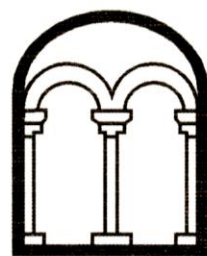


**69-71 HIGH STREET, CODICOTE,  
HERTFORDSHIRE**

**HISTORIC BUILDING  
RECORDING AND ARCHAEOLOGICAL  
MONITORING**

**Albion**  
archaeology





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## **Preface**

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips BA and the photographs were taken by Nigel Macbeth. Victoria Hainsworth BA carried out the archaeological monitoring and contributed to Appendix 2 of this report. Mark Phillips is the author of the report and the project was managed on behalf of Albion Archaeology by Hester Cooper-Reade BA (hons), MIFA. Jackie Wells, Albion Archaeology Finds Specialist, commented on the possible dates of the Bellarmine jug.

## **Acknowledgements**

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## **Structure of this report**

Section 1 is an introductory chapter giving the background to the report. Historical information derived from historic documents and secondary sources is presented in Section 2. A description of the building forms Section 3 with the analysis of the building in Section 4. The buildings significance is discussed in Section 5. The bibliography forms Section 6.

Figures are included at the end of the report.

## **Version History**

Version	Issue date	Reason for re-issue
1.0	20/09/2016	na



## **Non-technical Summary**

*Planning permission (15/01049/1) and listed building consent (15/01050/1LB) was granted for the change of use of 69 High Street, Codicote from a restaurant to two dwellings with a single storey rear extension, for conversion of an outbuilding and for the construction of five mews houses. No significant changes were proposed to the adjacent property of 71 High Street, which was also in the development area. Both of the properties are grade II listed and are located in the historic core of Codicote.*

*Conditions 12 and 13 were attached to the planning consent requiring a programme of historic building recording and archaeological works. Albion Archaeology was commissioned by the developer Townstone Ltd to undertake the work and produced a Written Scheme of Investigation as required by Condition 12 of the planning permission. The Written Scheme of Investigation outlined the works required to discharge the planning permission: a historic building survey and archaeological excavation following a staged approach of evaluation and appropriate mitigation. The archaeological evaluation has been reported on separately (Albion Archaeology 2014). This document forms the report on the historic building recording and, the final stage of archaeological fieldwork, the watching brief. This document is the final report for the works described in the Written Scheme of Investigation approved under Condition 12 of the planning permission.*

*69 and 71 High Street are located at grid ref. TL21585 18265 on the eastern side of the High Street, close to its junction with Heath Lane.*

*During the initial survey 69 High Street was still in use as a Chinese restaurant called the As You Like It, before which it was the George and Dragon Inn. Historic records suggest that an inn has existed on the site from the medieval period. It is a timber framed with a central range with jettied cross wings at either end. The north-west cross wing is a 16th-century two-storied structure with a crown post roof. An attic storey is a later insertion. The central range and south-east cross wing date from the 17th century. This consists of a ground floor and attic storey with a clasped purlin roof. The construction of a 20th-century restaurant and kitchen extension has mostly removed a single-storey outshot or extension along the rear of the building.*

*71 High Street is an L-shaped, timber framed building of two storeys. The front and rear range have clasped purlin roofs. The front range lies end on to the street and has a jettied gable end and an underbuilt jetty along its southern side.*

*The outbuilding at the rear of No. 69 was one of a number of outbuildings shown on historic maps. The walls are of mixed construction with brick, timber frame with brick infill and timber frame with weatherboard. The roof is in five bays with clasped purlin construction in machine sawn softwood. The construction and materials used suggest a probable 18th or early 19th-century date for this building.*

*Archaeological monitoring during ground works associated with the new build to the rear of the property confirmed the extension of modern deposits revealed during the evaluation. No further archaeological remains were observed. Although a ditch containing pottery broadly dating 1400 – 1700 and two post holes had been recorded in one of the evaluation trenches, the ground works were too shallow to reveal these or other similar features during the archaeological monitoring.*





## 1. INTRODUCTION

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### 1.1 *Background to the Report*

Townstone Ltd was granted planning permission (15/01049/1) and listed building consent (15/01050/1LB) for the change of use of 69 High Street, Codicote, from a restaurant to two 3-bedroom dwellings, with a single-storey rear extension. Permission has also been granted for the conversion of an outbuilding, construction of five mews houses and associated parking. The adjoining property of 71 High Street is also within the proposed development area but no significant changes to its layout were proposed.

The properties at 69-71 High Street are both grade II listed buildings ((NHLE 1296199, 1347280). An historic building assessment (Albion 2014) was submitted as part of the planning application. Due to the historical significance of the buildings and the potential for archaeological remains within the development area conditions were attached to the planning consent requiring the implementation of a programme of archaeological works. Condition 12 required agreement of a Written Scheme of Investigation (Albion Archaeology 2015a). Condition 13 required the implementation of the works described in the Written Scheme of Investigation. This report and the previous report on the results of the evaluation (Albion Archaeology 2015b) describe the implementation of the works required by the Written Scheme of Investigation (Albion Archaeology 2015a)

A written scheme of investigation (WSI) (Albion 2015a) was submitted to the Historic Environment Advisor for Hertfordshire Council for approval prior to the commencement of development works. The WSI details the methods and procedures to be employed to complete the archaeological field evaluation, monitoring, and building recording as required by the terms the planning condition.

The initial evaluation was carried out in October 2015 (Albion Archaeology 2015b). The evaluation indicated that the area of new build contained layers of post medieval and modern build up, although some late- or post-medieval features were identified. The largely negative results of the evaluation required no further works other than a precautionary watching brief during ground works. This was carried out in accordance with the Written Scheme of Investigation during the July 2016. The historic building survey was carried out in July 2014 and also during construction works.. As the results of the watching brief were largely negative and simply confirmed the results of the evaluation, they have been included as an appendix to this report.

The results of an archaeological trial trench evaluation form the subject of a separate report (Albion 2015b). The present report presents the results of mitigation: historic building recording and archaeological monitoring.



## 1.2 Site Location and Description

Codicote is in North Hertfordshire, some 5km to north-west of Welwyn Garden City. Numbers 69 and 71 High Street are located at grid ref. TL21585 18265 on the eastern side of the High Street, close to its junction with Heath Lane (Figure 1).

The two buildings stand on the street frontage (Figure 2). Both numbers 69 and 71 are listed Grade II (see Appendix 1, list descriptions). Number 69 was formerly the George and Dragon Inn and was in use as the “As You Like It” Chinese restaurant when the building was recorded. It has a central range aligned parallel to the street frontage with gabled cross-wings at either end. At the rear of the building was a modern, single-storey restaurant and kitchen extension which has since been demolished. Number 71 was in residential use when it was recorded. It is L-shaped, consisting of a front range with its gable end facing the street and a larger range to the rear.

The land to the rear of 69 High Street was a car parking area at the time of the survey. A brick and timber framed outbuilding located on the northern side of the car park was included in the historic building survey.

## 1.3 Project Objectives

Project objectives related to archaeological evaluation, possible monitoring works and historic building recording were detailed in the written scheme of investigation (Albion 2015a) and are copied below:

The principal objective of the archaeological evaluation and monitoring is to determine whether archaeological remains are present within the PDA and, if so, to establish their extent, condition, nature and significance. Monitoring of groundworks associated with alterations to no. 69 High Street have the potential to reveal evidence associated with the existing building and earlier activity on the site.

Historic building recording of the outbuilding in advance of and during construction works has the potential to reveal evidence relating to dating, construction details and materials, layout and function as well as evidence for the building’s later development.

The relevant archaeological research frameworks and agenda for the region are provided by *Research and Archaeology: A Framework for the Eastern Counties* (Cambridgeshire, Norfolk, Hertfordshire and Essex) (Glazebrook 1997, Brown and Glazebrook 2000) and *Research and Archaeology Revisited: A Revised Framework for the East of England* (Medlycott 2011).

Revised regional objectives highlight the origins and development of the varied pattern of medieval rural settlement as a subject of research (Medlycott 2011, 70). The need for the study of medieval buildings through survey as part of the planning consent process is also highlighted (ibid 2011, 70–71), as the built environment is closely linked to the study of landscape and settlement. In particular the ‘high street’ should be a priority for building research and archaeological investigations (ibid).



The broader objective of the project is to add to the knowledge and understanding of the origins and nature of settlement in the area and to produce an archive report that fully describes the archaeological works.

Specific research objectives will be formulated if the remains uncovered during the trial trenching warrant a further stage of archaeological work. These research objectives will be determined by the nature of the archaeological remains present at the site and will be linked to the published research frameworks for the region (Medlycott 2011).



## 2. HISTORICAL BACKGROUND

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### 2.1 *General Historical Background*

General background on the parish of Codicote is provided in the Victoria County History (Page, ed. 1908). The settlement is likely to date from the late Saxon period. Codicote was granted by Ethelred in 1002 to Aelfelm, who gave the manor to the abbot and convent of St Albans who held it until the dissolution. The village had a market from the mid-13th century, and in 1272 the abbot and convent obtained a charter for a four day fair. Some local historical traditions identify the George and Dragon with an inn noted in records dating from 1279 (Branch Johnson 1962/3).

The High Street in Codicote lies on a route between Hatfield and Hitchin which was turnpiked in the 18th century.

### 2.2 *Cartographic Evidence*

Ordnance Survey maps from the first edition 25 inch map of 1881 up to the mid-20th century third edition map show little change (Figures 3 and 4). These show a range of buildings on the street frontage corresponding to No.69 which are labelled as the George and Dragon or public house. The building at this time appeared to include a uniform width extension or lean-to along the back of the building which would have been approximately 3.5m wide. Number 69 and 71 stand on the street frontage of an elongated yard area which extends back from the street towards the north-east. The historic plans up to the mid-20th century show ranges of narrow outbuildings along either side of the yard and a rectangular building which extended part way across it, dividing the yard into front third and rear two-thirds. Part of the range of outbuildings along the northern side of the yard still stands today, but all of the other outbuildings have been removed.

Mapping from the 1970s onwards shows the extensive single storey extension at the rear of the building that formed the dining room and kitchens of the restaurant.

### 2.3 *Historical Context*

A historical tradition identifies the George and Dragon with an inn in Codicote that appears in records dating from 1279.

The history of the inn was summarised by W Branch Johnson, *Hertfordshire Inns* (1962/3),

*“The Greyhound in 1481; but certainly an inn from 1279, when Laurence the Taverner occupied it. Its annual rent to the lord of the manor was four shillings and 2 capons. The present handsome building dates from about 1550; but when it became the George is unknown, probably at the rebuilding. Brought by Trust Houses Ltd. from Viscount Hampden, lord of the manor, in 1920; before that the lease to W. and S. Lucas, of Hitchin, brewers. It was here that recruits from Mid-Herts were enrolled to defend Hertfordshire from the Young Pretender in 1745.”*



At the time of the building survey some archaeological finds were displayed inside the former George and Dragon in a niche within an inglenook fireplace. A label stated that these were found beneath the kitchen during construction work in 1964. The finds include a Bellarmine jug, slip decorated pottery and a clay tobacco pipe. Bellarmine jugs range in date from the early 16th to mid-18th century. The ovoid form of this example suggests a probable 17th-century date (Jackie Wells, pers. com.).

## **2.4 Earlier Descriptions**

The Royal Commission volume for Hertfordshire provides a brief description of the George and Dragon and the cottage adjoining it to the south, i.e. the present 71 High Street, as they appeared in 1910.

The George and Dragon was described as “a narrow rectangular building of the 17th century; the walls are of brick and timber; the roofs are tiled. The upper storey projects at each end of the front, which is covered with modern rough-cast, and has three gables; the back, also with three gables, retains some of the original plaster. The two brick chimney stacks have square clustered shafts, partly restored. All the windows have been restored. Inside the house are a few old beams and, in the parlour, a large open fireplace.”

The adjoining cottage was described as “a small, 17th-century building, one room wide, with an overhanging upper storey; the front is plastered, and the roof is tiled. The shafts of the two chimney stacks are built of thin roofing tiles; one is square, the other octagonal with concave sides.” The description stated that the chimneys required repointing with one being in danger of collapse.



### 3. BUILDING RECORDING: DESCRIPTION

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#### 3.1 Methodology

Throughout the project the standards set in the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* and English Heritage's *Understanding Historic Buildings* (2006) have been adhered to. All work has been done in accordance with the IFA Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock *et al* 1996).

In line with the English Heritage historic building survey definitions (English Heritage 2006), this survey has been undertaken to Level 3.

The survey comprised an examination of the building, field notes and a photographic record. The field notes were made as annotations and measurements added to drawings provided by the architect with additional notes and sketches. The photographic record consists of high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

Initial survey work, including a full photographic survey of 69-71 High Street, was undertaken on 2 July 2014 as part of the building assessment. A subsequent visit took place on 12 November 2015, following demolition of the modern restaurant extension at the rear of the buildings.

Floor plans and an isometric sketch of 69 and 71 building are bound at the rear of the report (Figures 9 to 9). In the following description of the buildings the rooms are numbered G1 to G10 on the ground floor, F1 to F10 on the first floor and S1 and S2 on the second floor. Compartments in an outbuilding at the rear of 69 are number C1 to C4.

#### 3.2 The Buildings

The buildings are located next to the High Street, which is aligned north-west to south-east (Figure 2). Number 69 makes up the north-western two-thirds of the frontage and is currently a restaurant. Number 71 occupies the south-eastern part of the property and is in residential, used by the restaurant proprietors.

Number 69 has two jettied cross-wings and a central gable with modern extensions to the rear. In the car park at the rear of 69 is single storey, timber-frame and brick outbuilding which was included in the historic building survey. Number 71 has gabled section at the frontage with another unit to the rear which partly overlooks a small front garden at the south-west end of the site.

The following descriptive text is presented according to the main components that make up the overall building group. The modern extensions to the rear of No. 69 are not described in detail in the following description.



### 3.3 Exterior Elevations

#### 3.3.1 69 High Street

The exterior elevations of the historic section of the building have exposed timbers, painted black. It is roofed in plain red tiles with gables over the cross-wings and the central dormer. The roof is hipped at its south-east end. There are two chimney stacks with clustered flues. One towards the northern end of the roof has two rectangular flues in red brick. The stack towards the southern end of the roof comprises two/three flues in red brick; the one nearest to the frontage has a star-shaped lower section with a rebuilt square upper part.

##### 3.3.1.1 South-west elevation

This has jettied cross-wings at either end with a wide, central gabled dormer (Image 1). This view of the building shows a slight slope in ground level, down towards the north-west end, where the sill wall rises higher to compensate for the change in level.

The ground floor has four canted bay windows and a door situated to the left-of-centre. The woodwork of the windows appears to have been renewed in the modern period. The door is a modern plank door in an antique style.

The first floor has casement windows with two mullions in the cross-wings and three in the central gable. The north-west cross-wing contains a single, off-centre casement. The casements are late 19th or early 20th century in date.

The central range and south-east cross-wing are framed with storey-height, close-studding without any visible bracing. In the gable end of the cross-wing the arrangement of the collar-beam and the projecting ends of the purlins show that this part of the roof is of clasped purlin construction.

The details of the north-west cross-wing differ from the rest of the frontage. Its framing includes curved down-braces; at each side on the first floor and to the right of the central stud at attic level. The height of the jetty indicates that first floor level in this part of the building is lower than that in the rest of number 69.

On the ground floor of the south-west cross-wing is a blue plaque which was installed as part of a local heritage initiative states “FORMERLY THE GEORGE AND DRAGON INN EARLIEST LICENSED BUILDING IN HERTFORDSHIRE ON THE SITE OF THE MEDIEVAL GREYHOUND, A HOSTEL FOR PILGRIMS ON THEIR WAY TO ST ALBANS ABBEY PRESENT BUILDING 16TH CENTURY”.

##### 3.3.1.2 North-west elevation

The right-hand side of this elevation is formed by the side wall of the northern cross-wing (Image 2). This has an exposed timber frame showing that it consists of two unequal length bays with a longer bay at the front of the building. Storey-height studs are truncated in places by short rails, possibly indicating the location of former windows. The framing includes external braces with a single curved down brace in the ground floor at the bay division and one at either corner on the first



floor. The openings comprise a modern glazed door and early 20th-century casement windows.

Directly behind the timber-framed cross-wing is a single storey extension. It is of brick, in Flemish bond and is covered by a slate, pent roof.

The left-hand part of the elevation consists of a single-storey extension in painted brick (Image 3). It has three full-height, vertical ribbon windows which are in-turned triangular bays. The roof is topped by a continuous cast-concrete lintel and flat roof.

### **3.3.1.3 North-east elevation**

The lower part of the elevation consists of the modern (20<sup>th</sup>-century), single-storey extension. This has an in-turned, full-height doorway on the right-hand side and a series of four vertical panels of unpainted blue-grey and red brick. These have been infilled at the top with red brick, probably replacing narrow windows.

The upper part of the elevation is formed by the rear wall of the main range (Images 4 and 35). This has gables at either end corresponding to the cross-wings and a central dormer with a wide gable. The gable of the south-western cross-wing has a exposed timber-frame indicating clasped purlin roof construction.

### **3.3.2 71 High Street**

Number 71 High Street is L-shaped in plan consisting of an approximately square range on the street frontage and a larger rear-range which is aligned parallel to the street. The front-range is in colour washed plaster over timber-frame. It was originally jettied on two sides. The rear-range is timber-framed with brick infill. The roofs are plain tiled. There is an external brick chimney stack on the north-west side of the front range, at its junction with No. 69. The rear-range has a large external flint stack with tile dressings on its northern side.

#### **3.3.2.1 South-west elevation**

This elevation comprises the gable end of the front-range and set back from the street to its right, part of the rear range is visible (Image 1).

The front range has a sash window in the ground floor. This has 8 x 8 panes and is fitted with external, four-panel shutters. A knee brace to the left of the window and a jetty bracket to the right support a deep, first floor jetty. The jetty bracket would have been on the southern corner of the building but is now partly embedded in the wall where a former jetty along the south-east side of this range has been under-built. A first floor level there is a casement window. The ends of two small, side purlins are visible in the gable.

The south-east side of the front-range has a lightweight timber-frame with brick infill at ground floor level and colour-washed plaster on the first floor (Image 5). The ground floor has central door with a glazed upper half and the first floor has two small, casement windows.





The part the rear range that is visible from the street frontage is in colour-washed brick on the ground floor and colour-washed plaster at first floor level. The ground floor has a door with side lights. The first floor has a timber casement window. All of the glazing is in large panes, contrasting with the smaller panes used in the street frontage of No. 69.

### 3.3.2.2 *North-east elevation*

The rear elevation of No. 71 is in brick on the ground floor, with colour-washed plaster above with some lightweight exposed studs and one corner post (Image 6). It has timber casement windows in the ground and first floors. There is a large external stack on the left-hand side of the elevation which has been enclosed by a brick lean-to at ground-floor level. The lower part of the stack is rectangular in plan and is made of flint with tile and brick dressings. The flue above is constructed from plain tiles in horizontal courses of tile forming a multi-angled cross-section (stellar). The uppermost part is capped with a short section of rectangular brick flue with chimney pot.

The north-west end wall of the rear range is in timber frame that has been encased in brick (Image 36). The lower part of the wall has brick infill consisting of old red brick in English bond. Immediately above, the girding beam (end girt) has been covered with a row of plain roof tiles, attached flat to the face of the wall. The frame in the upper part of the wall has been partly replaced or filled with fairly regular red bricks with darker blue-grey headers laid in Flemish bond.

## 3.4 **69 High Street: North-West Cross-Range**

### 3.4.1 **Cellar**

The cellar is aligned north-east – south-west. It is 5.6m long, extending under the full length of the cross-range (Image 7). Its width of 2.7m is narrower than the cross-range above, the cellar being offset towards the north-west. The cellar is brick-lined and has two transverse ceiling beams with plain chamfers. Steps down the cellar are located within a lean-to extension on the rear of the building which is accessed via a door behind the bar in ground floor room G1. There is a blocked access hatch in the middle of the north-west side

### 3.4.2 **Ground floor (Figure 5)**

The ground floor contains a single room (G1) which serves as a bar and entrance to the restaurant (Image 8). A stair next to the chimney stack gives access to the first floor.

A ceiling beam in G1 at the division between the front and rear bay is boxed and no details of its original construction can be seen.

A brick chimney stack is located in the middle of the of the south-east side of the cross-wing. The fireplace in is modern construction in coursed stone. On the north-east side of the chimney stack is a narrow winder stair leading to the first floor. The chimney stack and stair are likely to have been inserted into the cross-range by the 17th century.



### 3.4.3 First floor (Figure 6)

This floor contains a larger front (F1) and smaller rear (F2) rooms with a small stair landing. F1 is currently used as a bedroom and F2 is a storage space.

The position of the dividing wall between F1 and F2 corresponds to the location of the bay division between the front and rear bays of the cross-wing. The first floor of the cross-wing appears to have originally been a single space with the dividing wall being a later insertion. The evidence for this consists of large arch-braces supporting the beam at the bay division. One of these is visible within room F2 (Image 9) and the other is partially visible within the southern side of the stair-well.

Both of the rooms on this floor have ceiling beams with scroll stops (also known as ogee or lambs tongue stops) (Image 10). The beam in F1 is located centrally in the room allowing for the presence of the chimney stack. The beam in F2 is located centrally with respect to the full width of the cross-wing.

The division of this floor into separate rooms and the insertion of the ceiling above to create an attic floor is a 17th-century addition. The first floor of the cross-wing would have originally been a single room, open to a crown post roof (see following section for details of the roof).

### 3.4.4 Second floor (Figure 7)

The second storey in the north-west cross-wing is an attic storey. The rooms have low side walls, presumably supported by ashlar pieces attached to the rafters. This floor contains a bedroom (S1) in the front bay and a bathroom (S2) and stair landing in the rear bay with a narrow winder stair (Image 14) in the eastern corner.

All of the dividing walls on this floor are 20th-century stud walls that have been inserted to create the bedroom and bathroom. Details of the roof structure visible within these rooms indicate that it is a crown post roof. The central ceiling beam is the crown plate. This is braced by thin, slightly curved down braces. One brace remains in the south-west gable end of room S1 (Image 11) and traces of a slot for another can be seen in the underside of the crown plate at the other end of this room. The crown post is visible at the north-east end of room S1 as a plain, square-sectioned post (Image 12). A pair of braces survive in the south-east side of room S2 (Image 13). The narrow winder stair, fitted into a restricted space in the eastern corner of this range, would have been added during the 17th century to provide access to this floor.

## 3.5 69 High Street: Central Range

### 3.5.1 Ground floor (Figure 5)

The ground floor of the central range is of one and half bays with a large chimney stack located in the southern side of the half-bay. The space contains a single room (G2) which has been partly extended into the north-west cross wing. A modern inserted division separates off a circulation space in the eastern corner of the room. This space consists of a corridor to the south-west cross wing and stairs to the first floor. The location of the stairs, next to the chimney stack, is common in buildings of this period.



A large axial ceiling beam in G2 has plain chamfers with scroll stops. A large brick inglenook fireplace in the southeast corner of the room has brick relieving arch over it and a plain wooden bressumer (Image 15).

There are two glazed niches located within the back of the inglenook, evidence of reworking of the fireplace in the modern period. The left-hand niche contains archaeological artefacts including a Bellarmine jug, sherds of pottery and a clay tobacco pipe. A label underneath records that these artefacts were recovered in 1964 from beneath the kitchen floor during building works.

### 3.5.2 First floor (Figure 6)

The first floor within the central range of No. 69 contains two bedrooms, (F3 and F4) and a small stair landing.

The stud walls dividing these rooms are modern insertions in what appears to have been a single large room with dormer windows in the front and rear sides. Floor level in the central range and the south-western cross-wing lies approximately 1m, below the level of the base of the roof as defined by the wall plates and tie beams (Image 18). As result the first floor is a semi-attic storey with enough headroom for full sized rooms that occupy the full width of the building.

Room F3 contains a brick fireplace in its south-east wall (Image 17). The fireplace has brick jambs with chamfered corners, a wooden bressumer with a plain chamfer and scroll stops, a projecting mantle shelf made from tiles. The red bricks are handmade and measure c220mm x 115mm x 50mm to 55mm thick. At its north-east end the fireplace is interrupted by the inserted wall partition, with a small part of it being visible in the adjacent landing (Image 20).

The first floor in the central range is accessed from a landing in the half-bay occupied by the chimney stack and the stairs from the ground floor. A door passes through the truss defining the north-west side of the half-bay (Image 19). The truncated tie-beam to the north of the door, above the stairs, has is moulded with a double hollows chamfer on its lower edge. The stairs here provide the only first floor access in this part of the building as there is no access between this floor and the adjacent north-west cross wing.

## 3.6 69 High Street: South-east cross-range

### 3.6.1 Ground floor (Figure 5)

The ground floor of the south-east cross passage contains an office (G3), the ladies toilets (G4) and circulation spaces. These areas were formed out of a single original space by the insertion of partition walls in the modern period.

In the office parts of the girding beams on the south-west end and north-west sides of the cross-wing are visible at ceiling height (Image 21).

The ladies toilets (G4) are formed from a combination of modern stud and brick partition walls. In G4, next to the south-east wall of the cross-wing there is an



irregularly shaped block of masonry with a rectangular flue rising to the ceiling at the back (Image 22). The irregular shape suggests that it may have contained an oven or a copper rather than a fireplace. A ceiling beam extends across the middle of the cross-wing, through G4). It has a plain chamfer without stops (Image 22).

### 3.6.2 First floor (Figure 6)

The first floor of the south-east cross-wing contains a bedroom (F5), a bathroom (F6) and a landing. The timber frame has a central truss that divides the first floor into a slightly unequal length bays, with the larger bay (F5) at the front of the building. The side walls in the cross-wing area higher than those of the central range with the tie-beams and wall-plates running above window level.

In room F5 the exposed timber frame includes a slightly cambered tie-beam in its north-east wall, a straight tie-beam in the gable end, a wind-brace in the ceiling soffit in the south-east corner of the room and wall studs in the north-west side wall (Image 23).

Room F6 is a bathroom formed by the insertion of a partition wall into the north-east bay of the cross-wing. A small amount of the timber frame is visible, comprising the tie-beam in the gable end and a wind brace in the soffit section of the ceiling in the north-east corner of the room (Image 24).

## 3.7 Number 69: Rear Extension

A single storey extension at the rear of the building comprises from north-west to south-east: the cellar landing, gents toilets, a rear entrance corridor, dining areas (G5) and (G6) and kitchens (G7) (Figure 5).

The cellar landing and the northern half of the gents toilet are covered by a lean-to slate roof. This part of the building appears to be a 19th or early 20th-century lean-to extension.

Room G5 covered is covered by an asymmetric, slate roof which appears to represent a modified gable roof extending north-eastwards from the back of the main range. Its current asymmetric arrangement probably results from it being partially incorporated into the adjacent flat roof over G7. Inside, G5 is in two bays. The south-east bay has exposed timber framing consisting of studs in its north-west and south-east sides (Image s 25 & 26).

The main part of the dining room (G6, Image 27) and all of the kitchens (G7, Image 28) occupy a flat-roofed extension that was added in the second half of the 20th century.

## 3.8 71 High Street: Front Range

The front range is in two bays, aligned end on to street frontage. It has an external chimney stack on the north-west side of the rear bay.

### 3.8.1 Ground floor (Figure 5)

The ground floor of the front range has a single room, G8 (Image s 29 & 30). The framing of the north-west and south-west walls is close studded. Wider-spaced



timbers in the north-east wall are part of the front wall of the rear range. The south-east wall has thin, widely spaced studs, the wall here being a later insertion when the former jetty on this side was under-built.

A large post located towards the eastern end of the south-west wall was the corner post until the jetty on the side of the building was under-built. The post is inscribed with a date of 1543 and the initials WA. The ceiling has quartered with ceiling beams with very deep, hollow chamfers.

The fireplace is constructed from a mixture of flint nodules and hand-made tiles. The tiles are used to form a flat arch over the opening, the jambs, cheeks, fireback and lacing courses in the chimney breast. The tiles in the fireback are arranged in a pattern of chevrons that meet to form lozenge shapes in the centre of the fireback.

### **3.8.2 First floor (Figure 6)**

The first floor has front (F7) and rear (F8) rooms that correspond to the bay division in this range. The central truss that divides the bays is quite deeply curved and has knee braces below (Image 31). This suggests that the truss was originally open with one room on the first floor. The rear bay has been subdivided with a modern stud wall to form a corridor and bedroom F8. In the rear wall of room F8 the frames of the both the rear and front ranges occur together (Image 32). A cupboard door in this wall is plank and ledge door with three wide planks. The door fittings consist of strap hinges with round terminals and an iron latch with a saltire cross partly obscured by paint. The door and fittings are consistent with a probable early 17th-century date.

## **3.9 71 High Street: Rear Range**

The rear range is in two bays, aligned parallel to the street frontage. It has an external chimney stack on the rear wall of its eastern bay.

### **3.9.1 Ground Floor (Figure 5)**

The ground floor of the rear range contains living room G10, kitchen G9 and stairs to the first floor. In G10 details of the frame are visible in the north-west side of the room which forms the bay division. The ceiling in this room is supported at the bay division by an applied beam (Image 33).

### **3.9.2 First Floor (Figure 6)**

The first floor contains bathroom F9, Bedroom F10, a landing and cupboards. Bedroom F10 has a high ceiling, presumably corresponding to the level of the purlins. The transverse frame visible in the north-west side of this room has a curved tie beam (Image 34). The north-western bay has been subdivided by the insertion of a modern stud wall to form bathroom F9.

## **3.1 Outbuilding behind Number 69**

The outbuilding is located in a yard area to the rear of No.69. The materials and construction of this building suggest a probable 18th or early 19th-century construction date. It lies along the north-west boundary of the property, aligned east-north-east to west-south-west. For ease of description in the following text it is



assumed to be aligned east-west with its front forming the south elevation. (Figure number 8).

### **3.1.1 Exterior**

The building measures 13.6m long by 5m wide externally (Images 37 to 40).

#### **3.1.1.1 Front (south) wall**

The south front contains two modern plank doors and windows with modern wood frames (Image 39). Most of the wall is in brick whilst a short section on the westernmost compartment of the building is in weatherboard. The brickwork is in Flemish bond with red bricks (measuring c.220 x 105 x 60mm) and burnt headers producing a semi-chequer effect. The mortar is cream coloured with coarse grit inclusions. The brickwork in the right-hand half of the wall and in the left-hand jamb of the central door has been repaired or possibly rebuilt relatively recently. This has modern cement pointing and included some new red brick. The weatherboard at the left-hand end of the elevation is from machine sawn vertical boards with an opening below the eaves.

#### **3.1.1.2 East end**

The east end is in timber frame with brick infill and weatherboard on the gable (Image 40). The frame consists of posts and lightweight studs with some primary bracing. One re-used post in the central part of the wall contains empty mortise holes which have been filled with tile and mortar. The brick infill in the wall consists of weathered red brick with traces of white colourwash. Occasional Fletton bricks indicate modern repairs. Two panels on the left-hand side of the wall with infill mostly of Fletton brick appear to mark the location of a former door opening.

#### **3.1.1.3 West end**

The west end of the building is made of modern Fletton-type brick (Image 37).

#### **3.1.1.4 Rear (north) wall**

Only limited observation was possible. This wall faces the neighbouring property to the north and is largely obscured on the interior by modern surface finishes. In the western compartment where it was visible from the interior it consisted of timber frame with external weatherboard cladding (Image 41).

### **3.1.2 Interior**

The interior contains four compartments C1 to C4.

C1 at the western end of the building was used as a store at the time of the survey (Images 41 to 43). The north wall is timber framed with closely set studs and external weatherboard cladding. The south wall is modern, consisting of vertical weatherboard. The west wall is a modern brick wall. The timber framed eastern wall forms a bay division with a roof truss above (Images 41 and 42). Below the tie beam the north half of the wall is made from studs and horizontal boards, while the south half consists of primary bracing with brick infill. Above the tie beam the wall is framed with eight studs. Two damaged areas between the studs show where the queen struts have been removed from this roof truss. The studs carry remnants



of an internal lining of horizontal boards. The bases of the studs are incised with assembly marks; a sequence of Roman numerals 1 to 10 running left to right. Numbers 3 and 8 are missing from the sequence where the queen struts have been removed.

The remainder of the building was subdivided into three compartments C2, C3 and C4 during modern alterations to create office or storage space. Two stud walls were inserted to form a lobby entrance and rooms to either side. The interior surfaces have modern finishes, either plastered or lined with shelves. The floor was carpeted. A plaster ceiling has been inserted at a level corresponding to the underside of the collar beams, leaving the tie beams and queen struts visible. Apart from the roof trusses the historic fabric in this part of the building was obscured beneath modern finishes at the time of the survey.

### 3.1.3 Roof structure

The roof is a clasped side purlin roof of five bays. The roof trusses are made from machine saw softwood and consist of straight tie beams and collar beams, linked by a pair of queen struts (Image 43). The approximately square sectioned purlins are clasped between the collars and principal rafters. The structure is fixed with single pegs in each joint. Apart from those in the east wall of C1 the only other assembly marks were seen on the westernmost roof truss in C4. On the western face of this truss the Roman numeral 8 was incised on the lower end of the northern queen strut and on the tie beam below.

The roof was covered with plain peg tiles. In compartment C1 the underside of the tiles was visible with the tiles hung nails or pegs hooked over tiling battens.

Some modern repairs had been carried out to the roof. In compartment C4 additional sections of timber (shown in blue on Figure 8) were bolted alongside the existing tie beams. In compartment C1 where the roof was visible another set of purlins had been inserted just below the level of the collar beam. These appeared to extend into the roof above C2.



## 4. BUILDING ANALYSIS

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### 4.1 Introduction

In this section the structural and documentary evidence is examined in relation to the date, use and development of the building.

### 4.2 16th century

The earliest parts of the building are the north-west cross wing of No.69 and the two ranges of No. 71 (Figure 9).

The north-west cross wing of No.69 was probably the cross-wing within a larger building. It consists of two unequal length bays aligned end on to the street with a first floor jetty on the street frontage. It would have been built with stories only and with a single room at first floor level that was open to the roof. The roof is a crown post roof, the crown plate and braces are visible on the second floor of the current building. The style of framing with external braces could date to the 16th century or earlier. Crown post roofs were introduced in the late 13th century and were replaced by the side purlin during the 16th century. The thin, plank-like braces below the crown plate used in this instance suggest it is a late example, probably dating from the mid-16th century (Stenning 2011, 34).

No. 71 consists of two ranges forming an L-shaped arrangement. The front range is in two equal-length bays, aligned end-on to the street. It has a jetty on its street frontage, but would have originally been jettied along the south-east side as well. The first floor has been subdivided, but would have formerly been a single room. The rear range is in two equal length bays, aligned parallel to the street frontage. It had two rooms on two floors as built. The relationship between the frames of the front and rear ranges, visible in the ground floor room of the front range, suggest that the front range was added to the rear range. The corner post in the south-east corner of the front range carries an inscribe date of 1543. The style of the framing, the form of the decorative chimney shafts and the side purlin roof are consistent with a 16th-century construction date.

### 4.3 17th century

The central range and the cross wing of No.69 were added as a single construction phase during the 17th century. The dating is suggested by the use of scroll stops on the axial ceiling beam in G2 and details of the framing and roof. The roof of the cross wing and central range is of clasped purlin construction. Curved wind braces are visible in the cross wing.

The use of scroll stops on the ceiling beam in G2 suggests a higher status for this room than room G3/4, where the chamfers have no stops. The presence of a possible oven or copper in G3/4 also implies a more functional use for this space.

The second floor in the north west cross wing was probably inserted during this period. The beams supporting the second storey floor, visible in the ceiling of rooms F1 and F2, have scroll stops, suggesting a probably 17th date.





#### **4.4 18th century**

It unclear whether any of the building dates from this period but it is possible that the undated structure evidenced by the studs in the side walls of room G5 could be from this period.

The sash window in the ground floor street frontage of No.69, with its small panes of glass and wooden shutters, dates from the 18th century. It is likely that the under-building of the jetty on the south-east side of this section of the building also took place at this time.

The outbuilding to the rear of 69 High Street is likely to date from the 18th or early 19th century.

#### **4.5 Late 19th and early 20th century**

The first accurate scale map showing the building is the 1881 25" Ordnance Survey map. The back edge of the building on this map corresponds includes the angled section of wall above the cellar stairs to the north of room G1. The outline shown in plan suggests that the building at this time consisted of the main range on the street front and a uniform width lean-to c.3.5m wide which extend along the back of the building.

Ordnance Survey maps dating from the 19th and first half of the 20th centuries show a number of outbuildings in the yard to the rear of the properties. Some were in the area subsequently occupied by the 20th-century restaurant extension. A continuous range of buildings along the south side of the yard no longer survives. The one surviving outbuilding on the northern side of yard is shown as part of a longer range of buildings on historic maps.

An early postcard of the building shows that the front of both No.69 and 71 were rendered at this time. Photographs dating from around the 1920/30s show No.69 as it appears now, with exposed timber framing. It is clear that a phase of renovation work was undertaken on No. 69 in the early 20th century. In addition to the removal of the render, a few other small charges were made. An expanded cap to the chimney over the north-west cross wing shown in the 1900s had been removed by the 1920/30s. A small gablet at the south-east end of the central range where it meets the cross wing was replaced by a tiled hip. The uniform nature of the fittings on the casement windows in No. 69 suggests that these were also renewed at this time.

#### **4.6 Later 20th century**

The main development during this period was the addition of a large, flat roofed extension at the rear of the building. A label on archaeological finds in the building records that these were recovered during building work in 1964. Ordnance survey mapping from the early 1971 shows the building had attained its present extent by this time. In addition to the extension at the rear a number of stud wall partitions were inserted into the building to modify the internal plan.



#### 4.7 Summary

The north-west cross wing of No. 69 dates from the 16th century. It would have formed the cross wing of a larger building which has not survived and for which no evidence currently exists. On its first floor the earlier cross wing contained a single room, with a ceiling open to a crown post roof. The existing central range and southern cross-wing of 69 were added during the 17th century to replace the earlier structure. Also at this time a second floor was inserted into the roof space of the northern cross-wing along with a chimney stack and stairs. There is no access at first floor level between the 16th-century cross wing and the 17th-century addition. Subsequent alterations mean that it is difficult to tell whether the lack of through access on the first floor would have been reflected in the downstairs plan. It is possible that Nos. 69-71 formed three separate units in the 17th century, although the form of the building suggests that, more likely, the cross wing and its 17th-century addition formed a single unit.

Number 71 is house consisting of a front and rear range, and probably dates from the mid-16th century. It is therefore broadly contemporary with the north-west cross wing of No. 69.

The outbuilding at the rear of No. 69 was one of a number of outbuildings which are shown on historic maps.



## 5. SIGNIFICANCE

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### 5.1 Introduction

The principles outlined in Conservation Principles Policies and Guidance (English Heritage 2008) provide a framework for the sustainable management of the historic environment. These principles include the idea that the understanding of the significance of places is vital and that significant places should be managed to maintain their values. Heritage values provide a means of looking at the significance of a place under different categories to identify a range of potential heritage values and associations for that place. The categories outlined in Conservation Principles are evidential, historical and aesthetic. Evidential value derives from the potential of a place to yield evidence about past human activity. Historical value derives from the ways in which past, people, events and aspects of life can be connected through a place to the present. This is considered under illustrative and associative values. The first concerns how the building relates to history overall, considering how it relates for instance to the development of housing and social history. The second concerns the historical associations of the building, e.g. known owners, architects etc. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

### 5.2 Heritage values

#### 5.2.1 Evidential value

Number 69 is an historic inn containing a 16th century cross wing, with a central range and cross-wing added in the 17th century. To the rear are the partial remains of a former lean-to extension that has been incorporated into a large 20th century single storey, flat roofed extension. The most significant historic fabric in this building is located within the ranges on the street frontage. On the ground floor the building has been adapted to some extent in line with its development as a public house and later a restaurant. However significant historic fabric remains with evidence for the plan and function of the rooms on this floor. On the first and second floors the building remains comparatively well preserved with most of the modern alterations consisting of inserted stud walls. On these floors more of the original structure is visible, not having been covered by later surface finishes. Restoration work on the building in the early 20th century appears to have involved the renewal of most of the casement windows and their fittings, also at this time the roof was probably retiled with some minor alterations to its structure.

The remains of a former lean-to extension on the back of the building are fragmentary and undated, providing little evidence for their former function. The large mid-20th century extension at the rear includes features and construction techniques such as ribbon windows and cast concrete sections that appear to form a deliberate contrast with the historic section of the building.

Number 71 consists of an L-shaped house dating from the 16th century with a jettied front range. The building is well preserved. Modern alterations comprise the insertion of stud wall partitions on the first floor to form a bathroom and corridor. Parts of the frame are exposed inside the building, illustrating its construction. The



presence of a surviving jetty and an under-built jetty illustrates the typical later modification of jettied buildings.

### **5.2.2 Historical illustrative value**

The historic sections of the building provide illustrative evidence for the development of carpentry techniques and the development of roof structures. The northern cross-wing in No. 69 retains a late example of a crown post roof whilst the other parts of this building, constructed in the 17th century, have clasped purlin roofs. The insertion of a floor during the 17th century into the earlier crown post roof provides evidence for the historic alteration of the building and is characteristic of the flooring-over that is sometimes seen in this period.

In the ground floor rooms the arrangement of rooms survives beneath the inserted partitions. The presence or absence of stops on the ceiling beams and the remains of a possible oven provide evidence for the relative status and function of some of the ground floor rooms.

Number 71 High Street is substantially intact and retains a number of historic features including early chimneys, a flint and tile fireplace and door with original fittings in an upstairs room.

### **5.2.3 Historical associative value**

The buildings use as an inn and its identification with the site of an inn mentioned in 13th century records gives the building significant local historical associations. The blue plaque attests to local interest in this building.

### **5.2.4 Aesthetic value**

The distinctive appearance of the buildings with exposed timber frame and the jettied fronts outwardly demonstrates the historic nature of the buildings. Seen from their street frontage the buildings make a significant contribution to the historic character of the streetscape and the way in which it is experienced.



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## 7. APPENDIX 1: LIST DESCRIPTIONS

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### The George and Dragon Restaurant

GV II

Restaurant, formerly inn. C16 or earlier with C17 alterations and extensions. Exposed timber frame. 2 storeys and attic. Steep plain tile roof. 2 jettied gable-ended cross wings either side of 1-window centre. C16/17 red brick chimney stack near right wing, the base with triangular arrises. Left wing is good example of C16 construction with close-set studs and with curved braces to 1st floor and attic. Remaining frontage is C17. Broad gabled - attic dormer in centre. Right wing has clasped purlin roof. C20 glazing bars throughout. 4 ground floor canted and square window bays. C20 rear extension. Very important feature in centre of village.

### No 71 (The Gables)

GV II

House. C16-C17 timber frame. Plastered walls. Steep plain tile roofs. 2 storeys. L shape, the left side a deep-protecting C17 gable end with upper floor jettied on a dragon beam. Tarred red brick plinth. Single ground floor 8/8-pane sash window with panelled shutters. 3-light casement to first floor. Clasped purlin roof. Side elevation shows brick and half timber on ground floor. Rear elevation has tall C16/17 chimney stack, the base in flint and brick, and a tall polygonal shaft built of tile courses.

Source: English Heritage



## 8. APPENDIX 2: RESULTS OF ARCHAEOLOGICAL MONITORING

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Site visits were undertaken to 69-71 High Street, Codicote, Hertfordshire, between 7<sup>th</sup> and 11<sup>th</sup> July 2016 in order to observe the excavation of foundations for five mews styles houses that were being built to the rear of 69-71 High Street (fig. 10). The development area had been subject to a trenching evaluation, undertaken by Albion Archaeology in 2015 (Albion Archaeology 2015b). The evaluation had revealed made ground and buried soil layers 0.50-0.90m thick overlaying a buried topsoil approximately 0.15m thick. Beneath the buried topsoil in one of the trenches a ditch containing late or post-medieval pottery and two post holes were recorded. The shallowness of these features suggested that they had been truncated and disturbed by subsequent re development of the back yard. Archaeological monitoring during the groundworks largely confirmed these results, although the depth of dig was too shallow to reveal further evidence of the features revealed during the evaluation.

The foundations were excavated to an approximate maximum depth of 0.78m from ground level. Towards the eastern site of the house plot, the deposits revealed included a brown grey buried topsoil and a brown orange buried subsoil, measuring 0.08m and 0.23m+ respectively. Overlaying this were make-up layers (0.3m thick) and a modern dark brown grey clay silt landscaping topsoil, (0.17m thick) (Image 47). These deposits correspond accurately with the overburden layers found within evaluation trench 1 (Albion Archaeology 2015b).

The foundations at the western end of the building plot revealed a continuation of make-up layers and buried topsoil, again corresponding to the evaluation trenches (Image 48). A modern land drain was identified at the southern edge of the foundations. This is most likely the modern ditch [205] identified and excavated in evaluation trench 2.

No further archaeological remains were impacted by the foundation excavation and deeper subsurface remains would be preserved *in situ*.





## 9. APPENDIX 3 HER SUMMARY: BUILDING RECORDING

Site name and address: 69-71 High Street, Codicote, Hertfordshire		
County: Hertfordshire	District: North Herts	
Village/Town: Codicote	Parish: Codicote	
Planning application reference: 15/01049/1 and 15/01050/1LB		
HER Enquiry reference: 124/15		
Client name, address, and tel. no.: Mr Graeme Eastham, Townstone Ltd, Brewmaster House, The Maltings, St Albans, Herts, AL1 3HT. (01727) 844433		
Nature of application: Listed building consent and planning permission for change of use from restaurant to dwelling and construction of five mews houses.		
Present land use: The historic pub has been used as a Chinese restaurant with car park		
Size of application area: c. 1,324sqm		
NGR (to 8 figures): TL 2158 1826		
Site code (if applicable): HSC 2433		
Site director/Organization: Hester Cooper-Reade / Albion Archaeology		
Type of work: Historic building recording		
Date of work:	Start: 02/07/2014	Finish: 12/11/2015
Location of finds & site archive/Curating museum: Mill Green Museum, Hatfield		
Related HER Nos: 1807, 30928	Periods represented: Post-medieval and modern.	
Relevant previous summaries/reports: <i>69-71 High Street, Codicote, Herts, Historic Building Assessment</i> (Albion Archaeology Report 2014/130) <i>69-71 High Street, Codicote, Herts, Archaeological Trial Trench Evaluation</i> (Albion Archaeology Report 2015/165)		
Summary of results: 69 High Street is timber framed with jettied cross wings at either end of a central range. The northern cross wing is two storied with a crown post roof and dates from the 16th century. An attic floor is a later insertion. The central range is a 17th-century one and half storey structure with a clasped purlin roof.  71 High Street is an L-shaped, timber framed building of two storeys with clasped purlin roofs. The front range is end on to the street with a jettied gable end and an underbuilt jetty along its southern side.  The outbuilding at the rear of No. 69 is of timber frame and brick with a clasped purling roof. The construction and materials used suggest a probable 18th or early 19th-century date for this building.		
Author of summary: M Phillips	Date of summary: 01/06/2016	



## 10. APPENDIX 4: HER SUMMARY: ARCHAEOLOGICAL MONITORING

Site name and address: 69-71 High Street, Codicote, Hertfordshire		
County: Hertfordshire	District: North Herts	
Village/Town: Codicote	Parish: Codicote	
Planning application reference: 15/01049/1 and 15/01050/1LB		
HER Enquiry reference: 124/15		
Client name, address, and tel. no.: Mr Graeme Eastham, Townstone Ltd, Brewmaster House, The Maltings, St Albans, Herts, AL1 3HT. (01727) 844433		
Nature of application: Listed building consent and planning permission for change of use from restaurant to dwelling and construction of five mews houses.		
Present land use: The historic pub has been used as a Chinese restaurant with car park		
Size of application area: c. 1,324sqm		
NGR (to 8 figures): TL 2158 1826		
Site code (if applicable): HSC 2433		
Site director/Organization: Hester Cooper-Reade / Albion Archaeology		
Type of work: Archaeological Monitoring		
Date of work:	Start: 07/07/2016	Finish: 12/07/2016
Location of finds & site archive/Curating museum: Mill Green Museum, Hatfield		
Related HER Nos: 1807, 30928	Periods represented: Post-medieval and modern.	
Relevant previous summaries/reports: <i>69-71 High Street, Codicote, Herts, Historic Building Assessment</i> (Albion Archaeology Report 2014/130) <i>69-71 High Street, Codicote, Herts, Archaeological Trial Trench Evaluation</i> (Albion Archaeology Report 2015/165)		
Summary of results: Archaeological monitoring during groundworks associated with the new build to the rear of 69-71 High Street Codicote revealed a series of modern make-up deposits and buried topsoil. These are a continuation of the same layers observed in the evaluation trenches. Natural subsoil was not reached in all places. A ditch containing pottery dating to 1400-1700 and two post holes had been uncovered during the evaluation stage but the shallower depth of the groundworks meant that these and any other similar features remained below the formation levels of the development.		
Author of summary: H. Coopere-Reade	Date of summary: 20/09/2016	



## 11. APPENDIX 5: OASIS DATA COLLECTION FORM

**OASIS ID: albionar1-253521**

### Project details

Project name	69-71 High Street, Codicote (building recording and archaeological monitoring)
Short description of the project	Planning permission (15/01049/1) and listed building consent (15/01050/1LB) was granted for the change of use of 69 High Street, Codicote from a restaurant to two dwellings with a single storey rear extension, for conversion of an outbuilding and for the construction of five mews houses. No significant changes were proposed to the adjacent property of 71 High Street, which was also in the development area. Both of the properties are grade II listed and are located in the historic core of Codicote. A condition was attached to the planning consent requiring a programme of historic building recording and archaeological works. 69 High Street was a Chinese restaurant, before which it was the George and Dragon Inn. Records suggest that an inn has existed on the site from the medieval period. It is timber framed building with jettied cross wings at either end. The northern cross wing is 16th century and has a crown post roof. The central range and southern cross wing are 17th century with a clasped purlin roof. 71 High Street is an L-shaped, timber framed building of two storeys with clasped purlin roofs. The front range lies end on to the street and has a jettied gable end and an underbuilt jetty along its southern side. The outbuilding at the rear of No. 69 has walls of brick and timber frame construction with a clasped purlin roof. It probably dates from the 18th or early 19th-century. Monitoring of the groundworks associated with the new build to the rear of the property revealed made ground dating from the modern period. Not all the foundations reached the depth of natural subsoil.
Project dates	Start: 02-07-2014 End: 12-07-2016
Previous/future work	No / No
Any associated project reference codes	HSC2433 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Monument type	INN Post Medieval DITCH Post Medieval POST HOLE Post medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch" ,"Photographic Survey" ,"Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

### Project location

Country	England
Site location	HERTFORDSHIRE NORTH HERTFORDSHIRE CODICOTE 69-71 High Street, Codicote
Postcode	SG4 8XD
Study area	1324 Square metres
Site coordinates	TL 21585 18265 Point



### Project creators

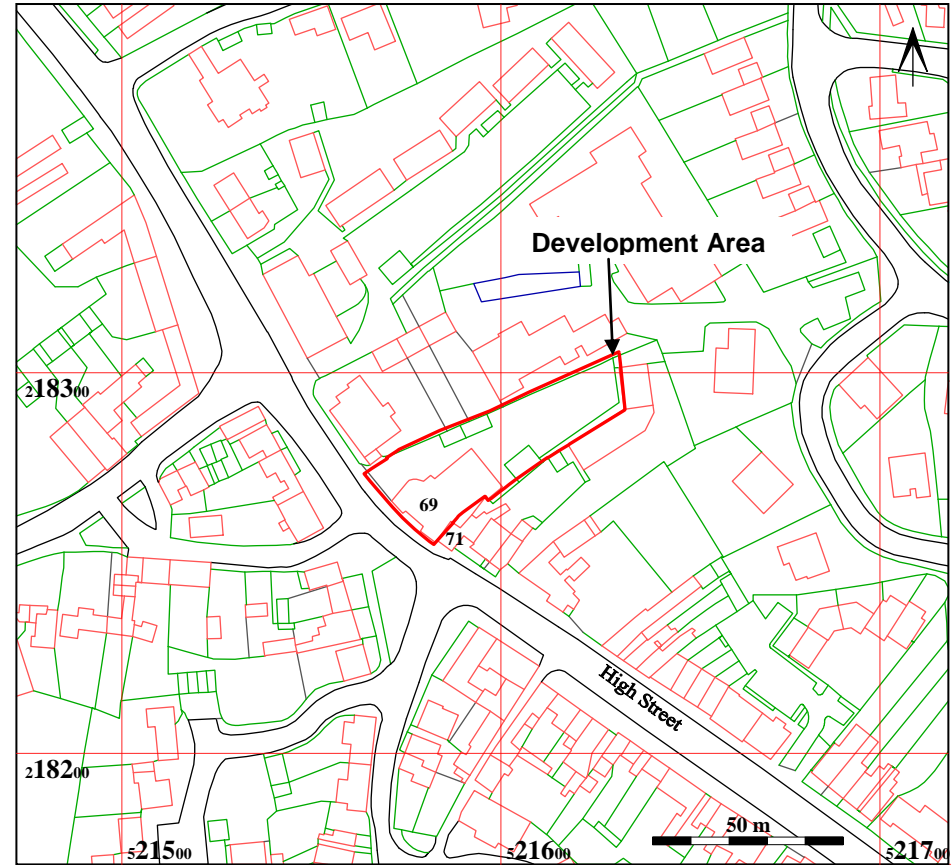
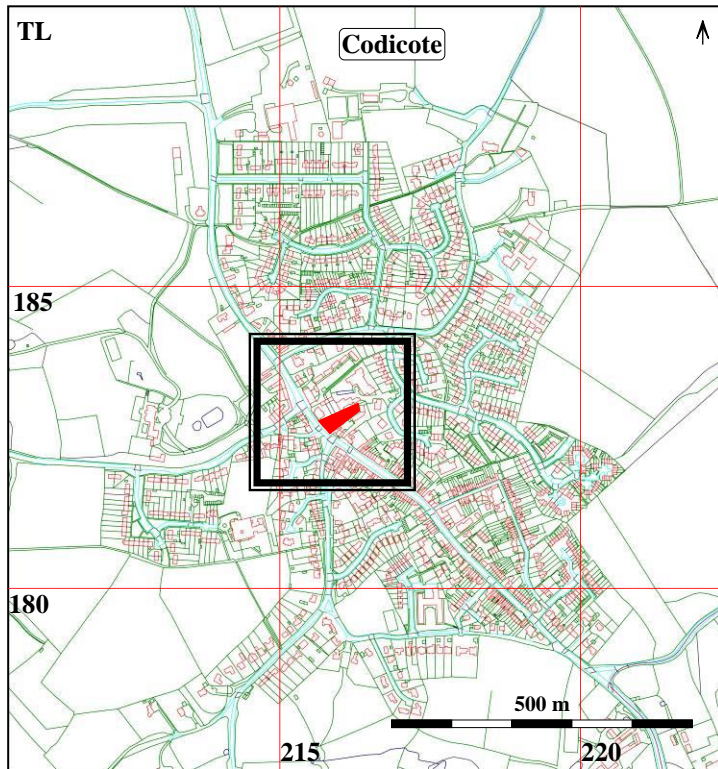
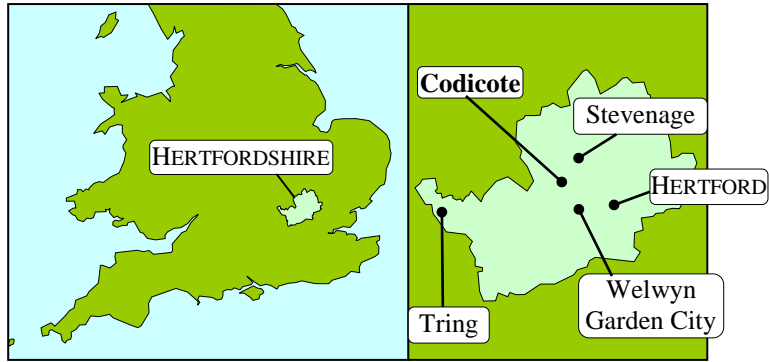
Name of Organisation	Albion Archaeology
Project brief originator	No Brief
Project design originator	Albion Archaeology
Project director/manager	Hester Cooper-Reade
Project supervisor	Mark Phillips
Type of sponsor/funding body	Developer

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Albion Archaeology
Digital Contents	"other"
Digital Media available	"Images raster / digital photography" ,"Survey" ,"Text"
Paper Archive recipient	North Hertfordshire Museum Service
Paper Contents	"other"
Paper Media available	"Drawing" ,"Microfilm" ,"Miscellaneous Material" ,"Photograph" ,"Report"

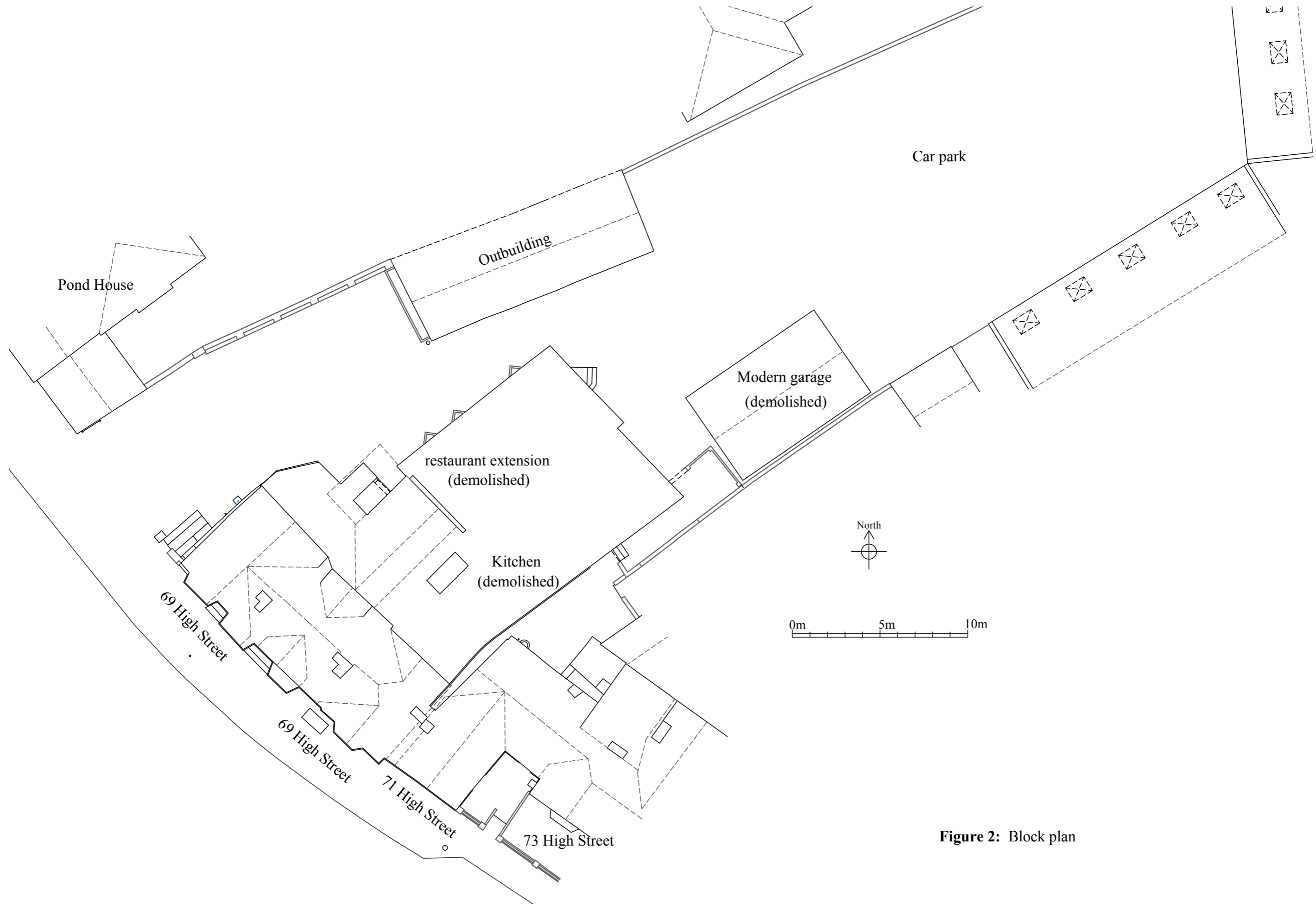
### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	69-71 High Street, Codicote, Hertfordshire: Historic Building Recording and Archaeological Monitoring
Author(s)/Editor(s)	Phillips, M
Other bibliographic details	2016/59
Date	2016
Issuer or publisher	Albion Archaeology
Place of issue or publication	Bedford
Entered by	Mark Phillips (ma.phillips@albion-arch.com)



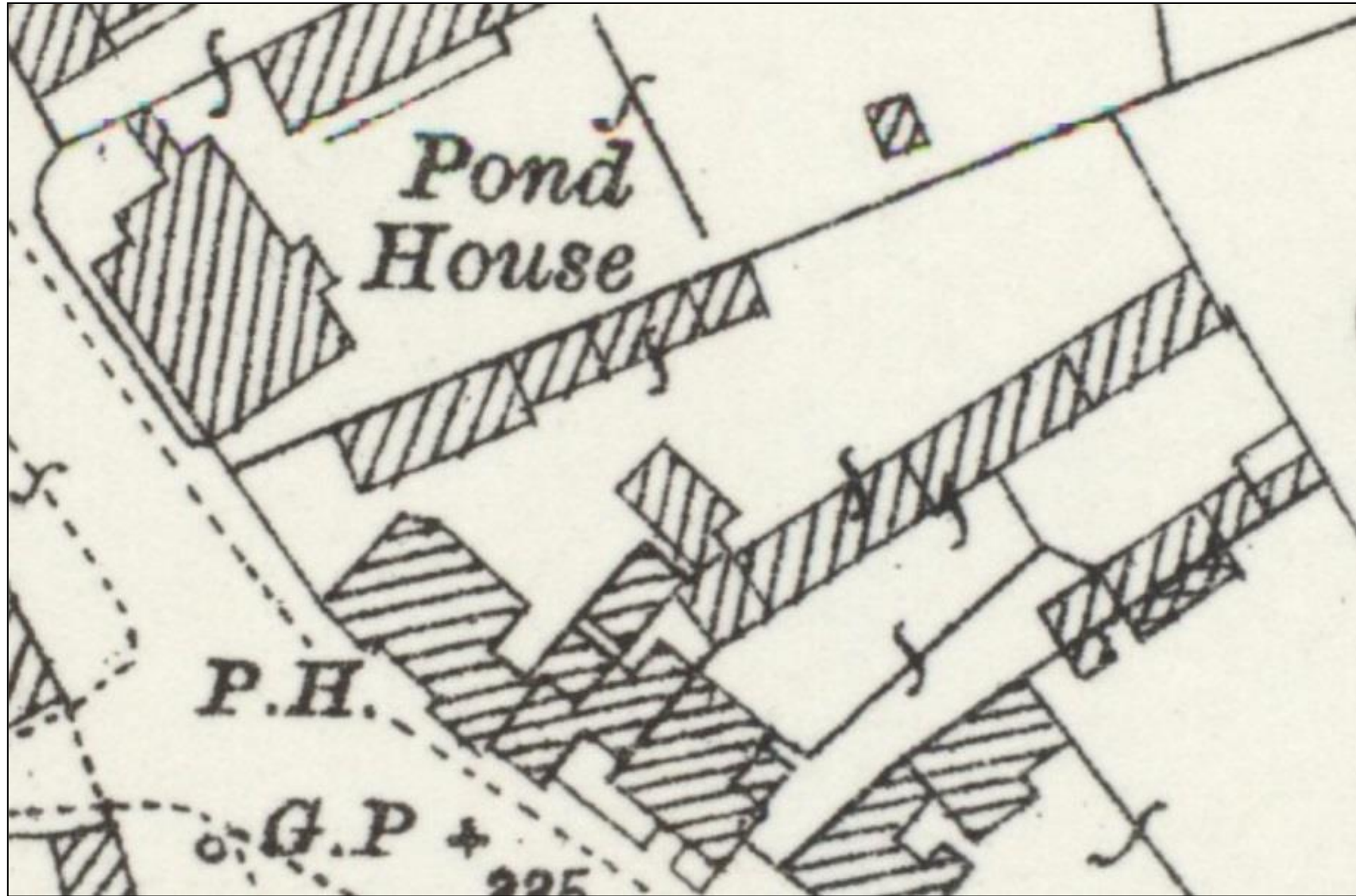
**Figure 1: Site location plan**

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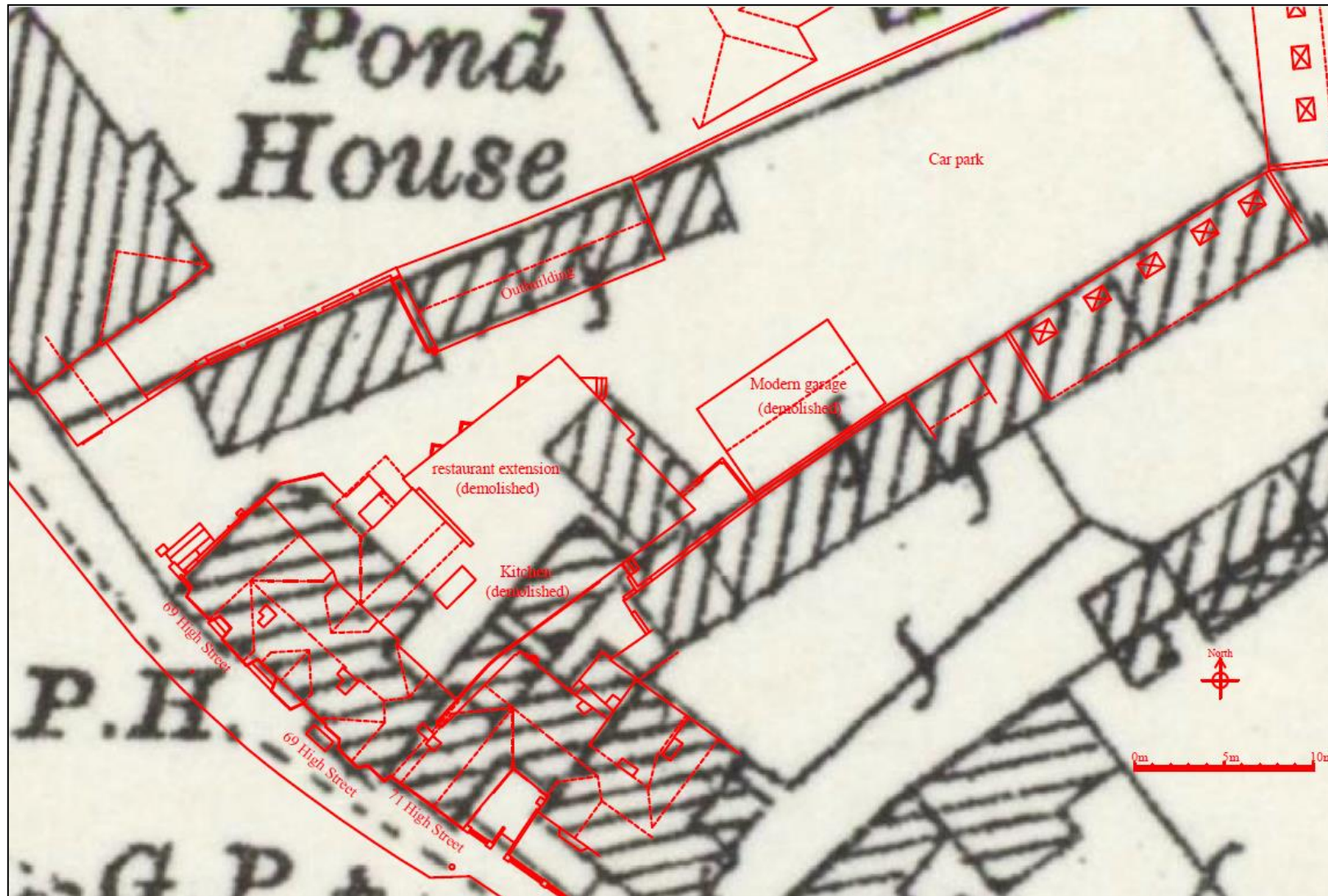
**Figure 2:** Block plan





**Figure 3:** 1922 Ordnance Survey map

Permission of National Library of Scotland



**Figure 4:** Block plan overlaid on 1922 map

Historic base map permission of National Library of Scotland. Survey supplied by developer. Historic map scaled and rotated for best fit



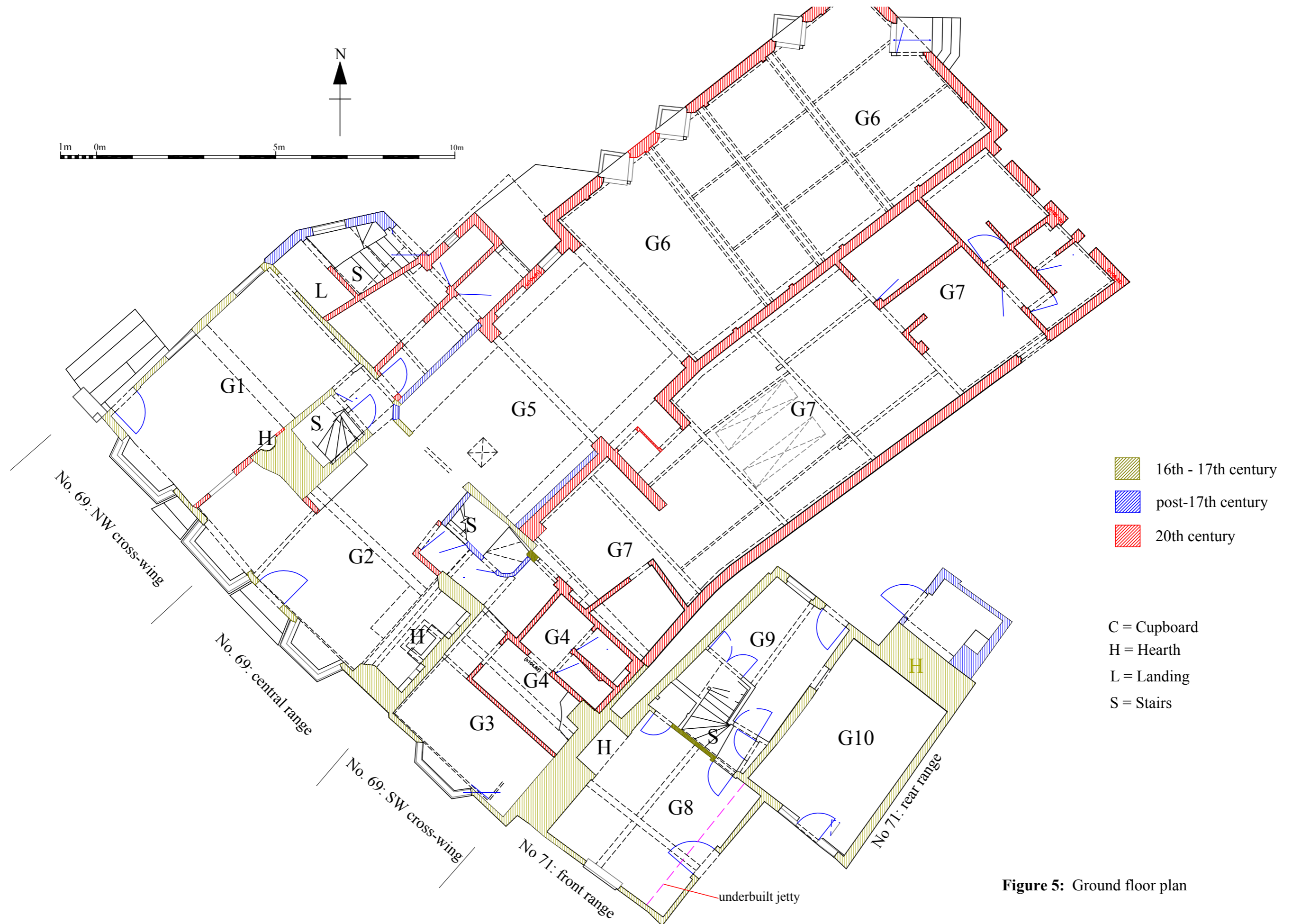


Figure 5: Ground floor plan

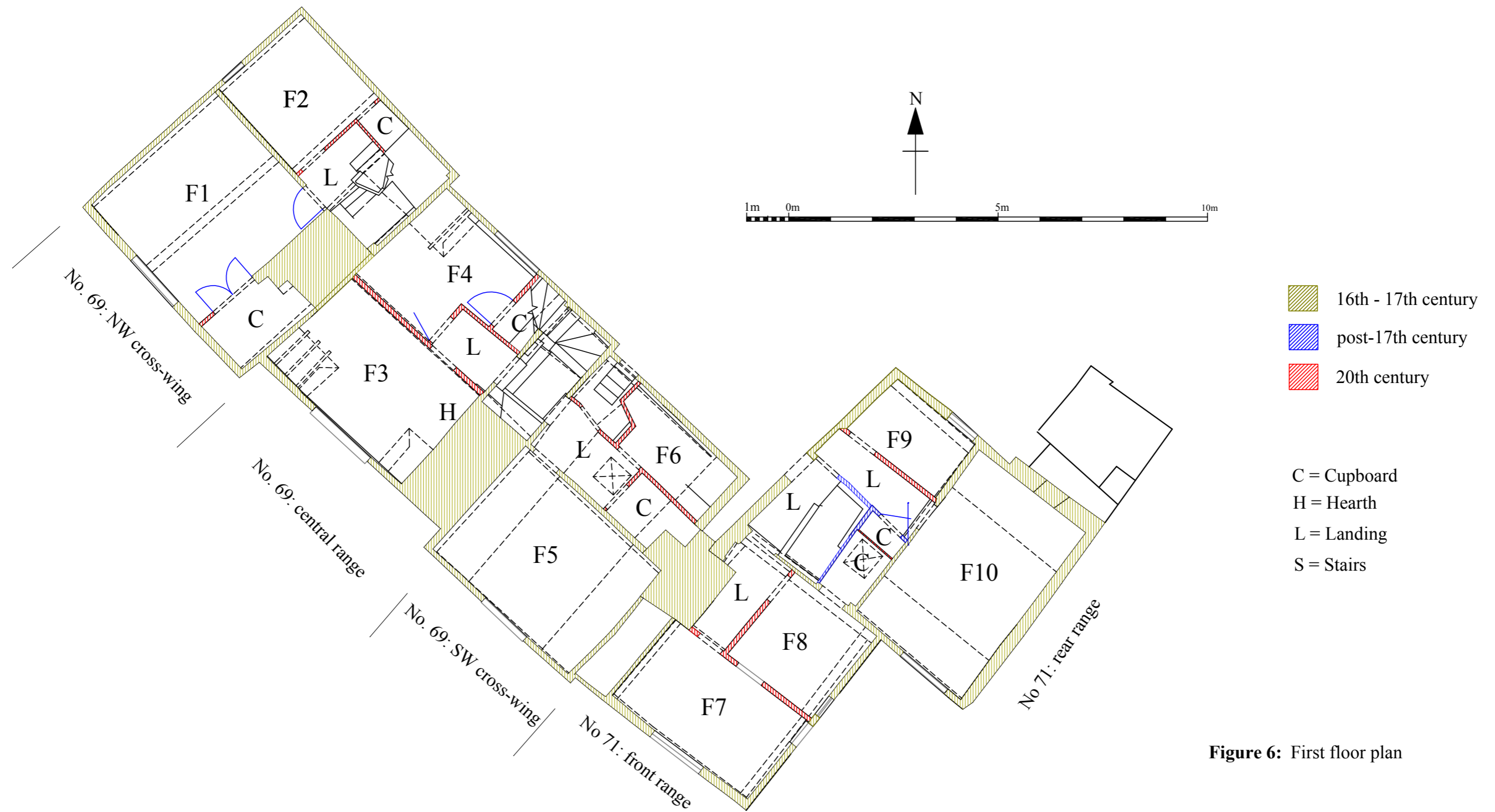


Figure 6: First floor plan

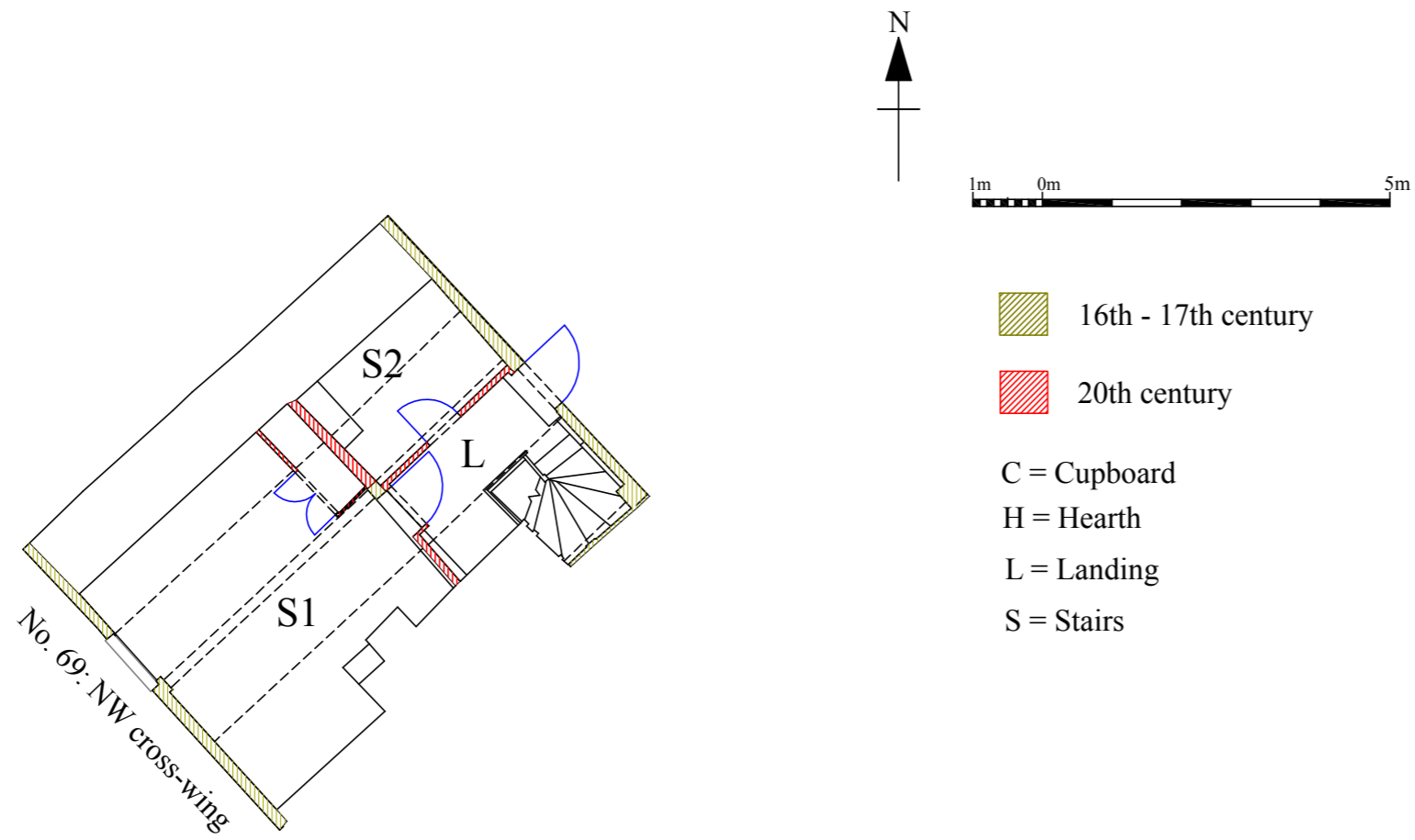


Figure 7: Second floor plan

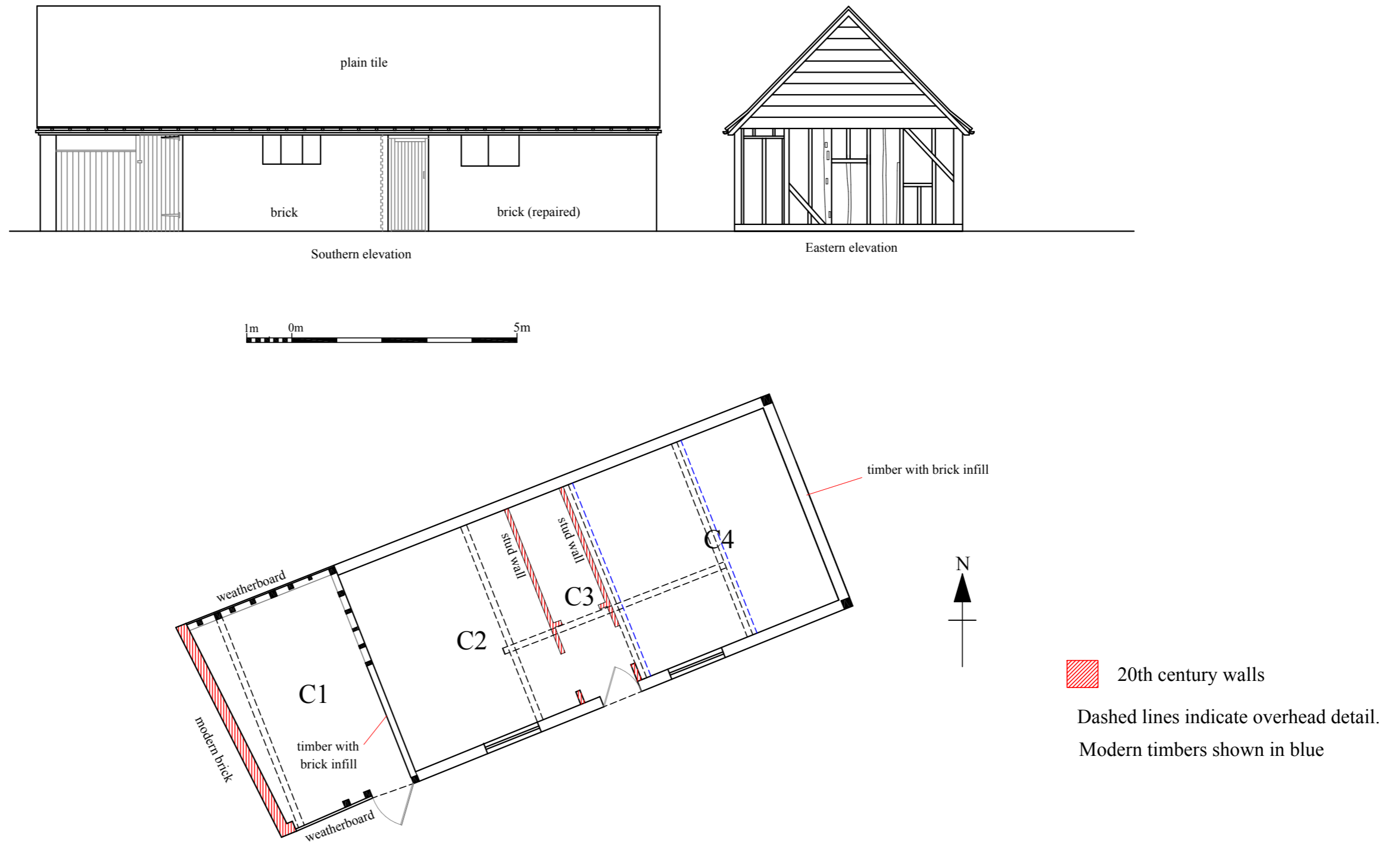
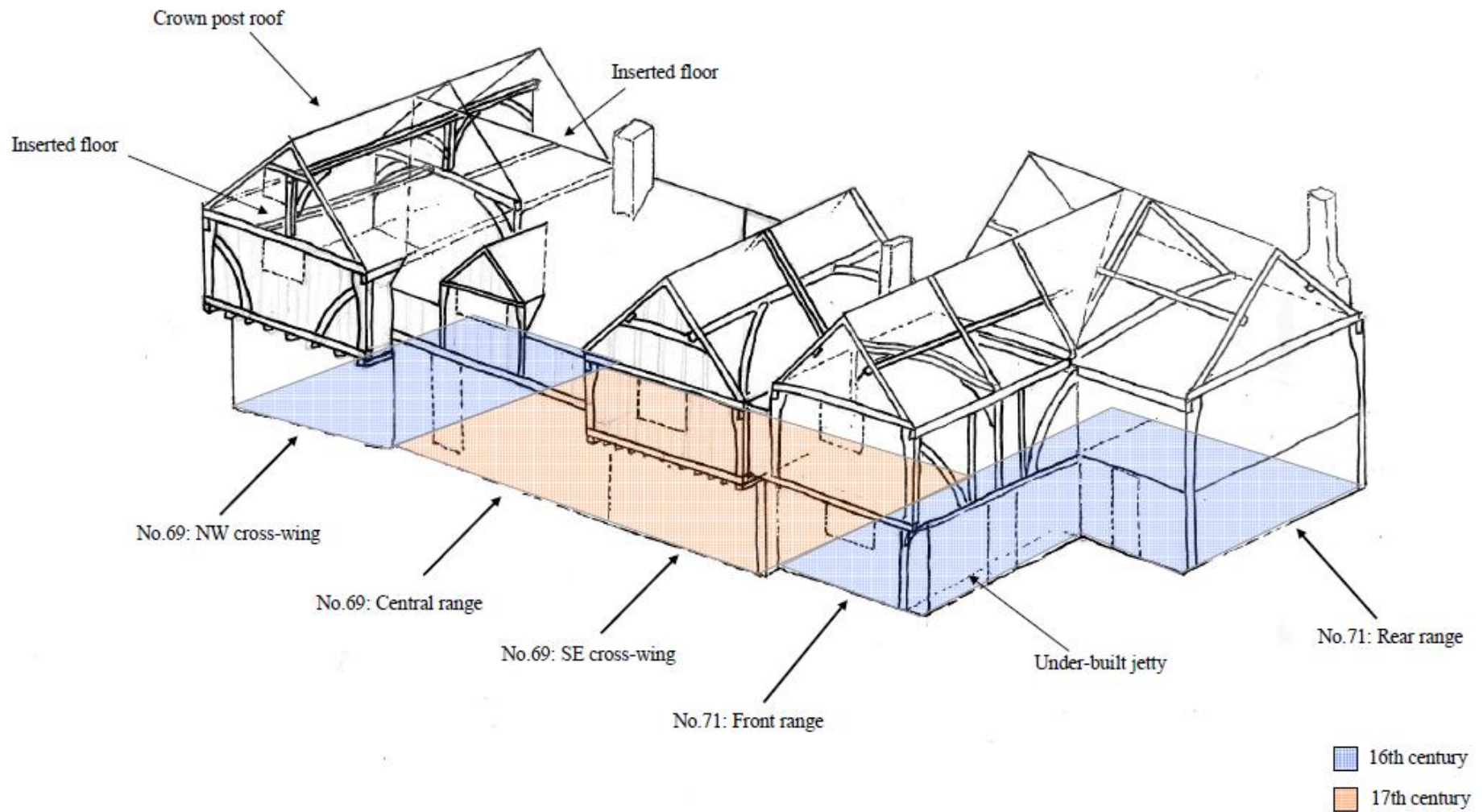
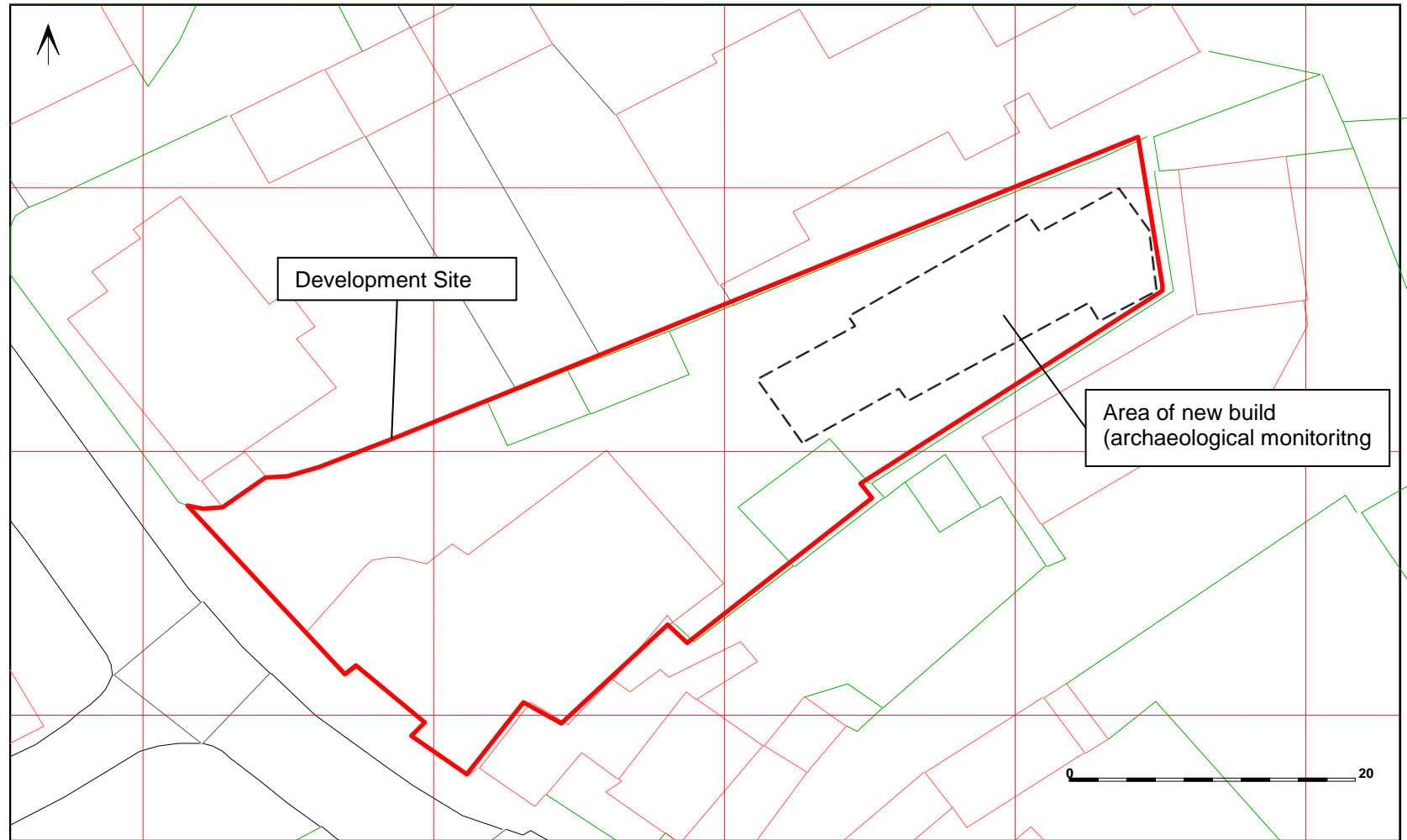


Figure 8: Outbuilding, plan and elevations



**Figure 9:** Isometric sketch of 69-71 High Street, Codicote



**Figure 10: Archaeological Monitoring**

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Image 1: South-west elevation of Nos. 69 and 71



Image 2: North-west elevation of No. 69



Image 3: North-west elevation of No. 69, showing modern extension at rear



Image 4: North-east elevation of No. 69 at first floor level  
Seen from flat roof of modern extension at rear of property





Image 5: South-east elevation of No. 71

Shows under-built jetty on this side



Image 6: Rear elevation of No. 71

Shows flint and tile external chimney stack and the north-east side of the rear range



Image 7: Cellar below the north-west cross-wing of No. 69



Image 8: No. 69 north-west cross-wing, ground floor G1

View looking east towards door to G2





Image 9: No. 69 north-west cross-wing, first floor F2

View looking towards western corner showing arch brace



Image 10: No. 69 north-west cross-wing, first floor F1

View looking towards western corner showing frame in north-west wall and ceiling beam with scroll stops



Image 11: No. 69 north-west cross-wing, second floor S1

Looking west, showing south-west gable end with tie-beam, post, crown-plate in ceiling and brace



Image 12: No. 69 north-west cross-wing, second floor S1

Looking north, showing tie-beam at floor level, plain crown-post next to cupboard and crown-plate in ceiling



Image 13: No. 69 north-west cross-wing, second floor S2

Looking east, showing braces and crown-plate at ceiling level



Image 14: No. 69 north-west cross-wing, second floor stairs

Looking down from second floor landing, the large beam at the left is the tie-beam in the north-east gable end of the cross-wing





Image 15: No. 69 central range, ground floor G2

Looking south-east showing inglenook fireplace with axial ceiling beam visible at top left



Image 16: Archaeological finds

Bellarmino jug and other finds displayed within the inglenook fireplace in G2



Image 17: No. 69 central range, first floor F3

View looking east, a brick fireplace is just visible behind the wardrobe and television, the wall to the left is a later insertion which cuts across the left-hand side of the fireplace



Image 18: No. 69 central range, first floor F4

View looking north, showing the wide dormer window

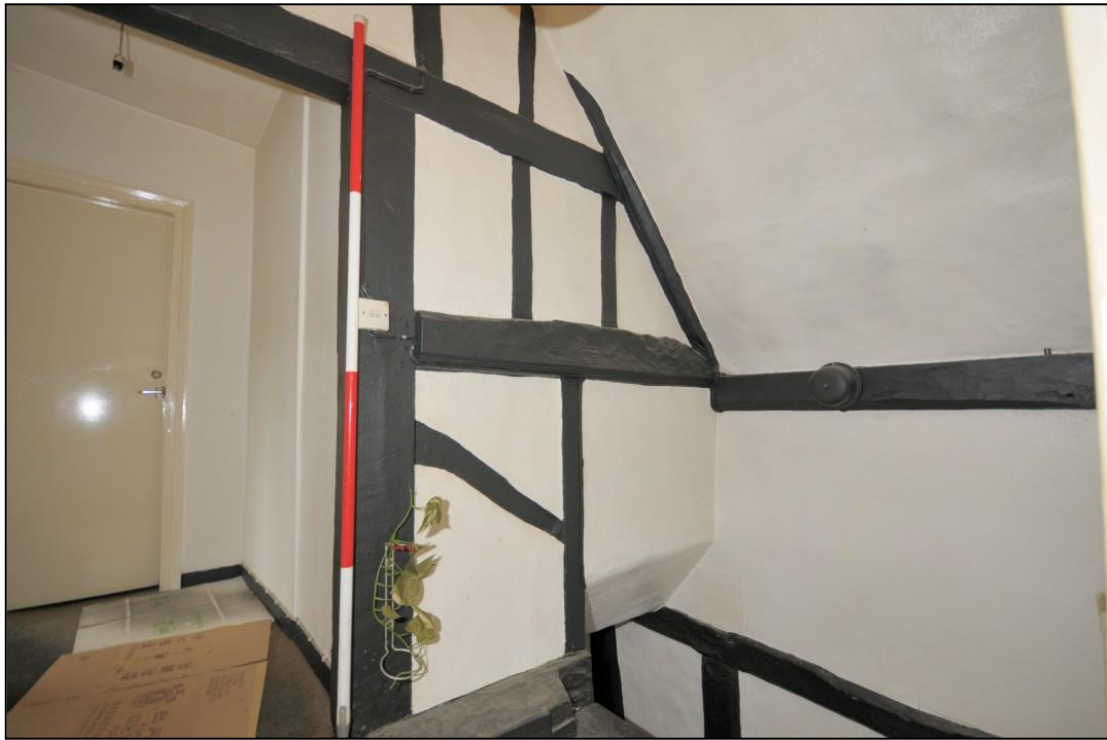


Image 19: No. 69 central range, first floor landing

Looking north, showing transverse frame above the stairs. The truncated tie-beam [level with the light switch] is moulded on its lower edge



Image 20: No. 69 central range, first floor landing.

Facing south-east. The end of a brick fireplace in F3 is just visible poking through the inserted wall at the right. Behind it, through the door opening, the sloping side of the chimney stack is visible





Image 21: No. 69 south-east cross-range, ground floor G3

View looking north-west, showing parts of the timber-frame at ceiling level



Image 22: No. 69 south-east cross-range, ground floor G4

View looking south-east showing block of masonry which abuts the rear of the chimney stack of No. 71



Image 23: No. 69 south-east cross-range, first floor F5

View looking south, showing the tie-beam over the window and a wind-brace above in the soffit section of the ceiling



Image 24: No. 69 south-east cross-range, first floor F6

Looking east, showing tie-beam in gable end and wind-brace in soffit section of ceiling



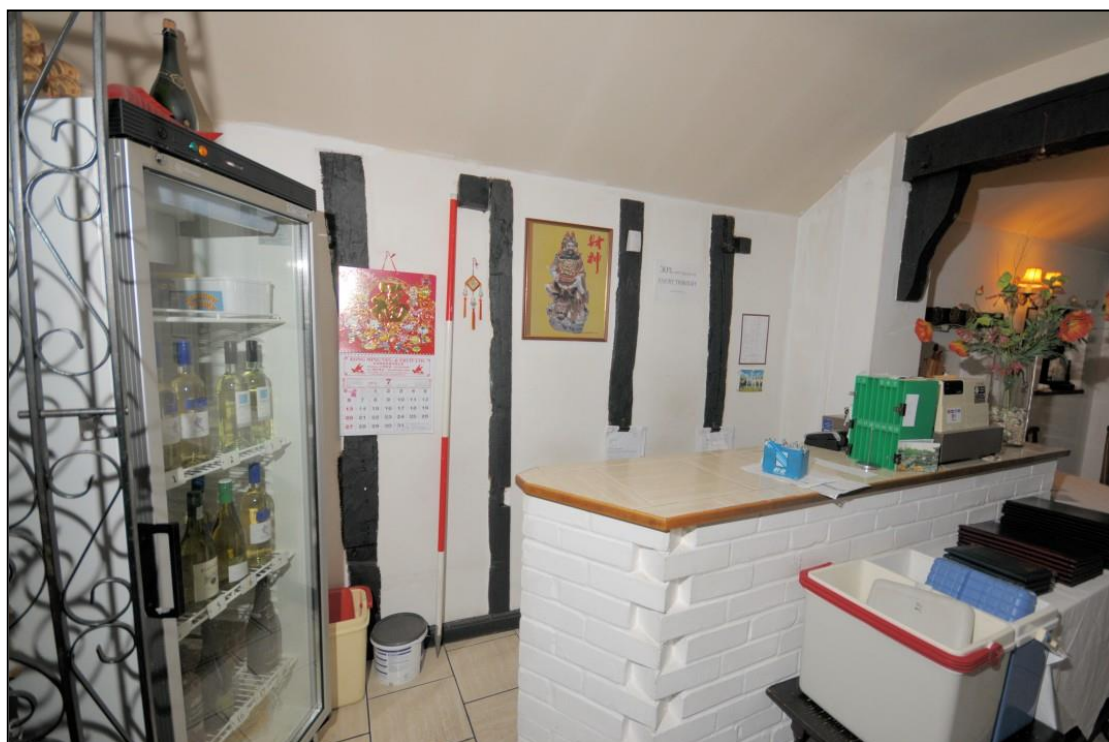


Image 25: No. 69 rear extension, ground floor G5

Facing north, showing timber studs in north-west side of room

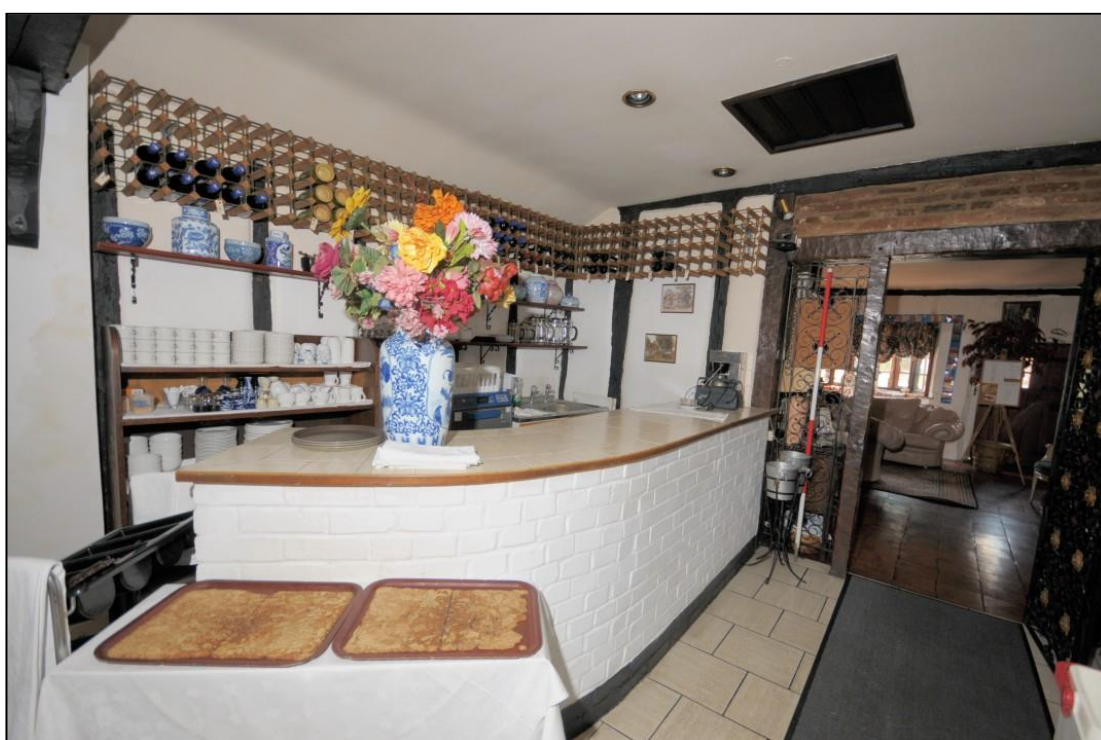


Image 26: No. 69 rear extension, ground floor G5

Facing south, showing timber studs in south-east side of room, the two timbers in the wall at the far end of the counter are part of the south-eastern side of the main building range



Image 27: No. 69 rear extension, ground floor G6

Looking north-east



Image 28: No. 69 rear extension, ground floor G7

Looking south-west





Image 29: No. 71 front-range, ground floor G8

Looking north-west. Shows fireplace, quartered ceiling, close studding in north-west wall. The wider spaced timbers in the wall at the right of the image are part of the south wall of the rear range



Image 30: No. 71 front-range, ground floor G8

Facing south-west. The post to the left of the window is a corner post, the timber at its top-left being part of a jetty bracket. The wall on the left was formed by under-building the jetty on the south-east side of this range



Image 31: No. 71 front-range, first floor landing

Looking south-west, showing door to F7. The end of a curved, tie-beam in the central bay division in this range is visible above the door frame.



Image 32: No. 71 front-range, first floor F8

Facing north, towards the top of the image is the tie-beam in the rear truss of the front-range. Below it is the wall-plate for the southern wall of the rear-range. The post to the right of the door is part of the central truss of the rear range. The door is a three-plank door with hand-made strap hinges.



Image 33: No. 71 rear-range, ground floor G10

Looking north-west, showing frame at bay division with applied beam supporting floor over G10

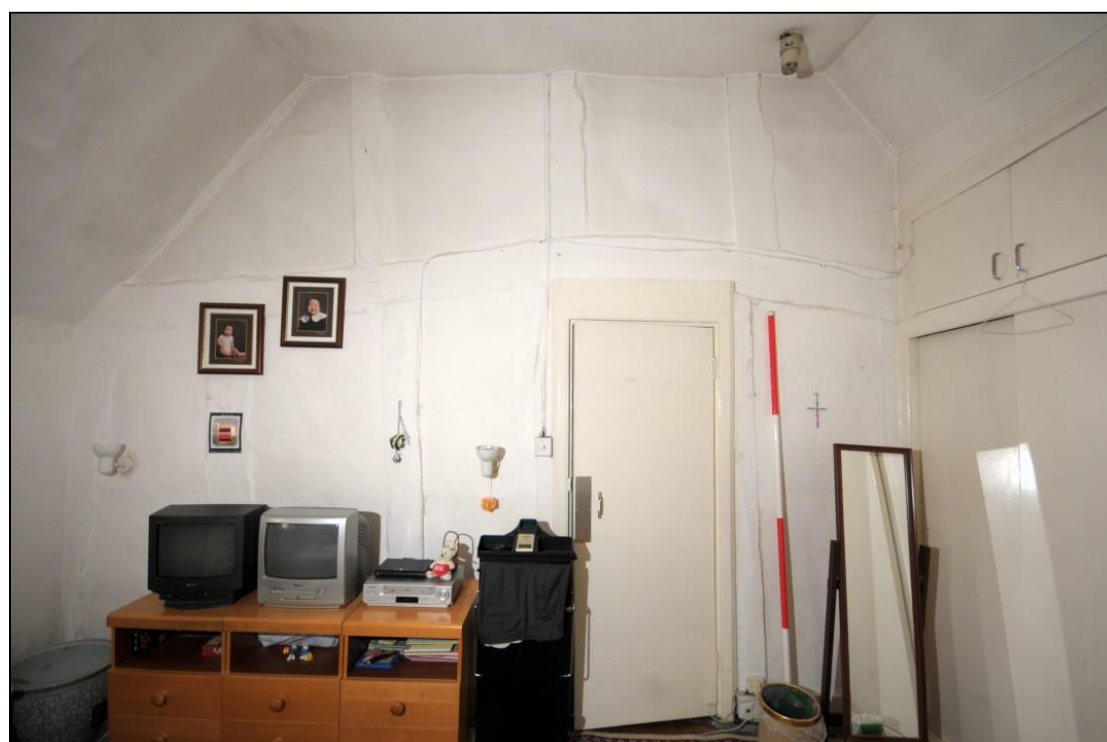


Image 34: No. 71 rear-range, first floor F10

Looking north-west showing frame at bay division with curved tie-beam above door





Image 35: No. 69, rear elevation after demolition of modern extension  
Looking south-west, showing rear elevation with north-west cross wing at right



Image 36: No. 71, north-west end of rear range

Shows brick infill with brickwork at first floor and gable matching brickwork in front elevation of outbuilding (see below)





Image 37: Outbuilding, west end and south front

Looking north-east showing modern brick end wall at left, weatherboard on compartment C1 and brick front on C2-C4



Image 38: Outbuilding, east end and south front

Looking north-west showing timber framed end wall





Image 39: Outbuilding, south front

South front (scale 1m)



Image 40: Outbuilding, east end

Timber frame with brick infill with probable former door opening at left hand side  
(scale 1m)





Image 41: Outbuilding, compartment C1 east wall

Looking north-east, modern raking struts above the tie beam support inserted modern purlins. Damaged sections in the top of the tie beam indicate where queen struts have been removed. Part of the rear wall is visible at left



Image 42: Outbuilding, compartment C1 east wall

Wall shown in previous image, looking south-east





Image 43: Outbuilding, compartment C1 roof structure

Looking south-west showing clapsed purlin construction with queen struts linking the collar and tie beam. Modern purlins have been inserted below the collar to



Image 44: Outbuilding, compartment C2

Looking south-east with modern stud wall partition at left (scale 1m)



Image 45: Outbuilding, compartment C4

Looking north-west showing easternmost roof truss



Image 46: Outbuilding, compartment C4

Looking south-west with modern stud wall partition behind bin (Scale 1m)





Image 47: Archaeological monitoring: house plot eastern section



Image 48: Archaeological monitoring: house plot western section



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