

HISTORIC BUILDING RECORDING

NO. 7 ORCHARD STREET, CAMBRIDGE

October 2014





Beacon Planning Ltd
7 Quay Court,
Colliers Lane
Stow-cum-Quay
CAMBRIDGE
CB25 9AU

T 01223 810990
www.beaconplanning.co.uk

Project Ref: 14-1084

Date: 28 October 2014

Prepared: E James E James
Heritage Consultant

Checked: Dr J Burgess Dr J Burgess
Director

© Beacon Planning Ltd 2014

This document has been prepared in accordance with the scope of Beacon Planning Limited's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Beacon Planning Limited's client. Beacon Planning Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of Beacon Planning Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.



CONTENTS

List of Figures	1
List of Maps	1
List of Plates	1
List of Drawings	2
1.0 Introduction	3
2.0 Site Information	4
3.0 Aims and Objectives	6
4.0 Methodology	7
5.0 History of Site	8
6.0 Description of Building and Analysis	13
7.0 Phases of Development	17
8.0 Conclusions	18
References	19

Appendices

1.	Photographic Record
2.	Plans, Elevations and Sections
3.	Historic Maps
4.	DVD containing Digital Images and Digital Copy of Report
5.	B&W Film Photographs
6.	Photo Index
7.	OASIS Form
8.	Written Scheme of Investigation

List of Figures

Figure 1 - Site Plan of No. 7 Orchard Street (Courtesy of Haysom Ward Miller Architects).....	4
Figure 2 Charles Humfrey (after Payne 1984, 31).....	8
Figure 3 - RCHME Plan of Humfrey's Clarendon House Estate, also showing Orchard Street (after RCHME 1959, 361)	10
Figure 4 - View looking East along Orchard Street in 1938 (after Payne 1984, 31).....	11
Figure 5 - Looking East along Orchard Street in c.1965 (The Cambridgeshire Collection)	11
Figure 6 - Looking west along Orchard Street towards Christ's Pieces.....	12
Figure 7 - Ground Floor Phase Plan	17
Figure 8 - First Floor Phase Plan.....	17
Figure 9 - Location and Orientation of Photographs on Ground Floor.....	21
Figure 10 - Location and Orientation of Photographs on First Floor.	22

List of Maps

Map 1 - Extract from Baker's 1830 Map of Cambridge, showing Humfrey's estate adjacent to Christ's Pieces and Orchard Street running along its northern perimeter.	55
Map 2 - Extract from the 1886 Ordnance Survey Town Plan of Cambridge, showing No. 7 Orchard Street highlighted in red.	56
Map 3 - Extract from the 1903 OS Map, with Orchard Street at the centre and No. 7 highlighted, showing the change in the local built environment.	57
Map 4 - Extract from the 1927 OS Map, showing Clarendon Road intersecting Orchard Street and the row of terraces.....	58

List of Plates

Plate 1 - Front Elevation.....	23
Plate 2 - Front Elevation viewed from south-west.	23
Plate 3 - Front Elevation viewed from southeast.	24
Plate 4 - Detail of front door.....	25
Plate 5 - Detail of guttering and eaves.....	26
Plate 6 - Rear elevation.....	26
Plate 7 - Rear elevation and doorway to rear lean to.....	27
Plate 8 - Interior of hall, looking north.....	28
Plate 9 - Interior of hall, looking into west front room.....	29
Plate 10 - Interior of hall looking into east front room.....	30
Plate 11 - Tiled floor of hall.....	31
Plate 12 - Interior of west front room, showing fireplace and semi-octagonal alcoves.....	31
Plate 13 - Door to rear from west front room.	32
Plate 14 - Interior of west front room, looking south towards window.....	33
Plate 15 - Interior of east front room, looking northeast.	34
Plate 16 - Interior of east front room looking northwest.	34
Plate 17 - Fireplace in east front room.	35
Plate 18 - Interior of rear lean to looking west.....	36
Plate 19 - Interior of rear lean to looking east.....	37
Plate 20 - Interior of rear lean to looking east from inside stairwell area.....	38
Plate 21 - Interior of east side of rear lean to.....	39
Plate 22 - Metal framed window in east side of rear lean to.	40
Plate 23 - Roof of rear lean to.....	40

Plate 24 - Remains of east stairwell.....	41
Plate 25 - West stairwell.	42
Plate 26 - Top of stairwell looking down.	43
Plate 27 - Top of stairwell showing rear dormer.	44
Plate 28 - Looking west on landing.	45
Plate 29 - Looking east on landing.	46
Plate 30 - Interior of west bedroom, looking west.	47
Plate 31 - Fireplace of west bedroom.....	48
Plate 32 - Interior of west bedroom looking east.....	49
Plate 33 - Interior of east bedroom looking east.....	49
Plate 34 - Fireplace of east bedroom.....	50
Plate 35 - Interior of east bedroom looking west.....	51

List of Drawings

Drawing 1 - Ground Floor	52
Drawing 2 - -First Floor.....	52
Drawing 3 --Roof plan.	53
Drawing 4 -Front elevation	53
Drawing 5 -Rear elevation.....	54
Drawing 6 -Section as existing.	54

1.0 Introduction and Summary

1.01 Beacon Planning have been appointed by Patrick Ward of Haysom Ward and Miller architects, on behalf of property owner Dr R. Zimmern, to undertake works to fulfil Condition 6 of Full Planning Permission ref: 14/0402/FUL relating to No.7 Orchard Street, prior to the cottage's renovation and adaptation. Condition 6 of the Decision Notice reads:

No demolition/conversion or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: to foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered.

1.02 A written scheme of investigation in the form of a method statement was submitted to Christian Brady, Conservation Officer at the Cambridge City Council, and Daniel McConnell, Senior Archaeologist at Cambridgeshire County Council on 29/08/2014 and was agreed on 24/09/2014. A copy of this can be found in the appendices of this report.

1.03 As part of the original Planning and Listed Building Consent applications for the works, a heritage statement was submitted which provided information on the history of the buildings and an assessment of their heritage significance. This recording report builds on this initial assessment, incorporating elements of it, and provides additional information and photographs of the buildings and their features.

2.0 Site Information

2.01 Orchard Street is located on the southeast side of Christ's Pieces, in the centre of the City of Cambridge. To the north is Elm Street, and to the south Earl Street, while Emmanuel Road and Clarendon Street connect to its west and east ends respectively. No.7 Orchard Street lies roughly in the centre of the terrace of cottages which runs along the northern side of Orchard Street, where the road bends slightly.

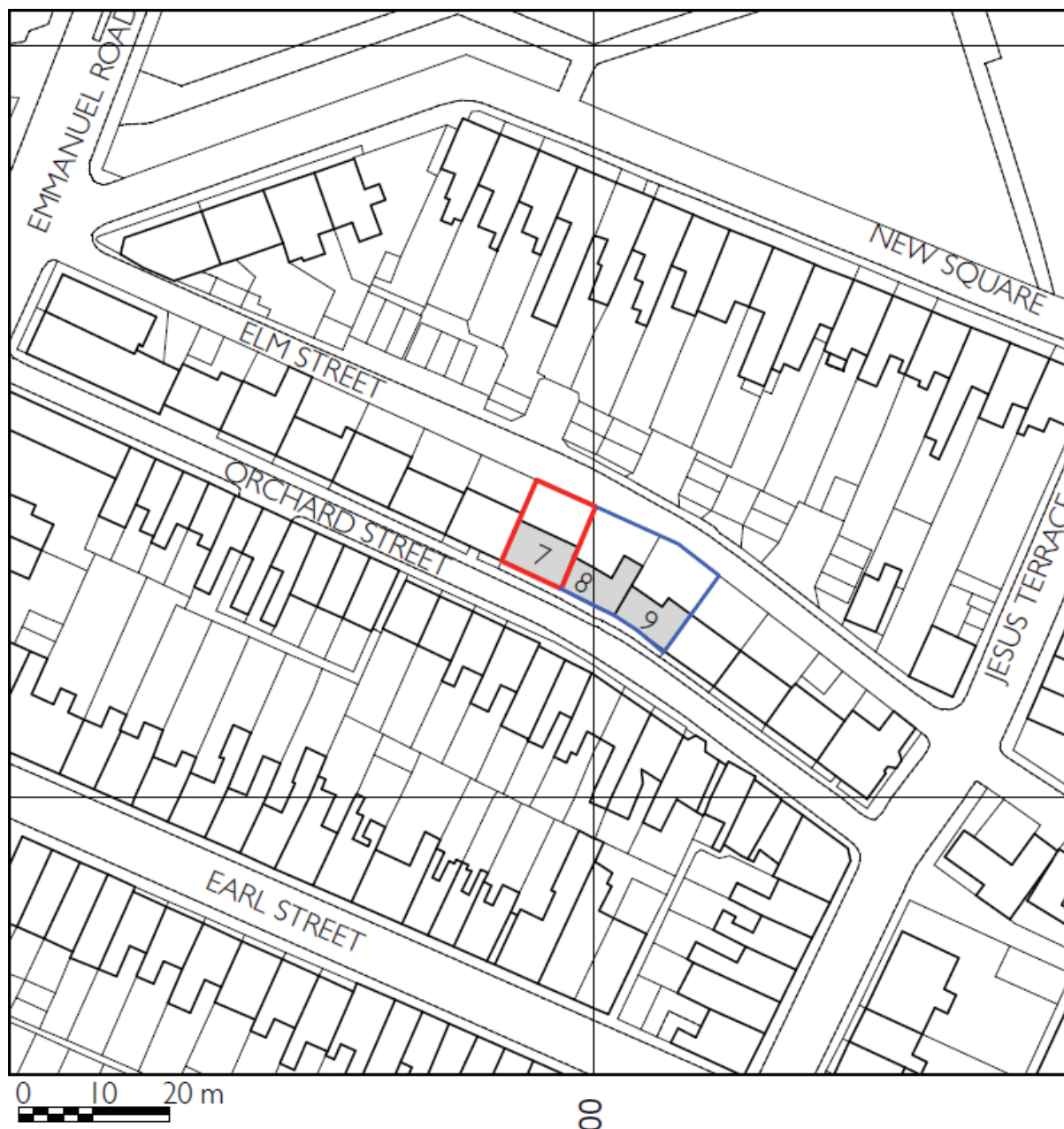


Figure 1 - Site Plan of No. 7 Orchard Street (Courtesy of Haysom Ward Miller Architects)

2.02 No.7 Orchard Street is, in common with houses in the terrace either side, listed at Grade II, and is therefore protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Nos. 1-13 were listed on 29 March 1962, and the listing description reads:

Range of thirteen house tenements. Circa 1825. 1 storey with attics; gault brick with continuous mansard tile roof; each tenement with central doorway with painted plaster pilasters, pseudo-entablature and shaped metal hood; window on either side of door, with glazing bars. No 2 retains its shutters; No 4 has one modern bay window added. (RCHM 264).

Listing NGR: TL4549658530

2.03 Orchard Street lies in The Kite Conservation Area, which is also a designated heritage asset, and is also protected by the provisions of the above Act.

3.0 Aims and Objectives

3.01 The aim of this recording is to provide a permanent, accurate and easily accessible written record of the building and features of architectural or historic interest which are to be lost during the proposed works, fulfilling the Local Planning Authorities requirements in light of National Planning Policy Framework paragraph 141 which states that:

Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require 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, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.02 In the case of No. 7 Orchard Street, the following specific objectives were identified:

- To produce a permanent record of the cottage, its exterior, interior and current condition through written description, and photographic record.
- To identify phases of development within the structure.
- Include any maps or historical illustrations found within the report.

3.03 The recording has been carried with reference to the guidance contained within English Heritage's publication *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006).

4.0 Methodology

4.01 A detailed Method Statement was prepared by Beacon Planning Ltd, and this is attached in full in the appendices. Since its submission, the additional survey (where possible) of the site using a film SLR camera has been undertaken.

4.02 The recording report conforms to English Heritage Level 3 (English Heritage, 2006), providing an in depth report.

4.03 Drawn plans showing the principal elements of the building were produced following survey by Patrick Ward of Haysom Ward Miller Architects during March 2013, and a photographic survey of the building was variously undertaken by Beacon Planning at different intervals throughout early 2014, both before and after a measure of site clearance.

Documentary Study of Orchard Street

4.04 Documentary study of Orchard Street focused on cartographic sources, historical documents and secondary literary sources. This provided evidence of the development and chronology of the row of cottages and their relationship to earlier and later developments in the area around them.

Survey of Orchard Street

4.05 No 7 Orchard Street were all surveyed by Haysom Ward Miller Architects as part of the development process, and accurate drawings were produced as a result. These have been adapted for this recording, and annotated accordingly to show phases of development where necessary. This is supplemented by a written description.

4.06 The building was photographed using a high quality digital SLR camera as well as a wet film 35mm SLR, using a silver based black and white film. Due to low lighting conditions, Ilford HP5 film was chosen, with a speed of 400 ASA. The survey resulted in high quality TIFF images which are provided in digital format on an archival quality DVD-R, as well as in low quality JPEG form for printing in the report, and a physical archive of 35mm prints and associated negatives, provided in acid free wallets stored in an acid free storage box.

4.07 The location and position of each photograph, both digital and film, is recorded on an annotated plan, and this can be found in the appendices. Unfortunately, at the time of the survey using 35mm film SLR, access to the upper floors of the buildings was not possible due to their having been boarded up for security reasons.

5.0 History of Site

5.01 No. 7 Orchard Street is one of a small terrace of cottages along the north side of Orchard Street that were built by Charles Humfrey. Humfrey, a local architect and mayor of the city from 1837-8, had bought various pieces of land between Parker's and Christ's Pieces in 1809, upon which he built an Elizabethan-style mansion house replete with Mews on Millers Lane, facing Christ's Pieces. He extended his estate by first leasing and then, in 1825, buying Brewer's Piece from Corpus Christi College. Orchard Street was laid out along the northern boundary of this enlarged estate, and Humfrey designed and built the houses along the north side of the road soon after (Payne 1984, 32).



Figure 2 Charles Humfrey (after Payne 1984, 31)

5.02 The houses were designed to be workers' housing, and anecdotal evidence suggests Humfrey designed the distinctive unbroken tiled mansard style roofs of the houses to give the impression they were single storey, and prohibit the occupants from overlooking his back garden which was on the opposite side of the road beyond a high wall. Staff could apparently access the estate and gardens through a gate in the high wall, either side of which was a wash-house and a brewery (Payne 1984, 32). The estate is shown on Baker's 1830 Map of Cambridge, which indicates it was of considerable size. Orchard Street is visible running along the north side of the estate and the original length of the terrace is discernible, but not shown in particularly great clarity.

5.03 In 1845, Humfrey had financial difficulties and the whole of Orchard Street was sold. The Orchard Street houses were advertised as a single going concern in the Cambridge Chronicle on 7 June 1845, and described as '*seventeen substantial brick-and-tile houses*' which were '*in the best possible condition, having been built only about 20 years, each house is fitted with Stores, Coppers, Shelves etc, and in the most convenient manner. All the Gardens are separated from one another, and the fronts of the houses are all alike. Each house is amply supplied with excellent spring water.*'

The advertisement also indicated that, despite Orchard Street being a public thoroughfare, a footpath had been constructed and underground sewage system installed (Payne 1984, 32).

5.04 A second auction was held in October 1845, still offering 12 of the houses for sale. In 1847 a further auction was announced for a final four, all at an annual rent of £8. Also offered for sale at this time were eight lots of building ground, probably on the site of Humfrey's former private garden opposite. Following Humfrey's bankruptcy the garden, and his entire estate including his mansion house, would be demolished to make way for Victoria Street, Earl Street and Clarendon Street. The significant change in the area is starkly visible on later Ordnance Survey maps in comparison with the 1830 Baker map.

5.05 There are only 14 houses today, and only two are known to have been demolished. A 17th house mentioned in the June 1845 sales particulars could, according to anecdotal evidence, have been located on the west end of the terrace, and may have exhibited similar features to No. 16, which is slightly different in form to the main terrace of houses (Payne 1984, 32). A plan of Clarendon House and Orchard Street before the demolition of Nos. 14 & 15, in the Royal Commission of Historical Monuments in England (RCHME), doesn't appear to support this, and neither does the 1830 Baker Map, which shows the western end of the terrace finishing in the same place it does today in relation to the house on the west end of the street. There are only 16 houses shown on the 1886 OS Town Plan, so it is therefore potentially more probable that the '17th house' was because one had already been divided into two.

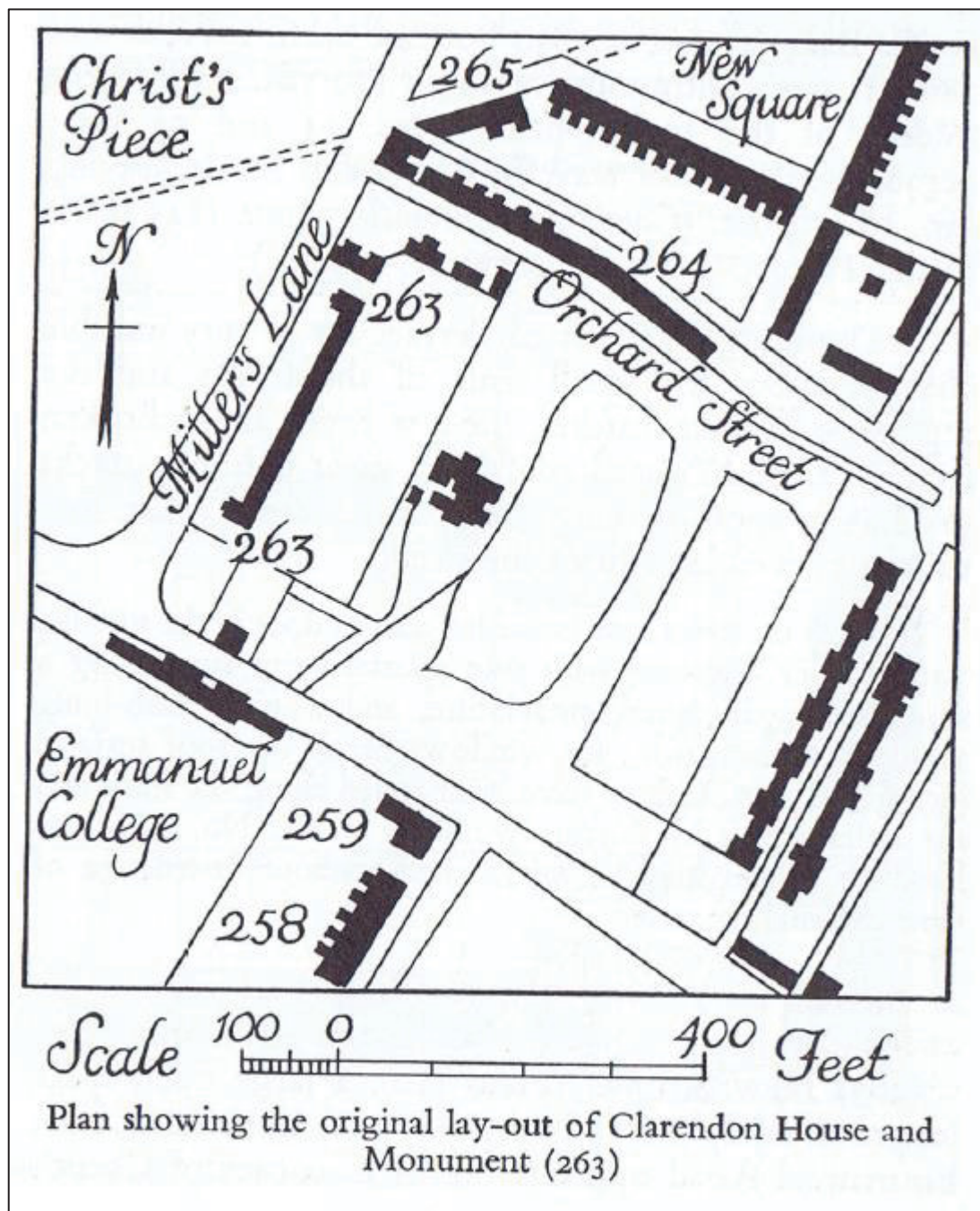


Figure 3 - RCHME Plan of Humfrey's Clarendon House Estate, also showing Orchard Street (after RCHME 1959, 361)

5.06 During the later C19 some of the houses were divided into two smaller 'one-up-o-down' units either side of the front door, with their own letter boxes and stairwell to the bedroom. The 1886 OS Town Plan shows Nos. 5-7, 9-11 and 13-14 as being divided in this manner. No. 7 is shown as divided almost equally, and to the rear is an outbuilding again divided between parts 'a' and 'b'. No. 8 is shown undivided, and as having slightly less depth than the houses either side. It has been extended on its north-eastern side at this time, but has no outbuildings. No.9, at an angle due to the orientation of the street, is also divided, as is the garden which contains two separate outbuildings. Nos. 8 & 9 both have garden gates, but No. 7 is not shown to have rear access at this time, perhaps due to the garden sheds against the back wall. The internal division remained in some of the houses

in the terrace until the mid C20 when they were modernised, although Nos. 7 and 9 still retain evidence of this division in their interiors.

5.07 In the late C19 Orchard Street became home to various artisans and local college servants, including a bed maker in No. 5b, and a lady 'offering the services of a mangle' in No. 15. The area developed its own sense of community and identity, with a local shop, Percy Wing's, at the corner of Orchard Street and Clarendon Road, providing for all the local needs, and a public house on the corner of Orchard Street and Emmanuel Lane named the Golden Rose. The much more urban and built up nature of the locality is clearly visible on the 1903 OS Map, and the construction in the area which replaced Humfrey's estate is all but complete, although part of his garden remains in this period as tennis courts.

5.08 In 1913 Nos.14 &15 were demolished by the Town Council, in order to allow for the construction of a link between Clarendon Road and New Square, despite apparently vociferous local opposition. The new road layout formed by this intersection is visible on the 1927 OS Map, with No.16 now isolated on the east side of Clarendon Street. The last of Humfrey's estate has also been developed into a large school building which would later become a Grammar School for Girls. In 1938, the houses all displayed almost identical picket fences, but by the 1960s these had been removed.



Figure 4 - View looking East along Orchard Street in 1938 (after Payne 1984, 31)



Figure 5 - Looking East along Orchard Street in c.1965 (The Cambridgeshire Collection)

5.09 After the demolition of Nos. 14-15, Orchard Street changed little throughout the C20, as the historic photographs above show. The road is now little used for vehicular traffic, which helps the road retain its almost rural 'chocolate box' feel, and a serenity that belies its central Cambridge location. The houses, apart from Nos. 7-9, have all been modernised and repaired, although many display their original glazing intact. No. 16, on the other side of Clarendon Street, has recently been extended in modern style, displaying an interesting example of how the terraces can be extended without damaging their character.



Figure 6 - Looking west along Orchard Street towards Christ's Pieces.

6.0 Description of Building and Analysis

Exterior

Front Elevation

6.01 The principal material of the front elevation of No. 7 Orchard Street is gault clay brick, set in Flemish bond. In common with the rest of the terrace, No 7 retains the unbroken tiled mansard roof, with a steel sloping angle to its lower portion which flares slightly as it reaches the eaves. Beneath the eaves is a moulded timber cornice which runs the length of the terrace, protected by the sprocketed eaves, and the cast iron guttering, where it is still *in situ*.

6.02 The elevation has a central neo-classically inspired doorway with flanking pilasters, entablature and pediment hood. The pediment is covered with lead for protection. The door itself is a four-panel timber door with glazed upper panels. The door is, despite being of an appropriate form, probably not contemporary with the house, and has modern brass fittings where they are still *in situ*.

6.03 The door is flanked on either side by 6-light box sash windows, both of which appear to retain their original panes and glazing bars. These are original, displaying typical early C19 form without horns. The windows have stone cills and voussoired brick arches above, both of which have been highlighted in white paint. The windows are set back into the street facing façade which is of gault brick, as are the large axial chimney stacks. The stack to the west of No. 7 has been slightly rebuilt, although retains much of its original form. The stack on the east side of No. 7 is largely unaltered and also has no chimney pots, these having been added later to the other chimney stacks in the terrace.

6.04 Overall, whilst in neglected condition, the front elevation remains relatively unchanged from its original form.

Rear Elevation

6.05 The rear of No.7 is much altered from its original form. At ground floor level there is a lean-to extension of gault brick, laid in poor quality stretcher bond, spanning the entire width of the property. This is a later addition to the house, and comprises what was originally a 'kitchen and bathroom area'. The lean-to extension is in an obviously poor condition, and is supported by RSJs and lacks a roof, one of its windows, and one of its external doors. The other external door is boarded up.

6.06 Originally divided in two internally with separate rear doors, it has been knocked together to create a single space. The stairwells up to the first floor of the house open directly into the interior of the structure, suggesting that it may have been added at the same time as the building was subdivided. One surviving window is an iron framed 6 light casement dating from the mid C20, which, judging by the cementitious mortar used to bed it in, is a later insertion into the structure. The other is a wooden framed window, which may represent one of the original window openings, as its position is mirrored by the semi-collapsed window opening on the east side of the door.

6.07 The first floor of the rear elevation remains in reasonable condition, comprising the rear section of the mansard roof. The windows are 6-light horizontal 'Yorkshire' sliding sashes, but are C20 replacements. The western-most window retains most of its glass, but some has been replaced and one pane is missing. The central window has no glazing, and has plastic sheeting attached on the inside. The eastern window is has two pans missing, but is otherwise intact. The rear of the eastern chimney stack has a satellite dish attached.

Interior

Ground Floor

The front hall is tiled with what were terracotta coloured tiles, but these have since been worn down to a yellowish colour. The hall has doors either side leading originally to the two living rooms of the divided house. In front are two 'cupboards under the stairs'. These probably date from the mid-late C19, when the house was divided into two, but do not retain their doors. The 'cupboard' to the right forms a corridor to the rear of the house, the stairs themselves having been removed up to head height (the remainder serving as food storage shelves). The doors to the living rooms are set at a dog leg, due to the original layout of the hall and single staircase that required the door on the right to be set further towards the front, as seen in the adjacent No.8. The door frames retain what appear to be their original moulded architraves in places, although they are in neglected condition.

6.08 The western front room retains few obvious original features. The fireplace is an ornate Edwardian cast iron grate and surround, which is clearly a later insertion – possibly very recently judging by the surrounding plasterwork. The chimneybreast and flanking semi-octagonal alcoves are plastered, and following removal of modern wallpaper, appear to have a dark green paint covering. Where skirting board remains, it is likely that this at least dates from the time the house was partitioned, and may be original. The door to the hallway is a four panel type, typical of the early-mid C19, and is probably an original feature, although it has later furniture attached. The door to the rear of the house is similar, also typically C19. As noted above, the sash windows at the front of the house appears to be original.

6.09 The eastern ground floor room is almost a mirror configuration to the western one. It also retains few obvious original features. The rounded cast-iron fire place is typical of the later C19, probably dating around the 1870s. The semi-octagonal alcoves (as also seen in the western room) to either side of the fireplace may have been originally constructed in order to allow the flue from an external fireplace and water heater to pass through the house and up into the existing chimney stack. These features may date from the partition of the house, due to their being no need for a secondary flue prior to the construction of the outbuilding.

6.10 The door from the eastern room to the hallway is C19 in form but is probably not original to the house. It has a large metal C19 lock attached to it, which mirrors fittings attached to the architrave. There is also evidence for a smaller, earlier lock, which is not replicated on the door itself, suggesting it is a later replacement. The letterbox found on this door dates it to post-1840, which would be roughly concurrent with a possible date for the partition of the house. The door to the rear lean-to area is mid-C20 in form, and is possibly in the place of an earlier window.

6.11 In the rear lean-to is a kitchen and bathroom area. Historically these were two separate spaces, one associated with each side of the house. The brick dividing wall originally ran between the two staircases into the lean-to, but this has been knocked through more recently, as is evidently the case upon inspecting the brickwork at the base of the stairwells. There were two small entrance halls between the rear doors and arched entrances to each side of the lean to. The arched doorway survives on the west, but has been removed on the eastern side where an RSJ now holds up the structure. On the east side the lean-to also contains a blocked doorway to the room inside, which may, prior to the partition of the house, have provided access to a similar scullery extension to that on the rear of the adjacent No.8. The doorway with the C20 door leading to the interior of the house is a later insertion.

First Floor

6.12 Only the western of the two inserted stairwells dating from the partition of the house survives, as discussed above. To the east the supports for the treads remain attached to the wall, but only four steps at the top are in situ, above which the stairwell has been boarded over. The other stairwell remains usable, providing access to both upstairs rooms following the removal of the partition wall at first floor level. At the top of the stairs the central risers for the stairwell have been inserted into the existing fabric of the first floor landing, cutting through the remaining historic floorboards.

6.13 In the landing area on the first floor, the partition wall has been removed allowing free movement across the width of the cottage, probably in an effort to make the cottage into a more liveable space. This has exposed the width of the original stairwell and opened up the central casement dormer window. The floorboards on the landing retain obvious scarring where the internal brick partition wall has been constructed on top of them, with holes where some sort of pinning or battening has been inserted. The original joists underneath the floorboards remain. The construction of the wall using the floorboards as a base illustrates the poor quality construction of the partitioning works carried out, and the probable haste in which they were done.

6.14 The roof structure shows evidence of substantial reconstruction and the introduction of newer timbers, probably concurrently with the restoration and re-felting of the mansard roof in the later C20. This includes the reconstruction of all three rear dormer windows.

6.15 To the west, the architrave of the door is historic, and may predate the partition. The door is missing on the west side of the house, but survives on the east. The western room appears to retain very few historic features. There is evidence of an earlier ceiling surviving in the form of holes in the main ceiling beams, and earlier lath and plaster wall material on some mansard roof rafters. The brick fireplace has been enlarged insensitively, although the lower section of the opening remains in its original form, and has a cast iron fireplace. The fireplace itself is of a Georgian style roughly contemporary with the construction of the house in 1825, although its floral decoration seems perhaps slightly too ornate to have been an original to the house given the social status of the intended tenants.

6.16 The eastern first floor room is in similar condition, and again retains very few historically significant features. The internal ceiling/wall material has again been removed, leaving evidence of the lath and plaster on the rafters. The fireplace has lost its original surround and grate, and has had a makeshift grate installed. The C19 four panel door to this room remains in situ, with a C19 lock, but has a mid-C20 plastic doorknob.

Outbuildings

6.17 To the rear of the house is a small outbuilding. The western end of this is constructed on modern common bricks. The remainder, heading east, is not so much constructed as piled up, using secondhand or reused bricks. The roof is corrugated material, possibly asbestos. An outside WC is located within the western end of the outbuilding.

The Partition of the House

6.18 The partition which divided No.7 Orchard Street is a later alteration to the building, and the fabric of the house was modified considerably to accommodate it. On the upper floors the partition was roughly inserted, with evidence showing it was constructed on top of the floorboards on the landing, and intersecting the central dormer window.

6.19 In terms of dating the partition, it is clearly in place by the time of the 1886 OS Town Plan was drawn, which illustrates the divisions in a number of the houses in the row. The fabric of the partition is C19 in date, with imperial bricks used to construct the dividing wall and the rear outbuilding into which the new stairs descend.

6.20 The construction of the secondary flues, parts of which remain in the roof space, suggest that the divided house was provided with its own means of heating water similar to the remaining example in the lean-to of No.9. This factor suggests that the division occurred after the 1845 sale of the houses to private landlords following Humfrey's financial misfortunes. Anecdotal history suggests that prior to the sale, Humfrey's staff were provided with a communal washroom (Payne 1984, 32). The insertion of the letter box into the new door of the eastern half of the house also dates the partition to post-1840, when the modern postal service was first introduced. It seems most likely, therefore, that the partition in this, and the other houses, was undertaken by the new owners of the houses, possibly in an effort to maximise profits on their rental at a time when Cambridge was under considerable housing pressure.

7.0 Phases of Development

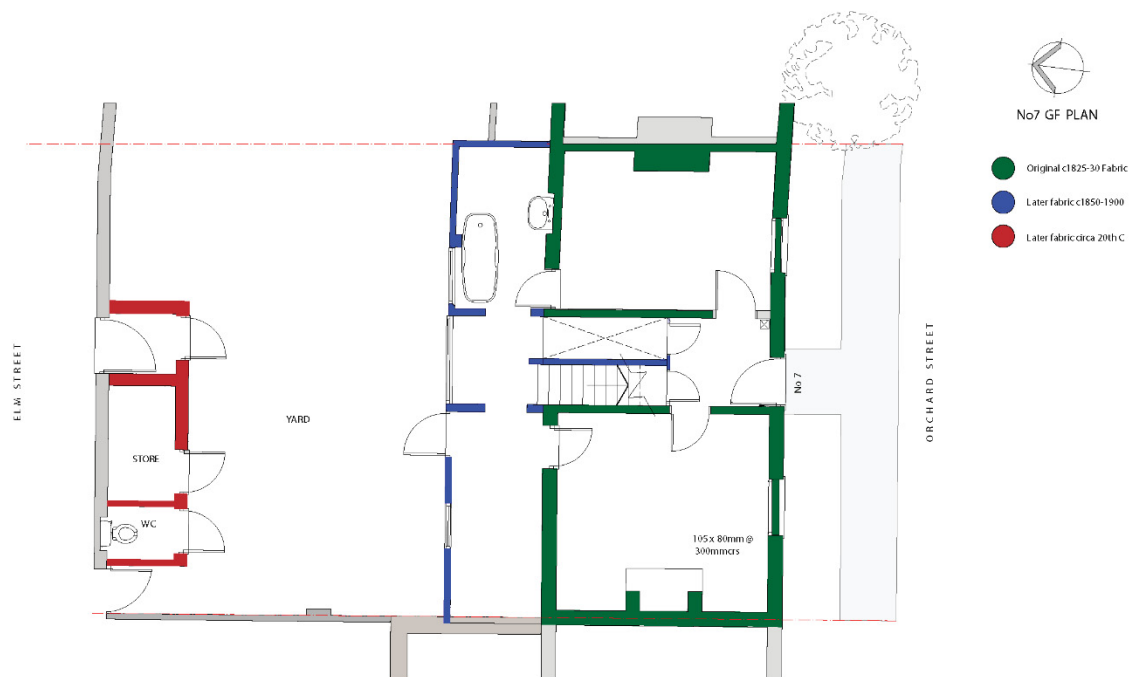


Figure 7 - Ground Floor Phase Plan

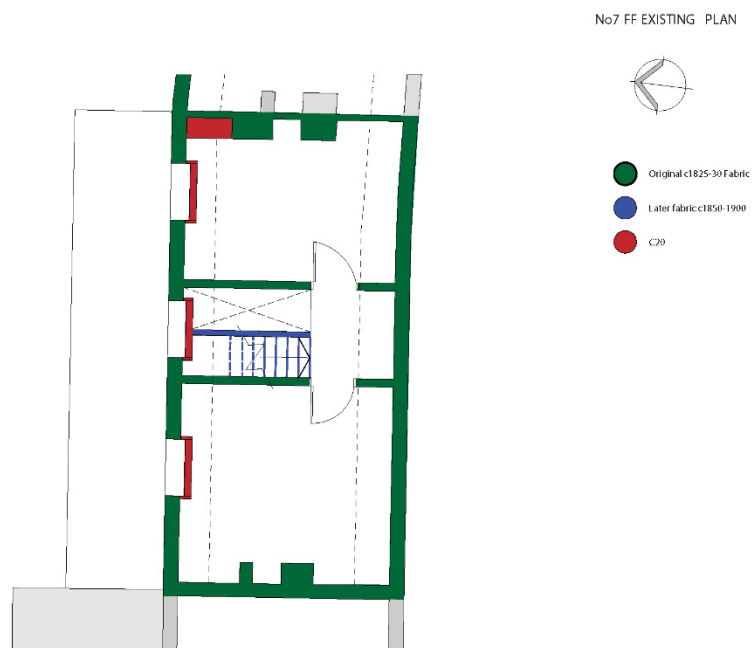


Figure 8 - First Floor Phase Plan

8.0 Conclusions

Summary of No. 7 Orchard Street

8.1 No.7 Orchard Street forms part of a long, low terrace of almost identical cottages on the north side of the road. It is of gault brick construction, with a tiled mansard roof and brick chimney stacks. It has elements of the polite, with large sash windows and classically inspired doorcase, but is overall of domestic and lower status character, befitting the dwellings original purpose of housing Charles Humfrey's servants.

8.2 Whilst retaining important elements of its original form which are of historic and architectural interest, the cottage has seen extensive modification from its original internal form and is, in places, in an extremely poor or completely derelict physical condition, with much historic material lost. The elements of the house which retain the most interest are those which survive from the original construction of the property. In particular on the exterior this includes the mansard roof structure and dormer windows, chimney stacks, surviving sash windows and decorative door frame elements to the front. The tumble-down lean-to extension is a later addition to the original house structure – possibly replacing an earlier structure when the house was partitioned.

8.3 Internally, the elements of greatest historic or architectural interest include original skirting boards, architraves and doors, although in many places these only survive in poor condition. Only the small, early C19 fireplace in the western first floor is potentially an original fitting, with all the others, such as the late C19 style fireplace in the eastern ground floor room, having been modified or significantly damaged later.

8.4 When the house was partitioned historically, the original staircase was replaced and a dividing wall constructed on both floors which intersects the central first floor window to the rear. This has precluded the house's operation as a single unit, poorly utilising the limited space available inside.

Project Summary

8.5 This document represents a report on a programme of historic building recording conducted at the site of No.7 Orchard Street, Cambridge, and was simultaneously conducted alongside similar recording at No. 9.

8.6 The programme of recording was conducted with reference to the Written Scheme of Investigation produced by Beacon Planning Ltd, and following advice from Daniell McConnell and Sally Croft, Senior Archaeologists at Cambridge County Council. The spirit and intent of the initial Planning Condition have been addressed, and an adequate analytical and photographic record of No. 7 Orchard Street has been made.

References

Books and Documents

Brown, H (2001) *'The Cambridge Explorer CD-ROM'*. Cambridge: Hugo Brown

Cambridge City Council (2006) *'The Kite Conservation Area Appraisal'*. Cambridge: City Council Planning Department

Cambridge City Council (2006) *'Cambridge Local Plan'*. Cambridge: City Council Planning Department.

Cambridge City Council (2014) *'Cambridge Local Plan 2014: Proposed Submission'*. Cambridge: City Council Planning Department.

Cambridge City Council (nd) *'Cambridge Mayors – Past and Present'*. Cambridge: City Council

DCLG (2012) *'National Planning Policy Framework'*. London: DCLG

Hall, L (2005) *'Period House Fixtures and Fittings 1300-1900'*. Newbury: Countryside Books

Payne, S (1984) *'Down Your Street: Cambridge Past and Present II East Cambridge'*. Cambridge: The Pevensey Press

Royal Commission on the Historical Monuments of England (1959) *'An Inventory of the Historical Monuments in the City of Cambridge: Part II'*. London: HMSO

Maps

Baker's 1830 Map of Cambridge

OS Town Plan 1:500 1886

OS County Series 1:2500 1888 Cambridge Sheet

OS County Series 1:2500 1903 Cambridge Sheet

OS County Series 1:2500 1927 Cambridge Sheet

Websites

English Heritage National List for England. <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1331895>. Accessed 27/08/2014.

Appendices

Photograph Location Plans

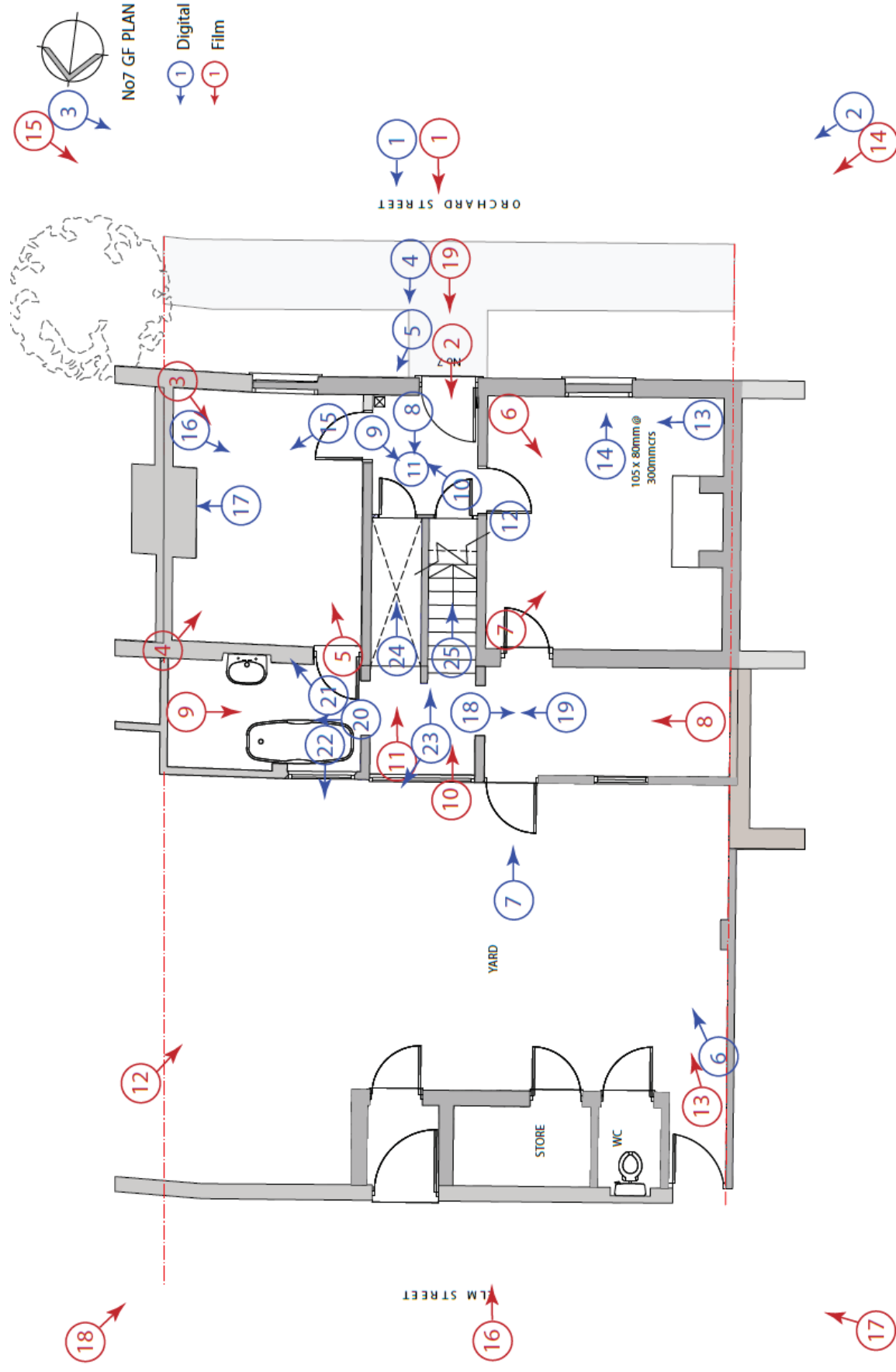


Figure 9 - Location and Orientation of Photographs on Ground Floor.



① Digital
① Film

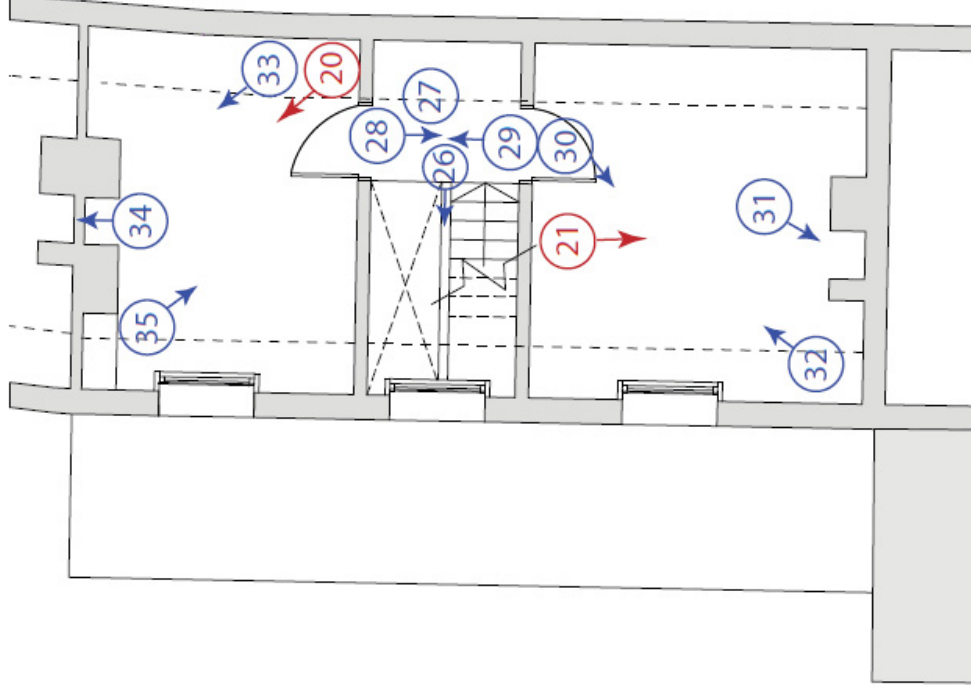


Figure 10 - Location and Orientation of Photographs on First Floor.

Exterior



Plate 1 - Front Elevation



Plate 2 - Front Elevation viewed from south-west.



Plate 3 - Front Elevation viewed from southeast.



Plate 4 - Detail of front door.



Plate 5 - Detail of guttering and eaves.



Plate 6 - Rear elevation



Plate 7 - Rear elevation and doorway to rear lean to.

Interior



Plate 8 - Interior of hall, looking north.



Plate 9 - Interior of hall, looking into west front room.



Plate 10 - Interior of hall looking into east front room.



Plate 11 - Tiled floor of hall.



Plate 12 - Interior of west front room, showing fireplace and semi-octagonal alcoves.



Plate 13 - Door to rear from west front room.



Plate 14 - Interior of west front room, looking south towards window.



Plate 15 - Interior of east front room, looking northeast.



Plate 16 - Interior of east front room looking northwest.



Plate 17 - Fireplace in east front room.



Plate 18 - Interior of rear lean to looking west.

#



Plate 19 - Interior of rear lean to looking east.



Plate 20 - Interior of rear lean to looking east from inside stairwell area.



Plate 21 - Interior of east side of rear lean to.



Plate 22 - Metal framed window in east side of rear lean to.



Plate 23 - Roof of rear lean to.



Plate 24 - Remains of east stairwell.



Plate 25 - West stairwell.



Plate 26 - Top of stairwell looking down.



Plate 27 - Top of stairwell showing rear dormer.



Plate 28 - Looking west on landing.



Plate 29 - Looking east on landing.

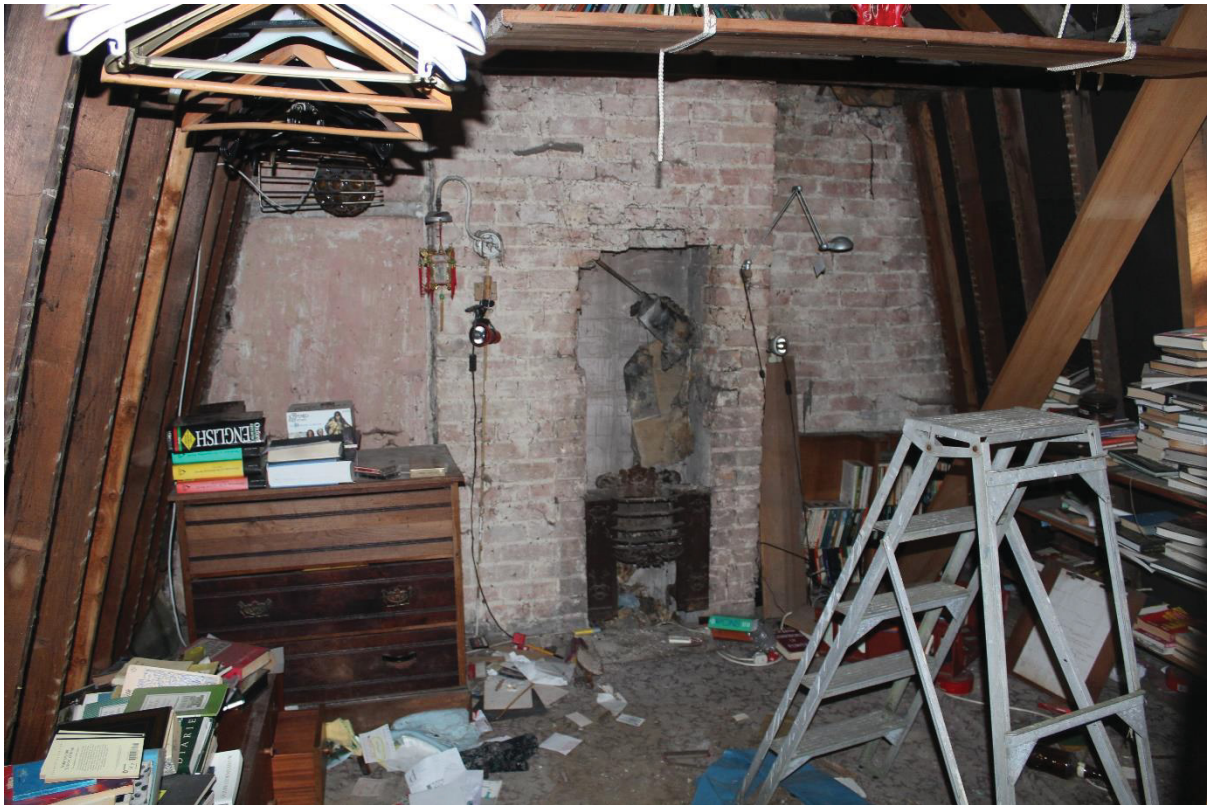


Plate 30 - Interior of west bedroom, looking west.



Plate 31 - Fireplace of west bedroom.



Plate 32 - Interior of west bedroom looking east.



Plate 33 - Interior of east bedroom looking east.

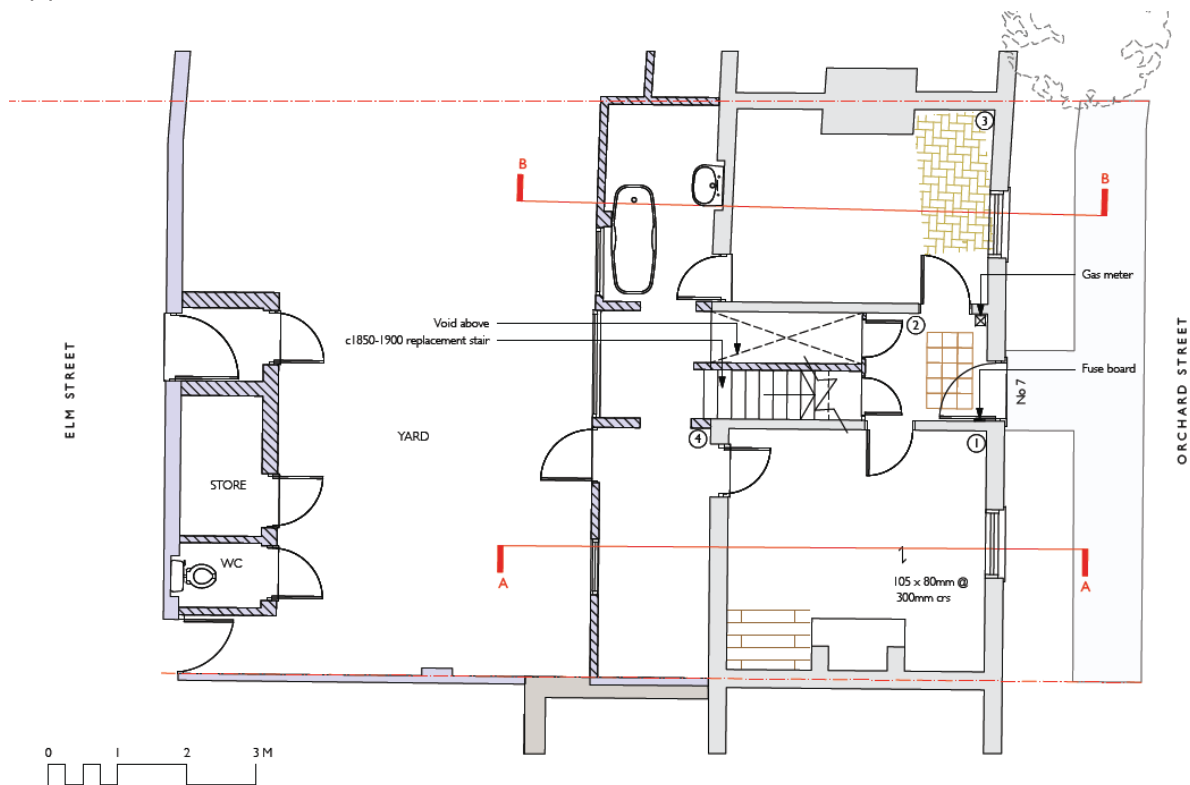


Plate 34 - Fireplace of east bedroom.

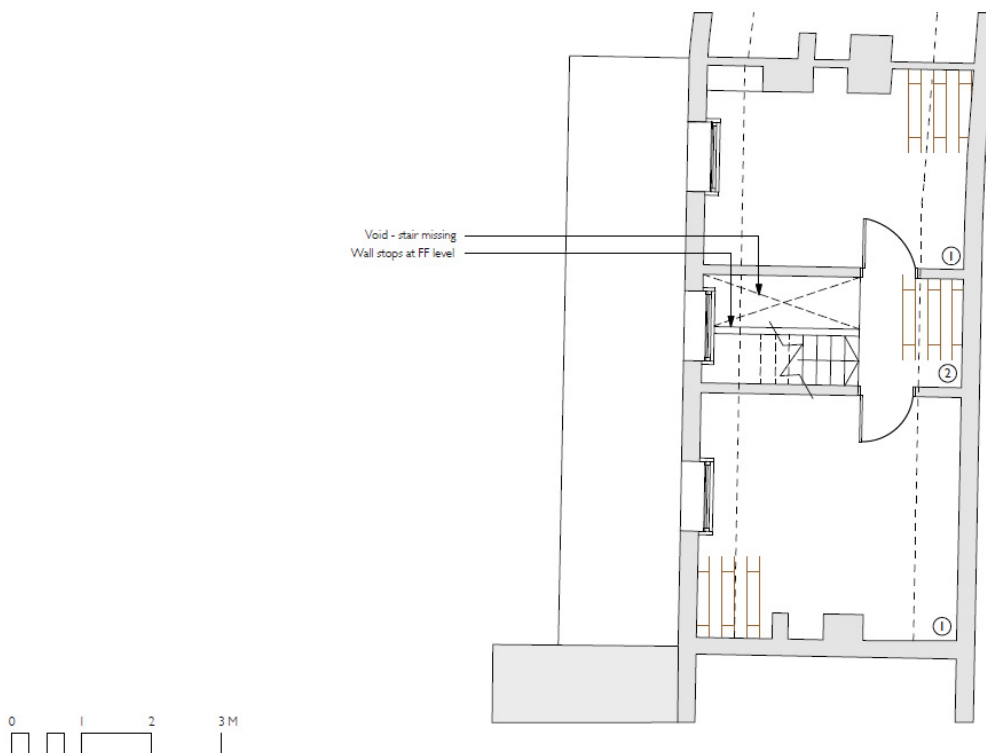


Plate 35 - Interior of east bedroom looking west.

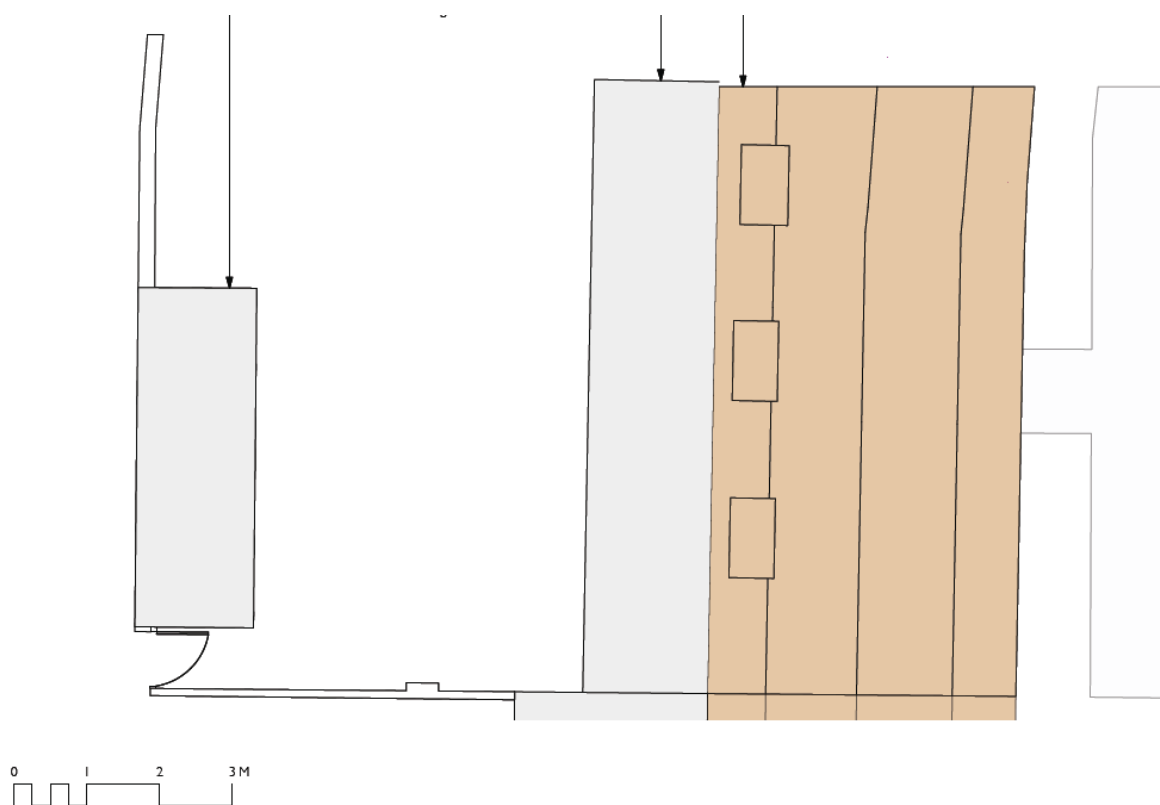
Appendix 2 – Plans, Elevations and Sections



Drawing 1 - Ground Floor



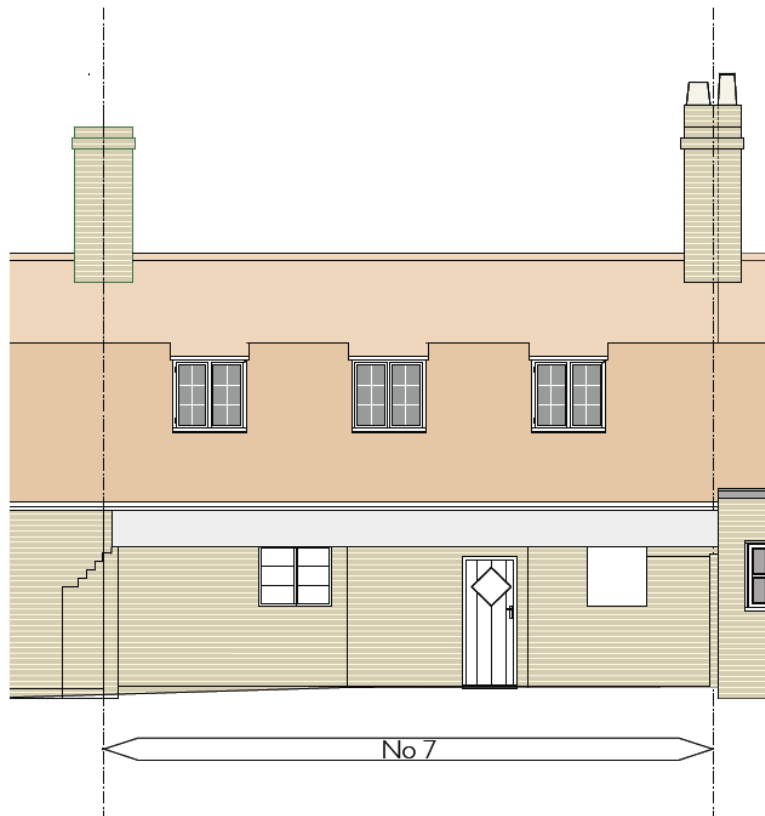
Drawing 2 - First Floor



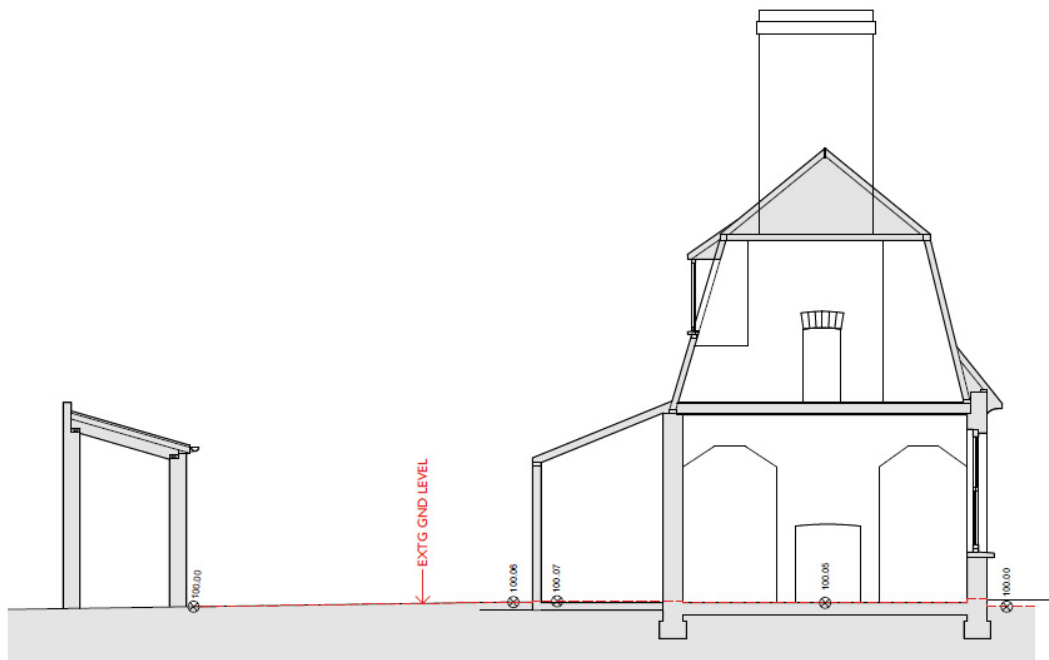
Drawing 3 --Roof plan.



Drawing 4 -Front elevation



Drawing 5 -Rear elevation



Drawing 6 -Section as existing.

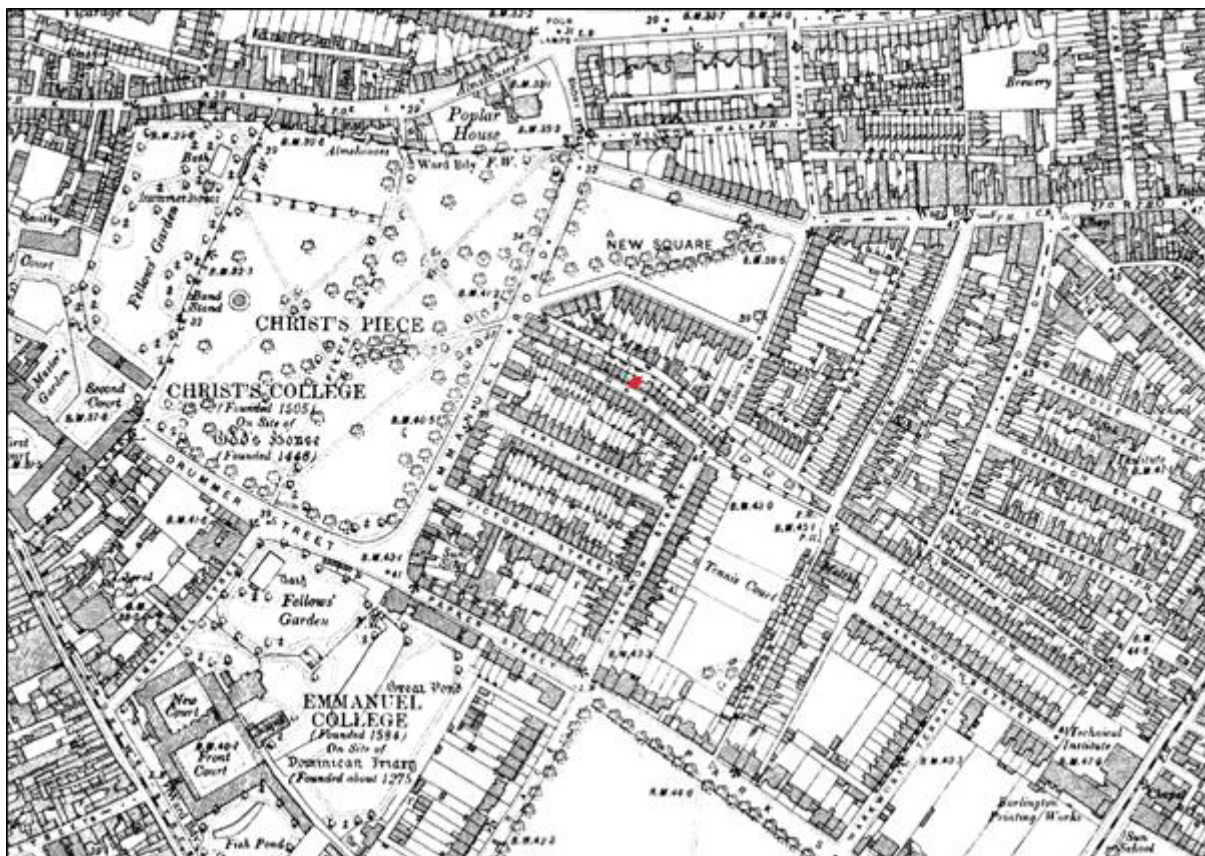
Appendix 3 – Historic Maps



Map 1 - Extract from Baker's 1830 Map of Cambridge, showing Humfrey's estate adjacent to Christ's Pieces and Orchard Street running along its northern perimeter.



Map 2 - Extract from the 1886 Ordnance Survey Town Plan of Cambridge, showing No. 7 Orchard Street highlighted in red.



Map 3 - Extract from the 1903 OS Map, with Orchard Street at the centre and No. 7 highlighted, showing the change in the local built environment.



Map 4 - Extract from the 1927 OS Map, showing Clarendon Road intersecting Orchard Street and the row of terraces.

Appendix 4 – DVD containing Digital Images and Digital Copy of Report

Located in storage box, Event Ref: ECB4289.

Appendix 5 – B&W Film Photographs

Located in storage box, Event Ref: ECB4289.

Appendix 6 – Photo Index

Beacon Planning Ltd: Project 14-1084 – 7 Orchard Street				Photo Index
Cambridge Historic Environment Record Event Reference: ECB4289				
Photo	View	Detail	Direction	Scale
DIGITAL PHOTOGRAPHS				
1	No 7 Orchard Street	Exterior View	N	None
2	No 7 Orchard Street	Exterior View	NE	None
3	No 7 Orchard Street	Exterior View	NW	None
4	No 7 Orchard Street	Exterior View	N	None
5	No 7 Orchard Street	Exterior View	N	None
6	No 7 Orchard Street	Exterior View	SE	None
7	No 7 Orchard Street	Exterior View	S	None
8	No 7 Orchard Street	Ground Floor Interior	W	None
9	No 7 Orchard Street	Ground Floor Interior	NW	None
10	No 7 Orchard Street	Ground Floor Interior	SE	None
11	No 7 Orchard Street	Ground Floor Interior	Floor	None
12	No 7 Orchard Street	Ground Floor Interior	W	None
13	No 7 Orchard Street	Ground Floor Interior	E	None
14	No 7 Orchard Street	Ground Floor Interior	S	None
15	No 7 Orchard Street	Ground Floor Interior	NE	None
16	No 7 Orchard Street	Ground Floor Interior	NW	None
17	No 7 Orchard Street	Ground Floor Interior	E	None
18	No 7 Orchard Street	Ground Floor Interior	W	None
19	No 7 Orchard Street	Ground Floor Interior	E	None
20	No 7 Orchard Street	Ground Floor Interior	E	None
21	No 7 Orchard Street	Ground Floor Interior	SE	None
22	No 7 Orchard Street	Ground Floor Interior	N	None
23	No 7 Orchard Street	Ground Floor Interior	S	None
24	No 7 Orchard Street	Ground Floor Interior	S	None
25	No 7 Orchard Street	Ground Floor Interior	S	None
26	No 7 Orchard Street	First Floor Interior	N	None
27	No 7 Orchard Street	First Floor Interior	Floor	None
28	No 7 Orchard Street	First Floor Interior	W	None
29	No 7 Orchard Street	First Floor Interior	E	None
30	No 7 Orchard Street	First Floor Interior	NW	None
31	No 7 Orchard Street	First Floor Interior	NW	None
32	No 7 Orchard Street	First Floor Interior	SE	None
33	No 7 Orchard Street	First Floor Interior	NE	None
34	No 7 Orchard Street	First Floor Interior	E	None
35	No 7 Orchard Street	First Floor Interior	SW	None
B&W FILM PHOTOGRAPHS				
1	No 7 Orchard Street	Exterior View	N	None
2	No 7 Orchard Street	Ground Floor Interior	N	2m
3	No 7 Orchard Street	Ground Floor Interior	NW	2m
4	No 7 Orchard Street	Ground Floor Interior	SW	2m
5	No 7 Orchard Street	Ground Floor Interior	SE	2m
6	No 7 Orchard Street	Ground Floor Interior	NW	2m
7	No 7 Orchard Street	Ground Floor Interior	SW	2m
8	No 7 Orchard Street	Ground Floor Interior	E	2m

9	No 7 Orchard Street	Ground Floor Interior	W	2m
10	No 7 Orchard Street	Ground Floor Interior	S	2m
11	No 7 Orchard Street	Ground Floor Interior	S	2m
12	No 7 Orchard Street	Exterior View	SW	2m
13	No 7 Orchard Street	Exterior View	SE	2m
14	No 7 Orchard Street	Exterior View	NE	2m
15	No 7 Orchard Street	Exterior View	NW	2m
16	No 7 Orchard Street	Exterior View	S	None
17	No 7 Orchard Street	Exterior View	SE	None
18	No 7 Orchard Street	Exterior View	SW	None
19	No 7 Orchard Street	Exterior View	N	2m
20	No 7 Orchard Street	First Floor Interior	NE	2m
21	No 7 Orchard Street	First Floor Interior	W	2m

Appendix 7 – OASIS Form

(See Next Page)

OASIS DATA COLLECTION FORM:

England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: beaconpl1-192091

Project details

Project name	7 Orchard Street, Cambridge, Historic Building Recording
Short description of the project	An historic building recording of a cottage on Orchard Street, Cambridge, prior to their renovation and adaptation.
Project dates	Start: 08-10-2014 End: 22-10-2014
Previous/future work	Not known / No
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	TERRACED HOUSE Modern
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	CAMBRIDGESHIRE CAMBRIDGE CAMBRIDGE 7 Orchard Street
Postcode	CB1 1JS
Study area	0 Square metres
Site coordinates	TL 545496 258532 51.9092754761 0.24706737158 51 54 33 N 000 14 49 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	Beacon Planning Ltd
Project brief	Self (i.e. landowner, developer, etc.)

originator	
Project design originator	Beacon Planning Ltd
Project director/manager	Edward James
Project supervisor	Jon Burgess
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Dr Ronald Zimmern, Owner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Cambridgeshire HER
Digital Archive ID	ECB4289
Digital Contents	"other"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Cambridgeshire HER
Paper Archive ID	ECB4289
Paper Contents	"other"
Paper Media available	"Map", "Photograph", "Plan", "Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	No. 7 Orchard Street, Cambridge - Historic Building Recording
Author(s)/Editor(s)	James, E
Other bibliographic details	Beacon Planning Ltd Project No. 14-1084
Date	2014
Issuer or publisher	Beacon Planning Ltd
Place of issue or publication	England
Description	Illustrated and ring-bound report, A4, portrait
Entered by	Edward James (edward.james@beaconplanning.co.uk)
Entered on	27 October 2014

OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), [email](#) Last modified Wednesday 9 May 2012

Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

Appendix 8 – Written Scheme of Investigation

(See next page)

METHOD STATEMENT
FOR HISTORIC BUILDING
RECORDING AT NO'S 7
& 9 ORCHARD STREET,
CAMBRIDGE

August 2014





Beacon Planning Ltd
7 Quay Court,
Colliers Lane
Stow-cum-Quay
CAMBRIDGE
CB25 9AU

T 01223 810990
www.beaconplanning.co.uk

Project Ref: 14-1084

Date: 27 August 2014

Prepared: E James E James
Heritage Consultant

Checked: Jenni Mason J Mason
Senior Consultant

© Beacon Planning Ltd 2014

This document has been prepared in accordance with the scope of Beacon Planning Limited's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Beacon Planning Limited's client. Beacon Planning Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of Beacon Planning Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.



1.0 Introduction

1.01 This document comprises the Written Scheme of Investigation (WSI) or method statement for the historic building recording of two cottages, Nos. 7 & 9 Orchard Street Cambridge, prior to their renovation and extension.

1.02 Beacon Planning Ltd have been appointed by Dr Zimmern, the owner of the two properties, to undertake the recording of the buildings in order to fulfil Condition 6 of planning application nos. 14/0402/FUL and 14/0404/FUL for No's 7 & 9 respectively. The scope of the work was clarified with Susan Smith via email on 08/08/14.

1.03 Orchard Street is located in the historic core of the City of Cambridge, immediately adjacent to Christ's Pieces to the northwest. The cottages, along with their intermediary at No. 8 Orchard Street, are currently unoccupied and semi-derelict, and form a single dwelling.

1.04 The proposed development comprises their renovation and redevelopment to form individual dwellings and, in Nos. 7 & 9, includes the reinstatement of their original plan form with a single staircase. New extensions to the rear of the cottages will be added.

2.0 Historical Background and Scope of Work

Historical Background

2.01 The cottages were constructed in c.1825 by Charles Humfrey in order to provide accommodation for members of staff of his principal residence, which was located to the south of Orchard Street, and has since been demolished.

2.02 In the mid-late C19 the Humfrey estate was broken up and the cottages were sold into private ownership. Many of the cottages, including the two relevant to this method statement, were modified at this time to divide them into 'one-up-one-down' dwellings. Nos. 7 & 9 remained ostensibly in this condition, although had many internal features removed, until the present day. Both Nos. 7 & 9 and the adjacent No. 8 Orchard Street have recently been purchased by Dr Zimmern, with a view to their renovation and bringing them back into separate residential use.

Scope of Work

2.03 The recording will be conducted by an appropriately qualified historic building consultant, who will make a recording of the buildings in their current condition. The following elements will form the principal components of the work:

- Site description and analysis
- Written records
- Drawn records
- Photographic records
- Archive deposition

3.0 Aims and Objectives

3.01 The aim of the historic building recording is to further our understanding of it through an examination of its existing fabric, and mitigate against the loss of any of that fabric caused by the renovation works. The results will then be disseminated and stored in the form of a written report and archive.

3.02 The principal aims of the research work will be:

- To make a record of the building prior to the renovation and extension works, and investigate any features which are to be changed or removed as part of the process.
- To analyse and report on the results of the research and record as appropriate.

4.0 Methodology

4.01 It has been agreed with Susan Smith of Cambridge City Council (via email on 08/08/14) that a Level 3 building recording is an appropriate level for these two buildings.

4.02 Different levels of recording (1-4) are set out in English Heritage's 2006 publication *Understanding Historic Buildings: A guide to good recording practice*. Section 6 of this document discusses selecting the most appropriate level of recording and makes clear that the four levels are a guide only, and flexibility is required to ensure that the recording is appropriate to the significance of the building, the level of threat to the historic fabric and the situation in which a record is required.

4.03 Paragraph 6.4 of the English Heritage guidance (2006, 15) highlights that 'in general, recording which is publicly funded, or which is privately funded in fulfilment of planning requirements, should adopt the most economical path consistent with the principal needs which the record is intended to satisfy'. It then references Table 1 (2006, 16), which suggests the kind of record needed in any given situation. It lists 'proposed alterations to a significance building' as one circumstance, and indicates that, subject to expert opinion, the record may 'be variable depending on the significance of the fabric at risk, and both the complexity and current understanding of the building as a whole and of the class to which it belongs (levels 2-4).'

4.04 Given the advice above and the proposed alterations to the buildings, it is thought appropriate that for Nos. 7 & 9 Orchard Street a Level 3, or analytical record, as described below, is undertaken:

*Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.*

Desk Based Research

4.05 This will involve documentary research, using primary and second sources, on the site including the interrogation of historic cartography, photographs and illustrations, as well as documentary sources which are relevant to the site's development and history.

Photographic Record

4.06 The photographic survey will be carried out on a site visit using a DSLR camera, producing high quality digital images in JPEG format. These will also be supplied in printed B&W format. The photographs will be mapped on existing drawings to show location and orientation.

Drawings

4.07 Existing architectural plans and elevations, measured and drawn during the design development phase for the renovations, will be used to record the current form of the buildings. These will be annotated to illustrate phasing and also used to orientate the photographic record. At a minimum these drawings will include:

- A site plan
- Floor plans of the buildings
- Elevations and Cross Sections where appropriate
- A plan indicating number, location and orientation of photographs.

Written Account

4.08 The above elements will be drawn together to supplement a written account which will include the location of the buildings, any relevant designations, the date of the record, together with the intended location of the submitted archive. This will be followed by a description including historical information, and an analysis of the development of the buildings.

5.0 Staffing and Programming

Staffing

5.01 Edward James BA MA (Consultant, Beacon Planning) will run the project on behalf of the client, Dr R. Zimmern, with the assistance of Patrick Ward of Haysom, Ward and Miller Architects.

Programming and Resources

5.02 The work is to be undertaken prior to any works commencing at the sites.

5.03 The project costs and fees have been agreed with the client.

6.0 Reporting

6.01 A draft report will be circulated to the client and the Cambridge City Council Conservation Officer to comment on and, after any revisions, for final approval.

7.0 Archive Deposition

7.01 Two final copies of the report, including a CD of digital images and hard copies of B&W photographs, will be supplied to the Cambridge Historic Environment Record, as well as a digital copy in PDF format.

References

English Heritage. 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: English Heritage.