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FEN DEVELOPMENTS (ELY) LTD

**20 WELLINGTON STREET, LITTLEPORT, ELY,
CAMBRIDGESHIRE**

HISTORIC BUILDING RECORDING

FEBRUARY 2022

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PREPARED BY:

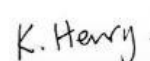
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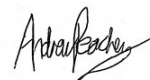


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OASIS SUMMARY SHEET

HER SUMMARY SHEET

Site name and address:	No. 20 Wellington Street, Littleport, Cambridgeshire
County: Cambridgeshire	District: East Cambridgeshire
Village/Town: Littleport	Parish: Littleport
Planning application reference:	19/01117/FUL
Client name/address/tel:	Fen Developments (Ely) Ltd
Nature of application:	Demolition and residential development
Present land use:	Empty, former shop and house
Size of application area: 0.1ha	Size of area investigated: 275m ²
NGR:	TL 56840 86914
Site Code:	BE10340
Site director/Organization:	Wardell Armstrong Archaeology
Type of work:	Historic building recording
Date of work:	January 2022
Location of finds/Curating museum:	Cambridgeshire Archaeology Archive
Related HER Nos:	Periods represented: 19 th century and later
Relevant previous summaries/reports:	n/a
Summary of fieldwork results:	
<p>In January 2022, Wardell Armstrong undertook an archaeological building recording of No. 20 Wellington Street, Littleport, Cambridgeshire. This was commissioned and carried out in advance of the demolition of the existing building and outbuildings and construction of residential dwellings.</p> <p>The site itself was found to have contained earlier buildings including a house with outbuilding and orchard, although these were removed in the later 18th century in advance of the building of the existing No. 20. The primary range is constructed of yellow gault brick and at construction comprised a two-storey, classically symmetrical house with steeply pitched roof fronting onto the street. It was built shortly after 1807, with a light-industrial range added at a similar time (Range 2). Further ranges added throughout the 19th century include a probable stair turret and further industrial / service ranges.</p> <p>The functioning of the house is interesting to trace and for most of the 19th century appears to have been a farmhouse, although during the ownership of the Wise family was later used as a ladies' school and temperance hotel.</p> <p>Changes throughout the 20th century saw the building denuded of almost all historic fixtures and fittings so that the building survives as a shadow of what must once have been a well-appointed town house, although enough evidence survives to contribute to an understanding of the development and use of Wellington Street throughout the 19th century.</p>	
Author of summary:	Date of Summary:
T. Collins	February 2022

EXECUTIVE SUMMARY

In January 2022, Wardell Armstrong undertook an archaeological building recording of No. 20 Wellington Street, Littleport, Cambridgeshire. This was commissioned and carried out in advance of the demolition of the existing building and outbuildings and construction of residential dwellings.

The Site was found to have contained earlier buildings including a house with outbuilding and orchard, although these were removed in the later 18th century in advance of the building of the existing No. 20.

The primary range is constructed of yellow gault brick so typical of the area and at construction comprised a two-storey, classically symmetrical house with steeply pitched roof fronting onto the street. All surviving fabric is consistent with a very late 18th or early 19th century date and documents indicate it was built shortly after 1807. Range 2 was constructed against and in-line with the primary range at a similar, early 19th century date and provided an attached outbuilding for light-industrial use. The house saw repeated extension and additions throughout the 19th century; a probable stair turret was added to the rear (Range 5), and a two-storey service range (Range 3). Further units were added comprising a single-storey structure (Range 4) attached to Range 3, this later augmented with a privy.

The function of the house is interesting to trace and for most of the 19th century appears to have been a farmhouse, although during the ownership of the Wise family it was later used as a ladies' school and temperance hotel.

Changes throughout the 20th century saw the building denuded of almost all historic fixtures and fittings with open plan spaces created for commercial use, and alongside these internal changes, Range 6 was added to the rear in the 1960s.

As it exists, the building survives as a shadow of what must once have been a well-appointed town house, although enough evidence survives to contribute to an understanding of the development and use of Wellington Street throughout the 19th century.

ACKNOWLEDGEMENTS

Wardell Armstrong thanks David Godfrey of Fen Developments (Ely) Ltd for commissioning the project on behalf of their client and for facilitating access to the building.

Wardell Armstrong also thanks the CHER for providing the historic environment record data and the current owner for allowing archival research of the historic title deeds and legal documents relating to the building.

The building survey and photographic recording was undertaken by Tansy Collins and Liam Podbury. The report was written by Tansy Collins, while the figures were produced by Kathren Henry.

The project was managed by Rhodri Gardner and edited by Andrew Peachey.

1 INTRODUCTION

1.1 Project Circumstances and Planning Background

1.2 This report has been prepared by Wardell Armstrong LLP (WA), a Registered Organisation with the Chartered Institute for Archaeologists.

1.2.1 In January 2022, WA undertook an historic building recording of No. 20 Wellington Street, Littleport, Cambridgeshire (NGR TL 56840 86914; Figs. 1 & 2). This was commissioned by David Godfrey of Fen Developments (Ely) Ltd and carried out in order to fulfil a condition of East Cambridgeshire District Council (ECDC) planning consent granted in May 2020 (ECDC ref. 19/01117/FUL). This was required in advance of the demolition of the existing building and outbuildings and construction of residential dwellings.

1.3 The recording was conducted in accordance with a brief produced by the Cambridgeshire County Council Historic Environment Team, advisors to East Cambridgeshire District Council (Robinson Zeki 2021) a written scheme of investigation (WSI) prepared by Wardell Armstrong (Bingham 2021) and approved by the Cambridgeshire Historic Environment Team. The WSI set out a methodology for the undertaking, preparation and disposition of the archaeological building recording in accordance with Historic England guidance. It conformed to the Historic England document *Understanding Historic Buildings a guide to good recording practice* (2016) and the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2019).

1.4 The brief also requires a programme of trial trench evaluation to be carried out at the site, which will be conducted following the demolition of the buildings and form the subject of a separate report by Wardell Armstrong.

2 AIMS AND OBJECTIVES

2.1 The principal objectives of the project were:

- the Level 2 historic building recording of the building in its current form prior to any demolition with a review of the local and regional context of the structure.
- the production of detailed sketch plans to show the existing form and arrangement of the building and illustrate any survival of historic plan form and location of any structural features of historic significance;
- a full photographic survey of the building conducted prior to alteration,

2.2 The building recording complies with the requirements of paragraph 205 of the NPPF (2021) which requires 'developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact'.

2.3 The project contributes to the regional archaeological research frameworks which have been presented in Glazebrook (1997) and Brown & Glazebrook (2000), updated by Medlycott (2011) and recently revised and augmented (Website 1, 2021). As noted in the East of England Research Framework, buildings have not featured prominently in previous archaeological research frameworks, and it notes that assessments of the building should be presented in the wider context of building development. This project is to be followed by an archaeological trial trench evaluation which provides a good opportunity to augment the history of the site as a whole and reveal and record evidence for previous structures likely to be encountered at the site.

3 DESCRIPTION OF THE SITE

3.1 *Site status*

3.1.1 The building is not considered a designated heritage asset although it lies in the Littleport Conservation Area (ECDC 2011) and the Fens National Character Area which is defined as a distinctive, historic and human-influenced wetland landscape lying to the west of the Wash estuary (Natural England 2015).

3.2 *Location*

3.2.1 Littleport is a large historic village in the county of Cambridgeshire, located some 9.5km north of Ely and 4.4km north-east of Little Downham. The historic core of the village is arranged to the east of the medieval church along Main Street with Wellington Street extending parallel to the north.

3.2.2 The site lies on the north side of Wellington Street and comprises a rectangular plot with the assessment building fronting immediately into the road and two modern outbuildings to the rear within a yard area. A row of terraced cottages lies in the adjacent plot to the west, while to the east a domestic dwelling (No. 18) is attached to the assessment building with a distinct rear garden divided by a high brick wall.

3.2.3 The building subject to recording consists of a number of ranges. The primary range is aligned east-west fronting the road (Range 1), while a second range extends inline to the east (Range 2). There is a small rear turret attached to Range 1 (Range 5) and two narrow ranges along the western boundary also attached (Ranges 3 and 4). A final modern single-storey unit lies attached to the rear (Range 6).

4 METHODOLOGY

4.1 Historic Environment Databases

4.1.1 The standard collation of all known archaeological sites and finds, historic buildings and historic landscapes within East Cambridgeshire comes from the Cambridgeshire Historic Environment Record (CHER). Relevant entries associated with the building and wider vicinity are discussed below.

4.1.2 Information on relevant designated heritage assets has been sourced from Historic England datasets.

4.2 Historical and Cartographic Sources

4.2.1 Archival research was focused to provide a context to and understanding of the historical development of the building and comprised the consultation of historic Ordnance Survey (OS), old sales documents, ownership records held by the client such as conveyances and indentures.

- online sources such as trade directories, the Victoria County History volumes, local history websites.

4.2.2 Relevant documents are listed in the Bibliography and reproduced in Figs. 3-7.

4.3 Secondary Sources

4.3.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Wardell Armstrong in-house library
- internet resources

4.4 Fieldwork – building recording

4.4.1 In the course of the historic building recording, the site was visited on the 12th January 2022 by Tansy Collins and Liam Podbury in order to conduct the technical analysis and photographic surveys. To fulfil the objectives of the recording the following activities were conducted:

- descriptions of the structure were compiled to include details of the surviving historic fabric and any evidence for alterations and sequence of development,
- sketch floor plans were produced to illustrate the layout of each level of the building (Figs. 8-9).

- photographic survey was conducted using a Canon 80D digital SLR camera (24 megapixels), which produced high quality RAW files suitable for archival purposes or converted to TIFF format. The survey included all external views and general internal shots. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with locations marked on Figs. 8-9.

4.5 Reporting and Project Archive

- 4.5.1 All post-excavation procedures, archiving and report production will be in accordance with ClfA Standards and Guidance. The archiving of digital data will be undertaken in accordance with ADS/ Digital Antiquity Guides to Good Practice (2013).
- 4.5.2 A digital copy of the report will be provided to the client and the Historic Environment Advisor to East Cambridgeshire Council. The grey literature report will be uploaded to the Archaeology Data Service (ADS) digital library for eventual submission to the Cambridgeshire HER.
- 4.5.3 Wardell Armstrong LLP supports the **Online AccesS** to the **Index of Archaeological InvestigationS** (OASIS) project (<http://www.oasis.ac.uk>). This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. As a result, details of the results of this project will be made available by WA as a part of this national project. The OASIS reference for the project is: **wardella2-504466**.

5 THE EVIDENCE

5.1 *Archaeological and Historical Background*

- 5.1.1 The site lies in an area of high archaeological potential situated in the north-east area of the historic core of the village. Excavation in the wider area demonstrates some prehistoric activity, but it is the Roman period which is reflected more strongly. To the north, evidence of industrial salt production is well-recorded (e.g. CHER ECB521, ECB4815, CB15677, MCB22285), while a high status settlement and Roman canal lay to the north-west (CHER 11961 and CB15678).
- 5.1.2 Evidence for Saxon activity is limited but it is likely that occupation extended to a varying degree in this period dependent on water/fen inundation levels, and that the medieval core of the village corresponds well with the modern settlement. Littleport is first recorded in Domesday Book as a holding of the Abbot of Ely and having a population of 31 workers, and the manor continued to expand as a result of reclamation of the fens over the 13th century (ECDC 2011). The church of St George and St John is a Grade II* listed building dating from the early medieval period, although most of the surviving building is 15th century, restored in 1857 (CHER CB14890). Until 1601, the manor was leased out by the bishop but then was passed to secular control and around this time a substantial area of land totalling 1500 acres was enclosed and embanked (ECDC 2011).
- 5.1.3 Both medieval and post-medieval agricultural activity, largely in the form of ridge and furrow cultivation and later field-systems have also been recorded in the Littleport environs (CHER CB15683; MCB29493). It is possible that a medieval or early post-medieval precursor building at the site was involved in agriculture as were later tenants and landowners according to title deeds and documents held by the owner.
- 5.1.4 In the middle of the 18th century Carter, the historian of Cambridgeshire, remarked that it was as rare to see a coach at Littleport as a ship at Newmarket (Atkinson et al 2002). During the 19th century, however, the village expanded considerably with a series of extant and now-demolished structures of this date being recorded in the area. The 19th century structural remains include windmills (CHER 07234; 07236; MCB28017), cemeteries (CHER 12154; MCB21525), a shirt factory (CHER MCB16603), a series of ecclesiastical establishments (CHER MCB17247; MCB17248; MCB21515; MCB21516), public houses (CHER MCB21514; MCB21521; MCB21523; MCB21528), breweries (CHER MCB21518; MCB21519), almshouses (CHER 21522), gasworks (CHER

MCB21526), a police station (CHER MCB21527), two former blacksmith workshops (CHER MCB24775; MCB24777) and residential properties (CHER MCB21517; MCB21534; MCB21535; MCB24773). The great River Ouse Navigation (CHER MCB29426) and the Fen Line Railway (CHER ECB5149; MCB24778) are also located nearby.

5.2 ***History of the site***

5.2.1 The earliest documentary evidence for the Site concerns a lease made in 1759 between Mr John Ainsworth, yeoman, and his wife Ann to Thomas Gotobed, gentleman, for what appears to be a yearly tenancy of the site. It notes that Thomas Gotobed already owned the land to the north and east of the plot and that the site included a 'messuage and tenement with the lodge out houses yard garden and orchard'. A later document dated 1794 appears to concern a payment made by John Newborn to both Ainsworth and Gotobed although the text is not easily legible. Nevertheless, it appears that at some point before 1805 the land came to be owned by the Gotobed family.

5.2.2 In 1805 the land was transferred from Thomas Gotobed to a Charles Gotobed. What is most pertinent is that this transfer is for a parcel of land that *formerly* held a messuage or tenement with a lodge and outhouses indicating that older buildings on the site were demolished. Other documents appear to include a small strip of land which may be a small plot to the east although this is not clear. Incidentally, a probable relative of the owners of No. 20, William Gotobed, was a rioter during the 1816 so-called Littleport Riots precipitated by a rise in tax on grain which was having a catastrophic effect on the welfare of the poor. William Gotobed escaped but returned to Littleport in 1823 and was later pardoned (Peacock 1965).

5.2.3 The next document dated 1836 records the sale of a messuage or tenement and rear garden by Charles Gotobed to Thomas Charles Cave for the sum of £300 and notes it comprises a plot which was previously conveyed as two pieces of ground. The tithes were calculated only three years later and the associated map produced (Fig. 3). At this time, in 1839, Thomas Cave is both owner and occupier with the land listed as garden and yard. Cave clearly farmed extensively and several plots in the area are worked by Cave but rented from another (tithe apportionment ref: IR 29/4/46). The site as shown on the tithe map is unclear at the south end but does depict a building fronting the street. Otherwise, a small square structure lies in the north-west corner of the site (Fig. 3).

- 5.2.4 Cave is listed as farmer in 1851 (Anon 1851, p. 493) although according to the census returns of the same year he was retired and lived with two general servants, Mary Butcher and Mary Chapman, and a groom named William Scotting. Interestingly, it appears that the numbering on Wellington Street may have changed following 1851 as the building is referred to as No. 47 Wellington St in the census and this follows in some respects as there was clearly substantial building and infilling along this road during the past 150 years.
- 5.3 Cave died shortly after and in 1854 the property was conveyed to Mr. John Cross. A series of mortgage documents survive for the next two decades, the last in 1873 provided by Mr. Sam Wise to Mr. Cross although in that same year the property was conveyed by Cross to Mr. Wise. The plan form of the site and building during the later 19th century is visible on the 1886 OS map (Fig. 4). The street front building is shown extending the entire width of the site much as it does today with what must comprise No. 18 attached to the east. A narrow alleyway lies on the west but at this time is bounded on the west by the long rear ranges of the adjoining plot. Two small outbuildings are shown on the west side of the site to the rear. More detail is shown on the 1902 OS map, which is almost identical with the plan form existing today with the main street-front ranges (Ranges 1 and 2), the rear ranges (Range 3 and 4) complete with a small unit on the rear side of the street front range (Range 5) and the WC attached to Range 4. Of note is the presence of a projecting window on the street front range which is depicted as curved and likely comprised a fine bow window, of which no trace remains.
- 5.4 During the time the house was owned by the Wise family, Mrs Annie Frances Wise established a ladies' school there named Hope House. This is listed in all historic directories from 1879 until 1916 (Kelly & Co. 1879, p. 79; Kelly & Co. 1883, p. 88; Kelly & Co. 1892, p. 192; Kelly & Co. 1896, p. 125; Kelly & Co. 1904, p. 172; Kelly & Co. 1916, p. 176). In 1892 Miss Minnie Wise is listed as the music teacher and Miss Fanny Wise as an assistant teacher, perhaps her daughters, and interestingly was run as both the ladies' school and a temperance hotel in the early 20th century.
- 5.5 In 1917, Mrs Annie Wise and others sold the property to Mr John William Kerridge. A plan accompanying the conveyance document shows the outline of the building much as it exists today (Fig. 6) apart from the two small outbuildings that are depicted which are similarly shown on the 1926 OS map (Fig. 7). In 1953, following the death of Eliza

Kerridge, the property was transferred to Edward Bamber, at which point it is named Caves Farm, a nod to an owner of over a century before.

- 5.6 Not long after this date the small outbuildings are removed, and an aerial photograph taken in 1965 shows the building and rear plot in detail (App. 1.1). By this time, the frontage had already been extensively altered and the bow window outlined on earlier maps is not visible and instead a wide shop front which appears to comprise the existing shop front with central doors is present. This photograph was taken during the construction of Range 6. The existing ephemeral outbuildings are also visible to the rear. More recently the building has been used as a television sales or repair shop.



Plate 1 South elevation, taken from the south-west of Ranges 1 and 2 (DP 5)



Plate 2 North side of the building with outbuildings to both sides, taken from the north (DP 38)

6 THE BUILDING (FIGS. 8-9)

Exterior

- 6.1.1 The building comprises an east-west aligned building of a number of phases with the principal elevation facing south onto the street and extensions to the rear. The building is made up of distinct ranges which have been ascribed numbers for ease of description (Fig. 8). A further extension was constructed against No. 20 but in fact comprises a distinct property (No. 18) which is not subject to recording.
- 6.1.2 The primary building (Range 1) was built as a domestic dwelling and is built of brick rising over two storeys to a steeply pitched and gabled roof with integral chimney stacks at either end (**Plate 1**). The main elevation spans three window bays at upper level but has been entirely reconfigured at ground floor level to accommodate a large shop front along its entire length. This is mid-20th century in date, though altered, with a central doorway and glazing to either side.
- 6.1.3 The brickwork is mostly painted on the frontage though from the side is exposed and of yellow gault brick with straight skintles laid in Flemish bond on the principal elevations, but English bond elsewhere. Range 2 is built of brick and attached at the east end of Range 1 and comprises a former light industrial unit with a very shallow roof pitch.
- 6.1.4 From the north the rear side of the historic core is visible with Ranges 5 and 3 attached, Range 3 extending along the western property boundary (**Plate 2**). This is a further brick built range rising over two storeys, while a fourth single-storey unit (Range 4) continues in line to the north. Range 6 was added to the building in the mid-20th century to provide a single-storey workshop to the rear of Ranges 1 and 2 with the resulting space to Range 3 being subsequently infilled.
- 6.1.5 **Range 1**
- 6.1.6 The south elevation immediately fronts onto the pavement with a modern shop front extending the length of the building which is of little interest. Above, the first floor contains three window apertures, the outer examples having one line of queen closers each, either expressing alteration or the sequence of construction with the windows fitted as the wall was constructed. The central window is smaller than the outer examples but are all modern casements set below new concrete lintels. Above the windows, the eaves are marked by dogtooth dentilation below what appears to be a line of flat gault tiles. It is probable that at the time of construction the roof was clad

in gault plain tiles as seen elsewhere in Littleport. The roof pitch above, however, is now clad in grey slate and framed at either end by parapeted gables and chimney stacks (**Plate 3**).



Plate 3 *Dog-tooth dentilation at eaves level (Range 1), taken from the south (DP 9)*

6.1.7 The east gable end is only visible above Range 2 where the gable displays tumbled in brickwork. A single metal tie-plate is visible in the shape of a 'C' (**Plate 4**).

6.1.8 The opposing west gable end faces a narrow gap between this building and No. 22 (a row of 19th century cottages incorporating earlier structural elements). The west elevation of Range 1 is constructed of yellow brick laid in English bond, the bricks having occasional straight skintles. This elevation is entirely plain apart from a single diamond at upper level picked out in red brick close to the front of the building (**Plate 5**). This, along with the absence of apertures on this elevation suggest this range has always been close to or adjacent to a lower building so that the diamond would be visible from the road. At high level there are two S-shaped metal tie-plates.

6.1.9 The west end also varies where the brick is laid in English bond but again there is tumbling in to the brickwork at gable level and a line of queen closes marks the north corner at upper level. A short return on the north is of the same yellow brickwork above cement render.

6.1.10 From the north, Range 1 is only visible above later extensions where a short section at first floor level comprises plain yellow brickwork laid in English bond. The roof is clad in grey slate as on the south.

6.1.11 **Range 2**

6.1.12 Range 2 extends inline with Range 1 having eaves at the same height but is clearly secondary to the primary range in having a straight joint in the brickwork and a lower roofline (**Plate 6**). This range rises over two storeys in brick laid in Flemish bond, all painted on this side. The bricks have both straight and diagonal skintles. No original apertures or joinery appears to survive. Instead, the ground floor here has been altered with a modern shop front to the west and a pair of double doors to the east enclosing a throughway.



Plate 4 East gable-end of Range 1 showing tumbled-in brickwork and iron tie-plate, taken from the south-east (DP 8)



Plate 5 West elevation (Range 1) showing decorative diamond picked out in red brick, taken from the south-west (DP 29)



Plate 6 South elevation (Range 2), taken from the south (DP 15)



Plate 7 View of Ranges 3 and 4 with attached units at low level, taken from the north-east (DP 39)

6.1.13 The doors are of earlier 20th century date below a timber lintel and wide brick arch of probably similar date. At first floor level, a single window is probably a later insertion or enlargement where it bisects the eaves course, which is of similar dentilated dog-tooth brick. Queen closers are visible to this range at upper level but disturbed at lower level. The roof has a particularly shallow pitch and is now covered in corrugated sheeting.

6.1.14 The adjacent range which lies outside the area of recording probably at one time formed an additional workshop and later a small shop floor. It is built of brick, all painted and laid in Flemish bond. It is of similar light-industrial form with a former wide aperture at ground floor level and a former loading door at upper level below a cambered brick arch. The roof is covered in pantiles and follows the same pitch as Range 2.

6.1.15 From the north, the lower portion of the elevation is enclosed by Range 6 but displays exposed brickwork at upper level. This is laid in Flemish bond with an area of disturbance marking the position of a former window. The east corner is marked by queen closers and here this end wall descends to the ground within Range 6. It frames the throughway which is enclosed on this side by a 20th century up and over door. Within the throughway the walls are of unpainted brickwork. The brickwork here is laid in the Flemish bond with offset stretchers. The west wall includes some slender bricks and areas of disturbance which suggests a level of rebuilding. A paved brick floor surface is present, which continues north into the rear yard.

6.1.16 **Range 3**

6.1.17 Range 3 extends from the north side of range 1 along the boundary of the site and in form and character is consistent with use as workshops or storage (**Plate 7**). This range is built of 19th century variable yellow / orange brickwork with many bricks displaying straight skintles and creasing. The brickwork is laid in English bond and the west elevation is largely plain at ground and first floor level apart from



Plate 8 West elevation (Range 3) showing blocked doorway in the centre, taken from the south-west (DP 9)

a blocked doorway in the centre which lies below a flat brick arch (**Plate 8**). This aperture has queen closers on the southside only. Adjacent to the doorway is a small recess for a former boot scraper. To the north, a section of brickwork at low level appears to be a slightly different fabric; the bricks are slender and this may represent reuse of earlier bricks for the lower courses or reflect on earlier section of wall.

6.1.18 The north gable end is just visible above Range 4 where a straight joint visible at upper level suggests rebuilding or reconfiguration of a window prior to extension. Above this a square chimney stack rises in yellow brick.

6.1.19 The west elevation faces the former open yard with only a small section visible at ground floor level to the north where a 20th century casement lies below a concrete lintel. Below this an area of blocking indicates a former doorway. A glazed ceramic air brick here is probably reused from an historic shop front. Two modern casements abut the eaves at first floor level.

6.1.20 **Range 4**

6.1.21 Range 4 comprises a small single-story range extending in line from the north end of Range 3 (Plate 7). It has been reconfigured on several occasions, and although some 19th century stock brick is visible much has been replaced with Fletton bricks. The west elevation contains a timber casement of 20th century date.

6.1.22 The north end is largely of 19th century brick laid in Flemish bond but with some cement repointing. A small brick privy block has been built against this north gable end. It is of yellow stock brick laid in stretcher bond with some cement repointing. It is given access from the east through a late 19th or 20th century boarded door.

6.1.23 A flimsy timber greenhouse is attached on the east side which is of mid-20th century date and of no interest.

6.1.24 **Range 5**

6.1.25 This range consists of a small two-storey unit constructed in the re-entrant angle between Ranges 1 and 3, probably formerly a stair turret. It is of similar yellow brick with a grey slate covered pent roof but has been altered with the insertion of a long, modern casement on the north.

6.1.26 **Range 6**

6.1.27 The final range is a 1960s pent-roofed single-story workshop attached to the rear. It is constructed of a mix of yellow stock bricks and Fletton bricks with a continuous

concrete lintel at upper level extending across the entire north side. The interior is lit via almost continuous glazing consisting of two large workshop windows, apart from the west end where a two-light casement and small WC light are present.

Interior

6.1.28 *Ground floor*

6.1.29 The interior of the building is given access from the street but at ground floor level has been comprehensively reconfigured and almost entirely denuded of any historic character and fabric. At first floor level the plan form remains with occasional early doors, although these have been stripped of any paint history and wood-grained. Where discrete spaces or rooms exist, these have been given numbers for ease of description (Figs 8-9).

6.1.30 The ground floor of Range 1 is now open with Range 2 and the original rear wall removed, leaving only brick piers with RSJs inserted to support the upper structure, and the space is now open with the southern half of Range 3 and Range 5. The shop floor (GF01, GF02, GF03) is entirely floored and lined throughout in modern materials. This includes floor tiles, thin plywood cladding to the walls and artex plaster work to the ceiling (**Plate 9**). Where aperture's have been pierced through the boarding the brickwork of isolated piers is visible and at the West End two recesses lie to either side of the chimney stack and were once enclosed with cupboards. the walls all painted within and have impressions of shelving. Two small decorative iron fire grates lie *ex-situ* here.



Plate 9 *GF01 (Range 1) showing modern wall surfaces and openings created in the rear wall of the building (right), taken from the east (DP 61)*

6.1.31 At the east end of Room GF01 within Range 2, an early-mid 20th century staircase lies enclosed by further modern cladding. This comprises straight flight rising on a closed string with the balustrade including a square newel and a moulded handrail with stick balusters.

6.1.32 GF02 originally comprised a discrete space probably accommodating a staircase (Range 5) but is now open on all sides. Despite this, small sections of brickwork survive, and demonstrates this range was built against Range 1 prior to the construction of Range 3. The level of disturbance in this area, however, makes the sequence difficult to elucidate. Evidence of the formerly external wall of Range 3 is also visible where it



Plate 10 West wall of GF02a (Range 6) showing junction between Ranges 3 and 5 and position of boot scraper, taken from the east (DP 75)

abuts Range 5 from within room GF02a, an area of modern infill. Here, a standard sized blocked away is visible below a cambered brick arch. Adjacent to and abutting the wall of Range 5 it's a low aperture that probably accommodated a boot scraper (**Plate 10**).

6.1.33 Room GF03 is contiguous with the main range and occupies the south end of Range 3. The remainder of Range 3 lies to the north and likely originally comprised workshops or similar but was subsequently converted to a domestic residence behind the shop. Within Room GF04, the floor is of earlier 20th century parquet. The walls are plain over modern skirtings and the window on the east is a later 20th century date. A modern staircase in the south west corner rises to first floor level and a chimney stack on the north has no historic fabric visible, the existing internal brick reveals being added later (**Plate 11**). A doorway on the north leads via two steps down to the ground floor room of Range 4 (GF05). As elsewhere the interior has been entirely modernised with a 20th century kitchen and modern window. A modern door on the east leads into the conservatory (GF05a).



Plate 11 GF04 (Range 3), taken from the south (DP 77)

6.1.34 the final range at ground floor level was built onto the rear north elevation of Ranges 1 and 2 and contains rooms GF06 and GF07. Both these rooms have full width casements on the north lighting work benches on this side. The walls are of plain painted brickwork with no finishes to note. To the north-west the gap to Range 3 was latterly infilled and now contains a WC. The only feature of note visible lies on the south side of Room GF06 where a modern door opens into the main range. Above this an offset slightly a brick arch is visible marking the position of an original doorway.

6.1.35 First floor

6.1.36 As is often the case, the historic divisions remain expressed at upper level, see Fig. 9. The historic core is laid out with a short corridor on the north side of a small room in the centre with larger flanking bedrooms. It is probable that's the upper floor was reconfigured at an early date and reached via a staircase housed in Range 5. Ranges 2 and 3 are now contiguous with the historic core but were probably originally independent. The



Plate 12 Two-panel door in the north-east corner of FF01 (Range 1), taken from the west (DP 138)

only features of note that survive at upper level comprise a series of two-panel doors, such as the one leading into Room FF01 (**Plate 12**). These vary slightly in size and one or two have been adjusted to fit and were likely brought in from elsewhere. They retain mostly 19th century door furniture and furthermore have been stripped and mostly wood grained.

6.1.37 Room FF01 occupies the west end of the main range. It comprises a former bedroom with a modern floor, plain skirting board and no cornice. The window overlooking the street is modern and, as noted, the only feature is the two-panel door which is set in a moulded surround. It has been augmented and utilises butt hinges but retains a good rim lock.

6.1.38 The smaller central room overlooking the street (GF02) is reached through a two-panel door which retains a good Victorian patent rim-lock with brass knob (**Plate 13**). The room has 6" (152mm) softwood floorboards with a plain skirting and the walls are plain with a simple picture rail. Above the picture rail, the wall is lined with anaglypta paper which extends across the ceiling. Small investigative aperture's have been open on each wall to expose the underlying fabric. This reveals studwork with riven lath and plaster over, the plaster being a pale off white with a high animal hair content.



Plate 13 GF04 (Range 3), taken from the south (DP 77)

- 6.1.39 A ceiling hatch provides a partial view of the roof structure. It is of 19th century form with the trusses comprising principal rafters over side-purlins which are clasped by collars, the rafters rising to a ridgeboard.
- 6.1.40 Corridor FF03 has a simply moulded skirting board with plain walls and early 20th century wallpaper to the woves and anaglypta paper above a picture rail. The three doors are all reused 18th century two panel doors and an aperture with an arched head leads from Range 5 and the probable former staircase.
- 6.1.41 To the east, the former end room (FF04) retains it's 6" floorboards and moulded skirting board. The walls are lined with early 20th century, while on the east the projecting chimney stack has been pierced to provide access to Range 2 (**Plate 14**).
- 6.1.42 Range 2 was originally a distinct unit and still retains a light industrial character, although has suffered substantially from neglect and the application of cement render to all external walls (**Plate 15**). As elsewhere, the window overlooking the street is modern while the outline of a further window is visible on the north, now blocked. The roof structure is partially exposed with the space ceiling at a possible low collar level. Three slender softwood tie-beams are exposed which are strapped and stapled at either end.
- 6.1.43 Room FF05 occupies Range 5 and has a modern floor and plain walls. The roof pitch is clad in anaglypta wallpaper and a further reused two-panel door leads to the rear range (Range 3).
- 6.1.44 Range 3 is now entirely featureless with modern partitions creating a bathroom, boiler room and further bedroom. No evidence for its original use survives.



Plate 14 East side of FF04 (Range 1) showing doorway punched through the chimney stack into the adjoining range, taken from the west (DP 111)



Plate 15 FF06 (Range 2), taken from the east (DP 104)

7 DISCUSSION (FIG. 10)

- 7.1 The programme of historic building recording accompanied by research has allowed a good understanding of the history of both the site and the surviving historic buildings. Documentary evidence demonstrates that the site was occupied by earlier buildings, comprising a house and outbuildings with orchard. It is possible that the remains of these structures survive below ground level and will be encountered during the planned archaeological evaluation (subject of a future project by WA). The survival of such remains may have been impacted by the construction of the existing building, however.
- 7.2 The building at No. 20 Wellington Street has experienced multiple phases of change and alteration, particularly during the mid-20th century, so that the original building survives in outline only. However, clues remain to allow a good understanding of the original layout and evolution, and the general phasing of the building is shown on Fig. 10.
- 7.3 The historic core of the building (Range 1) is consistent in external appearance and fabric with a date of construction in the last years of the 18th century or the early 19th century. This can be refined by the transference of empty land (following the removal of the earlier buildings) to a date shortly after 1807. The building originally consisted of a classically symmetrical house with central entrance and flanking reception rooms, one featuring a projecting bow window to the street. The primary build was of a gault brick so characteristic of the area with a steeply pitched roof probably also clad in gault clay tiles. Range 2 was constructed against the primary range at a similar, early 19th century date and provided an attached outbuilding for light-industrial use.
- 7.4 The house was augmented on a number of occasions throughout the 19th century; a probable stair turret was added to the rear (Range 5) and a two-storey service range (Range 3) which was provided with doorways, complete with boot scrapers, on the west and east perhaps indicating the route taken by workers from the street to the rear yard. Further units were added comprising a single-storey structure (Range 4) attached to Range 3, this later augmented with a privy.
- 7.5 The site was seemingly consistently used as a farmhouse during the middle of the 19th century, but during the ownership of the Wise family was later used as a ladies' school and temperance hotel. Changes throughout the 20th century saw the building denuded of almost all historic fixtures and fittings with open plan spaces created for

commercial use, and alongside these internal changes, Range 6 was added to the rear in the 1960s. The existing outbuildings were added in the 20th century, one comprising a concrete post and cement panel garage.

- 7.6 As it exists, the building survives as a shadow of what must once have been a well-appointed town house, although enough evidence survives to contribute to an understanding of the development and use of Wellington Street throughout the 19th century.

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Internet resources

1. East of England Research Framework

<https://researchframeworks.org/eoe/>

2. The National Heritage List for England

<https://historicengland.org.uk/listing/the-list/>

APPENDICES

APPENDIX 1
HISTORICAL PHOTOGRAPHS



1.1 Aerial photograph of No. 20 Wellington Street, 1965 (Source: surviving within No. 20)

APPENDIX 2 PHOTOGRAPHIC INDEX



DP 1
View along Wellington Street from the assessment structure, taken from the west



DP 2
View along Wellington Street from the assessment structure, taken from the east



DP 3
No.20 Wellington Street, and no.18 Wellington Street attached to the right, taken from the south-east



DP 4
South elevation, taken from the south-east



DP 5
South elevation, taken from the south-west



DP 6
South elevation of no.18 Wellington Street (outside area of recording), taken from the south



DP 7

South elevation (Range 1), taken from the south



DP 8

East gable-end of Range 1, taken from the south-east



DP 9

Dog-tooth dentilation at eaves level (Range 1), taken from the south



DP 10

Modern window on the south elevation (Range 1), taken from the south



DP 11

Modern window on the south elevation (Range 1), taken from the south



DP 12

Modern window on the south elevation (Range 1), taken from the south



DP 13

Modern shop front occupying the ground floor of Range 1, taken from the south



DP 14

Detail of the painted brickwork on the south elevation (Range 1), taken from the south



DP 15

South elevation (Range 2), taken from the south



DP 16

Modern window on the south elevation (Range 2), taken from the south



DP 17

Blocked first floor aperture on the south elevation (Range 2), taken from the south



DP 18

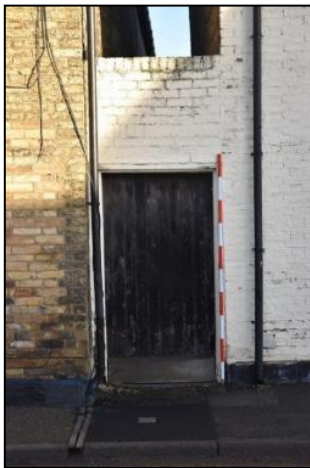
Modern shop front occupying the ground floor of Range 2, taken from the south



DP 19
Double doors enclosing the throughway (Range 2), taken from the south



DP 20
Detail of the painted brickwork on the south elevation (Range 2), taken from the south



DP 21
Doorway alleyway on the west side of Range 1, taken from the south



DP 22
Detail of the door frame to the alleyway, taken from the south



DP 23
Rear face of the door to the alleyway on the west side of Range 1, taken from the north



DP 24
Detail of the door to the alleyway on the west side of Range 1, taken from the north



DP 25

Detail of the door to the alleyway on the west side of Range 1, taken from the north



DP 26

Detail of the door to the alleyway on the west side of Range 1, taken from the north



DP 27

The alley way on the west side of the building, taken from the south



DP 28

The alley way on the west side of the building, taken from the north



DP 29

West elevation (Range 1) showing decorative diamond picked out in red brick, taken from the south-west



DP 30

Brickwork on the west elevation (Range 1), taken from the west



DP 31
Junction between Range 1 and 3 (north-east side) showing area of disturbed brickwork, taken from the north



DP 32
Detail of brickwork on the west elevation (Range 3), taken from the west



DP 33
West elevation (Range 3) showing blocked doorway in the centre, taken from the north-west



DP 34
West elevation (Range 3) showing blocked doorway in the centre, taken from the south-west



DP 35
West elevation (Range 3) showing brick arch over the blocked doorway, taken from the west



DP 36
West elevation (Range 3) showing position of former boot scraper adjoining the blocked doorway, taken from the west



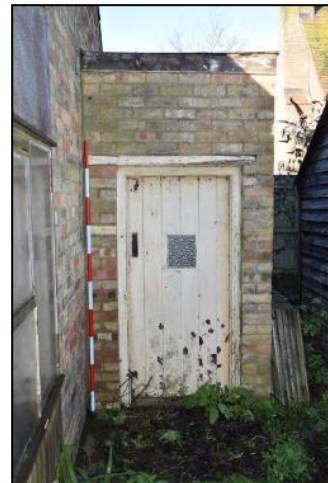
DP 37
West elevation (Range 4) showing modern reconfiguration, taken from the south-west



DP 38
North side of the building with outbuildings to both sides, taken from the north



DP 39
View of Ranges 3 and 4 with attached units at low level, taken from the north-east



DP 40
WC unit attached to the north end of Range 4, taken from the east



DP 41
East side of Ranges 3 and 4 with modern conservatory at low level, taken from the east



DP 42
Rear side of No. 20 with mid-20th century Range 6 at low level, taken from the north-east



DP 43
North elevation of Ranges 1 and 2 (first floor) with
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DP 44
Western outbuilding, taken from the east



DP 45
Eastern outbuilding, taken from the south-west



DP 46
The interior of the throughway (Range 1), taken
from the north



DP 47
The interior of the throughway (Range 1), taken
from the north



DP 48
The interior of the throughway (Range 1), taken
from the south



DP 49
The interior of the throughway (Range 1), taken from the south



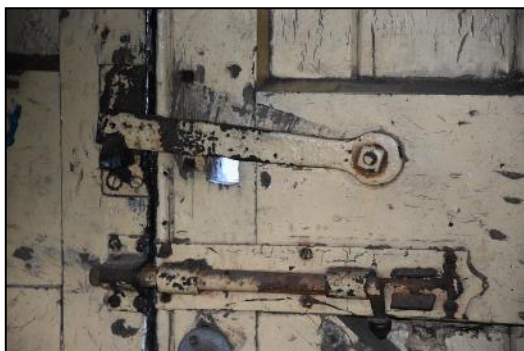
DP 50
Ceiling of the throughway (Range 1), taken from the north



DP 51
Double doors on the south side of the throughway (Range 2), taken from the north



DP 52
Strap hinges on the double doors on the south side of the throughway (Range 2), taken from the north



DP 53
Door furniture on the double doors on the south side of the throughway (Range 2), taken from the north



DP 54
Brickwork on the west side of the throughway (Range 2), taken from the east



DP 55

*Detail of the brick-paved floor within the
throughway (Range 2), taken from the north*



DP 56

*Room GF01 spanning Ranges 1 and 2, taken from
the west*



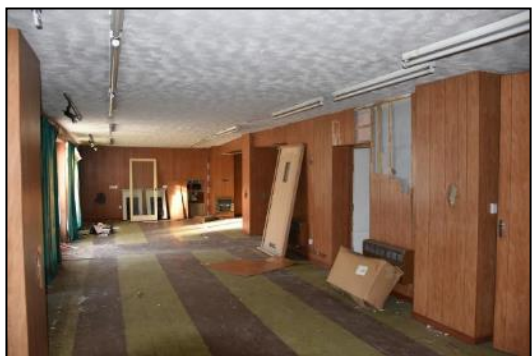
DP 57

GF01 (Ranges 1 and 2), taken from the west



DP 58

GF01 (Ranges 1 and 2), taken from the west



DP 59

GF01 (Ranges 1 and 2), taken from the east



DP 60

GF01 (Ranges 1 and 2), taken from the east



DP 61
GF01 (Range 1), taken from the east



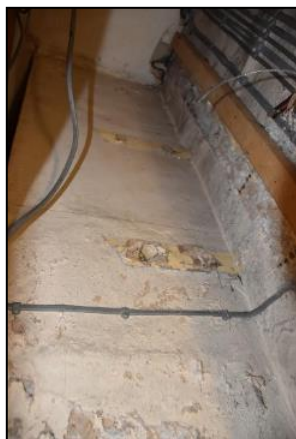
DP 62
Two ex-situ fire grates, taken from the east



DP 63
An ex-situ sign associated with a former use of the building, taken from the east



DP 64
West end of GF01 (Range 1, ground floor) showing former cupboard recess adjoining the chimney stack, taken from the east



DP 65
West end of GF01 (Range 1, ground floor) showing former cupboard recess adjoining the chimney stack, taken from the north



DP 66
Modern cladding (Range 1, GF01), taken from the south-west



DP 67

GF03 (Range 3) open with GF01 (Range 1), taken from the south



DP 68

GF03 (Range 3) open with GF01 (Range 1), taken from the south



DP 69

GF03 (Range 3) open with GF01 (Range 1), taken from the north



DP 70

GF03 (Range 3) open with GF01 (Range 1), taken from the north



DP 71

East end of GF02 (Range 5), taken from the west



DP 72

GF02 (Range 5) open with modern GF02a, taken from the south



DP 73
West wall of GF02a (Range 6) showing formerly external wall of Range 3 containing blocked doorway, taken from the east



DP 74
West wall of GF02a (Range 6) showing junction between Ranges 3 and 5, taken from the north-east



DP 75
West wall of GF02a (Range 6) showing junction between Ranges 3 and 5 and position of boot scraper, taken from the east



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East wall of GF02a (Range 6), taken from the west



DP 77
GF04 (Range 3), taken from the south



DP 78
GF04 (Range 3), taken from the north



DP 79
GF04 (Range 3), taken from the north



DP 80
Modern staircase in GF04 (Range 3), taken from the north-east



DP 81
East wall of GF04 (Range 3), taken from the west



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Modern fireplace in GF04 (Range 3), taken from the south



DP 83
20th century parquet flooring in GF04 (Range 3), taken from the south



DP 84
Modern skirting in GF04 (Range 3), taken from the south-east



DP 85
North-west corner of GF04 (Range 3) inserted to give access to GF05 (Range 4), taken from the south



DP 86
GF05 (Range 4), taken from the north



DP 87
GF05 (Range 4), taken from the south-west



DP 88
East side of GF05 (Range 4), taken from the south-west



DP 89
GF05 (Range 4), taken from the south-east



DP 90
West side of GF05 (Range 4) showing modern window, taken from the south-west



DP 91
Conservatory GF05a (Range 4), taken from the south



DP 92
Conservatory GF05a (Range 4), taken from the north



DP 93
GF06 (Range 6), taken from the south



DP 94
GF06 (Range 6), taken from the north



DP 95
GF06 (Range 6), taken from the south-west



DP 96
South end of GF06 (Range 6) showing modern doorway inserted into the rear wall of Range 1, taken from the north



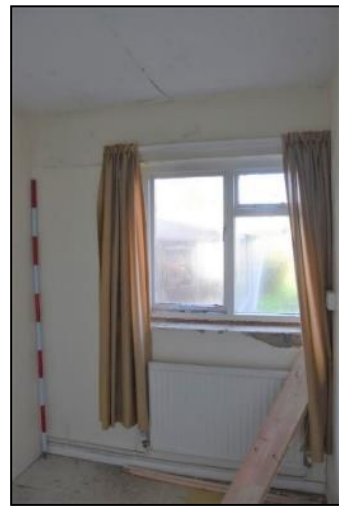
DP 97
GF07 (Range 6), taken from the south



DP 98
GF07 (Range 6), taken from the north



DP 99
East wall of GF07 (Range 6) showing doorway to the throughway, taken from the west



DP 100
GF08 (Range 6), taken from the south



DP 101
GF08 (Range 6), taken from the east



DP 102
FF06 (Range 2), taken from the west



DP 103
FF06 (Range 2), taken from the east



DP 104
FF06 (Range 2), taken from the east



DP 105
East end of FF06 (Range 2) with possible outline of former aperture, taken from the west



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South wall of FF06 (Range 2), taken from the north



DP 107
Window on the south wall of FF06 (Range 2), taken from the north



DP 108
Detail of a tie-beam in FF06 (Range 2) showing iron strapping, taken from the west



DP 109
Detail of the floorboards in FF06 (Range 2), taken from the west



DP 110
Doorway punched through the chimney stack between FF04 and FF06 (Ranges 1 and 2), taken from the east



DP 111
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South side of FF04 (Range 1), taken from the north-east



DP 113
North side of FF04 (Range 1), taken from the south



DP 114
Detail of FF04 (Range 1) showing earlier 20th century wallpaper and modern shelving, taken from the south



DP 115
West wall of FF04 (Range 1) showing hair rich lime plaster over studwork, taken from the east



DP 116
Detail of the picture rail in FF04 (Range 1), taken from the south-west



DP 117
Detail of the skirting board in FF04 (Range 1), taken from the south-east



DP 118
Detail of the floorboards in FF04 (Range 1), taken from the south



DP 119
Two-panel door in the north-west corner of FF04 (Range 1), taken from the east



DP 120
Detail of the door surround in the north-west corner of FF04 (Range 1), taken from the east



DP 121
Corridor FF03 (Range 1), taken from the east



DP 122
Corridor FF03 (Range 1), taken from the west



DP 123
Corridor FF03 (Range 1) showing aperture to Range 5, taken from the south



DP 124
Disturbed floorboards in Corridor FF03 (Range 1), taken from the east



DP 125
South side of FF02 (Range 1), taken from the north



DP 126
North side of FF02 (Range 1), taken from the south



DP 127
West wall of FF02 (Range 1) showing hair rich lime plaster over studwork, taken from the south



DP 128
Detail of the floorboards in FF02 (Range 1), taken from the east



DP 129
Detail of the skirting and door frame in FF02 (Range 1), taken from the south-west



DP 130
Two-panel door in FF02 (Range 1), taken from the south



DP 131
Detail of the patent rim-lock on the door in FF02 (Range 1), taken from the south



DP 132
Detail of the patent rim-lock on the door in FF02 (Range 1), taken from the south



DP 133
Roof structure over FF02 (Range 1), taken from the east



DP 134
Rafter in the roof structure (Range 1) showing possible Baltic timber mark, taken from the south-east



DP 135
North side of FF01 (Range 1), taken from the south-west



DP 136
West side of FF01 (Range 1), taken from the east



DP 137
South side of FF01 (Range 1), taken from the north



DP 138
Two-panel door in the north-east corner of FF01 (Range 1), taken from the west



DP 139
Detail of the door frame and skirting in FF01 (Range 1), taken from the south-west



DP 140
Two-panel door in the north-east corner of FF01 (Range 1), taken from the north



DP 141
Two-panel door in the north-east corner of FF01 (Range 1) showing upper section added, taken from the north



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Probable stair turret FF05 (Range 5), taken from the east



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Probable stair turret FF05 (Range 5), taken from the west



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North side of FF05 (Range 5) showing modern window, taken from the east



DP 145
*Detail of an ex-situ door within FF05 (Range 5),
taken from the west*



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*Two-panel door on the west side of FF05 (Range
5), taken from the east*



DP 147
*Detail of the door frame on the west side of FF05
(Range 5), taken from the north-east*



DP 148
Corridor FF07 (Range 3), taken from the east



DP 149
Corridor FF07 (Range 3), taken from the south



DP 150
*Floorboards in corridor FF07 (Range 3), taken
from the east*



DP 151
*Detail of the modern skirting in FF07 (Range 3),
taken from the north-west*



DP 152
FF08 (Range 3), taken from the north-east



DP 153
FF08 (Range 3), taken from the north-west



DP 154
FF09 (Range 3), taken from the east



DP 155
*The roof structure above FF09 (Range 3), taken
from the north*



DP 156
FF10 (Range 3), taken from the north



DP 157
FF10 (Range 3) showing integral chimney stack,
taken from the south

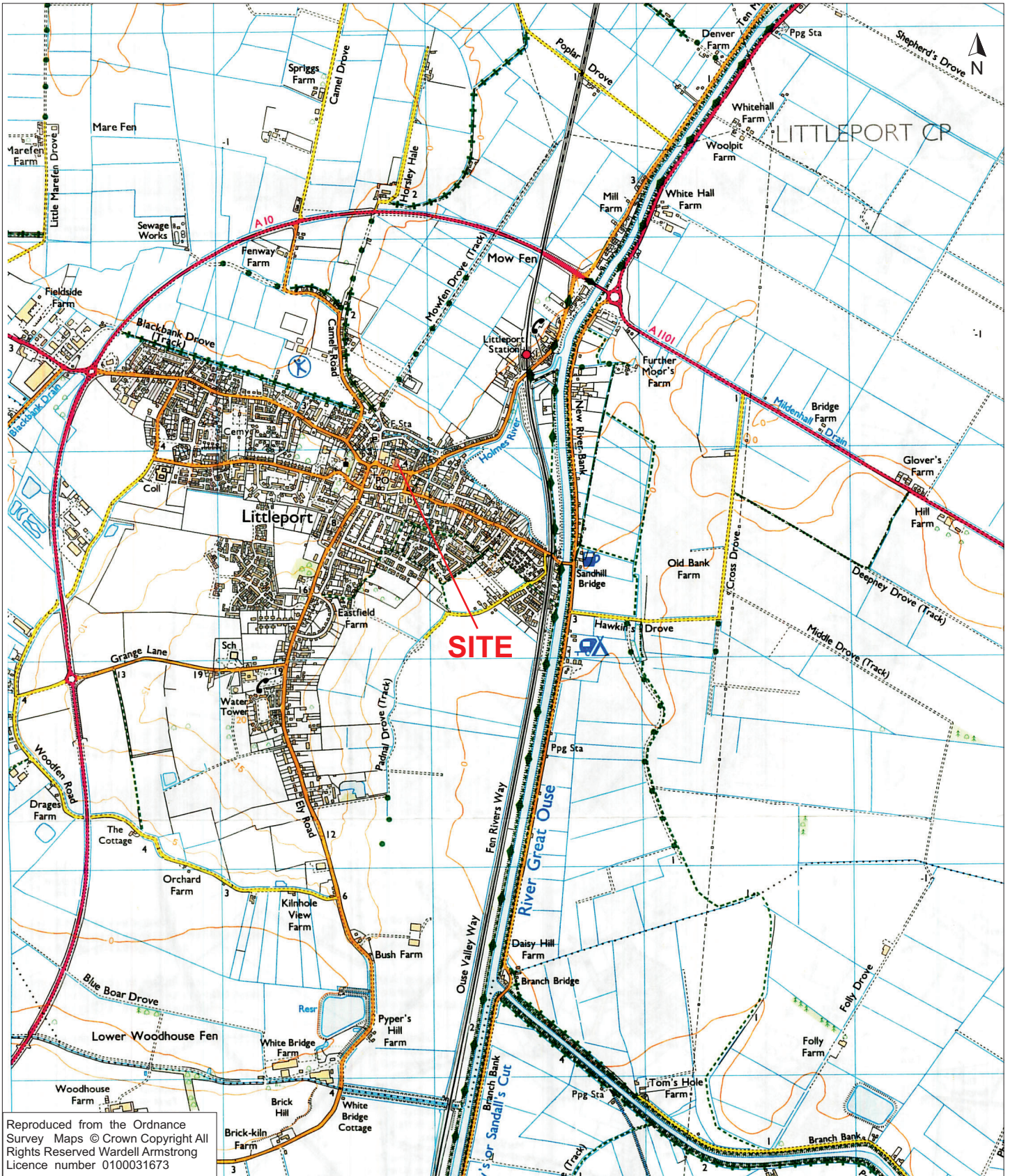


DP 158
FF10 (Range 3), taken from the south-west




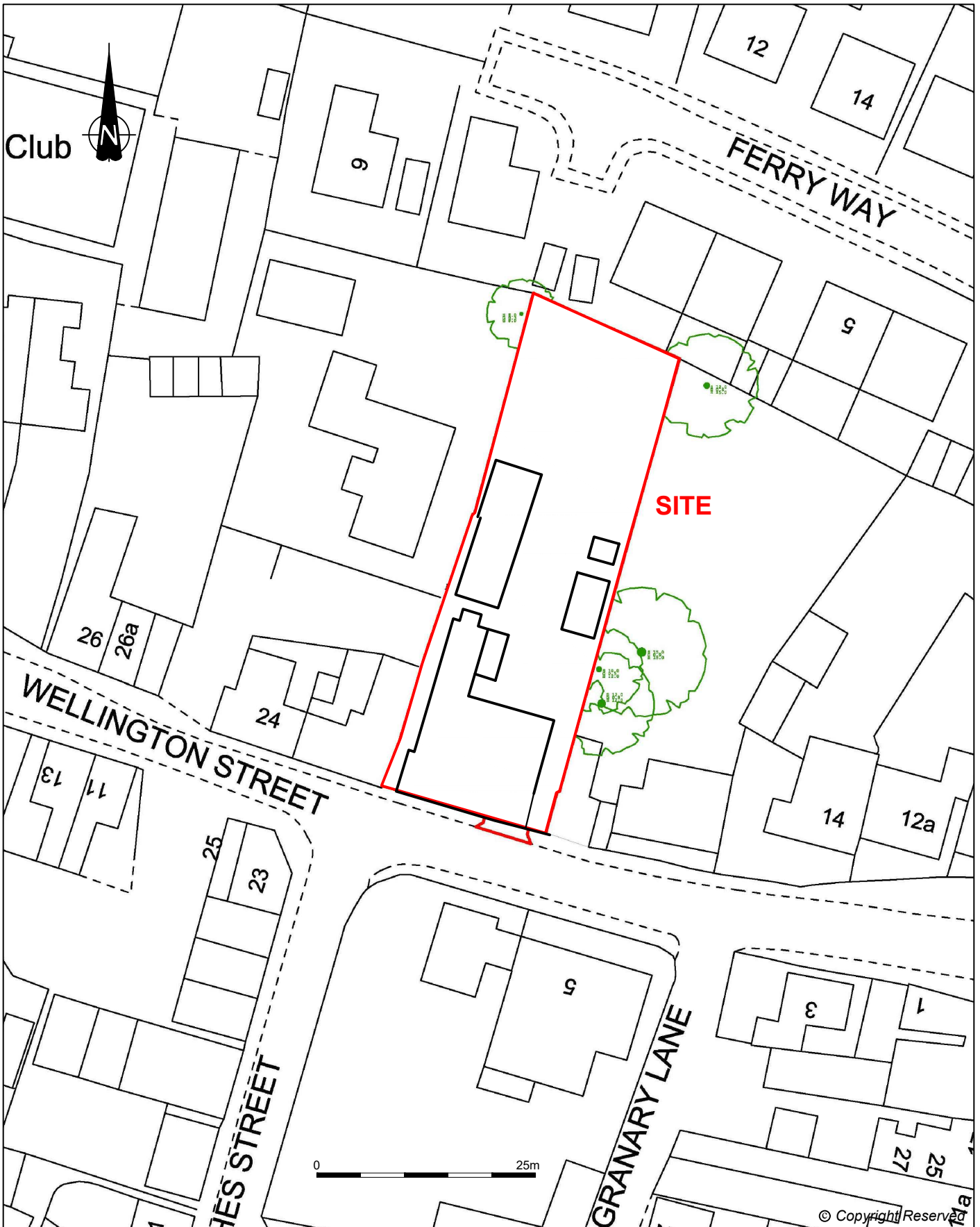
DP 159
Detail of the floorboards in FF10 (Range 3), taken
from the south

FIGURES



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PROJECT	20 Wellington Street, Littleport, Ely, Cambridgeshire		SIZE	A4	SCALE	1:25,000
DRAWING TITLE	Figure 1 Site location plan		DRAWN BY	Kathren	CHECKED BY	TC
					APPROVED BY	RG
					BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM	
					<input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE	



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PROJECT	20 Wellington Street, Littleport, Ely, Cambridgeshire		SIZE	A4		SCALE	1:600	
DRAWING TITLE	Figure 2 Site location plan		DRAWN BY	Kathren		CHECKED BY	KJB	
						BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM		
			<input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> BOLTON <input type="checkbox"/> BRISTOL <input type="checkbox"/> CARDIFF <input type="checkbox"/> CARLISLE <input type="checkbox"/> EDINBURGH			<input type="checkbox"/> GLASGOW <input type="checkbox"/> LEEDS <input type="checkbox"/> LONDON <input type="checkbox"/> MANCHESTER <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> NEWCASTLE UPON TYNE		



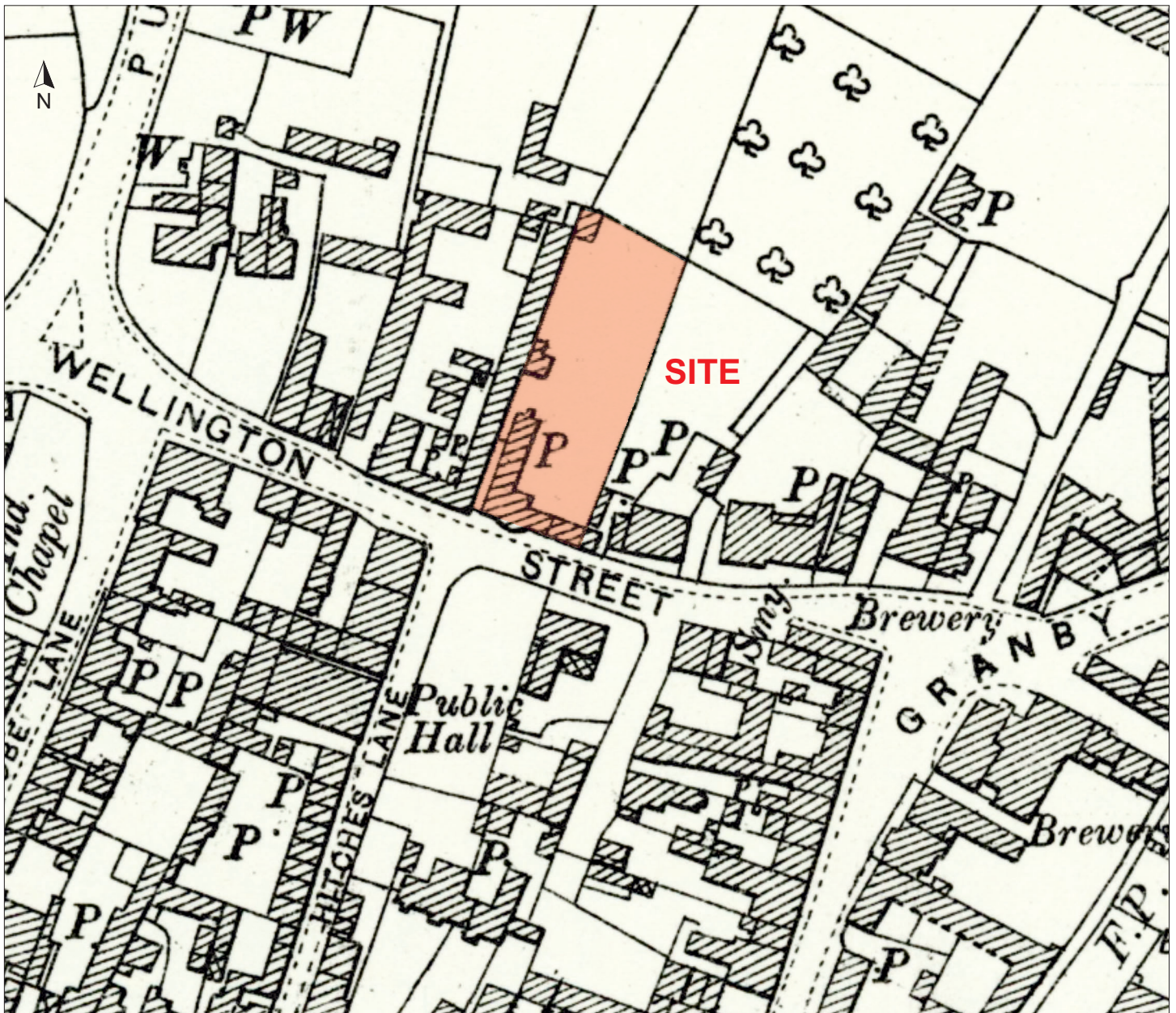
CLIENT Fen Developments (Ely) Ltd	DRG No. BE10340/103		REV A
PROJECT 20 Wellington Street, Littleport, Ely, Cambridgeshire	SIZE A4	SCALE Not to scale	DATE 21.01.22
DRAWING TITLE Figure 3 Parish of Littleport tithe map, 1839	DRAWN BY Kathren	CHECKED BY KJB	APPROVED BY RG
		■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE	



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CLIENT	Fen Developments (Ely) Ltd		DRG No.	BE10340/104	REV	A
	PROJECT	20 Wellington Street, Littleport, Ely, Cambridgeshire		SIZE	A4	SCALE
DRAWING TITLE		Figure 4 OS map, 1886		DRAWN BY	Kathren	CHECKED BY
					APPROVED BY	RG





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CLIENT Fen Developments (Ely) Ltd	DRG No. BE10340/105		REV A
	SIZE A4	SCALE Not to scale	DATE 21.01.22
PROJECT 20 Wellington Street, Littleport, Ely, Cambridgeshire	DRAWN BY Kathren	CHECKED BY KJB	APPROVED BY RG
	DRAWING TITLE Figure 5 OS map, 1902		<p>■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM</p> <p> <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE </p>



T. J. MOTT ESQ:

MRS E. E. G. TAYLOR.

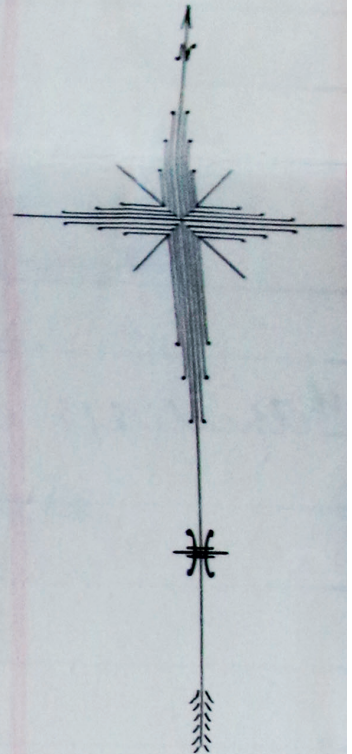
187ft. 8ins.


D. COPEMAN

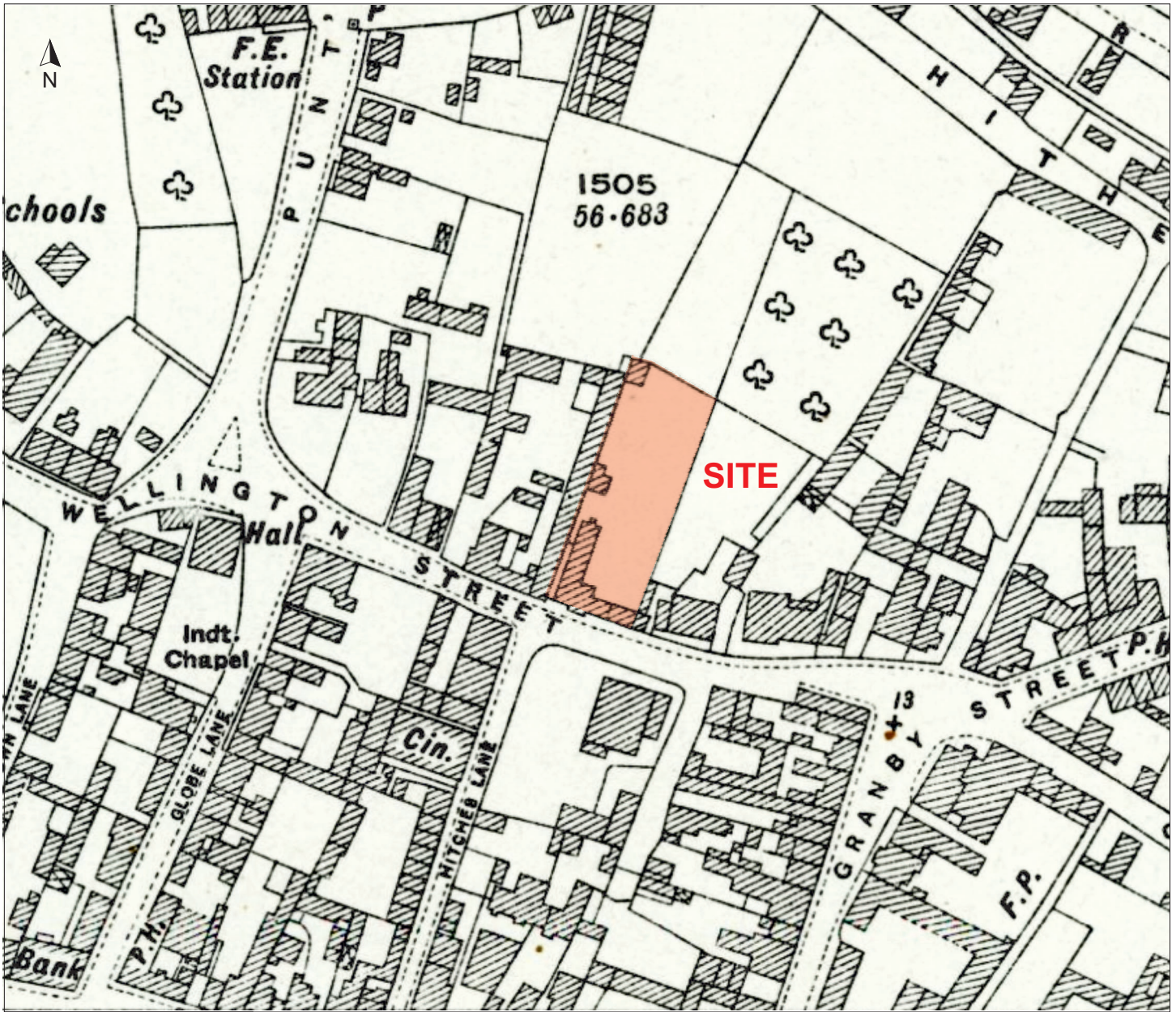
SITE

64ft. 8ins.

WELLINGTON STREET



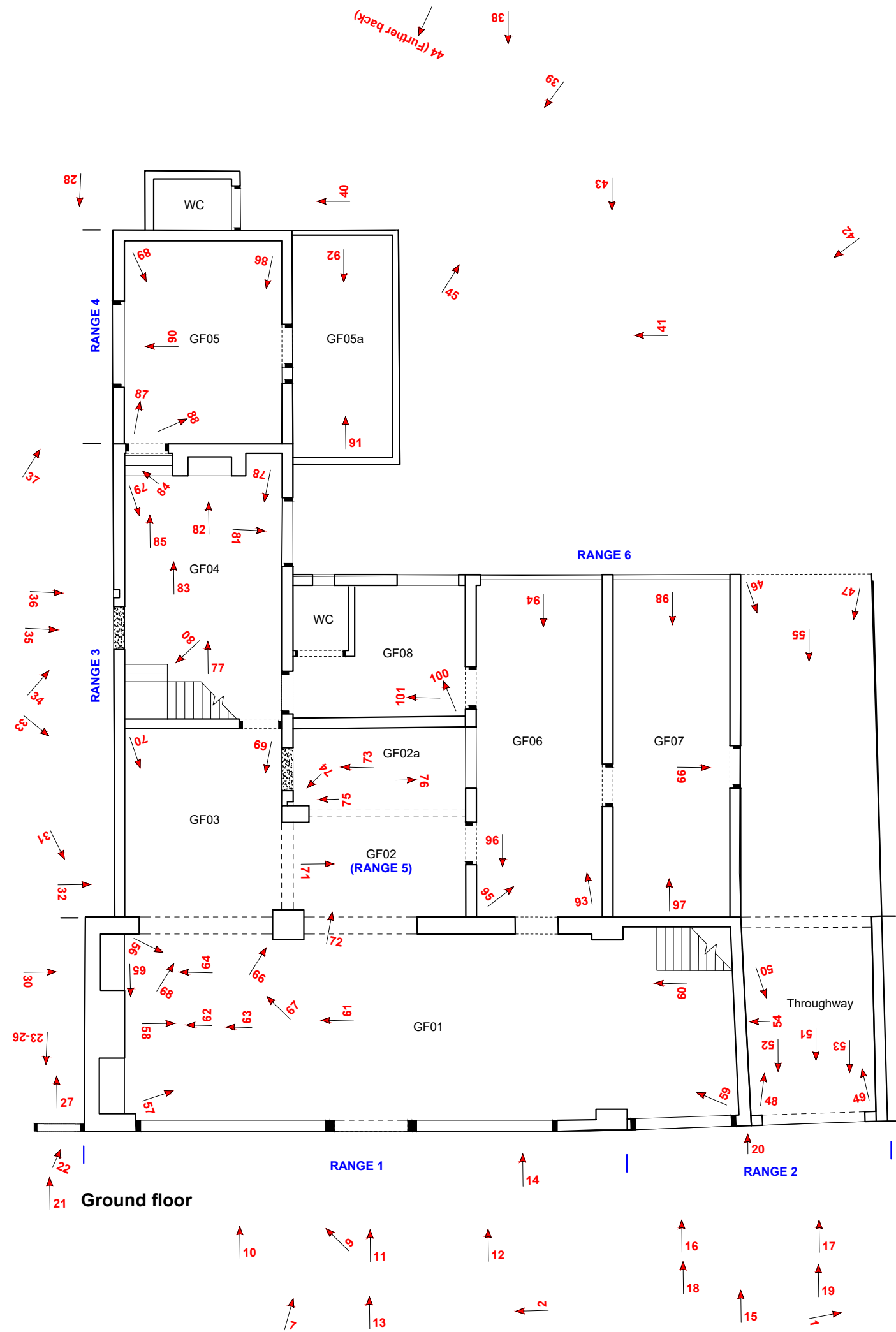
CLIENT	Fen Developments (Ely) Ltd	DRG No.	BE10340/106	REV	A
PROJECT	20 Wellington Street, Littleport, Ely, Cambridgeshire	SIZE	A4	SCALE	Not to scale
		DRAWN BY	Kathren	CHECKED BY	KJB
DRAWING TITLE	Figure 6 Conveyancing plan, 1917			APPROVED BY	RG
				<p>■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM</p> <p> <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE </p>	



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CLIENT Fen Developments (Ely) Ltd	DRG No. BE10340/107		REV A
	SIZE A4	SCALE Not to scale	DATE 21.01.22
PROJECT 20 Wellington Street, Littleport, Ely, Cambridgeshire	DRAWN BY Kathren	CHECKED BY KJB	APPROVED BY RG
	DRAWING TITLE Figure 7 OS map, 1926		<input checked="" type="checkbox"/> BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE





REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT Fen Developments (Ely) Ltd					
PROJECT 20 Wellington St, Littleport Ely, Cambridgeshire					
DRAWING TITLE Figure 8 Ground floor photo locations					
DRG No.	BE10340/108	REV	A		
DRG SIZE	A3	SCALE	Not to scale		
DRAWN BY	TC	CHECKED BY	KH		
		APPROVED BY	RG		
<small> ■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LEEDS <input type="checkbox"/> BRISTOL <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> STOKE ON TRENT <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE </small>					

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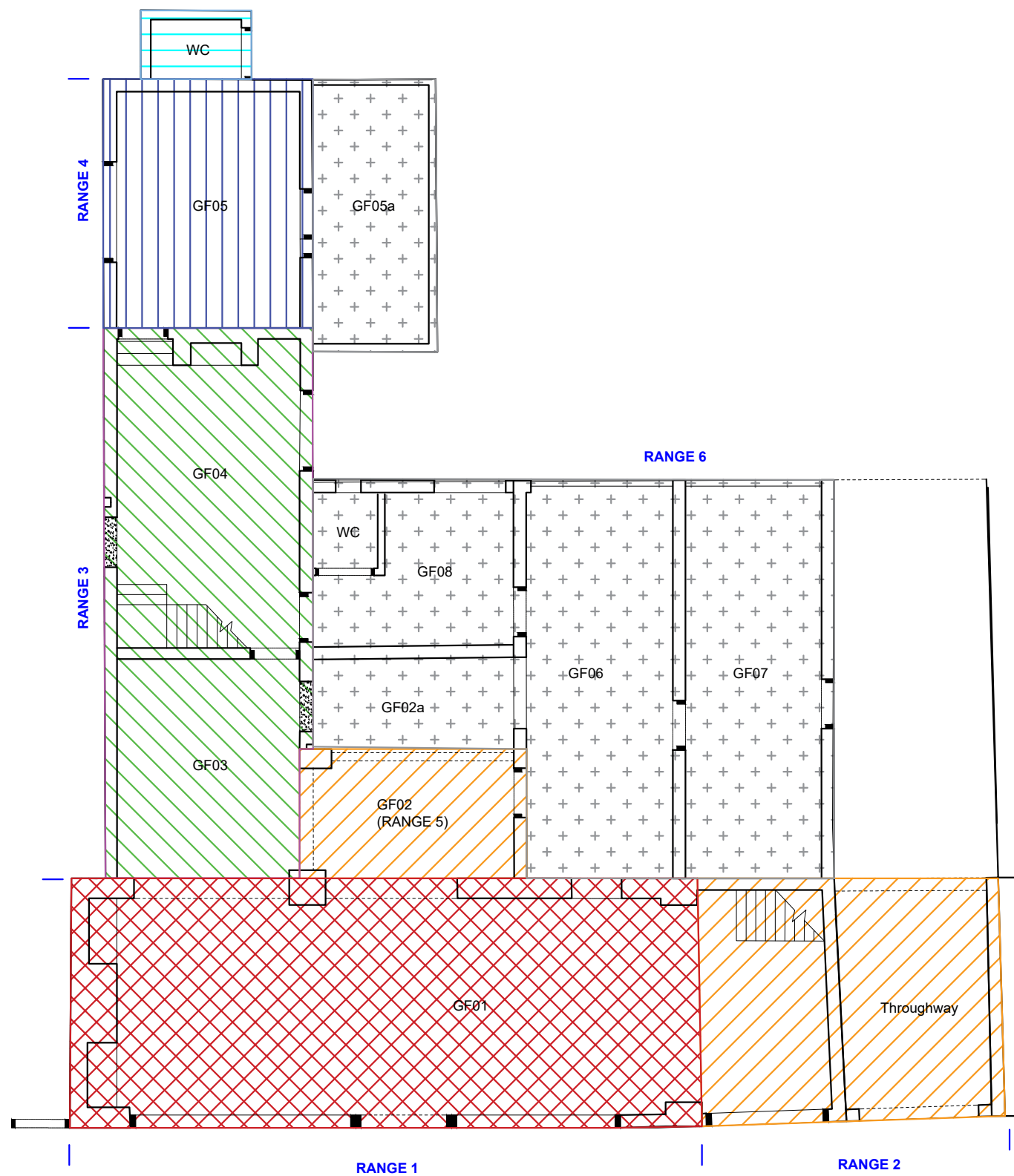


First floor

REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT Fen Developments (Ely) Ltd					
PROJECT 20 Wellington St, Littleport Ely, Cambridgeshire					
DRAWING TITLE Figure 9 First floor photo locations					
DRG No.	BE10340/109	REV	A		
DRG SIZE	A3	SCALE	Not to scale		
DRAWN BY	TC	CHECKED BY	KH		
		APPROVED BY	RG		



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Ground floor

- Phase 1: Early 19th century
- Phase 2
- Phase 3
- Phase 4: Mid 19th century 1839-1886
- Phase 5
- Phase 6: Mid 20th century

REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT					
Fen Developments (Ely) Ltd					
PROJECT					
20 Wellington St, Littleport Ely, Cambridgeshire					
DRAWING TITLE					
Figure 10 Phase plan					
DRG No.		BE10340/110		REV	
				A	
DRG SIZE		SCALE		DATE	
A3		Not to scale		08.02.22	
DRAWN BY		CHECKED BY		APPROVED BY	
TC		KH		RG	



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- | | |
|-------------------------------------|--|
| <input type="checkbox"/> BIRMINGHAM | <input type="checkbox"/> GLASGOW |
| <input type="checkbox"/> BOLTON | <input type="checkbox"/> LEEDS |
| <input type="checkbox"/> BRISTOL | <input type="checkbox"/> LONDON |
| <input type="checkbox"/> CARDIFF | <input type="checkbox"/> MANCHESTER |
| <input type="checkbox"/> CARLISLE | <input type="checkbox"/> STOKE ON TRENT |
| <input type="checkbox"/> EDINBURGH | <input type="checkbox"/> NEWCASTLE UPON TYNE |

Summary for wardella2-504466

OASIS ID (UID)	wardella2-504466
Project Name	Buildings Recording And Investigation, Descriptive Buildings Record (Level 2) at No. 20 Wellington Street, Littleport, Cambridgeshire
Activity type	Descriptive Buildings Record (Level 2)
Project Identifier(s)	BE10340
Planning Id	19/01117/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Wardell Armstrong Archaeology
Project Dates	12-Jan-2022 - 12-Jan-2022
Location	No. 20 Wellington Street, Littleport, Cambridgeshire NGR : TL 56840 86914 LL : 52.4576583304353, 0.306890759674285 12 Fig : 556840,286914
Administrative Areas	Country : England County : Cambridgeshire District : East Cambridgeshire Parish : Littleport
Project Methodology	Historic building recording comprised physical technical analysis to produce drawn survey, descriptions of the building and photographic survey. This was supported by documentary and cartographic research.
Project Results	<p>The site was found to have contained earlier buildings (a house with outbuildings and orchard), removed in the later 18th century. The existing building includes a primary range constructed of yellow gault brick which at construction comprised a two-storey, classically symmetrical house with steeply pitched roof fronting onto the street. It was built shortly after 1807, with a light-industrial range added at a similar time adjoining along the street front. Further ranges added throughout the 19th century include a probable stair turret and industrial / service ranges.</p> <p>The functioning of the house is interesting to trace and for most of the 19th century appears to have been a farmhouse, although during the ownership of the Wise family was used as a ladies' school and temperance hotel in the late 19th and early 20th centuries.</p> <p>Changes throughout the 20th century saw the building denuded of almost all historic fixtures and fittings so that the building survives as a shadow of what must once have been a well-appointed town house, although enough evidence survives to contribute to an understanding of the development and use of Wellington Street throughout the 19th century.</p>
Keywords	Dwelling - POST MEDIEVAL - FISH Thesaurus of Monument Types Commercial - 20TH CENTURY - FISH Thesaurus of Monument Types Light Industrial Unit - POST MEDIEVAL - FISH Thesaurus of Monument Types
HER	Cambridgeshire Historic Environment Record - unRev - STANDARD
HER Identifiers	HER Event No - ECB6834
Archives	Digital Archive - to be deposited with Cambridgeshire County Council County Archaeological Store

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