

**HISTORIC BUILDING SURVEY OF THE
FORMER SEVEN STARS PUBLIC HOUSE,
NO.249 NEWMARKET ROAD,
CAMBRIDGE CB5 8JE**

**LOCAL PLANNING AUTHORITY:
CAMBRIDGE CITY COUNCIL**

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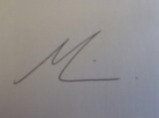
PRE-CONSTRUCT ARCHAEOLOGY

THE FORMER SEVEN STARS PUBLIC HOUSE,
NO.249 NEWMARKET ROAD,
CAMBRIDGE CB5 8JE

HISTORIC BUILDING SURVEY

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Neale Associates to undertake an historic building survey of the former Seven Stars Public House, No. 249 Newmarket, Road Cambridge. The building survey was carried out in accord with an English Heritage Level 3 survey, as defined by guidance published in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage, 2006) and was undertaken to record the historic fabric, setting and character of the building prior to its partial demolition. The project was guided by an archaeological brief produced by the Cambridge County Council Historic Environment Officer (Mr Dan McConnell), who advises the Local Planning Authority (Cambridge City Council) on archaeological matters.
- 1.2 The historic building survey of the former Seven Stars Public House on Newmarket Road has revealed that the building has a more complex structural history than previously thought. Analysis of the built fabric has shown that the Seven Stars was originally constructed during the early to mid 19th century (between 1830-1858) as a two storey dwelling, built adjoining and in line with an early 19th century cottage (No. 247 Newmarket Road) to the west. Trade records show that by 1866, and probably earlier, the building was occupied by a beer retailer and in use as a beer house, and not a licensed tavern or public house. At this time, the beer house was abutted by an in-line carriage entrance with an over-sailing first floor which formed part of an adjacent property (later demolished) and provided access to a former smithy business located within the rear courtyard. The next and possibly most significant alterations involved the addition of a new ornate entrance bay to the facade, the incorporation of the carriageway into the body of the public house, and an extensive internal redecoration and remodelling of the bars and first floor rooms. This occurred during early 20th century and between 1903-1927. Later improvements during the mid 20th century included the addition of a new purpose-built kitchen range and detached outside WCs, and most recently the construction of a new toilet block added onto the rear of the public house.

2 INTRODUCTION

2.1 Background

2.2 Pre-Construct Archaeology Limited was commissioned by Neale Associates to undertake a programme of historic building recording prior to the partial demolition and redevelopment of the Seven Stars public house, No. 249 Newmarket Road, Cambridge, CB5 8JE. The building survey work was carried out prior to the commencement of an archaeological evaluation of the site and as a consequence of a planning condition attached to planning permission (Ref. 14/0308/FUL).

2.3 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed by the Historic Environment Officer (Mr D McConnell) of Cambridge County Council, archaeological advisor to the Local Planning Authority. The WSI sets out the methodology that was used by Pre-Construct Archaeology Limited during the project. Specifically the historic building survey was carried out in accordance with an English Heritage Level 3 survey and conformed with guidance published by English Heritage (English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice).

2.4 The aim of the survey work was to produce a permanent record of the buildings and their immediate landscape in their present condition, prior to any alteration or demolition. The results of this investigation will form part of an ordered archive and report that will preserve 'by record' those areas affected by the demolition works and thereby mitigate the loss of historic fabric.

2.5 Site Location and Description

2.6 The former Seven Stars public house is located along and to the north of the (A11134) Newmarket Road and just east of its junction with River Lane at NGR TL 4657 5900. Characteristically the area is a mix of residential modern/post war housing and commercial/retail development built either side of Newmarket Road. The latter includes the Cambridge Retail Park to the south-east of Newmarket Road and Tesco Superstore to the north-east, and smaller more organic commercial development fronting onto Newmarket Road. These commercial and urban areas contrast with the open recreational green space afforded by Coldhams Common to the south-east, which follow Coldhams Brook, and Stourbridge Common to the north alongside the south-eastern bank of the River Cam. The site lies at a topographic elevation of c.14m AOD and within an extensive flat landscape of the Cam river valley.

2.7 This area forms part of the Abbey electoral ward, which takes its name from the site of the medieval Barnwell Priory and lies within the non-parished area of Cambridge and under the political administration of Cambridge City Council. The site falls within the Eastern Gate Study Area contained within the Development Framework Supplementary Planning Document (SPD) (adopted October 2011) and is located to the west of the central conservation area, on the northern side of Newmarket Road.

2.8 The Seven Stars is located approximately mid way between two other public houses, The Corner House, at the junction of River Lane and Newmarket Road and the Wrestlers Pub, built close to the Cheddars Lane junction. It fronts onto the northern side of Newmarket Road and level with the dominant building line of the street frontage. It abuts a small early 19th century grade II listed gault built cottage with a plain-tile mansard roof to the west (EHUID 350346) Vehicular access to a rear car park lies to the east of the pub. This area of hard-standing also includes a small former garden and two small detached outbuildings situated along the western and northern boundaries. To the north-east is a public open space. At the time of the survey the public house was no longer in use and the ground floor windows were boarded to deter illegal entry.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.2 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.3 Legislation and Planning Guidance

- 3.4 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes the Planning Policy Statements (PPSs).
- 3.5 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report will be created as a result of the survey.
- 3.6 A planning application 14/0308/FUL for the demolition of existing buildings and outbuildings and the erection of a new 3 storey building for mixed use, including 7 flats and a restaurant and/or public house, with retention of existing facade was submitted to the LPA on the 14th March 2014. This application was a follow-up to an earlier application ref: 13/1561/FUL withdrawn in December 2013 following concerns that the scale, bulk and elevational design of the proposed building would adversely affect the setting of the listed building (No. 247 Newmarket Road).
- 3.7 The survey work was carried out in response to planning conditions attached to the planning permission 14/0308/FUL. This recommended, in addition to an archaeological evaluation of the site, a programme of historic building recording at English Heritage Level 3.

4 METHODOLOGY

4.1 Aims and Objectives

4.2 The aim of the building recording as set out in the Written Scheme of Investigation (Hogan, 2014) is to provide a detailed record of the Seven Stars public house and outbuildings prior to their alteration or demolition.

4.3 The aim of the work is to produce a permanent record of the buildings and the site in its present state prior to any alteration, meeting nationally recognised standards as set out by English Heritage and ALGOA. The historic building survey and monitoring will be undertaken to a standard allowing the future understanding and interpretation of the building and its site setting. An archive and report will be created as a result of the survey.

4.4 On-Site Recording

4.5 The historic building survey was carried out on the 15/08//2014 by an historic buildings archaeologist. Existing plans, provided by the client were annotated on site and used as a basis for the illustrations in this report.

4.6 A photographic survey including high quality digital images and 35mm black and white prints was undertaken recording principal external elevations, important internal spaces and key features, fixtures or fittings. General shots of the site were taken to place the buildings in context with each other and the surroundings. Many of the images recorded have been included in this report (as plates) and Figures 9-11 show the location and direction of these photographs.

4.7 The programme of historic building recording was undertaken in accordance with a level 3 survey, as set out in English Heritage guidelines: Understanding Historic Buildings: A Guide to Good Recording Practice (2006). This involved a full visual record, accompanied by a drawn record and descriptive account.

4.8 The Written Account:

4.9 The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.

4.10 The date when the record was made, and the name(s) of the recorder(s).

4.11 A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose 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 Royal Commission's findings.

4.12 Where appropriate, either as a result of the development proposal or due to the character of the building, the account shall include a note 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 man-made landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark etc.

4.13 The Photographic Record:

4.14 General view of views of the exterior of the building.

4.15 The overall appearance of principal rooms and circulation areas.

4.16 Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

4.17 **The Drawn Record**

- 4.18 Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- 4.19 As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always include structural details (e.g. timber framing).
- 4.20 In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

4.21 **Project Archive**

- 4.22 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Brown (2008); Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre Construct Archaeology's Cambridge Office in Pampisford before being transferred to the relevant museum.

4.23 **Guidance**

- 4.24 All works were undertaken in accordance with standards set out in:
- 4.25 Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
- 4.26 British Archaeologists and Developers Liaison Group: Code of Practice (1986)
- 4.27 British Standards Institution: Guide to the Principles of the Conservation of Historic Buildings (BS 7913) (1998)
- 4.28 English Heritage: Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London
- 4.29 English Heritage (Clark K): Informed Conservation (2001)
- 4.30 English Heritage: The Presentation of Historic Building Survey in CAD (2000)
- 4.31 IFA: Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (1999)

5 HISTORIC BACKGROUND

- 5.1 Bakers Map of the University and Town of Cambridge surveyed in 1830 (Fig. 3) shows that the present site of the Seven Stars has yet to be developed. There is a group of buildings to the south-west and at the junction of Newmarket Road and River Lane and a pair of adjoining buildings to the north-east. The area of the site is conspicuous as one of only a few plots of land along Newmarket Road that had remained undeveloped by this date. A Gas Works including two large gas holders lies to the north-west of the site and off River Lane.
- 5.2 The map of the Borough of Cambridge surveyed by R. R. Rowe in 1858 (Fig. 4) is the first to show the forerunner of the Seven Stars along with a series of other buildings, occupying the on site. This group of four buildings includes the pub, seen as the widest building and a narrower structure to the north-east, most likely representing the carriageway. No. 247, the early 19th century listed cottage appears to the south-west, although this building as this cottage is not shown on the preceding map, it must post-date 1830. This block of buildings are the first to encroach upon the undeveloped area previously mapped in 1830, although the pair of adjoining buildings to the north-east of the site, have by this date, been replaced by a short terrace.
- 5.3 The gap in the building line between these two blocks (shown on the 1858 map) is later infilled by a Wesleyan Methodist Chapel, first shown on the first edition map of 1885-6 (Fig. 5). This map gives a much clearer picture of the building and the site layout. The subject building and carriageway are both shown central to block of four, set back from the building line adopted to the south-west by Newmarket Terrace and the Butchers Arms. The chapel lies to the north-east and a smithy, comprising a number of out-buildings and associated structures to the north-west and within the yard to the rear. The carriageway clearly provides the only means of access to the smithy and the rear yard, as it is otherwise enclosed on all sides. The loss of the building to the east of the carriageway and subsequent changes to the eastern boundary of the site, has meant that most of the smithy depicted on this map lies outside the present boundary.
- 5.4 The Seven Stars or its predecessor is shown not on this mapping, despite the Butchers Arms and the Red Lion, both annotated as public houses. This is most likely because it started out as a beer house, an unlicensed hostelry permitted to sell alcohol under the Beer Act of 1830. The earliest available trade directory of 1886, however, records No. 170 Newmarket Road (the address prior to a road re-numbering) as occupied by Mr R. Sutton, a beer retailer. This continues, recorded as in the occupation of beer retailers, throughout the later 19th century and into the early 20th century.
- 5.5 The Land Value Duties Map of 1903 (Fig. 6) shows little change to the footprint of the building or adjoining buildings, although the smithy, shown on the preceding OS map, is no longer depicted and must have therefore gone out business by of the turn of the 20th century. Of interest is the depiction of land ownership as shown by different colours for each land owner. This clearly shows that the pub and the adjoining cottage to the south-west (No.247) were in the same ownership and in separate ownership to the carriageway and adjoining building to the north-east. Also that following the closure of the smithy the carriageway was no longer required and it is likely that it was sold off soon after to the public house.
- 5.6 The Third Edition OS Map of 1927 (Fig.7) is the first to show the addition of the entrance bay onto the Newmarket Road frontage. Despite this addition the building is still not annotated as a public house, possibly suggesting it still remained as unlicensed premises or an untied house. The next OS edition map drafted during the later 1930s and prior to the onset of WWII was not available. The OS map of 1954 (Fig. 8) shows little change from that depicted on the map of 1927. Confusingly it does not show the rear kitchen extension and WCs both of which were probably added some time shortly after the Second World War.

6 BUILDING DESCRIPTIONS

6.1 The following descriptive text provides objective information about the Seven Stars public house at the time of the survey. Interpretation of function and the phasing of the various elements of the buildings are based on the information gathered during the fieldwork and from documentary sources. For ease of reference all significant internal spaces within the public house or outbuildings are individually numbered, pre-fixed with B, G or F representing **B**asement, **G**round floor or **F**irst floor.

6.2 External Descriptions

6.3 The Seven Stars public house is an early-mid 19th century building with later additions, constructed over two storeys and with a small cellar located centrally within the present building footprint. It is broadly orientated on a north-east to south-west alignment presenting its principal facade and long elevation, south-east toward Newmarket Road and a gable elevation to the north-east. To the south-west the public house abuts No. 247 Newmarket Road, an early 19th century grade II listed cottage built over 2½ storeys, with a mansard roof. The rear north-west facing elevations of the public house comprise an aggregation of non-contemporary single-storey pitched and flat roofed additions, set either side of and forming a small rear yard area. The roof over the public house is pitched in-line, gable ended and covered in regular coursed blue Welsh slates.

6.4 As the building is laid out askew to cardinal points, for ease of reference the south-eastern facing elevation to Newmarket Road will be referred to as the South Elevation, the north-eastern (gable elevation) as the Eastern Elevation and the north-western (rear) elevation as the Northern Elevation.

6.5 Southern Newmarket Road Elevation (Facade) (Plates 1-3)

6.6 The Newmarket Road elevation is built over three bays and two storeys and in line with the Newmarket Road frontage. It incorporates a later, single storey, off-centre, forward-set entrance bay built with stylised neo-classical columns under a shaped pediment. The elevations are constructed using 19th century yellow stock bricks laid in a firm lime mortar in Flemish bond. The structural load bearing walls were typically built using nine inch brickwork. They incorporate three main phases of brickwork, that of the original building (the western two bays), the eastern carriageway (eastern bay) and a modern rebuilding of the eastern bay at ground floor. The brickwork is similar in style and character, the bricks have rough creased faces and sharp arrises, although the rebuilding/blocking of the ground floor (carriage entrance) to the east clearly incorporates examples of red brickwork, repointed in a hard cement mortar. The older brickwork to the facade correctly uses queen closers to angles and openings. A straight joint present between the central and eastern bay demonstrates the addition of the carriageway. A corresponding joint appears in the rear (northern) elevation. The former carriageway includes a wide arched opening built with a rough brick voussoir, subsequently blocked using brickwork laid in stretcher bond. This later brickwork extends to the lower courses of the south-eastern angle. This corner and the eastern gable wall are all modern work.

6.7 The entrance bay was built using matching brickwork (measuring 215-220mm x 70mm x 10mm) laid in Flemish bond, later re-pointed using a cement mortar. Openings used on-edge brick courses and stone sills. This entrance bay was clearly a later addition, presumably associated a renovation or remodelling of the public house in the early 20th century (1903-1927). It was built onto the western two bays of the original building and constructed over a single storey with flat roofs, enclosed by a parapet, either side of a short section of pitched roof to the rear of the central shaped pediment. It was laid out with a central entrance flanked by a pair of large window openings to either side. These were in turn interrupted by a series of four piers or columns representing a stylised portico. The columns were faced with moulded stone tiles, measuring 13 x 9 inches and laid ¾ lap, added to give the appearance of ashlar blocks. A similar use of stone cladding was used on the apron below the window openings and as a coping to the

parapet. The former was deeply moulded with a cyma-recta profile. The parapet wall was plastered and incorporated, over the main entrance, a central raised pediment flanked by a pair of smaller half-round pediments, set above the end piers. A plastered panel with scroll decoration, seven stars and the inscription The Seven Stars, in relief, was positioned over the main entrance and below the mounting for the pub sign (removed).

- 6.8 The three first floor window openings are built with their heads level with the eaves line and all now comprise modern casement windows and replacement timber sills. The positions of the two stacks, which both pierce the ridge-line, correspond with the full width of the original early-mid 19th century building. The western of the two is significantly higher than the eastern stack, so as to clear the elevated mansard roofline of the adjacent early 19th century cottage (No. 247). The eastern stack which did not require such elevation is accordingly much squatter and built with over-sailing courses and terracotta pots.

6.9 **Eastern Elevation (Plate 4)**

- 6.10 The eastern elevation comprises the eastern gable wall to the front range and the eastern flank wall of a modern single storey rear extension. Both elevations are modern work and contemporary constructions. They are both built using the same style of brindled brickwork, comprising red, yellow and dark, burnt bricks laid randomly in stretcher bond. The gable wall includes a sash window to the bar at ground floor and a small bedroom window at first floor. Both are modern, the vertical sash window to the bar is repeated in the rear extension, the latter, is a small crudely fabricated casement lighting a passageway to the end bedroom.

6.11 **Northern Rear Elevation (Plates 5 & 6)**

- 6.12 The long elevation to the rear yard and former car park is architecturally plain in its appearance and much confused by later additions. These include two perpendicular set, single storey additions, which project north from the western and eastern bays to enclose on two sides, a central rear yard area. Only in this central section is the rear wall of the original building visible at ground floor level. The first floor adopts a four window range, the western three openings built within the original building, the eastern within the later in-line carriageway. All have modern fenestration, comprising 'off the peg' casements. The central opening (over the stairwell) of the western three windows, had clearly been reworked/enlarged, while the other two remained primarily unchanged and retained their brick voussoirs. The easternmost window opening had recently been re-built, heightening the sill as a consequence of the elevated ridgeline of modern eastern rear extension. A small window to the east was built to light the toilets on first floor.

- 6.13 The brickwork of the rear elevation adopted the same style of nine inch Flemish brickwork. A wide straight joint in the rear wall, overlain by and above the western roof pitch of the modern eastern rear extension, demonstrates the junction between the original building and the later in-line carriageway. To the west of this junction and at ground floor level, is a blocked door opening, lying roughly central along the rear wall of the original building. It was built with a segmental brick voussoir and plain jambs. This blocked opening was located immediately adjacent to the stairwell into the basement, suggesting that the present straight flight had been turned or remodelled at a later date.

- 6.14 The western rear kitchen extension was a single storey flat roofed accretion added not long after the end of the Second World War. It was constructed in brick using large smooth faced yellow stock bricks laid in an irregular bond. The window and door openings all used heavy concrete lintels and tile sills. A small chimney stack was present along the rear western wall. Access into the rear of the public house was gained via a rear entrance built into the eastern wall and southern bay of this addition. The presence of a stack and a large fireplace along western internal wall show it was built as a kitchen to service the customers of public house. Likewise, outbuilding (1) which joined onto the northern end of the kitchen block and was built at the same time

and in the same materials, was another improvement, built as WCs to upgrade sanitary provision to the pub.

6.15 Internal Descriptions

6.16 The principal internal areas at ground and first floor have each been given an identifying number from 1-11 prefixed with G or F (Figs. 9, 10 & 11).

6.17 Ground Floor

6.18 Bar Area (G1-3) (Plates 7-11)

6.19 The bar can be divided into three main areas, the main bar (G1) which accommodates the bar counter and seating area to the south and within the footprint of the original building, the entrance bay addition (G3), which formed a southerly extension to that area, and the area of the former carriageway to the east (G2).

6.20 Bar Area (G1) is laid out over two unequal sized bays, the division seen as a downstand aligned north-south. The extension of the bar area south with the addition of the entrance bay (G3), resulted in the removal of the original buildings southern wall at ground floor and entailed the insertion of heavy concrete piers, added to support new lintels spanning the openings. This revamped entrance originally incorporated three openings from the lobby area. Given the layout of the door openings, it seems probable that the central, now blocked, opening opposite the main entrance, was a former off-sales counter built distinct from the pub interior. The two door openings from the lobby would have both opened into one of the main bars, latterly (as is the fashion) united into a single bar, but formerly situated either side of this division. The location of the western fireplace, though refaced in modern stretcher brickwork is original. Its corresponding fireplace to the east had latterly been removed (within the bar only) to improve internal access to the eastern in-line extension. This fireplace remains above on first floor.

6.21 A fire within the bar area, which occurred in April 2014 while the pub was being illegally occupied, had caused much damage to the internal decoration of the main bar area (see plates). Whilst most of this decoration was modern, early 20th century egg and dart mouldings to the ceiling cornices remained around the top of the walls in all three bar areas and along the over bar canopy. Its presence suggests a redecoration to the entire bar area as part of or following the addition of the entrance bay (G3). The bar counter and bar back though clearly not original features, occupied a similar position to an earlier bar. A downstand of a former canopy indicated the extent of this bar which originally (post 19th century) extended further to the west, returning northward and enclosing a door opening (to the kitchens) in the rear northern wall. The ceiling behind the bar was clad with modern tongue and groove match-boarding, and were papered in the bar area. All the fitted furniture was recent.

6.22 The entrance bay (G3) was added presumably to provide greater floor space and more significantly raise the natural light levels within the bar. This was achieved with the addition of the two large windows into the south facing facade and a large glass door light over the main entrance from Newmarket Road. The windows adopted a Venetian motif, comprising three lights with a taller central arched headed light. A single arch headed window of the same style was present within the eastern return wall of (G3). All this joinery was soft wood and rounded off on the inner faces. This 'rounding' treatment was also a feature of the door and window architraves in this area and was seen elsewhere at first floor. The windows latterly used replacement double glazing. The entrance door, a timber part glazed door of two half lights with obscure glazing, was not contemporary with the entrance bay but a later addition. Mortises for catches in the soffit of the door frame suggest the original door was a two leaf opening. The internal doors to the bars from the lobby were plain four panel doors.

6.23 The extension of the bar area (G2) into the former carriageway, was apart from the egg and dart cornice, modern in decor. The windows in the eastern and southern walls were both modern replacements, that in the eastern wall a one over one sash window,

using dowels and not sash chords and a modern fixed glazed window two light window in the south wall. The floor was covered in laminate flooring and the walls were plastered above a modern matchboard dado. Access to a modern toilet block extension was available either via bar area (G2) or and external door in its northern end wall. The extension was a very recent addition comprising male/female toilets and a small storage cupboard, all reached from an axial passageway which also lead to the rear car park.

6.24 Kitchen (G4) (Plate 12)

6.25 The kitchen block was located in the western rear projection and to the rear of the bar area. It comprised a small lobby area providing access to the rear yard and the main kitchen, a large single room with windows and a door opening in its east wall onto the yard. The walls were constructed using ten inch brickwork. The kitchen was fitted out with modern 'flat pack' kitchen units and the walls, for reasons of hygiene, clad with white ceramic tiles from floor to ceiling level. A large extractor hood was present along the north wall, next to a small free standing cooker. The size of this appliance suggests the pubs trade was not focused on food. A small fixed window with obscure glazing and a wrought iron frame was situated to the west of the hood. It was the only example of this type of window, those in the east wall being plain casement windows, which though replacements, retained their ogee moulded architraves. The door opening and four panel door to the north of the windows were both contemporary features. A large, now blocked fireplace lay central to the west wall. This would have originally accommodated the kitchen range.

6.26 First Floor (F5-F11) (Plates 13-18)

6.27 The stair to the first floor rooms was located immediately south of the kitchen lobby and within a non-public area to the rear of the bar (created by modern partition walling). It was positioned in the same stairwell as the flight to the basement. The stair was a closed riser straight flight with a quarter winder turning at the top onto a small landing area (F5). The banister along the landing had been much altered, blocked in and a new plain newel post added. A more elaborate, 19th century, turned baluster did survive against the wall to the west.

6.28 The first floor landing was originally more open, prior to the insertion of a small cupboard built to hold the immersion tank and a light-weight partition to the east, added to increase the internal wall space within the adjacent kitchen (F10). The landing gave access to the three main bedrooms within the original building. This included the two principal rooms to the front (south F6 & F7) and a small bedroom to the west (F9). The bedrooms were formed by plastered 4½ inch stud walling. These rooms and those later rooms to the east were built as living accommodation for the publican.

6.29 Room (F6), was a former bedroom, located in the south-western corner of the original building. Despite many modern alterations, including the insertion of a crittal style casement window, replacing an original in the south wall, an early 20th century (renovated) bedroom fireplace and surround and a pair of built-in wardrobes, set either side of the chimney breast in the west wall, remained. The wardrobes were constructed flush with the wall line and built using three inch stud walling. Whilst they had lost their original doors, the moulded architraves, which matched the ogee architrave around the window opening, remained. The floor comprised large ten and a half inch boards and the skirtings were plain, un-moulded and five inch in depth. No ceiling decoration or picture rails were present. The fireplace was built with a relatively plain surround and polychromatic ceramic tiles, which post dates the more decorative style typical of the Victorian period. The door to this bedroom and those to the adjacent rooms (F9) and (F7) were light-weight (1 inch thick) softwood doors using a simple un-moulded four-panel design.

6.30 Bedroom or former living room (F7) was a similar size and layout as the adjacent room (F6). It shared many common features, including the 10½ floor boards, 5 inch skirtings, built-in wardrobes, either side of the central chimney breast and original architraves to the doors and window openings. The fireplace had however been removed as had the

- original fenestration to the south window. This was replaced with a modern two light casement with a top hung hopper window.
- 6.31 Bedroom (F9) was located toward the north-eastern angle. It was a small bedroom which followed the same style of treatment as seen in (F6) and (F7). Original architraves remained around the door and window openings and 5 inch skirtings to the floor. A chimney breast was present in the west wall, though the fireplace, if present, had been removed and the opening blocked. A fitted cupboard had been built into the space between it and the south wall and a modern 'flat pack' wardrobe to the north. Interestingly the former incorporated a meat locker with a fly screen, suggesting this bedroom was formerly in use as a small kitchen cum food preparation area, prior to its relocation to the east (F10).
- 6.32 Kitchen (F10) was located to the east of the landing area (F5) and at the rear of the building. It was built with a modern fitted kitchen and the walls were tiled to two thirds height. The window central to the north wall was a modern casement. The floor, covered in linoleum, comprised the same 10½ inch floor boards. A chimney breast, equivalent to that in (F9) projected from the east wall, and a door opening, to the south side of the chimney breast, had been broken through the original flank wall to unite this area with the first floor space over the carriageway. This door opening was a narrow (at 24 inches) non standard opening. A difference in the floor levels (measuring c.600mm) between the kitchen (F10) and the floor above the carriageway was immediately obvious. This change in levels, bridged by a short flight of steps from the kitchen, was presumably due to the height of the former carriage entrance and that the two were non-contemporary and originally in different ownership.
- 6.33 The eastern bay comprised bedroom (F8) with toilet and bathroom facilities along the rear northern wall. The bathroom was built with a stud wall and modern architraves, although the toilet appeared to be in its original location.
- 6.34 Due to the higher floor levels, bedroom (F8) was built into the eaves. The floor boards were narrower eight inch boards, although the skirtings matched the plain five inch skirtings seen elsewhere. The window to the south, consistent with the general theme of replacement, was a modern casement. The room was plain with very little decoration. The architrave to the door opening was rounded in section and similar to those seen in the entrance bay extension at ground floor, possibly suggesting an early 20th century date for its creation.
- 6.35 **Roof (Plate 19)**
- 6.36 Access into the roof space was not possible although the roof structure could be observed through hatches above the landing (F5) and the passage adjacent to (F8) in the extension. This revealed the old gable wall, enclosed by the later eastern extension, at the junction of the two buildings. The roof structure above both phases was very similar, built using machine cut light scantling soft wood common rafters pinching a narrow ridge board and clasped side purlins, one to each pitch, with collars pegged into the rafter. The roof had latterly been recovered and new felt added. Stylistically this roof structure does not predate the 19th century and most likely dates from the mid 19th century onwards, although could easily date to as late as the first half of the 20th century.
- 6.37 **Basement (Plate20)**
- 6.38 The basement lay central to the present building footprint and was accessed via an open riser straight flight with a quarter turn at the base, from the rear of the bar counter. The basement extended the full width of the pub (north-south) and incorporated a brick built barrel drop along its northern rear wall. It was fitted with heavy modern sheet iron doors. The basement walls were white washed and of brick construction, latterly 'tanked' to avoid damp penetration The structural brick-built support underpinning the eastern chimney stack was present along the eastern wall. The floor was screed.
- 6.39 **Outbuildings (Plates 21-24) (Fig.9)**
- 6.40 Two outbuildings (1) and (2) remained to the rear (north) of the public house.

- 6.41 Outbuilding (1) was structurally joined onto the kitchen through sharing the same rear (western) flank wall. Located just north of the kitchen, to which it aligned, outbuilding (1) was built as part of the same improvements to the pub post war, in this case sanitary improvements, and clearly used the same architecture and materials. Latterly used for storage, the former WCs were laid out over three bays and a single storey. The yard facing (eastern) elevation included three window openings and an off-centre door opening. The outer smaller casement windows formerly lit the toilet cubicles, positioned in each end bay. Access to them was via doorways built into the end walls, although the doorway to the northern toilet had latterly been blocked, following the removal of a bay to the north. The internal walls to the cubicles had also been recently removed to create a single space, although wall scars in the flank walls demonstrated their former presence.
- 6.42 Outbuilding (2) was aligned east-west and positioned along the northern boundary of the site. Its rear wall projected slightly beyond (to the north) of the boundary fences, while its southern long elevation faced into the car park area. It was brick built, single storey and formerly open-sided (later blocked) to the south. The roof was a lean-to construction, falling away north to south and covered in with asbestos (fake welsh) slates. The end and northern flank walls were mainly constructed using yellow stock bricks, although red bricks were also intermittently used. The brickwork was 1 brick or 9 inch and was laid in English bond. The rear wall was however slightly heavier 1½ brick by incorporating a wall plinth. The former open-side to the south comprised three bays delineated by two equally spaced (c. 3m) 5 inch posts set onto concrete plinths or stylobates. These in turn supported an arcade plate (in two sections) supporting the roof structure to the south side. A tie beam set between the post and the rear wall was present at the bay divisions. The roof rafters were fairly lightweight (4 x 2 inch) set at c.9 per bay and at 360mm centres. No evidence of internal divisions remains, although the western bay had latterly segregated with the addition of a plank wall. The open-sided front had been blocked using modern stud partitioning with simple door openings.

7 DISCUSSION

- 7.1 The historic building survey of the former Seven Stars Public House, Newmarket Road, Cambridge has revealed that the building has a more complex structural history than previously thought.
- 7.2 The analysis of the built fabric has shown that the Seven Stars was originally constructed during the early to mid 19th century (between 1830-1858) as a small, two storey dwelling, built adjoining and in line with an early 19th century cottage (no. 247 Newmarket Road) to the west. The original house, 'book-ended' by the chimney stacks built into the gable walls, comprises the main bar area (G1) at ground floor and rooms (F5, F6, F7, F9 & F10) at first floor. Little evidence apart from the chimney stacks and structural walls of this early building remain, due mainly to the many additions and alterations it has been subjected during its use as a public house. No internal divisions survive at ground floor although the spatial layout of the first floor rooms is more likely to be original, although they have in turn been renovated and re-decorated on many occasions.
- 7.3 Trade records show that by 1866, but probably earlier, No.170 Newmarket Road (an earlier street numbering) was occupied by a beer retailer and in use as a beer house, and not a licensed tavern or public house. Beer houses were permitted to sell alcohol following the enactment of the Beer Act in 1830. Under the 1830 Act any householder who paid rates could apply to sell beer or cider in his home and to brew on their own premises. Consequently the number of beer houses flourished during the mid-19th century to the extent that in some urban areas nearly every other house was a beer house. Finally in 1869 this growth was checked by magisterial control and new licensing laws, the precedents of the present licensing laws, were established. Although the new licensing laws prevented new beer houses from being created, those already in existence were allowed to continue and many did not close until the end of the 19th century.
- 7.4 During the mid 19th century and certainly before the drafting of the first edition OS map of 1885-6, the original building was abutted by an in-line two storey carriage entrance with an over-sailing first floor, built immediately to the east. This carriageway as seen on later land values maps formed part of an adjacent property (later demolished) which was possibly associated with a former smithy business located within the rear yard. The addition of this in-line carriageway was clearly evidenced by a straight joint at the junction of the two buildings in the north and southern elevations and the presence of the original eastern gable wall enclosed by the later carriageway roof. The later addition of this carriageway, associated with a different ownership, would explain why the first floor levels in the two buildings were at odds and for the crude opening, broken through the gable wall to amalgamate the two buildings. This was likely carried out during the next phase of alterations which occurred during the early 20th century.
- 7.5 The next and possibly most significant alterations to the pub involved the addition of a new entrance bay to the facade, the incorporation of the carriageway into the public house, and an extensive internal redecoration and remodelling of the bars and first floor rooms during early 20th century (between 1903-1927). This included the blocking of the carriage arch and its incorporation into the body of the pub (G2). To achieve this, openings were broken through the eastern flank wall of the original building. At first floor, an opening was similarly broken through the gable wall and bedroom (F8) and sanitary facilities, in the space over the former carriage arch were established. The addition of the entrance bay, which removed the front wall of the preceding building, demonstrated a period of investment and improvements to the bar, providing greater levels of natural light and in conjunction with the incorporation of the former carriage way, a considerable enlargement of the bar area.
- 7.6 Later improvements post war saw the construction of a new kitchen servicing the public house within a purpose built rear extension and improvements to the sanitary provision with new outside WCs.

- 7.7 Most recent works include improvements to the existing sanitary provision by relocating them back into the body of main building with the addition of a new toilet block and the reconstruction, as part of this programme of works, of the eastern gable wall. The fenestration, mainly at first floor, had over the years been replaced by modern casement windows. The only area that retained original joinery was the entrance bay, although this had lost its original glass to double glazing.
- 7.8 The Seven Stars had obviously struggled in recent years and finally closed in 2012. Since then it had remained redundant and boarded up. It had been the site of illegal occupation and most recently in April this year the focus of a fire which partly 'gutted' the bar area.
- 7.9 Public houses and traditional establishments form part of an industry that is, due to changes in traditional drinking habits, presently under great financial pressure. Those public houses which are seen not be performing and cannot be turned around are frequently closed or sold off for redevelopment, with many, such as the Seven Stars facing demolition. This is not a phenomenon restricted to the south-east, within town or in the country, but is seen nationwide and is particularly prevalent in cities such as London and Cambridge, where high land prices make such redevelopments very lucrative. This loss has been identified in the Regional Research Framework for the Eastern Counties (Medlycott 2011) which notes that inns and public houses form an important and distinctive component of the historic built environment of the county and are building-type which is being lost, and continue to be lost, at an alarming rate.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Neale Associates for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Shannon Hogan. The Historic building survey and report writing was completed by Adam Garwood. The illustrations were prepared by Hayley Baxter.

9 BIBLIOGRAPHY

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Institute for Archaeologists

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APPENDIX 1 OASIS FORM

OASIS ID: preconst1-189881

Project details

Project name	Historic Building Survey of the former Seven Stars Public House
Short description of the project	Analysis of the built fabric has shown that the Seven Stars was originally constructed during the early to mid 19th century (between 1830-1858) as a two storey dwelling, built adjoining and in line with an early 19th century cottage (no. 247 Newmarket Road) to the west. It is likely that the building started life as a beer house and not a licensed tavern or public house, the earliest trade directory of 1866 shows that it was occupied by a beer retailer. The most significant alterations involved the addition of a new entrance bay to the facade, the incorporation of the carriageway into the public house, and an extensive internal redecoration and remodelling of the bars and first floor rooms during early 20th century (between 1903-1927).
Project dates	Start: 15-08-2014 End: 15-08-2014
Previous/future work	Not known / Yes
Any associated project reference codes	14/0308/FUL - Planning Application No.
Type of project	Building Recording
Site status	None
Current Land use	Community Service 2 - Leisure and recreational buildings
Monument type	PUBLIC HOUSE Post Medieval
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	CAMBRIDGESHIRE CAMBRIDGE CAMBRIDGE Historic Building Survey of the former Seven Stars Public House, No.249 Newmarket Rd, Cambridge
Postcode	CB5 8JE
Site coordinates	TL 4657 5900 52.2092742658 0.145365492444 52 12 33 N 000 08 43 E Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Dan McConnell
Project design originator	Mark Hinman
Project director/manager	Gary Brown
Project supervisor	Adam Garwood
Type of sponsor/funding body	Private company
Name of sponsor/funding body	Neale Associates

Project archives

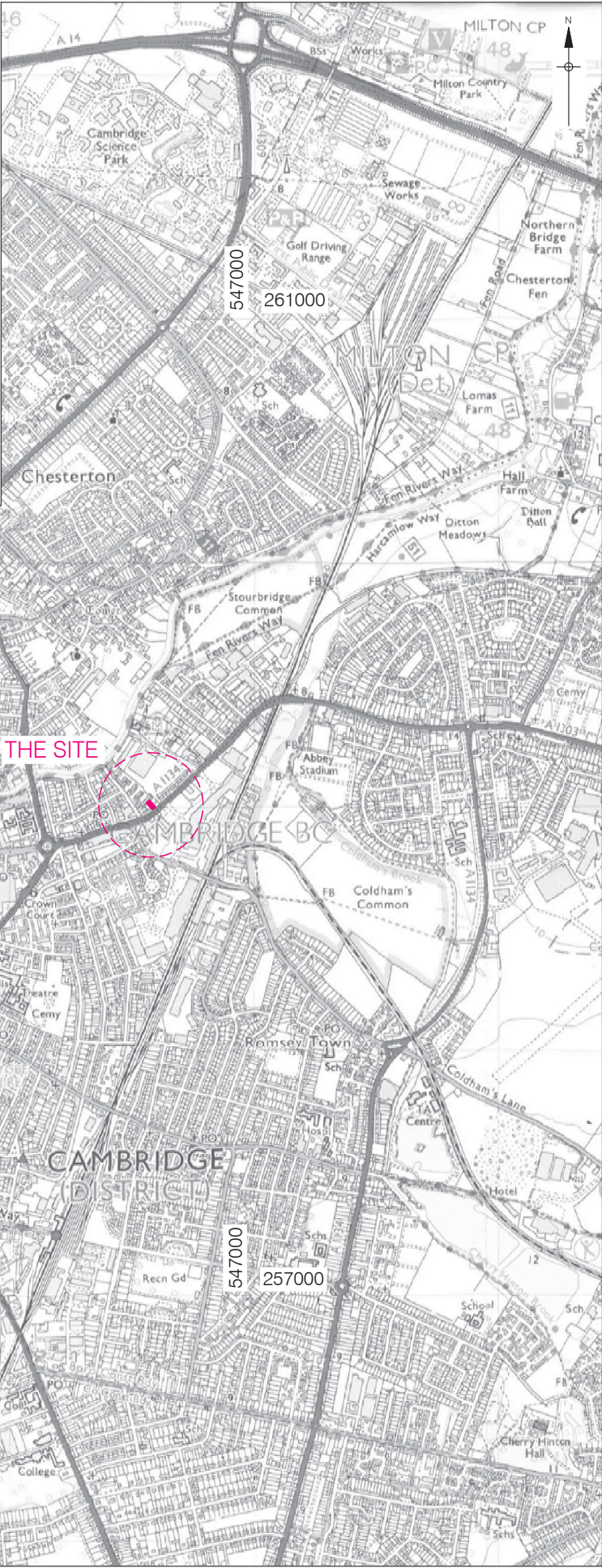
Physical Archive Exists?	No
Digital Archive Exists?	No
Digital Archive recipient	Cambridgeshire County Council
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Cambridgeshire County Council
Paper Media available	"Photograph"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Survey of the former Seven Stars Public House, No.249 Newmarket Rd, Cambridge CB5 8JE
Author(s)/Editor(s)	Garwood, A
Other bibliographic	Report 11856

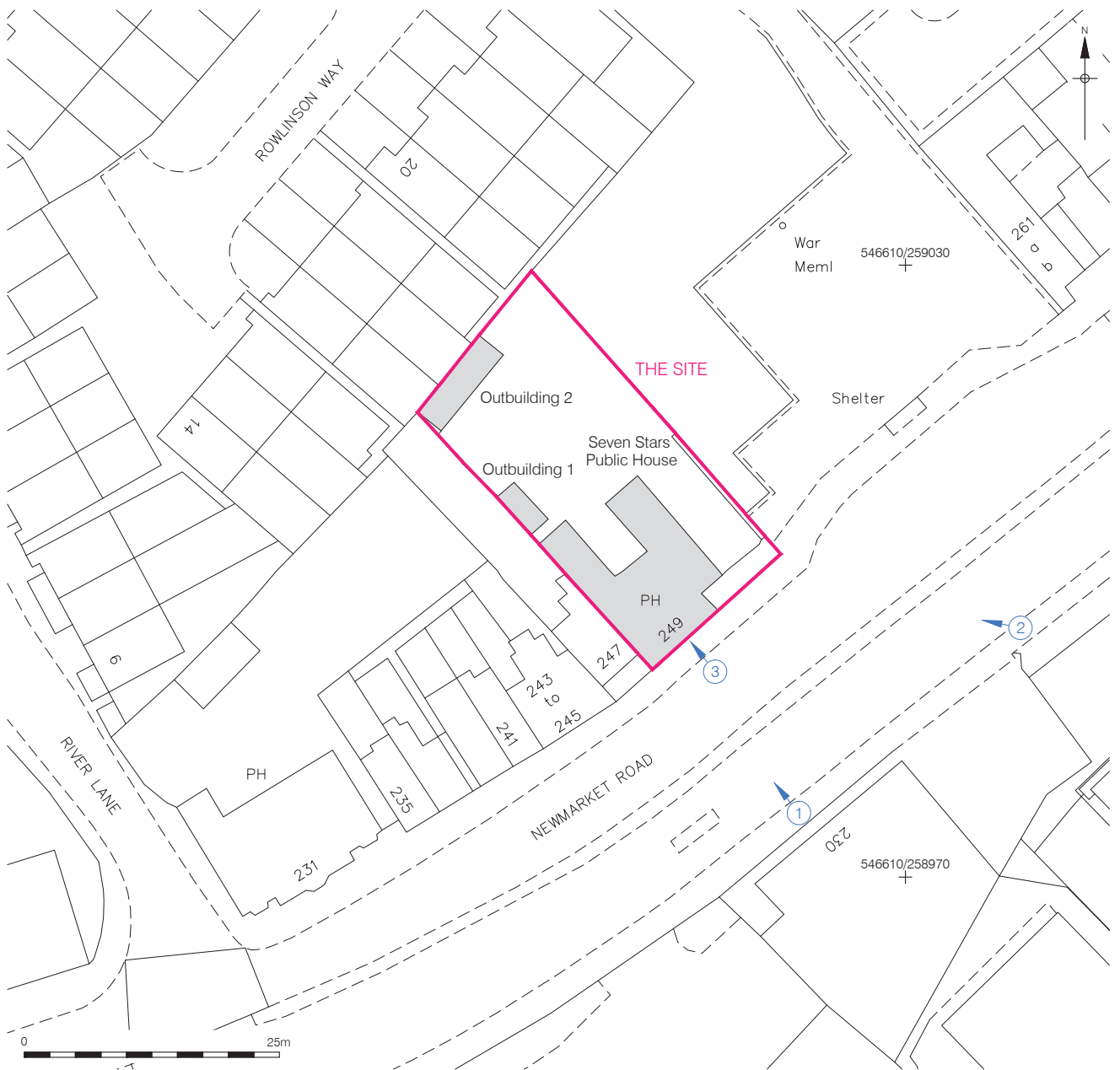
details

Date	2014
Issuer or publisher	pre-construct ltd
Place of issue or publication	Cambridge Office
Description	PDF grey literature report



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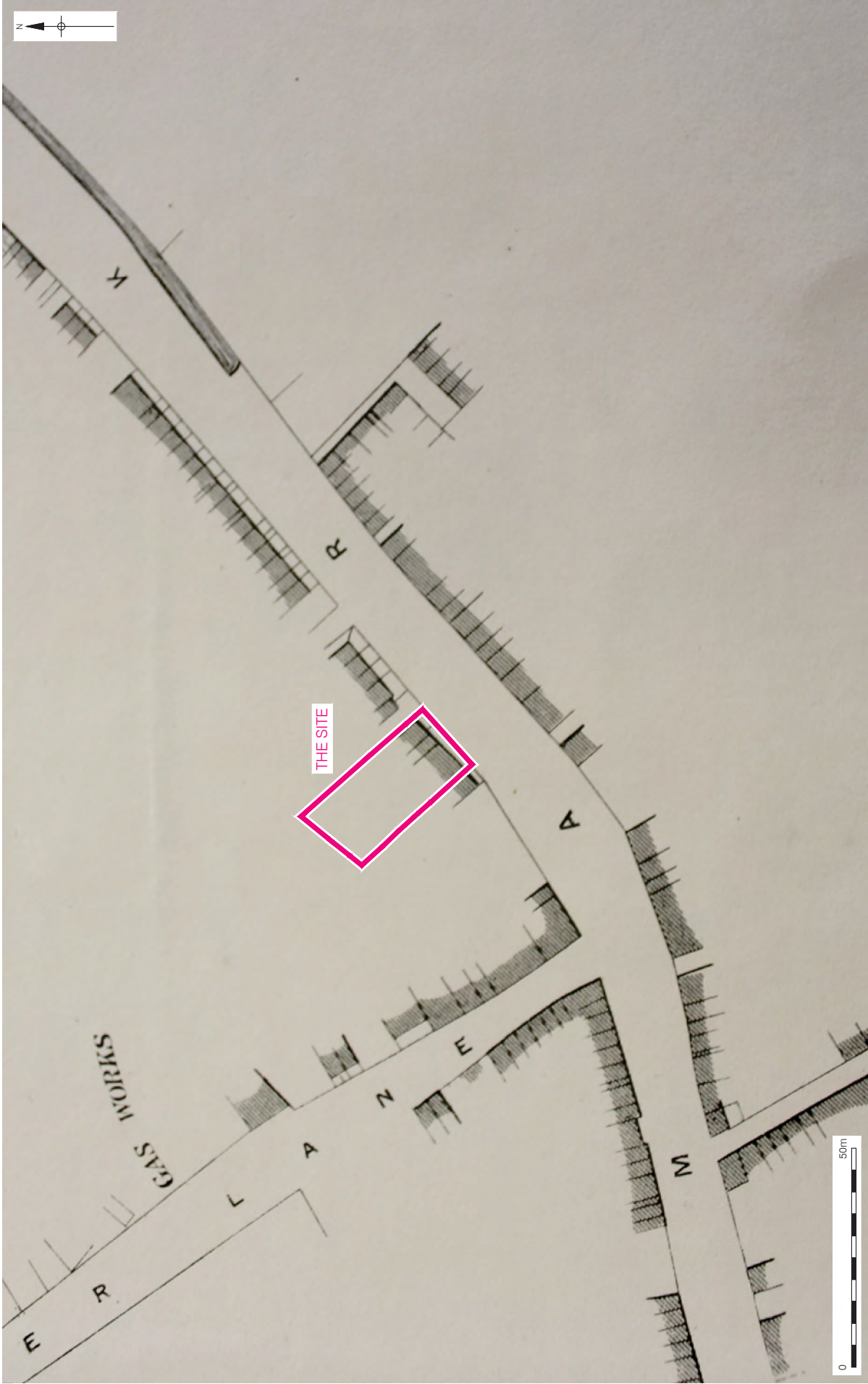
Figure 1
 Site Location
 1:2,000,000 & 1:25,000 at A4

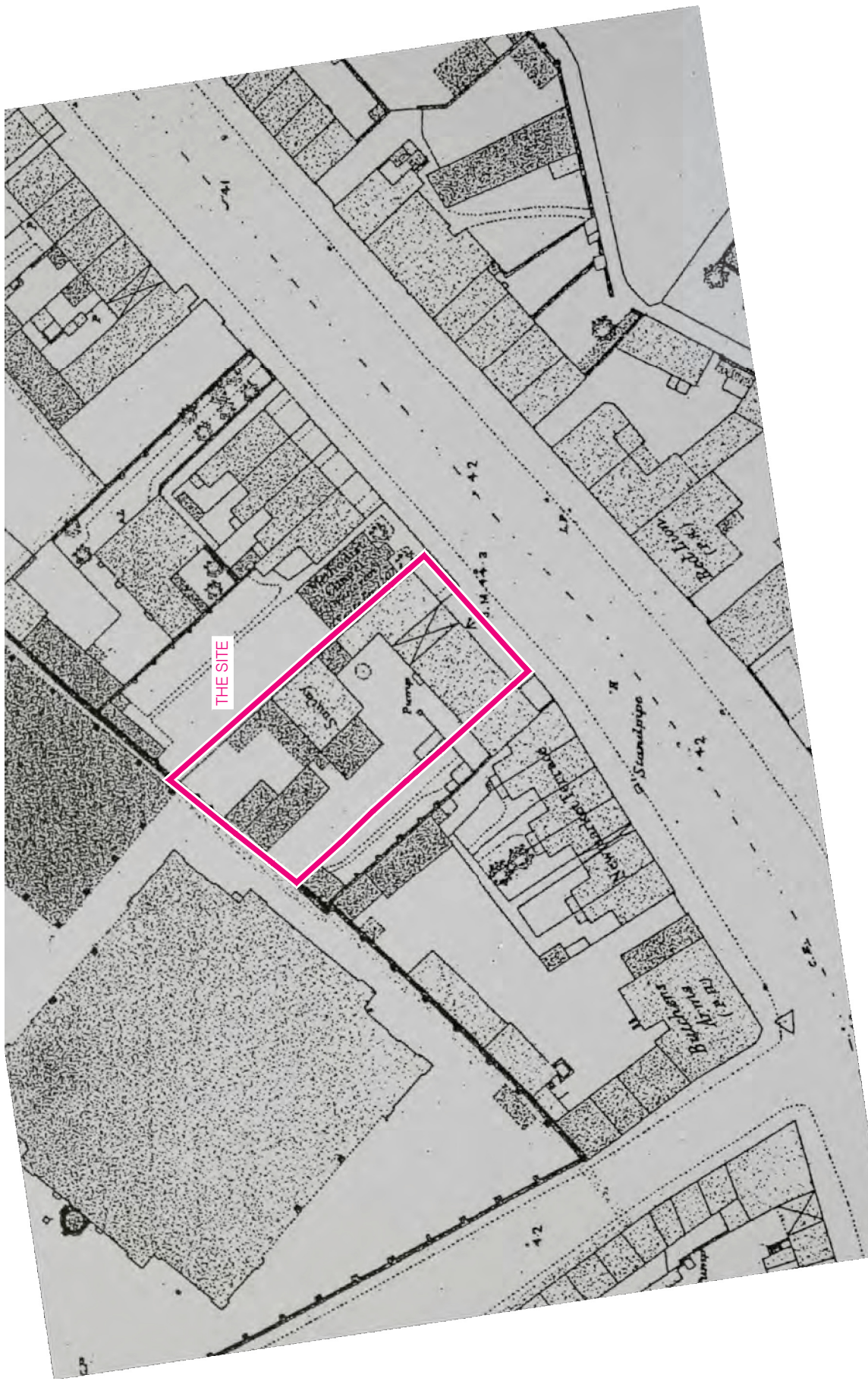


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Figure 2
 Detailed Site Location & External Plate Locations
 1:625 at A4





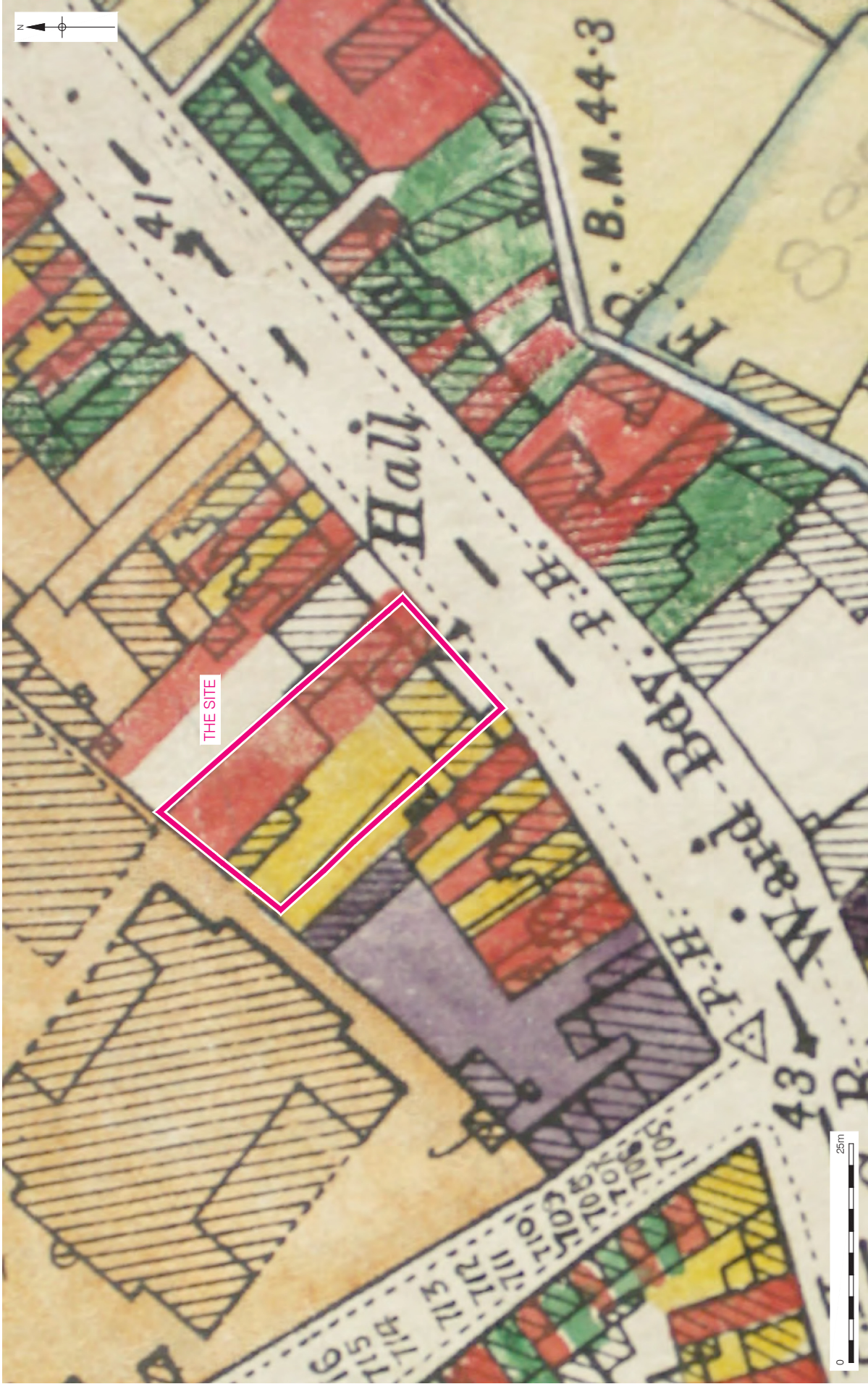


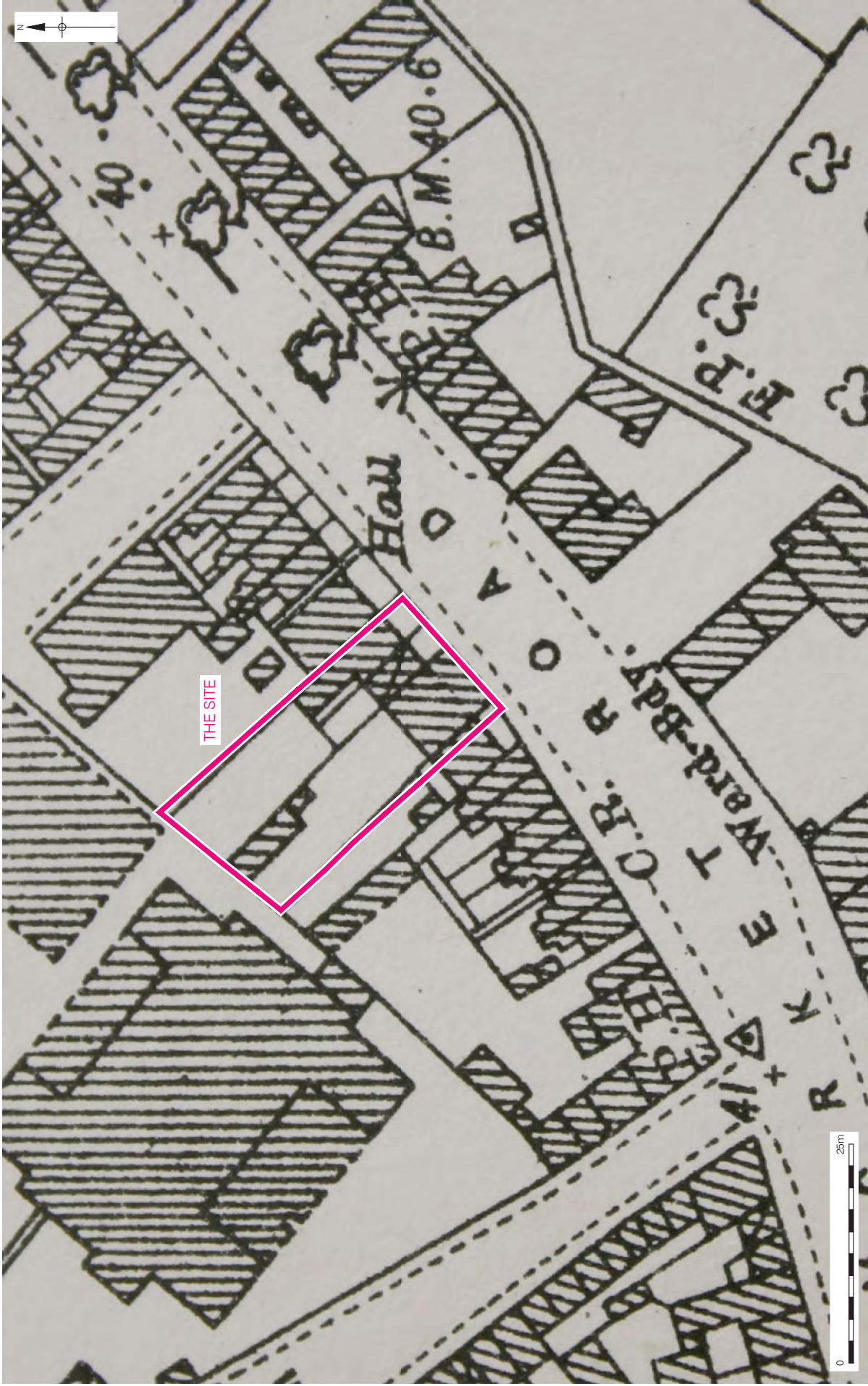
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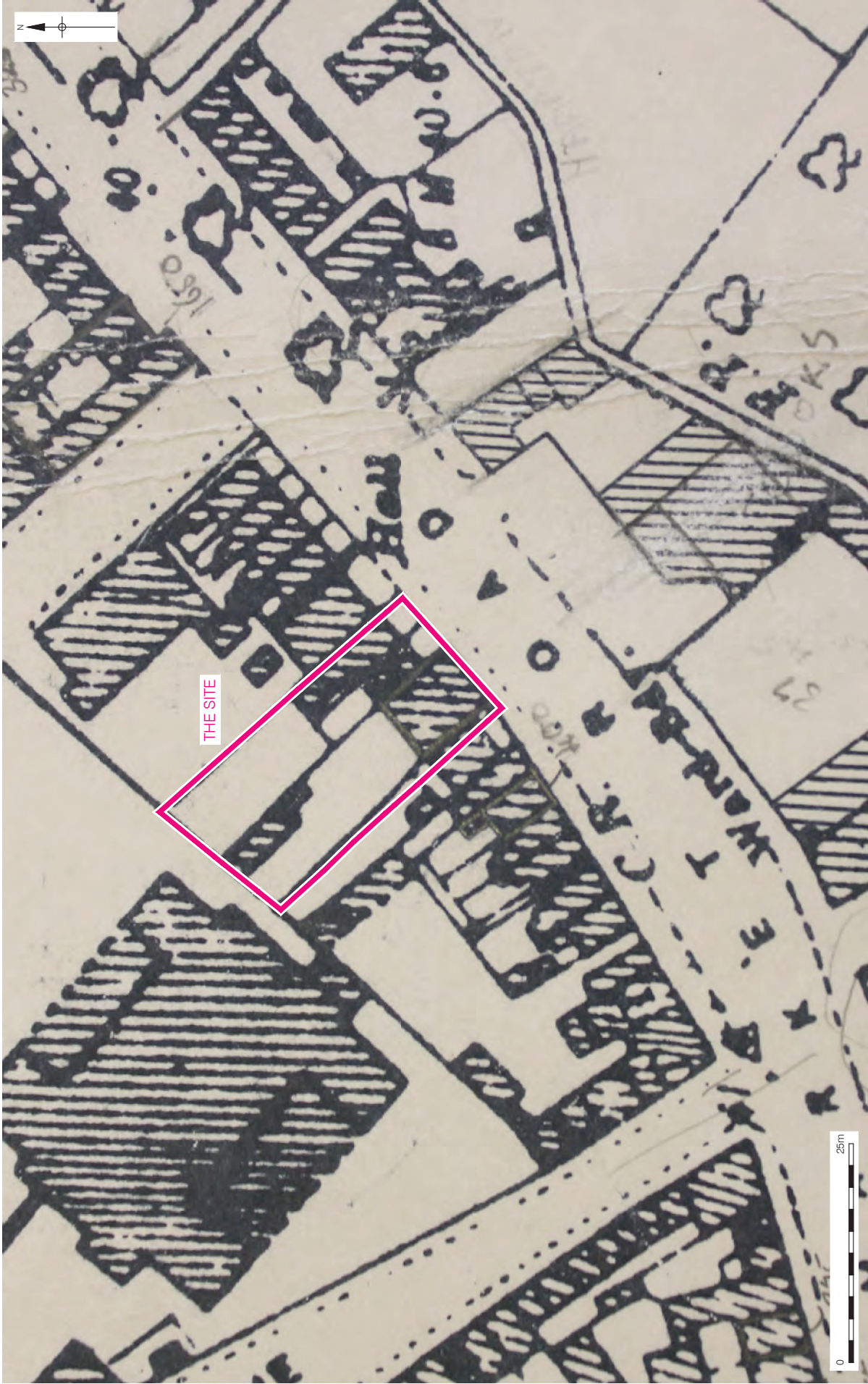
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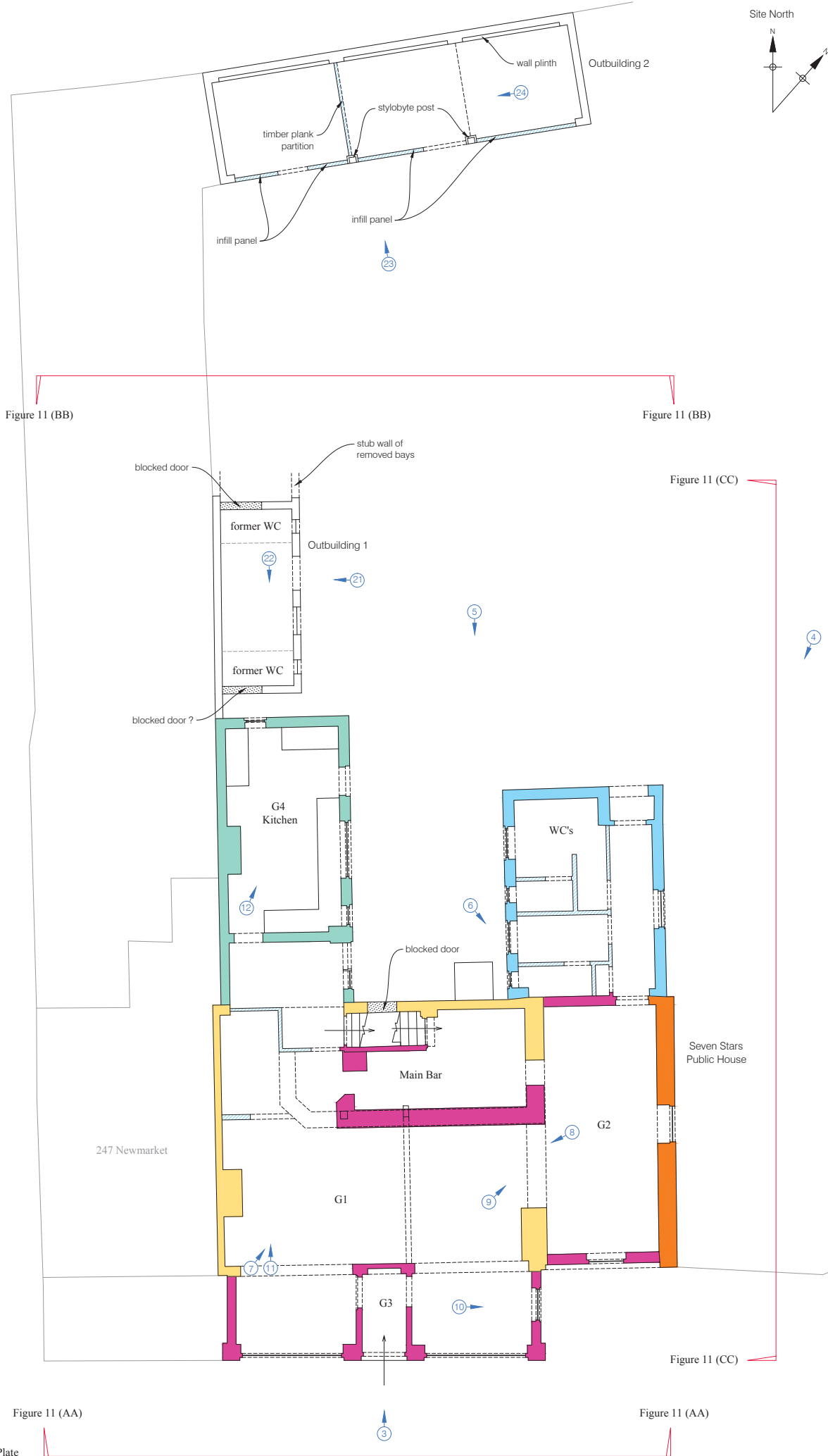
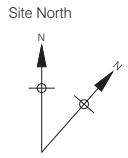
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Figure 5
First Edition Ordnance Survey, 1885-86
1:625 at A4



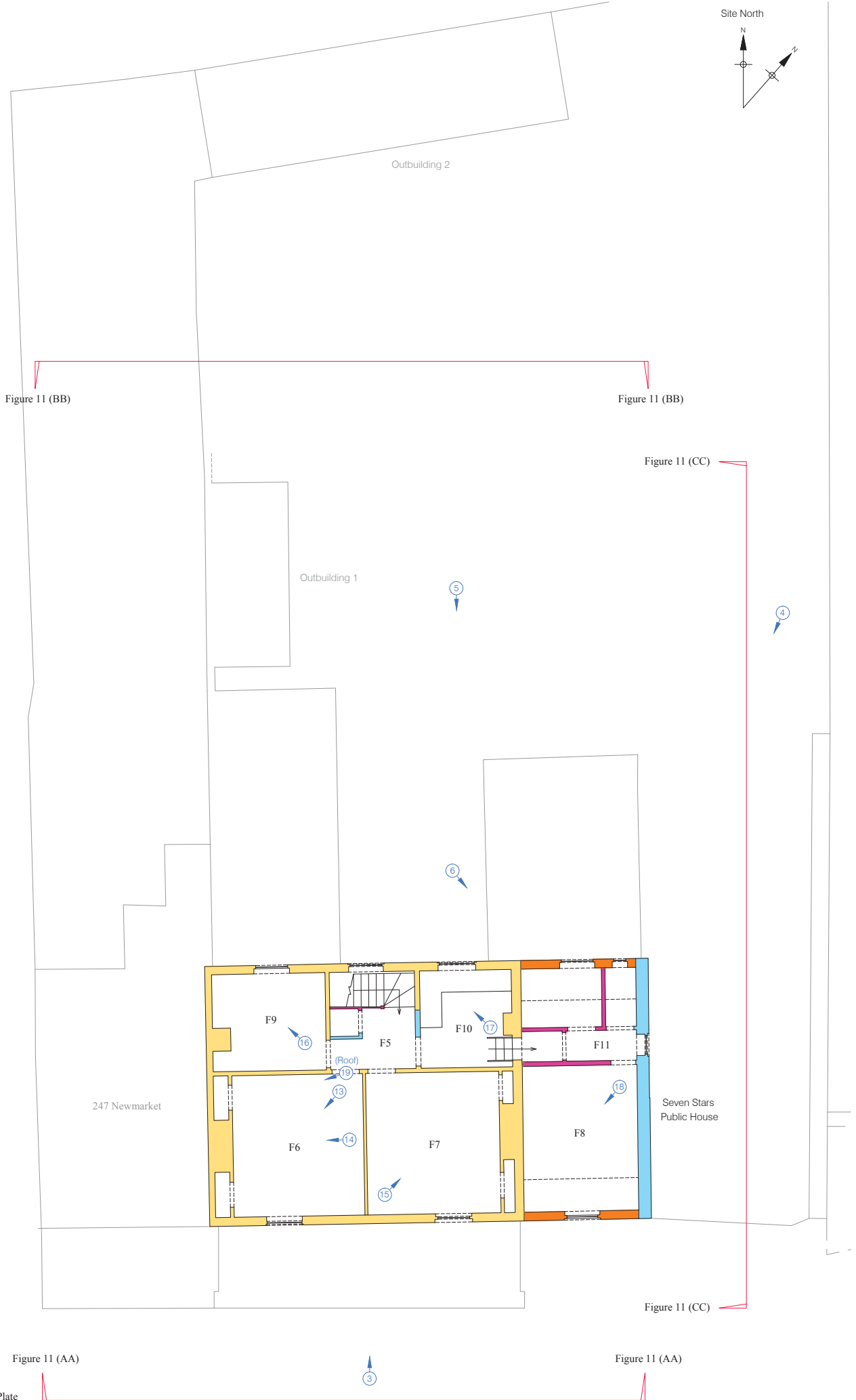
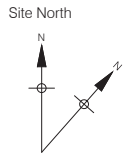






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- By 1858
- 1903 - 1927
- Post War
- Modern
- Modern Insertion
- ① Location and Direction of Plate

0 4 12 Feet Metres



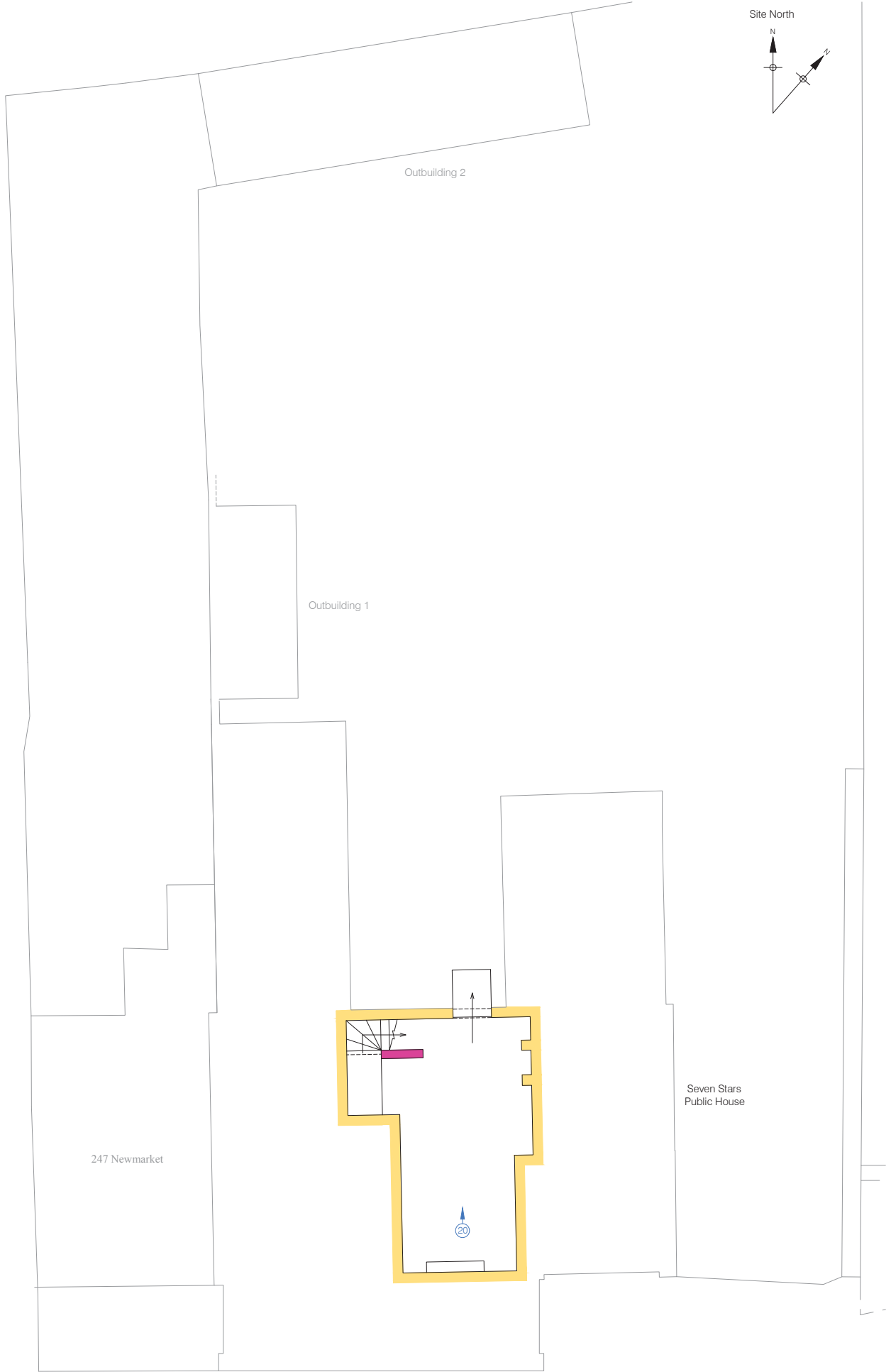
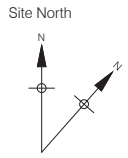
- 1830 - 1858
- By 1858
- 1903 - 1927
- Modern

① Location and Direction of Plate



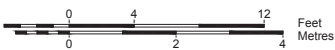
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Figure 10
First Floor Plan
1:100 at A3



- 1830 - 1858
- 1903 - 1927

① Location and Direction of Plate

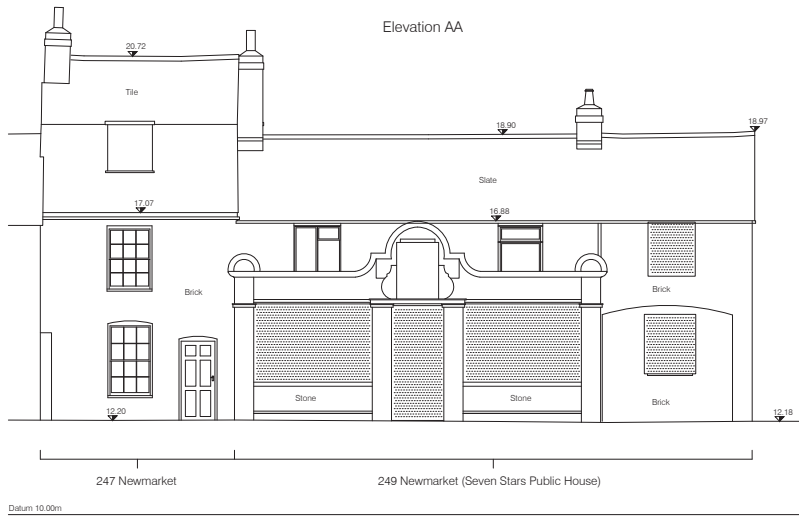


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Figure 11
Cellar Plan
1:100 at A3

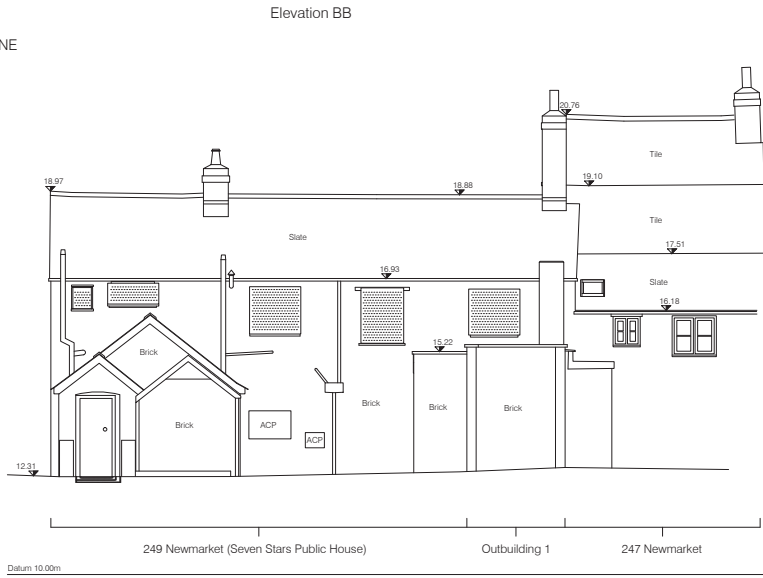
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NE

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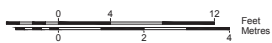
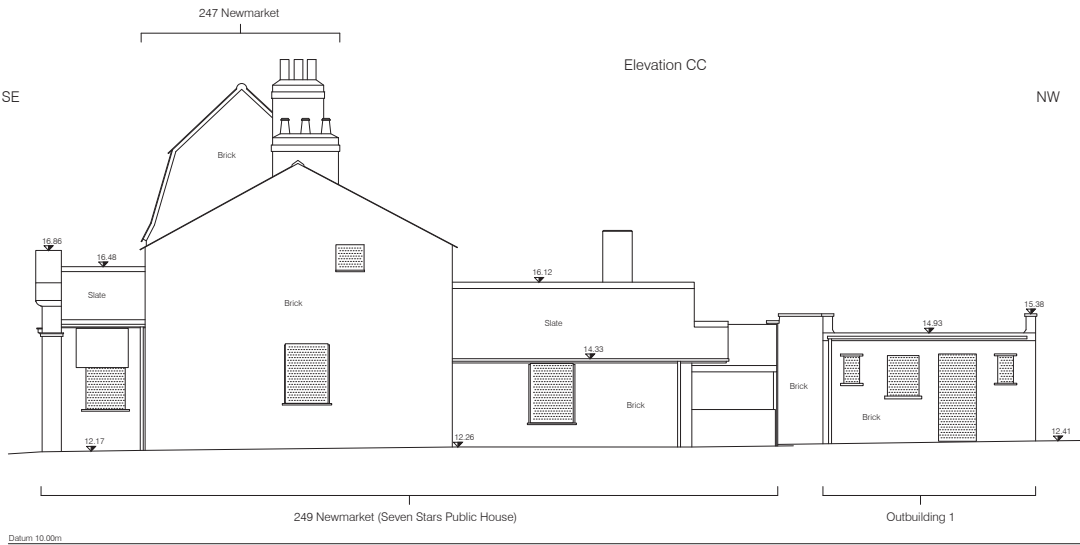




Plate 1 Seven Stars Public House looking North



Plate 2 Seven Stars Public House looking North-West



Plate 3 Detail of Entrance Bay looking North



Plate 4 Eastern Elevations looking South-West



Plate 5 Rear Northern Elevation looking South



Plate 6 Straight Joint in Northern Elevation showing addition of Carriageway



Plate 7 Bar Area G1 looking North-East



Plate 8 Bar Area G1 looking West



Plate 9 Bar Area G2 looking North-East



Plate 10 Arched window and Egg and Dart Decoration in Entrance Bay (G3)



Plate 11 Area of fire damage in Bar Area (G1)



Plate 12 Kitchen Looking North



Plate 13 Room (F6) looking South-West



Plate 14 Detail of Fireplace in (F6)



Plate 15 Room (F7) looking North-East



Plate 16 Room (F9) looking North-West



Plate 17 Kitchen (F10) looking North-West



Plate 18 Room (F8) looking South-West



Plate 19 Clapped Purlin Roof over Western Bays



Plate 20 Cellar looking North toward Barrel Drop



Plate 21 Outbuilding (1) former outside WCs



Plate 22 Interior of (1) looking South



Plate 23 Outbuilding (2) looking North



Plate 24 Interior of (2) looking West

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