

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING & TEST PITTING: ORCHARD COTTAGE WESTLEY WATERLESS CAMBRIDGESHIRE

NGR: TL 6204 5622

on behalf of Mr & Mrs Pope



Karin Semmelmann MA MIFA & Bob Zeepvat BA MIFA

May 2010

ASC: 1278/WWO/2



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Site Data

ASC project code:	WWO		ASC Project No:	1278	
OASIS ref:	archaeol2-7	3565	Event/Accession no:	ECB 3351	
County:		Cambridgeshire			
Village/Town:		Westley Waterless			
Civil Parish:		Westley Waterless			
NGR (to 8 figs):		TL 6204 5622			
Present use:		House			
Planning proposal:		Internal alterations, including lowering the main hall floor and removal of partitions and other features.			
Planning application	ref/date:	Pre-planning			
Local Planning Authority	ority:	East Cambridgeshire District Council			
Date of fieldwork:		16 th April 2010			
Client:		Mrs Jenny Pope Orchard Cottage Westley Waterless Newmarket CB8 0RQ			
Contact name:		Jenny Pope			

Internal Quality Check

Primary Author:	Karin Semmelmann	Date:	24 th May 2010
Revisions:		Date:	
Edited/Checked By:		Date:	

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CONTENTS

Su	nmary	4
1.	Introduction	4
2.	Aims & Methods	7
3.	Historical Background	8
	Description	
5.	Conclusions	22
6.	Acknowledgements	23
	Archive	
8.	References	24

Appendices:

List of Photographs	
ASC OASIS Form	

Figures:

1.	General location	3
2.	Site location	5
3.	Areas of proposed alterations	6
4.	Ordnance Survey Map 1886	. 10
	Ordnance Survey Map 1903	
	Elevations	
7.	Plan	.21
8.	Photo plan	.25
	*	

Plates:

Cover: Front of Orchard Cotta	ge
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1.	Reception: south wall	. 14
2.	Reception: west wall, south	. 14
3.	Reception: west wall, north	. 14
4.	Reception: north wall	. 15
	Reception: east wall	
	Dining room: north wall	
7.	Dining room: south wall	. 16
8.	Dining room: west wall	. 16
9.	Dining room: east wall	. 16
10.	Dining room: fireplace detail	.17
11.	Boot Room looking west	. 17
	Utility room looking west	
	Test pit 1 looking west	
14.	Test pit 2 looking east	. 19

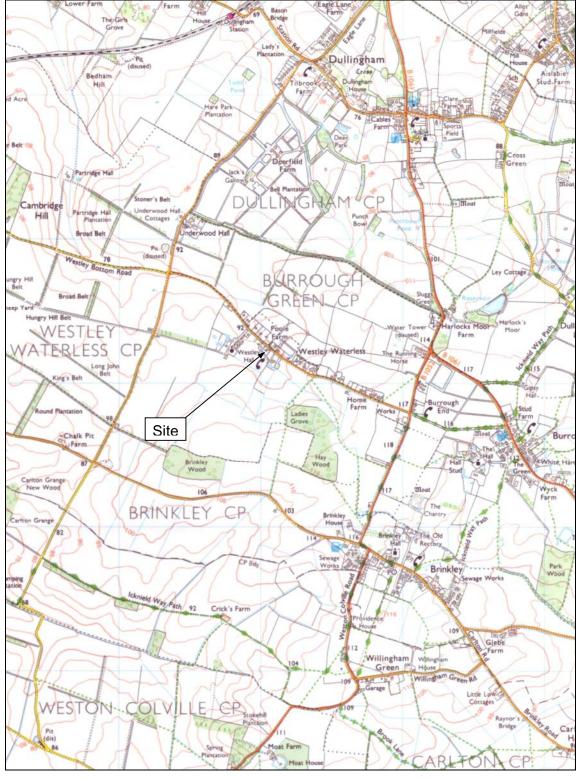


Figure 1: General location (scale 1:25,000)

Summary

In April 2010 Archaeological Services and Consultancy Ltd carried out historic building recording and test pitting of Orchard Cottage, Westley Waterless, Cambridgeshire in order to inform proposals for the development of the cottage.

The building, which is Grade II listed, is timber framed under a thatched roof. The reception rooms surveyed for this report have brick floors that appear to have been laid in the 20th century, despite the presence of earlier bricks. There was no evidence in the test pits for earlier flooring material or archaeological remains.

The timberwork shows evidence for earlier doorways between the two rooms, the clear re-use of the bridging beam in the dining room as well as later insertions to reinforce the walls and ceiling. The dining room appears to have undergone fairly substantial alterations, probably in the 18th century when the fireplace was partially rebuilt and elm panelling added to the north wall.

1 Introduction

1.1 In April 2010 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording and test pitting of Orchard Cottage, Westley Waterless, Cambridgeshire. The project was commissioned by Jenny Pope, and was carried out according to a project design prepared by ASC (Zeepvat 2010), and a brief (McConnell 2010) prepared on behalf of the local planning authority (LPA), *East Cambridgeshire District Council* by their archaeological advisor (AA), *Cambridgeshire Archaeology Planning & Countryside Advice*. The work is being undertaken to inform a forthcoming planning application.

1.2 **Planning Background**

This project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), in order to inform proposals for the development involving buildings on the site.

1.3 Archaeological Services & Consultancy Ltd

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 Management

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 The Site

1.5.1 Location & Description

The site is located in the village and civil parish of Westley Waterless, in the East Cambridgeshire district, at NGR TL 6204 5622 (Fig. 1). Orchard Cottage is situated on the south-west side of the village street, north-west of The Rectory, and opposite the Old School House. To the north-west are two cottages, and to the south-west is open farmland (Fig. 2).

1.5.2 Proposed Development

The proposed development includes various internal alterations, including lowering the main hall floor by 500mm, removal of partition walls and other internal features (a fireplace and wall coverings), and localised underpinning of the sill beams (Fig. 3)

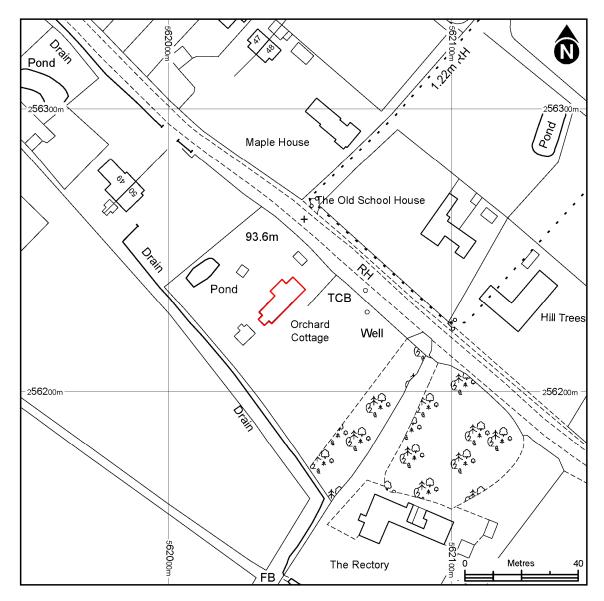


Figure 2: Site plan (scale 1:1,250)

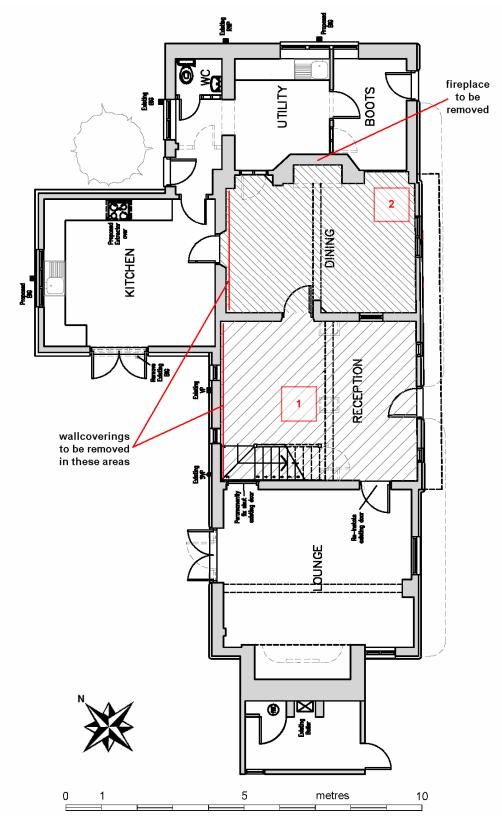


Figure 3: Areas of proposed reduction (shaded), principal structural interventions and indicative test-pit locations *(scale 1:100)*

2 Aims & Methods

2.1 *Aims*

As described in the brief (Section 3), the aims of the building recording and test pitting were:

• To determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains and historic building evidence threatened by the proposed development.

2.2 *Standards*

The work conforms to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the brief (paras 2.6-2.12 and para. 2.7), which required:

- A basic visual/descriptive record of the reception, dining and utility rooms, to EH Levels 1-3, as appropriate;
- A basic record of the brick/tile floor in the reception and dining rooms, to EH Levels 1 or 2, as appropriate;
- Following removal of the existing wallcoverings and fireplace in the reception and dining rooms, a record of any exposed timber framework, distinctive wall treatments and any earlier fireplace, to EH Level 2 or 3, as appropriate.
- Excavation of two test pits in the floor of the dining room and reception room, to ascertain the nature, character and depth of the deposit sequence beneath the brick floor.

3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Cambridgeshire County Record Office and ASC's own library.

3.2 General background

The village of Westley Waterless is a linear settlement consisting of a single road and a lane leading to the church, Westley Hall Farm, and the site of the manor house. These are grouped around a pond at the north-western end of the village and Orchard Cottage is located to the southeast of them.

The village site seems to have been occupied since at least the 10th century. A leaden vessel filled with tools was found there dating from between 975 and 1066AD (VCH online). The Domesday Survey (1086) entries for Westley Waterless record that the Abbot of Ely held 3 hides, the value of which had decreased from 100s to 10s since the Norman Conquest. One hide of land previously held by seven sokemen of Eadgifu were being held by two knights of Count Alan. This land, as with the other non-monastic holdings in the village retained their pre-Conquest value. Hardwin de Scales held 15 acres and the Countess Judith held 3 virgates and 10 acres. The characteristic features of all the non-monastic holdings were that they had previously been held by sokemen, several of which provided cartage duties to the king (Williams & Martin 2003: 522, 534, 538, 549).

The preceptory of Shingay and the prior and convent of Anglesey held land in Westley at the time of the Dissolution. Downing College, Cambridge, bought 6 a. in Westley in 1870, which later became part of Bottisham Heath Farm. The farm was sold by the college in 1928 (VCH online).

The economic basis of the village was wheat, barley, oats and rye, with some viticulture in the 14th century and an increasing reliance on sheep farming over time. In the 11th century 118 sheep were folded on the arable land but by 1812 the lessee of the manor had 240 Southdown ewes, 140 Norfolk ewes, 240 half-bred lambs, and 90 Southdown wethers. The fields were enclosed by 1790 (VCH online).

The population was never large; there were 15 households in 1563, and 14–18 in the mid 17th century. The 16 households recorded in 1728 are thought to have had approximately 68 people, and by 1801 the population had risen to 126. The greatest increase occurred within the next 50 years when the population rose to 214, after which the population declined to176 in 1901 (VCH online). In 1981approximately 150 people lived in 48 households (CCC Survey).

Most of the population was involved in farming in the early 19th century. In 1847 the village had a wheelwright and a post office and by 1858 there was also a flour-dealer (VCH online). A co-operative store had been established by 1875, when there was also a wheelwright, a baker, a beer retailer and a female blacksmith (Kelly's Directory 1875). In 1901 a female bricklayer also lived in the village and may have been assopciated with the brickworks that operated there between 1843 and c. 1903

(Kelly's Directory 1901; VCH online). In 1937 there were two shops, a motor engineer, and a basket-maker in the parish. The post office, which was based in Orchard Cottage at the end of the 19th century moved to another building on the outskirts of the village in 1960. Interestingly, the blacksmith (no longer a female one) was still active at this time (Independent Press & Chronicle May 27 1960).

The church of St. Mary is built mainly of flint and rubble, and has a chancel, an aisled nave with a small north porch, and a small bell turret. The oldest part of the fabric was probably the round west tower, which fell in 1855. It was first recorded in later 12th century when Robert de Valognes gave its advowson, lands, and tithes to Binham Priory. The advowson was held by the priory until the Dissolution, when it was forfeited to the Crown (VCH online).

In 1807 there was one Methodist in Westley, and four in 1825. By 1877 there were seven or eight dissenters, and in 1897 there were still only about ten.

By 1833 Westley had two day schools, attended by 14 and 10 children, an evening school for 13 boys and a Sunday school. In 1873 a new school was built by W. H. Hall, the Lord of the Manor. Westley Undenominational School opened in 1875, supported by Hall and weekly payments. It received an annual grant from the start. It was closed in 1958 and the school building became a private house (VCH online).

3.3 *Cartographic Evidence*

The three maps available for Westley Waterless are the Tithe Map of 1838 and the Ordnance Survey maps of 1885 and 1903. The Tithe Map does not show the building in any detail but the 1885 Ordnance Survey map shows the building to cover the same footprint as today (Fig. 4). The 1903 map shows Orchard Cottage as being the village Post Office, having moved from the opposite side of the road (Fig. 5). The 1903 Ordnance Survey was the base map for the 1910 Valuation Book, which records Richard Baritt as being the tenant in the cottage, renting the house from Alex C. Hall, the Lord of the Manor. The building may well have been owned by the Lords of the Manor since it was erected, as the owner recorded in the 1838 Tithe Award was John Hall.

3.4 Listed Building Description

'Cottage. Late C13 or early C14 with C15 and C16 additions and alterations. Timberframed and plastered, tile hung at first floor. Thatched roof with red brick and earlier local brick end stacks. Stack to left hand partly rebuilt. Plain tile roof to C19 gable lean-to at right hand. One storey and attic. Open hall with two surviving bays, and bay to north-east rebuilt in C15 and late C16 as jettied cross-wing. Further bay added to north-east reusing a deeply moulded C14 ceiling beam. Demolished south-west bay of the hall replaced by gable wall with external stack late C16 and possibly later than the inserted framed ceiling. Original features include hall window exposed at first floor with diamond mullions, splayed scarf- joint with under squinted butts in wall plate, and similar scarf in closed truss to north-east of hall with crown post and fragment of collar purlin, smoke blackened. One post of display truss with mortice for arch brace. Roof rebuilt in late C16.'

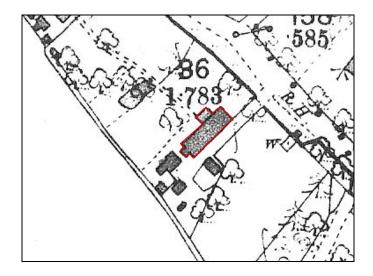


Figure 4: 1885 Ordnance Survey Map (scale 12¹/₂ inches to 1 mile)

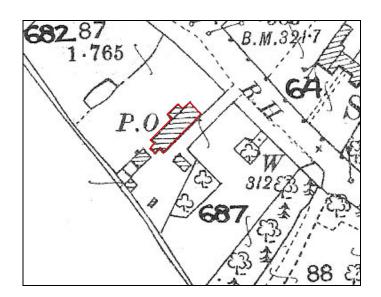


Figure 5: 1903 Ordnance Survey Map (scale 12¹/₂ inches to 1 mile)

4 Description

4.1 *General*

The building is a timber framed construction under a thatched roof. The frame is only visible internally as the first floor is tile hung and the ground floor rendered and painted. The frame is supported by a brick dwarf wall approximately 42cm above the interior floor level.

4.2 *Reception* (Figs. 6-7, Plates 1-5, 11)

Size: 5.66×4.72 m, height 1.95m

Location: Centre of the building

Description: This room, which is entered directly from the front door in the south wall, provides access to the dining room to the east, the living room to the west and the first floor by way of the inserted staircase in the northwest corner of the room.

It is lit by two modern windows in the south wall and a further two in the north wall. A window has also been inserted into the east wall which separates the reception from the dining room. The front door is a modern timber replacement but the plank and batten doors in the east and west walls are of some antiquity. The southern door in the west wall has three boards, long strap hinges and hangs on pintles. The northern one is a later 4-panelled door. That in the east wall has five boards and hangs on hinges. Both are later insertions as is clear by the cut sill beams.

There is evidence for two original doors in the east wall, both of which are now blocked. The timbers flanking the northern door opening are moulded, which is not the case elsewhere.

The bridging beam has been removed and replaced by a lesser beam supported by three modern brick pillars. The joists are tenoned into the modern timber and some saw cut joists have been added to the south of the new beam. Three saw cut timbers have also been added to the earlier frame in the north wall.

4.3 *Dining Room* (Figs. 6-7, Plates 6-10, 12)

Size: 5.34×3.55 m, height 2m

Location: To the east of the reception

Description: The dining room has a blocked fireplace in the east wall with a recess on either side. The northern recess contains a door that opens into a single storey addition housing two service rooms. A window has been inserted into the frame in the south wall. The beam, which is late 15^{th} century, is scarred by notches for earlier partition work.

The north wall separates the dining room from the kitchen, the half glazed door to which is located in a recess in the centre of the wall. The wall coverings to the west of the door were removed in order to establish the nature of the historic fabric beneath. This revealed some post-medieval panelling with the very fragmentary remains of different layers of wallpaper. The boards appear to be late 18th/early 19th century and

could be of elm. A panel was removed after the initial survey revealing some of the timber frame, which had both historic and modern plasterwork.

The fireplace was exposed for the purposes of this survey. The original inglenook has been rebuilt and reduced in size. The later bricks, which are friable, measure approximately $22 \times 10 \times 6$ cm and are set in a lime mortar. The brickwork at the back of the return walls is highly irregular, which is, no doubt, the result of the rebuilding. An iron lintel has been inserted as part of the reduced fireplace. The bricks in the rear wall of the fireplace are a deeper red and appear to have been plastered.

4.4 *Service Rooms* (Plates 11-12)

The utility and boot rooms are within a single storey extension at the eastern end of the building. The characteristic features in both are the rear of the fireplace and the boards making up the west wall.

4.5 Test Pits

In line with the requirements of the brief, test pits were excavated on the floors of the hall and dining room to ascertain the nature, character and depth of the underlying deposit sequences. Locations were as shown in Fig. 3.

Test Pit 1(Plate 13)

This was located immediately north of the free-standing brick pier in the centre of the hall. The brick floor was laid in stretcher bond: this ran east – west, east of a line level with the east side of the pier, and north - south to the west of that line. The brick pier was set on a concrete base of slightly larger dimensions than the pier, set into the natural clay.

The area of floor laid on a north-south alignment was comprised mainly of red handmade bricks measuring $c.226 \times 115 \times 45$ mm. These were laid on a bed of dark brown/black soil containing pieces of flint and charcoal, *c*.60-70mm deep. Beneath this layer was undisturbed natural green/grey clay.

The area of floor laid on an east – west alignment was comprised mainly of LBC stock bricks measuring $220 \times 106 \times 67$ mm. These were laid on a bed of weak mortar mix, *c*.30-50mm deep, overlying the natural clay, and also the concrete base of the brick pier.

No archaeological finds were recovered from Test Pit 1.

Test Pit 2 (Plate 14)

This was located in the south-west corner of the dining room. The brick floor was laid in stretcher bond, aligned east – west, and was comprised of a mixture of frogged bricks, $225 \times 110 \times 65$ mm, and unfrogged bricks, $225 \times 110 \times 40$ mm. These were laid in a weak mortar mix *c*.40-60mm deep. Beneath this in the north part of the test pit was the remains of a possible mortar floor, *c*.100mm below the present floor level. Beneath the possible floor was a layer of loose dark soil containing charcoal, *c*.20-30mm thick, extending across the whole of the trench, overlying uneven natural clay. Beneath the possible mortar floor to the east of the trench was a void, the full extent of which could not be determined. A glass fragment, a piece of animal bone and a small piece of pipe stem were recovered from Test Pit 2. The glass was not patinated, fairly thin and appeared to be 19^{th} century or later.



Plate 1: Reception: south wall



Plate 2: Reception: west wall, south



Plate 3: Reception: west wall, north



Plate 4: Reception: north wall



Plate 5: Reception: east wall



Plate 6: Dining room: north wall



Plate 7: Dining room: south wall



Plate 8: Dining room: west wall



Plate 9: Dining room: east wall



Plate 10: Dining room: fireplace detail



Plate 11: Boot room looking west



Plate 12: Utility room looking west



Plate 13: Test pit 1 looking west



Plate 14: Test pit 2 looking east

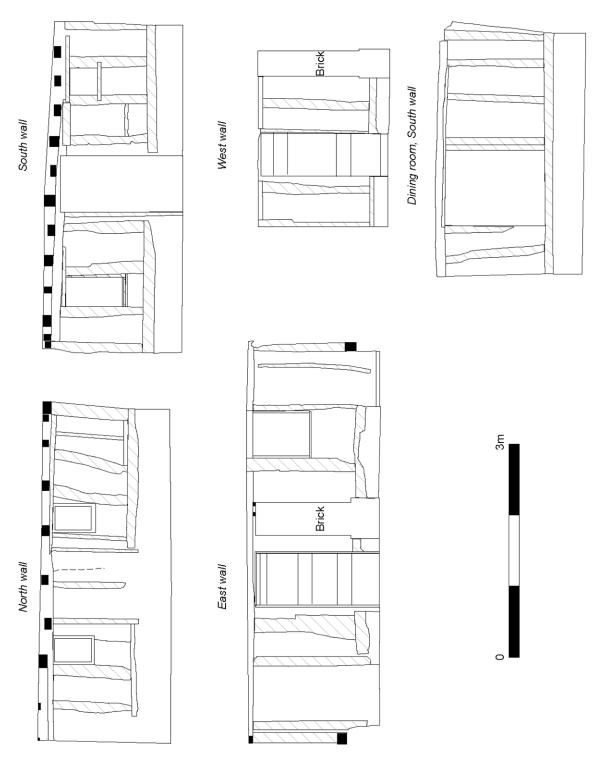


Figure 6: Elevations (scale 1:50)

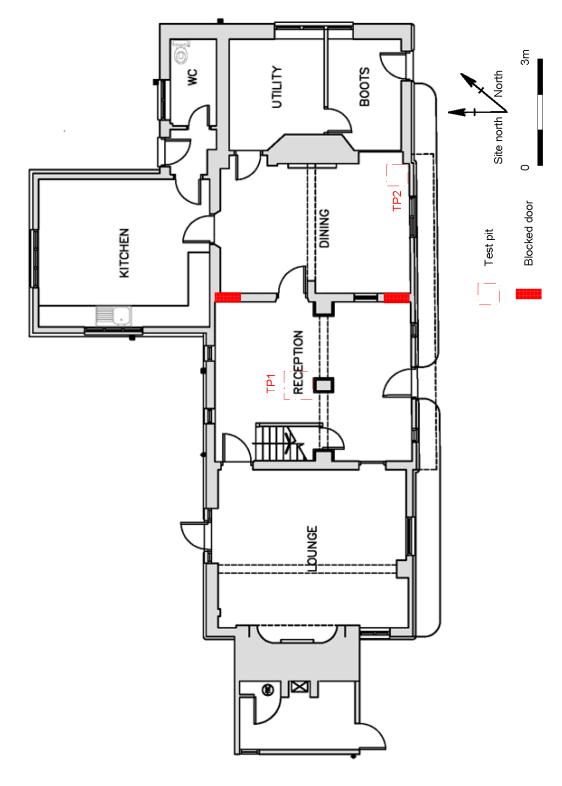


Figure 7: Plan (scale 1:100)

5 Conclusions

- 5.1 The evidence from the timber frame, fenestration and inserted staircase indicate that the reception has been altered on several occasions since first built. The east wall originally had a door at the northern end, which has subsequently been blocked. The southern end of the east wall was altered to provide a doorway and later a window. The present door to the dining room is the latest opening to have been cut into the timberwork on this side. The southern, plank and batten door in the west wall also appears to be a later insertion. The 4-panelled door at the northern end of the west wall may be of a later style than the plank and batten doors, but no evidence was noted during the survey for the frame having been cut here to create a doorway. The most substantial alterations have been the insertion of the staircase and the modern ceiling beam. The latter has resulted in the insertion of the brick pillars to support it, which are completely out of keeping with the rest of the room.
- 5.2 The scantling and distribution of the timbers in the south wall of the dining room suggest that this was a later addition to the building. The window in the south wall and the doorway and panelling in the north wall are later insertions. The panelling appears to be late 18th/early 19th century as do the bricks at the front of the inglenook fireplace.
- 5.3 Although the red floor bricks appear to be 19th century or earlier, the finds, LBC bricks (which perforce postdate the late 19th century) and mortar mixes suggest that the floors have been laid fairly recently. The grey/green clay which was reached between 6 and 13cm below the base of the bricks, appeared to be undisturbed natural.
- 5.4 The fireplace shows two phases of construction; the original 17th century plastered brickwork to the rear and 18th/19th century rebuild to the front and sides.
- 5.5 The degree of rebuilding as a result of the house having been used as a Post Office and then reverting back to fully residential use is of interest, particularly in relation to the internal window and the notches in the bridging beam in the dining room. It is unlikely that the beam, which was re-used from an earlier structure, would have been scarred in this way when it was first put in here.
- 5.6 Although there is structural evidence for use, re-use and change in the rooms, the test pits provided no evidence for previous flooring or archaeological remains beneath the bricks that were removed.

6 Acknowledgements

The project was commissioned by John Barton on behalf of Mr & Mrs Pope. The writer is grateful to Jenny Pope for her assistance. The project was monitored by Dan McConnell, Cambridgeshire Archaeology Planning and Countryside Advice (CAPCA) on behalf of the local planning authority. Thanks are also due to the staff of the Cambridgeshire Record Office and the Cambridgeshire Collection for their assistance in the background research.

The project was managed for ASC by Karin Semmelmann MA MIFA. Fieldwork was carried out by Karin Semmelmann and Bob Zeepvat BA MIFA. The report was prepared by Karin Semmelmann and Bob Zeepvat and edited by David Fell MA MIFA.

7 Archive

- 7.1 The project archive will comprise:
 - 1. Brief
 - 2. Project Design
 - 3. Report
 - 4. Historical & Survey notes
 - 5. Architect's survey drawings
 - 6. List of photographs
 - 7. B/W prints
 - 8. B/W negatives
 - 9. CDROM with copies of all digital files.
- 7.2 The archive will be deposited with Cambridgeshire County Store.

8 References

Standards & Specifications

- ALGAO 2003 Standards for Field Archaeology in the East of England. East Anglian Archaeology Occasional Paper 14.
- EH 2006 Understanding Historic Buildings: a guide to good recording practice. English Heritage (London).
- IFA 2000a Institute for Archaeologists' Code of Conduct.
- IFA 2000b Institute for Archaeologists' Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.
- IFA 2001 Institute for Archaeologists' *Standards & Guidance* documents (*Desk-Based* Assessments, Investigation and Recording of Standing Buildings).
- McConnell D 2010 Brief for Archaeological Evaluation/HBR: Orchard Cottage, Westley Waterless. CAPCA, 08/02/2010.
- Zeepvat, B. 2010 Project Design for Historic Building Recording and Test Pitting: Orchard Cottage, Westley Waterless, Cambridgeshire ASC 1278/WWO/1

Books and Historical Sources:

Cambridgeshire Journal July 2002 Issue 89

Chillingworth, M. 4th April 1996 Cambridge Evening News

Independent Press & Chronicle 27th May 1960

Kelly's Directory 1875 Kelly's Directory 1901

Williams, A. & Martin, G.H. 2003 Domesday Book: a complete translation Penguin (London)

Victoria County History 1978 A History of the County of Cambridge and the Isle of Ely: Volume 6, 177-182.

URL: http://www.british-history.ac.uk/report.aspx?compid=66720&strquery=westley waterless

Maps

Tithe Map (1838)	P166/27, Xerox TR
Ordnance Survey Map 25inches to 1 mile (1885)	XLIX.9
Ordnance Survey Map 25inches to 1 mile (1903)	XLIX.9
Plan of parishes near Newmarket Heath (1768)	TR 274/P3

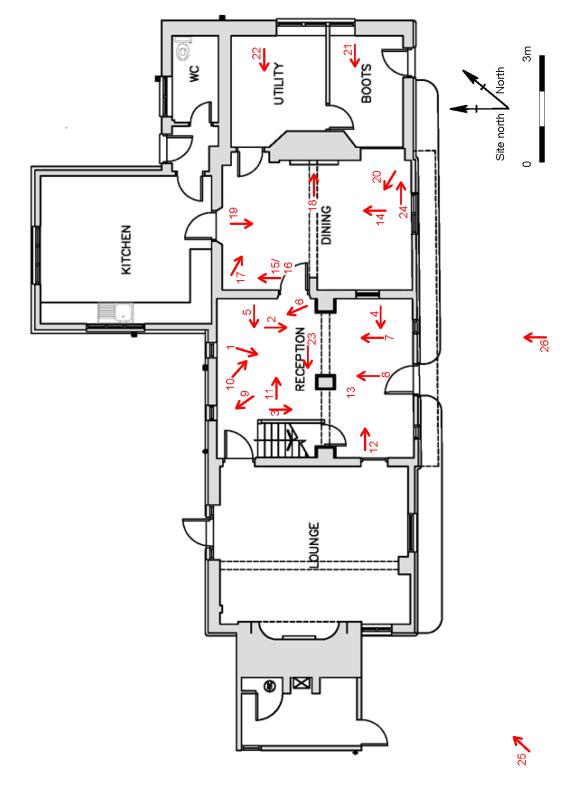


Figure 6: Photo plan (scale 1:100)

Appendix 1: List of Photographs

SITE NO/	CODE: 12	278/WWO	Site Name: Orchard Cottage, Westley Waterless
Shot	B&W	Digital	Subject
1	Х	Х	Reception: south wall
2	Х	Х	Reception: south wall, east end
3	Х	Х	Reception: south wall, west end
4	Х	Х	Reception: west wall, south end
5	Х	Х	Reception: west wall, north end
6	Х	Х	Reception: north wall
7	Х	Х	Reception: north wall, east end
8	Х	Х	Reception: north wall, centre
9	Х	Х	Reception: north wall, west end
10	Х	Х	Reception: east wall
11	Х	Х	Reception: east wall, north end
12	Х	Х	Reception: east wall, south end
13	Х	Х	Reception: floor detail
14	Х	Х	Dining room: north wall
15	Х	Х	Dining room: panelling detail
16	Х	Х	Dining room: east wall
17	Х	Х	Dining room: fireplace
18	Х	Х	Dining room: south wall
19	Х	Х	Dining room: west wall
20	Х	Х	Utility room: rear of fireplace
21	Х	Х	Utility room: panelling and door to dining room
22	Х	Х	Test pit 1
23	Х	Х	Test pit 2
24	Х	Х	Front elevation
25	Х	Х	Front elevation

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

Appendix 2: ASC OASIS Form

	PROJECT		S		
Project Name:	Orchard Cottage, Westley Waterl	ess	OASIS reference:	Archaeol2-73565	
Short Description:	In April 2010 Archaeological S recording and test pitting of Orcl inform proposals for the developr The building, which is Grade II I rooms surveyed for this report century, despite the presence of flooring material or archaeologica The timberwork shows evidence of the bridging beam in the dining ceiling. The dining room appears the 18 th century when the fireplace wall.	hard Cotta nent invol listed, is t have bric earlier bri al remains for earlier proom as to have to	age, Westley Waterle ving buildings on the s imber framed under a k floors that appear cks. There was no evi doorways between th well as later insertions undergone fairly subst	ss, Cambridgeshire in order to site. a thatched roof. The reception to have been laid in the 20 th idence in the test pits for earlier the two rooms, the clear re-use s to reinforce the walls and tantial alterations, probably in	
Project Type:	Historic Building Recording and T	est Pitting	g		
Previous work:	(IoE ref: 49250)		Site status:	Grade II Listed	
Current land use:	Private residence		Future work: (ves/no/unknown)	Not known	
Monument type:	Historic building		Monument period:	Medieval	
Significant finds:	it finds: N/A				
	PROJECT	LOCATIO	DN		
County:	Cambridgeshire OS reference: (8 figs min)		TL 6204 5622		
Site address:	Orchard Cottage, Westley Waterless, Newmarket CB8 0RQ				
Study area: (sq. m. / ha)	N/A Height OD: (metres) 93m AOD			93m AOD	
	PROJECT	CREATO	RS	•	
Organisation:	Archaeological Services & Consultancy Ltd				
Project brief originator:	D. McConnell (CAPCA)	Project design originator:		B. Zeepvat (ASC)	
Project Manager:	K. Semmelmann Director/Supervisor:		K. Semmelmann		
Sponsor / funding body:	nsor / funding body: Mr & Mrs Pope				
	PROJEC	CT DATE			
Start date:	16 th April 2010	End dat	e:	16 th April 2010	
	PROJECT	•			
	Location (Accession no.)	Content	t (eg. pottery, animal	bone, files/sheets)	
Physical:					
Paper:	Cambridgeshire County Store	-		nitect's drawings, photos	
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Page nos	28	Date:	24 th May 2010
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