



THE  
ENVIRONMENT  
PARTNERSHIP



## 67-69, 77-79 BARRACK STREET AND ANNEX TO ST JAMES' MILL

NORWICH

## HISTORIC BUILDING RECORDING

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Drawing 2 – Plan of 67 & 69 Barrack Street

Drawing 3 – The Barrack Street Elevation

Drawing 4 - The Annex to St James' Mill



# OASIS Report Form

## The Environment Partnership (TEP)

<b>Job Number:</b>	<b>7873.01</b>
<b>Project Name:</b>	66-69, 77-79 Barrack Street and Annex to St James' Mill, Norwich
<b>OASIS Number:</b>	theenvir1-436504

<b>PROJECT DETAILS:</b>		
Short description	A programme of historic building recording to Level 2 was undertaken of the early 19th century houses, 77 and 79, and 67 and 69 Barrack Street, and a modern annex to St James' Mill. The houses were representative of a formerly widespread building type of which the majority were lost by development in the late 19th and during the 20th centuries. The houses comprised paired dwellings each with a single room at ground and first floor levels with access by narrow winder stairs set against the central chimney stack. 77 and 79 are Grade II Listed and retain some historic features such as fireplaces but were historically opened into each other to form a large space. 67 and 69 were not listed and retained their original plan form as detached dwellings but were modernised throughout. The annex to St James' Mill was built in the mid to late 20th century and served as a storage and works area at ground floor, and offices at first floor level	
Project type	Historic building recording	
Previous work	Historic building recording	
Current lane use	Industrial, derelict	
Future work	Unknown	
Monument type and period	19 <sup>th</sup> century house and modern annex to mill	
Significant finds	None	
<b>PROJECT LOCATION:</b>		
County	Norfolk	
Site address	Barrack Street, Norwich, NR3 1WJ	
Easting Northing	TG 2532 0933	
Area (sq ,/ha)	-	
Height aOD	-	
<b>PROJECT CREATORS:</b>		
Organisation	The Environment Partnership (TEP) Ltd	
Project brief originator	Local Planning Authority	
Project design originator	TEP	
Director/Supervisor	Amir Bassir	
Project manager	Jason Clarke	
Sponsor or funding body	Hill Residential Ltd	
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## Executive Summary

A programme of historic building recording to Level 2 was undertaken of the early 19th century houses, 77 & 79, and 67 & 69 Barrack Street, and a modern annex to St James' Mill. The houses were representative of a formerly widespread building type of which the majority were lost by development in the late 19th and during the 20th centuries. The houses comprised paired dwellings each with a single room at ground and first floor levels with access by narrow winder stairs set against the central chimney stack. 77 & 79 are Grade II Listed and retain some historic features such as fireplaces but were historically opened into each other to form a large space. 67 & 69 were not listed and retained their original plan form as detached dwellings but were modernised throughout.

The annex to St James' Mill was built in the mid to late 20th century and served as a storage and works area at ground floor, and offices at first floor level. It was of limited heritage significance and this survey provides a record of the structure prior to demolition.

## 1.0 Introduction

- 1.1 The Environment Partnership (TEP) has been instructed by Hill Residential Ltd to undertake a programme of Historic Building Recording at Barrack Street, Norwich, in support of planning permissions 18/01236/F and 18/01287/L
- 1.2 The development comprises the following:
- *Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed Cottages, erection of 310 sqm of commercial floorspace (Class A1-A5 use) and 152 sqm of Museum floorspace (D1 use), with associated works (18/01286/F)*
  - *Conversion, refurbishment and extension of 77-79 Barrack Street and alterations to the western boundary wall of the site (18/01287/L)*
- 1.3 Planning consent included the following conditions relating to built heritage within the development site:
- Condition 3 of listed building consent 18/01287/L Full photographic survey of 77-79 Barrack Street. The developer shall afford reasonable access to a building consultant for a full photographic survey of 77-79 Barrack Street to be carried out before and during the course of works hereby approved.
  - Condition 43 of planning permission 18/01286/F Photo survey of Mill annex and 67-69 Barrack Street. The developer shall afford reasonable access to a building consultant for a full photographic survey of St James Mill Annex and 67-69 Barrack Street to be carried out before and during the course of works hereby approved.
- 1.4 This document provides a record of a programme of historic building recording carried out of 77 & 79, 67 & 69 Barrack Street, and an annex to St James' Mill. All work was carried out in accordance with current best archaeological practice as defined in the Chartered Institute for Archaeologist's Code of Conduct (CIfA 2014a), Standards and Guidance for the Investigation and Recording of Standing Buildings or Structures (CIfA 2014b), and Historic England's Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015). The survey was carried out to Historic England Level 2 standards as defined in the document Understanding Historic Buildings: A Guide to Good Recording Practice (HE 2016).

### **Location and Topography**

- 1.5 The development site is located within the medieval settlement of Norwich, adjacent to the north side of the River Wensum with Barrack Street forming the northern site boundary (TG 2352 0933). Extant remains of the medieval city wall (Scheduled Monument 1004023) are located within the development site and to the north.
- 1.6 To the west is the roundabout intersection of Barrack Street, Whitefriars and St Crispins Road, adjacent to which is the 15th / 16th century Grade I Listed former Church of St James. To the west of the development site the remains of the medieval Carmelite friary have been excavated, this likely extending into the development site.

- 1.7 A large part of the development site was until recently occupied by a large 1930s printing works following its demolition the site has been disused. To the immediate west are modern office buildings, the Grade I Listed St James' Works and the Grade II\* Printing Museum. The Grade II Listed remains of a remains of an Anchorite House are located adjacent to the Printing Museum. To the east of the site is a large car park and dis-used ground formerly occupied by the print works, mineral water factory, and historic dwellings and gardens.
- 1.8 Buildings 77 and 79 and 67-69 Barrack Street represent the surviving elements of early 19th century domestic residences which formerly lined the Street and have now been largely demolished.
- 1.9 The low-lying riverside ground to the north and south of the river present relatively flat topography at approximately 3m aOD and rising gradually to the north. The underlying geology has been mapped as comprising the late Cretaceous Lewes Nodular Chalk Formation, overlain by Quaternary alluvial deposits (BGS 2020).



## 2.0 Objectives and Methodology

- 2.1 The objective of Historic England Level 2 building recording is to provide a descriptive record of a structure, often before demolition and conversion, where the building is known or suspected to retain limited heritage significance. The work provides a basic record and systematic account of a building's development and origins in accordance with the Historic England Guidance Document *Understanding Historic Buildings: A Guide to Good Recording Practice*. Level 2 will provide conclusions regarding the buildings development and use but will not discuss in detail the evidence on which these conclusions are based.
- 2.2 A site visit was carried out on the 30th July 2020 at which time the following work was undertaken:
- A photographic record of each building comprising general views, views of principal elevations, details of features of historic or architectural interest and room-by-room recording.
  - Photography was carried out using a Nikon D300S equipped with 10-20mm and 16-85mm lenses in both Fine and Raw format. Natural lighting was utilised where possible and supplemented with a flash and LED lamp where necessary. Photograph scales were used in all views where appropriate.
  - Architectural survey drawings were checked for consistency and annotated to record features of interest or evidence for phasing and alterations.
  - Written notes were taken to record evidence of the buildings' fabric, present and former use, and other information of interest to this survey.
- 2.3 Active groundworks were taking place in the wider site at the time of survey and several modern extensions such as RSPCA kennels located at the rear of the buildings to Barrack Street had been demolished prior to survey. The buildings had latterly been derelict and vacant and were in varying states of neglect.
- 2.4 Due to Covid-19 restrictions in place at the time of survey it was not possible to visit the Norwich Archives in support of the project.
- 2.5 No 77 & 79, and 67 & 69 face towards Barrack Street which is aligned approximately SWS-ENE; for the purposes of this report and for ease of description the buildings as described with the frontage facing north.

## 3.0 Historic Background

- 3.1 A number of archaeological works have been carried out at or near the site, which have confirmed the area's extensive archaeological background (Birks 2014 and 2018). The standing remains of the medieval city walls and a tower to the north of Barrack Street are dated to the late 13th or early 14th century. The recorded buildings on Barrack Street fall within the medieval bounds and the street passed through the former gate in the walls. A Carmelite friary was established in the mid-13th century and included a church and cloisters, and boundaries which may have been retained into the 19th century. A medieval waterfront, St James Stathe, was located within the site and St James Church has its origins in the 12th century.
- 3.2 Domestic activity in this area, particularly along Barrack Street can be traced to the medieval or early post-medieval periods as evidenced by Hoefnagle's map of 1581. Large areas of the riverside were retained as gardens and agricultural space, some of this continuing until the late 19th century as can be seen on the first edition Ordnance Survey map of 1885.
- 3.3 Archaeological evaluation carried out within the development area demonstrated the expansion of the settlement from the south of the river into the northern area during the medieval period, this including the establishment of the friary. This occurred on both sides of the city wall, prior to its construction and evidence for medieval industrial and commercial activities were uncovered. During the 18th and 19th centuries housing development and industrial buildings became the dominant land use
- 3.4 The first edition Ordnance Survey map of 1885 shows Barrack Street (then St James Street) located at the north-eastern periphery of the city beyond which remained agricultural land with industrial activity and quarrying. The street is so named because of a large Cavalry Barracks formerly located to the east of Norwich. A prison and drill ground were also located in that area and further north, in the area of Mousehold Heath, was a rifle range.
- 3.5 The houses forming No. 67 & 69, and 77 & 79 were part of a row of terraced houses between St James Church at the west and the former St James Palace, a former street leading to the river, parallel to the City Wall. Other buildings with outbuildings and small gardens were located to the rear. A large square, Nickall's Square, was located within the development site at the rear of the Barrack Street houses, separating them from the waterside buildings including industrial buildings such as a Malthouse, Yarn manufactory. It is probable that minor commercial and industrial activities were associated with these residential dwellings in small rear yards.
- 3.6 Between c1888-1908 a large area of newly built terraced houses on a regular grid of streets was built to the north of Barrack Street in an area of previously largely undeveloped land around Mill House where a windmill and manure works was also located. These buildings are of a similar form to the recorded buildings at Barrack Street, comprising paired houses separated by central chimney stacks and with a single door and window at ground level on the frontage and a single window over. This building type was widely reproduced throughout the country during the late 19th century and those at Barrack Street are therefore early examples of this form.

- 3.7 The Norwich County Council website Picture Norfolk includes a digital archive of historic photographs and includes several views of the Barrack Street area during the late 19th and early 20th centuries and demonstrates that the street included a mix of jettied timber-framed buildings alongside brick-built houses of which the surveyed buildings are representative. Unfortunately none of these timber-framed buildings are recorded as surviving in this area however it is evident that quite a number survived into the 1930s.
- 3.8 77 & 79, and 67 & 69 all appear to have been utilised as shops operating from the ground floor though the date of commencement of this use is uncertain. A photograph of 1999 shows all of the buildings with shop fascia boards attached (Plunkett 7705); one notes an establishment date of 1939 and may have operated from the same premises since that date. At an unknown date No 77 and 79 were opened up into each other to create a continuous space.
- 3.9 A block of buildings formerly located between 77 & 79 and 67 & 79 was demolished in the c1990s-2000s and was re-built as an RSPCA kennels and a range of outbuildings were constructed at the rear. No 77 & 79 was converted from a shop to a fish and chip shop in around the same period and some internal alterations were carried out to the historic structure such as the insertion of a serving window, and a large single-storied extension was built at the rear to serve as cooking space.
- 3.10 Clearance of the area to the south of Barrack Street began in the late 19th and continued into the early to mid-20th century. By 1907 St James Mill was labelled as Chocolate Works and the yarn manufactory was a Printing Works. Some building clearance had taken place around Nickall's Square. The printworks was rebuilt and expanded by 1928 and new buildings including a gymnasium were built. A large part of the historic residential dwellings along Barrack Street and St James Palace remained extant.
- 3.11 Clearance of the houses and yards was accelerated between 1928-1938, at which time the majority had been cleared, leaving the small row including 77 & 79 and 67 & 69 along the south side of Barrack Street. The print works continued to expand, occupying a large part of the present development site. The lanes from Barrack Street to the waterfront including Palace Yard and River Lane were also removed. By 1956 the development site was almost wholly occupied by the substantial print works. The surveyed annex to St James' Mill was constructed during this period of expansion of the print works; this survey provided some evidence for two phases of construction of the annex, both phases being modern.

## 4.0 Historic Buildings

### 77 and 79 Barrack Street

- 4.1 This is a pair of terraced houses which have been opened up to form a single property; they have a simple plan form, each one-up, one-down and divided by a central ridge stack and stairs.
- 4.2 The buildings have their frontage to Barrack Street and are located at the intersection of Barrack Street and Palace Yard, a former road which spanned between Barrack Street and the river, along the line of the medieval city walls. This road ceased to exist in the 1930s when the printing works was expanded. They historically formed the end pair of a longer terrace which included 67 and 69, however the building between them was demolished and re-built in modern times. Historic maps show that there was another line of houses set immediately against the rear of the Barrack Street terrace and enclosing small yards and privies; these rear buildings each had a small square yard set in front of the house.
- 4.3 These are Grade II Listed and are described in the Listing descriptions as follow:

*Pair of houses. Early C19 (adjoining houses not included dated 1816). Whitewashed red brick; pantiled roof (red to rear slope, black-glazed to front). PLAN: one-up, one-down terraced houses without a rear extension when built. EXTERIOR: 2 storeys, 2-window range. North front with 2 6-panelled doors, to the right of which is one 3/3 horned sash display window (No. 79), and one C20 4 x 2 paned display window (No. 77). Fascia boards over windows. 2 2/2 horned sashes to first floor. Central ridge stack. Rear with single-storeyed, flat-roofed early C20 extension incorporating the existing smoke-house. Pyramid smoke stack and a secondary stack to its north. Main rear wall with one boarded sash to each house. INTERIOR: winder staircase to No. 77 remains north of the stack; the staircase to No. 79 removed to allow access between the two houses on conversion to one property in the late C19. No. 79 with timber cupboard doors behind the C20 frying range. One 2 x 3 paned rear window now looking into rear extension. No. 77 similar. First floor of No. 77 with cast-iron hob grate within a timber surround, No. 79 with boarded fireplace. A rare survival and reported to be the last in Norwich (HE Ref: 1380080).*

#### Exterior

- 4.4 The Barrack Street elevation historically comprised a symmetrical arrangement with the two houses mirroring each other, each of two bays with door and horned sash window at ground level and a single horned sash window at first floor. Number 77 however was altered at an unknown date (possibly during the later 20th century) to switch the position of the door and ground floor window which was also widened. Above each of the ground floor windows are the remains of modern shop fascia boards.

- 4.5 The first floor windows both have simple wooden shutters; these do not appear to be functional however and seem to be modern additions with wooden 'strap hinges' simply screwed in place. No hinge points were visible adjacent to the windows and the shutters, if they could be closed, would not cover the width of the window and there is no visible means of holding them closed. The shutters do not appear in a 1999 photograph of the buildings (Plunkett 7705). A small electric lantern was fixed to the wall adjacent to the window of No. 77.
- 4.6 The date of construction the buildings is uncertain however number 69 includes a commemorative stone which has a date of 1816 and this may provide an overall indicative date for the terrace. This being the case, the present sash windows would not be original to the building since sash windows with horned frames began to be constructed from c1840. The brickwork does not show any obvious evidence for other windows and therefore any replacement was carried out within the existing openings.
- 4.7 The doors are relatively modern, each with six panels of the same design and were likely both put in place when the door and windows to number 77 were re-arranged. Both have exposed flat arch brick lintels. A steel joist appears to have been inserted above the door and window to 77.
- 4.8 The brickwork is arranged in Flemish bond and the bricks were measured as an average of 210mm x 100mm x 60mm, and five courses were 360mm in height. The frontage was painted in white paint and the east-facing gable elevation was rendered. No doors or windows or features of interest were present on the east gable wall.
- 4.9 The roof was surfaced with clay pantiles and the ridge lined with curved tiles. Gutters were positioned at the eaves leading to a central iron downpipe. At the gable the bricks are pulled out slightly to form shallow kneelers. A slight string course is also formed with the bricks at the eaves.
- 4.10 The chimney was square-section and had a simple brick-built construction with corbelling at the apex. The four clay pots were of varying design, two square and two circular with the latter likely being later replacements.
- 4.11 At the rear of the building, are a number of modern (post 1990s) ground floor brick-built extensions built when the property was operated as a fish and chip restaurant. At first floor level were two windows: these were wooden-framed with three lights, each with one light side-hung and with simple catch and stay. The windows are likely late 19th century in date (or modern reproductions).
- 4.12 Adjacent to No. 79 on its eastern side was a cobbled surface representing the remains of the former Palace Yard street.

### Ground Floor

#### *Room G1*

- 4.13 Each house was comprised of a single room at ground and at first floor level, accessed by steep winder stairs located adjacent to the chimney.

- 4.14 Room G1 was the ground floor room of No. 77; the room measured approximately 3.5m x 3.5m. The room was bare, with no historic fixtures or fittings remaining. The modern alteration which moved the front door placed it immediately adjacent to the stair. This resulted in an awkward arrangement in which opening the front door would result in the open door hitting the lowest stair. In order to accommodate this, the lowest stair was separated from the main stair and hinged so that it could be folded flush into the wall when access was not needed. The space below the stair was enclosed with doors to form cupboards.
- 4.15 The bottom of the stair was enclosed by a wooden door; this comprised three vertical planks with four horizontal ledges on the side face and was swung on tapered iron strap hinges.
- 4.16 The fireplace consisted of a 1930s 'Triplex Grate' range built by Pryke and Palmer; the fire surround had been removed prior to this survey.
- 4.17 The stair which formerly allowed access to the upper floor of No. 79 was removed to allow internal access between the two ground floor rooms. The area of the former stair was enclosed and partly converted into shelves and storage space.
- 4.18 The floor was surfaced in modern linoleum tiles. The ceiling was plain plastered with four overhead (east-west aligned) beams visible. Modern fluorescent lights had been fitted.

#### *Room G2*

- 4.19 Room G2, located within No. 79, was of the same overall dimensions as Room G1 and latterly served as a customer waiting area. A wide serving window was inserted into the rear wall, opening into the modern extensions. A narrow doorway, likely earlier (possibly original), was located adjacent to this opening.
- 4.20 The former fire opening had been blocked and shelves inserted into the adjacent alcove. A series of modern cupboards were built below the north-facing window.
- 4.21 As noted in Room G1, the floor was modern linoleum and three beams were visible overhead. No features of historic or architectural interest were visible within the room.

#### First Floor

##### *Room F1*

- 4.22 As noted, only one of the two stairs remained in place. The remaining stair was a steep and narrow winder stair. A simple wooden handrail was set against the stair wall and a plank divider placed at the top. Modern kitchen units were positioned along the south wall of the room.
- 4.23 The room had latterly served as a kitchen and sitting room and was plainly furnished and decorated with torus skirting and dado rails. The room included a decorative cast iron hob with wooden surround and shelf supported on wooden corbels. A simple hearth with wood surround was set in front of the fireplace. A plank and ledge door with strap hinges and thumb latch separated this room from Room F2. The floor was covered with modern plyboard.

4.24 Across the ceiling was visible the underside of a roof collar, aligned north to south.

*Room F2*

4.25 This was accessed via room F1 and was a plain room with no historic features or fixtures. The eastern end of the room was enclosed to form a small WC and shower and a closet. Another small cupboard was formed in the alcove behind the stair to F1.

4.26 The outline of the fireplace was visible on the west wall however the opening was blocked in, leaving only a small wooden shelf visible. The modern skirting scheme was continued over the blocking.

4.27 As also in Room F1 a single collar spanned the room. The roof space could not be accessed during this survey.

**67 and 69 Barrack Street**

4.28 These are of essentially the same form and likely of approximately similar date of construction as 77 and 79 but remain as two separate dwellings though modernised internally. The line of terraced houses was formerly continued west past these but the adjoining buildings were demolished in the mid 20th century.

4.29 Both buildings are one-up one-down, separated by a central partition wall and chimney stack with steep winder stairs set in the spaces adjacent to the chimney.

4.30 At the rear of the building are two small square extensions historically including privies at ground floor level. Small yards were also historically located at the rear of the buildings. A large modern kennel extension was built at the rear of the building but was demolished as part of the present ongoing works.

Exterior

4.31 The frontage to Barrack Street retains its original mirrored symmetrical arrangement of fenestration though the doors and windows have been replaced with modern ones. Each house is two bays with the door set at the furthest end of the building and the first and ground floor windows are set above each other closer to the centre.

4.32 No. 67 retains a modern moulded wood and plaster shop front which is not visible on a photograph of 1999 (Plunkett 7705) on which both doors are shown with simple wooden surrounds. The windows are very recent; the 1999 photo shows that at ground floor there were 4/4 casements and 3/3 casements at first floor. The photo also shows that both properties were formerly operated as shops: 67 is shown as 'Mr Kerrisons Decorating Company' and 69 as 'Kerrisons Typing Shop'. It is noted on the sign that these business was established in 1939, presumably operating from the same building in that period. The frontage retains various fittings and fixing points for a variety of shop signs.

4.33 The windows include security railings and a hinged security gate was formerly set within the doorway to 67. All of the windows and the doorways include flat arch brick lintels.

- 4.34 The present paint scheme in which 67 was painted blue and 69, brown, is a modern one. The brickwork is arranged in Flemish bond and the bricks measured on average 215mm x 110mm x 65mm, and five courses were 360mm in height. A square date stone was set into the eastern upper corner of 67 and read 'W.B / 1816'. Another was set centrally to the building, behind the downpipe and also included a date of 1816. It is unclear if the houses making up the terrace were constructed piecemeal, gradually replacing the earlier timber-framed buildings, or as blocks, which was a common approach during the later 19th century. Various historic photographs of Barrack Street are available on the 'Picture Norfolk' website and show a mix of brick and timber-framed buildings even during the 1930s and it is likely therefore that the construction of brick houses took place on an individual level rather than demolition and re-building in blocks.
- 4.35 The above interpretation may explain why despite being formerly part of a terrace, the west-facing gable elevation of No. 67 has decorative brickwork at the gable in the form of 'tumbled in' bricks which would suggest that the wall may have formerly been visible. There are also no scars on the wall to show where abutting walls from an adjacent building were removed.
- 4.36 The two extensions at the rear of 67 and 69 were of modern breeze block and brick construction and replace earlier outbuildings seen on historic mapping.
- 4.37 The roof has a shallow pitch and is surfaced in clay pantiles. The former chimney has been entirely removed and the roof made good with ridge tiles carrying on over the position of the former chimney. Drains are positioned at the eaves leading to a centrally placed downpipe.

### Ground Floor

#### *Room G1*

- 4.38 The ground floor of No. 67 comprised a single room, roughly 3.5m x 3.5m and with open access into the rear extension which houses a small kitchen. The room had modern fittings throughout and no historic fixtures or fittings were evident.
- 4.39 There was formerly a fire opening in the eastern wall which was blocked at the time of this survey and a modern plaster fire surround was placed around the former opening.
- 4.40 The winder stair was positioned adjacent to the chimney stack and a storage cupboard was located in the space below the stair.

#### *Room G2*

- 4.41 Room G2 occupied the ground floor space of No. 69 with access into the adjacent extension which housed a small modern kitchen. The room was fully modernised throughout with no historic fixtures or fittings remaining. The plan was effectively a mirror of Room G1 with a narrow winder stair in the north-west corner of the room adjacent to the chimney stack.
- 4.42 The fire opening remained open but no fireplace was left in situ. The under-stair space was utilised as a cupboard.



### First Floor

#### *Room F1*

- 4.43 Comprising the first floor of No. 67 the room was modernised throughout with no historic fixtures or fittings remaining and included modern skirting, dado and picture rails. The upper level of the rear extension served as an ensuite bathroom. The ceiling included a roof hatch but could not be accessed.
- 4.44 It is likely that there was formerly a fireplace but the opening had been blocked and the modern skirting and dado continued over the openings.
- 4.45 A single window opening looked south and included a modern casement window.

#### *Room F2*

- 4.46 Room F2 occupied the first floor of No. 69 and again was modernised with no historic fittings remaining. The decorative scheme was simpler than in Room F1 with skirting and cornice.
- 4.47 An ensuite bathroom with modern fittings was contained within the rear extension.

### **Annex to St James' Mill**

- 4.48 St James' Mill is a former yarn mill, later also a chocolate works and then part of Jarrold's Print Works, which now serves as factory and offices. The main part of the building was constructed in 1839 by Richard Parkinson and comprises a five-storied brick-built structure of a linear rectangular plan aligned with the adjacent river. At the western end of the building is a distinctive semi-circular stair turret with domed roof.
- 4.49 The recorded annex which is to be demolished formed a modern extension at the eastern end of the building, and abutted against a late 19th century extension at the eastern side of the 1830s building. The exact construction date for the annex is uncertain; historic maps of the mid to late 20th century show the print works as a single large mass rather than detailing the buildings making up the whole; the works was significantly expanded between 1938 to c1956 and the building may date to this phase of works.
- 4.50 The annex comprised a single open-plan room at ground level and the first floor was occupied as offices.

### Exterior

- 4.51 The south elevation faced towards the river and was faced with red bricks in stretcher bond and included regular fenestration at ground and first floor levels. The design of the windows mirrored those in the historic mill building comprising small lights in wooden frames, those at ground floor having the upper half of the window top hung and the smaller first floor windows were also top hung. A large wooden double door opened into the ground floor room. The windows had segmental brick arch lintels and simple brick cills.

- 4.52 The western side of the building was largely covered with fabric at the time of survey but the exposed areas continued the design of the south elevation. The rear elevation was fully covered by fabric; this wall was historically joined to the now-demolished buildings of the print works and was not historically visible walls.
- 4.53 A metal external staircase was attached to the western wall of the annex and allowed access to the first floor.

#### Ground Floor

- 4.54 The ground floor was essentially fully open plan and the ceiling comprised steel RSJs supported on a series of steel columns. The south, east, and west walls were principally constructed of breeze blocks infilling the space between the steel columns.
- 4.55 Of interest was what appeared to be the truncated return of a former brick wall located partway along the eastern wall which suggested that the present building incorporated and expanded an earlier structure; the brick-faced south-facing wall and approximately half of the eastern wall would therefore be of an earlier date of construction to the rest of the building.
- 4.56 The ground floor space appears to have been utilised as a workshop or garage and included what appeared to be a vehicle maintenance pit in the floor at the north-west corner of the room. No other equipment for fittings for this purpose were evident in the room.
- 4.57 The norther-western corner of the room was partitioned with stud-walls to form toilets.
- 4.58 No features of historic or architectural interest were noted within the building.

#### First Floor

- 4.59 At the time of survey the first floor level was fully modernised throughout and included modern stud partitions to create a variety of office spaces. Main access was through the adjacent Mill though secondary access was possible from the external stair at the east of the building. There was no direct access between the first and second floors of the annex. It was possible to gain entry onto the roof of the adjacent single-storey extension to the Mill and from there climb a ladder onto the flat roof of the annex.
- 4.60 The roof comprised a steel frame and was supported on steel columns; modern suspended ceilings and roof lights were fitted throughout. No features of historic or architectural interest were noted within the first floor space.

## 5.0 Conclusion

- 5.1 The surveyed early 19th century houses, 77 & 79, and 67 & 69 Barrack Street represent the last surviving examples of a formerly commonplace building type which formed the basis for later residential development in the area. Prior to and at the time of their construction the typical building type for low status domestic dwellings in this area had comprised jettied timber-framed buildings with brick nogging and often with roughcast render. Bricks had, up until the 19th century been a relatively expensive material utilised primarily on higher status buildings but the outset of industrialisation and the new railways made it more accessible to the lower social scale and the 19th century saw an increasing trend for the rebuilding of older buildings or at the least re-facing them to give the appearance of being built of brick.
- 5.2 The plan form for these new buildings however remained much the same as in their earlier counterparts, comprising a single room at ground and at first floor level with access via small winder stairs built into the space adjoining the chimney stack. The houses were frequently built as pairs sharing the central stack and with the doors and windows mirrored on the frontage. No. 67 & 69 retained their original plan forms as separate buildings but had been fully modernised internally.
- 5.3 No. 67 & 69 both included date stones of 1816 and it is assumed that 77 & 79 were likely built in around the same time period. The Listing for 77 & 79 suggests that these may be the last examples remaining in Norwich and while it beyond the scope of this report to examine the validity of this claim, a broad overview of the development that has taken place in and around Norwich would support the notion.
- 5.4 No. 77 & 79 were opened up into each to create a large space and one of the stairs was removed to enable this access however the building retained some historic features of interest including a cast iron fireplace at first floor level. The external doors and the windows had however been replaced during the later 19th century and in modern times. Several of the internal doors such as those to the stair and under-stair cupboards are 19th century though unclear if original to the buildings' construction.
- 5.5 Of interest was a modern alteration in which the door and window positions of No 77 were swapped and as a result the bottom step was hinged so that it could be tucked flush beneath the wall to allow the door to open.
- 5.6 The modern annex to St James' Mill was surveyed as part of this project but was of little heritage interest, comprising a steel-framed structure with brick and breeze block walls and appeared to wholly date to the 1950s and later.
- 5.7 It is intended that 77 & 79 be renovated as part of the present works and No 67 & 69 and the mill annex will be demolished.

## 6.0 Photographic Survey

### 77 and 79 Barrack Street



*Figure 1 General view of 77 and 79, RSPCA building, and 67 and 69 Barrack Street*



*Figure 2 The north-facing elevation of No. 77 and 79*



*Figure 3 View of the door and window to No. 79*



*Figure 4 The first floor window to No. 77 with 'shutters'*



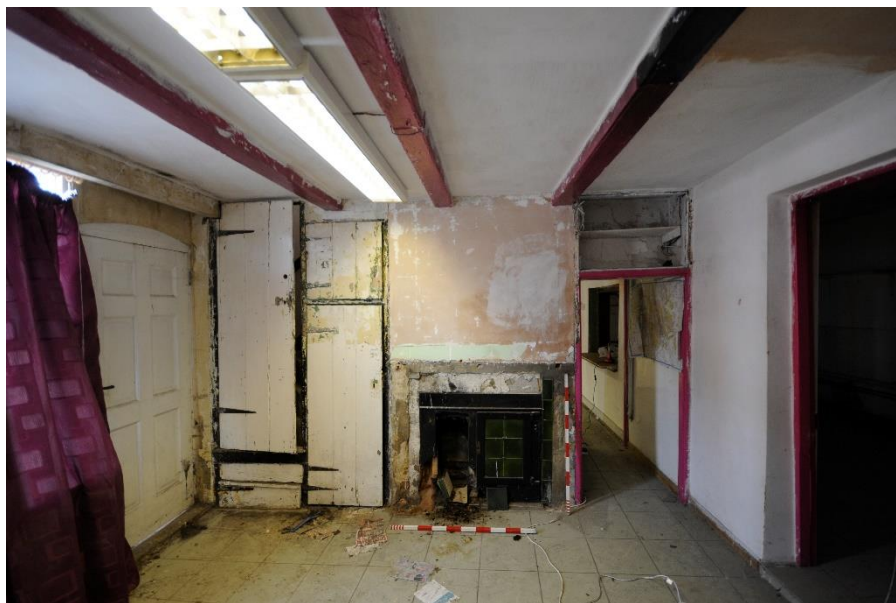
*Figure 5 The east-facing gable elevation*



*Figure 6 View of No. 77 and 79 from the south, showing the modern extensions*



*Figure 7 Room G1, looking north*



*Figure 8 Room G1, looking east showing doorway to G2, the fireplace, stairs and under-stair cupboard*



Figure 9 View of the stair access with door propped open. Note hinged bottom step below open door



Figure 10 Detail of the fireplace



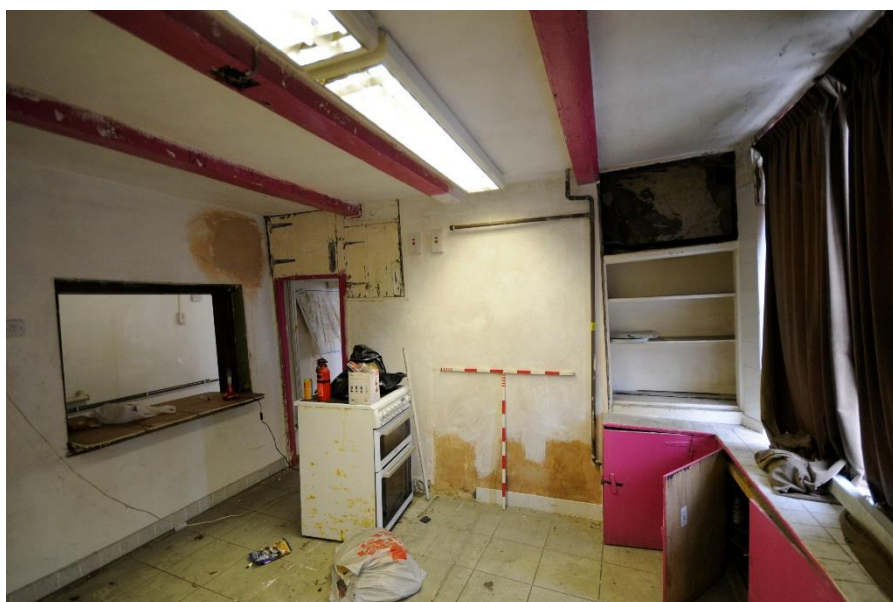


Figure 11 Room G2, looking west. Note access through former stair, blocked fireplace, and inserted serving window

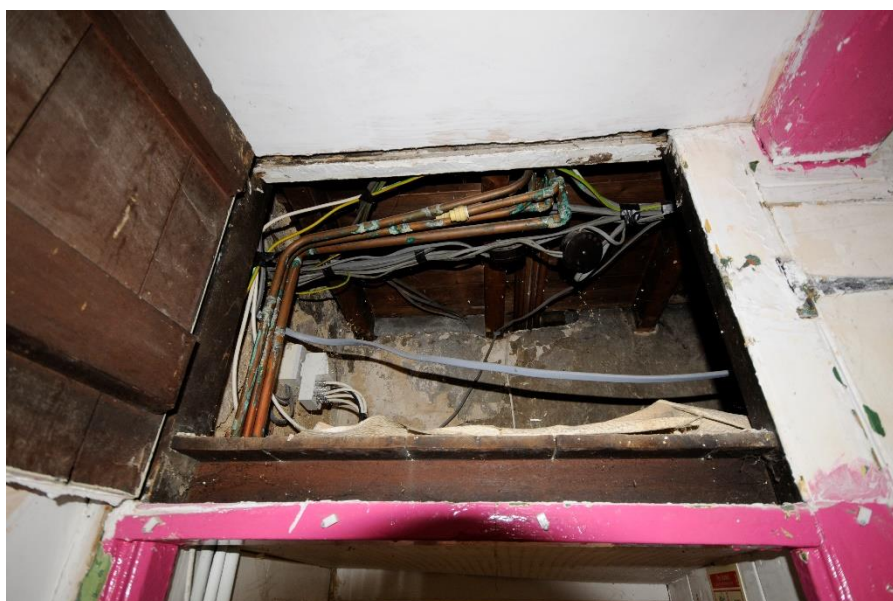


Figure 12 Room G2, view within cupboard over the passage between rooms G1 and G2



*Figure 13 View of the winder stair from Room F1*



*Figure 14 General view of Room F1, looking south-west*



Figure 15 Room F1, looking east



Figure 16 Detail of the cast iron fireplace



Figure 17 Room F2, looking north-east

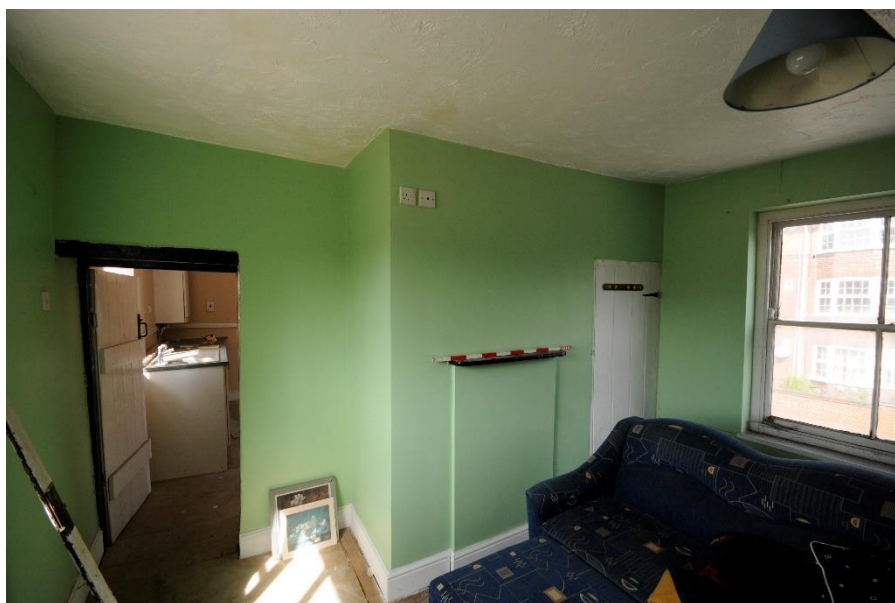


Figure 18 Room F2, looking north-west. Note blocked fireplace and cupboard adjacent. A stair was formerly located adjacent to the left of the fireplace

## 67 and 69 Barrack Street



Figure 19 The north-facing elevation of No. 67 and 69



Figure 20 The ground floor level of No. 69



Figure 21 First floor window to No. 67. Note date stone of 1816 set behind the downpipe



Figure 22 Date stone with 'W.B / 1816' set into No. 69



*Figure 23 The west and south elevations, looking north-east*



*Figure 24 Detail of the west gable elevation with 'tumbled-in' bricks at the gable*



*Figure 25 No. 67 and 69 viewed from the south and showing the rear extensions*

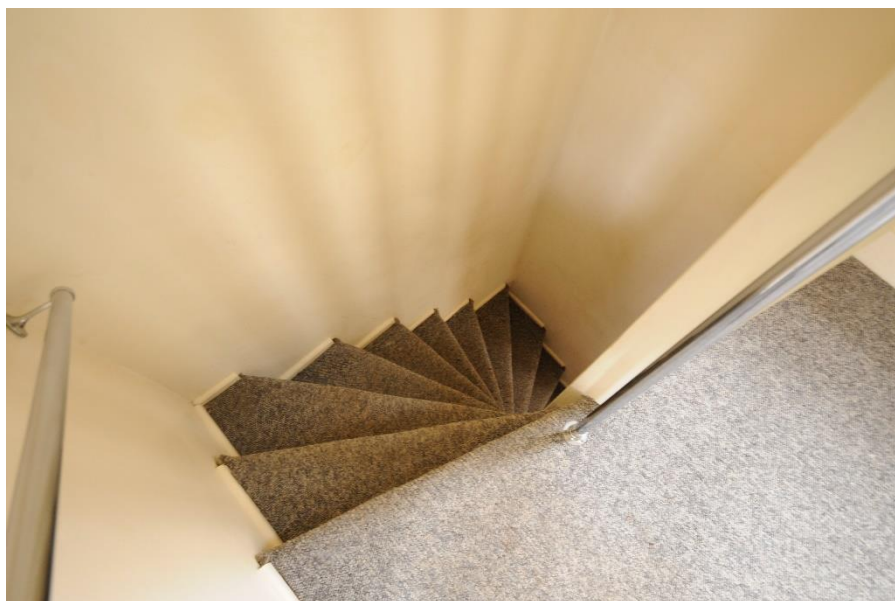


*Figure 26 No. 67, Room G1, looking north*





*Figure 27 Room G1, looking south-east*



*Figure 28 View of the stair*



*Figure 29 Room F1, looking east*



*Figure 30 Room F1, looking south*

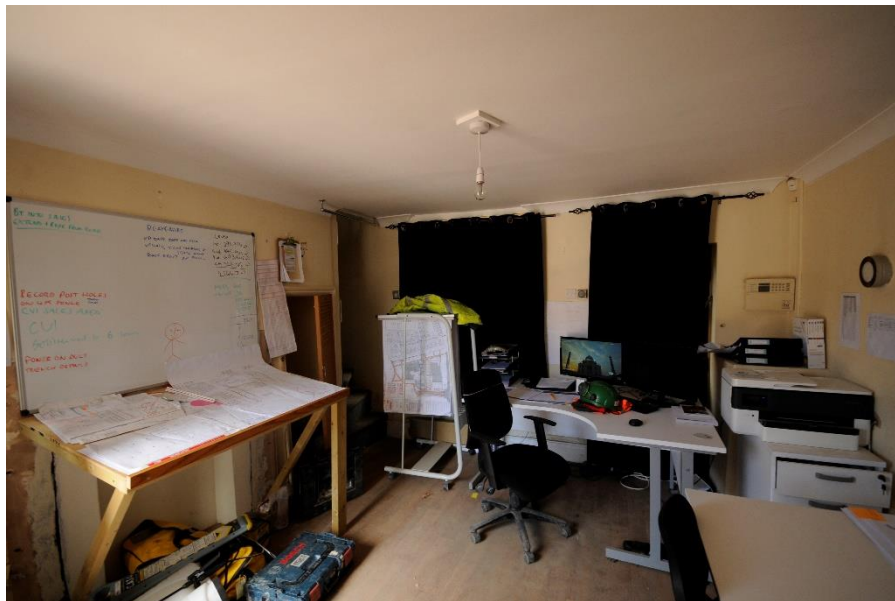


Figure 31 Room G2, looking north

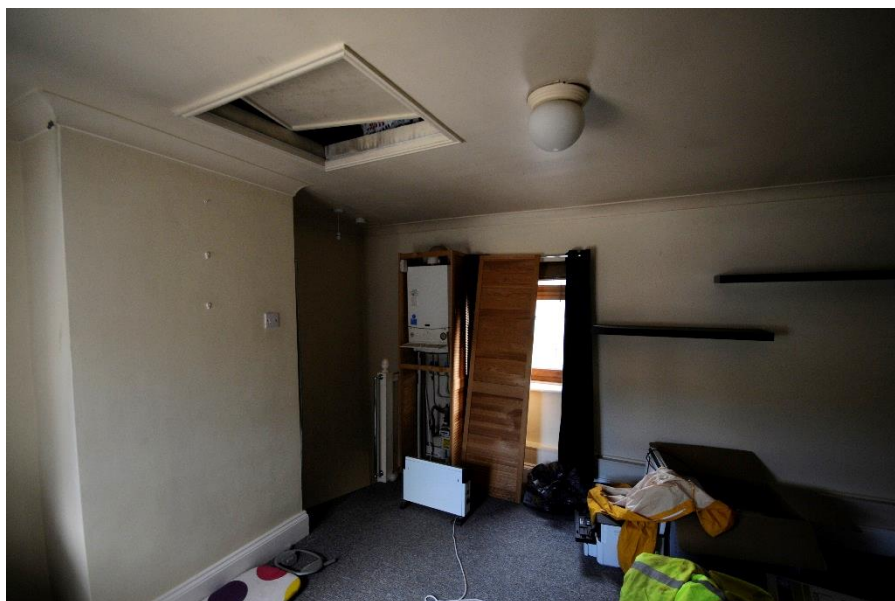


Figure 32 Room F2, looking north-west

## St James' Mill Annex



*Figure 33 The south side of the annex and join to the Mill*



*Figure 34 The south and east elevations of the St James' Mill Annex*



Figure 35 Detail of ground floor door and windows



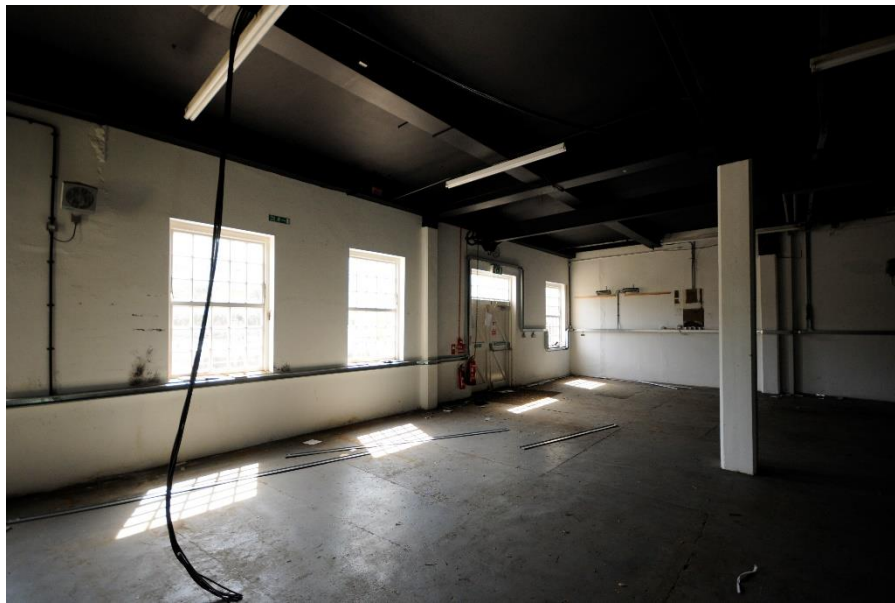
Figure 36 The southern side of the Annex



*Figure 37 View of the join of the modern Annex to the earlier part of the Mill*



*Figure 38 The ground floor space, looking south-east*



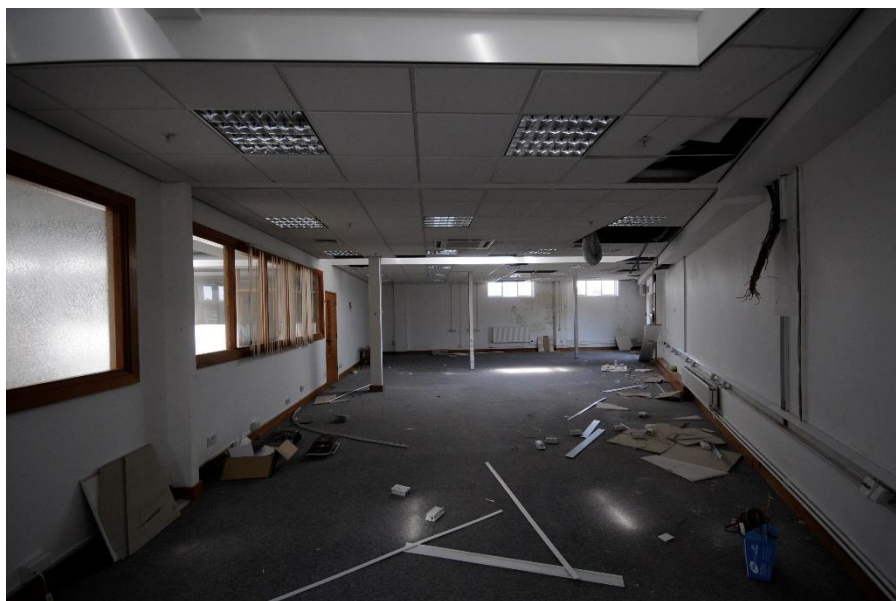
*Figure 39 The south side of the ground floor room*



*Figure 40 The eastern wall with truncated remains of a former return wall visible*



*Figure 41 General view of the first floor*



*Figure 42 General view of the first floor*



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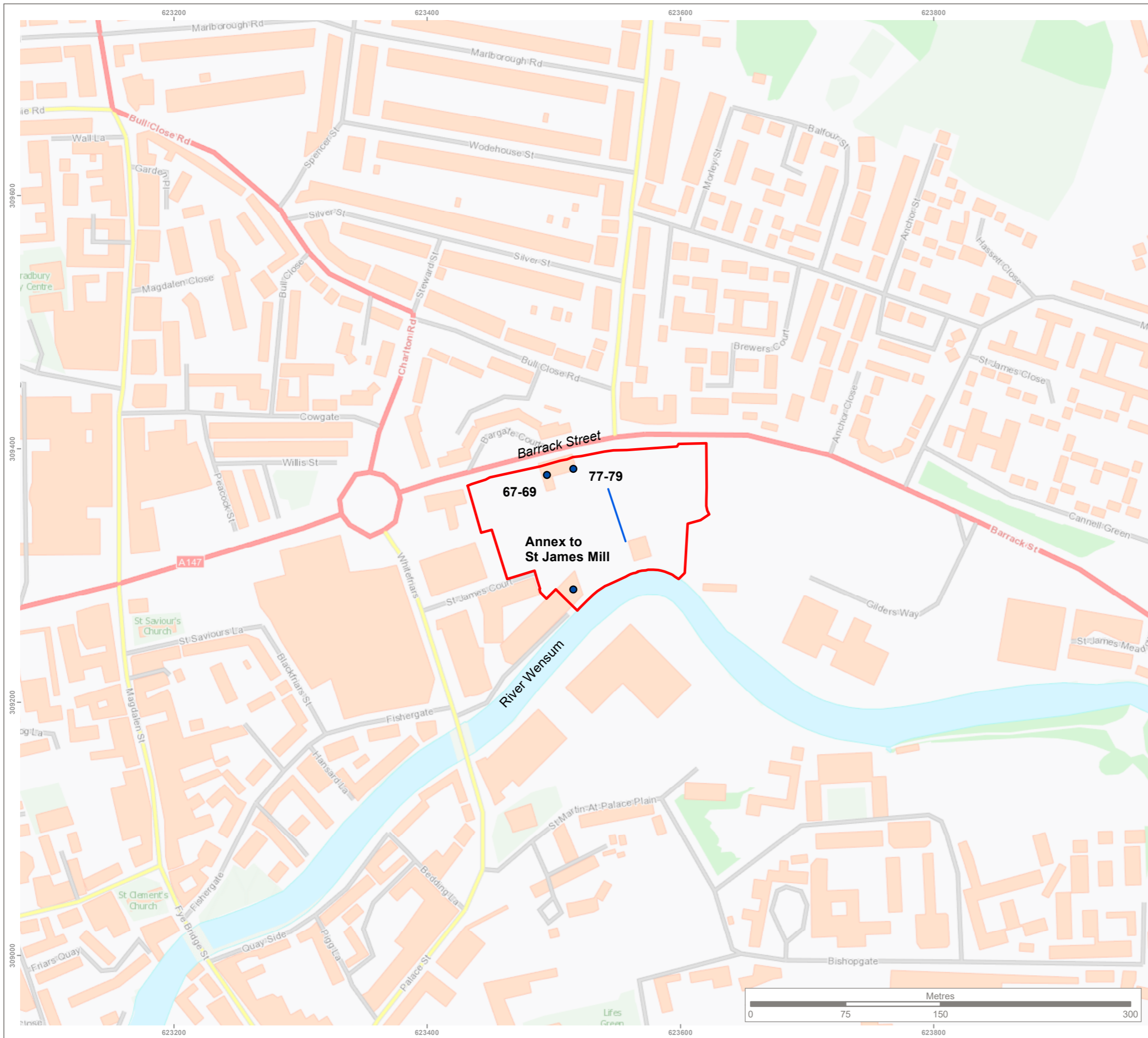
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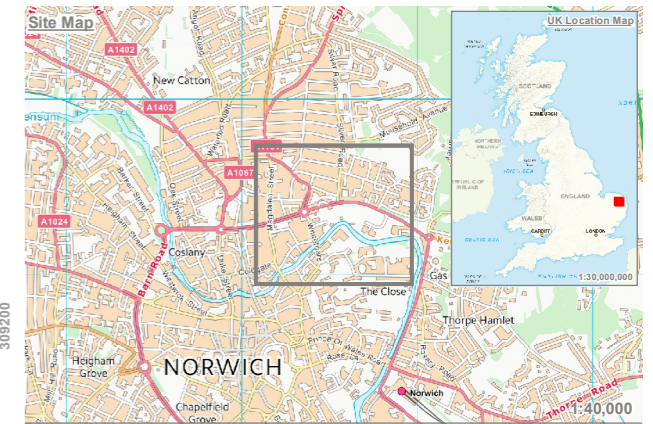


**KEY**

- Development site
- Medieval city walls
- Buildings to be recorded



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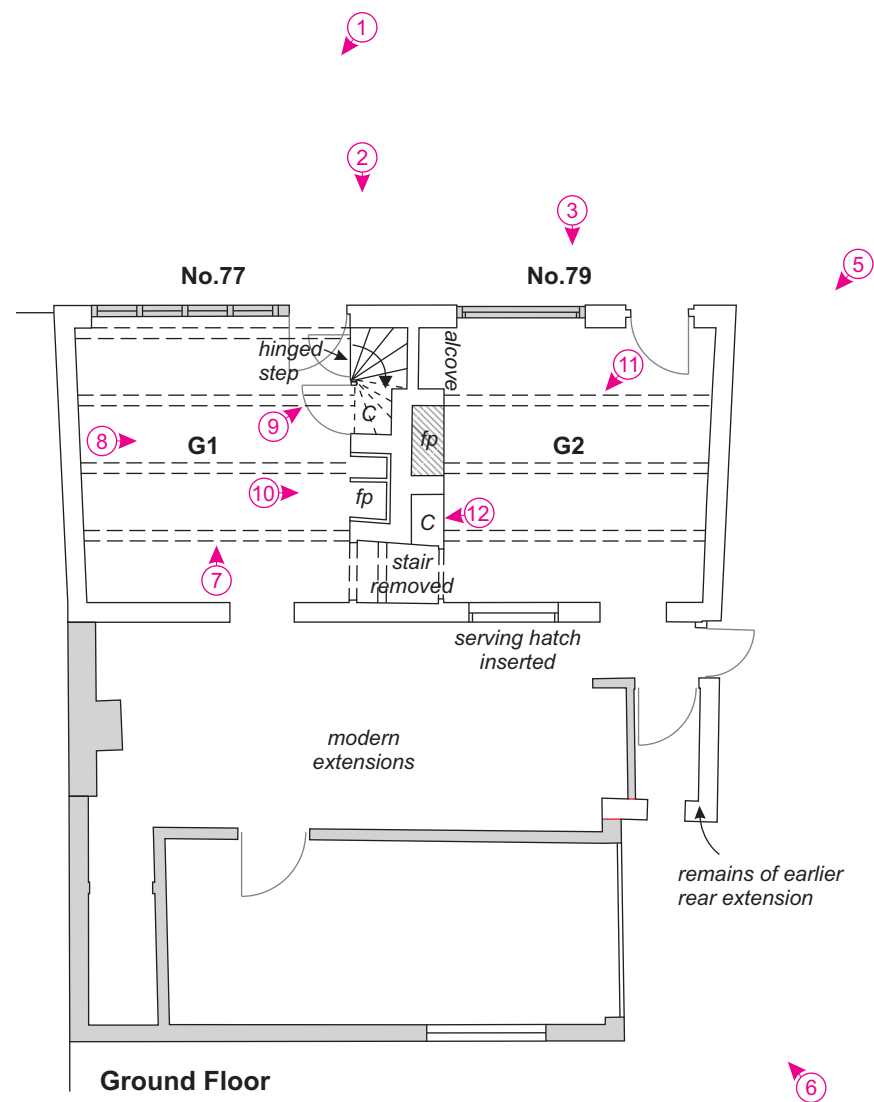
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Project  
**Barrack Street, Norwich**

Title  
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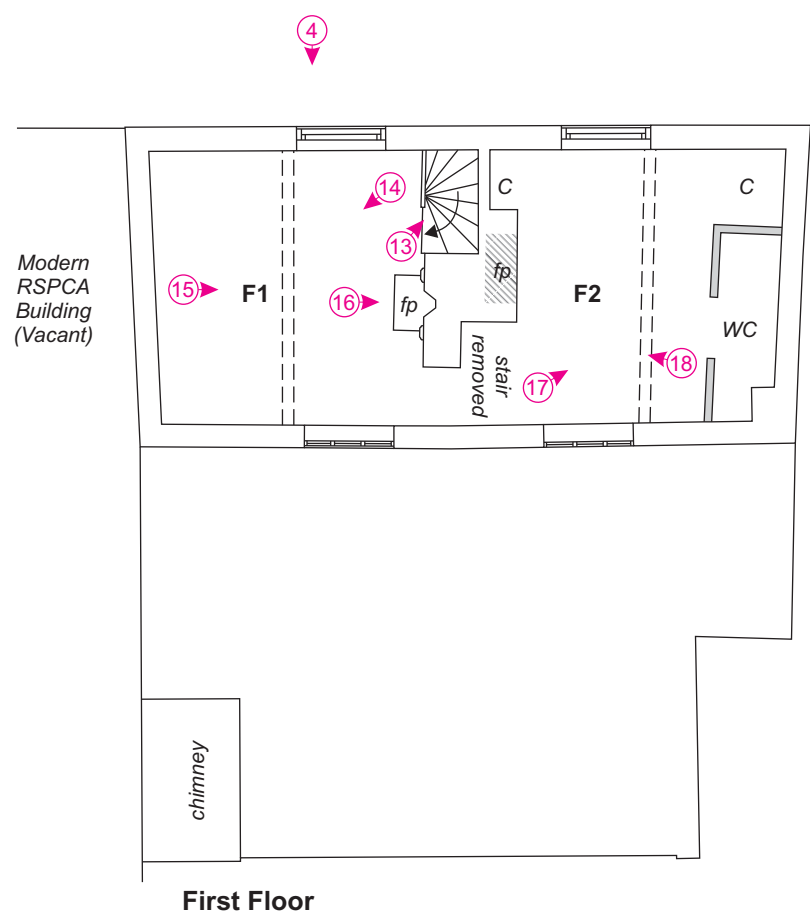
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Drawn	Checked	Approved	Scale	Date
AB	SA	JC	1:3,000 @ A3	04/05/2020



**Ground Floor**

Photograph locations



**First Floor**

Rev	Description	Drawn	Approved	Date



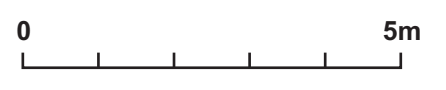
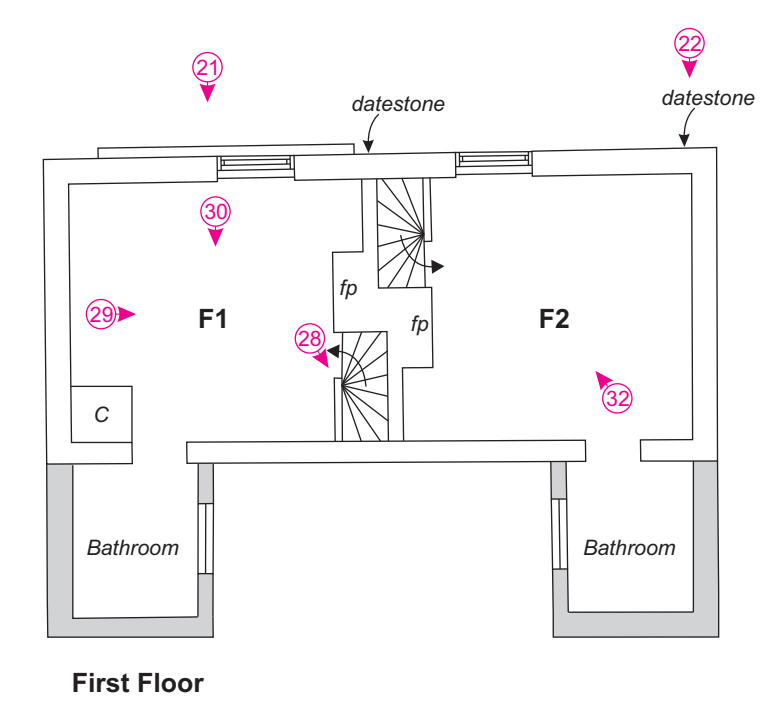
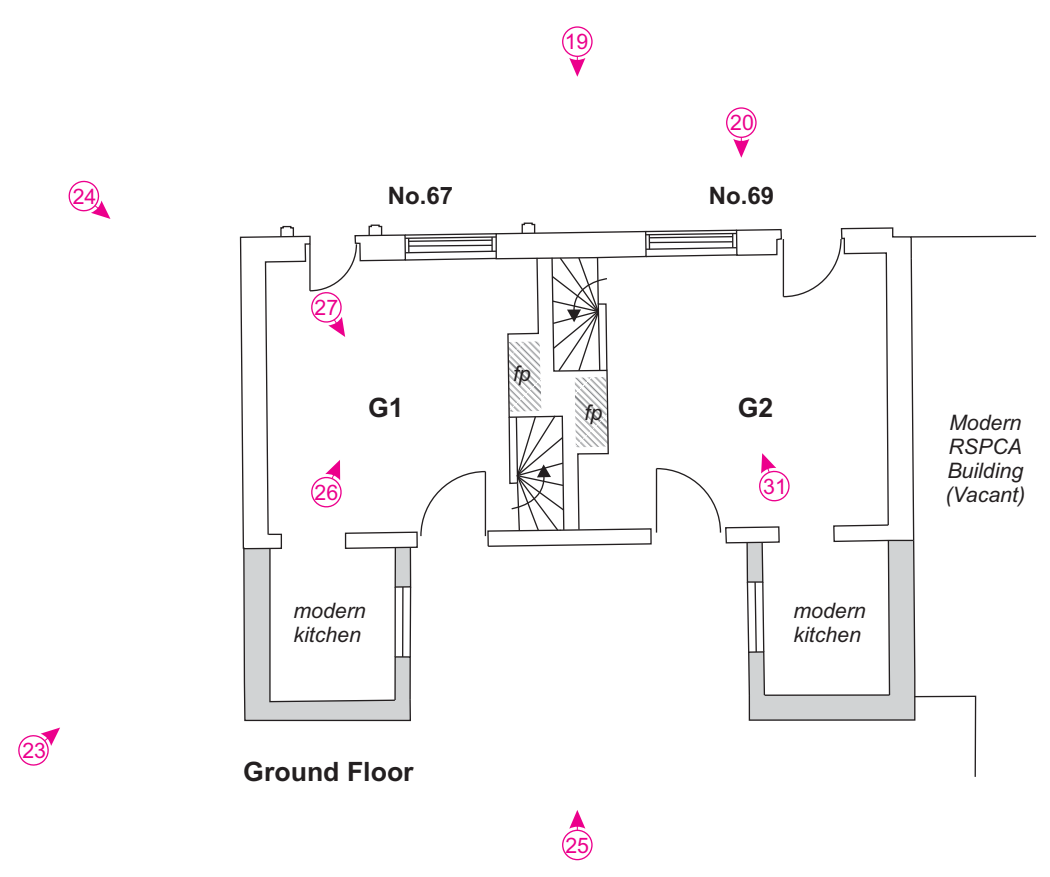
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Barrack Street, Norwich**

Title  
**Plans of 77 & 79 Barrack Street**

Drawing Number  
**D7873.01.001**

Drawn	Checked	Approved	Scale	Date
AB	SHB	JC	1:100 A3	16/09/20



Rev	Description	Drawn	Approved	Date
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Project Barrack Street, Norwich				
Title Plans of 67 & 69 Barrack Street				
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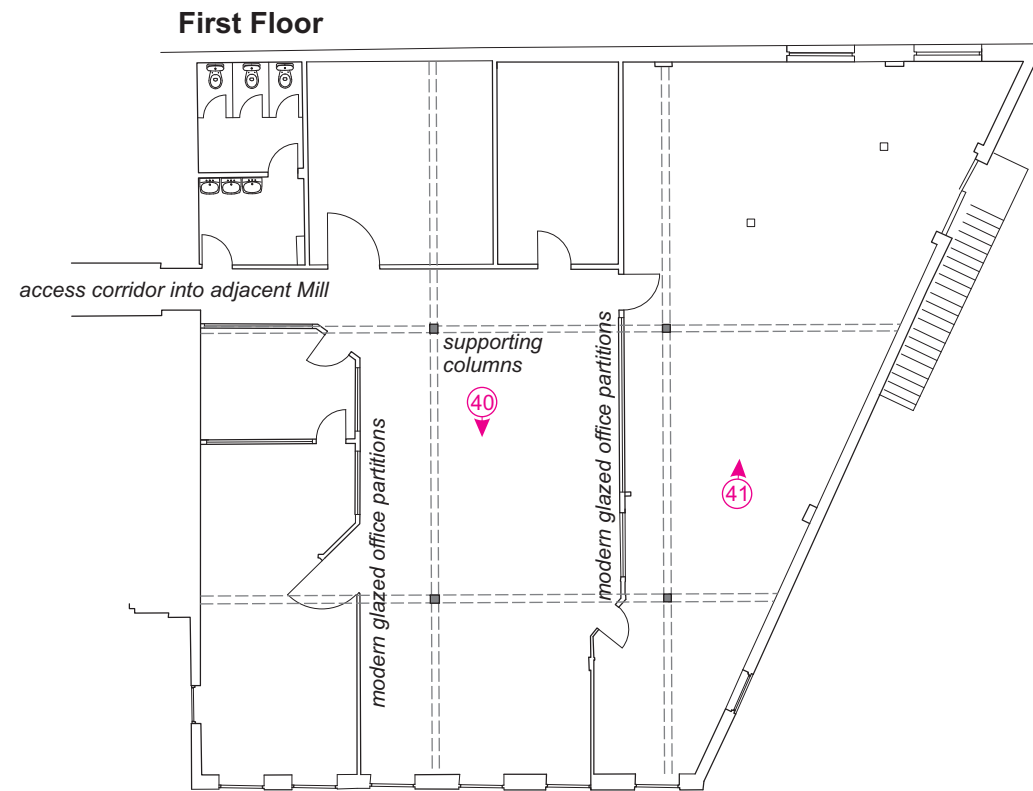
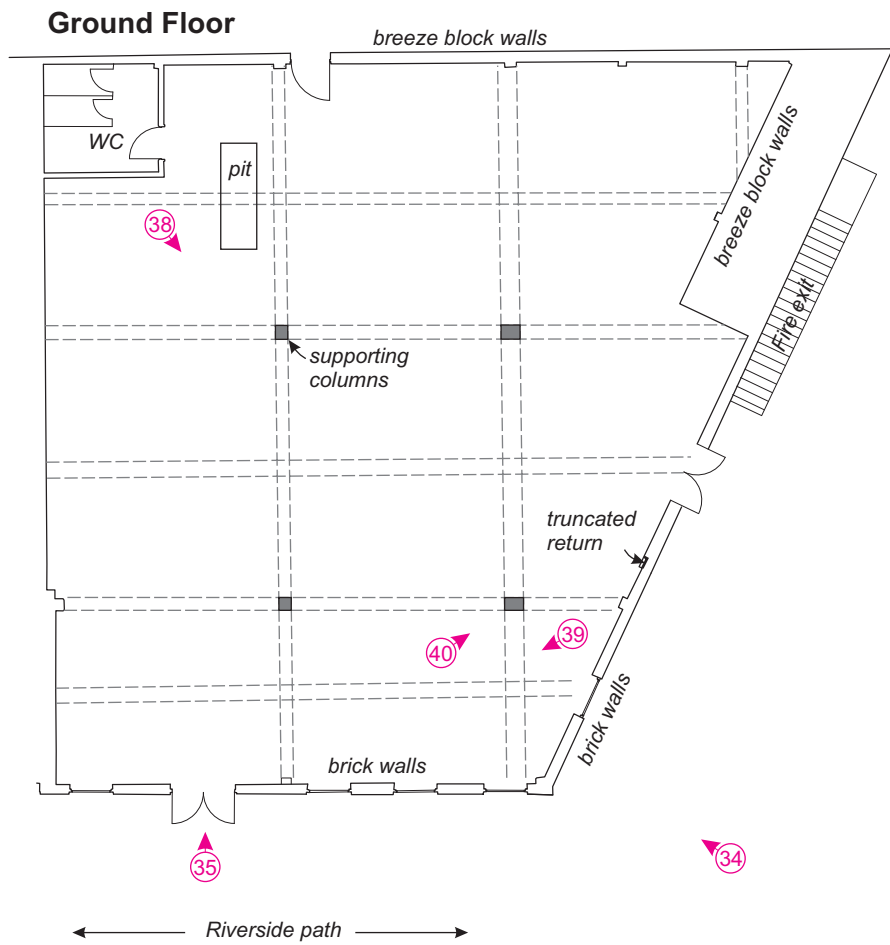
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Project  
**Barrack Street, Norwich**

Title  
**The Barrack Street Elevation**

Drawing Number  
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## 77 & 79, 67 & 69 Barrack Street, and Annex to St James' Mill

Nikon D300S, 10-20mm, 16-80mm, 30/07/2020

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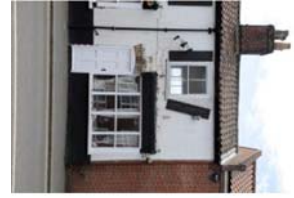
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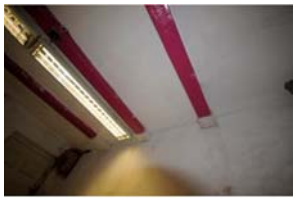
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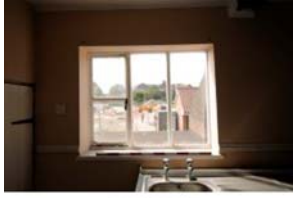
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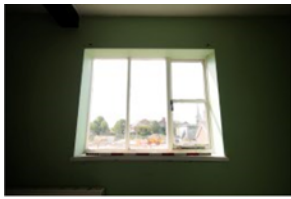
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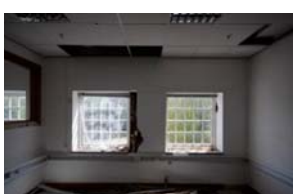
\_DSC3342



\_DSC3343



\_DSC3345



\_DSC3346



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