

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING:
67 HIGH STREET
HARPENDEN
HERTFORDSHIRE**

NGR: TL 13312 14541

on behalf of Mr Tony McFarland



Bob Zeepvat BA MIFA

FEBRUARY 2008

ASC: 1042/HHS/1

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| <i>Civil Parish:</i> | Harpenden (unparished) | | |
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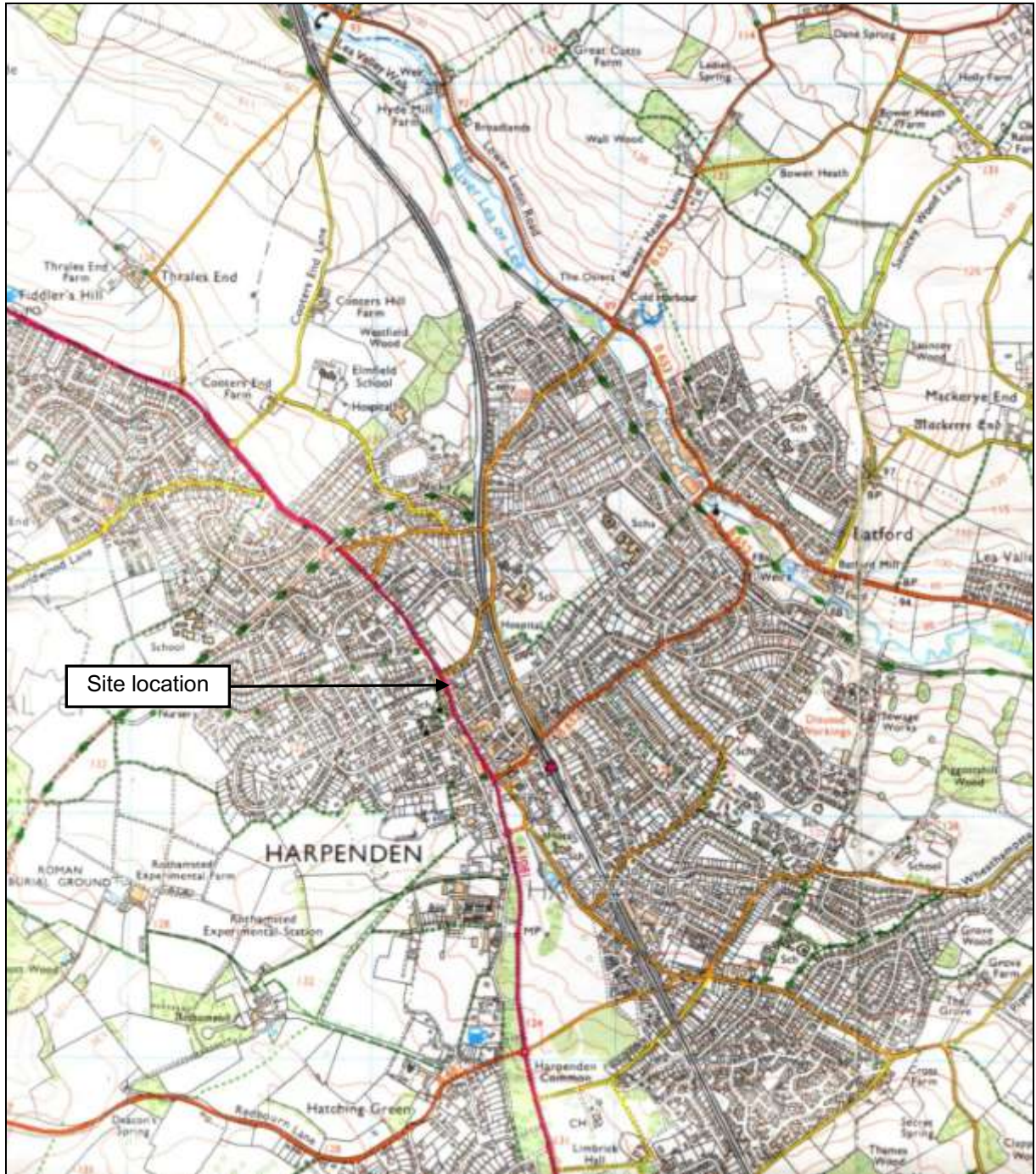


Figure 1: General location (scale 1:25,000)

Summary

In February 2008 ASC undertook historic building recording of 67 High Street, Harpenden, Herts, in order to inform proposals for the refurbishment of the building, and conversion from residential use. The building is Grade II Listed, and probably dates from the 17th century.

67 High Street is a two- storey building constructed largely of brick, under a tiled roof. As originally built it had one room on each floor. From the presence of a large brick chimney stack shared with no. 65, and external features on the wall shared with no. 69, there is evidence to suggest that it was constructed as an infill between the adjoining buildings. During the latter half of the 19th century it formed a single unit with 65 High Street, the two buildings being physically connected on both floors. In the late 19th or early 20th century brick extensions were built to the rear of both buildings. Later in the 20th century the two buildings were again in separate use: at that time the present stairs were probably installed.

67 High Street retains a number of interesting features. In addition to the chimney stack, the south wall of the first floor has a section of plank and muntin panelling at its east end, and a section of painted plaster at its west end. Both were recorded: The latter will be subject to specialist examination in due course.

1 Introduction

1.1 In February 2008 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of 67 High Street, Harpenden, Hertfordshire. The project was commissioned by the client, *Mr Tony McFarland*, and was carried out according to ASC's standard method statement (Appendix 1), following discussions with the archaeological advisor (AA) to the local planning authority (LPA), *St Albans District Council*.

1.2 **Planning Background**

This building recording project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), in order to inform proposals for the development of the site.

1.3 **Archaeological Services & Consultancy Ltd**

Archaeological Services & Consultancy Ltd (ASC) is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 **Management**

The project was carried out under the overall direction of **Bob Zeepvat** BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork in both rural and urban environments, of post-

excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

1.5 **The Site**

1.5.1 *Location & Description*

The building that forms the subject of this survey is located in the administrative district of St Albans, on the east side of Harpenden High Street, at NGR TL 13312 14541 (Fig. 1). Along with the adjoining nos 65 and 69 it forms a short terrace, set back about 10m from the road. To the rear, a long narrow plot stretches about 35m north-eastwards from the back of the cottage (Fig. 2).

Along with the adjoining 65 High Street, no. 67 is listed Grade II. The joint listing description is as follows:

House and offices. Earlier C17 timber frame. Possibly an earlier core. Painted brick and plaster front, the S gable end with exposed framing. Plain tile roof. Ridge chimney stack on left centre with 4 joined square shafts. 2 storeys. 1st floor has 4 C17 or C18 mullioned casement windows with modern leading. Ground floor has 3 C19 sash windows and 1 C20 casement. 2 early C19 door frames with cut brackets and simple flat hood, the right one larger and with original 6-panel door.

1.5.2 *Proposed Development*

67 High Street is currently undergoing renovation works, with a view to possible office use.

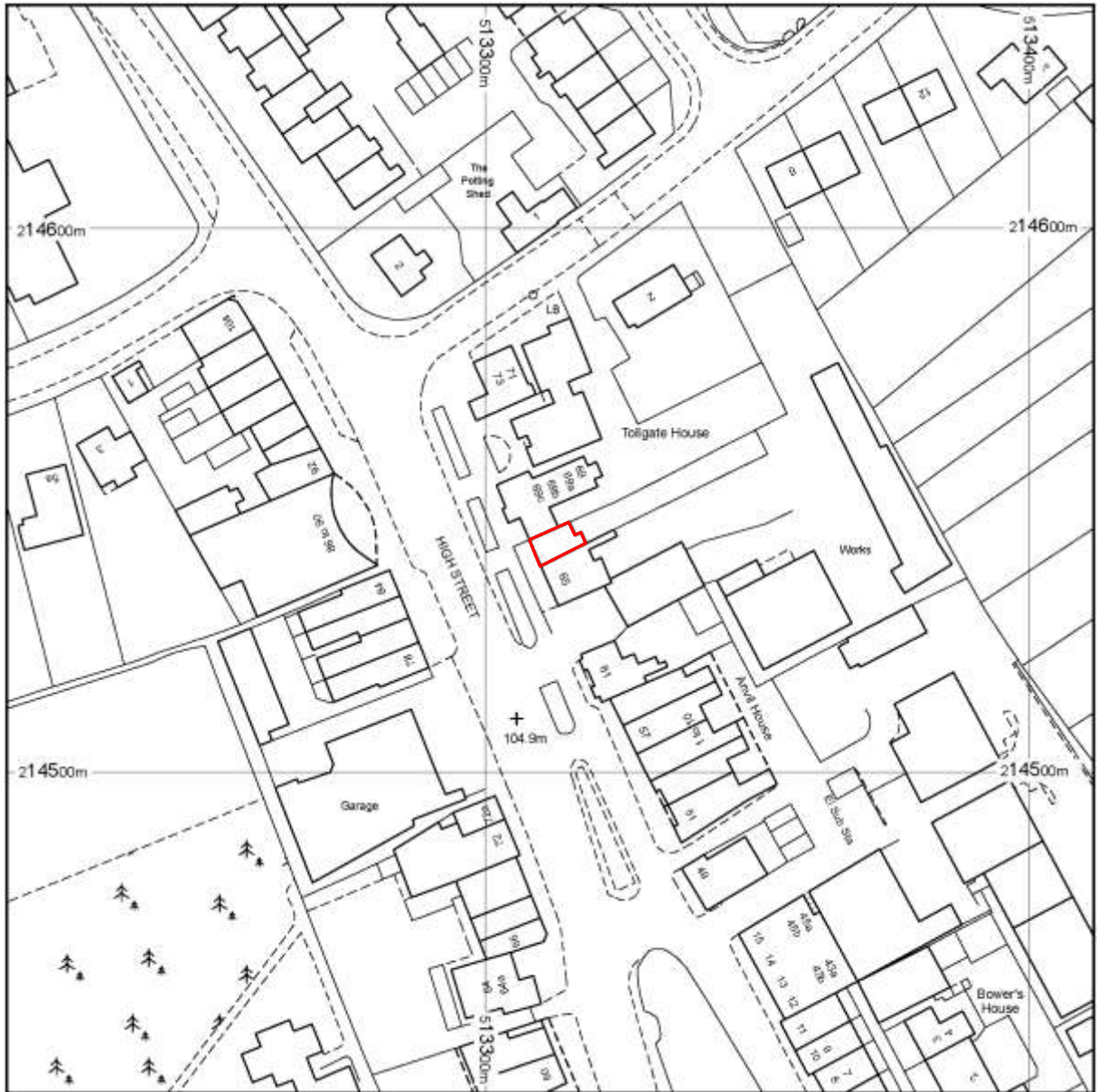


Figure 2: Site location (scale 1:2,500)

2 Aims & Methods

2.1 *Aims*

As described in the standard method statement (Appendix 1, A1.1), the aims of the building recording were:

- To compile a detailed record of the structure concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion

2.2 *Standards*

The work conforms to the method statement, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the method statement, which stipulated:

- A programme of historic building recording to English Heritage Level 3 (EH 2006).

2.4 *Constraints*

Work had already commenced on the interior of the building prior to commencement of the survey. Internal partitions on the ground floor had been removed, and plaster had been stripped from some internal walls on both floors. Two sections of the first-floor ceiling had been taken down, as they were insecure and liable to collapse.

3 Historical Background

3.1 *General*

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled mainly with information from the Hertfordshire Archives & Local Studies Library (HALS), the Hertfordshire Extensive Urban Survey Project (Thompson 2002), and a desk-based assessment prepared for the adjoining Bowers Parade (West 2004).

3.2 *Medieval* (1066-1500)

The earliest reference to Harpenden (*Herpedene*) appears in an 11th-century charter, recording a bequest by Edward the Confessor of land in the Wheathampstead area to Westminster Abbey (West 2004, 5.1). The place name comprises two elements, *herepæð*, which probably refers to the St Albans-Luton Road, and *den*, which probably refers to the dry valley in which the town is located (*ibid.*). The Old English derivation of the name suggests there was possibly settlement in the area by the late Saxon period.

St Nicholas' Church, now the parish church of Harpenden, was a chapel of ease from c.1217 until c.1470, when it was enlarged and the tower was added. Harpenden originally fell within the ecclesiastical parish of Wheathampstead, though from the medieval period it was a separate civil parish, its officials being elected annually (*ibid.*).

The settlement at Harpenden appears to have developed during the medieval and later periods as a convenient market centre on a main road. Building along the sides of the common created streets. As the central area was built upon, Church Green and Leyton Green were separated from Harpenden Green, as the Common was called, and the High Street and Leyton Road were separated (WEA 1991).

3.3 *Post-Medieval* (1500-1800)

During the medieval and post-medieval periods, agriculture was the main occupation in the Harpenden area, as the soils are particularly good for growing wheat. The abundant supply of strong straw produced as a by-product encouraged the growth of a local straw-plaiting industry in the 18th and 19th centuries (West 2004, 6.8). From the late medieval period onwards the production of bricks and pottery was carried out in the Harpenden area, using local clays, not always obtained legitimately. Potters and brick-makers were frequently presented before the courts for taking clay from Harpenden Common (*ibid.*, 6.6).

During the early post-medieval period Harpenden prospered, increasing significantly in population (Thompson 2002, 13) by around 60% between 1563 and 1603. This growth continued, albeit at a slower rate, between the 17th and 19th centuries. Perhaps unsurprisingly, the earliest surviving buildings in Harpenden are dated to the 15th and 16th centuries. Prominent among these is Bowers House, a large 16th-century timber framed house behind the High Street frontage c.100m south-east of 67 High Street.

By the mid 17th century, the carrier service from Harpenden to London was already considerable (*ibid.*). Although the highway from Bedford and Luton to St Albans was

never a major long-distance coach route it became a turnpike in 1743, and one of Harpenden's functions was to serve travellers using it. At the north end of the High Street a tollgate was established at the foot of Sun Lane, c.40m north-west of 67 High Street. Thompson notes (*ibid*, 17) that, although 65-67 High Street is known as *Tollgate Cottage*, and the name in plural has also been used in relation to the terrace comprising nos 65-69 (below), the actual toll house was probably adjacent to the toll gate. The name has also been applied, equally erroneously, to a building to the south, which projected into the High Street and was demolished in 1930 (*ibid*: Figs 5-7). The Harpenden tithe map, which is unfortunately undated, clearly shows the location of the tollgate, opposite what is now 73 High Street (Fig. 3). The small building on the west side of the gate is presumably the toll cottage.

3.4 *Victorian* (1800-1900)

Harpenden continued to flourish into the 19th century. The 1840 tithe award lists a range of trades typical of a small but prosperous country town (beer shops and inns, two breweries, blacksmiths, a wheelwright, brickyards, a butcher, baker and chemist). In the 1860s a hat factory was operating in Heathfield Lodge, close to the north end of the Common (Thompson 2002, 24), using locally produced straw plait. A number of nonconformist chapels were established in the town in the late 18th and 19th centuries (*ibid*).

The main impetus to development during the Victorian period came in 1859, when Harpenden at last became a parish in its own right. The following year the Hatfield, Luton & Dunstable Railway was opened along the Lea Valley with a station to the east of Harpenden, and in 1868 the Midland Railway main line from St Pancras to Luton opened, with a station in Harpenden itself.

The earliest mention of *Toll Gate Cottages* [sic] is dated to the 1850s, when John Eyles, 'taylor and receiver of post' lived there. At this date it is uncertain which of the three cottages Eyles lived in. However, J Eyles and Son, of 65 High Street, appear in trade directories until the end of the 19th century.

3.5 *Modern* (1900-present)

Research undertaken for this study failed to reveal any detailed information regarding the more recent history of 67 High Street, or its relationship to 65 High Street. The former was most recently in residential use, prior to its purchase for the present development (pers. comm. client). Prior to that, it has been suggested that the two buildings together were used as a small hotel. Despite the existence of evidence for physical links (Section 4, below) no mention of this was forthcoming from any of the historical sources consulted.

3.6 *Cartographic Evidence*

The earliest map to show Harpenden in any detail is Dury and Andrews' county map of 1766 (Fig. 4). From this it is evident that the east side of the High Street was occupied by more or less continuous development as far north as Sun Lane, and a little beyond that. The scale of the map is unfortunately too small to show individual buildings in detail. The same can also be said of Bryant's county map of 1825 (Fig. 5).

67 High Street appears in detail for the first time on the First Edition Ordnance Survey 25" sheet of 1879 (Fig. 6). This shows a discrete structure, rectangular in plan, with a small front garden, a small rear yard, and a garden apparently shared with 65 High Street, with a long outbuilding at its north-east end. The Second Edition sheet of 1898 presents a similar picture (Fig. 7), except that 65 and 67 High Street are shown as a single building. This situation remains unchanged on the Ordnance Survey sheet dated 1924 (Fig. 8).

In contrast to the above, the 1967 1:2500 Ordnance Survey sheet (Fig. 9) shows 65 and 67 High Street as they appear on current mapping (Fig. 2). By this time, 67 High Street has been extended to the rear, and its garden has been separated from that of 65 High Street. The two are once again shown as discrete buildings.



Figure 3: Extract from Tithe map (undated) showing location of tollgate



Figure 4: Extract from Dury & Andrews' map of Hertfordshire, 1766 (not to scale)



Figure 5: Extract from Bryant's map of Hertfordshire, 1825 (not to scale)



Figure 6: Extract from First Edition Ordnance Survey 25" sheet, 1879 (not to scale)



Figure 7: Extract from Second Edition Ordnance Survey 25" sheet, 1898 (not to scale)

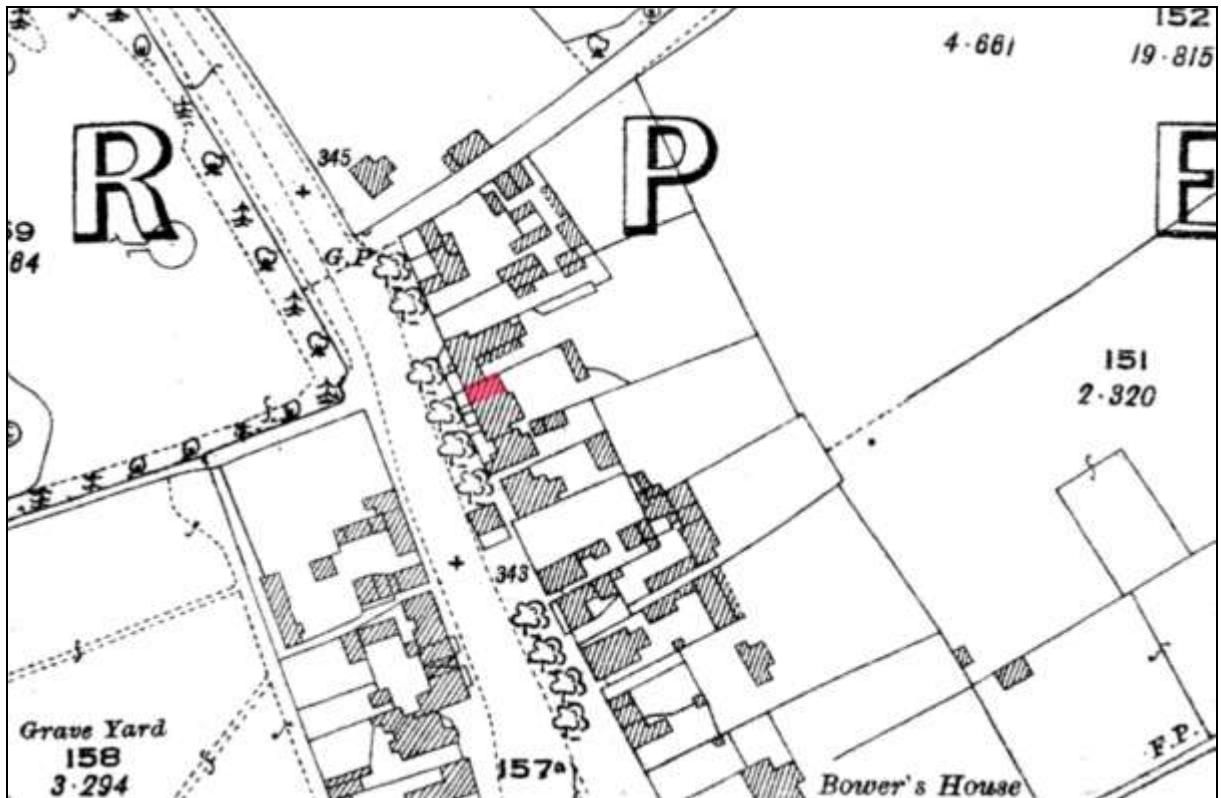


Figure 8: Extract from Third Edition Ordnance Survey 25" sheet, 1924 (not to scale)



Figure 9: Extract from Ordnance Survey 1:2500 sheet, 1967 (not to scale)

4 Description

4.1 *General*

67 High Street is a small two-storey cottage, effectively ‘one up, one down’ in plan (Fig. 11: Rooms 1 & 4), with a single-storey lean-to brick extension to the rear (Room 2), and a small adjoining ground floor room (Room 3) located in a two-storey brick extension that also contains ground and first-floor rooms belonging to 65 High Street. Beneath the brick extension is a cellar, which extends mostly beneath no. 65. The footprint of no. 67 has maximum dimensions of 5.9 × 9.8m, and the building rises to 4.75m at the eaves (front), and 7.9m at the ridge. Its construction comprises a mixture of brick and timber framing, the latter mostly infilled with brick, though lath and plaster is also present.

4.2 *West Elevation* (Plates 1, 2)

The High Street frontage of the building, this elevation is plastered and painted, matching the adjoining no. 65, so no structural details are visible. The ground floor window is a 20th-century casement: the modern part-glazed front door is set in a 19th-century door frame with cut brackets and a simple hood. The two first-floor windows are 17th or 18th-century mullioned casements of different sizes, with modern leading.

4.3 *East Elevation* (Plates 3, 4)

The east elevation consists of two elements. The south half is a two-storey painted brick extension, shared with 65 High Street. This has a hipped tiled roof and 19th or early 20th-century 2/2 sash windows on the first floor, and a modern casement below. All are set in reveals with soldier arches and tile sills. The available cartographic evidence suggests that this extension was built between 1924 and 1965.

The north half of this elevation comprises a single-storey brick extension with a tiled catslide roof. The rear wall has a doorway with a modern half-glazed door, and a modern casement with a timber sill.

4.4 *Cellar* (Fig. 10, Plates 5-8)

Size: 3.2 × 3.77m (main room), 2.23 × 1.37m (side room); height 1.97m

Description: The cellar comprises two rooms, accessed from Room 3 by a steep stairway with timber-edged brick treads (Plate 7). The larger of the rooms lies wholly beneath the extension to the rear of 65 High Street, and has brick walls and a brick floor. To the east is a fixed and barred window, facing into a light well in the yard of no. 65. An arched brick structure on the south wall (Plate 6) probably supported a chimney stack within no. 65.

In the north wall, adjacent to the cellar stairs, an opening leads to a second, smaller room (Plate 8), located beneath Room 3. In contrast to the main cellar, this has two walls (north and east) of rubble masonry. The west wall, which forms the east side of the stairwell, is brick.

4.5 **Ground Floor** (Fig. 11)

The ground floor of the building consists of three rooms. Room 1, the largest, occupies the main body of the cottage. Room 2 is located in the lean-to extension to the rear of the building, and Room 3 forms part of the ground floor of the two-storey brick extension to the rear of 65 and 67 High Street. At the time of the survey, the wall between Rooms 1 and 2 had been removed, and jacks supported the remaining structure above. Most internal doors had also been removed, and the north wall of Rooms 1 and 2 had been stripped of plaster.

Room 1 (Plates 9-16)

Size: c.3.5 × 5.0m (usable floor space), height 2.22m

Description: As noted above, the plaster had been removed from the north wall of Room 1, prior to the survey. This revealed a well-constructed brick wall of hand-made reddish-orange bricks (210 × 100 × 65mm), laid in Flemish bond in a lime mortar. Towards the west end of the wall there appeared to be a bricked-up opening, beneath a wooden lintel. The brick infill was similar in character to the rest of the adjoining wall. Though tall enough for a door, the opening was only about 0.7m wide (Plate 11). At the east end of the wall, a jowled upright post with two mortise slots (Plate 13) was set into the wall on the line of the partition between Rooms 1 and 2, probably also the line of the original rear wall of the cottage. The west wall of the room had not been stripped of plaster: consequently, no structural details could be observed.

Room 1 is dominated by the large brick-built chimney breast on its south side, extending from the west wall to the stairwell (Plate 15). This massive feature, constructed of bricks similar to those in the north wall, occupies about one-third of the potential area of the room, totally out of proportion for such a small cottage. The fireplace set within this feature is constructed of modern bricks set in cement mortar, with a modern moulded fire back. The timber lintel above the fireplace has a large 'A' shape carved near its west end.

Set in the alcove to the east of the chimney breast are the stairs leading to the floor above (Plate 14). These comprise a flight of twelve steps, turning through 90° at the top. They appear to be machine made, of relatively modern origin. There are no handrails or banisters. Sawn joist ends in the opening through the first floor confirm that this feature is a recent installation. The south wall behind the stairs appears to consist of modern bricks set in cement mortar, suggesting that there was an opening here prior to the installation of the stairs.

The floor of Room 1 consists of boards on an east-west alignment. From drawings provided by the client, it appears that these are laid on north-south joists, set on the ground beneath. It is not known whether this suspended floor overlies an earlier floor surface. The ceiling had been removed prior to the survey, revealing that the upper floor is constructed of sawn timbers, of relatively recent (mid 19th-century onwards) date (Plate 16).

Room 2 (Plate 17)

Size: 2.70 × 2.35m, height c.2.2m

Description: As noted above, Room 2 occupies the brick-built lean-to extension at the rear of the cottage. Prior to the removal of the wall separating it from Room 1, its

south side served as a passageway linking the three ground floor rooms and the rear door.

The walls of Room 2 are constructed of bricks measuring $230 \times 110 \times 68\text{mm}$, laid in Stretcher bond, in lime mortar. The floor is concrete. On the south side of the room, a single step leads up to Room 3. The ceiling had been removed prior to the survey. The room appeared to have been last used as a kitchen or scullery, with a sink set against the east wall, below the window.

Room 3 (Plates 18, 19)

Size: $3.1 \times 2.2\text{m}$, height 2.24m

Description: This small room had evidently been last used as a bathroom. Like Room 2 it is constructed of brick set in Stretcher bond, with a concrete floor. A door to the north leads to Room 2: another in the north-west corner provides access to the cellar. Against the north wall is a small chimney breast, with no trace of a fireplace and no chimney above. As noted above, this room lies within the extension shared with 65 High Street.

4.6 **First Floor** (Fig. 12, Plates 20-32)

Room 4

Size: $5.0 \times 5.6\text{m}$, height 2.16m

Description: The first floor comprises a single room, dominated by the chimney breast on its south side. Access is by the stairs in the south-east corner. The west wall, which had been stripped of plaster prior to the survey, was seen to consist of timber framing, infilled with well-laid courses of handmade bricks ($210 \times 100 \times 65\text{mm}$), set in lime mortar (Plate 20).

The north wall (Plate 21) comprises lime plaster, laid over sawn laths. A principal joist is visible just above floor level, suggesting that the upper part of this wall is timber framed. Interestingly, a missing section of lath and plaster above this joist reveals that the lath and plaster finish appears to overly limewashed weatherboarding, which is normally an external wall finish (Plate 22).

The west face of the east wall of Room 4 (Plate 23) comprises lime plaster, laid over sawn laths, over a timber frame. The east side of this wall (Plate 24), visible above Room 2 where the ceiling has been removed, appears to have lath and plaster infill between exposed beams, and was presumably the original east wall of the building. The presence of sawn timbers in the framing of this wall suggest that its south end at least has undergone significant repairs in the last 150 years. Patching to the east face is marked by areas of cement render and brick.

As previously noted, the south wall of Room 4 is dominated by the large brick chimney breast (Plate 25). This is significantly smaller than in Room 1, and tapers from floor to ceiling, flanked by alcoves to the east and west. The east alcove (Plate 26) contains two features of significance: a blocked door leading to 65 High Street, and a section of plank and muntin panelling adjoining it (Plate 27). The panelling, on a frame of reclaimed sawn timber, measures $c.1.9 \times 0.7\text{m}$ overall, appears to face into no. 65. The west alcove (Plate 28), also contains a blocked doorway into no. 65, alongside which is a section of plastered wall with wall paintings, comprising a dado with a swirling pattern, with painted panels above and below (Plate 29). This feature awaits specialist inspection, interpretation and analysis.

The ceiling of this room (Plate 30) is carried on an adzed joist running east-west across the room, supported at its midpoint by a post set just in front of the chimney breast. A second adzed joist runs northward from this post to the north wall, where it is supported on a bracket. The ceiling itself is of lath and plaster. In the alcoves flanking the chimney breast, the ceilings had been removed prior to the survey, as they were in poor condition. This revealed that the supporting joists, which run east-west between the chimney breast and adjoining walls, were simply laid on narrow supporting ledges at each end, and were not secured at all (Plates 31, 32).

4.7 **Roof** (Plates 33, 34)

The roof structure could not be examined closely because of access and safety problems. From observations made from first-floor level the joinery comprises a plain collared roof, with both adzed and sawn rafters indicating one or more phases of repair. The roof is clad in plain tile, over roofing felt. From the aforementioned chimney breast a substantial brick stack comprising four flues rises through the ridge.



Plate 1: General view of building from west



Plate 2: West elevation



Plate 3: East elevation in relation to no. 65



Plate 4: East elevation, close-up



Plate 5: Cellar, view north-west



Plate 6: Cellar, view south-west



Plate 7: Cellar stairs, view north



Plate 8: Cellar, northward extension beneath Room 3



Plate 9: Room 1, general view east



Plate 10: Room 1, general view west



Plate 11: Room 1, north wall (west)



Plate 12: Room 1, north wall (east)



Plate 13: Room 1, jowled post in north wall



Plate 14: Room 1, stairs to first floor, looking south



Plate 15: Room 1, fireplace looking south-east



Plate 16: Room 1, ceiling



Plate 17: Room 2, east wall



Plate 18: Room 3, view south-east



Plate 19: Room 3, view north-west



Plate 20: Room 4, west wall



Plate 21: Room 4, north wall



Plate 22: Room 4, north wall, weatherboarding beneath lath & plaster



Plate 23: Room 4, east wall



Plate 24: Original rear wall of building (opposite side of wall in Plate 23)



Plate 25: Room 4, chimney breast, view south-west



Plate 26: Room 4, south-east corner & top of stairs



Plate 27: Room 4, south wall, panelling



Plate 28: Room 4, south-west corner, view south



Plate 29: Room 4, south wall, wall painting



Plate 30: Room 4, ceiling



Plate 31: Room 4, ceiling joists, south-east corner



Plate 32: Room 4, ceiling joists, south-west corner



Plate 33: Roof space: chimney stack, east side



Plate 34: Chimney stack from west

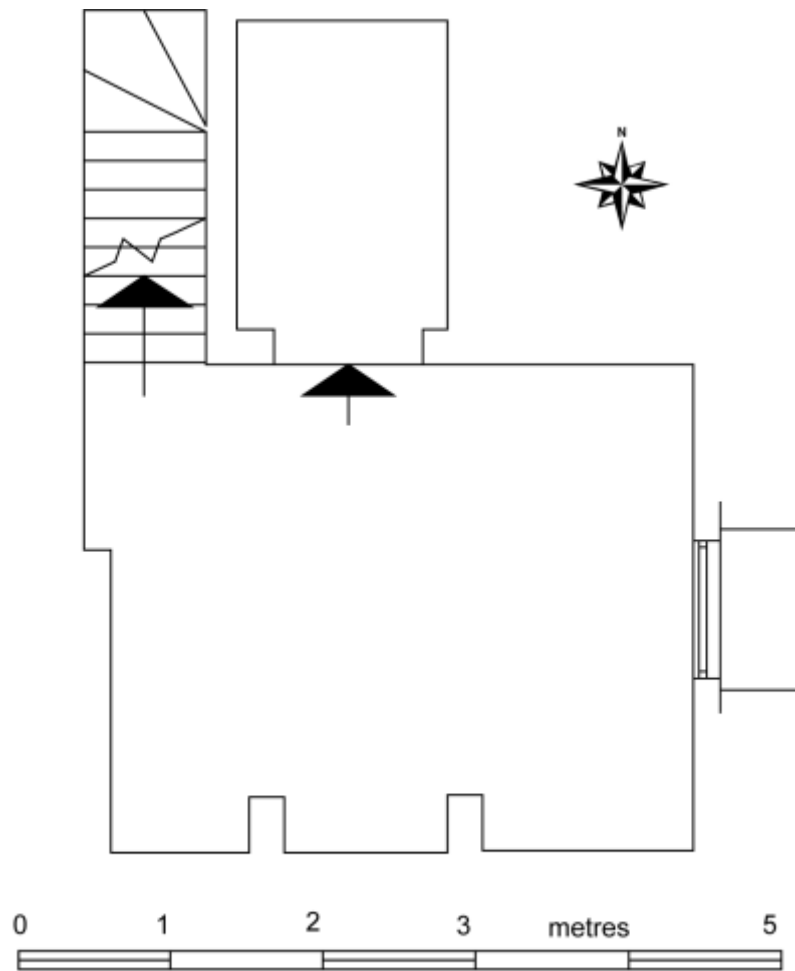


Figure 10: Cellar plan (*scale 1:50*)

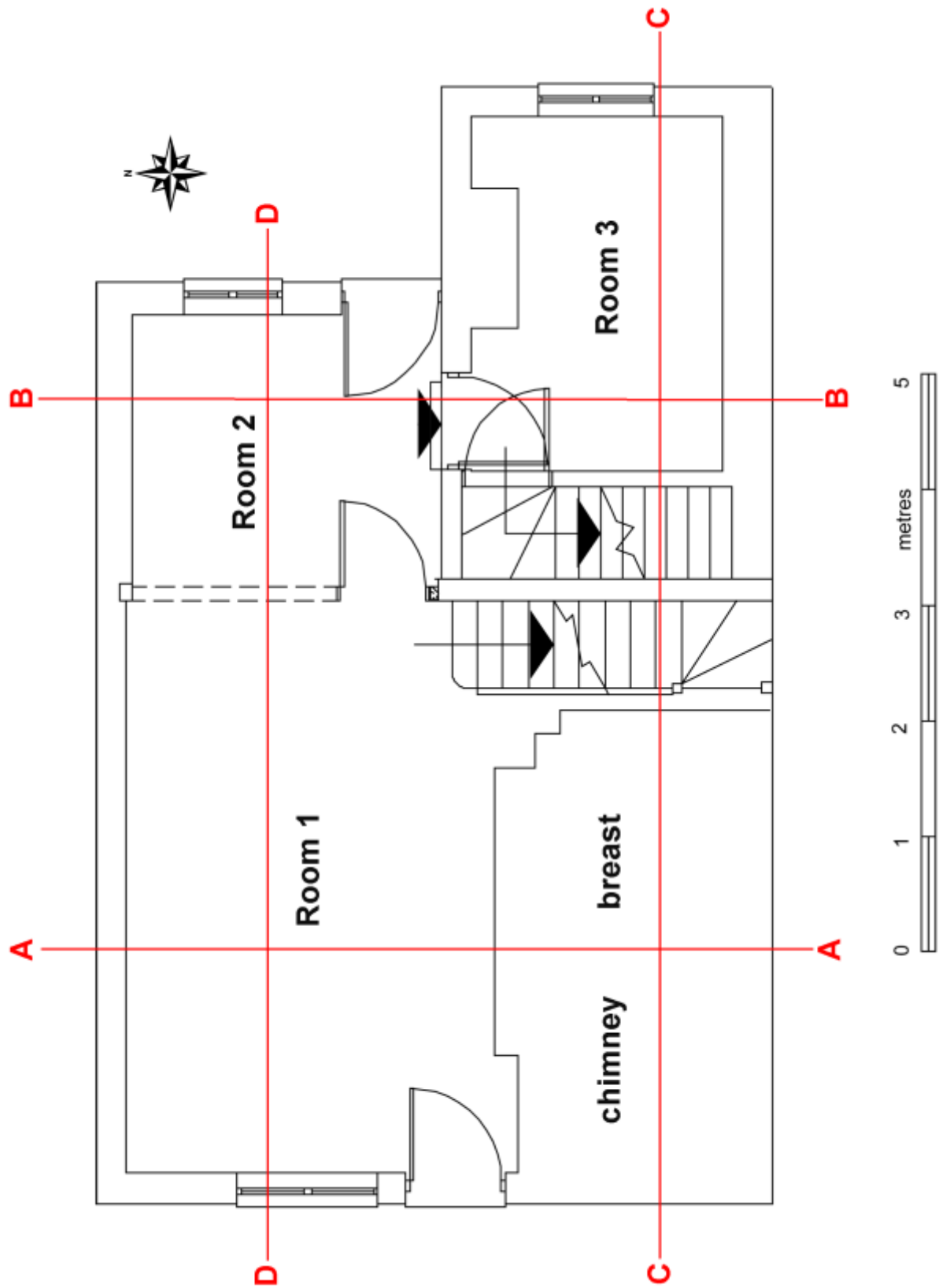


Figure 11: Ground floor plan and section locations (scale 1:50)

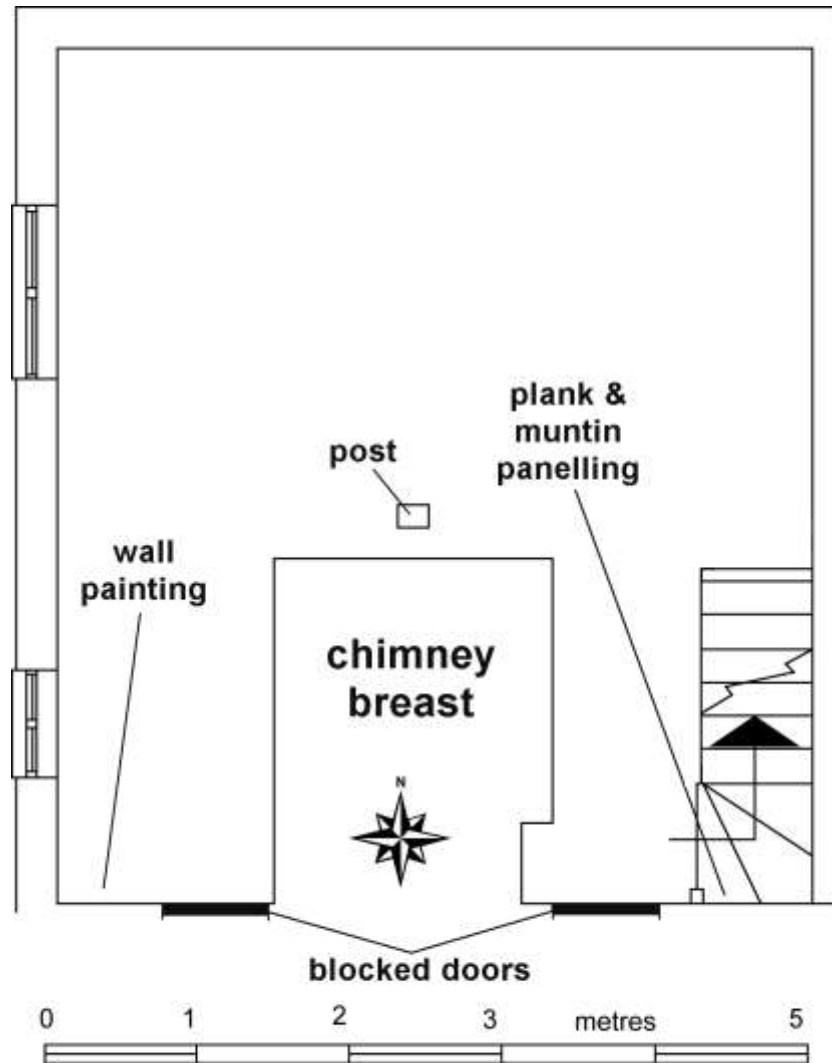


Figure 12: First floor plan (scale 1:50)

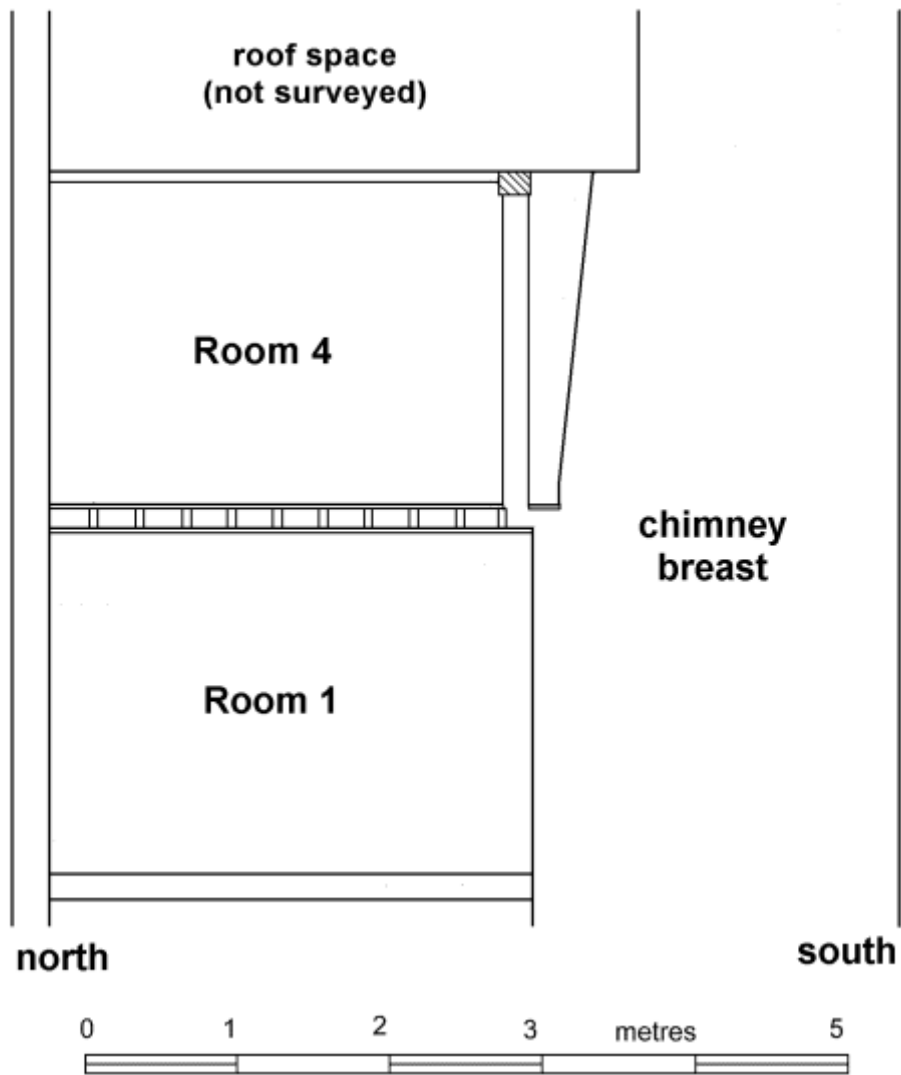


Figure 13: Section A-A (scale 1:50)

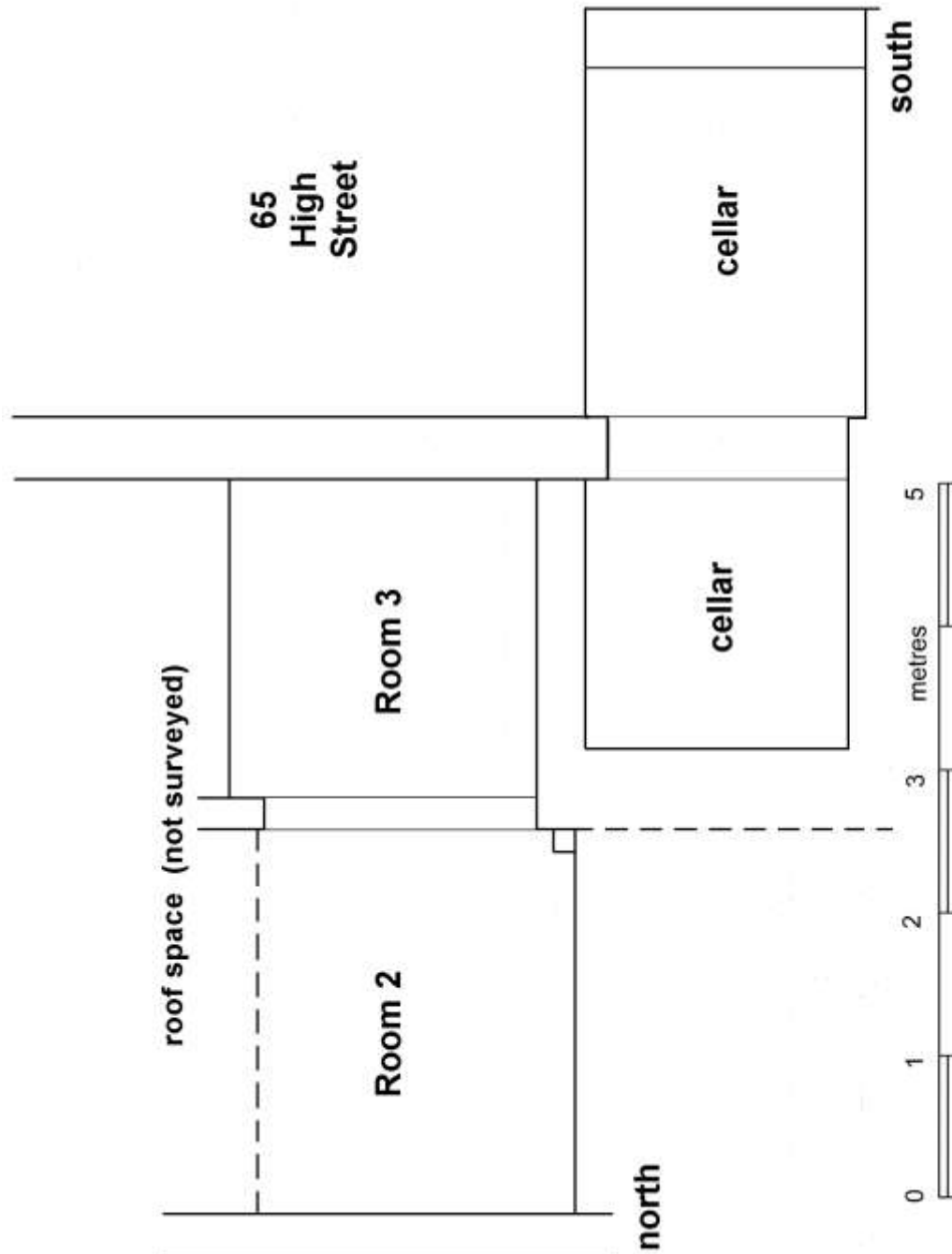


Figure 14: Section B-B (scale 1:50)

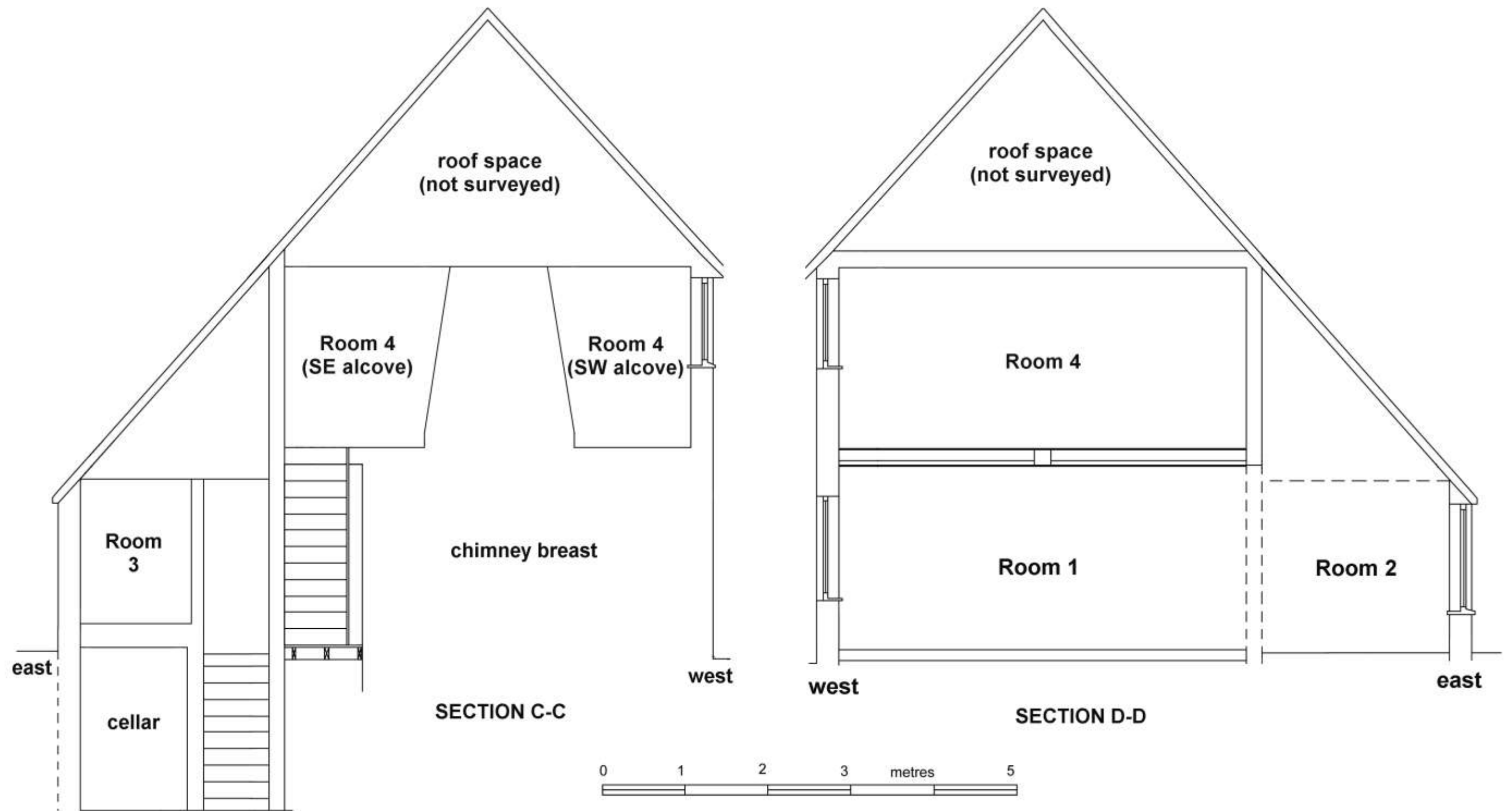


Figure 15: Sections C-C and D-D (scale 1:50)

5 Conclusions

5.1 *Dating*

From the available historic and cartographic evidence, it is likely that 67 High Street was constructed some time before 1766. On balance, there seems little reason to doubt the 17th-century date assigned in the listing description. The handmade bricks in the north wall of Room 1, the west wall of Room 4 and the base of the chimney breast could be of this date. The wall painting in Room 4 awaits specialist examination and dating, but could well be of 17th or 18th-century date.

The cartographic evidence suggests that the only substantial additions to 67 High Street were constructed between 1924 and 1965, and comprised the single-storey lean-to and two-storey extension to the rear, the latter being shared with 65 High Street, and constructed at a time when the two properties were in common ownership. This aspect is discussed in more detail below. The structure of these extensions, and the surviving fixtures and fittings (doors and windows) in them, indicate that both extensions are of late 19th or early 20th-century date. The larger cellar room and the cellar stairs would therefore be contemporary with the extension above, though the walls of the smaller cellar room are constructed in stone rubble, and are likely to be part of an earlier cellar structure. How this relates to the cottage remains uncertain.

It is evident that 67 High Street has also undergone a number of significant repairs and alterations. The suspended timber floor in Room 1 is of likely 19th or early 20th-century date, and may have replaced an earlier floor of stone flags or quarry tiles, which would be more in keeping with a small cottage. The fireplace in Room 1 is of more recent date, as is the staircase. The upper floor structure has also been completely replaced, probably in the late 19th or 20th century.

5.2 *Relationships & Function*

From the available cartographic and structural evidence it is apparent that a close relationship has existed between 65 and 67 High Street. Although the First Edition Ordnance Survey sheet of 1879 (Fig. 6) shows the two buildings as separate entities, subsequent editions prior to 1967 (Figs 7, 8) show them as a single structure, with a single garden to the rear. After that date they appear as separate buildings again. Structurally this linkage between 65 and 67 High Street is demonstrated by the blocked doorways in the south wall of Room 4, the existence of a possible blocked doorway behind the stairs in Room 1, and the late 19th or early 20th-century two-storey brick extension to the rear.

In its most recent phase of use, 67 High Street was a small cottage, with living room, kitchen and bathroom on the ground floor, and a single bedroom (including a second toilet) on the first floor. On the basis of cartographic and oral evidence (pers. comm. T McFarland) it fulfilled this function for the last forty years at least. Prior to that it formed a single unit with no. 65. From the structural evidence the two buildings were linked on both floors, but there were no stairs linking the floors of no. 65. What the combined building was used for is uncertain. There is anecdotal evidence that the property was at one time a hotel (pers. comm. S. West), but the background historical research failed to reveal any supporting evidence for this. On balance it seems unlikely, as the combined properties are really too small for this purpose. The only

documentary evidence possibly relating to the use of the buildings are the references to John Eyles, 'taylor and receiver of post', who lived in 65, 67 or 69 High Street from the mid to the late 19th century. It is likely therefore that one of these three buildings served as a tailor's shop and post office, though which is uncertain.

The survey has revealed a number of other features that may have a bearing on the relationship of 65 High Street to the adjoining properties. The first of these, and the most obvious, is the massive brick chimney stack that dominates the ground floor, and to a lesser extent, the first floor, of the cottage. This structure is far larger than one would expect in a small cottage, especially as it serves only one fireplace in Room 1 and, from a cursory examination, two fireplaces at most in 65 High Street. The second relates to the wall between 67 and 69 High Street. The lower section of this, on the north side of Room 1, is a well-built brick structure of sufficient quality to serve as an external wall. In it is a narrow door opening that does not seem to relate to Room 1, and was evidently bricked up in antiquity. The upper section, on the north side of Room 4, appears to consist of a timber frame clad with weatherboarding (normally an external surface), over which the lath and plaster finish for the room has been applied. Taking these features together, it is possible that 67 High Street was originally constructed as an infill between two discrete buildings: 65 High Street, which originally had a large external chimney stack at its north gable end, and 69 High Street, the south wall of which had a lower part constructed of brick, with a side door, and a timber-framed, weatherboarded upper section.

6 Acknowledgements

The project was commissioned by Mr Tony McFarland, whose assistance is gratefully acknowledged. The project was monitored by Simon West on behalf of the local planning authority. Thanks are also due to the client's architects, Perry M Jones Ltd, for preparing the drawings that form the basis of the measured survey.

The project was managed and undertaken for ASC by Bob Zeepvat BA MIFA. Assistance with background research and drawings was provided by Karin Semmelmann MA AIFA. The report was edited by David Fell BA MA MIFA.

7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with St Albans Museum.

8 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper **14**.
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

Books and Historical Sources:

- Thompson I, 2002 *Wheathampstead and Harpenden: Extensive Urban Survey Project Assessment Report*. Herts County Council.
- WEA 1991 *Wheathampstead and Harpenden, part IV. The Age of Independence*. History Publishing Society (Harpenden).
- West S, 2004 *Bower's Parade, Harpenden: a Desk-Top Assessment*. St Albans Museums Service.

Maps

- 1766 Dury & Andrews' Map of Hertfordshire (Hertfordshire Publications 1980)
- 1825 Bryant's Map of Hertfordshire (Hertfordshire Publications 1980)
- 1879 Ordnance Survey First Edition 25" sheet XVII.7
- 1898 Ordnance Survey First Edition 25" sheet XVII.7
- 1924 Ordnance Survey First Edition 25" sheet XVII.7
- 1967 Ordnance Survey 1:2500 sheet TL 1314
- 2008 Ordnance Survey 1:1250 digital mapping
- undated Harpenden Tithe Map & Award (HALS PC680, PC681)

Appendix 1: Method Statement for Historic Building Recording

A1.1 *Aims*

- To compile a detailed record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion.

A1.2 *Standards*

The work will conform to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991; EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

A1.3 *Methods*

- A programme of background historical research, using all readily available sources (eg. Historic Environment Record, County Record Office, local libraries, planning records)
- A survey of the building, to EH Level 3 (details attached).
- Preparation of a report, based on the results of the above.

Historic building recording involves the preparation of a detailed record and interpretation of a standing building and its fixtures and fittings, by a combination of historical research, written description, measured survey and photography. As such, it is essential that the survey team is given unrestricted access to the structure being recorded, subject to current health and safety requirements and site security.

A1.3.1 *Historical Research*

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

A1.3.2 *Written Description*

The written description will be prepared from detailed notes and sketches taken on site, using the appropriate ASC *Historic Building Record Sheet*. This information will be augmented if necessary by a study of the drawings and photographs. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

A1.3.3 *Measured Survey*

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all site drawings. Scales used will be appropriate to the size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

A1.3.4 *Photographic Survey*

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by 35mm digital photography. Medium format (60 × 45mm) black-and-white photography may be used for more detailed recording. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash

or floodlighting will be used where necessary. Other techniques, such as video photography, may be used where appropriate.

A1.4 **Reporting**

Upon completion of the field stages of the project, an initial report on the results obtained will normally be prepared. This will be produced in ASC's house style, and will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- a summary of the aims of the project and the methods used
- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an SMR summary sheet, if required

Copies of the report will be provided as required to the Client, the Planning Archaeologist, the National Monuments Record, the Local Planning Authority, and any other bodies designated by the Planning Archaeologist or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to the relevant period journals (e.g. *Britannia*, *Medieval Archaeology*) and to any relevant regional journals (e.g. *CBA Mid-Anglia Bulletin*, *South Midlands Archaeology*), within one year of the project's completion.

Once the final report has been accepted by the Planning Archaeologist, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

A1.5 **Archiving**

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

A1.6 **Staffing**

The project will be managed by **Bob Zeepvat** BA MIFA, an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

English Heritage Guidelines for Recording Historic Buildings (EH 2006)

| <i>Survey element</i> | <i>EH Level 1</i> | <i>EH Level 2</i> | <i>EH Level 3</i> | <i>EH Level 4</i> | <i>Photographic Survey</i> |
|------------------------|-------------------|---|--|-----------------------------------|----------------------------|
| Written Account | 1 - 4 | 1 – 3, 6 | 1-3, 6-9, 11-13, 22: sometimes 5, 14-16, 18-20, 23 | 1-3, 5-8, 10-22: sometimes 23 | 1-3 |
| Drawings | sometimes 1 | sometimes 1, sometimes one or more of 2-7 | 2, sometimes one or more of 3 -12 | 2, sometimes one or more of 3 -12 | - |
| Photography | 1, sometimes 2 | 1, 2, 4 | 1 - 9 | 1 - 9 | 1-9 |

Written Account:

1. The building's precise location, as a National Grid reference and in address form.
2. A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (historic parks and gardens registers, local lists etc) may be added.
3. The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
4. A summary (if no further details are called for) of the building's type or purpose, its materials and possible date(s), in so far as these are apparent from a superficial inspection.
5. A table of contents and a list of illustrations or figures.
6. An expansion of 4, if appropriate, summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. The purpose of such an expansion is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the report's findings.
7. An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives. Where appropriate the brief for the work or the project design should be stated or appended.
8. Acknowledgements to all those who made significant contributions – practical, intellectual or financial – to the record or its analysis, or who gave permission for copyright items to be reproduced.
9. A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
10. An expansion of 9, if appropriate, drawing additionally on primary documentary sources.
11. An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
12. An account of the past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purposes. For an industrial building, a sequential account of the ways in which materials or processes were handled.
13. Any evidence for the former existence of demolished structures or removed plant associated with the building.
14. A summary of the findings of any specialist reports (dendrochronology or paint analysis, for example).
15. A discussion of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, to a field system, to a park, garden, moat, graveyard or other artificial landscape; its part in any larger architectural or functional group of buildings; its visual importance as a landmark.
16. An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.
17. A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials status or historical associations.
18. Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).

19. Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
20. Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of the building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
21. Relevant information from owners, builders, architects or others who may be acquainted with the building, including oral history. The sources of the information must be given, and it is important that the particular strengths and weaknesses of oral information are weighed.
22. Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to do both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the date on which the site was consulted should be noted.
23. A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in foot or endnotes.

Drawn Record:

1. Sketched plan, section, elevation or detail drawings (if a more thorough drawn record is not made). Sketches may be thoroughly dimensioned.
2. Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or may be limited to one or a few. The latter option may be appropriate, for example, in a town-centre building where upper floors have been little altered but modern retail use has obscured evidence for an earlier form of ground floor. Buildings with a repetitive structure (such as some industrial buildings) may be planned on one floor only, but a note or a sketch plan should indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.
3. Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.
4. Measured cross-sections, long sections or elevational sections illustrating the vertical relationships within a building (floor and ceiling heights or the form of roof trusses, for example).
5. Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example), or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.
6. Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.
7. A site plan, typically at 1:500 or 1:1250, relating the building to other structures and to related topographical and landscape features.
8. A plan or plans identifying the location and direction of accompanying photographs.
9. Copies of earlier drawings throwing light on the building's history.
10. Three-dimensional projections when these are of value in understanding the building. If these are to be considered as components of the record they must always be supported by measured plans, sections and elevational details.
11. Reconstruction drawings and phased drawings, when these are of value. Since these are by their nature interpretative, the evidence on which any reconstruction or phasing is based must always be given. Successive phases of a building's development may be shown by a graded tone (dark to light, with darker being the earlier), by colour, by sequential diagrams or by annotation. Whenever phased drawings are included in a record, they must be accompanied by the unmarked drawings on which they are based.
12. Diagrams interpreting the movement of materials (process flow) or people (circulation), or the segregation of people or activities (eg permeability diagrams), where these are warranted by the complexity of the project. As with items 10 and 11, the evidence supporting these interpretations must be provided.

Photographic Record:

1. A general view or views of the building (in its wider setting or landscape, if the views noted in 2 below are also adopted).
2. The buildings external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. When an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.
3. Further views may be desirable to indicate the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting. In the case of building elevations that may have been conceived as formal compositions, views at right angles to the plane of the elevation may again be appropriate.
4. The overall appearance of principal rooms and circulation areas. The approach will be similar to that outlined in 2 above.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general photographs. When photographing details it can be helpful to include a clearly marked and suitably sized scale next to the subject and parallel to one edge of the photograph.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or machinery, if not adequately captured by transcription. A contemporaneous transcription should be made wherever characters are difficult to interpret.
8. Any building contents or ephemera which have a significant bearing on the building's history (for example, a cheese press or a malt shovel), where not sufficiently treated in general photographs.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's consent may be required.

Appendix 2: List of Photographs

| SITE NO/CODE: 1042/HHS | | | Site Name: 67 High Street, Harpenden |
|------------------------|-----|---------|---|
| Shot | B&W | Digital | Subject |
| 1 | ✓ | ✓ | General view of building from west |
| 2 | ✓ | ✓ | General view of building from west |
| 3 | ✓ | ✓ | West elevation |
| 4 | ✓ | ✓ | Chimney stack from west |
| 5 | ✓ | ✓ | East elevation |
| 6 | ✓ | ✓ | East elevation in relation to no. 65 |
| 7 | ✓ | ✓ | East elevation, close-up |
| 8 | ✓ | ✓ | Room 1, general view east |
| 9 | ✓ | ✓ | Room 1, general view west |
| 10 | ✓ | ✓ | Room 1, fireplace looking south-west |
| 11 | ✓ | ✓ | Room 1, fireplace looking south-east |
| 12 | ✓ | ✓ | Room 1, north wall (centre) |
| 13 | ✓ | ✓ | Room 1, north wall (west) |
| 14 | ✓ | ✓ | Room 1, north wall (east) |
| 15 | ✓ | ✓ | Room 1, jowled post in north wall |
| 16 | ✓ | ✓ | Stairs to first floor, looking south |
| 17 | ✓ | ✓ | Wall post at foot of stairs, looking east |
| 18 | ✓ | ✓ | Room 2, north wall |
| 19 | ✓ | ✓ | Room 2, east wall |
| 20 | ✓ | ✓ | Room 1, ceiling |
| 21 | ✓ | ✓ | Room 1, ceiling |
| 22 | ✓ | ✓ | Upward view, beam supporting remains of original rear wall |
| 23 | ✓ | ✓ | Room 1, floor, view west |
| 24 | ✓ | ✓ | Room 2, remains of original rear wall of building |
| 25 | ✓ | ✓ | Room 2, remains of original rear wall of building |
| 26 | ✓ | ✓ | Room 3, view south-east |
| 27 | ✓ | ✓ | Room 3, view north-west |
| 28 | ✓ | ✓ | First floor, south-east corner & top of stairs |
| 29 | ✓ | ✓ | First floor, chimney breast, view south-west |
| 30 | ✓ | ✓ | First floor, chimney breast, view south |
| 31 | ✓ | ✓ | First floor, south-west corner, view south |
| 32 | ✓ | ✓ | First floor, west wall (south & central) |
| 33 | ✓ | ✓ | First floor, west wall (south) |
| 34 | ✓ | ✓ | First floor, west wall (north) |
| 35 | ✓ | ✓ | First floor, north wall |
| 36 | ✓ | ✓ | First floor, east wall |
| 37 | ✓ | ✓ | First floor, east wall, exposed laths and framing at south end |
| 38 | ✓ | ✓ | First floor, south wall, panelling |
| 39 | ✓ | ✓ | First floor, chimney stack, east side |
| 40 | ✓ | ✓ | First floor, ceiling joists, south-east corner |
| 41 | ✓ | ✓ | First floor, chimney stack, west side |
| 42 | ✓ | ✓ | First floor, south wall, wall painting |
| 43 | ✓ | ✓ | First floor, south wall, wall painting, detail |
| 44 | ✓ | ✓ | First floor, ceiling joists, south-west corner |
| 45 | ✓ | ✓ | First floor, ceiling |
| 46 | ✓ | ✓ | First floor, north wall, weatherboarding beneath lath & plaster |
| 47 | ✓ | ✓ | Cellar, view south-east |

| | | | |
|----|---|---|--|
| 48 | ✓ | ✓ | Cellar, view north-west |
| 49 | ✓ | ✓ | Cellar, view north-east |
| 50 | ✓ | ✓ | Cellar, view south-west |
| 51 | ✓ | ✓ | Cellar, northward extension beneath Room 3 |
| 52 | ✓ | ✓ | Cellar stairs, view north |

Appendix 3: ASC OASIS Form

| PROJECT DETAILS | | | |
|--|---|--|--------------------------------|
| Project Name: | 67 High Street, Harpenden | | |
| Short Description: | <p>In February 2008 ASC undertook historic building recording of 67 High Street, Harpenden, Herts, in order to inform proposals for the refurbishment of the building, and conversion from residential use. The building is Grade II Listed, and probably dates from the 17th century.</p> <p>67 High Street is a two- storey building constructed largely of brick, under a tiled roof. As originally built it had one room on each floor. From the presence of a large brick chimney stack shared with no. 65, and external features on the wall shared with no. 69, there is evidence to suggest that it was constructed as an infill between the adjoining buildings. During the latter half of the 19th century it formed a single unit with 65 High Street, the two buildings being physically connected on both floors. In the late 19th or early 20th century brick extensions were built to the rear of both buildings. Later in the 20th century the two buildings were again in separate use: at that time the present stairs were probably installed.</p> <p>67 High Street retains a number of interesting features. In addition to the chimney stack, the south wall of the first floor has a section of plank and muntin panelling at its east end, and a section of painted plaster at its west end. Both were recorded: The latter will be subject to specialist examination in due course.</p> | | |
| Project Type: | Historic building recording | | |
| Site status: | Listed Grade II | Previous work: | none |
| Current land use: | Former cottage | Future work: | unknown |
| Monument type: | cottage | Monument period: | Post-medieval |
| Significant finds: | N/a | | |
| PROJECT LOCATION | | | |
| County: | Hertfordshire | OS reference: (8 figs min) | TL 13312 14541 |
| District: | St Albans | Parish: | Harpenden |
| Site address: | 67 High Street, Harpenden, Herts AL5 2SL | | |
| Study area: (sq. m. or ha) | N/a | Height OD: (metres) | N/a |
| PROJECT CREATORS | | | |
| Organisation: | Archaeological Services & Consultancy Ltd | | |
| Project brief originator: | N/a | Project design originator: | Bob Zeepvat BA MIFA |
| Project Manager: | Bob Zeepvat BA MIFA | Director/Supervisor: | Bob Zeepvat BA MIFA |
| Sponsor / funding body: | Mr Tony McFarland | | |
| PROJECT DATE | | | |
| Start date: | 5 th February 2008 | End date: | 29 th February 2008 |
| PROJECT ARCHIVES | | | |
| | Location (Accession no.) | Content (eg. pottery, animal bone, files/sheets) | |
| Physical: | N/a | None | |
| Paper: | St Albans Museum | Historical & Survey notes | |
| Digital: | | CD with all digital files | |
| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) | | | |
| Title: | Historic Building Recording: 67 High Street, Harpenden, Hertfordshire | | |
| Serial title & volume: | ASC Ltd Report ref. 1042/HHS/1 | | |
| Author(s): | Bob Zeepvat BA MIFA | | |
| Page nos | 43 | Date: | 29 th February 2008 |