behalf of Mr G Hare.

1.2 The appraisal was conducted in accordance with a specification prepared by AS (dated 13th July 2009). A technical analysis of the existing historic structure was produced through description and photography, paying particular attention to areas of surviving historic fabric in order to inform planning and conservation decisions and the subsequent management of the structure.

1.3 The historic building appraisal followed the procedures set out in English Heritage's '*Understanding historic buildings: a guide to good recording practice*' (2006), and it also conformed to the Institute for Archaeologists' '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (IFA 2001). The level of recording was to Level 2 as defined in the EH document.

2 METHOD OF WORK

2.1 The site was visited on 23rd September 2009 in order to undertake the assessment and photographic work (Fig. 3). The photographic recording was carried

out using an Olympus Camedia E20 digital camera for all external views, general internal shots and fine detail. 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 locations marked on architects drawings provided by the client (Fig. 3).

3 DESCRIPTION OF THE SITE

3.1 Ware has long been one of the most important towns of Hertfordshire. From its early origins as a Roman centre of some importance, the Anglo-Saxon settlement appears to have developed at some distance from the ancient core, and was initially focused on the area of Baldock Street to the west of the medieval church (Stewart *et al.* 1998. 08).

3.2 Medieval Ware expanded considerably during the 11th to 13th centuries following the construction of a new bridge over the river Lea, and the grant of a weekly market to the Lord of the Manor in 1199 (*ibid.* 10). The town lay on an important thoroughfare between London and Cambridge, and acquired a monastic priory and a friary. These have left important architectural legacies. The remains of the friary are now incorporated in Ware Priory, and many other timber-framed buildings survive. A considerable number were formerly inns, reflecting Ware's position as a hostel-town for pilgrims and travellers. Lack of post-medieval expansion ensured that many of these buildings survived into the 20th century. Place House, for example is probably a 13th century manorial hall, and as such one of the most important surviving buildings of its type in the region, but there have also been significant losses, particularly in the 1960s when such buildings were not highly valued. The modern period has left several important industrial buildings relating to the malting and brewing industry.

3.3 Number 23 Baldock Street is Grade II listed and lies on the west side fronting the street, with access given to the rear through a carriageway. It is likely that that the rear of the property formerly comprised a conventional yard, although development has infilled much of the area and a car park is now surrounded by modern residential development. The listing notes that the building was originally a house, later an inn. The description is fairly comprehensive and states that the building was recorded as a house in 1622 and as The Black Swan Inn in 1654 (IoE. 412264).

4 THE BUILDING

4.1 Exterior

4.1.1 The principal range is aligned north – south, fronting the street (Plate 1), with a rear wing extending to the west adjoining the former yard, which is given access from the street by the carriageway on the south.

4.1.2 The building was originally of timber-framed construction but appears to be much replaced in brick and is now rendered and ashlar-lined in the 18th century style. The main entrance is flanked by a pair of windows to the south and a single window on the north. All three are six-over-six sashes in flush boxes with moulded surrounds and plain sills. The door is a well-preserved 18th century specimen, with six deep raised and fielded panels, in a contemporary surround and a three-paned overlight, protected by a deep moulded hood on shaped brackets. The door appears slightly shortened at its base. All the door furniture is modern. To the south at ground floor level a wide four-centred carriageway arch preserves moulded jambs and spandrels of carved foliage, of 16th century style as noted in the listing description, but now partly obscured with many layers of paint. The wide double doors survive and hang on upper pintles, but are permanently fixed open as progressive resurfacing of the carriageway has wedged them in their current position. They are nonetheless of some significance, of early 18th century date, robustly framed with ovolo moulding to a single flush panel on each leaf, constructed of four wide vertical boards. The north door is pierced by a wicket. Limited visibility to the rear reveals ledges with good surviving security arrangements such as locking bars, bolts etc.

4.1.3 The upper floor of the street elevation has three widely spaced six-over-six sash windows, off-set to the lower arrangement; only the north window corresponding to its lower companion. These have no architraves and all are slightly recessed, while the heads abut a deep boxed timber cornice. The roof is covered in hand-made peg-tiles.

4.1.4 The rear wing has been extended on several occasions (Plate 2). The main structure lies to the north, where it shares a composite chimney stack with the main range. It has a short contemporary return to the south, jettied out at gable level, where it is supported on shaped brackets and lit by a small window. Just visible beneath later render at the corners, a short section of moulded bressumer survives (Plate 3) – the rest may survive, but is obscured by slap-dash repair. The rear wing may have extended further west as it is pierced by a high-set doorway on the west gable, latterly converted to a window. Such a door may alternatively have given access to a balcony or rear stair, as a small offset of brick remains at the base.

4.1.5 A flat-roofed turret occupies the re-entrant angle of the two ranges and is lit by modern windows. On the main range to the south a single one-over-one sash window lies above the carriageway. This preserves a 19th century protective cover for a sun awning. Other windows on these rear elevations are clearly modern and of no interest.

4.1.6 The rear range has been extended to the south in the recent past with a single-storey, flat-roofed unit which frames the carriageway. It is of no historic interest.

4.1.7 Within the carriageway we see a large north – south joist supporting the floor above. This is chamfered on its internal face with stops at the junction with a plain axial member off-set to the north. This timber preserves redundant mortices for

regular studs or staves in the soffit which can be interpreted as defining a former enclosed walkway separating pedestrians and vehicles, and must pre-date the arrangement of the existing gates. A member inserted beneath the north – south joist, gives additional support and similar help is given at the outer faces in iron and timber.

4.2 Interior

4.2.1 Many internal spaces have been consolidated or subdivided and at ground floor level the main range is no longer contiguous with the rear range, although the first floor and second floor of the rear wing is given access from the main staircase. The rooms of the building have been given individual numbers for the purposes of clear description and are marked on Fig. 3.

4.2.2 The overall decorative effect is of spaces modernised in poor quality materials and effectively sterilised, so that most of the historic fabric is now obscured by laminate flooring, wood-chip paper and applied ephemeral boarded partitioning. There are very few historic features of note, apart from a number of cupboard doors in the side of the chimneys, the staircase and exposed timberwork in the ceilings.

Ground floor

4.2.3 The front ground floor rooms have been consolidated into a single space (Room 1) with an open stair at the rear (Plate 4). Only the front door remains enclosed in its own protective lobby, of modern date. However, the former subdivisions remain in part expressed as piers or arches, and in most cases framed with decorative ceiling mouldings so that we still discern the earlier arrangement. The rear range is no longer accessible from this side. The former connecting passage has been partitioned and now forms Room 2. The staircase gives access to the upper floors of the entire complex, while a separate flight off the first floor landing leads to the attic of the rear range. The floor levels of the front and rear ranges are notable as they lie at different heights.

4.2.4 Room 1 was formerly divided. Scarring in the ceiling plaster shows that an entrance hall once gave access from the door to the staircase, leaving a separate room to the north, and a large central chamber. A third, original room to the south must have been narrow and unlit, unless a window or door formerly existed to the carriageway arch.

4.2.5 The door lobby, as noted above, is of flimsy materials with a secondary inner door of no great age. The rear face of the front door has six plain recessed panels. A heavy staple on the jambs survives for a locking bar. The bolt is possibly 19th century. The overlight has robust glazing bars with an ovolo moulding and fillet typical of the early 18th century. Immediately adjoining the door to the south we may see a short section of original skirting board, dado rail and cornice moulding, but this disappears beneath later cosmetic treatment of the neighbouring fabric.

4.2.6 The former north chamber was heated by a chimney stack on the west and lit by a single window. The stack is now blocked, but a cupboard is preserved on the north with a simple door of probable 18th century date. The south shoulder has also

been utilised as a small cupboard, retaining two moulded door with characteristic 18th century H-hinges, one with finials of early date. The window is of sash form, six-over-six with probable late 18th century glazing bars, though no old glass appears to survive and the surround is probably of 19th century date. Other surviving features include the north wall skirting, a continuous heavy dado rail of 18th century profile and sections of a picture rail. A ceiling cornice on the south side has a heavy, probable 18th century moulding.

4.2.7 Elements of the dividing walls which formerly separated the former central chamber survive as pilasters and a wide aperture. The room was heated by chimney on the west, but this has been flushed over. Two flanking cupboards survive, the south dry-lined and of no visible interest, but the north having a little arched door of 19th century date and containing simple wooden shelves. Two windows on the east are six-over-six sashes. The north window retains its 18th century upper sash; the lower replaced in the 20th century, while the south window has its 18th century lower sash (in poor condition), and an early 19th century upper replacement with a contemporary catch. Both architraves are, like the former north chamber, of 19th century date. A picture rail extends along the two walls.

4.2.8 The south cell is fairly simple with a dado rail of no great age and a picture rail as seen elsewhere. A wide doorway lies on the west side, giving access to Room 2. It has a conventional door with an upper panel of patent glazing and a second narrow leaf. All are heavily moulded of probable 20th century date with contemporary knob, finger plates and key escutcheon.

4.2.9 The most significant historic fabric, and a clue to earlier layout lies in the arrangement and framing of the ceiling with large moulded joists and cornices. The former central chamber is sub-divided by a bridging joist with composite roll moulding of 16th century profile, which extends into the northern part of the room to abut a second, heavier, simpler joist. This has a deep chamfer and terminates in large, simple stops at the north to a lateral member (probably the mid-rail of the original frame) where we see peg-holes for lower studs. A similarly simple joist spans the south section of the room. The pattern which is thus expressed is one of a principal, heated central chamber flanked by two rooms of lower status. This arrangement remains in the framing of the moulded cornices, though the central room was later evidently reduced in size to accommodate the entrance passage.

4.2.10 Room 2 is plain and of fairly uneven proportions due to the irregularity of the chimney stack. Nothing of note is visible.

4.2.11 The staircase has been squeezed into a turret which may have been created by extending the building slightly to the north (Plate 5). It is framed at the base by a large elliptical arch on shaped brackets of late 19th century date. The staircase itself rises in dog-leg form to first floor level, and is constructed in softwood on a closed, moulded string with turned Doric column newels and thick stick balusters. A plain shaped handrail continues the first flight as a dado rail along the outer wall. When probed the stair shows an extensive paint history which seems to combine 18th and 19th century elements. Superficially it appears to be an early 19th century stair, but elements such as the heavy mouldings of the string and thickness of the sticks might suggest remodelling of an earlier structure. It is lit from the north by a six-over-six sash with characteristic early 18th century glazing bars with ovolo mouldings and fillet

(Plate 6). This retains its early architrave and some original crown glass with characteristic threading.

4.2.12 The half-pace landing has a stair cupboard with a plain door of no age although it is set within an older surround. Adjoining this is an 18th century doorway giving access to the first floor of the rear wing, although the door itself is modern. The dado rail and balustrade continues to first floor level where a modern fire door with a 19th century architrave gives access to an axial corridor and first floor rooms of the main range. A doorway on the south encloses the upper part of the staircase to the attic within the rear range, described below. This appears to be the most well-preserved doorway in the house and has an 18th century surround with a plain two panelled door with H-L hinges. It is clear the hinges have never been removed as the original rivets survive.

4.2.13 The ground floor of the rear range is a self-contained unit divided into a number of small rooms with some timber-framing exposed. It is now given access through an external doorway within the single-storey extension noted above. The area is divided into east and west rooms by a modern brick partition with a small vestibule, two WCs and a kitchenette on the north side. The ceiling joisting is exposed as well as a section of the formerly external south wall, which is now an internal feature, while the other internal partitions in this area all appear modern.

4.2.14 The east WC is physically located within the stair turret. Here we see the rear of some panelling from the stair vestibule, possibly used as a door. This preserves part of an 18th or 19th century architrave, together with a short section of moulding which formerly held coat pegs. Otherwise little historic fabric is visible.

4.2.15 Room 3 occupies the remainder of this side of the rear range and retains a fireplace on the east wall, which has been substantially rebuilt. It does, however, retain a timber bresummer and a little cupboard on the south of 18th or 19th century date. The north and west walls are modern brick partitions, the north wall adjoining a bridging joist which supports commons on either side. This is chamfered on both sides with stops at the west end, which fall short of the brick partition, where it abuts a second continuous joist extending to the west (Room 4), of visibly inferior quality. The common joists to the south are all chamfered with stepped stops of fine quality, but to the west are also inferior. The joists on this side are morticed into the formerly external mid-rail, although it is unclear if this is an original timber, as only a single common joist is chamfered at this end and elsewhere appears to have been truncated during modification. Fine common joists continue in-line to the north of the chamfered bridging joist but the construction of the partition wall has obscured or removed any trace of decoration.

4.2.16 This southern mid-rail, if not *in situ*, is a reused timber of some age as we see shallow mortices for diamond mullions and traces of shutter grooves, although all subsequently remodelled with studwork. Four studs of modern rusticated oak have been inserted and rest on a modern brick wall, all of no interest. At the west end, close to the partition wall a single upright survives, preserving mortices for timber but similarly it is not known if this is *in situ*.

4.2.17 Room 4 appears to have been consolidated from two discrete chambers (Plate 7). The subdivision is expressed by a small step in the floor along the line of a

bridging joist and three modern timber studs. The joist is supported on the west by a post, where it is strapped and stapled on the south. It retains peg-holes for three studs to the east but is blank along its remaining length. Common joists, laid on their sides, simply sit or ride over this timber, both north and south. They are simple with no chamfers or stops. The outer walls are either of painted brick or obscured with paint and no historic fabric is visible.

4.2.18 Room 5 comprises the modern extension and from here we can see the formerly external face of the rear range comprising a fairly confused arrangement of redundant trenched morticed for applied studs and some peg-holes, which do not relate to the timber-work. There are closely spaced studs above the mid-rail, some of which are clearly cosmetic.

First floor

4.2.19 The first floor of the entire complex is given access from the main staircase, as described above.

4.2.20 In the main range, a rear corridor and lobby give access to a number of separate rooms. These have been created using ephemeral studwork and boarding from what must have been three original inter-connecting chambers (though the north lobby is 18th century). Some earlier features survive, such as an historic doorway on the south, and the original central fireplace on the west also remains with its timber surround, though converted to a cupboard, with possible 18th century doors. Each leaf is a single panel of unequal size fixed by handmade strap hinges on round finials. A rim-lock survives to the rear of the right leaf. The interior contains simple shelves.

4.2.21 The flat-roofed turret is occupied by a bathroom. Nothing of note is visible. The window is modern, but set within a 19th century surround.

4.2.22 The northern room (Room 6) has been extensively modernised, though the wood-chip wallpaper covers rough uneven plastered walls and possibly studwork of some age. The fireplace on the west has been blocked (Plate 8), but a small cupboard remains to the south. It is perhaps 19th century or earlier with shelving and a little 19th century coat peg. A fitted corner cabinet lies in the north-west corner of possible 18th century date, though it has lost its door. A single six-over-six sash window on the east is of late 18th century date with some old glass and a plain timber surround.

4.2.23 The central room (Room 7) has been completely modernised but preserves the outline of a probable tie-beam on the south wall. The window on the east is a six-over-six sash of late 18th century date preserving most original crown glass and its moulded surround. As noted above, its original fireplace now isolated in the adjoining corridor.

4.2.24 The south room over the carriageway (Room 8) formerly comprised a single large room, now subdivided into a bedroom and kitchen by ephemeral boarding. The bedroom has a late 18th century six-over-six sash on the east with much crown glass surviving. It is set in a contemporary moulded surround which is much less decorative than the adjoining room. Nothing of interest is visible in the adjoining

kitchen apart from the window which has a moulded surround, probably of 19th century date. The single upper sash originally held six panes, later consolidated, while the lower sash has been completely removed.

4.2.25 The first floor of the rear range is given access from the door on the half-pace landing noted above. It is arranged as a corridor along the north side with two rooms to the south and a small WC. All the subdivisions are modern, and the earlier disposition was clearly two large interconnecting rooms.

4.2.26 The doorway from the staircase retains a moulded architrave, while a second former doorway which sub-divided the corridor has a similar surround. The north corridor wall is boarded from floor to ceiling with a central panel which may disguise a fireplace. A small section of picture rail survives and an exposed binding joist is visible continuing into the room to the south.

4.2.27 Room 9 is plain and has been modernised in the usual manner, but the wall-plate on the south can be discerned above a window. The window itself is entirely modern. No other historic features are visible apart from a bridging joist, which is simply chamfered.

4.2.28 Room 10 is likewise modernised and plain and here we see the wall-plate on the south has been boxed in, where a section of picture rail survives. The window on the west, which is expressed as a modified doorway to the exterior, has a 19th century architrave with two upper casements and a single lower casement. The ceiling comprises the bridging joist continuing from Room 10 to abut a robust binding joist. A second bridging joist then continues in-line to the outer wall with a simple, heavy chamfer.

Attic

4.2.29 The stair to the attic is completely enclosed and adjoins the chimney where we see the shoulder of the stack. Simple mouldings and a dado have been applied to the walls. The attic is a single room (Room 11) occupying the rear range with a second small chamber occupying the jettied gable return (Room 12).

4.2.30 The door from the stair has been removed though this was formerly notched into the tie-beam, which remains the only timber visible in this area. The doorway itself is of some age as it preserves a pintle, although otherwise modified. The roof is entirely under-drawn with old lime plaster so that no roof structure is visible.

4.2.31 The doorway to the little south gable room preserves two simple pintles, although the existing door is modern. A curious small internal hatch also survives on the flanking wall (Plate 9) with two little ledges supported by butterfly hinges of probable 18th century date, and slender iron security bars. The floor is of Victorian floor boarding, but little else is of interest.

Roof structure

4.2.32 The roof structure of the main range is not utilised, though a boarded hatch from the rear range staircase allowed access. As is commonly found, the roof reveals more information about the building than can be seen at lower level.

4.2.33 Three bay divisions survive, with truss partitions infilled with lath and plaster and some wattle and daub. The structure is of clasped side-purlin form with curved wind-braces in the classic 16th century manner. Robust common rafters ride over the purlins. Scarf joints are visible in the purlins at bay division and some carpenter's assembly marks are also present as scribed roman numerals.

4.2.34 Residual lath and plaster impressions suggest that the first floor chambers were originally ceiled at collar level, and that the existing lower joisting is an 18th century insertion. Nothing in the jointing of these members suggest an earlier date, though the principal bridging joists reuse older timbers. The partitions also retain a fine float-coat of lime plaster. In areas where this has fallen away we can see a mixture of both wattle and daub surviving, along with wide riven laths and plasterwork, although it is unclear if this was originally the form or if the lath and plaster is a repair. In addition wattle holes and notches are visible above collar level in classic 16th century style.

4.2.35 Modification of the structure is clearly evident. The west pitch particularly appears to have been raised by repositioning the rafters, with each braced from the original purlin by a short section of timber (Plate 10). Other modification is also visible, though the full development of the roof lies outside the scope of the assessment. Occasional rafters appear to be weathered and some preserve notch-lap joints, which indicate reuse.

4.2.36 Extensive repair is apparent over the carriageway bay. Both purlins have deflected, requiring subsidiary support with inserted collars or short braces. The south wall to the neighbouring property displays steel mesh and cement covering, indicating modern intervention in the area. The joisting of the ceiling below is most at variance with those elsewhere, having diagonal principals supporting the common joists – most are reused.

4.2.37 The junction of the rear range is occupied by a chimney stack of massive proportions. The roof structure above the stair turret entombs the upper exposed brickwork, where a moulded brick shoulder is visible with the bases of individual shafts of diamond profile. The stair vestibule is enclosed with its own lathed partitions which reuse some panel rails as studs and encloses the upper part, which was clearly formerly open as it preserves a large area of wallpaper of possible 19th century date or earlier.

4.2.38 The roof structure of the rear range above collar level is partially visible from this position and appears less competently constructed. Simple rafter couples and purlins are visible above collar level over Room 11, although the limited visibility prevents detail such as the presence of wind-braces to be seen.

5 DISCUSSION

5.1 Previous studies of the building had declared some confusion about its original layout, and the difficulty of interpretation was compounded by the extensive refurbishment of the building, which had removed much of the diagnostic evidence.

Sufficient clues do remain however, to suggest a more secure date and evolution, and this has been assisted by access to the roof structure.

5.2 The core of the principal range, particularly the roof and those internal partitions identified above are of later 16th century date. The age suggested by the carriageway arch and the decorative joist on the ground floor is confirmed by the well-preserved fabric in the roof, which show a three-bay building at ground floor, the upper chambers open to collar level. It is probable that the building was heated by the massive stack, which was previously adorned with a plinth and decorative shafts. The juxtaposition with the rear range, where the roof rises above this decorative effect certainly suggests that it pre-dates the rear range, but the stack may have served an earlier rear building on the site.

5.3 The rear range is probably of early 17th century date. The little gable return is supported by shaped brackets of this date, and the residual remains of a decorated jetty bressumer beam could also be placed in this period.

5.3 Two storey buildings need a stair, and the existing staircase poses several questions. It is contrived between the wings, and it is logical to suggest that this may replace an earlier stair in this position, as they are conventionally found to hug chimney stacks. It is possible that the turret was pushed out in the early 18th century, and the staircase rebuilt to facilitate easier access to the upper floors.

5.4 Even with extensive alteration, clear evidence for remodelling in the 18th century is present. The original timbering may have been replaced with brick, but decorative features such as the render, sash windows, front door, carriageway doors and internal features all appear to date from this time-frame and represent an attempt to gentrify the property.

6 HISTORIC FABRIC IMPACT ASSESSMENT

6.1 The proposals envisage conversion of the building to a series of residential premises and offices, requiring the removal of some partitions, doorways and windows along with the insertion of others. At the outset it should be considered that some elements of the building, particularly hidden historic materials such as timber floor joists, were not visible for inspection, and that other historic material is probably obscured by modern finishes.

6.2 Some historic materials such as the timberwork noted above and old lime plaster is likely to be extensive, and can be damaged inadvertently by the introduction of services, particularly plumbing and cabling, which often results in trenching and chasing out of these materials. Trenching of joists should be avoided and electrical services should be routed so as to have least impact on old materials. There appears to be an extensive paint history to some of the painted surfaces and indiscriminate stripping of paintwork of historic doors and the staircase should be avoided. Some of the historic windows need repair. It would be desirable to repair, rather than replace, those of 18th century date.

6.3 The following impact analysis considers each room individually and discusses the proposal in detail, based on the results of the technical analysis. Points 1 – 8

reflect areas proposed for alteration and are indicated on the proposed building plans (Fig. 4).

6.4 Ground floor

1 – Creation of southern Office A1 including the infilling elements of the party wall and the insertion of a doorway. No perceived impact except that the dry-lining may obscure earlier fabric and a possible door. Further analysis may ascertain this.

2 – Insertion of partitions to form a hallway and northern Office A1. This includes the reinstatement of a removed partition wall and the removal of the internal porch. There is no perceived impact except that the short return of the wall appears on plan to abut the 18th century cupboard on the south flank of the chimney.

3 – Insertion of a partition into Room 2 to create a kitchen and WC – no impact into historic fabric.

4 – Removal of existing steps, cosmetic studwork and partition to the west with the insertion of new steps – no impact into historic fabric.

5 – Insertion of casement window into the west wall – possible impact as wall fabric not known, further investigation needed.

6.5 First floor

6 – Removal of internal partitions – no impact into historic fabric if confined to those in the proposal.

7 – Removal and relocation of existing WC wall to enlarge the room – no impact into historic fabric, but see general statement about services, above.

8 – insertion of a partition – no impact into historic fabric

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Hertford Planning Service for commissioning the report on behalf of their client Mr. G. Hare.

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Smith, J.T. 1993 *Hertfordshire houses: selective inventory*. Royal Commission on the Historical Monuments of England, London.

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Websites

English Heritage's Images of England;
<http://www.imagesofengland.org.uk>

APPENDIX 1

HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	23 Baldock Street, Ware, Hertfordshire
County: Herts	District: East Herts
Village/Town: Hertford	Parish: Ware rural
Planning application reference:	
Client name/address/tel:	
Nature of application:	Conversion for residential and office use
Present land use:	Empty – latterly an beauty salon
Size of application area:	Size of area investigated
NGR (8 figures):	TL 3558 1455
Site Code:	n/a
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Historic Building Appraisal
Date of work:	October 2009
Location of finds/Curating museum:	Hertford
Related SMR Nos:	Periods represented: - 16 th century and later
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p>In October 2009 AS Ltd conducted an historic building appraisal at 23 Baldock Street, Ware. The appraisal was undertaken in order to support and inform a planning application to convert the property to residential and office use. Technical analysis suggests that the building was originally constructed in the 16th century, although by 1654 was in use as an inn known as the Black Swan.</p> <p>Heavy and repeated modification have obscured much of the original layout and removed most historic features, though the original disposition is ascertainable. This indicates a central room of higher status, flanked by a heated room to the north, and a small unheated room to the south, which probably gave access to the carriageway. The pattern of bay divisions extends through the building. The rear range may be of slightly later date, and of lower status.</p> <p>Most surviving decorative features date from the 18th century when the building was evidently remodelled. Elements remaining from this period include the front door, several of the sash windows and various internal cupboard doors.</p>
Author of summary: T Collins	Date of Summary: 20.10.2009

APPENDIX 2 ARCHIVE CONTENTS FORM

Site Details	
Site Name: 23 Baldock Street, Ware	NGR: TL 3558 1455
County: Hertfordshire	Museum Collecting Area: HALS
Site Code: n/a	Project Number: 3569
Date of Work: September 2009	Related Work:

Brief/s		Specification/s	
Date	Present	Date	Present
	None	13 th July 2009	Yes

Site Records (Description)
Notes taken on site (18 pages A4)

Site Drawings (Give Details of Formats & Size)		
Drawn Plans & Sections:		
Architect's Drawings: Plans and elevations 2 sheets A3 – annotated		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data
In report		Digital photographs and drawings in digital format on CD

Reports		
Report No	Report Type	Present
3400	Historic Building Recording	Yes

Site Photographs
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

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Plate 3 View of the jettied south gable of the rear range with moulded bressummer, taken from the east (DP 52)



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Plate 6 Early 18th century window on the north side of the stair, taken from the south-west (DP 28)



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DP 4

East elevation of the building, taken from the south-east



DP 5

East elevation of the building, taken from the east



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Window on the ground floor of the east elevation, taken from the south-east



DP 7

West elevation of the rear range, taken from the west



DP 8

West and south elevations of the rear range, taken from the south-west



DP 9

Room 1, ground floor, taken from the north-east



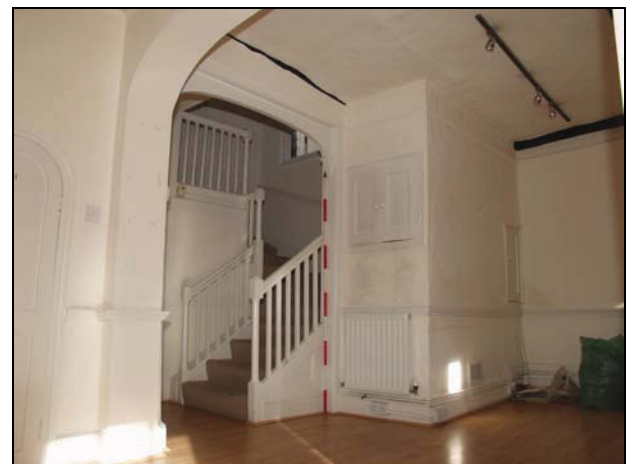
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West wall of Room 1 (south end), taken from the north-east



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Entrance to building in Room 1 showing internal porch, taken from the north-west



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View of the staircase at upper level, taken from the north-west



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Corridor in the first floor of the main range, taken from the north



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East wall of Room 7, first floor, taken from the west



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Modified sash window in the kitchen of Room 8, first floor, taken from the south-east



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South wall of Room 9, first floor, taken from the north-west



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Ceiling joists in Room 10, east side, taken from the south-west



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Door of Room 11 showing redundant pintles, taken from the west



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Internal view of the hatch in Room 12, taken from the east



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Early 18th century window on the north side of the stair, taken from the south-west



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North wall of Room 5, ground floor, taken from the south-east



DP 30

North wall of Room 3, ground floor, taken from the south



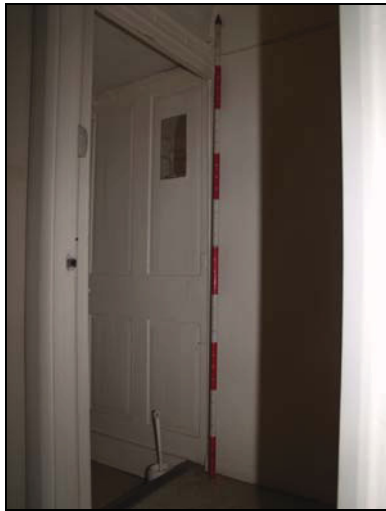
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View of ceiling joists in Room 3, taken from the south-east



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Soffit of the south mid-rail in Room 3, showing shutter groove and diamond mullion mortices, taken from the north



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Cupboard flanking the fireplace in Room 3, taken from the north-west



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View of the jettied south gable of the rear range with moulded bressummer, first floor, taken from the south-west



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Internal face of the front door, taken from the west



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North leaf of the carriage door, taken from the south-west



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Ceiling of the carriage, taken from the east



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Redundant mortice in a collar of the roof space, main range, taken from the south



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Early wallpaper in the upper level of the stair turret, taken from the east



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Early twine securing what is likely original wattle and daub in the north gable, taken from the east



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H-L hinge on the door to the attic of the rear range, taken from the north



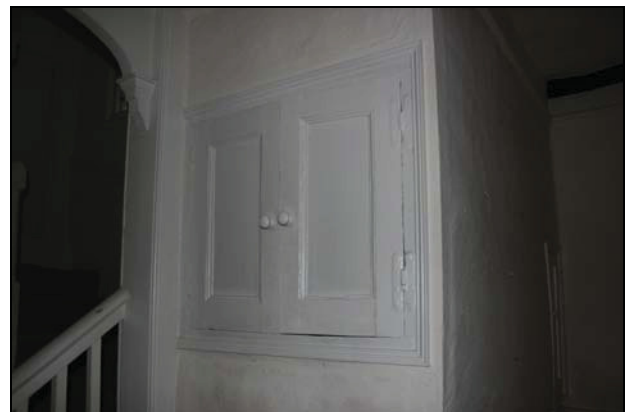
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View of the jettied south gable of the rear range with moulded bressummer, taken from the east



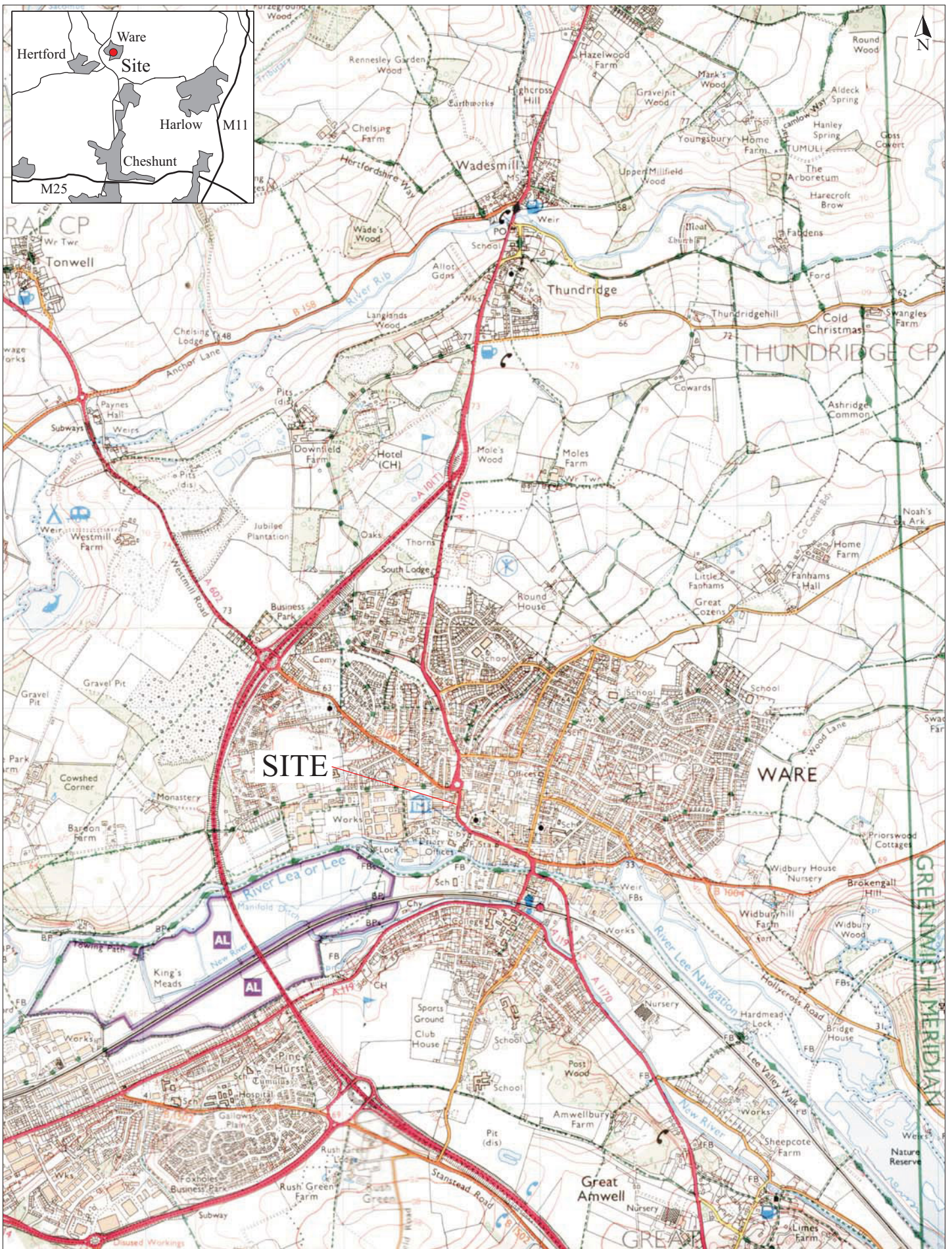
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Fireplace in the first floor corridor of the main range, converted to a cupboard, taken from the south-east



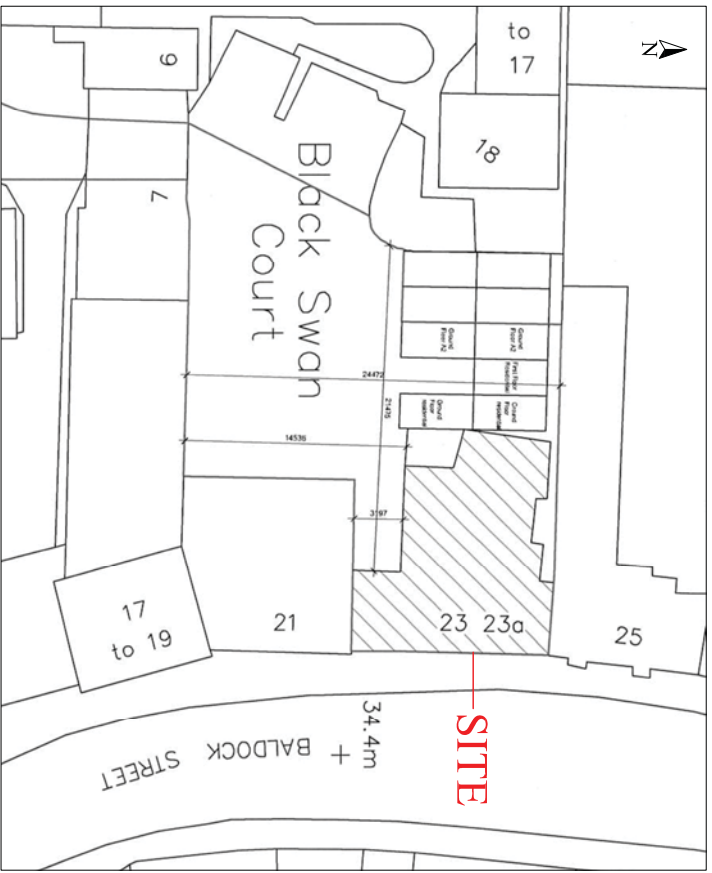
DP 54

Cupboard with 18th century H-hinges in the south flank of the chimneystack, north-west corner of Room 1, taken from the south



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



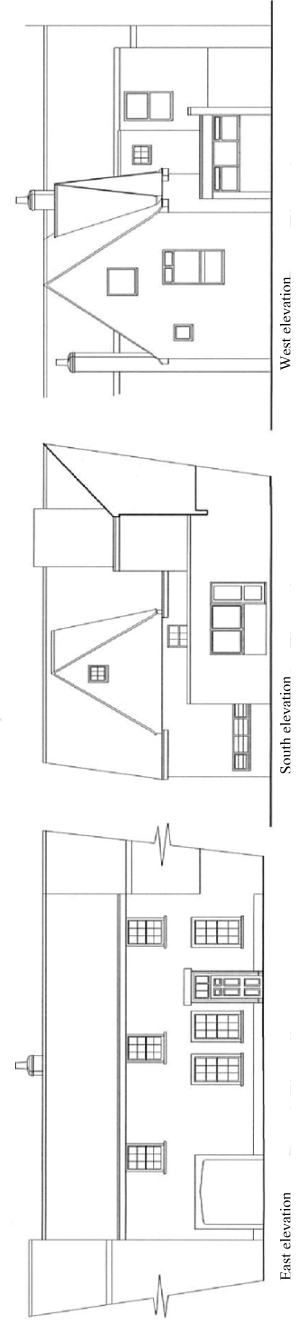
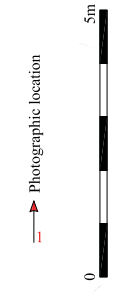
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Fig. 2 Detailed site location plan

Scale 1:500 & 1:1250 at A4



Roof plan for photo locations only (not to scale)



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Fig. 3 Existing floor plans & elevations
 Scale 1:100 at A3



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Fig. 4 Proposed plans, section & elevations
 Scale 1:100 at A3

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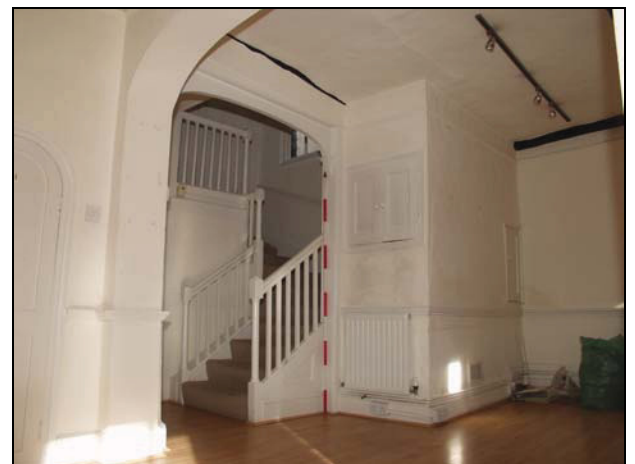
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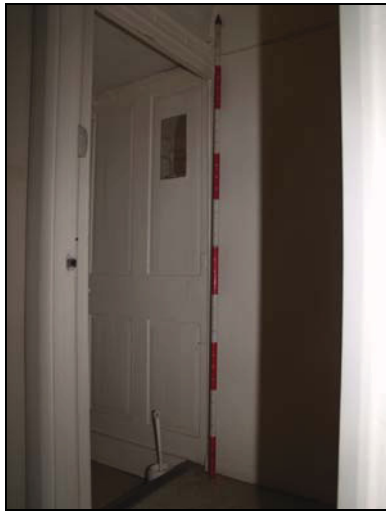
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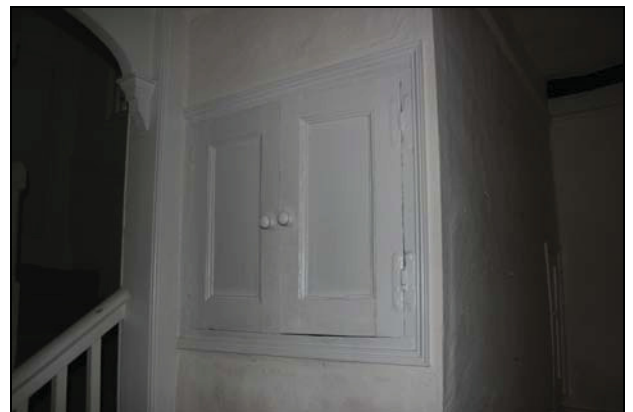
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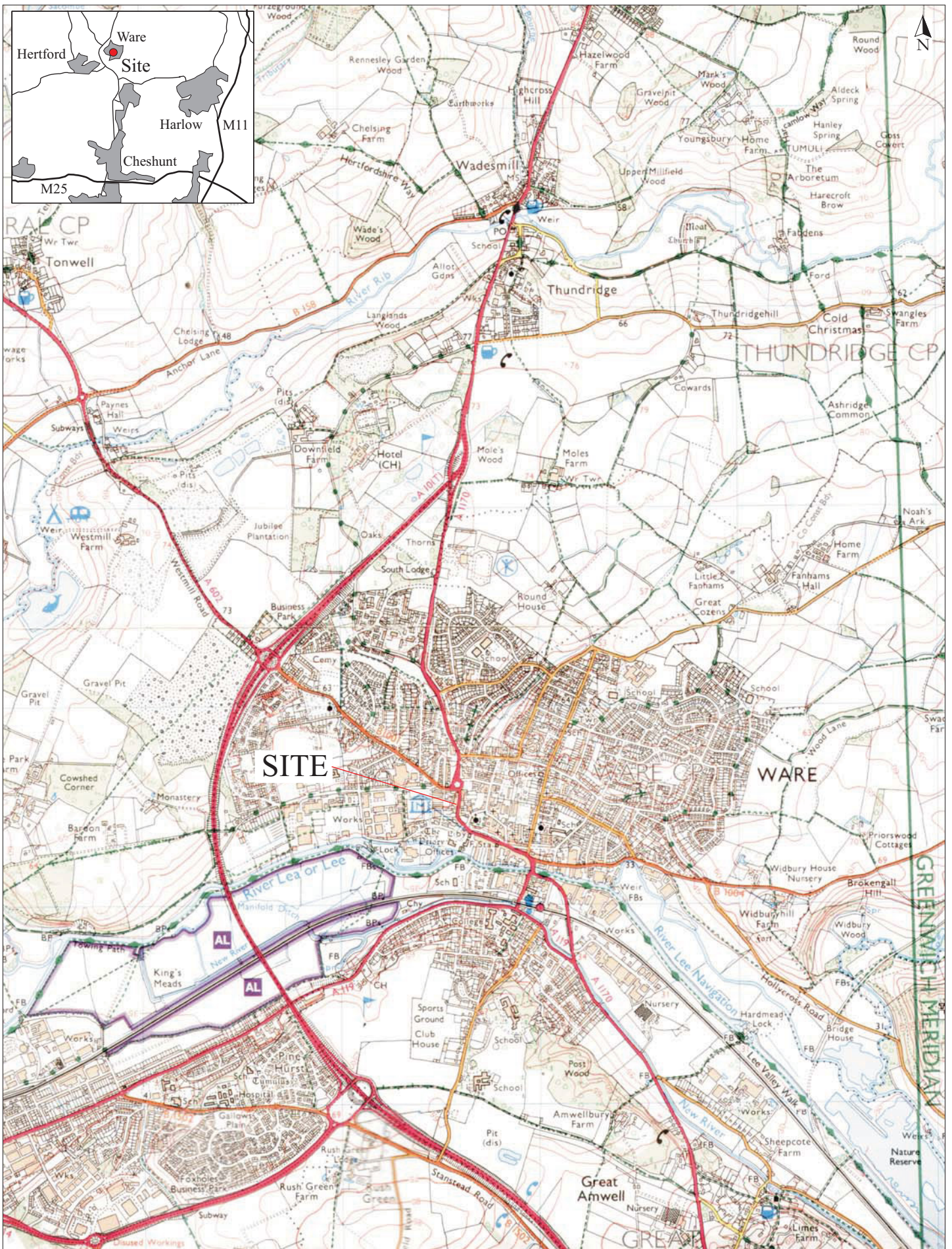
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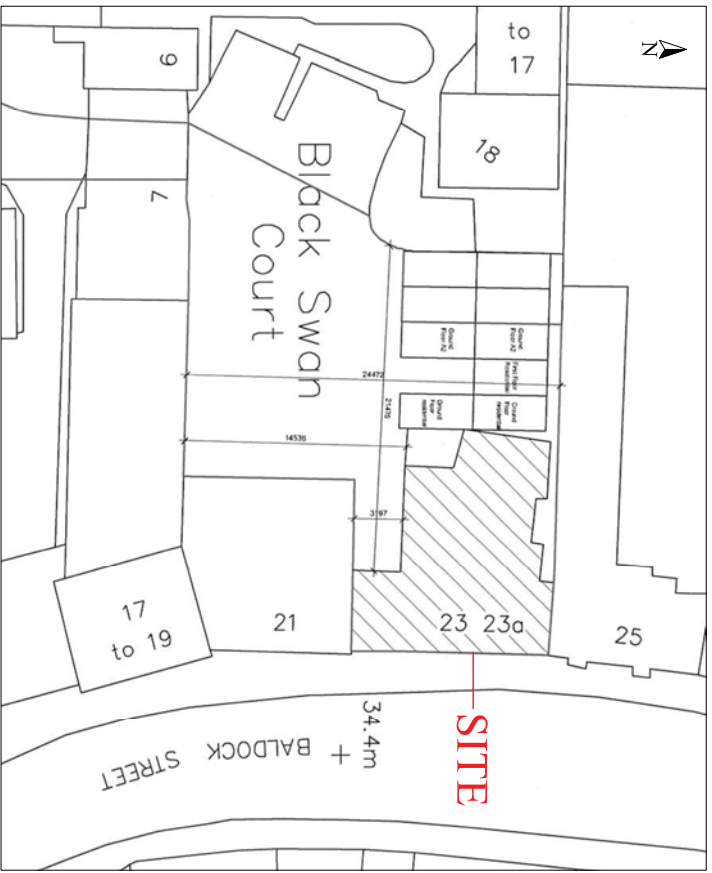
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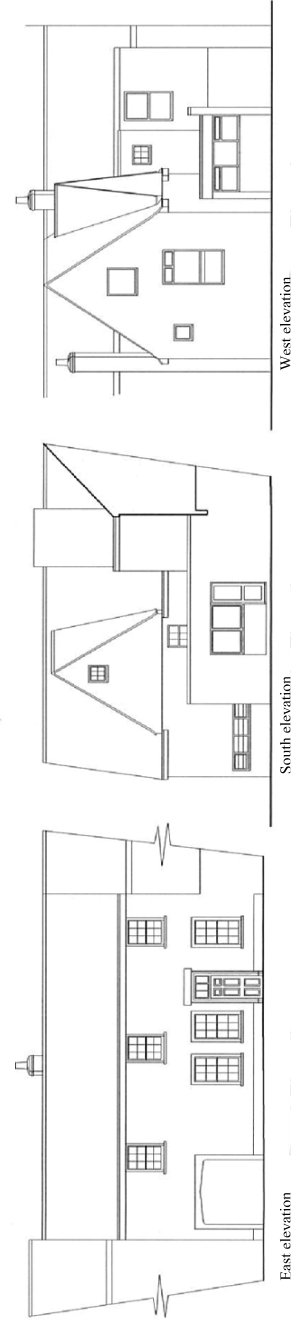
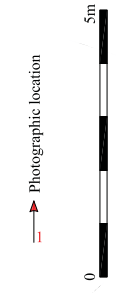
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