

MONTROSE CARE HOME, 95 LANGLEY ROAD,  
WATFORD, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

ARCHAEOLOGICAL SOLUTIONS LTD

MONTROSE CARE HOME, 95 LANGLEY ROAD,  
WATFORD, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

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NGR: TQ 1021 9774	Report No: 3340	
District: Watford	Site Code: AS 1213	
Approved: Claire Halpin	Project No: 3497	
Signed:	Date: July 2009	

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>Montrose, 95 Langley Road, Watford, Hertfordshire</i>		
<i>In June/July 2009, Archaeological Solutions Ltd conducted a programme of historic building recording at 95 Langley Road, Watford, Hertfordshire. It is proposed to demolish the existing building and construct a new care home; the building recording was carried out to comply with a planning condition on approval.</i>			
<i>The site lies within an area of late 19<sup>th</sup> century residential expansion to the north-west of the historic centre of Watford and close to the medieval and post-medieval manorial site of Cassiobury. The site consists of a house with later extensions and additions, latterly in use as a care home.</i>			
<i>In plan, the original house would have been approximately symmetrical whereas the main façade was given a calculated asymmetry in typical Arts and Crafts style. It comprises a typical middle-class family home with spacious rooms where most fixtures and fittings were drawn from a repertoire of mass-produced decorative elements. However, the building's historic integrity has been considerably reduced by the replacement of the windows, while the house was given an entire institutional makeover in cheap materials, with compartmental division and removal of all extraneous fixtures.</i>			
<i>Montrose was evidently constructed as part of a speculative development in the late 19<sup>th</sup> century with a range of different materials used to positive effect. A number of nearby buildings provide interesting comparison, where dated bricks indicate they were all constructed in 1888.</i>			
<i>The south extension was added in the 1940s / 50s in an entirely sympathetic style. Later extensions are of no particular interest.</i>			
Project dates (fieldwork)	<i>24<sup>th</sup> June 2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>3497</i>	Site code	<i>AS 1213</i>
Type of project	<i>Historic Building Recording</i>		
Site status	<i>-</i>		
Current land use	<i>Empty – former care home</i>		
Planned development	<i>Demolition</i>		
Main features (+dates)	<i>Late 19<sup>th</sup> century dwelling</i>		
Significant finds (+dates)			
<b>Project location</b>			
County/ District/ Parish	<i>Hertfordshire</i>	<i>Watford</i>	<i>Watford</i>
SMR for area	<i>Hertfordshire</i>		
Post code (if known)			
Area of site	<i>1250m<sup>2</sup></i>		
NGR	<i>TQ 1021 9774</i>		
Height AOD (max/ min)	<i>c. 85m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>Advice from HCC HEU</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Maynecol Services Limited</i>		
Full title	<i>Montrose Care Home, 95 Langley Road, Watford. Historic Building Recording</i>		
Authors	<i>Collins, T. Prosser, L. Peachey, A.</i>		
Report no.	<i>3340</i>		
Date (of report)	<i>9<sup>th</sup> July 2009</i>		

# MONTROSE CARE HOME, 95 LANGLEY ROAD, WATFORD, HERTFORDSHIRE

## HISTORIC BUILDING RECORDING

### SUMMARY

*In July 2009, Archaeological Solutions Ltd conducted a programme of historic building recording at a former care home at 95 Langley Road, Watford, Hertfordshire. It is proposed to demolish the existing building and construct a new care home and the building recording was carried out to comply with a planning condition on approval.*

*The site lies within an area of late 19<sup>th</sup> century residential expansion to the north-west of the historic centre of Watford and close to the medieval and post-medieval manorial site of Cassiobury. The site consists of a house with later extensions and additions, latterly in use as a care home.*

*In plan the original house would have been approximately symmetrical whereas the main façade was given a calculated asymmetry in typical Arts and Crafts style. It comprises a typical middle-class family home with spacious rooms where most fixtures and fittings were drawn from a repertoire of mass-produced decorative elements. However, the buildings historic integrity has been reduced considerably by the replacement of the windows, while the house was given an entire institutional makeover in cheap materials, with compartmental division and removal of all extraneous fixtures.*

*Montrose was evidently constructed as part of a speculative development in the late 19<sup>th</sup> century with a range of different materials used to positive effect. Many of the buildings in the immediate area are long gone although a number of nearby buildings provide interesting comparison, where dated bricks indicate they were all constructed in 1888, a date not inconsistent with characteristics at Montrose.*

*The south extension was added in the 1940s / 50s in an entirely sympathetic style, imitating the use of Luton grey bricks with red brick dressings to the corners and window apertures. The later extensions to the north and on the west are of no particular interest.*

## 1 INTRODUCTION

1.1 In June/July 2009, Archaeological Solutions Ltd (AS) conducted a programme of historic building recording of a former care home at 95 Langley Road, Watford, Hertfordshire (NGR TQ 1021 9774; Figs. 1 - 2). It is proposed to demolish the existing building and construct a new care home and the building recording was carried out to comply with a planning condition on approval (Planning ref. 089/00002/FULM). The works were carried out according to a specification for historic building recording prepared by AS (dated 13<sup>th</sup> May 2009) which was approved by Hertfordshire County Council Historic Environment Unit

(as advisors to the LPA). The project was commissioned by Maynecol Services Limited.

1.2 The requirements of the advice and condition were understood and all stages of the project were carried in accordance with the procedures and guidance contained within *Management of Archaeological Projects 2* (English Heritage 1991) and a specification prepared by AS (dated 13<sup>th</sup> May 2009). The project conformed to *Standards for Field Archaeology in the East of England* (Gurney, 2003), and adhered to advice contained within the English Heritage document *Understanding Historic Buildings: a guide to good recording practice* (2006). It also conformed to the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001).

### **1.3 The aims and objectives of the building recording were:**

- to compile a comprehensive and high quality record of the structure identified for demolition, with analysis and interpretation of that structure;
- to provide a review of the local and regional historical context of the building, adequately detailed to place the findings of the archaeological recording in context;
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to demolition.

### **1.4 Planning policy context**

1.4.1 The relevant planning policies which apply to the effect of development with regard to cultural heritage 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).

1.4.2 PPG15 (1994) is the national planning policy guidance note which applies to the conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE (Figs. 1 & 2)**

2.1 The site is located in a residential area to the north-west of the centre of Watford (Figs. 1 - 2). It is bounded on the east by Langley Road with neighbouring properties to the north, south and west.

2.2 The building comprises a later 19<sup>th</sup> century house with a number of extensions and additions, with a garden situated to the west.

### **3 METHODOLOGY (Desk-based background research)**

#### **3.1 Cartographic and documentary sources**

3.1.1 The principal source for maps and historic documents was Hertfordshire Archives and Local Studies (HALS). All available material regarding the site was consulted and is listed in Appendix 1. Where relevant, these sources have been discussed in Sections 4 and reproduced in Figs. 3 - 7.

#### **3.2 Secondary sources**

3.2.1 The principal sources of secondary material were HALS and AS's own reference library. All sources used have been referenced in the appendices and bibliography.

#### **3.3 METHODOLOGY (Building recording)**

3.3.1 The site was visited on 24<sup>th</sup> June 2009 in order to compile descriptions of the building and undertake the drawing and photographic work. Tansy Collins and Lee Prosser carried out the written description and analysis and the drawing work was completed by Kathren Henry. Floor plans and elevations provided by the client were checked for accuracy and included with annotations (Figs. 8-11).

3.3.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Where appropriate, finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 8-10).

## 4 HISTORIC BACKGROUND

### ***Documentary sources***

4.1 By the mid 19<sup>th</sup> century Watford had developed little from its previous medieval extent (Hunns 2000, 14), and as the tithe map of 1844 (not reproduced here) shows was little more than a continuous line of buildings situated on either side of the High Street. It was not until the second half of the 19<sup>th</sup> century that Watford began to expand with increasing speed, at least partly aided by the opening of the London & North Western Railway in 1838 (O'Brien 2002). Other trades in the area contributed to this development with industries such as printing and engineering (Hunns 2000, 14) along with a number of breweries.

4.2 It was not until the later 19<sup>th</sup> century that the area of the site was developed, with the course of Langley Road only evident in historic documents by the production of the 1871 OS map (see below). However, some expansion can be seen with almshouses of the Salters Company nearby along with what is now known as Hempstead Road to the west. In the 20<sup>th</sup> century the printing industry began to dominate the town, although significant additions during the First World War included large munitions works, for example one such facility located c.1km to the east. These areas of early 20<sup>th</sup> century development have subsequently been replaced by modern industrial estates (Hunns 2000, 20).

4.3 There is evidently some reorganisation to the numbering of buildings on Langley Road prior to 1954 which makes the historic directories somewhat inaccurate. However, the assessment structure is named as 'Montrose' as early as 1898 in the directories and so residents of the property can be found with ease. The first reference to Montrose is in the 1898 Kelly's Post Office Directory (p215) when it was occupied by George Balfour, who was still resident in 1926 (Kelly and Co. 1926. p.276) By 1937 Montrose was occupied by Alfred Roberts (Kelly & Co 1937, p.291).

### ***Cartographic Sources***

#### *Ordnance Survey Map, 1871 Figure 3*

4.4 The OS map of 1871 shows, for the first time, Langley Road. Despite the construction of the road, land on either side of it remained undeveloped and it is probable that it was laid out in anticipation of forthcoming residential development. It does indicate that the plot of land later occupied by Montrose belongs at this time to a large house called Oaklands lying to the south-west and fronting Hempstead Road.



*Ordnance Survey Map, 1898 Figure 4*

4.5 The 1898 OS map shows buildings constructed along Langley Road for the first time, including the assessment site. Montrose is one of three detached buildings occupying a portion of land formerly belonging to Oaklands to the south-west. The layout is much as today with a semi-circular driveway leading to the front of the building, and a garden extending to the rear.

*Ordnance Survey Map, 1914 Figure 5*

4.6 The 1914 OS map depicts the footprint of the main building of Montrose as essentially unaltered, although a greenhouse or conservatory has been added to the south-west corner of the building. Otherwise, the surrounding landscape remains largely unchanged.

*Ordnance Survey Map, 1939 Figure 6*

4.7 The 1939 OS map indicates there has been no alteration to the building or the surrounding garden since the production of the 1914 OS map.

*Ordnance Survey Map, 1960 Figure 7*

4.8 This OS map depicts some alteration to the footprint of the building. There appears to be slight changes to the rear of the building, and a larger extension has been added on the south side. A small outbuilding is now visible immediately to the south-west of the structure. The large house, Oaklands, to the south-west appears to have been demolished since the production of the 1939 map.

## **5 THE BUILDING**

5.1 Montrose comprises a solid late Victorian house with the principal range aligned essentially north – south with the main façade fronting a semi-circular driveway on the east to the road. The building has been extended in congruous form with a small two-storey wing to the south, a secondary entrance porch on the north side and further later units adjoining to the rear. The main range is well-constructed in a mixture of Luton grey stock bricks and fine red brick which is used for decorative effect at the corners of the building and to dress the window apertures. Further decorative treatment can be seen in the use of fish-scale tiles and pebble-dashing at the north end. The brickwork is tuck pointed and colour-washed. There is a peg-tiled roof with decorative ridge tiles and terracotta finials. With a single exception to the rear, the windows comprise modern uPVC replacements, which appear to exhibit their original configuration.

The modern additions to the rear are of no interest and generally house day rooms, WCs and similar, all added piecemeal as and when required.

## 5.2 Exterior

5.2.1 The building presents an irregular façade comprising two storeys plus attic rooms (Plate 1). A central bay is flanked by a projecting cross-wing to the north and a canted bay to the south which rises to a hipped roof and presents a projecting gabled porch at this point. The north cross-wing comprises a mixture of common Luton grey stocks relieved by fine red brick dressings with flush quoins to the corners. In contrast, the south canted bay is entirely of the finer red brick but with panels of Luton greys at the window aprons, while the upper storey of the central bay and the gable end of the north cross-wing are hung with fish-scale tiles. The windows, though replaced, exhibit their original form of one-over-one sashes with margin-lights in the central bay, double sashes to the cant bay and to the north cross-wing robust stone piers dividing the windows into a three sash arrangement. These piers have decorative chamfer stops and Doric capitals.

5.2.2 The finer detail of this façade has characteristics entirely consistent with the Arts and Crafts style, with mass produced but congruous features utilising a mixture of materials and techniques. We see moulded bricks to the apron panels below the window sills in the canted bay, shaped though simple bargeboards to the gables along with terracotta finials, although a decorative ironwork finial is used on the roof of the canted bay. The care and craftsmanship is evident with the use of the gauged brick arches for the windows and the careful tuck pointing of finer brickwork. The chimneystacks are typically given careful treatment with red brick ribs and an oversail over the top.

5.2.3 The porch adjoining the south bay is of characteristic form. It is constructed in like materials of fine red brick and Luton grey stocks with similar features such as a peg-tiled roof, with decorative ridge tiles, framed by a simple bargeboard and gable hung with fish-scale tiles.

5.2.4 The south extension is clearly later although has been constructed in sympathetic style, with hand-made yet modern bricks, using a purple hued brick with red brick dressing the corners and window apertures. It has a machine-made peg-tiled roof with decorative ridge-tiles. The single-storey entrance added on the north is again fairly sympathetic in design, using variable brickwork.

5.2.5 The rear garden façade (Plate 2) is a jumbled accretion of units obscuring much of the principal range, including the cross-wing to the north which perhaps has been raised to two storeys, a central lift shaft, concrete fire escape and other small additions to a south wing which is still expressed in original materials at first floor level. As elsewhere we see a combination of materials; the south wing is

hung at first floor and gable level with fish-scale tiles, while two very tall chimneystacks have brick ribs and over sailing tops. All windows represent uPVC replacements with the exception of a small single-light casement at ground floor level on the north cross-wing which has four panes.

5.2.6 The north façade is obscured at ground floor level by later additions although above has slightly different treatment with infilled panels of pebble-dash.

### 5.3 Interior

5.3.1 Despite the irregular façade presented externally the interior is essentially symmetrical in layout and although its original form is obscured somewhat by later subdivision, it appears to have comprised a fairly typical layout. At ground floor level this included an entrance hall, parlour, study and kitchens, with the first floor forming a number of large bedrooms and the attic creating further rooms, conventionally for children or servants. Currently there is a large open entrance hall and staircase from the porch, with a short corridor giving access to large reception rooms at the front and to the rear south cross-wing. The north-west part of the house comprised the service area where a fragmentary back stair survives, while the central area at the rear is taken up with a lift. The description below utilises the current room numbering system and these are noted on Figs. 8-10.

5.3.2 For the most part original fixtures and fittings throughout the house have been removed or seriously compromised through institutional use. Those that survive are entirely to be expected such as skirting boards and cornice mouldings, along with a number of original door architraves. The windows, as noted before, have been removed and replaced and only a single original window survives to the rear. Similarly, most doors have been replaced.

#### *Ground floor*

5.3.3 The front door on the east elevation leads into the porch which retains an original two-leaf inner door giving access to the entrance hall. Each leaf has two lower heavily moulded panels with single upper panels, now glazed with 1950s reeded glass, and a four-pane overlight with simple yet heavy late Victorian glazing bars, all set in a heavily moulded architrave. The knob and key escutcheon plate appear to be original. This area (Plate 3) has bevelled walls reflecting the canted bay seen from the exterior, while two corridors give access to the remaining areas of the house. The staircase is situated on the south wall and retains its heavily moulded softwood newel although this has been heavily damaged where it was previously boxed-in. A shaped handrail and splat balusters are present, in a 17<sup>th</sup> century style.

5.3.4 As noted above there has been a similar attrition of features in all rooms throughout the building. In the former study for example (Bedroom 4) only the skirting board, door architrave and part of the ceiling cornice survive. The dining area retains a heavy coved and moulded cornice and high skirting board, a detail which reflects the status of the room as a former parlour. One notable feature is a 1930s lustre-ware fireplace with heavy ceramic tiling, made by 'THE DEVON FIRE COMPANY L<sup>TD</sup>' (Plate 4).

5.3.5 The second large reception room to the rear (lounge area) likewise has little of its original integrity surviving, except a high skirting and a single door architrave. The room has been remodelled with a secondary suspended ceiling and a modern gothic-style composite stone fireplace on the south. An elliptical arch opens into a canted glazed bay on the west. All the glazing above a brick apron comprises uPVC replacements, and the original form of the bay has been truncated by a further room on the south, which is of no historic interest.

5.3.6 Much reworking is evident in the rear rooms of the north cross-wing, which must have formed the original service wing. The original layout is mostly obscured as this area has latterly fulfilled the same function and has been given further extensions to house kitchen areas, a laundry and WC. Aspects of the original layout, however, can be discerned where we see the entrance to the cellar, adjoining which lies an original door to WC 1. It has four moulded panels within a moulded architrave. To the north of the cellar entrance a truncated back stair is hidden behind its own boarded door with late Victorian coat hooks, which clearly originally gave access to the first floor (Plate 5). This area also preserves the only original window at the west end of the rear corridor. This is of four-pane casement form with a scrolled catch and stay.

#### *First floor*

5.3.7 The first floor was originally reached by two stairs; the main stair leading from the entrance hall and a back stair leading from the service end which is now truncated and no longer in use. The main staircase rises to a half-landing where a further short flight of steps opens into an upper corridor. The corridor at this level extends to the north, off which a number of rooms and the lift are reached, along with a continuation of the back stair which gives access to the second floor. The first floor of the south extension is given access from the half landing where little of interest is visible. A small WC has been added to the exterior on the west. This was facilitated by the enlargement of an earlier window aperture, the head and voussoir of which can be seen from the exterior.

5.3.8 Within the principal range the original layout has been much altered, with rooms subdivided and doorways inserted. Again, each of the rooms preserve the usual repertoire of features and two of the rooms retain original chimney surrounds. The original disposition of rooms can be ascertained by following the pattern of skirting boards, cornice mouldings and door architraves.

5.3.9 Bedroom 8 lies to the south of the corridor and occupies the canted bay. It retains its original skirting board, cornice and door architrave, although no fireplace is evident on the north chimneystack.

5.3.10 Room Rooms 7 and 9 on the north formerly comprised a single room. The cornice and skirting board can be traced through both rooms and the original door architrave survives to Bedroom 9. The south room (Bedroom 7) retains an original, decorative chimneypiece of painted timber.

5.3.11 Bedroom 10 occupies the central bay at the front of the building and is of original proportions, retaining a picture rail in addition to the skirting board and cornice. The architrave to the door also survives as well as a second late Victorian decorative chimneypiece of painted timber (Plate 6).

5.3.12 WC 2 within the corridor retains an original door with four heavily moulded panels (Plate 7), identical in form to the door to WC 1 on the ground floor.

5.3.13 A former room occupying the north-east corner of the building is now subdivided into Bedroom 11 on the south and a vestibule, off which Bedroom 12 and a bathroom is reached. The skirting board and cornice survives, within these rooms, as does the original door architrave now giving access to Bedroom 11. A chimneystack on the north wall is divided by an internal partition.

5.3.14 Bedroom 14 occupies the west side of the north cross-wing where the original room has been given a corridor on the south side to give access to the extension on the west. Within the room the skirting board and cornice survives, while a gap in the skirting on the west indicates the location of a blocked aperture, itself presumably a later insertion as the area to the north is not original to the building.

5.3.15 The stair at the north-west end rises to attic rooms, although formerly continued down to the now truncated stair at ground floor level. The stair to the second floor preserves newels with ball finials and shaped handrails, while the original balusters have been removed and replaced with infill panels. At half-landing level the external wall has been punched through to accommodate a concrete fire escape.

### *Second floor*

5.3.16 The upper landing is spacious although modified as elsewhere. The bedrooms at this level have undergone similar treatment as the floor below with subdivision and modification, and similarly it is only a number of architraves and skirting boards that survive, along with two chimney surrounds. The former room occupying the south-east area, now comprising two rooms (Bedrooms 20 and 21), retains a picture rail, while Bedroom 22 to the rear has an attractive late 19<sup>th</sup>

century chimneypiece with inlaid tiles (Plate 8). Similarly Bedroom 17 to the north-east has a decorative chimneypiece with a timber surround.

### *Roof*

5.3.17 The roof construction above the level of the attic ceilings was viewed through a hatch on the second floor landing. The roof is largely obscured although what is visible appears to be of simple softwood construction, of closely-spaced rafter couples with a single purlin in each pitch and raking struts birdmouthed to the purlins.

## **6 DISCUSSION**

6.1 The site lies within an area of late 19<sup>th</sup> century residential expansion to the north-west of the historic centre of Watford and towards the earlier manorial site of Cassiobury. Prior to development in the 19<sup>th</sup> century the area was largely agricultural.

6.2 In plan the original house would have been approximately symmetrical whereas the main façade was given a calculated asymmetry in typical Arts and Crafts style. It comprises a typical middle-class family home with spacious rooms where most fixtures and fittings were drawn from a repertoire of mass-produced decorative elements. However, the buildings historic integrity has been reduced considerably by the replacement of the windows, although a single small casement survives to illustrate the form at the rear, while the latter function as a care home meant that the house was given an entire institutional makeover in cheap materials, with compartmental division and removal of all extraneous fixtures. The survivals are as one would expect and comprise skirting boards, cornice mouldings and door architraves, although with one or two exceptions the doors have been removed and replaced with modern fire doors. A number of original chimney surrounds survive which are decorative and typical of the period. In these instances and elsewhere, it is not known if the fire grates survive behind later blocking. In addition, the staircase has also been badly damaged and partly replaced.

6.3 Langley Road was first shown on the 1871 Ordnance Survey map but the house was not depicted until the 1898 Ordnance Survey map (Figs. 3 and 4). It is evident from the historic map evidence and the buildings surviving in the area that the assessment building was constructed as a speculative development in houses of similar style with a range of different materials used to positive effect. Many of the buildings in the immediate area are long gone although a number of buildings in nearby Alexandra Road (for example Numbers 19, 21, 23 and 25) provide interesting comparison. These buildings comprise a series of semi-detached houses which exhibit very similar features, such as the use of Luton grey stock bricks and fine red brick dressings with quoins, apron panels and

hung fish-scale tiles. Dated bricks indicate these were all constructed in 1888 and this date is entirely consistent with the evidence seen at Montrose.

6.4 The south extension was added in the 1940s / 50s in an entirely sympathetic style, imitating the use of Luton grey bricks with red brick dressings to the corners and window apertures. The later extensions to the north and on the west are of no particular interest.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions Ltd would like to thank Mr. Bruce Smith of Maynecol Services Limited for commissioning and funding the project.

AS would also like to acknowledge the input and advice of Mr. Andy Instone of HCC HEU.

## **DEPOSITION OF THE ARCHIVE**

An archive of all materials produced during the fieldwork and compilation of the report has been created and listed according to English Heritage (MAP 2) standards. Copies of the final report will be lodged with HALS and the National Monuments Record, Swindon. The archive will be lodged with HALS.

## **Bibliography**

Hunns, T. 2000 Watford Extensive Urban Survey Project Assessment Report.  
Hertfordshire County Council

Kelly & Co 1895 Kelly's Post Office Directory of Hertfordshire

Kelly & Co 1898 Kelly's Post Office Directory of Hertfordshire

Kelly & Co 1926 Kelly's Post Office Directory of Hertfordshire

Kelly & Co 1937 Kelly's Post Office Directory of Hertfordshire

## APPENDIX 1      CARTOGRAPHIC SOURCES

<b>Date</b>	<b>Title</b>	<b>Scale</b>	<b>Location</b>
1871	Ordnance Survey Map Herts Sheet XXXIX.13	25": 1m	HALS
1898	Ordnance Survey Map Herts Sheet XXXIX.13	25": 1m	HALS
1914	Ordnance Survey Map Herts Sheet XXXIX.13	25": 1m	HALS
1939	Ordnance Survey Map Herts Sheet XXXIX.13	25": 1m	HALS
1960	Ordnance Survey Map Sheet TQ1097-TQ1197	1:2500	HALS



## APPENDIX 2 HER SUMMARY SHEET

<b>Site name and address:</b>	Montrose, 95 Langley Road, Watford, Hertfordshire
<b>County:</b> Herts	<b>District:</b> Watford
<b>Village/Town:</b> Watford	<b>Parish:</b> Watford
<b>Planning application reference:</b>	089/00002/FULM
<b>Client name/address/tel:</b>	Maynecol Services Limited
<b>Nature of application:</b>	Demolition
<b>Present land use:</b>	Empty – former care home
<b>Size of application area:</b>	<b>Size of area investigated</b>
<b>NGR (8 figures):</b>	TQ 1021 9774
<b>Site Code:</b>	AS 1213
<b>Site director/Organization:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Historic building recording
<b>Date of work:</b>	24 <sup>th</sup> June 2009
<b>Location of finds/Curating museum:</b>	HALS
<b>Related SMR Nos:</b>	<b>Periods represented:</b>
<b>Relevant previous summaries/reports: -</b>	
<b>Summary of fieldwork results:</b>	<p>In June/July 2009, Archaeological Solutions Ltd conducted a programme of historic building recording at a former care home at 95 Langley Road, Watford, Hertfordshire. It is proposed to demolish the existing building and construct a new care home and the building recording was carried out to comply with a planning condition on approval.</p> <p>The site lies within an area of late 19th century residential expansion to the north-west of the historic centre of Watford and close to the medieval and post-medieval manorial site of Cassiobury. The site consists of a house with later extensions and additions, latterly in use as a care home. In plan the original house would have been approximately symmetrical whereas the main façade was given a calculated asymmetry in typical Arts and Crafts style. It comprises a typical middle-class family home with spacious rooms where most fixtures and fittings were drawn from a repertoire of mass-produced decorative elements. However, the buildings historic integrity has been reduced considerably by the replacement of the windows, while the house was given an entire institutional makeover in cheap materials, with compartmental division and removal of all extraneous fixtures.</p> <p>Montrose was evidently constructed as part of a speculative development in the late 19th century with a range of different materials used to positive effect. Many of the buildings in the immediate area are long gone although a number of nearby buildings provide interesting comparison, where dated bricks indicate they were all constructed in 1888, a date not inconsistent with characteristics at Montrose.</p> <p>The south extension was added in the 1940s / 50s in an entirely sympathetic style, imitating the use of Luton grey bricks with red brick dressings to the corners and window apertures.</p>
<b>Author of summary:</b> Tansy Collins	<b>Date of Summary:</b> 09.07.09

**APPENDIX 3  
ARCHAEOLOGICAL SOLUTIONS  
BUILDING RECORDING ARCHIVE FORM**

<b>Site Details</b>							
<b>Site Name:</b> Montrose, 95 Langley Rd, Watford					<b>NGR:</b> TQ 1021 9774		
<b>County:</b> Hertfordshire				<b>Museum Collecting Area:</b> Hertford			
<b>Site Code:</b> AS 1213				<b>Project Number:</b> 3497			
<b>Date of Work:</b> July 2009				<b>Related Work:</b>			
<b>Brief/s</b>				<b>Specification/s</b>			
<b>Date</b>		<b>Present</b>		<b>Date</b>		<b>Present</b>	
None				13.05.09		Yes	
<b>Site Records (Description)</b>							
Notes (7 sheets A4)							
<b>Site Drawings (Give Details of Formats &amp; Size)</b>							
Drawn Plans & Sections: 3 sheets A3 drawing film							
<b>Architect's Drawings:</b> 3 sheets A3 print-outs - annotated							
<b>Digital Drawings</b>							
<b>Printouts of Drawings</b>			<b>Printouts of Data</b>			<b>Digital Data</b>	
In report						Digital photographs and drawings on CD	
<b>Reports</b>							
<b>Report No</b>		<b>Report Type</b>				<b>Present</b>	
3340		Historic building recording				Yes	
<b>Site Photographs</b>							
Black & White Contact Prints					Colour Slides		
<b>Film No</b>	<b>Film Type</b>	<b>Negs</b>	<b>Negs Present</b>	<b>Contacts Present</b>	<b>Film No</b>	<b>Negs</b>	<b>Present</b>
1	120mm	10-15	Yes	Yes	1	22-29	Yes
2	120mm	1-15	Yes	Yes			
3	120mm	3-13	Yes	Yes			
<b>Photographic Location Plans Present? (Give Details)</b>							
In report and separate printout in archive folder							
<b>Digital Photographs (Give Details):</b>							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

COLOUR PLATES



Plate 1 East main façade of the assessment building, taken from south-east (DP 1)



Plate 2 Rear west façade of the building with later additions, taken from the west (DP 5)



Plate 3 View of entrance hall, taken from the north-west (DP 16)



Plate 4 Fireplace on the north wall of the ground floor parlour, taken from the south-east (DP 10)



Plate 5 View of truncated stair in ground floor office, taken from the north-west (DP 12)



Plate 6 Detail of fireplace in Bedroom 10, taken from the north (DP 26)



Plate 7 Original door to WC 2 (first floor), taken from the east (DP 23)



Plate 8 Detail of fireplace in Bedroom 22, taken from the north (DP 33)

**PHOTOGRAPHIC INDEX**



*DP 1*

*East main façade of the assessment building, taken from south-east*



*DP 2*

*East façade of the south wing adjoining the main building, taken from the east*



*DP 3*

*East main façade of the assessment building, taken from the east*



*DP 4*

*Rear west façade of the building with later additions, taken from the south-west*



*DP 5*

*Rear west façade of the building with later additions, taken from the west*



*DP 6*

*Detail of chimneystack at the rear of the building, taken from the south*



DP 7

West façade of the building (north end) with later additions, taken from the west



DP 8

Detail at rear of the building showing original window and blocked aperture to the right, taken from the north-west



DP 9

Ground floor parlour, taken from the south-west



DP 10

Fireplace on the north wall of the ground floor parlour, taken from the south-east



DP 11

Door in the south-east corner of the ground floor office hiding truncated stair, taken from the north-west



DP 12

View of truncated stair in ground floor office, taken from the north-west





DP 13

*Sole surviving original window in the ground floor rear corridor, taken from the east*



DP 14

*View of cellar, taken from the east*



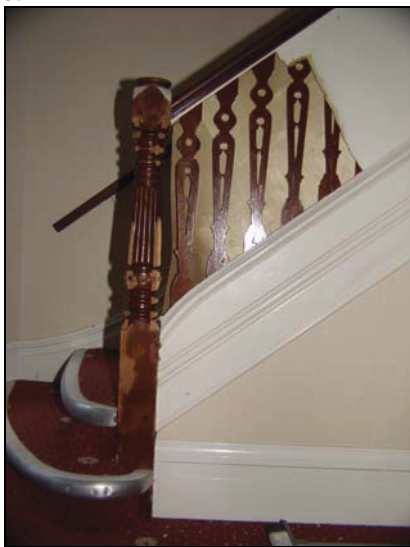
DP 15

*Original door to ground floor WC 1, taken from the north-east*



DP 16

*View of entrance hall, taken from the north-west*



DP 17

*Detail showing form of main staircase, taken from the north*



DP 18

*Detail of original architrave to the ground floor lounge area, taken from the south-east*



DP 19

Ground floor lounge area, taken from the north-east



DP 20

Door on first floor of the south wing, taken from the south-east



DP 21

Bedroom 7 (first floor), taken from the north-east



DP 22

Detail of the fireplace in Bedroom 7, taken from the north



DP 23

Original door to WC 2 (first floor), taken from the east



DP 24

First floor corridor, taken from the south



DP 25

Bedroom 10 (first floor), taken from the north-west



DP 26

Detail of fireplace in Bedroom 10, taken from the north



DP 27

West side of Bedroom 14 (first floor) showing blocked doorway, taken from the east,



DP 28

Staircase from first floor to second floor, taken from the south-west



DP 29

Bedroom 17 (second floor), taken from the south-east



DP 30

Detail of fireplace in Bedroom 17, taken from the south



DP 31

*Second floor corridor, taken from the south-east*



DP 32

*Bedroom 22 (second floor), taken from the north-east*



DP 33

*Detail of fireplace in Bedroom 22, taken from the north*



DP 34

*Rear west façade of the building (south end), taken from the south-west*



DP 35

*Addition to rear façade truncating a former window aperture, taken from the south-west*



DP 36

*South elevation of the main range with later additions below, taken from the south*



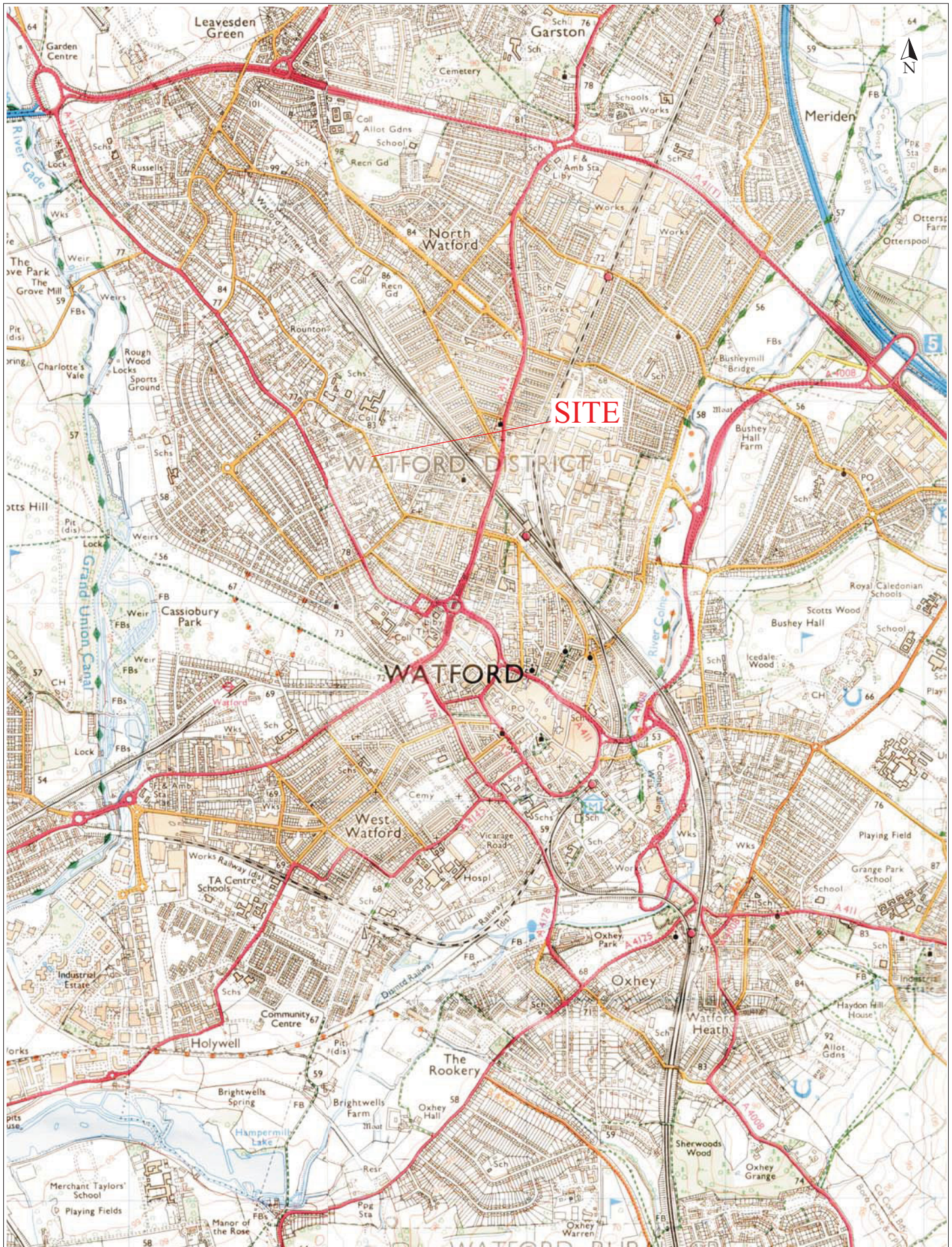
DP 37

*Detail of decorative finial at the roof apex, taken from the south-west*



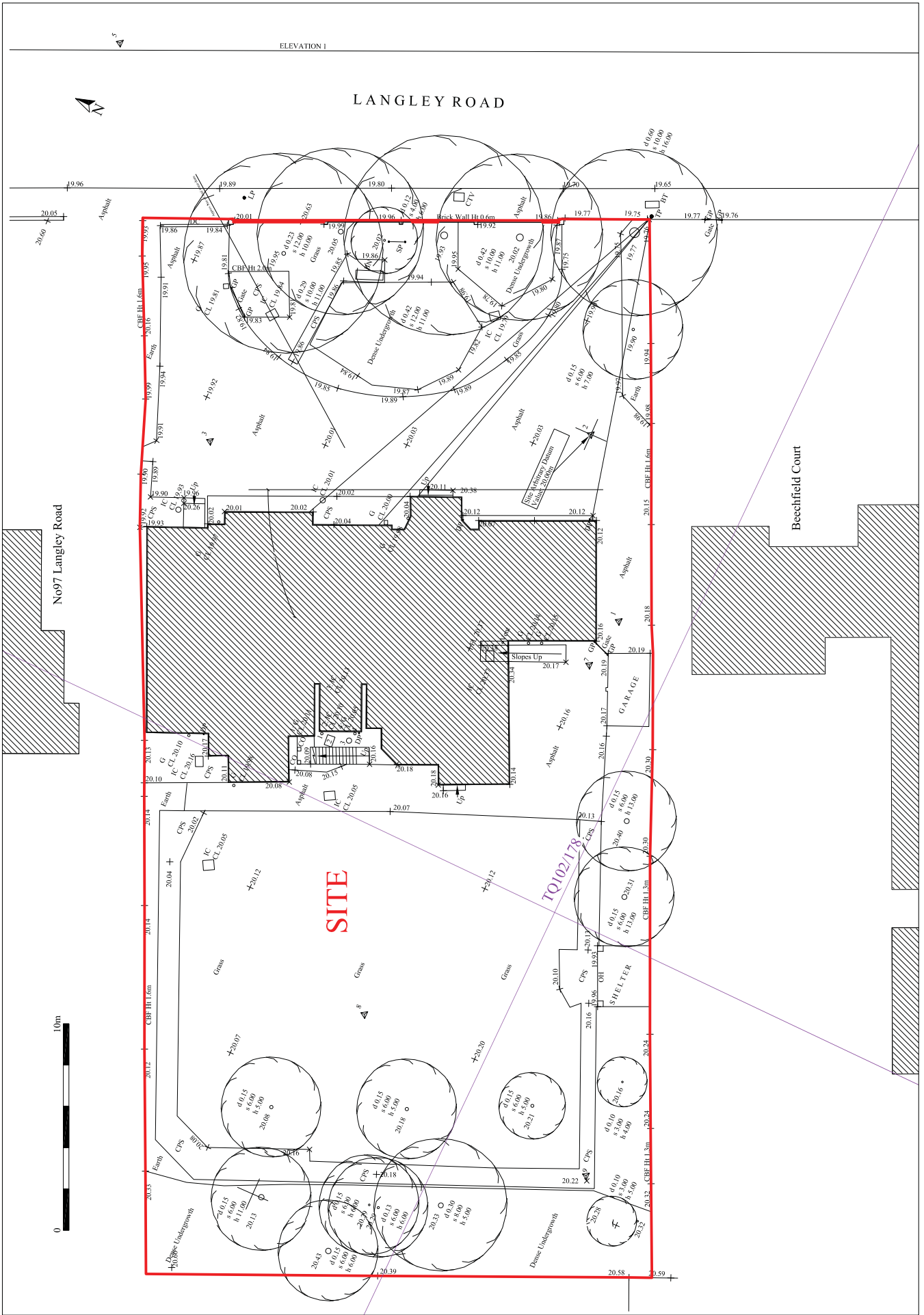
DP 38

*Detail of decorative finial at the roof apex, taken from the south-west*

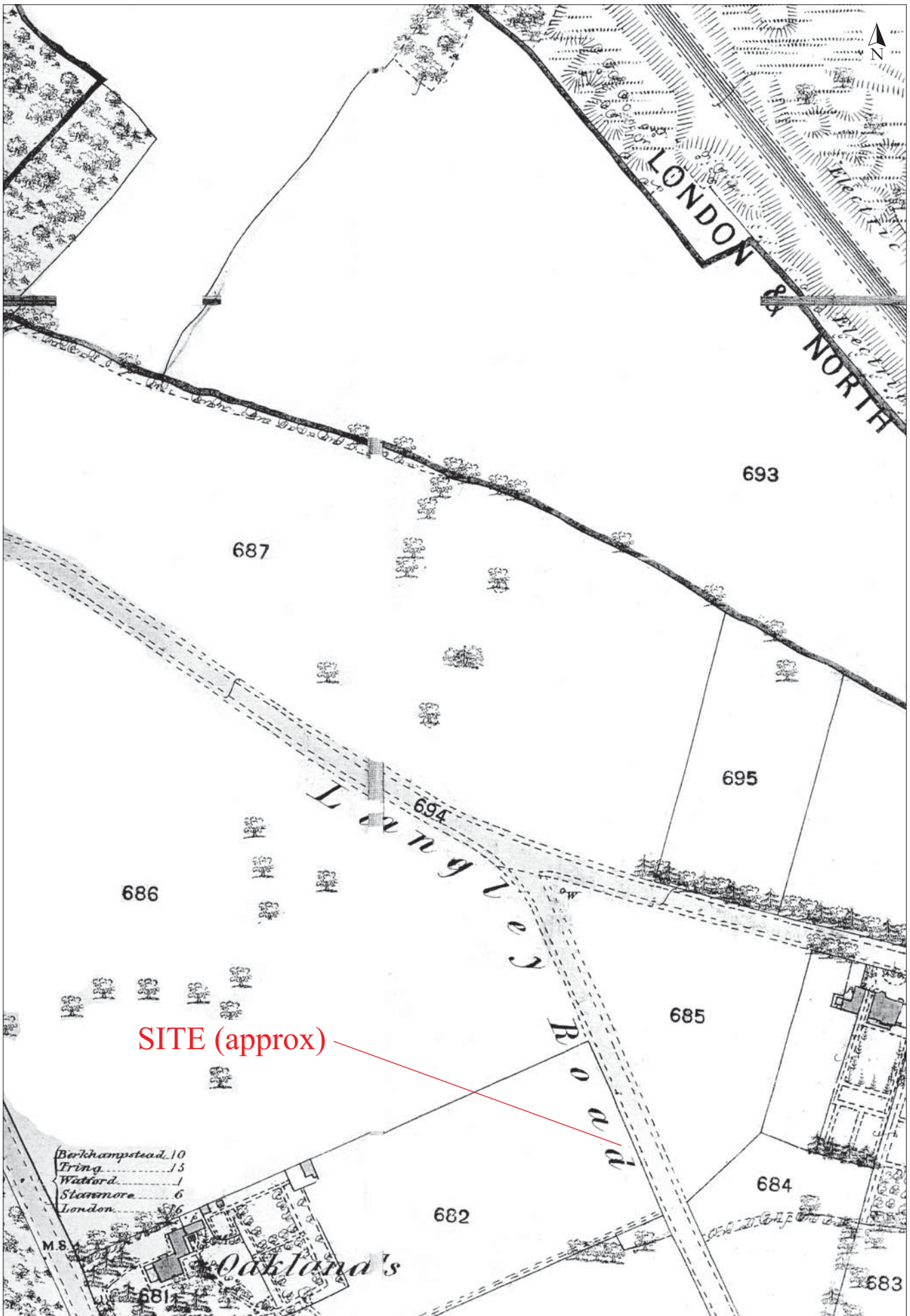


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**Fig. 1 Site location plan**  
 Scale 1:25,000



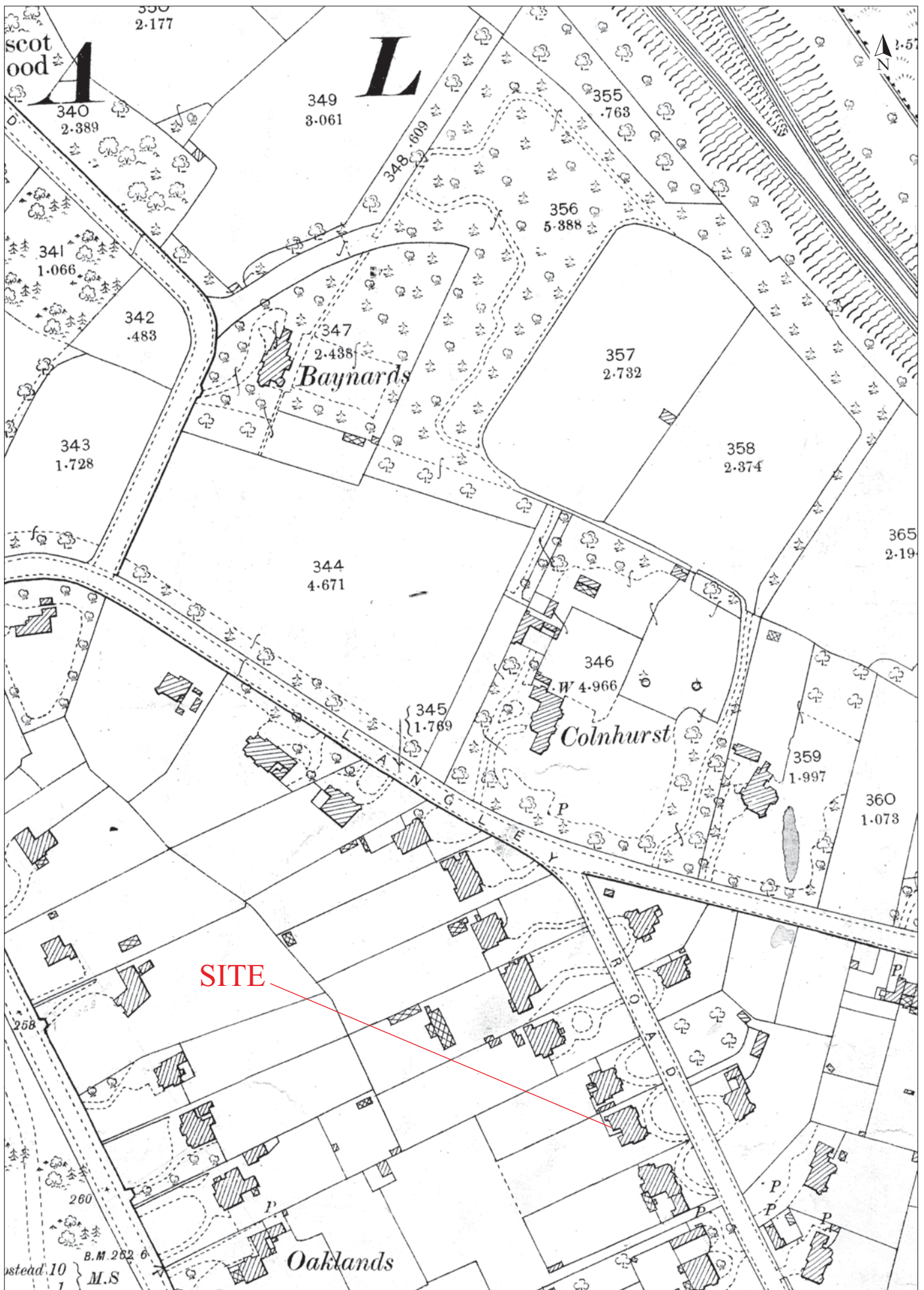
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**Fig. 2 Detailed site location plan**  
 Scale 1:250 at A4



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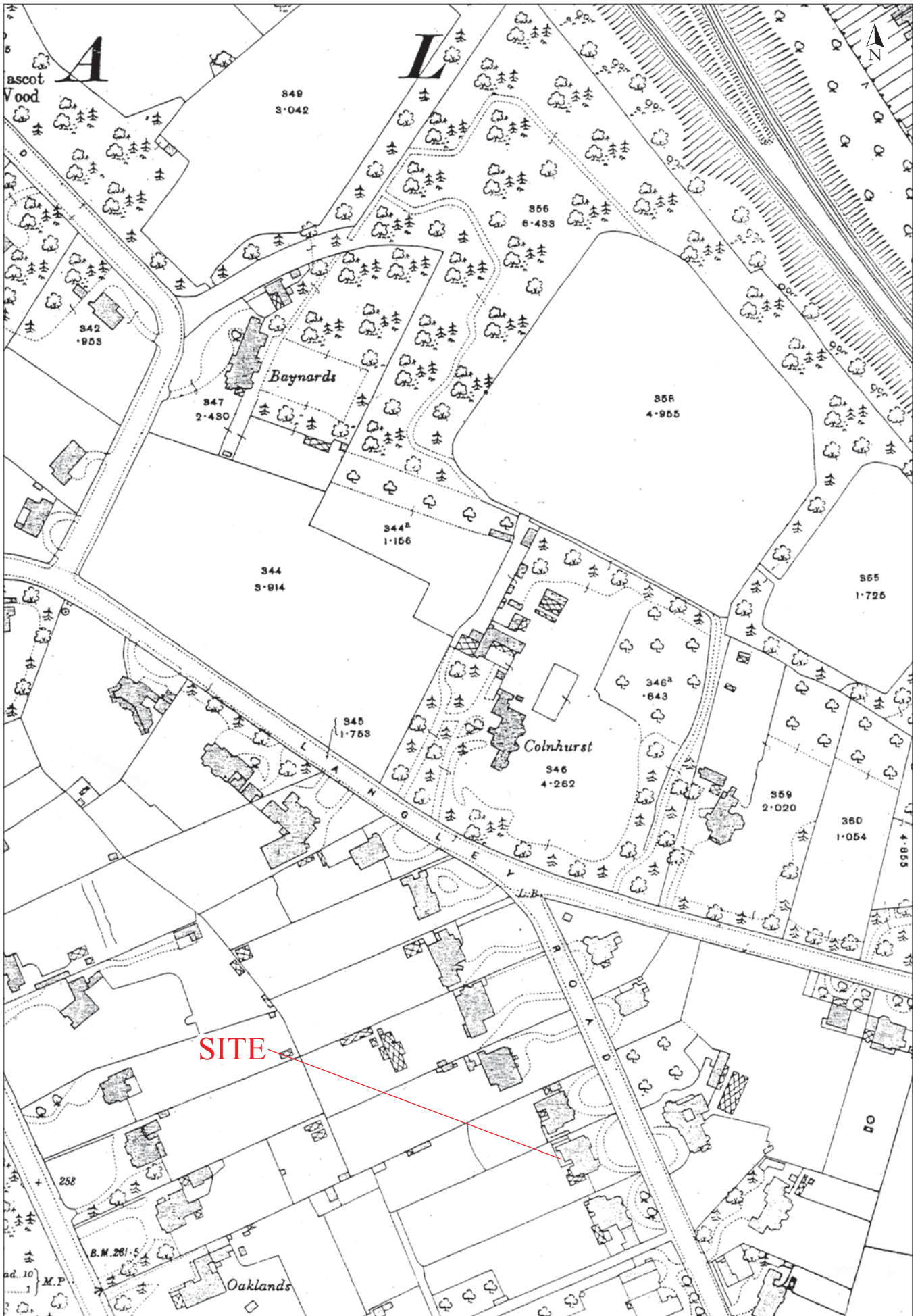
Archaeological Solutions Ltd  
**Fig. 3 OS map, 1871**  
 Scale 25 inch to 1 mile at A4





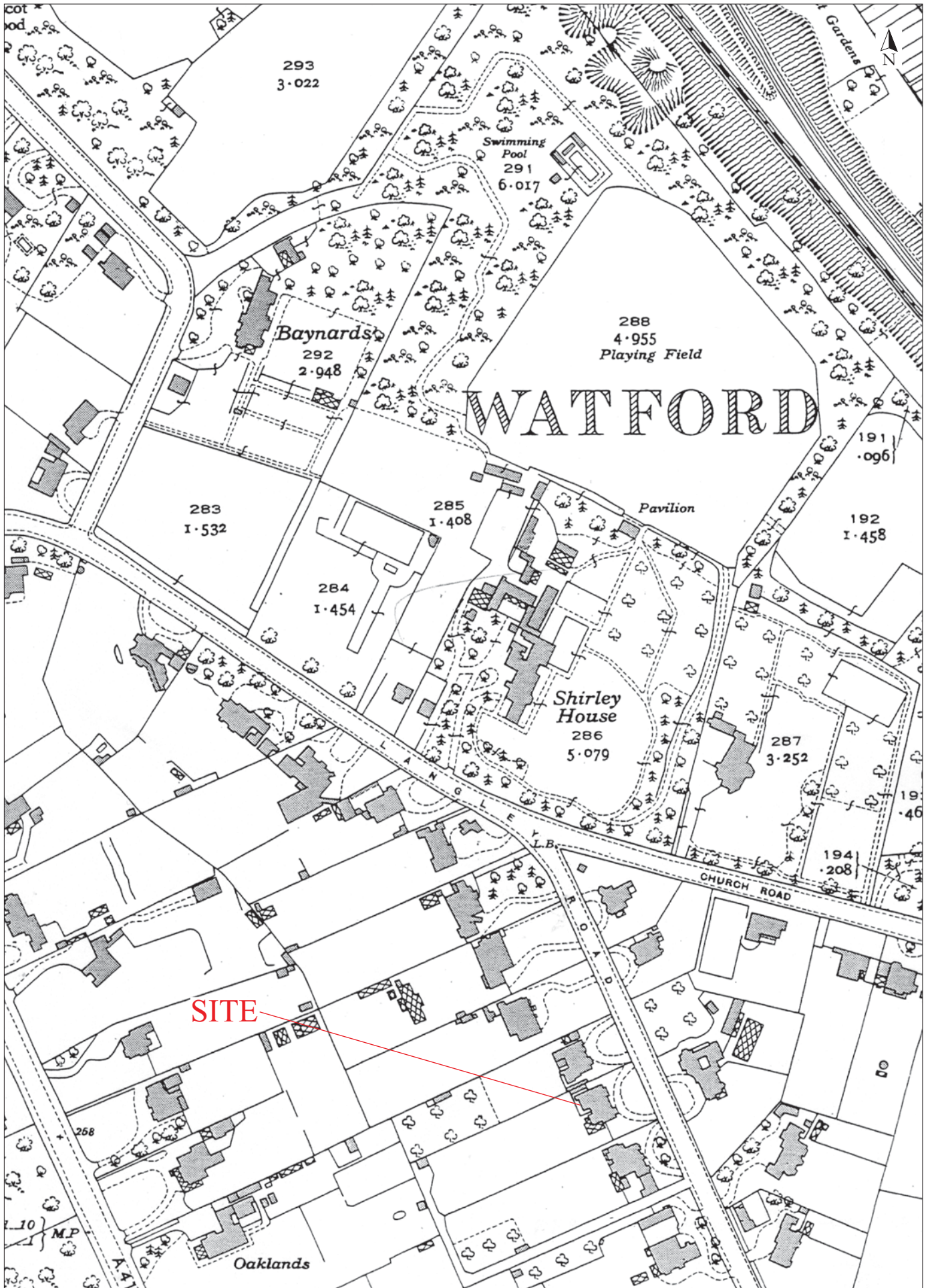
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**Fig. 4 OS map, 1898**  
 Scale 25 inch to 1 mile at A4



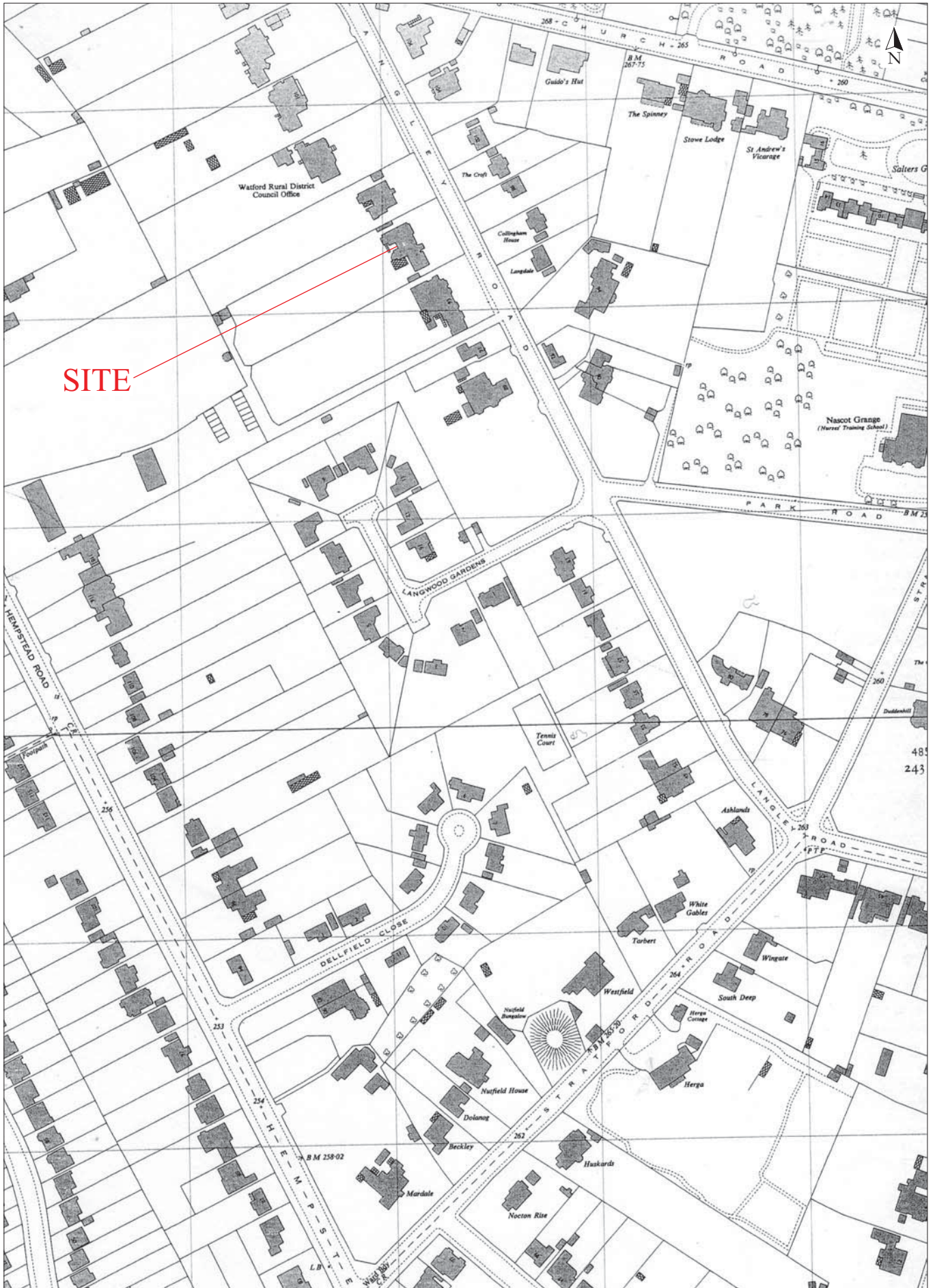
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**Fig. 5 OS map, 1914**  
 Scale 25 inch to 1 mile at A4



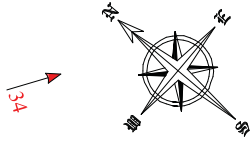
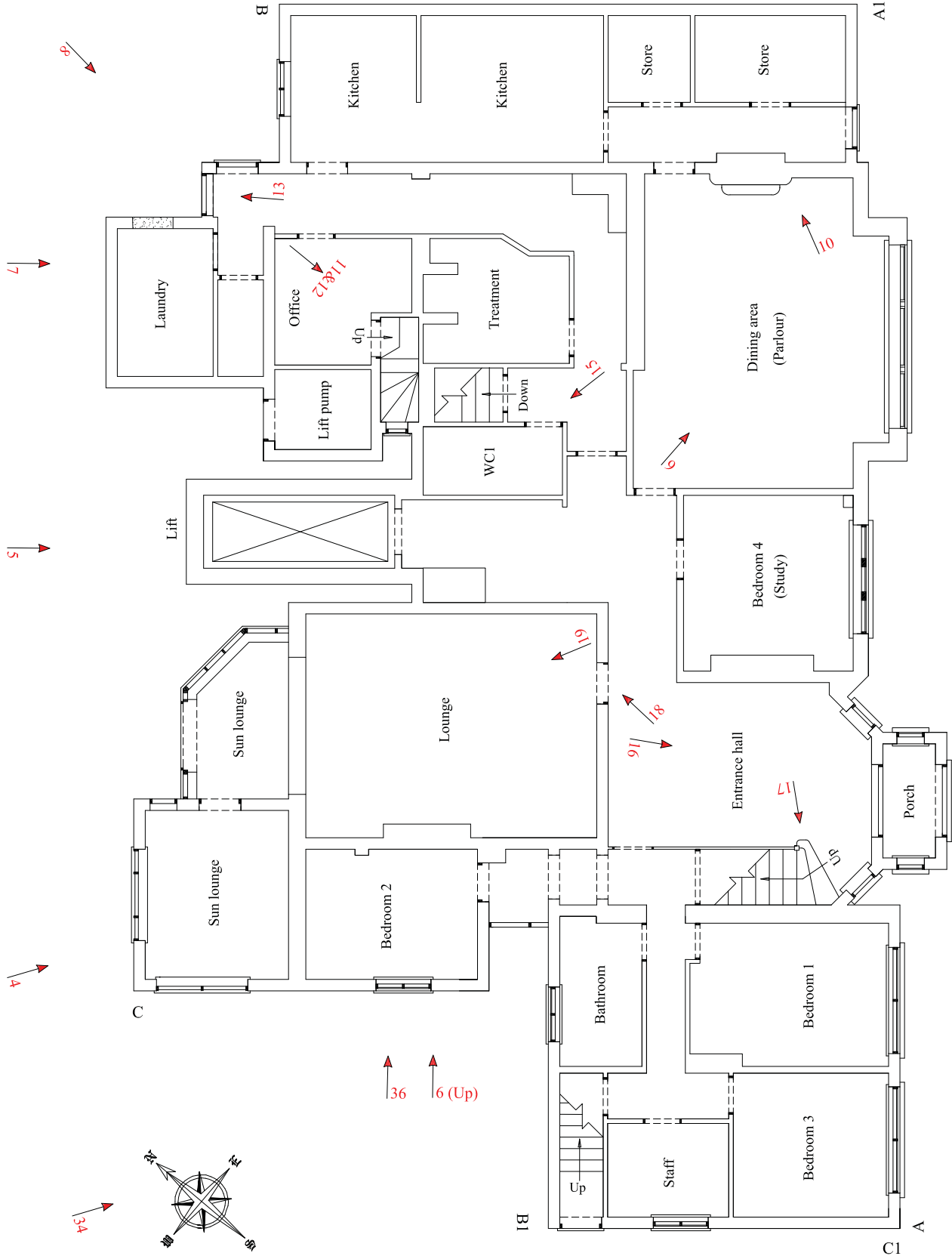
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**Fig. 6 OS map, 1939**  
 Scale 25 inch to 1 mile at A4



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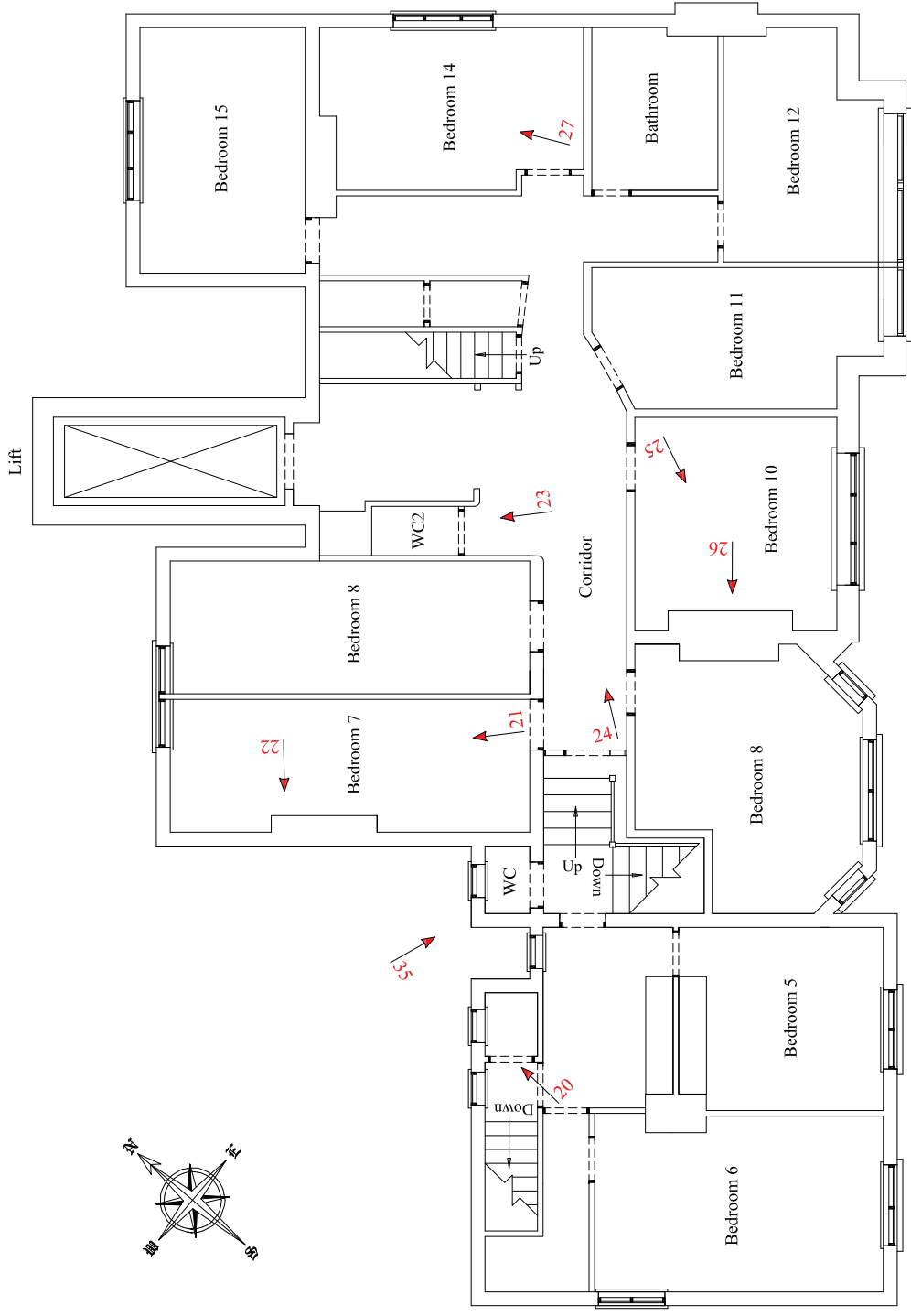
Archaeological Solutions Ltd  
**Fig. 7 OS map, 1960**  
 Scale 1:2500 at A4



- 1 Photograph location
- Blocked aperture



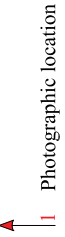
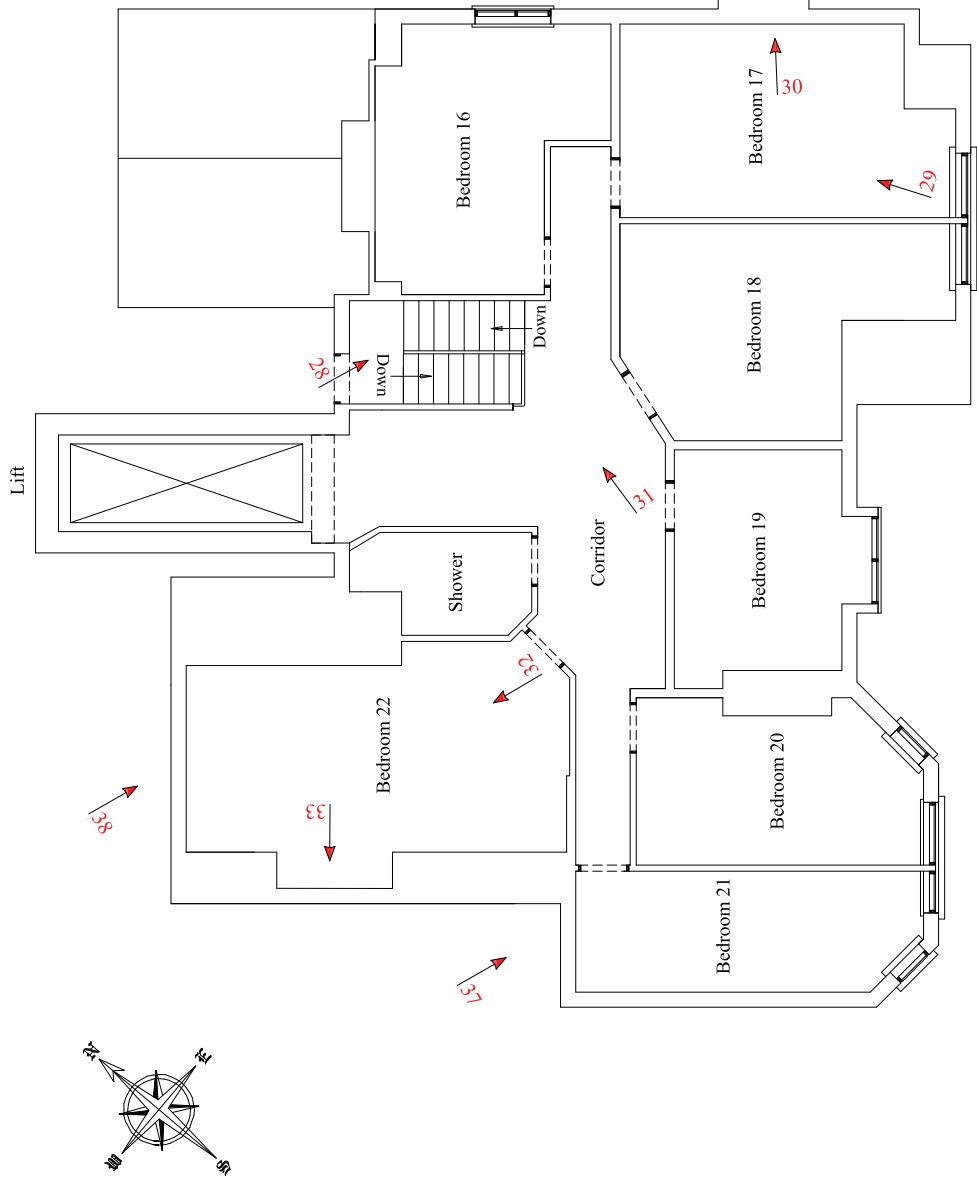
- 1
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- 19
- 34
- 36

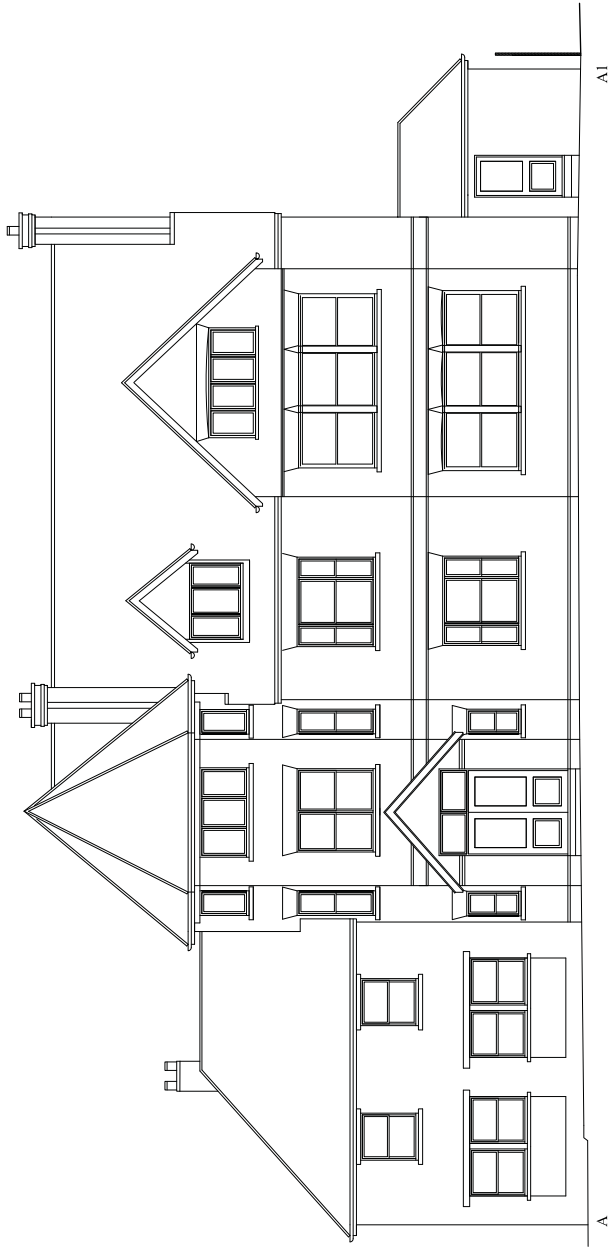


↑ | Photographic location

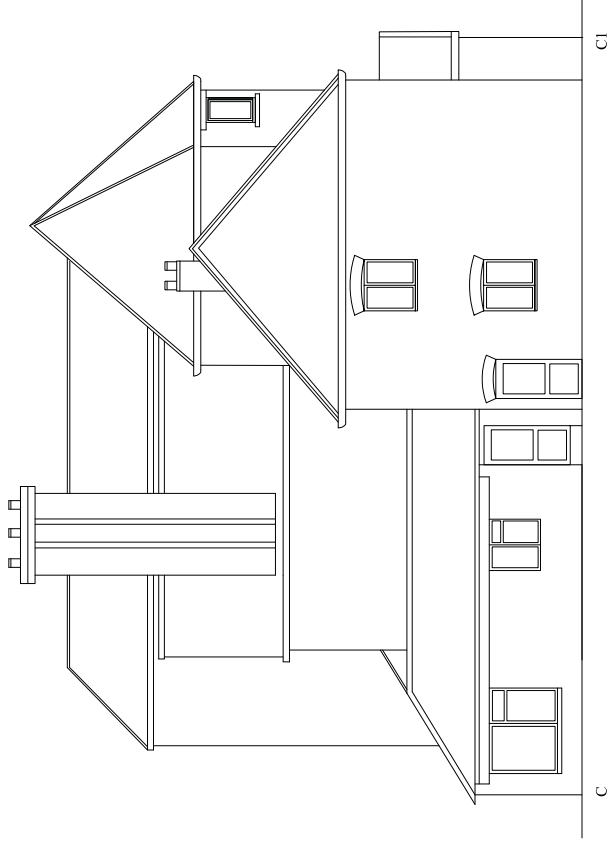


Archaeological Solutions Ltd  
**Fig. 9 First floor plan**  
 Scale 1:125 at A4

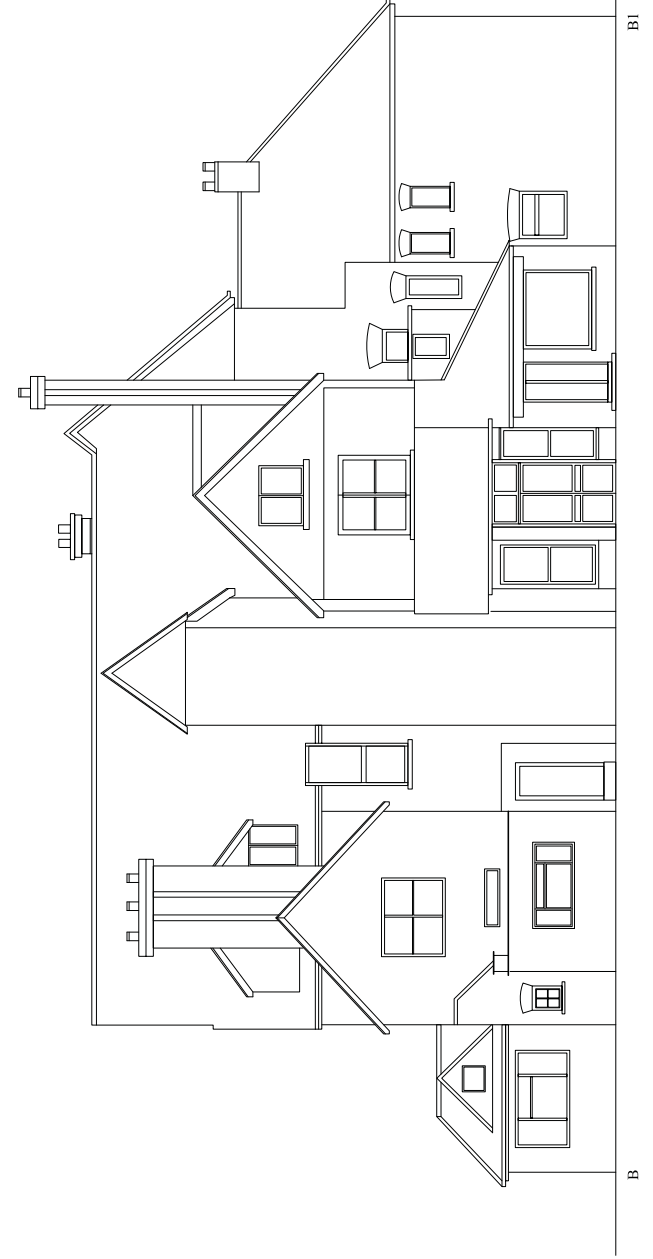




East elevation



South elevation



West elevation

