# CLOCKHOUSE BUILDINGS, BREWERY ROAD, HODDESDON, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

#### ARCHAEOLOGICAL SOLUTIONS LTD

## CLOCKHOUSE BUILDINGS, BREWERY ROAD, HODDESDON, HERTFORDSHIRE

#### HISTORIC BUILDING RECORDING

Authors: Tansy Collins Lee Prosser Kathren Hen Kate Higgs B	PhD ry
NGR: TL 37414 08801	Report No. 3583
District: Broxbourne	Site Code: AS1320
Approved: Claire Halpin MIFA	Project No. 3940
Signed:	Date: July 2010

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#### **OASIS SUMMARY SHEET**

Project details					
Project name	Clockhouse Hertfordshire	Buildings,	Brewery	Road,	Hoddesdon,

Project description (250 words)

Clockhouse buildings is a surviving vestige of the Christie's Brewery complex, which once dominated the town of Hoddesdon. The assessment buildings were among the last erected, in 1896, before the company went into decline in the early 20<sup>th</sup> century. They relate to the final stages of the brewing process, at the point of bottling, decanting into barrels, storage and despatch. The main central range is a typical late Victorian industrial building, constructed on a lower floor of jack-arches, with an adjoining raised platform to allow barrels to be loaded directly onto wagons. This was heightened and roofed over for a new use after the end of the brewery business in 1929. A northern range also formed part of the brewery process, but suffered extensive later alteration and enlargement, making accurate interpretation difficult. No machinery relating to brewing survives, and the whole assemblage has clearly been repeatedly modernised and altered.

Project dates (fieldwork)	28-05-2010. (	01-06-2010, 02-06-201	0		
Previous work (Y/N/?)	N	Future work (Y/N/?)	M&R		
P. number	3940	Site code	AS1320		
Type of project	Historic Buildi	ing Recording			
Site status	Within Area o	f Archaeological Signif	icance No.3 & CA		
Current land use	Empty				
Planned development	Demolition				
Main features (+dates)	Late 19 <sup>th</sup> cent	ury building relating to	the brewery		
Significant finds (+dates)	-				
Project location					
County/ District/ Parish	Hertfordshire Broxbourne Hoddesdon				
HER/ SMR for area	HCC Historic	Environment Unit			
Post code (if known)	-				
Area of site	Approximately	y 565m²			
NGR	TL 37414 088	301			
Height AOD (max/ min)	c. 45m AOD				
Project creators					
Brief issued by	Hertfordshire	County Council Histori	c Environment Unit		
Project supervisor/s (PO)	TC				
Funded by	RM Partnersh	nip			
Full title		Buildings, Brewery Historic Building Rec	Road, Hoddesdon, ording		
Authors	Collins, T. Pr	osser, L Higgs, K.			
Report no.	3583				
Date (of report)	July 2010				

# CLOCKHOUSE BUILDINGS, BREWERY ROAD, HODDESDON, HERTFORDSHIRE HISTORIC BUILDING RECORDING

#### SUMMARY

In June 2010 Archaeological Solutions Ltd (AS) carried out a programme of historic building recording together with archaeological monitoring and recording (to be undertaken) on land at the Clockhouse Buildings, Brewery Road, Hoddesdon, Hertfordshire (NGR TL 37414 08801). The work was commissioned by the RM Partnership and carried out as part of a planning condition (Planning Ref. 7/0715/08) on approval for the demolition of the existing buildings and the redevelopment of eight x one-bed and four two-bed apartments with class A3 use on ground floor and basement parking.

Clockhouse buildings is a surviving vestige of the Christie's Brewery complex, which once dominated the town of Hoddesdon. The assessment buildings were among the last erected, in 1896, before the company went into decline in the early 20<sup>th</sup> century. They relate to the final stages of the brewing process, at the point of bottling, decanting into barrels, storage and despatch. The main central range is a typical late Victorian industrial building, constructed on a lower floor of jack-arches, with an adjoining raised platform to allow barrels to be loaded directly onto wagons. This was heightened and roofed over for a new use after the end of the brewery business in 1929. A northern range also formed part of the brewery process, but suffered extensive later alteration and enlargement, making accurate interpretation difficult. No machinery relating to brewing survives, and the whole assemblage has clearly been repeatedly modernised and altered.

#### 1 INTRODUCTION

- 1.1 In June 2010 Archaeological Solutions Ltd (AS) carried out a programme of historic building recording together with archaeological monitoring and recording (to be undertaken) on land at the Clockhouse Buildings, Brewery Road, Hoddesdon, Hertfordshire (NGR TL 37414 08801; Figs 1 & 2). The work was commissioned by the RM Partnership and carried out as part of a planning condition (Planning Ref. 7/0715/08) on approval for the demolition of the existing buildings and the redevelopment of eight x one-bed and four two-bed apartments with class A3 use on ground floor and basement parking.
- 1.2 The project was conducted in accordance with a design brief issued by Hertfordshire County Council Historic Environment Unit (HCC HEU, dated 7<sup>th</sup> October 2009) and a written scheme of investigation issued by AS (dated 28<sup>th</sup> May 2010). The work conformed to the procedures outlined in the Institute of Archaeologists' (IfA) *Standard and Guidance for Archaeological Watching Brief* (revised 2001) and *Standards for Field Archaeology in the East of*

England (Gurney 2003). The building recording was carried out to Level 3 as defined by English Heritage in 'Understanding historic buildings: a guide to good recording practice, 2006' and conformed to guidelines set out in the Institute for Archaeologists' 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' (IfA, revised 2001).

- 1.3 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). PPG15 (1994) is the national guidance 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. These two guidance documents have latterly been replaced by Planning policy statement 5 (2010), though the brief was issued prior to its publication.
- 1.4 The principal objectives of the building recording element were:
  - the archaeological recording of the existing building in advance of conversion/demolition and any additional recording/research necessary to place these findings in the context of the site as a whole,
  - the archaeological monitoring of the development, with the recording of any significant archaeology thereby revealed, and
  - to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the current buildings, prior to demolition.
- 1.5 The principal objectives relating to the monitoring of fabric alterations and any groundworks were:
  - to ensure the archaeological monitoring of all aspects of the development likely to impact upon historic fabric or below-ground archaeology
  - to secure the adequate recording of any remains revealed by the development programme
  - to secure the production, analysis, conservation and deposition of the project archive.

#### 2 DESCRIPTION OF THE SITE

2.1 Hoddesdon is located in the south-eastern corner of Hertfordshire, and grew up along the main London to Cambridge Road (Fig 1). The A10 now bypasses the town, but the High Street remains an important focus, with modern development to the east and west. The northern end of High Street was extensively developed in the late 19<sup>th</sup> century with the brewery complex which was to dominate the town, though most traces of this industry have now

disappeared. The site lies adjacent to 'Area of Archaeological Significance No 4', as identified in the Local Plan, and the Hoddesdon Conservation Area.

2.2 The site covers approximately 569m<sup>2</sup> and occupies a portion of land on the south side of Brewery Road between modern offices to the west and a truncated brick-built tower (later extended) to the east, from which it is divided by a short alleyway. The site has four main ranges, while to the rear a narrow yard and curtilage provide the only open spaces.

#### 3 METHOD OF WORK (Desk-based research)

3.1 Information was sought from a variety of available sources in order to meet the objectives of the desk-based element of the project.

#### Archaeological databases

3.2 The standard collation of all known archaeological sites and spot-finds within 1km comes from the Hertfordshire Historic Environment Record (HHER). Significant entries within an approximate 1km radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.2.

#### Historical and cartographic sources

3.3 The principal source for these types of evidence was the Hertfordshire Archives and Library Service (HALS). Relevant documents regarding the study area are listed in Appendix 2 and reproduced in Figs. 4-11.

#### Secondary sources

3.4 The principal sources of secondary material was the Hertfordshire Archives and Library Service (HALS) as well as the library resources at AS. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

#### Geological/geotechnical information

3.5 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1991) and the Soil Survey of England and Wales (SSEW 1983).

#### 4 PHYSICAL AND HISTORICAL BACKGROUND

#### 4.1 Topography, geology and soils

- 4.1.1 Hoddesdon lies on the west bank of the river Lea, which marks the eastern boundary of the old parish. The town forms part of the Lea Valley floodplain and slopes gently towards the river to the west of the site. Post-war expansion has effectively consolidated the formerly separate villages of Broxbourne, Wormley and Turnford with the town of Hoddesdon to create a single, linear settlement. The area to the east is characterised by market garden nurseries and leisure facilities associated with former sand and gravel works which are now utilised as a series of lakes. The site lies at *c.* 45m AOD to the north of the site, dropping to the south.
- 4.1.2 The solid geology of the Hoddesdon area is chalk, capped in places by Reading, Bedfordshire and London Clay. More recent deposits of gravel, brickearth and alluvium are widely found in the Lea Valley with sand and gravel. Mapping shows the site to lie on the first gravel terrace west of the river. Soils in the vicinity belong to the Hamble 2 Association, which are described as a brown earth with deep stone free, well-drained silty soils and similar soils affected by ground water. These soils, with the local brickearth, are ideally suited to the glasshouse and horticultural industries that have become widespread in this area, forming an excellent rooting medium (SSEW 1983).

#### 4.2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### Prehistoric

4.2.1 The Lea Valley has produced substantial evidence for exploitation throughout prehistory, with the river valleys and floodplains exploited by hunter-gatherers in the Palaeolithic and Mesolithic periods (Thompson 2002, 2). The bulk of this evidence has been recovered as casual finds during gravel digging or similar extraction rather than by archaeological investigation, and includes a Palaeolithic (Acheulian) hand-axe and other flint flakes found c. 300m to the north-west in 1895 (HER 1216). Evidence for Neolithic occupation has also been recorded close to the edges of the water, including a flint axe c. 300m to the north-west (HER 2101), whilst Bronze Age occupation and field systems have been recorded slightly higher up the valley on the first gravel terraces, although not in the immediate vicinity of the site.

#### Romano-British

4.2.2 Hoddesdon appears to have been part of a sparsely populated landscape of rural farmsteads during the Romano-British period, but the area river probably formed an important trade route to the late Iron Age/Roman *emporium* or trading centre at Braughing. The Roman Ermine Street also passed through the area (Thompson 2002, 4). The extent to which these

routes were exploited remains unclear, but a scatter of finds around the Woolens Brook to the north of the site has suggested the presence of high status building on the northern bank of a fording point through this tributary. Notably evidence comprises Roman pottery, building material, bones and a bronze fibula *c*.160m to the north (HERs 1217, 1218, 1431 & 10956), whilst Roman coins have also been found *c*. 220m to the west (HER 1432).

#### Anglo-Saxon and medieval

- 4.2.3 Like most of Hertfordshire, evidence for Anglo-Saxon activity is virtually absent. Ermine Street may have been replaced by a track on the western bank of the River Lea, but the area does not emerge into the historical record again until the Domesday survey of 1086.
- 4.2.4 Hoddesdon grew as a distinct settlement on the Cambridge Road towards the end of the 12<sup>th</sup> century after the construction of a bridge over the river Lea at Ware, and was granted a charter in 1253 for a weekly market and annual fair. It also lay at a natural stopping point on the road north. The market lay to the south of a fork in the road where the High Street widens into a triangle. This was adorned with a market cross in 1256, and a drainage ditch extending down the eastern side of the High Street which is recorded in court rolls of the time (Thompson 2002, 8). During the medieval period the settlement grew through a steady influx of people and as a result of burgeoning trade and prosperity. Richard Rich, a London silk mercer left money to gravel the entire High Street in 1479, after endowing almshouses at 116-8 High Street some years before (HER 13317).
- 4.2.5 Demand for meat from the expanding population in London in the 15<sup>th</sup> century meant that droving traffic fuelled the expansion and prosperity of Hoddesdon's many inns, which persisted into the post-medieval period.

#### Post-medieval and later

- 4.2.6 A sign of the town's prosperity is indicated by several large merchant's houses which were constructed in the 17<sup>th</sup> century. Rawdon House, at the south end of High Street, constructed in the 1620s is the most conspicuous survivor. By the 18<sup>th</sup> century it was observed that 'the High Street was so closely set with (inns) on both sides of the way that there was room but for few other houses' (Jolliffe and Jones 1995, 85). More rapid expansion and minor industrial development occurred in the 19<sup>th</sup> century, when maltings and associated building began to occupy the margins of settlement, and the brewery buildings were constructed on the north-eastern quadrant of the town (see Appendix 1 & Section 5, below).
- 4.2.7 The brewery was taken over in 1929, and closed immediately, with the demolition of many of its formerly impressive buildings. Post-war proposals for redevelopment were almost catastrophic to the historic environment, but a planned shopping precinct and tower block never materialised. However, Hoddesdon has developed as a satellite town of London and development has occurred along the main road, with rising population giving rise to a

demand for new housing. Much recent development has consumed many of the former small-scale market gardens to the east, but High Street has retained much of its original character.

#### 5 THE SITE

#### 5.1 History of the brewery

- 5.1.1 Christie's Brewery was Hoddesdon's largest and most famous industry in the 19<sup>th</sup> century. The first mention of a brewery dates to 1736 under the name of '*Mr Plomer's Brewhouse*' (Tregelles 1908, 261), prior to which the local public houses and inns tended to brew their own ale on site. The establishment of a central brewery was highly successful, and the owner Robert Plomer married his daughter into the prominent Rawdon family in 1734 (Paddick 1971, 88). By 1781 the brewery was under the ownership of the Whittingstall family, but around 1803, William Christie (1744-1811) and George Cathrow (d.1842) purchased the concern. During this period several public houses were added to portfolio of the brewery and the grounds were extended.
- 5.1.2 After Cathrow's death in 1842 the brewery was auctioned and purchased by Robert Hunt, John Back and Peter Christie, the nephew of William Christie. Under this ownership new brewery buildings were erected. In 1865 the family consolidated their hold and the company passed entirely to Charles Peter Christie (1829 1898). The brewery developed at a fast pace thereafter and numerous additions were made to the complex (Paddick 1971, 89). The family was philanthropic, and a notable innovation included the construction of the country's first covered swimming pool to the east, with water warmed through the cooling of the brewery containers (Hayllar 1948, 130). After the death of Charles Peter Christie in 1898 the brewery was run by his four sons. By 1903 the company owned 124 public houses in Hertfordshire, and still more in Middlesex and Essex, and it was established as a private company with Charles A. Christie as chairman (Cornell 1980).
- 5.1.3 A promising start heralded a quarter century of misfortune which ultimately saw the company unravel and fall. A devastating fire destroyed the malting in Bell Lane early in January 1905, and just two years later a yeast infection struck the brewery, which proved difficult to eradicate. During these troubles Captain John Christie took over from his father in 1921 but by 1928 the family decided to sell the company to the Cannon brewery. In an asset-stripping exercise with modern echoes, Cannon closed the brewery, demolishing many of the buildings. In 1930 what remained was taken over by Taylor Walker of the Barley Mow Brewery, and was later acquired by Ind Coope in 1959 (Cornell 1980).

#### 5.2 The site

5.2.1 Cartographic evidence indicates that the site was not developed until the late 19<sup>th</sup> century but that it was encompassed within land owned by the

brewery as early as 1842. An earlier street-map of Hoddesdon dated c.1570 (Fig. 5) does survive, showing the High Street lined with buildings on both sides and a series of field boundaries extending from the street to the east, and although this suggests the site was still in agricultural use at the time, it is feasible that typical back-yard activities may have extended to the rear in the vicinity of the site.

- 5.2.2 Two cartographic sources were produced within a fairly short time-span, the tithe map in 1842 and a town plan in 1850. In 1842 the plot was labelled 'garden', but the industrial nature of the surrounding area is immediately evident on the 1850 street plan (Fig. 6; Hayllar 1948) which depicts a large complex of buildings to the north. Although the assessment buildings had yet to be built, a long range to the north does partially coincide with the approximate layout of the northern range under assessment. In the next 30 years there appears to have been small-scale expansion to the existing brewery buildings, although the 1880 OS map (Fig. 7) indicates the complex has extended into the formerly open land to the east where a number of additional buildings are visible along with a series of enclosed fields occupied by orchards. The area of the site lies approximately along the line of a track-way but there is little else of note.
- 5.2.3 Clockhouse Buildings were constructed in 1896, as indicated by a surviving foundation stone (see Section 7.6 for transcript), laid by Charles Augustus Christie, who with his three brothers was to shortly take over the brewery, after the death of their father Charles Peter Christie in 1898. The architect's initials 'W.C.B' may indicate William Coppard Banks, who was working in the local area at the time but this can not be confirmed. The opening of this building was clearly an event of some note, although there was no record in the Hertfordshire Mercury around that date and few records from the brewery are available for inspection.
- 5.2.4 Despite the northern range following the outline of an earlier building, later OS maps appear to suggest a level of rebuilding, which is perhaps consistent with the records of a fire at the brewery in 1905. Although it is unclear exactly where this fire occurred, there may have been a level of rebuilding along the frontage with Brewery Road. By 1920 and the production of the next OS map (Fig. 9) superficially little alteration is visible apart from along the line of this road. At the same time an aerial photograph (Fig. 10) was taken which clearly shows the assessment structure set within the complex of surrounding buildings, most of which are now lost. This is an invaluable document as it shows the exact form of the building at this time. which is supported by observations afforded on site. The principal historic core comprises a two-storey gabled construction with a single-storey element adjoining and which is in use as a raised, open storage area for barrels. Almost the entire structure survives as seen on this photograph although clearly augmented and altered, while elements of the flat-roofed section appear to survive also. The intermediate range connecting the assessment structures to the tower to the east have apparently been lost or almost entirely subsumed, and the tower itself truncated to almost half of the original height.

5.2.5 After the sale of the brewery in 1929 it is recorded that a number of the brewery buildings were demolished, but that others survived to be sold. By 1968 (Fig. 11), the OS map notes the building simply as a 'works'. There is little further record of function although unsubstantiated local history sources have suggested that the site was used as a freezer store for potatoes. Pevsner simply focuses on the remains of the principal brewery buildings on the south side of Bell Lane (Pevsner & Cherry 1977, 206) and a 1961 sale particulars and plan of a factory or warehouse in Brewery Road (HALS Ref. DE/X612/5) refers to the property to the immediate west of the site only.

#### 6 METHOD OF WORK (Historic building recording)

- 6.1 The site was visited on the 28<sup>th</sup> May 2010 and the 1<sup>st</sup>-2<sup>nd</sup> June 2010 in order to compile descriptions of the building and undertake the drawing and photographic work. Tansy Collins and Lee Prosser compiled the written descriptions and carried out the photographic recording, while Kathren Henry and Tansy Collins completed the drawing work. Floor plans and sections of all the ranges and elevations appropriate to the recording were produced. These are included with annotations (Fig. 12-14).
- 6.2 The photographic recording was conducted using medium format (4.5cm 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. Colour photographs were taken using a Canon 1000D (10 megapixels) digital camera, duplicating the black and white photography. Where necessary, architectural detail was captured using 35mm black and white film and supplementary colour photography used 35mm Ektachrome colour transparency. 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 (Fig. 12 and 13)

#### 7 THE BUILDINGS

#### Exterior

7.1 The building is clearly formed of distinct ranges, which can be identified by varying construction techniques. These have been assigned numbers on the plan accordingly. Range 1 comprises a two-storey flat-roofed range, set back from Brewery Road, which has lost almost all trace of surviving historic fabric (Plate 1). Despite this, a few residual elements allow the nature of its earlier form to be identified. Three parallel gabled ranges adjoin to the rear on the west side. Range 2 is the most complete and rises to two storeys fronting east onto the yard where the foundation stone is to be found (Plate 2), although the façade has been partly subsumed behind a stair turret in the reentrant angle to Range 1. Range 3 to the south is of two storeys (Plate 3)

although only the lower storey is brick-built and has clearly been raised at a later date. Range 4 is a newer industrial building to the south (Plate 4).

- 7.2 Range 1 has been substantially modernised and the north façade latterly enclosed at lower level with a modern arcade which had been partially demolished at the time of the survey. The entire façade is rendered, pierced by a series of doors and windows, all glazed with modern plastic-framed windows. With the removal of the central section of the arcade the underlying Victorian brick is partially exposed, revealing three even and regularly-spaced arches with a probable fourth at the east end. The arches have red-brick gauged heads and cambered soffits with lime putty joints and stone keystones. Other sections of exposed brickwork suggest the apertures are divided by yellow brick piers. There are five windows at upper below a parapetted flat-roof, although these windows have been removed and it cannot be discerned if they follow any original pattern.
- 7.3 The east façade appears to have been similarly modernised and now presents a roughly rendered lower storey pierced by small metal-framed casements and an upper storey built of apparently reused yellow bricks with 1970s timber-framed casement windows. Steps at the south end mark a substantial change in ground level to the rear yard.
- 7.4 From this narrow yard to the rear the remaining elevations of the building are visible. Any original fabric on the south side of Range 1 is obscured by a modern brick stair turret rising to a flat roof, with 1970s timber casement windows and an external steel fire escape. To the east a second modern range probably pre-dates it, now rendered with 1950s or 60s metal-framed casements.
- 7.5 Range 2 was fairly impressive and architectural when first constructed, but alteration, extension and paintwork have diminished its impact. It has a fine gable-end constructed of a dark yellow stock brick laid in English bond with fine red brick dressings. The lower level is entirely constructed of fine red brickwork supporting a slightly projecting frontispiece including a wide central doorway, now blocked. A timber lintel and brick jambs with quoins frame an earlier wide doorway, and is flanked by square windows. Alteration is evident but a historic photograph shows the earlier arrangement with the existing central doorway formerly comprising a pair of windows, flanked by outer doorways. The south window retains a fine-gauged cambered brick arch, although the apron has been infilled with modern brick.
- 7.6 The wide central frontispiece is topped with projecting moulded brickwork which supports a small rubbed brick entablature with mouldings and volutes, framing a foundation stone (Plate 5). The stone reads:

# THIS STONE WAS LAID APRIL 28<sup>TH</sup> 1896. BY CHARLES AUG<sup>S</sup> CHRISTIE W.C.B. Arch<sup>t</sup> J.A.H. Builder H.W.D. Surv<sup>L</sup> VIVAT CPC REGINA

Above this, two large windows occupy the upper floor. The glazing has been replaced but the surrounding brickwork includes heavy stone sills, fine-gauged arches and keystones, all now painted. A third window flanked the central light but has been absorbed within the later northern extension. Above the central window a circular window with quadrant keystones is set into the gable. The gable is corbelled out at the eaves and framed with dentilation all round. The roof is lit by two glazed timber lanterns.

- 7.7 Ranges 3 and 4 are essentially continuous, but different in character. At ground level, Range 3 continues the form of its neighbour with two late-Victorian windows with cambered arches and a doorway at the south end. The upper section however is clad in corrugated metal sheeting pierced with 20<sup>th</sup> century windows, one example steel-framed and of probable 1930s date. A Fletton brick shaft has been constructed at the south end to provide a goods hoist.
- 7.8 The third range to the south (Range 4) is entirely clad in corrugated metal sheeting although now partly obscured by a two-storey 20<sup>th</sup> century range with high-set glazing.

#### <u>Interior</u>

7.9 The four ranges are linked via the stair-turret, and also by a ramp with steps between Ranges 1 and 2 which connects the differing ground levels of the two elements. At first floor level, most of the building is connected through large apertures and former doorways. Where appropriate and for clarity, sections of the building have been given distinct references in the description below; these are marked on Figs. 12-13.

#### Range 1

7.10 Range 1 was in the process of soft-stripping at the time of the survey, so that it was mostly open-plan but clearly formerly sub-divided (noted on the plan). Modernisation makes any early layout difficult to discern, but clues remain. The north front is evidently Victorian, and internally includes a narrow span of timber joists (Area 1) all chamfered with laced x-braces and narrow boarding above (Plate 6). Elsewhere, the majority of the central section apart from a portion at the east side has clearly been reconstructed with reinforced concrete joisting and a slab floor above (Area 2). The west wall and a portion of the wall on the south retains a plinth suggesting this area was previously external, perhaps open to a small courtyard. The east wall, by contrast (Area 3) preserves three small steel casement windows of 1920s date, probably to

lavatories, but above remnants of the lace-braced joisting are visible as truncated stumps. Likewise empty sockets remain in the east wall for joisting and elsewhere some Victorian glazed bricks are visible at upper level on the south (Plate 7). The layout appears to have been of an L-shaped range, enclosing an open yard area formed with the north wall of Range 2.

- 7.11 The central area at first floor level is essentially all modern, while the earlier north section is partitioned and stands at a lower level. Little of interest remains visible except 1950s steel casement windows with reeded glass and brass catches on the south side. A flat roof is supported by steel I-girders with softwood joisting probably all dated to the 1950s. Various other modern interventions and partitions have been constructed in Fletton bricks or cement blockwork, but the whole area is of limited interest.
- 7.12 The stair turret houses a simple concrete slab staircase with a steel balustrade and plasticized handrail, all probably dating to the 1950s to 70s.

#### Ranges 2 and 3

- 7.13 Ranges 2 and 3 have a single low ground floor chamber roofed with jack-arches with additional support given by two decorative cast-iron columns. The space appears to have originally been divided length-wise (north south) into two fairly large chambers. The north wall is set against a subterranean area reflecting the substantial rise in ground level.
- 7.14 Area 4 to the west is the least altered and was formerly external, having a blocked doorway and windows, though only a single example now survives (Plate 8). This retains its original pegged timber frame and part of a two-light casement with four panes and brass catches, which is of typically later Victorian form. The west wall of the building retains a pattern of blocked windows and doors located in alternate arches of the jack-arch system (Plate 9). The opposite side of this wall now lies below an existing car park, presumably indicating that the original configuration has been lost, and further rooms continued to the west, but are no longer accessible or reconfigured. On the opposite intermediate wall to Area 5, a similar arrangement of blocked windows and doorways is visible, the doorway here infilled with blockwork and converted to a cupboard for electrical fuse boxes.
- 7.15 Area 5 occupies the east side where most historic fabric has been obscured with modern tiling relating to the later use of the area as a sauna and spa, but the formerly external south wall retains a series of blocked windows. At the northern end, a short section (Area 6) has robust beveledged brick piers which frame two apertures. In addition, the jack arches extend laterally throughout the area, although the ceiling to the east is covered with modern dry-lining and the arches are not visible.
- 7.16 At upper level the historic core (Range 2) remains a single entity with Ranges 3, and 4, all open to the roof. The floor throughout Ranges 2 and 3 is of concrete.

- 7.17 Area 7 (Range 2) is given access from the stair turret addition on the east, but also by a short ramp from Range 1 to the north. Exposed brick walls are much disturbed by modification and further obscured by paint. In the north wall, two low central doorways have been blocked, while the west gable is pierced only by a high iron-framed casement in the gable. The east gable retains the original fenestration with modifications. The central and south windows have been subdivided, while the north window was latterly incorporated into the stair access. The south wall retains most coherence and was formerly external at this level. Three apertures were formerly windows, with a fourth remaining as a door. These retain fine-gauged arches with projecting keystones, although the third window breaks forward slightly, and the doorway aperture is lower and wider with chamfered jambs of Staffordshire brick.
- 7.18 The roof is constructed of timber and iron in the typical late Victorian manner, having three trusses of king-post form with the principal rafters secured in a steel housing at the apex with a raised collar / tie-beam and raking struts (Plate 10). The timber used is fairly slender and chamfered. A metal king-rod stiffens the whole structure. Three flights of timber purlins lie in each pitch, cogged over the rafters, supporting vertical boarding to the rear. The whole space is top-lit by two lanterns of unequal size. The west lantern has a series of Victorian four-pane lights with an opening mechanism while the east lantern is generally of the same form, lit by a series of 12-pane iron-framed windows. Otherwise a few decorative touches are visible including acorn finials.
- 7.19 To the south, Area 8 (Range 3) is similarly open to the roof, though the whole arrangement is much simpler. Three robust queen post trusses are of fairly robust sawn timber with strapped collars and the principals tied with coach bolts. Modern boarding has replaced any earlier material, while the apex is lit by a simple lantern with patent glazing.
- 7.20 The external walls are fairly flimsy the west gable is highly disturbed but retains a central doorway latterly blocked with bead-moulded vertical boards but well-finished with chamfered elements and a three-pane overlight now facing a blank brick wall. The east wall has a central metal-framed casement characteristic of the 1920s in date. It has 20 panes with the central six panes opening on a pivot. A second 1950s or 60s timber-framed window lies to the north. A doorway adjoining to the south gives access to the small extension which housed a hoist where timber runners and some machinery remains. This addition is constructed of Flettons and probably dates to the 1940s or 50s.

#### Range 4

7.21 Range 4 represents the last major addition, with a further modern extension on the east. At lower level (Area 9) it incorporates the formerly external south wall of Range 3, where a series of blocked or modified windows and doorways survive, all with fine-gauged brick arches and jambs. It is all now painted but appears to be constructed of red brick. The first floor

is supported by a steel framework with I-girders and softwood joisting. The existing south windows are timber-framed casements with 1930s to '50s catches.

7.22 The upper level (Area 10) is open-plan and fairly simple with three trusses of L-section metal pieces bolted together to form simple king-posts with raking struts (Plate 11). Additional members triangulate the end trusses to the outer walls. The floor is of softwood joisting as noted below but otherwise little of interest is visible.

#### 8 DISCUSSION

- 8.1 Though firmly dated to 1896 and formerly an integral element of the Christie's brewery complex, Clockhouse Buildings have been left fairly devoid of context by the demolition of its associated buildings and later modification. This part of the site was extensively augmented in the later 19<sup>th</sup> century, and was formerly dominated by a landmark brick tower. The stump of this building, later lowered but retaining a date-stone of 1889, survives in domestic use to the rear of adjoining commercial premises.
- 8.2 The historic core and the only area of any interest is the central element designated as Range 2, a typical Victorian industrial building, which was built with some care, using polychrome brick and decorative finishes. It was also clearly the central and most ostentatious element of the buildings erected in 1896, because it houses the foundation stone. An aerial photograph of 1920 is most useful in depicting its original context, with an upper open platform adjoining to the south loaded high with barrels. The existing jack-arched lower chamber, which extends beneath much of the area, was presumably built for strength and as a cool, stable store for beer before despatch to public houses. This suggests that the buildings lay at the end of the brewing process, which would have been arranged sequentially through various nearby ranges.
- 8.3 The northern element is now so highly disturbed and altered, that little remains. Historic map evidence suggests that an earlier building lay on the site, but changes in layout indicate rebuilding and reconfiguration in the final years of the 19<sup>th</sup> century. Range 1 clearly had a decorated frontage pierced with windows and doors, but all has been subsumed beneath later remodelling.
- 8.4 After the demolition of the associated buildings, though within a period when the buildings perhaps formed part of the working brewery, the former platform of Range 3 was raised and roofed, though in poorer quality materials and with less attention to detail. Materials and details suggest a 1920s or early '30s date, with the further addition of Range 4 a few years later. A final comprehensive development saw most of the northern range gutted and replaced with a flat-roofed concrete block, and the addition of a staircase.

#### 9 CONCLUSION

9.1 Without its many later encumbrances and modifications, Clockhouse Buildings would have retained some architectural value as a surviving fragment of the former Christie's brewery, which was once so important to the economic life of Hoddesdon. Even in their altered state, they remain typical well-built examples of Victorian industrial confidence.

#### ARCHIVE DEPOSITION

Archive records, with an inventory, will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. The archive will be deposited with Broxbourne Museum.

#### **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank the RM Partnership for their cooperation and funding of the project

AS is also grateful to the staff at Hertfordshire Archives and Local Studies (HALS).

Archaeological Solutions is also pleased to acknowledge the advice and input of Alison Tinniswood of Hertfordshire County Council Historic Environment Unit.

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### APPENDIX 1 ARCHAEOLOGICAL DATABASE (HER/GLHER)

The following sites are those that lie within a 1km radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HER) and the Greater London Historic Environment Record (GLHER). The locations of the sites are shown in Fig. 3. Their significance, where relevant, is discussed in Sections 4 and 5.

HER	NGR TL	Description
Prehistorio		,
1216	37 09	Palaeolithic implements comprising an Acheulian handaxe, the butt end of a handaxe and two flakes found by S H Warren in a brickyard west of the Main Road in <i>c</i> . 1895
2101	37 09	Possible Neolithic stone or flint axe from 'Hoddesdon' although no records had survived
Late Iron A	Age to Roman	
1217	3745 0921	Roman Street in Hoddesdon was laid out in August 1874, and the remains found by the workmen provided the name for the new street. 'The labourers came upon a trench about 8 feet long, containing the remains of several Roman vases of various sizes, and near them [a] spearheadvery different in finish from the later Saxon weapon found near the same spot These vases mostly contained bone-ash'. Animal bones and two Roman coins are also supposed to have been found
1218	3745 0921	Bronze fibula found during works near Roman Street
1225	3725 0894	Roman pottery and bones found in Pauls Lane during 1861, while men were digging gravel
1431	37185 09000	Possibly Roman iron horseshoe found along the Woollens Brook
1432	370 087	Tregelles states that Roman material comprising coins, one of Vespasian, were found 'here and there' in Hoddesdon, but without any specific location
10956	3712 0891	Two sherds of pottery from the stream bank, 'near footbridge' along Woollens Brook and thought to be Roman
Medieval		· •
227	3733 0886	A settlement at 'Hodesdone' is recorded in Domesday Book and was granted a weekly market and an annual fair in 1253.
2951	3733 0886	In 1336 William de la Marche was granted a licence to build a chapel on a vacant space in the town, at the north end of the market place, which was St Katherine's Chapel built on the present site of the Clock Tower
13315	37300 08600	Hogges Hall at 64 High Street was originally a three-bay timber-framed house; the two bays to the north date to the 15th century, later divided into shops
13317	37330 08808	The almshouses on the High Street occupied late medieval infill of the market place, in buildings which had replaced temporary stalls in the 15 <sup>th</sup> century
Post-medi	eval	
5300	3730 0904	Site of malthouse on Amwell Street identified from 1836 tithe and award, which has been demolished
5385	374 088	Former maltings on Bell Lane/Brewery Road comprising yellow brick, 3 floors, 9 bays of 10ft with windows (middle floor

windows recently bricked in) slate roof  Apart from the malting [5385] only a few small buildings of
Apart from the malting [5385] only a few small buildings of
Christies Brewery on Bell Lane appear to survive and a good
deal of the site seems to have been cleared in recent years
Road bridge on The Lynch comprises brick piers, low arched
iron girder with date 1842, iron latticed side rails with Hunter
London below handrail
Site of malting on Amwell Street identified from the 1897
second edition OS map and now under the Dinant Link Road.
Site of malting on the High Street/Amwell Street identified from
the 1836 tithe map and award, now occupied by part of the
market place
Site of malthouse on Burford Street identified from the tithe
map, now occupied by wasteland and the link road
Site of swimming pool on Brewery Road was allegedly the first
covered swimming pool in the country and shown on the OS 25"
1898 and 1920 editions, and may have been constructed as
part of the Christies Brewery complex
Site of the Samaritan Woman and public fountain on the High
Street comprising a stone figure of a woman holding a pitcher
The Clock Tower on the High Street, designed by T Smith, is
the surviving remnant of a building known as the 'Town Hall',
which replaced the old tower of St Katherine's chapel [2951] in
1836
124-28 High Street was originally a single 17 <sup>th</sup> century timber-
framed house under a steep tiled roof with gables and two
dormers, and chimney stacks against the rear and south end
walls
Conservative Club, 76 High Street is called Stanborough House
because Thomas Stanborowe is recorded as having a house
here in 1363, the standing building is of two storeys with an attic
gable and was built in the 16 <sup>th</sup> century
Meadow Cottage at 13 Rose Vale was built between 1873 and
1876 when Rose Vale was one of the new streets added to the
Victorian town

#### APPENDIX 2 CARTOGRAPHIC EVIDENCE

Date	Description	Fig. No.	Scale	Location
c. 1570	Marquess of Salisbury' map of Hoddesdon	4	-	Garside
				2002
1842	Hoddesdon tithe map	5	-	HALS
1850	Plan of streets	6	-	Hayllar
				XX
1880	Hertfordshire sheet XXXVII.5; 1 <sup>st</sup> edition	7	25":1 mile	HALS
	Ordnance Survey map			
1898	Hertfordshire sheet XXXVII.5; 2 <sup>nd</sup> edition	8	25":1 mile	HALS
	Ordnance Survey map			
1920	Hertfordshire sheet XXXVII.5; 3 <sup>rd</sup> edition	9	25":1 mile	HALS
	Ordnance Survey map			
1968	Sheet TL 3708 NW; Ordnance Survey map	10	1:2,500	HALS
2001	Ordnance Survey Explorer series 174; site	1 & 3	1:25,000	AS
	location			
2010	Detailed site location plan	2	1:2,500	Client
2010	Site survey as existing	XX	1:1,250	Client
2010	Proposed development plan	XX	1:500	Client

#### Documents consulted at HALS;

Survey of Ardeley, 1744, and register of properties owned by Christies' Brewery, Hoddesdon, 1889-1903 Ref. D/Z110/Z1

Draft lease piece of ground known as the "Old Garden", 1899

Ref. DE/L/5066

Sale particulars and plan of a factory or warehouse in Brewery Road, 1961 Ref. DE/X612/5

## APPENDIX 3 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Det	ails				_				
	me: Clockh		uildings, Br	ewery	∕ Road,	NGR	: TL 3	37414 08	801
	on, Hertford			Museum Cellecting Areas IIAI e					
	Hertfordsh			Museum Collecting Area: HALs Project Number: P3940					
	de: AS1320			_				40	
-	Work: Jun	e 2010		Rela	ated Wo				
Brief/s		1_			Specif	icatio	n/s		
Date		Prese	ent		Date		Present		
	ober 2010				28 <sup>th</sup> May 2010		Yes	Yes	
	Records (Description)								
	A4 notes								
	wings (Gi		ils of Forr	nats	& Size)				
4 sheets	A1 drawin	g film							
Archited	ct's Drawii	ngs:							
-									
Digital D	<b>Drawings</b>								
Printout	ts of Draw	ings	Printouts	of [	Data Digital Data			3	
In report					Digita			al photographs	
				and d			drawing	drawings on CD	
Reports	1								
Report N	No	Repo	ort Type			Present		ent	
3583		Histo	ric building	g reco	ording			Yes	
Site Pho	otographs								
Black & \	White Con	tact Prir	nts			Colo	ur SI	ides	
Film F	Film	Negs	Negs	Co	ontacts	Film N		Negs	Present
No 1	Туре		Present	Pr	esent	No			
	120mm	1-15	Yes	Υe	es	1		29-34	Yes
2 1	120mm	1-15	Yes	Ye	es				
Photogr	aphic Loc	ation P	lans Pres	ent?	(Give D	etails	)		
In report	and separ	ate prin	tout in arch	nive f	older		-		
Digital F	Photograp	hs (Giv	e Details):	1					
	ohotograph						_		
	plates prin		eport. Sep	arate	e printou	t of in	dex i	ncluded	in archive
folder an	nd digitally	on CD.							

## APPENDIX 4 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and	Clockhouse Buildings, Brewery Road, Hoddesdon,
address:	Hertfordshire; an archaeological building recording &
	building/archaeological monitoring and recording
County: Hertfordshire	District: Broxbourne
Village/Town:	Parish: Hoddesdon
Planning application	7/0715/08
reference:	
Client	RM Partnership
name/address/tel:	
Nature of application:	Demolition and redeveloment
Present land use:	Car park
Size of application	Size of area investigated:
area:	c. 565 <i>m</i> <sup>2</sup>
NGR (8 figures):	TL 37414 08801
Site Code:	AS1320
Site	Archaeological Solutions Ltd
director/Organisation:	
Type of work:	Archaeological building recording & building/archaeological
	monitoring and recording
Date of work:	June 2010
Location of	Broxbourne
finds/Curating	
museum:	Derieds represented Late 10 <sup>th</sup> contury and 20 <sup>th</sup> contury
Related SMR Nos: -	<b>Periods represented:</b> Late 19 <sup>th</sup> century and 20 <sup>th</sup> century
Related SMR Nos: - Relevant previous	Periods represented: Late 19 <sup>th</sup> century and 20 <sup>th</sup> century
Related SMR Nos: - Relevant previous summaries/reports: -	-
Related SMR Nos: - Relevant previous summaries/reports: - Summary of fieldwork	- Clockhouse buildings is a surviving vestige of the Christie's
Related SMR Nos: - Relevant previous summaries/reports: -	Clockhouse buildings is a surviving vestige of the Christie's Brewery complex, which once dominated the town of
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#### PLATES



North façade of Range 1, taken from the north-east (04)



East façade of Range 2, taken from the south-east (48)



3 East façade of Ranges 3 and 2, with stair turret on right, taken from south-east (01)



East façade of Range 4 and south end of Range 3, taken from the north-east (03)



5 Foundation stone on the east side of Range 2 at upper level, taken from the east (06)



Detail of ceiling form showing laced bracing in Area 1 (Range 1, lower level), taken from the north (26)



7 View of Area 3 (Range 1, lower level), taken from the north-west (27)



Original window in the formerly external south wall of Range 3, lower level, taken from the north-east (10)



South side of Area 4 (Ranges 2 and 3, lower level), taken from the north (08)



Roof structure of Range 2, taken from the east (17)



11 West side of Range 4 (Area 9) at upper level showing roof structure, taken from the east (24)

#### PHOTOGRAPHIC INDEX



East façade of Ranges 3 and 2, with stair turret on right, taken from south-east



South façade of later stair turret and Range 1, taken from



East façade of Range 4 and south end of Range 3, taken from the north-east



North façade of Range 1, taken from the northeast



East façade of Range 1, taken from the northeast



Foundation stone on the east side of Range 2 at upper level, taken from the east



South side of Area 5 (Ranges 2 and 3, lower level), taken from the north



South side of Area 4 (Ranges 2 and 3, lower level), taken from the north



North side of Area 4 (Ranges 2 and 3, lower level), taken from the south



Original window in the formerly external south wall of Range 3, lower level, taken from the north-east



Formerly external south wall of Range 3 from within Range 4, lower level, taken from the south



Formerly external south wall of Range 3 from within Range 4, lower level, taken from the southeast





13

View of staircase, probably 1950s-70s, taken from the west



East side of Range 2 (Area 7) at upper level, taken from the west



Roof structure of Range 2, taken from the east

14

South side of Range 2 (Area 7) at upper level showing formerly external wall, taken from the north-east

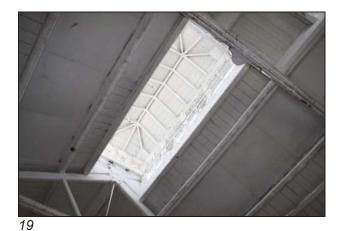


North side of Range 2 (Area 7) at upper level, taken from the south



18

Eastern roof lantern of Range 2, taken from the south-east



Western roof lantern of Range 2, taken from the south-east



West side of Range 3 (Area 8) at upper level, taken from the east



North side of Range 3 (Area 8) at upper level, showing formerly external wall of Range 2, taken from the south



East side of Range 3 (Area 8) at upper level, taken from the west



Roof structure of Range 3, taken from the west



West side of Range 4 (Area 9) at upper level, taken from the east



East side of Area 1 (Range 1, lower level), taken from the west



Detail of ceiling form showing laced bracing in Area 1 (Range 1, lower level), taken from the north



View of Area 3 (Range 1, lower level), taken from the north-west



East side of Area 3 (Range 1, lower level) showing elements of 19<sup>th</sup> century ceiling, now truncated (indicated), taken from the south-west



South side of Area 2 (Range 1, lower level), taken from the north-east



South side of space above Area 2 (Range 1), taken from the north-west



View of the western lantern above Range 2, taken from the north



North side of space above Area 2 (Range 1), taken from the south-west



Space above Area 1 (Range 1), taken from the west



View of the eastern lantern above Range 2, taken from the north-west



Detail of window in the south wall of Range 1 at upper level, taken from the north



Joisting visible to the flat roof of Range 1 at the north side showing laced bracing as on the ground floor, taken from the south



Central window on the east wall of Range 3 at upper level, taken from the west



Casement on the east wall of Area 3 (Range 1, lower level), taken from the west



View of modern arcade, partially removed, on the north façade of Range 1, taken from the northwest



South side of Area 3 (Range 3, lower level), taken from the north



Two blocked apertures on the south wall in Area 2 (Range 1, lower level), taken from north-east

40



Detail of the north façade of Range 1 where the removal of the modern arcade has revealed wider arches (indicated) above to the original apertures, taken from the north

39

4



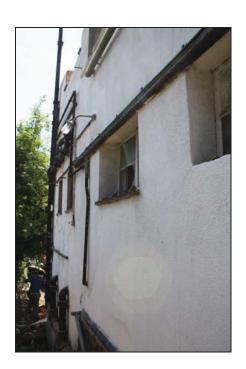
43
Upper level of the north façade of Range 1, taken from the north



Arch for an original aperture on the north facade of Range 1, aperture now reduced in size, taken from the north



East façade of Range 1, taken from the southeast



East façade of Range 1, taken from the northeast

46

45





47

Detail of window on the east façade of Range 1, taken from the east

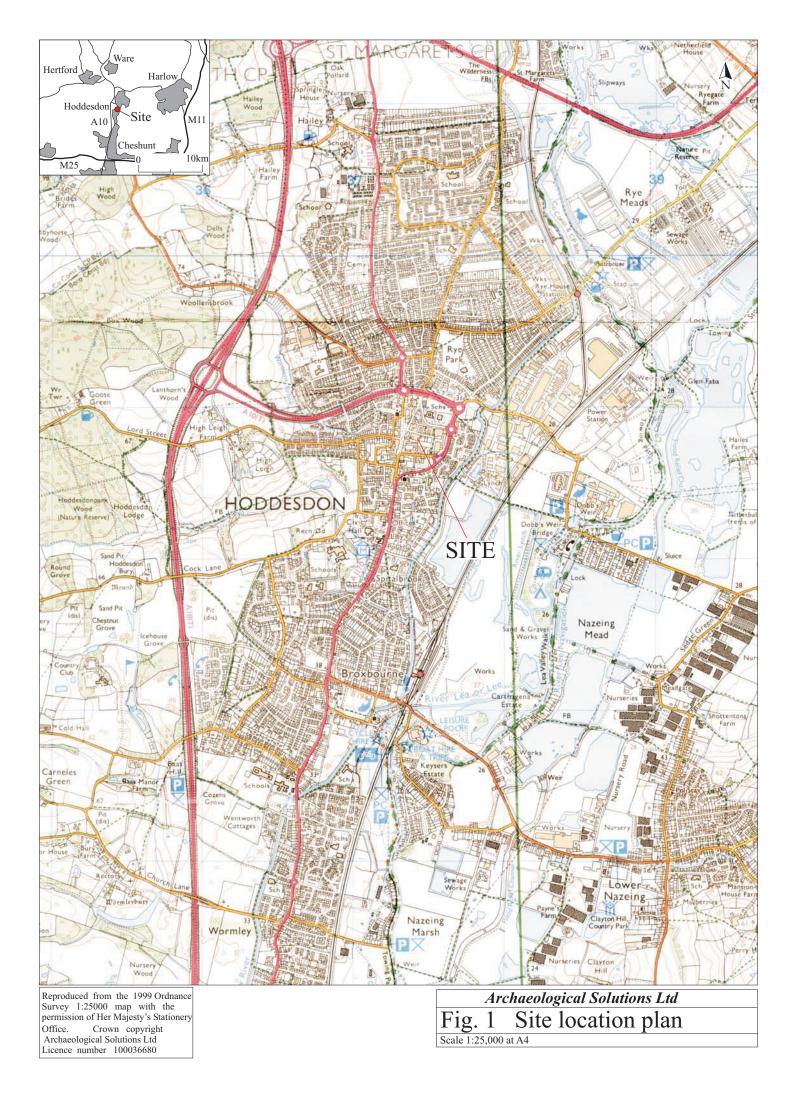
48

East façade of Range 2, taken from the southeast



49

West elevations of Ranges 2 and 3, taken from the west



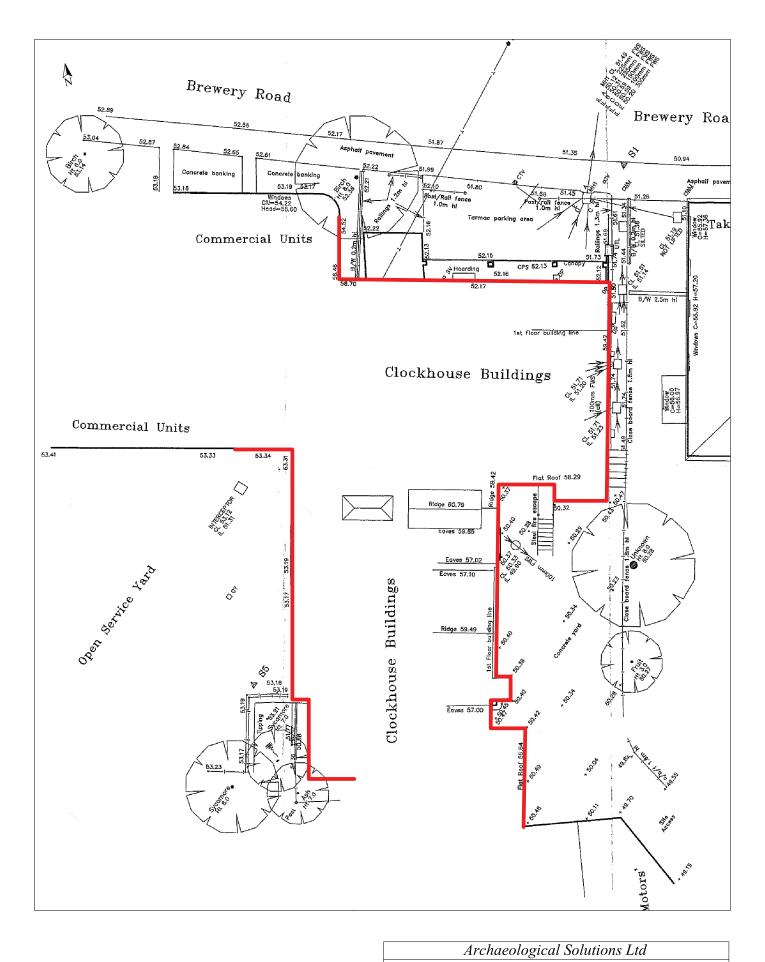
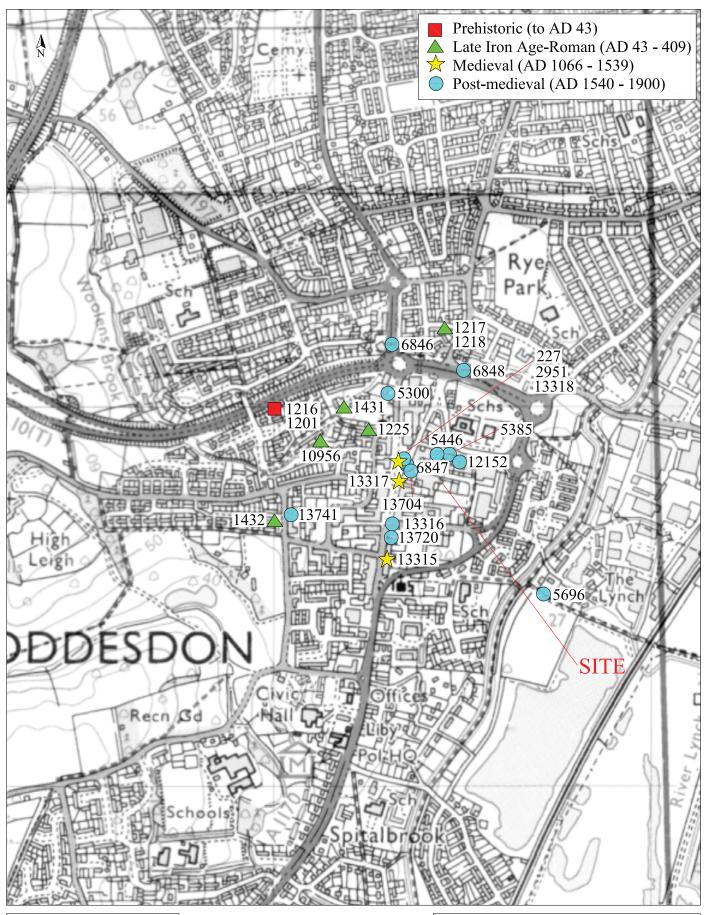


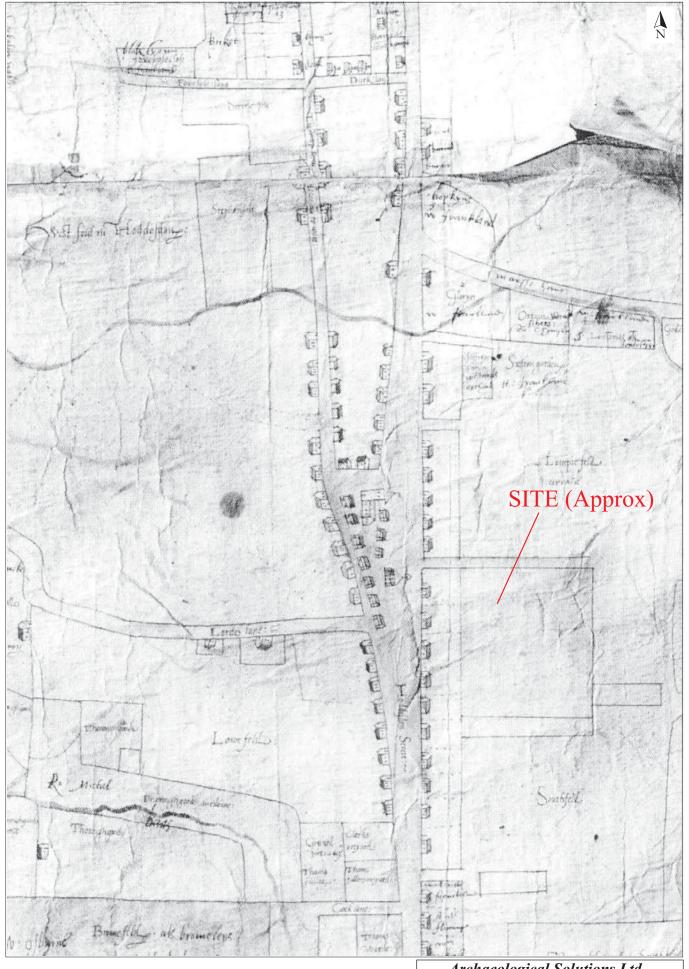
Fig. 2 Detailed site location plan
Scale 1:250 at A4



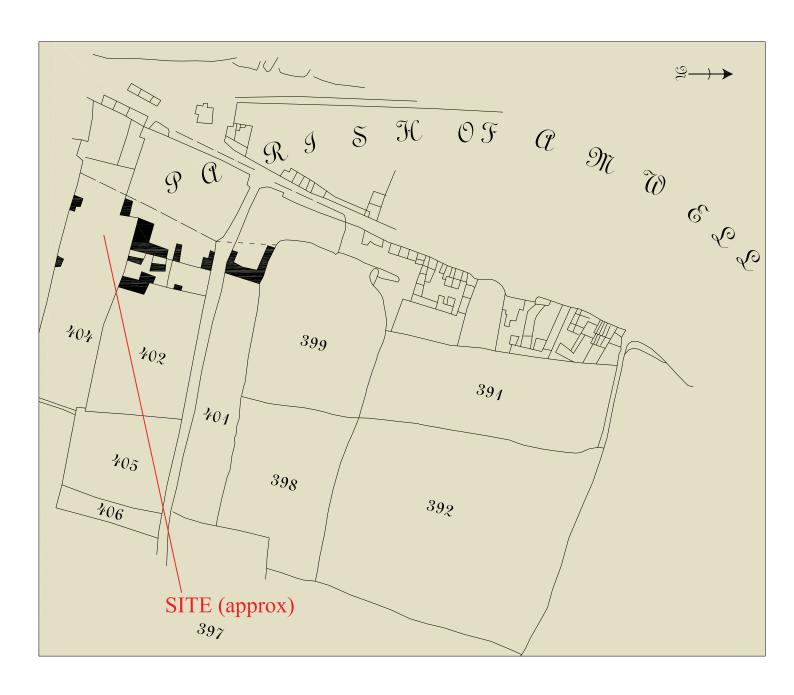
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Fig. 3 HER Data

Scale 1:10,000 at A4



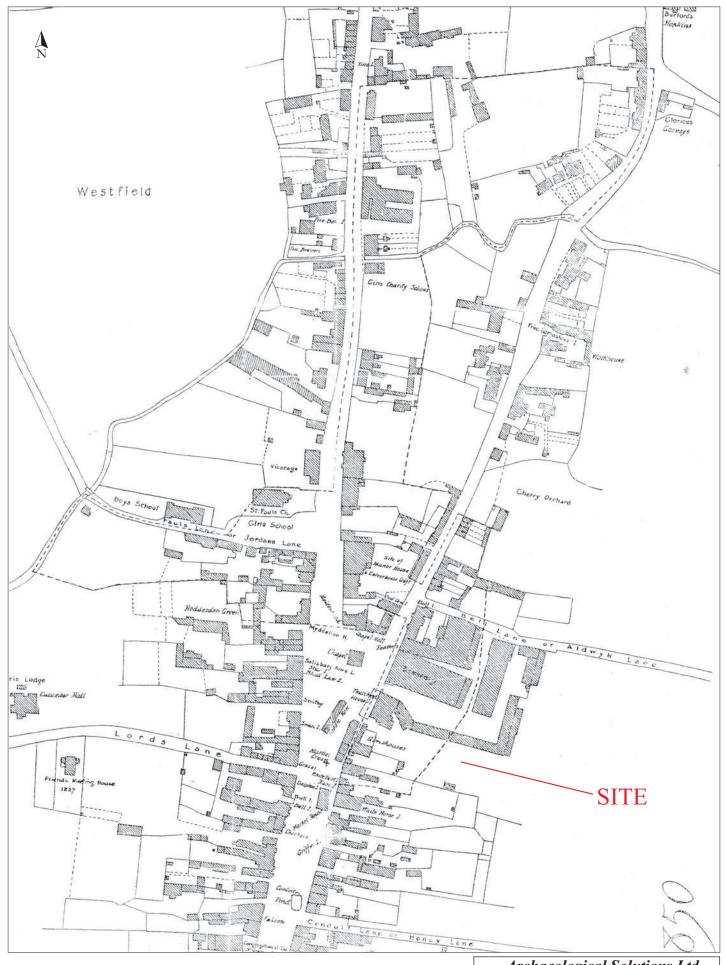
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Fig. 4 Street map, c. 1570
Not to scale



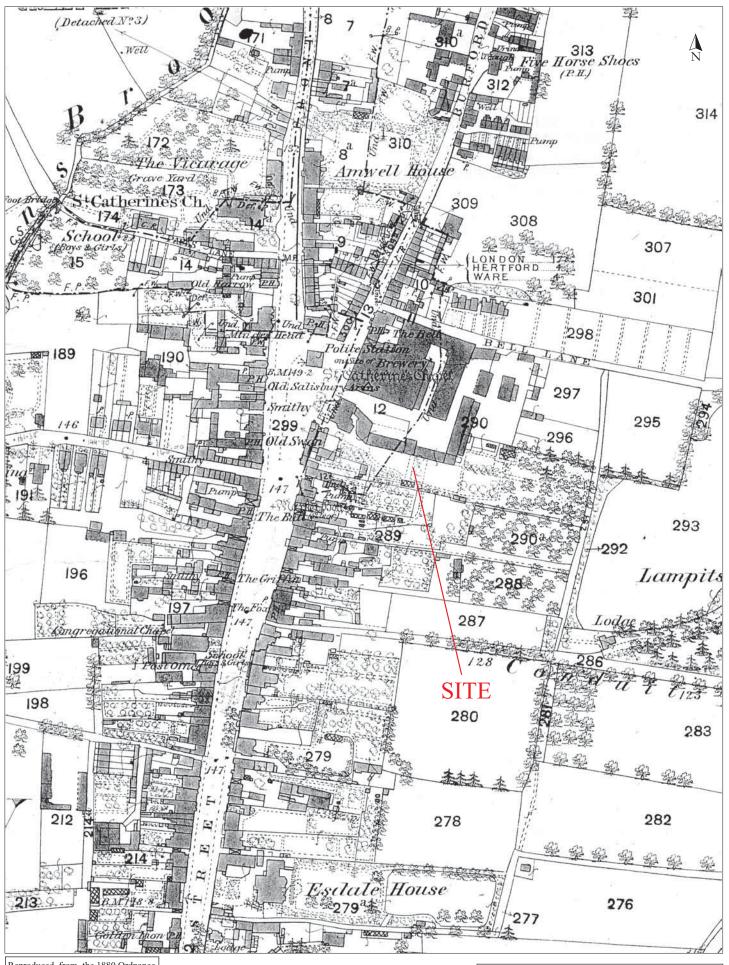
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Fig. 5 Hoddesdon tithe map, 1842

Not to scale

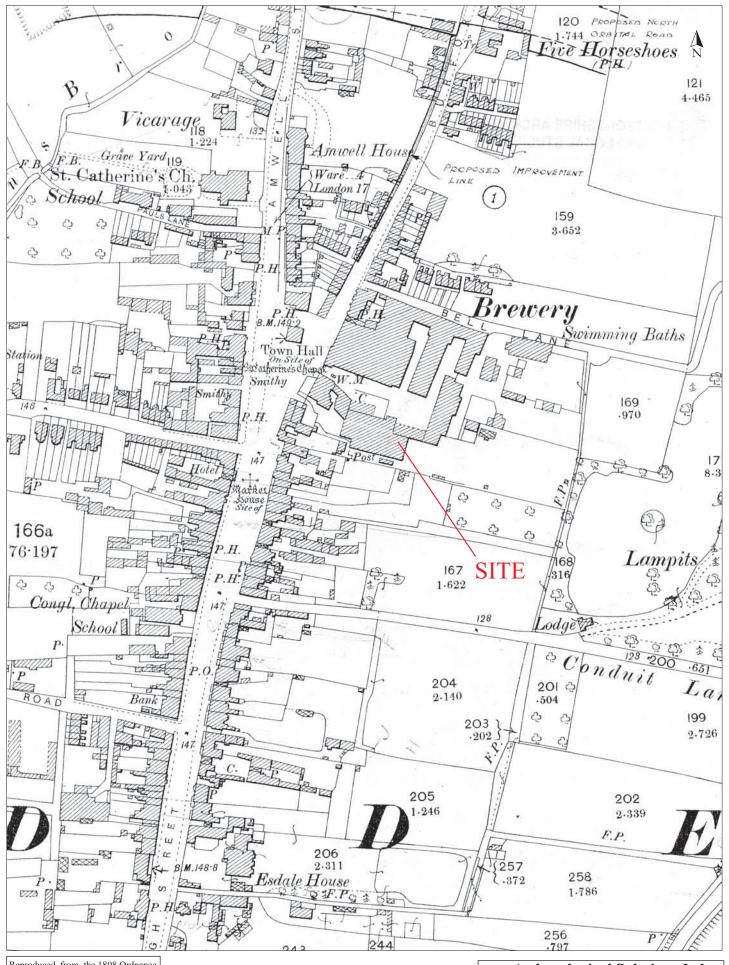


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Fig. 6 Street plan, 1850
Not to scale

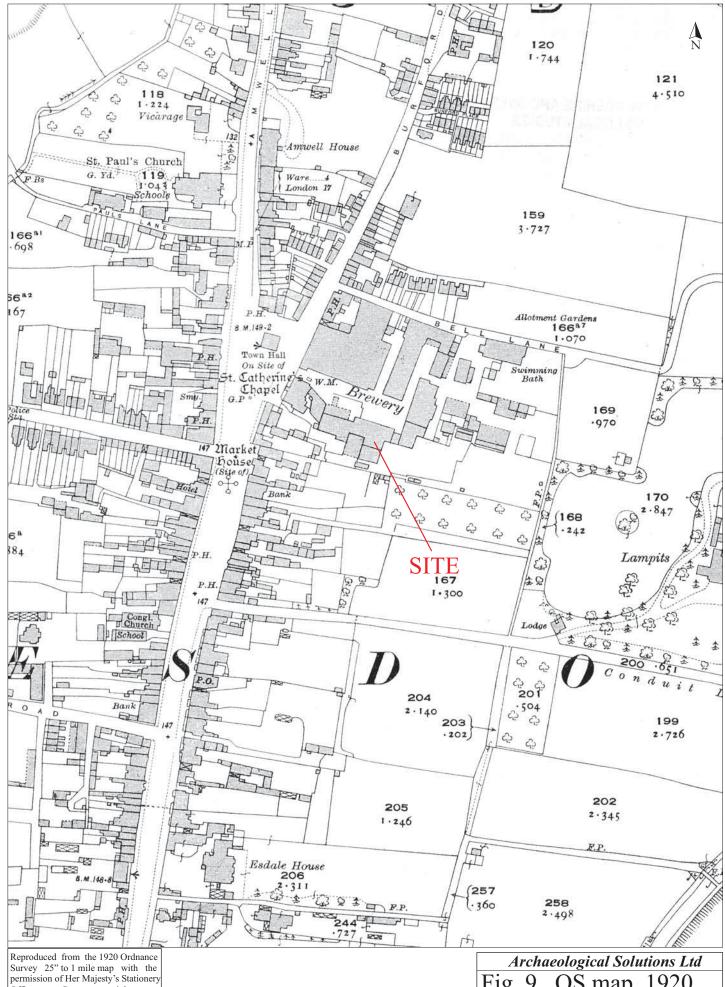


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Fig. 7 OS map, 1880
Scale 25 inches to 1 mile at A4

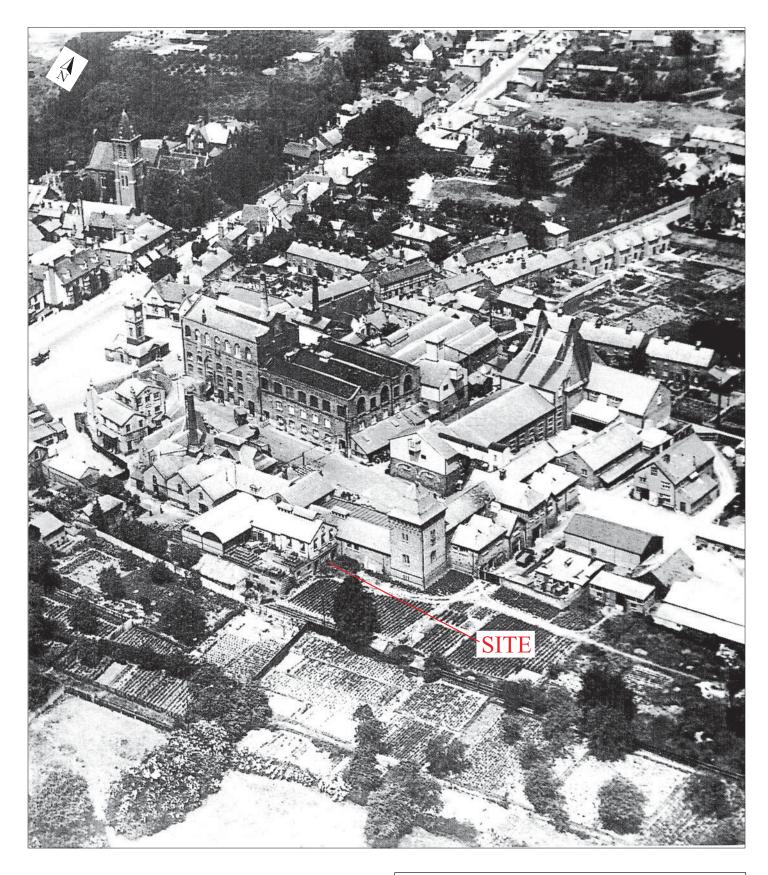


Reproduced from the 1898 Ordnance Survey 25" to 1 mile map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd Licence number 100036680 Fig. 8 OS map, 1898
Scale 25 inches to 1 mile at A4

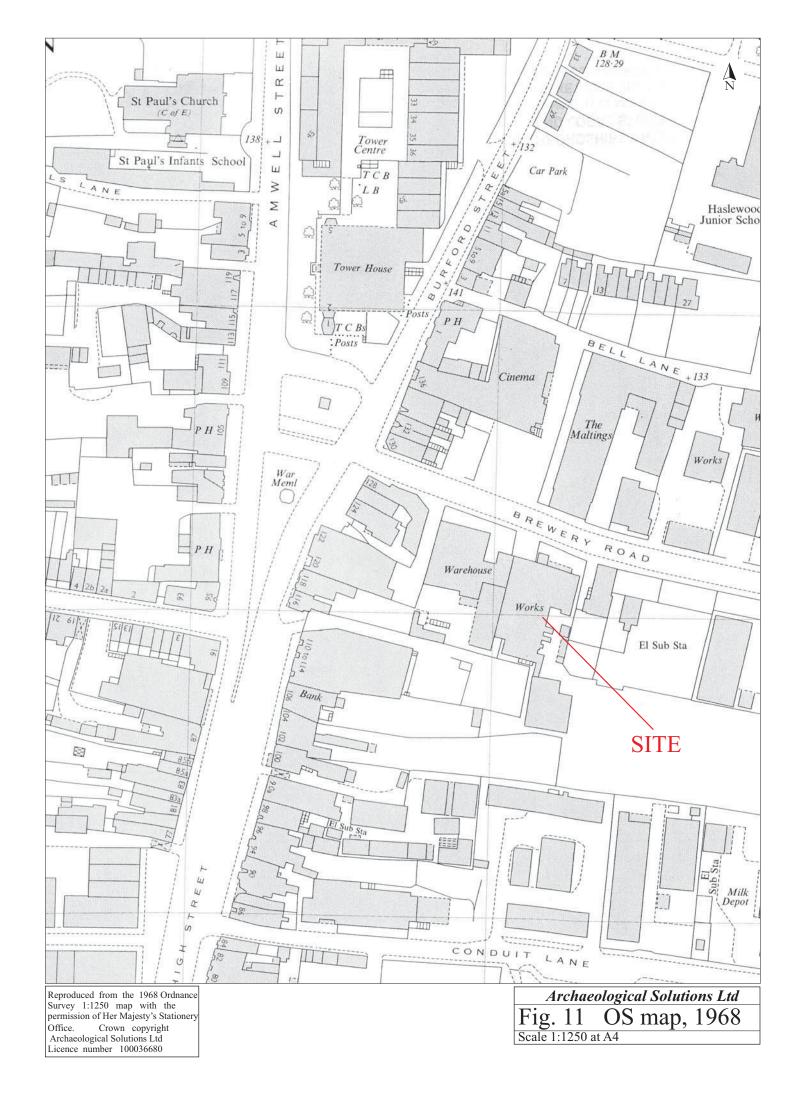


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OS map, 1920 Scale 25 inches to 1 mile at A4



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Fig. 10 Aerial photograph, c.1920



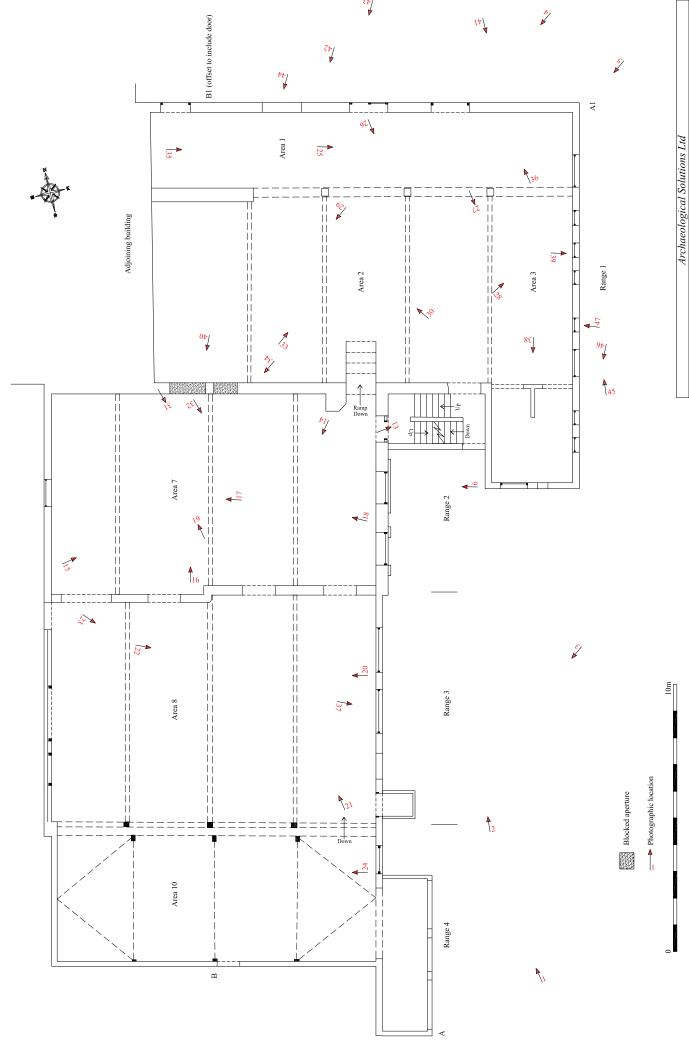


Fig. 12 Upper level - Ranges 2-4, lower level - Range 1 Scale 11:100 at A3

