

HISTORIC BUILDING RECORDING

NO. 9 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

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Prepared: E James E James
Heritage Consultant

Checked: Dr J Burgess Dr J Burgess
Director

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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: 14/0404/FUL relating to No.9 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 (WSI) 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.

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.9 Orchard Street lies roughly in the centre of the terrace of cottages which runs along the northern side of Orchard Street, just to the east of where the road bends slightly towards Clarendon Street.

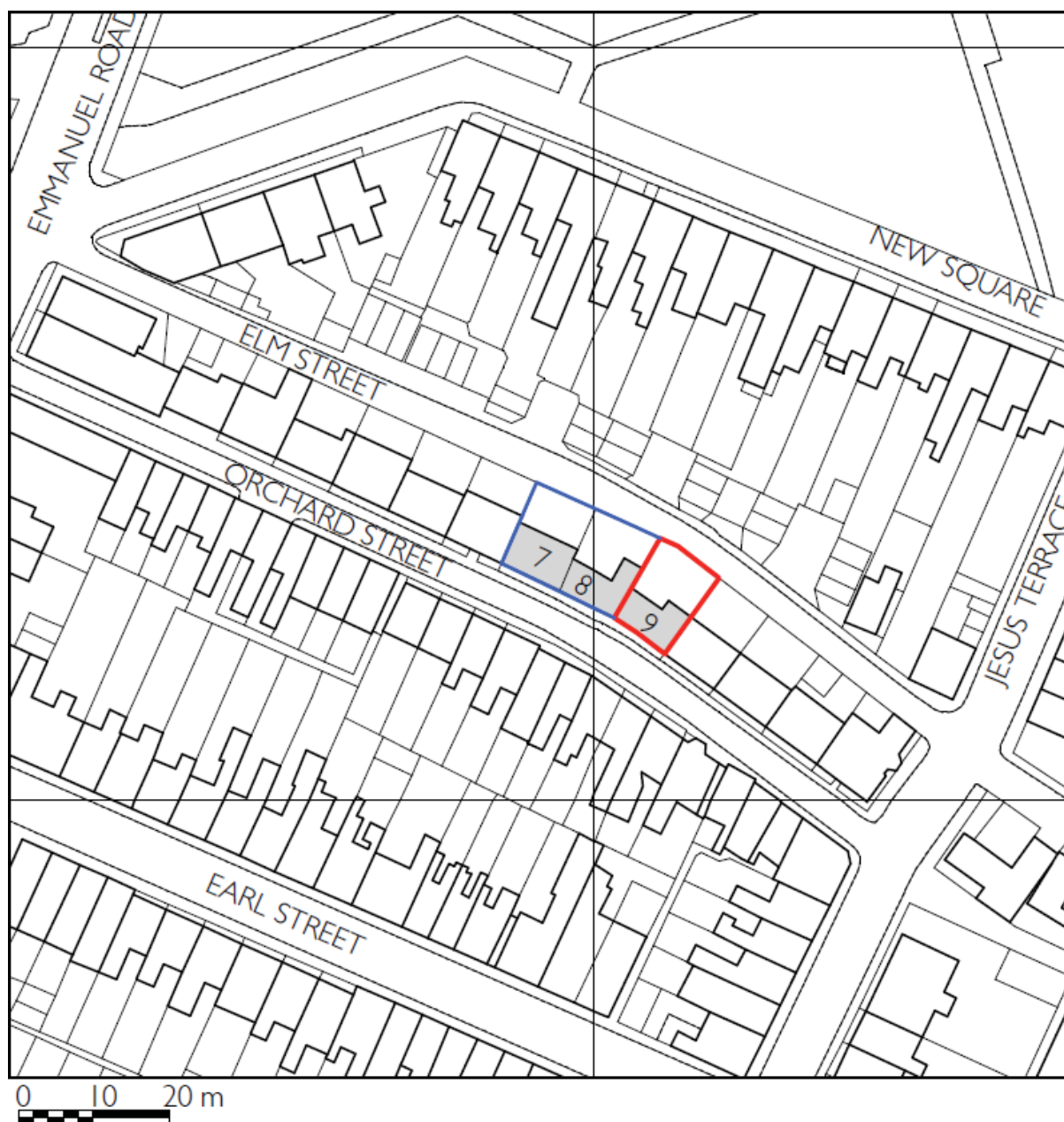


Figure 1 - Site Plan of No. 9 Orchard Street. Courtesy of Haysom Ward and Miller Architects)

2.02 No.9 Orchard Street is, in common with the rest of the terrace, 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. 9 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. 9 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.

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

5.01 No. 9 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. The 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.

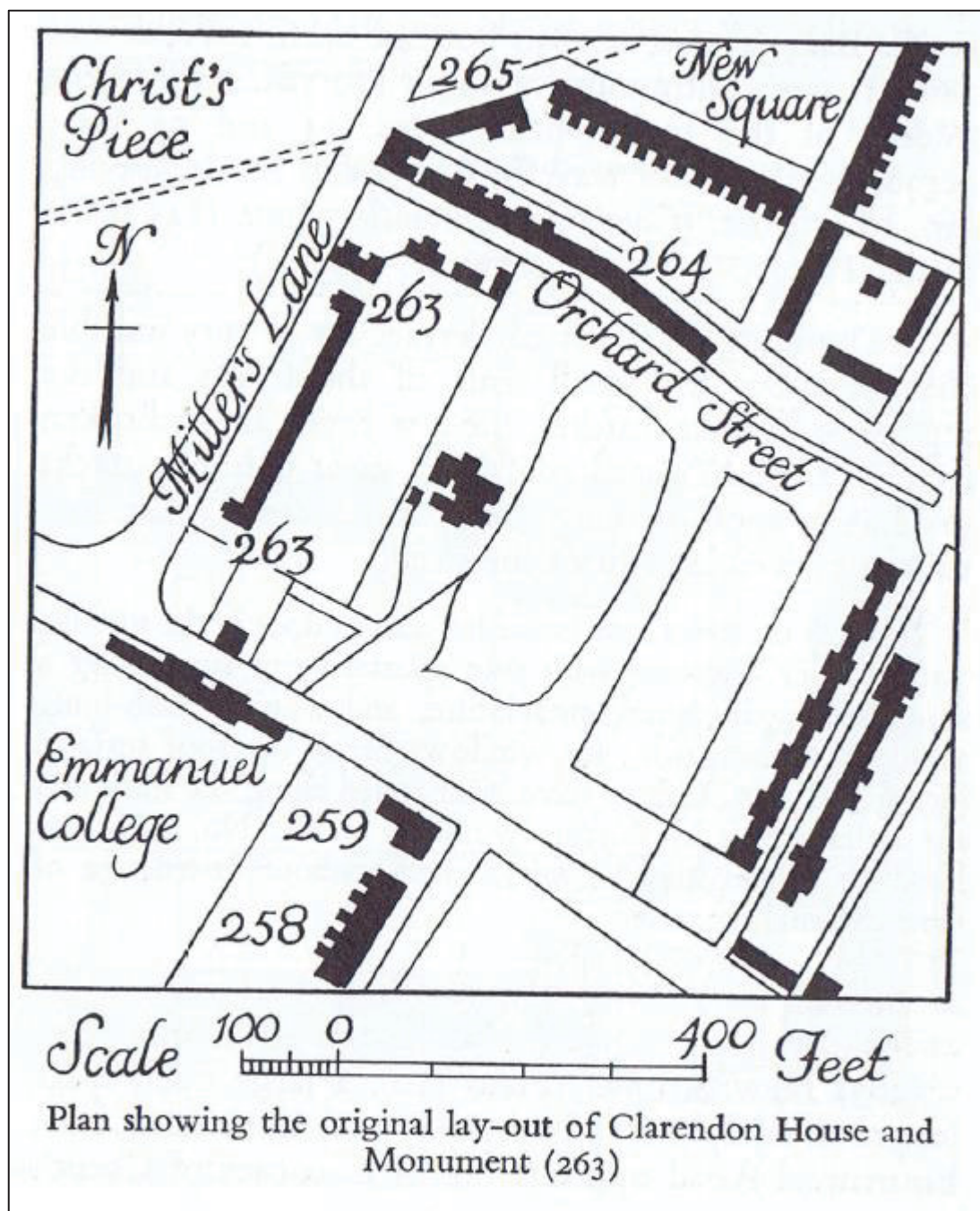


Figure 3 - RCHME Plan of Humfrey's Clarendon House Estate, also showing Orchard Street (after RCHME 1959, 361)

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, across 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. 9 Orchard Street is gault clay brick, set in Flemish bond. In common with the rest of the terrace, No 9 retains the unbroken tile-covered mansard roof which forms a significant part of the terrace's appearance. Beneath the eaves is a moulded timber cornice which runs the length of the terrace, protected by the sprocketed eaves, and the guttering where it is still in place.

6.02 The street facing elevation is characterised by a central doorway with Neo-classical pediment hood and entablature, flanked on either side by 6/6 light sash windows, all of which appear to retain their original panes and glazing bars. The door is a wooden four panelled door in poor condition. Whilst four panelled doors grew in popularity in the early C19, and by the middle of the century were almost ubiquitous, it is unclear whether this is the original door. The presence of the letter box, which appears to be an original feature of the door, suggests it post-dates the introduction of the modern postal service in 1840.

6.03 The windows have stone cills and voussoired brick arches above, with that above the eastern window highlighted with paint. The windows are set back into the street facing façade which is of gault brick, as are the remarkably large axial chimney stacks. On the chimney stack between No. 8 and 9, the stack has had a brick addition which supports C20 chimney pots, but the foundation of this remains as built. On the east side of No. 9, the chimney stack has seen substantial brick additions which add significantly to its height.

Rear Elevation

6.04 The upper portion of the rear of No. 9 retains its mansard roof and dormers, although the original windows have been replaced with later 6-light timber casements at some point during the C20. The windows are modern replacements.

6.05 On the ground floor, the building has seen extensive modification, and has the remains of several lean-to outbuildings visible in the external brickwork of the cottage. At the eastern end of the building is a brick built lean-to with a corrugated iron roof, timber casement window and rear door. It is likely that this form would have originally extended further westwards, as suggested by the presence of lead flashing and empty sockets, for rafters, in the brickwork of the main cottage. This section has now completely collapsed leaving just the doorway, which is now open to the elements. There is also evidence in the upper west corner of a flue, probably from an external fireplace arrangement similar to that surviving within the eastern side of the building (described below).

6.06 The fabric of the structure suggests that the lean-to was divided into two sections, one for each internal 'half-cottage', and this implies it was constructed at approximately the same time the cottage was divided. This is supported by the 1967 OS Map which shows the configuration prior to the western side's collapse. The 1886 OS Town Plan possibly shows this as well, but it is ambiguous. The original rear doorway to the cottage, centrally located like that in the adjacent cottage at No.8, is visible in the exposed brickwork to the west of the surviving lean-to. This had been blocked to seal in the stairwell of the inserted staircase in the western half of No.9, but has been opened up

subsequently. The exposed brickwork shows the double skin of the original rear wall, and shows the new brickwork used to originally block it and where this was keyed in to the partition wall on the ground floor. The opening also retains the timber lintel of the original doorway within it.

Interior

Ground Floor

6.07 No. 9 Orchard Street is still in wholly partitioned form, with the two halves of the building being entirely separate with no movement possible between the two other than in the front hallway. The hallway retains in places its original pammet floor. On the north side of the hallway, there are two cupboard doors underneath each of the inserted staircases. These are plain two panel designs which have simple door furniture. On the west side, where the corridor leading to the rear of the house would have been, the original floor treatment has been removed, leaving just an earthen floor. The original height of this floor is visible where the bottom of the blocked doorway is at the rear of the house.

6.08 The eastern ground floor living room is in reasonable condition, with various historic features surviving, albeit in poor condition in some places. These include skirting boards, doors, architraves and the front facing sash window. The cast iron fireplace dates from approximately c.1870-80. These may have been inserted around the time the cottage was partitioned. The floor is brick, laid in herringbone pattern. This is in contrast to the floor in the other living room, which would have had wooden floorboards. This may suggest the east side of the house was originally designed to be used as a more functional space, probably for cooking or food preparation – the hard floor supporting the weight of a range or stove.

6.09 The western side of No. 9's ground floor is in poor condition. The ground floor has been excavated down from its original level, nearly all fixtures have been removed and the walls of the room stripped back to bare brick. Surviving fixtures on the ground floor are the door from the hall and the sash window to the front. The door and stair to the first floor, dating from the partition of the cottage, remain, as do the stairs, although these are not attached securely. The door is a typical four panel C19 door, and is of a style common from the early-mid C19. There is a C18 type of spring latch on the door, which suggests the whole assemblage, or possibly just the latch, was reused from elsewhere rather than bought new when the partition was being constructed.

6.10 Access to the surviving section of the rear lean-to extension is gained from the eastern room. This extension, constructed of brick with contains a fireplace and coal fired water heater 'sink', probably used for washing clothes and providing the house with heated water. The flue from this coal fired water heater, and the adjacent fireplace, runs diagonally into the main part of the cottage through the roof space and into the main chimney stack above the ceiling level in the first floor. The brickwork associated with this flue can be seen in the roofspace at each end of No.9, and is obviously a later insertion associated with external fireplaces/heaters of this type. These features almost certainly date from the partition of the cottage. Anecdotal evidence suggests that while the cottages were in Humfrey's ownership there were communal washing facilities which would have rendered this additional water heating capacity unnecessary (Payne 1987, 32). It therefore makes sense that, after being transferred to private ownership, this additional capability was installed.

First Floor

6.11 The narrow stairs on the eastern side of the house lead up to the first floor, where it is possible to see the brick partition wall bisecting the dormer window, suggesting this dormer has not been completely rebuilt, although the casement window itself is a modern replacement. The head of the stairs leads directly into the bedroom to the left, leaving no real landing space. The room and landing both retain their original floorboards.

6.12 In the bedroom, the fireplace surround is moulded wood, and the fireplace itself is a simple cast iron grate of late C18 or early C19 style. To the right of the fireplace is a small cupboard built into the wall, which also probably dates from the later C19. The wooden casement window is a modern replacement. The remainder of the walls of the bedroom appear to be plastered, and are covered with paper. At their base

6.13 On the western side of the house the partition wall between the stairway and the bedroom has been removed leaving just the door and frame. The bedroom walls have been stripped back to the rafters and roofing felt, and the fireplace has been stripped back to bare brick, which is laid irregularly with stretchers and headers, leaving no fixtures remaining. The rafters show the remains of a lath and plaster wall material which would have covered it, parts of which remain adjacent to the partition wall above the original rear opening. This wall material likely remains in the eastern bedroom.

The Partitioning of the Cottage

6.14 The partition which divides No.9 Orchard Street is obviously a later insertion, and the cottage has been modified considerably to accommodate it especially at ground floor level where the original rear door to the house has been blocked to enable the construction of the western stairwell. On the upper floors the partition divides the entire top floor, intersecting the central dormer window. It also appears to be constructed on top of the floor boards.

6.15 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 cottages in the row. The fabric of the partition is also clearly C19 in date, with standard imperial bricks used to construct the dividing wall.

6.16 The construction of the secondary flues for the fireplace and water heater in the lean-to suggest that the divided cottage was provided with its own means of heating water following partition. This factor suggests that the division occurred after the 1845 sale of the cottages 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 1987, 32).

6.17 The insertion of the letter box into the door of the western half of the cottage 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 cottages, was undertaken by the new owners of the cottages, probably 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. 9 Orchard Street

8.1 No.9 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 eastern first floor is potentially an original fitting, with all the others 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.9 Orchard Street, Cambridge, and was simultaneously conducted alongside similar recording at No. 7.

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.

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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

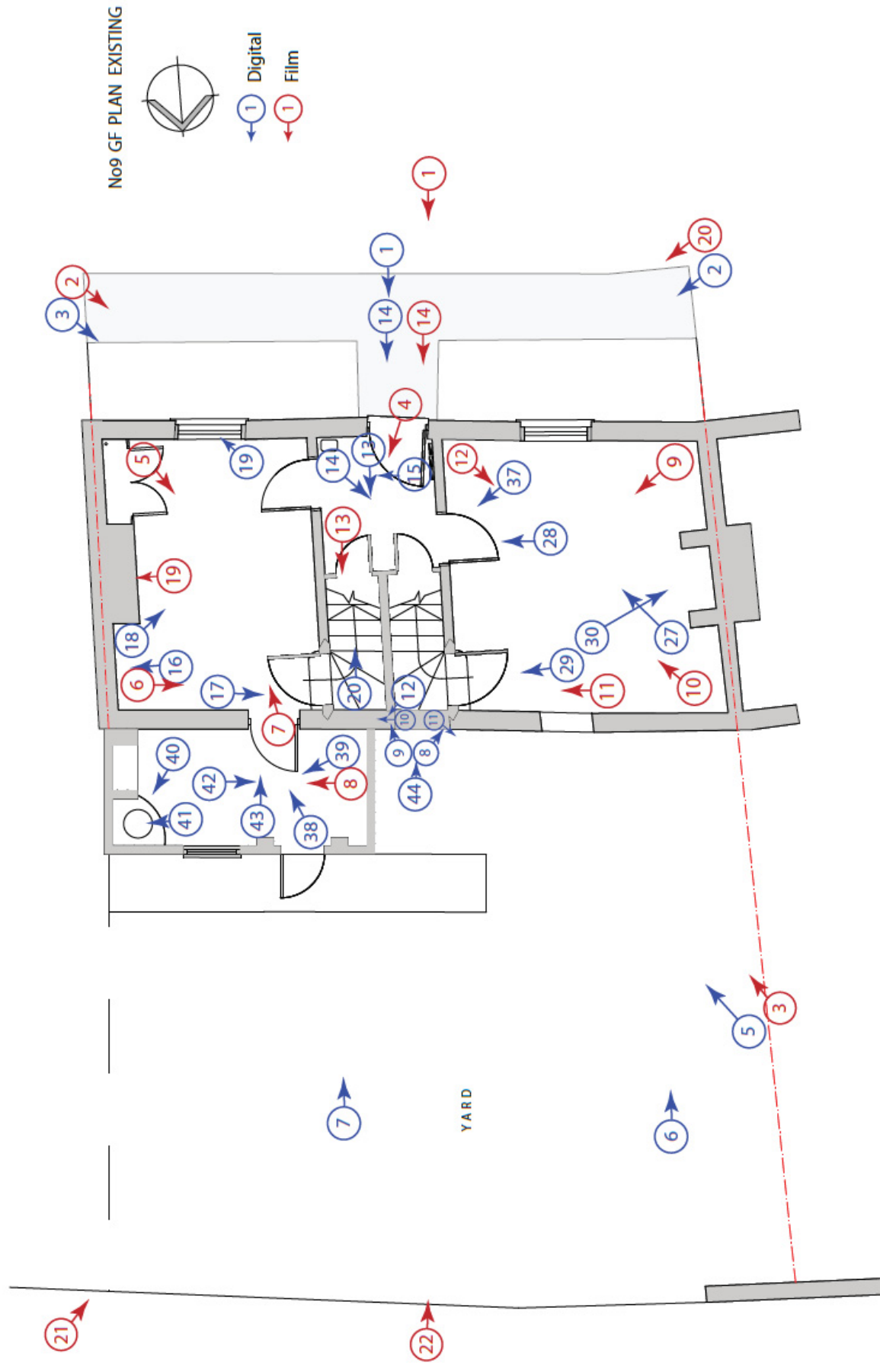


Figure 9 - Location and Orientation of Ground Floor Photographs.

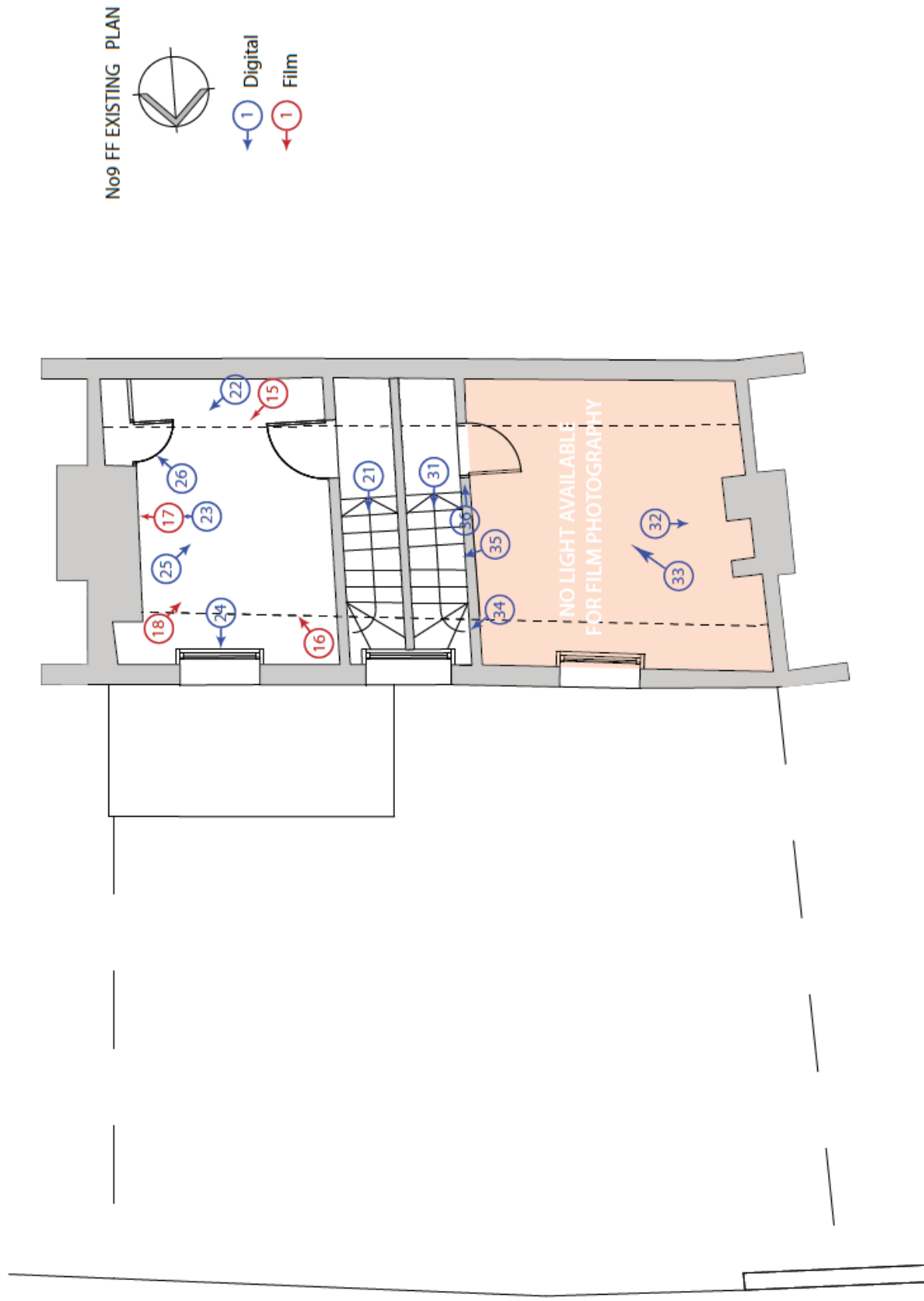


Figure 10 - Location and Orientation of First Floor Photographs.

Exterior



Plate 1- Front elevation



Plate 2 - Front elevation viewed from southwest



Plate 3 - Front elevation viewed from southeast



Plate 4 - Detail of front door



Plate 5- Rear elevation viewed from northwest



Plate 6- West side of rear elevation



Plate 7 - East side of rear elevation



Plate 8 – Detail around original blocked rear entrance to building.



Plate 9 - Detail around original blocked rear entrance to building.



Plate 10 - Detail around original blocked rear entrance to building.



Plate 11 - Detail around original blocked rear entrance to building.



Plate 12 Detail around original blocked rear entrance to building.

Interior



Plate 13 - View into hall way looking north.



Plate 14 - View looking into west front room from hall.



Plate 15 - View looking into east front room from hall.



Plate 16 - Detail of semi-octagonal alcove header in east front room.



Plate 17 - Doorway and stairs to first floor on the east side.



Plate 18 - Looking southwest in the east front room.



Plate 19 - Detail of front sash window in east room.



Plate 20 - Looking up east stairs.



Plate 21 - Looking north from east stairs, through partitioned window.



Plate 22 - Interior of eastern first floor room looking east.



Plate 23 - Detail of fireplace in east first floor room.



Plate 24 - Looking north in east first floor room.

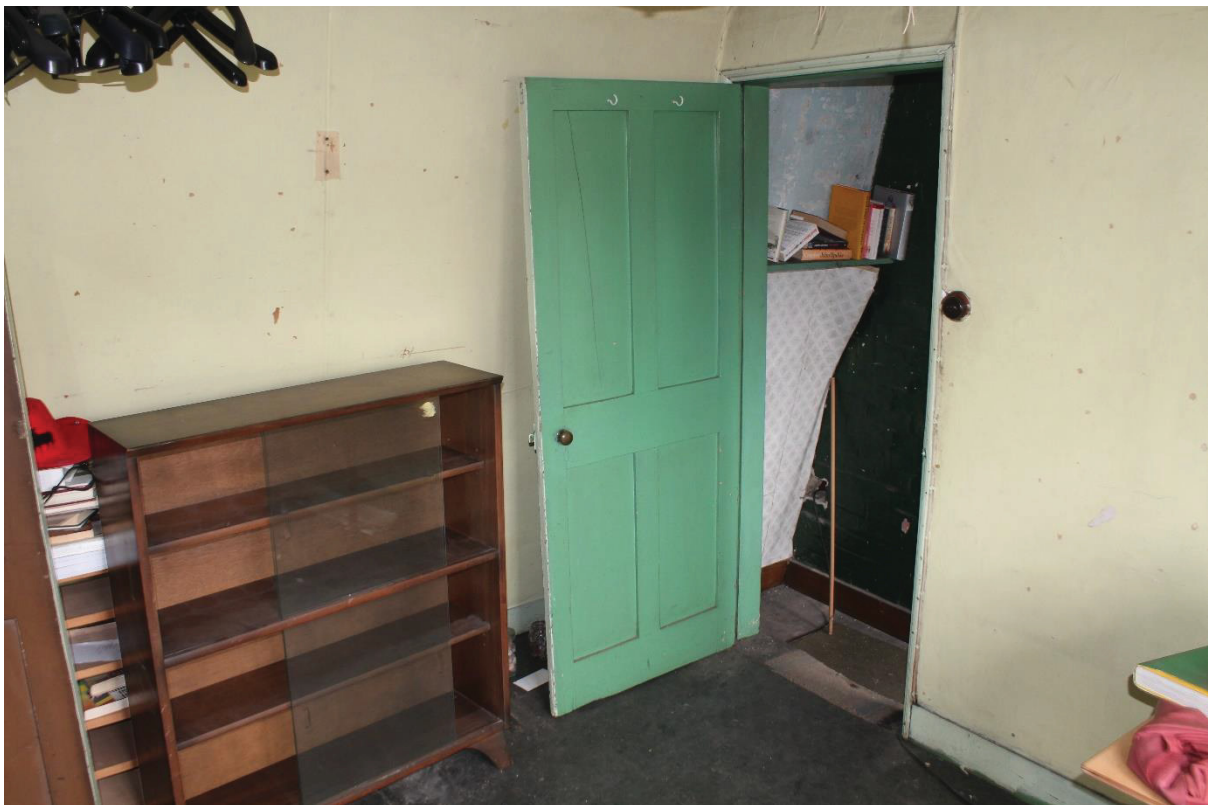


Plate 25 - Looking southwest in east first floor room.



Plate 26 - Cupboard in southeast corner of east first floor room.

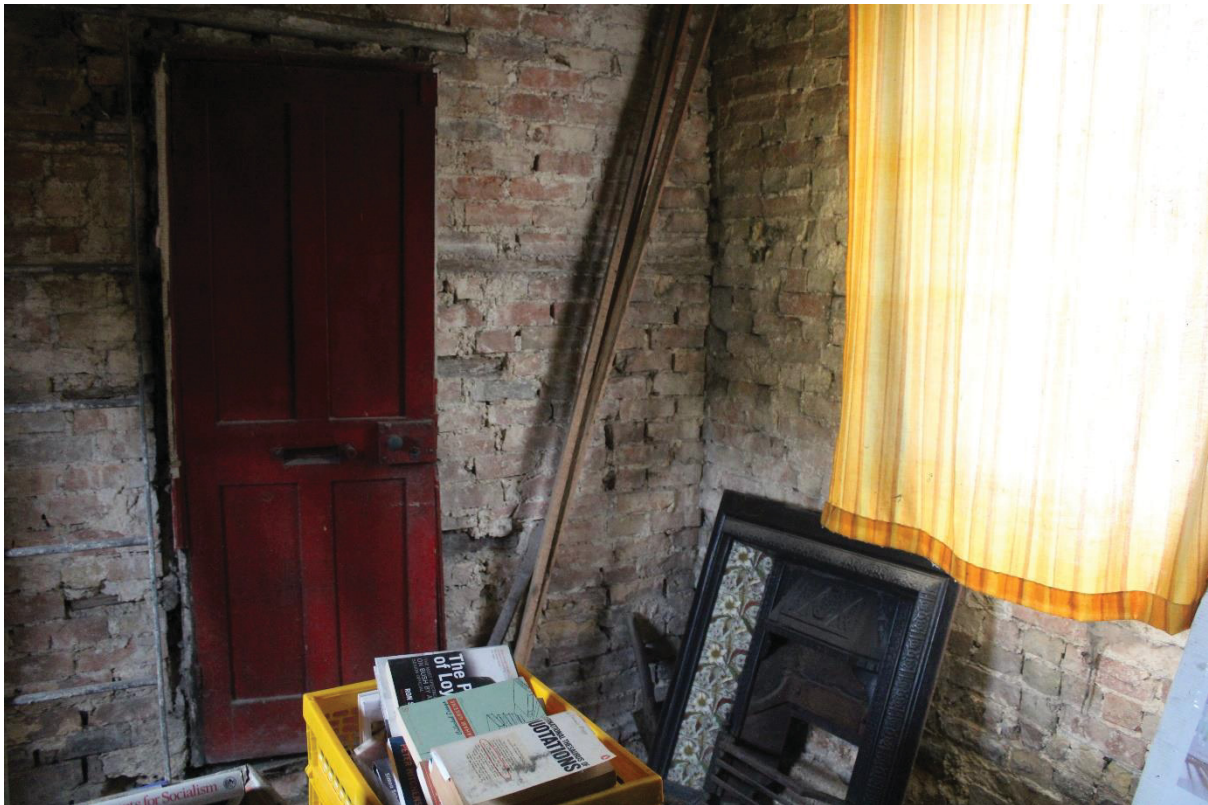


Plate 27 - Interior of west ground floor room, looking south east.



Plate 28 - Door to hallway from west ground floor room.



Plate 29 - Doorway and stairs to first floor on west side. Note poorly blocked doorway.



Plate 30 - Detail of fireplace in west ground floor room.



Plate 31 - Looking down western stairwell.



Plate 32 - Interior of west first floor room, looking west.



Plate 33 - Looking east in west first floor room. Note lack of wall, and independent door frame.



Plate 34 - Looking east on first floor, towards central rear window.



Plate 35 - Looking down stairwell on west side.



Plate 36 - Detail of doorway.



Plate 37 - Looking into hall from western front room.



Plate 38 - View from rear lean-to, looking into east ground floor room.



Plate 39 - Interior of rear lean to, looking east.



Plate 40 - Detail of water boiler in rear lean-to.



Plate 41 - Detail of hot water boiler in rear lean-to.



Plate 42 - Interior of rear lean-to looking west.

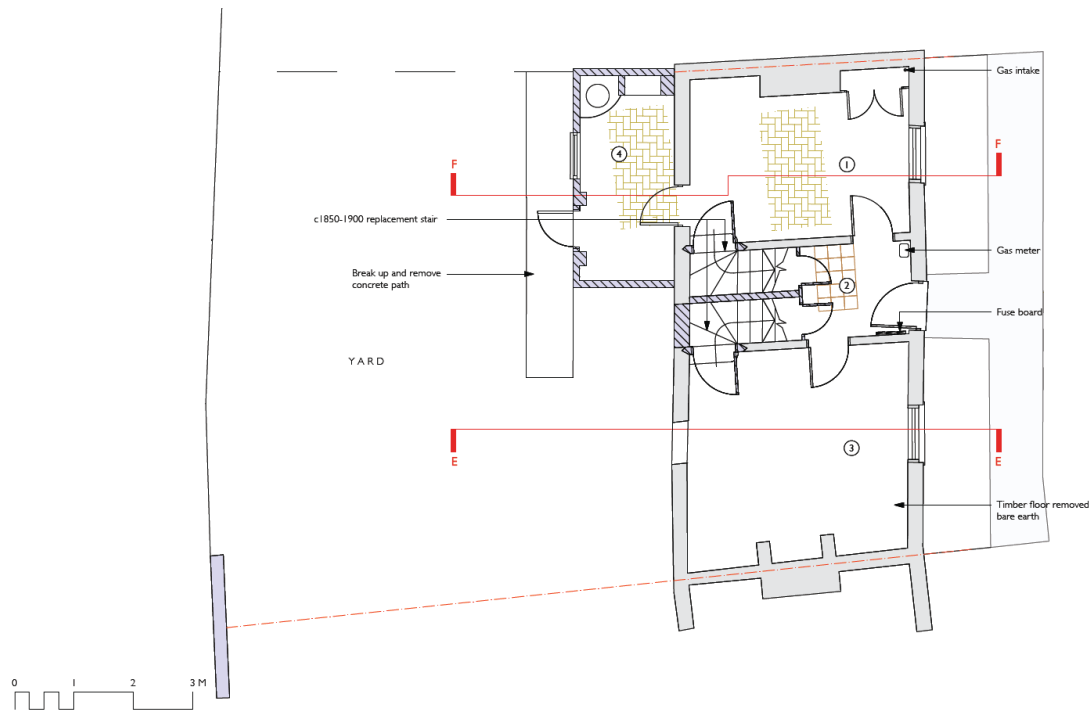


Plate 43 - Interior of rear lean-to looking south.

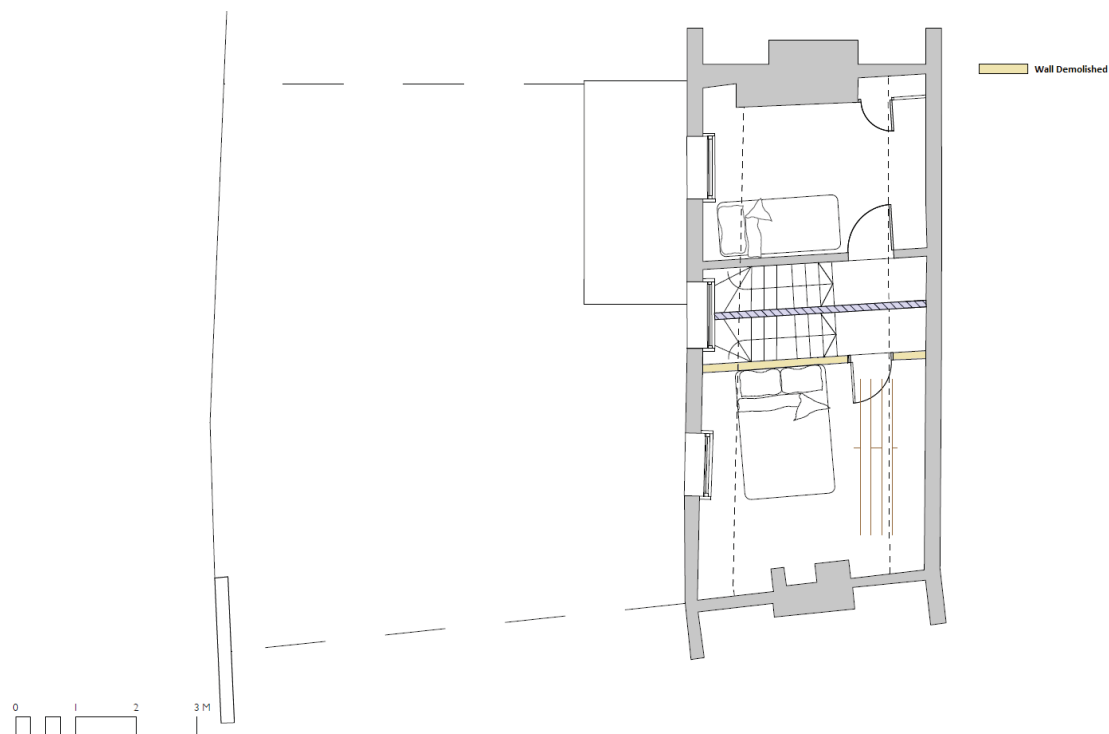


Plate 44 – Looking south under stairwell on west side of house, from rear blocked doorway (temporarily unblocked).

Appendix 2 – Plans, Elevations and Sections



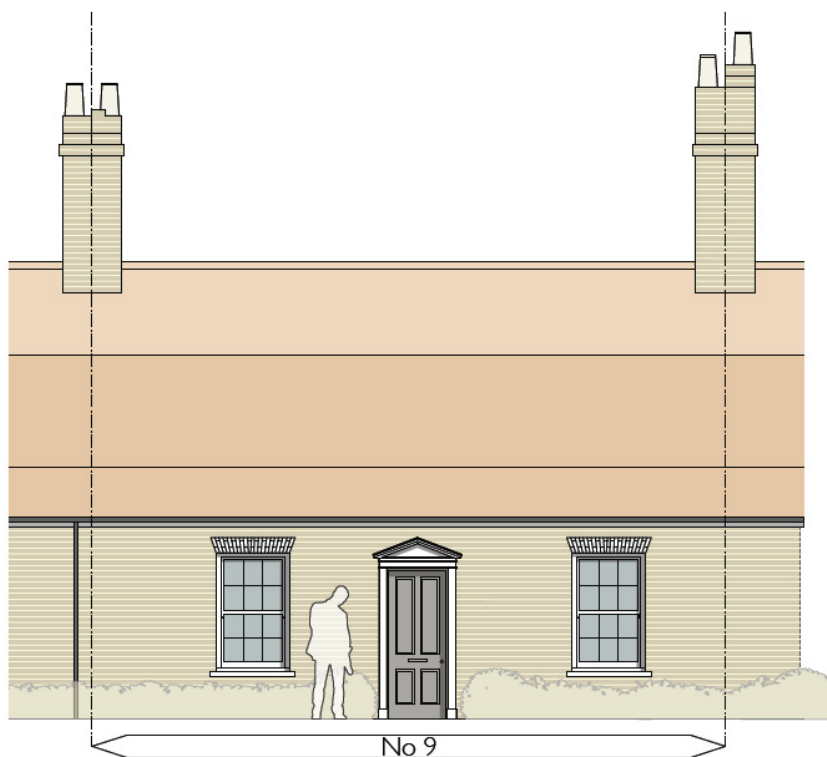
Drawing 1 -Existing Ground Floor Plan



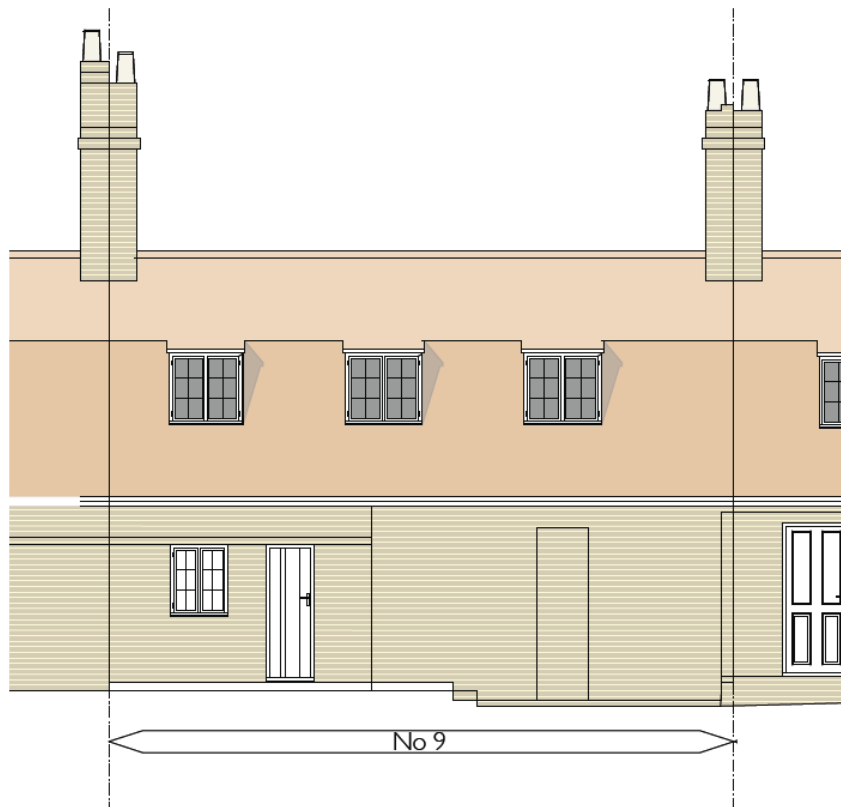
Drawing 2 -Existing First Floor Plan.



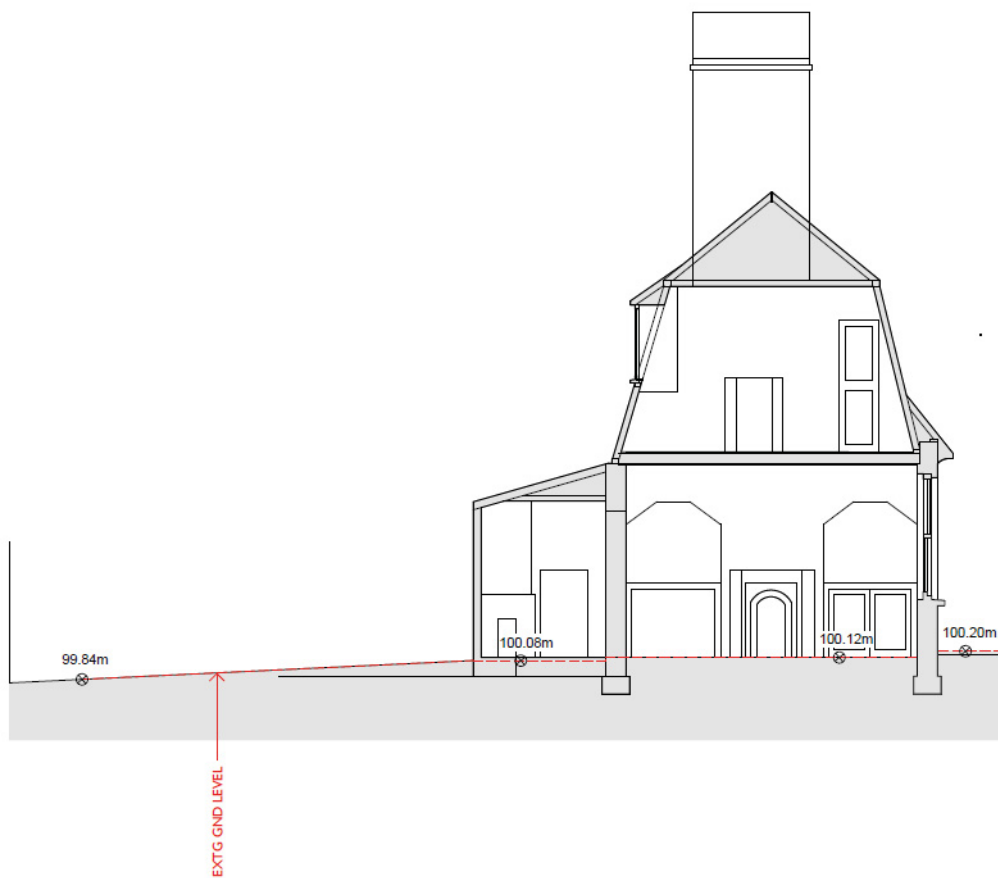
Drawing 3 - Roof Plan



Drawing 4 - Front Elevation

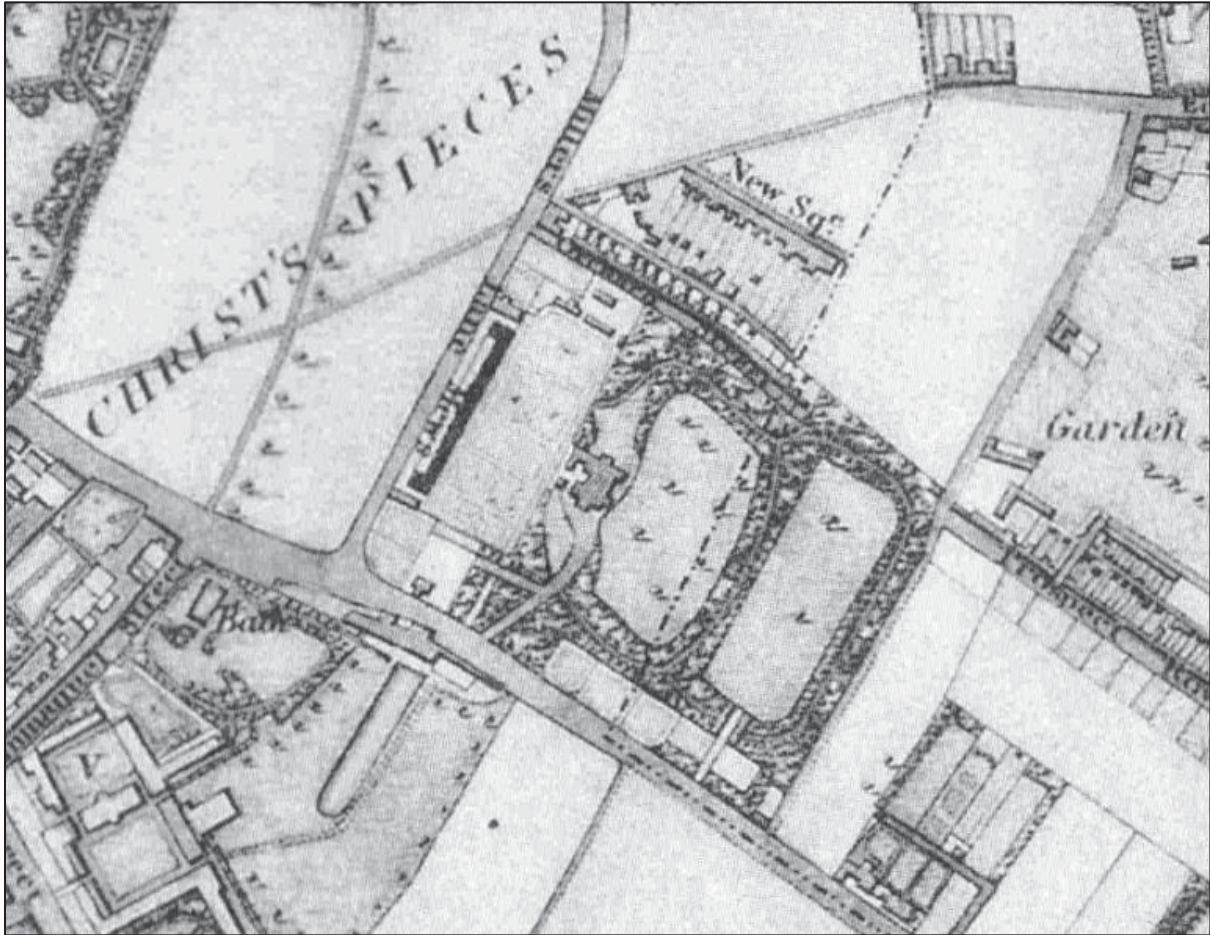


Drawing 5 - Rear elevation

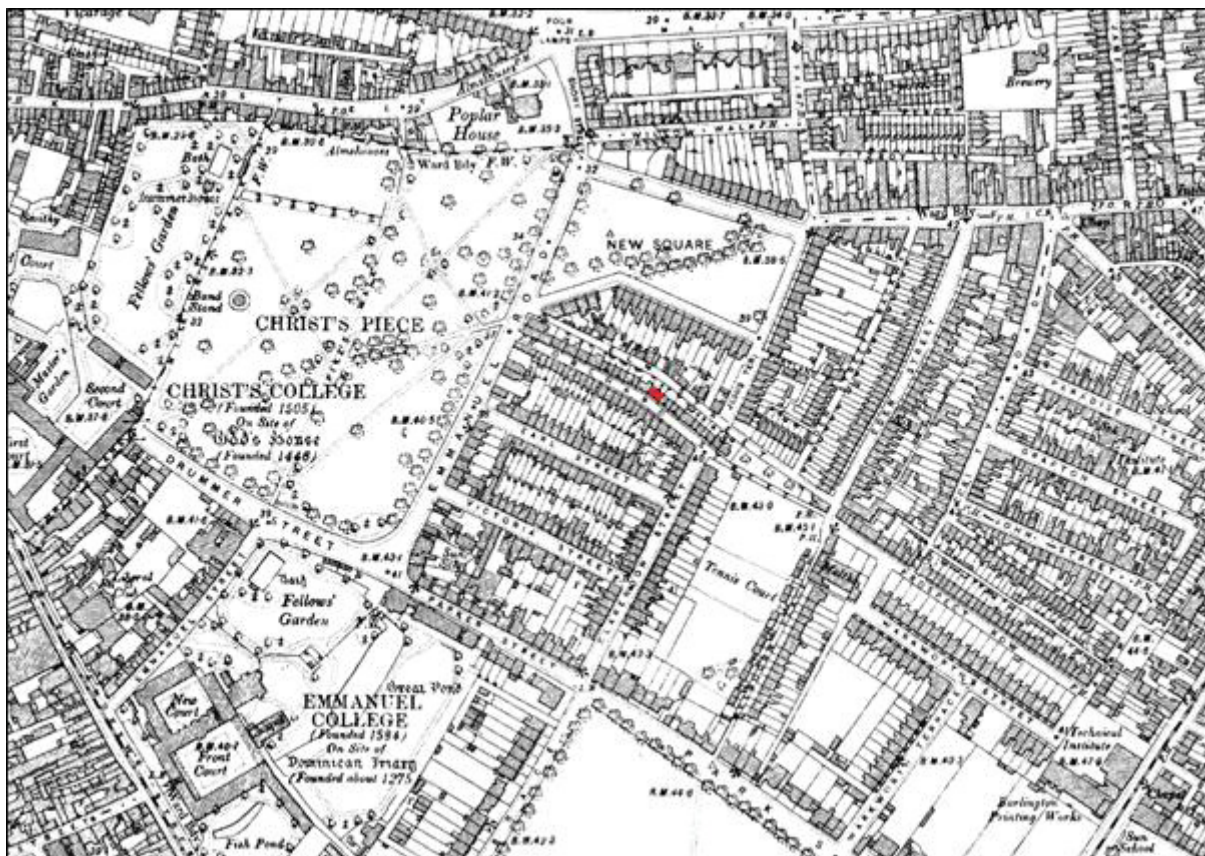


Drawing 6 - Existing Section

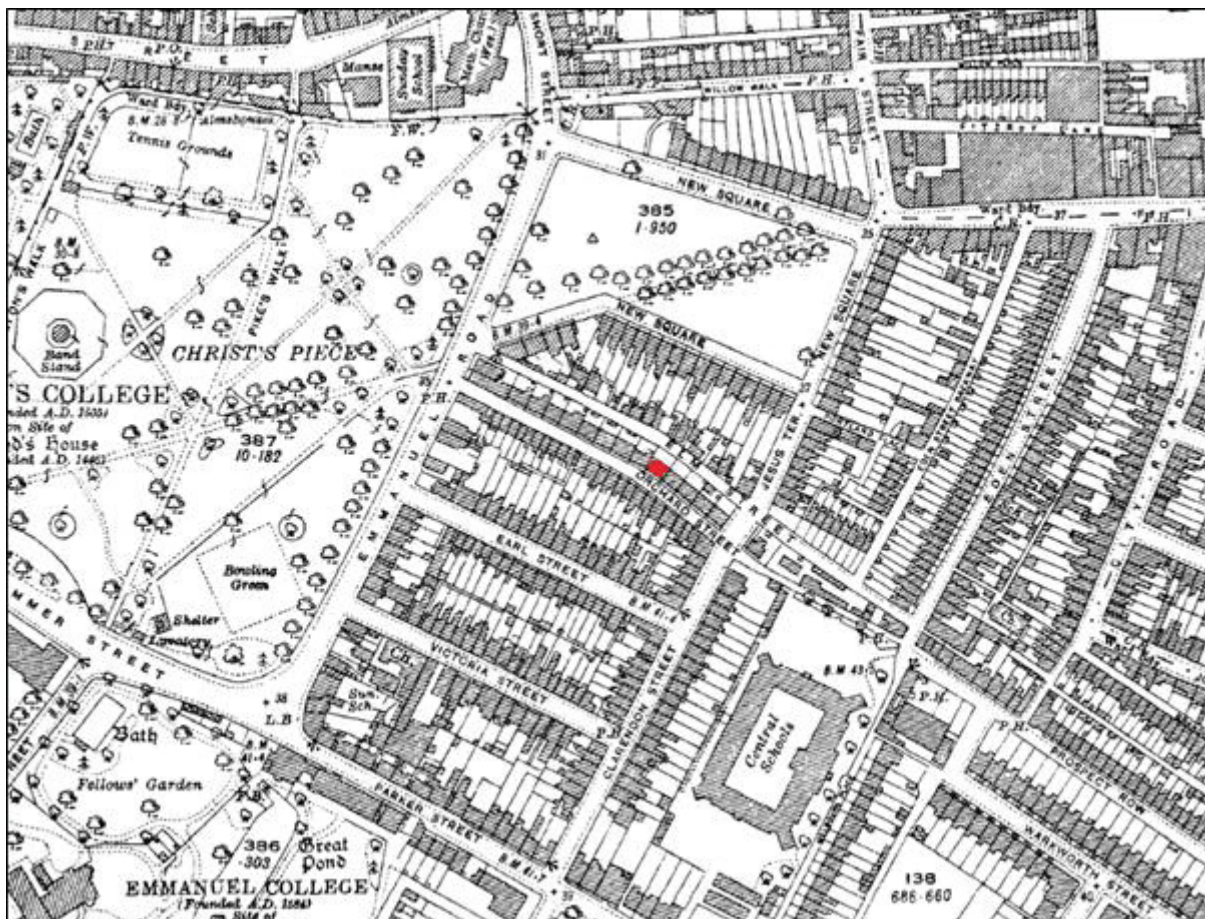
Appendix 3 – Historic Maps



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 3 - Extract from the 1903 OS Map, with Orchard Street at the centre and No. 9 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 wallets, inside storage box, Event Ref ECB4289.

Appendix 6 – Photograph Index

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

44	No 9 Orchard Street	Exterior View	S	None
B&W FILM PHOTOGRAPHS				
1	No 9 Orchard Street	Exterior View	N	None
2	No 9 Orchard Street	Exterior View	NW	2m
3	No 9 Orchard Street	Exterior View	SE	2m
4	No 9 Orchard Street	Ground Floor Interior	NE	2m
5	No 9 Orchard Street	Ground Floor Interior	NW	2m
6	No 9 Orchard Street	Ground Floor Interior	W	2m
7	No 9 Orchard Street	Ground Floor Interior	SE	2m
8	No 9 Orchard Street	Ground Floor Interior	E	2m
9	No 9 Orchard Street	Ground Floor Interior	NE	2m
10	No 9 Orchard Street	Ground Floor Interior	SE	2m
11	No 9 Orchard Street	Ground Floor Interior	E	2m
12	No 9 Orchard Street	Ground Floor Interior	NW	2m
13	No 9 Orchard Street	Ground Floor Interior	N	2m
14	No 9 Orchard Street	Exterior View	N	2m
15	No 9 Orchard Street	First Floor Interior	NE	2m
16	No 9 Orchard Street	First Floor Interior	SE	None
17	No 9 Orchard Street	First Floor Interior	E	None
18	No 9 Orchard Street	First Floor Interior	SW	None
19	No 9 Orchard Street	Ground Floor Interior	E	2m
20	No 9 Orchard Street	Exterior View	NE	None
21	No 9 Orchard Street	Exterior View	SW	None
22	No 9 Orchard Street	Exterior View	S	None

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: beaconpl1-193621

Project details

Project name	9 Orchard Street, Cambridge, Historic Building Recording
Short description of the project	An historic building recording of a cottage on Orchard Street, Cambridge, prior to its renovation and adaptation.
Project dates	Start: 08-10-2014 End: 22-10-2014
Previous/future work	Not known / No
Any associated project reference codes	ECB4289 - HER event no.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	TERRACED HOUSE Post Medieval
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 9 Orchard Street
Postcode	CB1 1JS
Study area	0 Square metres
Site coordinates	TL 545504 258530 51.9092734565 0.247078903765 51 54 33 N 000 14 49 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	Beacon Planning Ltd
----------------------	---------------------

Project brief originator	Self (i.e. landowner, developer, etc.)
Project design originator	Beacon Planning Ltd
Project director/manager	Edward James
Project supervisor	Jon Burgess
Type of sponsor/funding body	Landowner
Name of sponsor/funding body	Dr Ronald Zimmern

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","Text"
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. 9 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	28 October 2014

OASIS:

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

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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

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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.