

HISTORIC BUILDING SURVEY REPORT:

NOS 113 AND 115 HIGH STREET AND DOBB'S YARD, CHATTERIS, CAMBRIDGESHIRE

Planning Reference: F/YR16/0247/F
NGR: TL 3909 8660
AAL Site Code: CHHD 17
CHET Event Number: ECB5436
OASIS Reference Number: allenarc1-324532



Report prepared for Freeman Brear Architects

By
Allen Archaeology Limited
Report Number AAL 2018135

August 2018



Allenarchaeology



Contents

Executive Summary	5
1.0 Introduction.....	6
2.0 Site Location and Description.....	6
3.0 Planning Background.....	6
4.0 Archaeological and Historical Background.....	6
5.0 Aims and Objectives	7
6.0 Methodology	7
7.0 Results	8
Cottages Nos 113 and 115 (Figure 2 to Figure 4)	8
Brick Outbuilding (Figure 2 and Figure 5).....	16
Wooden Sheds with brick lean-to (Figure 2 and Figure 6)	22
8.0 Discussion and Conclusions (Figure 8 to Figure 11)	27
9.0 Effectiveness of Methodology.....	28
10.0 Acknowledgements	28
11.0 References.....	28

List of Plates

Plate 1 (shot 40): General view of 113 and 115 to the right of shot, also showing 117 to the left. Looking northeast, 1m scale.....	8
Plate 2 (shot 43): Southwest elevation. Looking northeast, 1m scale	9
Plate 3 (shot 45): Northwest gable end of 115. Looking southeast, 1m scale	9
Plate 4 (shot 46): Rear, northeast-facing elevation. Looking southwest, 1m scale	10
Plate 5 (shot 56): Interior view of No 113 living room. Looking south, 1m scale	10
Plate 6 (shot 57): View of front window and door of No 113. Looking southwest, 1m scale.....	11
Plate 7 (shot 51): General view of the kitchen in 113. Looking southeast, 1m scale.....	11
Plate 8 (shot 53): Panelling and under stairs cupboard in 113. Looking northwest, 1m scale	12
Plate 9 (shot 62): Bedroom fronting the High Street in 113. Looking southwest, 1m scale	12
Plate 10 (shot 59): Small bedroom to the rear in 113 showing chimney flue. Looking southeast	13
Plate 11 (shot 63): Reed filling above the laths in 113. Looking southeast	13
Plate 12 (shot 60): Rear bedroom window in 113. Looking northeast	14
Plate 13 (shot 66): Living room of No 115. Looking northwest.....	14
Plate 14 (shot 65): Dilapidated kitchen of No 115. Looking north, 1m scale.....	15
Plate 15 (shot 69): Rear bedroom and window. Looking northeast	15
Plate 16 (shot 68): Dilapidated roof and ceiling. Chimney breast in light red coloured bricks. Looking north	16
Plate 17 (shot 71): Bedroom fronting High Street. Looking northwest, 1m scale	16
Plate 18 (shot 2): General view of the brick outhouse. Looking east, 1m scale	17
Plate 19 (shot 3): Northwest-facing elevation. Looking east, 1m scale	17
Plate 20 (shot 5): Northeast elevation partially covered by vegetation. Looking southwest, 1m scale.....	18
Plate 21 (shot 8): Small store to the northeast. Looking southeast.....	19
Plate 22 (shot 10): General view of the L-shaped store. Looking southeast.....	19

Plate 23 (shot 11): Southeast elevation with monk bond and arrow pointing to possible bricked up opening. Looking south	20
Plate 24 (shot 12): General view of the washhouse. Looking east	20
Plate 25 (shot 15): Copper with wooden lid near the fireplace. Looking northeast, 1m scale	21
Plate 26 (shot 13): General view of the washhouse. Looking south, 1m scale	21
Plate 27 (shot 16): Small toilet next to the washroom. Looking southeast, 1m scale	22
Plate 28 (shot 17): General view of the southernmost room. Looking south.....	22
Plate 29 (shot 20): General view of the sheds. The southwest shed has a chimney through the roof. Looking east, 1m scale.....	23
Plate 30 (shot 25): Northeastern end of wooden outbuildings. Looking southeast, 1m scale.....	23
Plate 31 (shot 27): Collapsed area in centre of sheds. Looking southeast, 1m scale.....	24
Plate 32 (shot 29): General view of southwestern part of northwest elevation showing poor condition. Looking southeast, 1m scale	24
Plate 33 (shot 32): General internal view towards southwest end of shed. Looking south	25
Plate 34 (shot 33): Fireplace within southwest shed, northeast part. Looking southeast.....	25
Plate 35 (shot 37): Internal view showing corrugated steel on rear wall and brick partition. Looking southeast	26
Plate 36 (shot 22): Brick lean-to. Looking southeast, 1m scale.....	26
Plate 37 (shot 24): General view of brick lean-to store. Looking east	27

List of Appendices

Appendix 1: Photographic archive	30
Appendix 2: Figures	32
Appendix 3: OASIS form	44

List of Figures

Figure 1: Site location outlined in red	32
Figure 2: Site location plan showing location and direction of exterior photographs.....	33
Figure 3: Amended ground floor plan of the cottages (base plan provided by the client, scale is approximate)	34
Figure 4: Amended first floor plan of the cottages (base plan provided by the client, scale is approximate)	35
Figure 5: Amended ground floor plan of the brick outbuilding showing location and direction of photographs. (Base plan provided by the client, scale is approximate)	36
Figure 6: Amended sheds' plans showing location and direction of photographs. (Base plan provided by the client, scale is approximate)	37
Figure 7: Existing elevations provided by the client.....	38
Figure 8: Ordnance Survey map of 1888 (Promap)	39
Figure 9: Ordnance Survey map of 1902 (Promap)	40
Figure 10: Ordnance Survey map of 1926 (Promap)	41
Figure 11: Phased block plan.....	42

Document Control

Element:	Name:	Date:
Report prepared by:	Maria Stockdale MA MSc	20/08/2018
Illustrations prepared by:	Maria Stockdale MA MSc	20/08/2018
Report edited by:	Chris Clay BA MA (Hons)	23/08/2018
Report reviewed by:	Natasha Powers BSc MSC MCifA MCMI	28/08/2018
Version no.:	2.0	28/08/2018

Cover image: General view of 113 and 115 High Street, looking north

Executive Summary

- Allen Archaeology Limited was commissioned by Freeman Brear Architects to undertake a programme of historic building recording as a condition of planning consent to convert an existing outhouse and demolish and replace the existing cottages No 113 and 115 at High Street and Dobb's Yard in Chatteris, Cambridgeshire.
- Chatteris is located approximately 20km north of central Cambridge. The site is located within the Conservation Area of the historic town of Chatteris and situated within Dobb's Yard, on the east side of High Street.
- The surveyed buildings comprise semi-detached cottages 113 and 115 High Street, a range of derelict wooden sheds and a brick outbuilding to the rear. Several areas of the wooden sheds and outbuilding were inaccessible.
- Four broad phases of development were identified. The narrow fronted cottages are likely to be of 19th century date and are first shown on the 1888 Ordnance Survey map. They have largely retained their original plan, with a simple two up two down layout with unheated bedrooms on the first floor. One of the early features still present comprised ceiling plaster directly applied to reeds held in place by occasional laths, but the cottages had otherwise been modernised.
- The southwestern half of the weatherboarded wooden sheds to the rear of the cottages are late 19th or early 20th century in date, first appearing on the 1902 map. The presence of fireplaces suggests the sheds have been used as washhouses, outdoor toilets and probably also sculleries before plumbing was introduced to the ground floor kitchens. They were extended to their current form prior to 1926, and the brick outbuilding and washhouse at the northeast end of the site, was also added around this time, probably to cater for additional properties built along the northwest boundary of Dobb's Yard. The small brick lean-to at the northeast end of the wooden sheds, was added after 1926.

1.0 Introduction

- 1.1 Allen Archaeology Limited was commissioned by Freeman Brear Architects to undertake a programme of historic building recording as a condition of planning consent for conversion to residential use of outbuildings and demolition of cottages at land off High Street and Dobb's Yard in Chatteris, Cambridgeshire.
- 1.2 The fieldwork and reporting conform to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (HE 2016), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (ClfA 2014), a brief prepared by the Cambridgeshire Historic Environment Team (CHET) (Stewart 2017) and the specification prepared by this company (AAL 2018).
- 1.3 Upon completion of the project the documentary and photographic archive will be submitted with Cambridge Historic Environment Team, where it will be stored under Event Number: ECB5436. The archive will be submitted within six months of the completion of the report.

2.0 Site Location and Description

- 2.1 Chatteris is located approximately 20km north of central Cambridge, in the administrative district of Fenland District Council. The site is located in the north part of the village, to the east of High Street, centred on NGR TL 3909 8660.
- 2.2 The site is located within the Conservation Area of the historic town of Chatteris. The buildings on the site comprise 113 and 115 High Street, a pair of semi-detached properties fronting the street, with outbuildings to the rear.

3.0 Planning Background

- 3.1 Planning permission has been granted for '*Conversion of existing outhouse to a part single-storey part 2-storey 3-bed dwelling and erection 2-storey 2-bed dwelling and single storey side extension to 8 Dobbs Yard including the formation of vehicular access and provision of parking and turning areas, involving demolition of 113-115 High Street, existing extension to 8 Dobbs Yard and outbuildings*' (Reference F/YR16/0247/F). As a condition of planning consent, a programme of historic building recording is required, prior to any alterations or demolition taking place.
- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2018).

4.0 Archaeological and Historical Background

- 4.1 A 1km search of the Cambridgeshire Historic Environment Record was undertaken during preparation of the brief. It has identified limited evidence of activity pre-dating the medieval period, although Bronze Age burials and pits and limited Roman activity are recorded. Medieval activity is better represented, with possible Saxon settlement evidence recorded to the north of the site, north of the 14th century church of St. Peter and St. Paul.

- 4.2 The settlement continued to expand in the post-medieval period, and there are 128 Grade II Listed buildings within the search area dating from between the 17th century and 19th century. Closest to the development site are 130, 133 and 105 High Street, situated within 60m. The latter is the earliest and is situated north of the site. It comprises a one storey, 17th century cottage with attic, potentially a timber-framed structure encased in brick. No 130 is of late 18th century date positioned on the opposite side of the High Street. It comprises a one storey row of houses and shop with attics, all in colour-washed brick with pantile roofs and two side stacks (NHL No 1249620).
- 4.3 No 113 and 115, and the adjacent property 117 to the north (none of which are listed) are shown on historic mapping of 1888. A range of outbuildings attached to the rear of 117 are likely to represent part of the extant range of properties along the north side of Dobbs Yard. The current buildings to the rear of 113 and 115 are not shown on this map, but they do appear to be present by the time of the 1902 map. An outbuilding at the eastern corner of the plot first appears on the 1926 map. The access to Dobbs Yard between 115 and 117 remains consistent on the mapping, but Dobbs Yard is not labelled as such until 1926.

5.0 Aims and Objectives

- 5.1 The purpose of the historic building survey was to allow the preservation by record of the historical structures prior to alteration and/or demolition of specified structures and prior to redevelopment of the site.

6.0 Methodology

- 6.1 The works described below are based on the guidance for a Level 3 survey, as set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (HE 2016). The building survey was undertaken by Chris Clay of AAL who recorded all aspects of the relevant buildings prior to any demolition or alteration. The survey was carried out on 18th July 2018. The weather was bright and sunny which caused some unavoidable dark shadows in some shots. The interior light was poor and the shots required a flash. Much of the brick outbuilding was cluttered and offered restricted access, the southeast elevation was not surveyed as it was positioned beyond the property line edged by wooden fencing. The wooden outbuildings were full of assorted detritus and were derelict with collapsed roofing. The buildings were entirely fenced off with herras fence panels bolted to the wooden buildings.

Where safely accessible, photographs were taken of the following:

- All external elevations
- All internal elevations, including internal walls and subdivisions
- The roof structure of the buildings, internally and externally, where visible
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
- A general internal photographic record. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction

- 6.2 All images were captured using a digital SLR camera fitted with an APS-C sensor. ISO sensitivity did not exceed 3200 and jpeg compression was set to fine.
- 6.3 Metric scales of appropriate length and a tripod were used when required, with all photos annotated and linked to a floor plan provided by the client (Figure 2 to Figure 6). Elevation drawings were also provided by the client and amended where necessary (Figure 7).

7.0 Results

- 7.1 The recorded structures comprise two semi-detached cottages Nos 113 and 115, a brick outbuilding and a wooden shed. Each structure will be described separately, beginning with the exterior, followed by an internal description.

Cottages Nos 113 and 115 (Figure 2 to Figure 4)

- 7.2 The two narrow fronted two storey cottages measure approximately 7.3m x 6.7m in plan, with each property measuring c.6.6m x 3m (Plate 1). They front on to High Street with two boarded up entrances facing the road. Each cottage has a window on the ground floor and first floor that have also been boarded up. It has a double pitched gabled roof from which the tiles have been removed. A dentil cornice is visible under the eaves. A chimney in red brick protrudes through the apex of the roof on each gable. These may be of later date as the bricks appear to differ from those bricks exposed behind the otherwise rendered façade on the northwest corner of cottage No 115 (Plate 2 and Plate 3).
- 7.3 The bricks under the render have a light cream colour, potentially Gault bricks or another local variety such as the pale-coloured bricks found in Ely, made of Kimmeridge Clay which is more locally available than the gault clays of the south and southeast (Firman 1998).



Plate 1 (shot 40): General view of 113 and 115 to the right of shot, also showing 117 to the left. Looking northeast, 1m scale



Plate 2 (shot 43): Southwest elevation. Looking northeast, 1m scale



Plate 3 (shot 45): Northwest gable end of 115. Looking southeast, 1m scale

- 7.4 To the rear of the property are a further two entrances and a window to each floor, all openings have been boarded up, hiding any details (Plate 4). The northwest elevation is blind.



Plate 4 (shot 46): Rear, northeast-facing elevation. Looking southwest, 1m scale

- 7.5 Each cottage consists of a simple two up two down plan, with a living room or 'front room' fronting the street and a kitchen to the rear. Along the partition wall between the properties are narrow staircases comprising a straight flight with winders. Both cottages are in a dilapidated state.



Plate 5 (shot 56): Interior view of No 113 living room. Looking south, 1m scale

- 7.6 The living room (originally the front room), in 113 has retained its pre-1980s décor with a fireplace and chimney breast on the southeast wall (Plate 5). The fireplace has a glazed tile surround of light brown tiles. The openings, both on the southwest elevation consist of a square vertical 8 over 8 sash with thin glazing bars, probably original to the cottage, and a plank and batten door hung on strap hinges (Plate 6). The exterior door is braced but not ledged and therefore shows some wear and tear to the base of the planks. A small hole in the ceiling reveals

what appear to be reeds above the plaster rather than a layer of laths. This is likely to be an original feature. The floor is covered in wooden planks.



Plate 6 (shot 57): View of front window and door of No 113. Looking southwest, 1m scale

- 7.7 The kitchen, originally the living room, contains a fireplace with cream coloured tile surround on the southeast elevation. A later Belfast sink has been fitted on the northeast elevation and there appears to have been room for an electric cooker (Plate 7). A hole in the ceiling reveals the same reed construction as that in the living room. The staircase is encased by white painted wooden plank panelling with an under stairs cupboard, a plank and batten door is fitted in the access to the stairs (Plate 8).



Plate 7 (shot 51): General view of the kitchen in 113. Looking southeast, 1m scale



Plate 8 (shot 53): Panelling and under stairs cupboard in 113. Looking northwest, 1m scale

- 7.8 On the first floor are two bedrooms. Beneath the flaking wall paper in the bedroom facing the High Street are plastered walls (Plate 9). The room has a window following the same style as the living room, and it has a plank floor. There is no evidence for a brick or stone hearth near the chimney stack, suggesting this room was unheated and that there was never a fireplace.



Plate 9 (shot 62): Bedroom fronting the High Street in 113. Looking southwest, 1m scale

- 7.9 The room to the rear of the property is in a very dilapidated state with wallpaper hanging from the ceiling obscuring much of the view but revealing a further layer of reeds (Plate 10). The plaster has been directly applied to the reeds which are held in place by vertical laths nailed into the rafters.
- 7.10 Rotten floor boards hindered any closer examination of the room. The window differs from that to the front bedroom in being a side-hung casement window with six panels between glazing

bars, that to the left being fixed, with a top panel opening (Plate 12). The stud wall of the staircase is exposed to the northwest although covered in wall paper. The angled chimney stack again shows no evidence for a former hearth.



Plate 10 (shot 59): Small bedroom to the rear in 113 showing chimney flue. Looking southeast



Plate 11 (shot 63): Reed filling above the laths in 113. Looking southeast



Plate 12 (shot 60): Rear bedroom window in 113. Looking northeast

- 7.11 The living room of cottage 115 has a glazed tile surround to the fireplace in art deco style (Plate 13). The tiles are a mix of off-white and brown with a geometrical embellishment to the front. The sash window with large panes and the wooden door on the northwest elevation are later replacements. An inspection hole in the ceiling again reveals reeds above the plaster.



Plate 13 (shot 66): Living room of No 115. Looking northwest

- 7.12 The kitchen is in a very dilapidated state and the upper floor is partially upheld by acrow props (Plate 14). The only features present are a kitchen sink and a water heater: the original fireplace has been removed. Some modern tiles are still attached to the lower part of the northwest and northeast walls. The casement window above the sink is identical to that found in the rear bedroom of 113.



Plate 14 (shot 65): Dilapidated kitchen of No 115. Looking north, 1m scale

- 7.13 The same style window as in the kitchen is also found in the first floor bedroom to the rear of the property (Plate 15). A hole in the plastered ceiling and roof exposes a part of the wall plate and some common rafters with collar beams (Plate 16). As the floor has been exposed to the weather, the floor boards are in poor condition and the room is not safe to access. The angled chimney breast consists of light red coloured machine-made bricks of a kind also exposed on the interior-facing northwest gable. Again there is no evidence for a fireplace, suggesting the room was always unheated.



Plate 15 (shot 69): Rear bedroom and window. Looking northeast



*Plate 16 (shot 68): Dilapidated roof and ceiling. Chimney breast in light red coloured bricks.
Looking north*

- 7.14 The bedroom fronting the High Street is also in a poor condition. A sash window of the same style as in 113 is only partially in situ, half has been removed and is leaning against the wall (Plate 17). Bricks exposed below the window appear to be cream coloured with a red tinge.
- 7.15 Once again the chimney breast does not appear to have had a fireplace showing no visible hearth within the plank floor, so the room is likely to originally have been unheated.



Plate 17 (shot 71): Bedroom fronting High Street. Looking northwest, 1m scale

Brick Outbuilding (Figure 2 and Figure 5)

- 7.16 At the northeast end of the site lay a brick outbuilding (Plate 18). The structure is single storey, built in cream coloured bricks with some red and black varieties. It is built in an irregular

stretcher bond with occasional headers, usually the stretchers overlap by half a brick. The roof has a wide double pitch and is covered by ceramic tiles and half-round ridge piece. A chimney on the southwest gable end displays oversailing brick courses and watertabling and has a single ceramic pot. A second chimney protrudes through the apex of the roof towards the east with two cannon shaped, ceramic chimney pots. Later guttering has been fixed along the eaves and gable ends.



Plate 18 (shot 2): General view of the brick outhouse. Looking east, 1m scale

- 7.17 The northwest corner of the structure displays a regular monk bond where the header clearly forms a straight line and is repeated twice (Plate 19). Such regularity is not observed elsewhere. There are six entrances from this elevation leading into six cells/rooms, all fitted with braced plank and batten doors.



Plate 19 (shot 3): Northwest-facing elevation. Looking east, 1m scale

- 7.18 The northeast elevation is partially covered by vegetation that extends through the roof, and by debris on the ground. Apart from one vertical section of headers, the majority of the wall again displays an irregular stretcher bond with occasional header.



Plate 20 (shot 5): Northeast elevation partially covered by vegetation. Looking southwest, 1m scale

- 7.19 The northwest elevation has six wooden doors allowing access to the various internal spaces. The door furthest to the northeast leads into a small storage space. It is heavily cluttered and inaccessible (Plate 21).
- 7.20 The adjacent entrance allows access to an L-shaped room to the side and rear of the small store. It has of late also been used for storage of various paraphernalia and is largely inaccessible although on the rear wall it was possible to distinguish a monk bond with each vertical row of headers being separated by four horizontal stretchers (Plate 22). A strap hinge protrudes from the partition corner abutting the southeast elevation, a change in brickwork suggests a bricked up window (Plate 23). Plans provided by the client suggest the presence of a back-to-back fireplace, but only part of the chimneybreast was visible during the survey.



Plate 21 (shot 8): Small store to the northeast. Looking southeast



Plate 22 (shot 10): General view of the L-shaped store. Looking southeast



Plate 23 (shot 11): Southeast elevation with monk bond and arrow pointing to possible bricked up opening. Looking south

- 7.21 A better view is offered of the fireplace in the adjacent room. It has a double brick segmental arch over a large open hearth. Situated in the northwest corner of the room adjacent to the fireplace is a copper, the round cauldron was probably made of zinc and encased by brick, confirming that this was a former washhouse (Plate 24 and Plate 25). The narrow flue of the copper has been built against the chimneybreast with shiners facing outwards. The southeast wall once again displays a monk bond whilst the partition wall to the southwest is built in stretcher bond. The roof structure comprises common rafters resting on a wall plate.



Plate 24 (shot 12): General view of the washhouse. Looking east



Plate 25 (shot 15): Copper with wooden lid near the fireplace. Looking northeast, 1m scale



Plate 26 (shot 13): General view of the washhouse. Looking south, 1m scale

- 7.22 Next to the washhouse is a toilet, there was potentially another toilet next to it, but the room is inaccessible (Plate 27).



Plate 27 (shot 16): Small toilet next to the washroom. Looking southeast, 1m scale

- 7.23 The southernmost room also contains a fireplace, although boarded up, suggesting this room perhaps also functioned as a washroom, but there is no copper visible (Plate 28). The door into this room was jammed which only provided limited views through the ventilation holes at the top of the door. It has a brick floor laid out in a 90^o herringbone style.



Plate 28 (shot 17): General view of the southernmost room. Looking south

Wooden Sheds with brick lean-to (Figure 2 and Figure 6)

- 7.24 A long range of single storey, weather-boarded sheds, with attached brick outbuilding, runs along the southeast site boundary, between the cottages on the road frontage and the brick outbuilding at the eastern end of the site (Plate 29). Access is not possible so interior photographs were limited to images taken through gaps in the boarding and doorways.

7.25 The wooden buildings are divided into ten compartments by internal wooden partitions with a series of plank and batten doors on strap hinges along the northwest elevation (Plate 30 and Plate 32), although an area roughly central to the elevation has completely collapsed (Plate 31 and Plate 32). The roofs are largely double pitched, hipped to the southwest and covered in s-shaped ceramic tiles, with several areas of collapse. Towards the southwest end of the building a ceramic flue extends through the roof, presumably a later feature and suggestive of a fireplace.



Plate 29 (shot 20): General view of the sheds. The southwest shed has a chimney through the roof. Looking east, 1m scale



Plate 30 (shot 25): Northeast end of wooden outbuildings. Looking southeast, 1m scale



Plate 31 (shot 27): Collapsed area in centre of sheds. Looking southeast, 1m scale



Plate 32 (shot 29): General view of southwestern part of northwest elevation showing poor condition. Looking southeast, 1m scale

- 7.26 The middle and the southwest end appear to have been used as stores, the middle part is the only room revealing a boarded ceiling supported by main beams (Plate 33).



Plate 33 (shot 32): General internal view towards southwest end of shed. Looking south

- 7.27 The southwest part of the shed is built up against a boundary wall in stretcher bond (Plate 34), with a brick fireplace and chimney stack in one of the rooms. The roof in this area has partially caved in and debris covers the floor, but where visible the roof consists of common rafters with laths above, the rafters have the added support of purlins. The stud wall to the northeast is braced for better support.



Plate 34 (shot 33): Fireplace within southwest shed, northeast part. Looking southeast

- 7.28 It is uncertain whether the brick boundary wall continues beyond this area of the building. The shed to the northeast has corrugated sheets to the rear with brick and weather-boarded partitions internally (Plate 35).



Plate 35 (shot 37): Internal view showing corrugated steel on rear wall and brick partition. Looking southeast

- 7.29 A small brick lean-to in stretcher bond is attached to the northeast end of the wooden sheds, it too is full of assorted rubbish and was not fully accessible (Plate 36 and Plate 37). The lean-to structure has a mono-pitched roof covered in corrugated sheets. A window facing northeast is boarded from the outside. A plank and batten door on strap hinges on the northwest elevation provides the only access. The interior walls are painted, the amount of items stacked in the store offer limited views of the interior.



Plate 36 (shot 22): Brick lean-to. Looking southeast, 1m scale



Plate 37 (shot 24): General view of brick lean-to store. Looking east

8.0 Discussion and Conclusions (Figure 8 to Figure 11)

- 8.1 Four broad phases of development have been identified on site (Figure 11), beginning with the cottages which are likely to be of 19th century date. The First Edition Ordnance Survey map of 1888 shows the cottages abutting the adjacent public house, the Rose and Crown (Figure 8). A pump is marked to the rear of the cottages which would not originally have had any inside plumbing. Outbuildings are also shown behind the pub and the cottages largely mirroring each other in appearance. These may have held the original washhouse, scullery and outdoor toilet as these were not provided for in the cottages. The wooden sheds and brick outbuilding are not present on this map.
- 8.2 The plan form of the cottages is largely intact, but with some later modernisations. The kitchens are for example later additions as the presence of sinks indicate a later phase of development when mains plumbing was provided to the houses rather than relying on an outdoor pump to the rear of the houses. The upper floors would have always accommodated the bedrooms and in all likelihood have always been unheated. Later casement windows were present in some instances, with the surviving 8 over 8 sash windows likely to represent the original form of the windows throughout the cottages.
- 8.3 The mix of brick colours in 115 (none were exposed in 113) could potentially mean later repairs or additions have been made to the cottage. However, it is also quite possible a mix of bricks were originally used as only a small part of the exterior walls were not covered with later render. The same clay bed such as the Gault clays or equally the proposed Kimmeridge Clay can produce various colours ranging from white yellow, yellow, red and sometimes nearly black if the sample is rich in shales (Firman 1998). A variety of such bricks are displayed in the later dated brick outhouse towards the northeast end of the site. It is uncertain what bond was used in the cottages, however the majority of houses surrounding the site and facing the High Street display either a Flemish or an English bond and presumably the surveyed cottages are built in one of these.

- 8.4 Although, 'long straw' has been the tradition of thatching in the east of England (Slocombe 2012), the organic material found in the ceilings above the vertical laths have been interpreted as reeds, as their stems appeared much thicker than that of any straw. As William Millar describes in his book from 1897 'Plastering, plain and decorative', this method of applying plaster to reeds was used in both Lincolnshire and the Cambridgeshire fens for plastered floors in the upper storeys. Gauged plaster was laid on reeds instead of laths as there was plenty of material around (Millar 1998). It is therefore more likely that this is an original feature.
- 8.5 The 1902 Ordnance Survey map suggests that the former outbuildings had been demolished by this date, and replaced by a range of buildings likely to represent the southwestern half of the wooden sheds (Figure 9). The presence of one or possibly two fireplaces in the sheds suggests that these are likely to have functioned as washhouses and probably also as sculleries, outdoor toilets and general purpose stores. As the sheds are positioned within a yard shared by 117 and a row of houses to its rear, the sheds may have been in communal use.
- 8.6 The Ordnance Survey map of 1926 indicates that the wooden sheds had been extended to their full length by this date (Figure 10), and the brick outbuilding at the northeast end of the site had also been added. The same map also shows new properties along the northwest boundary of the yard now clearly labelled Dobb's Yard. It would not seem unlikely that the brick outhouse and further wooden sheds were built to accommodate the new properties opposite it. The small brick outbuilding on the northeast end of the wooden sheds had not been added by this date.

9.0 Effectiveness of Methodology

- 9.1 The methodology was appropriate for the project and has allowed for a permanent record of the structures and therefore fulfil the aims and objectives of this project.

10.0 Acknowledgements

- 10.1 Allen Archaeology Limited would like to thank Freeman Brear Architects for this commission.

11.0 References

AAL 2018, *Specification for an historic building survey: High Street and Dobb's Yard, Chatteris Cambridgeshire*, Allen Archaeology Limited

Cambridgeshire County Council, 2017, *Deposition of archaeological archives in Cambridgeshire*, Cambridgeshire County Council

CIfA, 2014, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Reading: Chartered Institute for Archaeologists

Department for Communities and Local Government, 2018, *National Planning Policy Framework*. London, Department for Communities and Local Government

Firman, R., 1998, 'A geologist's cautionary tale of words as a barrier to understanding', *Information* 74, High Wycombe: British Brick Society, 4-13

HE, 2016, *Understanding Historic Buildings: A guide to good recording practice*. London: Historic England

Millar, W., 1897 (reprinted 1998), *Plastering, plain and decorative*, Abingdon: Routledge

Slocombe, M., 2012, *Traditional building materials*, Oxford: Shire Publication

Stewart, G., 2017, *Brief for archaeological historic building recording*, CHET

Trimble, R., 2013, *Land at 24 Bridge Street, Chatteris, Cambridgeshire. Trial trench evaluation*. Sleaford: Witham Archaeology. Unpublished grey literature

Maps

Ordnance Survey Plan 1888, 1:2,500 (Promap)

Ordnance Survey Plan 1902, 1:2,500 (Promap)

Ordnance Survey Plan 1926, 1:2,500 (Promap)

Appendix 1: Photographic archive

Photo Number	Direction	Interior/ Exterior	Structure	Description
1	E	Exterior	Brick outhouse	General view
2	E	Exterior	Brick outhouse	General view
3	E	Exterior	Brick outhouse	Northwest elevation
4	SE	Exterior	Brick outhouse	Detail of doors on northwest elevation
5	SW	Exterior	Brick outhouse	Northeast elevation
6	SW	Exterior	Brick outhouse	Northeast elevation
7	SE	Exterior	Brick outhouse	Store (1)
8	SE	Interior	Brick outhouse	Store (1)
9	S	Interior	Brick outhouse	Store (2)
10	S	Interior	Brick outhouse	Store (2)
11	SW	Interior	Brick outhouse	Store (2)
12	SW	Interior	Brick outhouse	Store (3)
13	SW	Interior	Brick outhouse	Store (3)
14	NE	Interior	Brick outhouse	Store (3) copper
15	NE	Interior	Brick outhouse	Store (3) copper
16	SE	Interior	Brick outhouse	Toilet (4)
17	SW	Interior	Brick outhouse	Store (6)
18	SE	Interior	Brick outhouse	Store (6) showing traces of removed wall
19	E	Exterior	Sheds	Wooden shed southwest elevation
20	WSW	Exterior	Sheds	Wooden shed northwest elevation
21	SW	Exterior	Sheds	Wooden shed northwest elevation
22	SE	Exterior	Sheds	Brick extension of wooden shed, northwest elevation
23	SW	Exterior	Sheds	Brick extension of wooden shed, northeast elevation
24	E	Interior	Sheds	Brick extension
25	SE	Exterior	Sheds	Wooden shed
26	SE	Exterior	Sheds	Wooden shed
27	SE	Exterior	Sheds	Wooden shed
28	SE	Exterior	Sheds	Wooden shed
29	SE	Exterior	Sheds	Wooden shed
30	SE	Exterior	Sheds	Wooden shed
31	SE	Interior	Sheds	Wooden shed
32	SSE	Interior	Sheds	Wooden shed
33	SE	Interior	Sheds	Wooden shed

Photo Number	Direction	Interior/ Exterior	Structure	Description
34	SSE	Interior	Sheds	Wooden shed
35	SSE	Interior	Sheds	Wooden shed
36	SE	Interior	Sheds	Wooden shed
37	SSE	Interior	Sheds	Wooden shed
38	SSE	Interior	Sheds	Wooden shed
39	SSE	Interior	Sheds	Wooden shed
40	NE	Exterior	Cottages	Southwest elevation
41	ESE	Exterior	Cottages	Southwest elevation
42	SE	Exterior	Cottages	Southwest elevation
43	NNE	Exterior	Cottages	Southwest elevation
44	SE	Exterior	Cottages	Southwest elevation, dentilation
45	ESE	Exterior	Cottages	Northwest elevation
46	SW	Exterior	Cottages	Northeast elevation
47	SW	Exterior	Cottages	No 115 chimney
48	NE	Exterior	Dobb's yard	General view
49	NE	Exterior	Dobb's yard	General view
50	SW	Interior	Cottages	No 113
51	SE	Interior	Cottages	No 113
52	SE	Interior	Cottages	No 113
53	NNW	Interior	Cottages	No 113
54	NN	Interior	Cottages	No 113
55	NNE	Interior	Cottages	No 113
56	SSW	Interior	Cottages	No 113
57	SW	Interior	Cottages	No 113
58	W	Interior	Cottages	No 113
59	ESE	Interior	Cottages	No 113
60	NE	Interior	Cottages	No 113
61	SW	Interior	Cottages	No 113
62	SW	Interior	Cottages	No 113
63	ESE	Interior	Cottages	No 113
64	SW	Interior	Cottages	No 115
65	NE	Interior	Cottages	No 115
66	WNW	Interior	Cottages	No 115
67	SW	Interior	Cottages	No 115
68	N	Interior	Cottages	No 115
69	NE	Interior	Cottages	No 115
70	WNW	Interior	Cottages	No 115
71	NW	Interior	Cottages	No 115
72	NE	Interior	Cottages	No 115

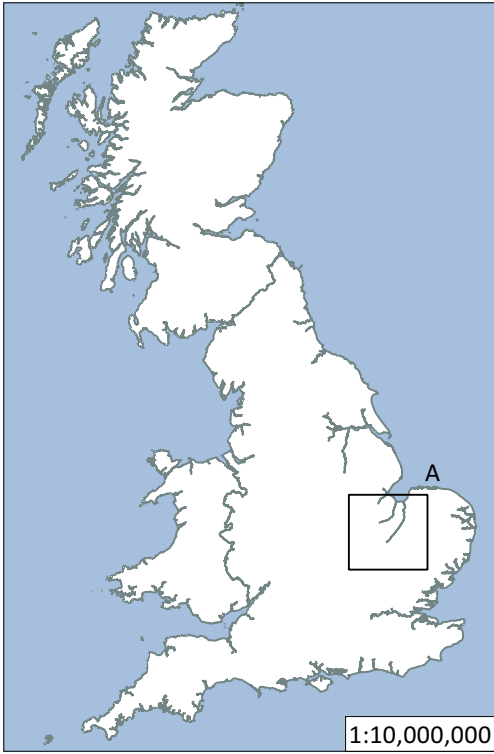


Figure 1: Site location outlined in red

© Crown copyright 2000. All rights reserved. Licence Number 100047330

Site Code CHHD 17
 Scale 1:10,000,000
 1:1,000,000
 1:25,000 @ A4

Drawn by M Stockdale
 Date 20/08/2018

Allenarchaeology



Lincoln
 Birmingham
 Cambridge
 Southampton

www.allenarchaeology.co.uk

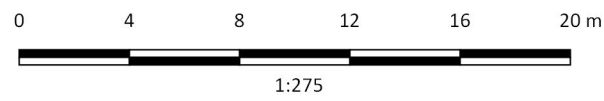


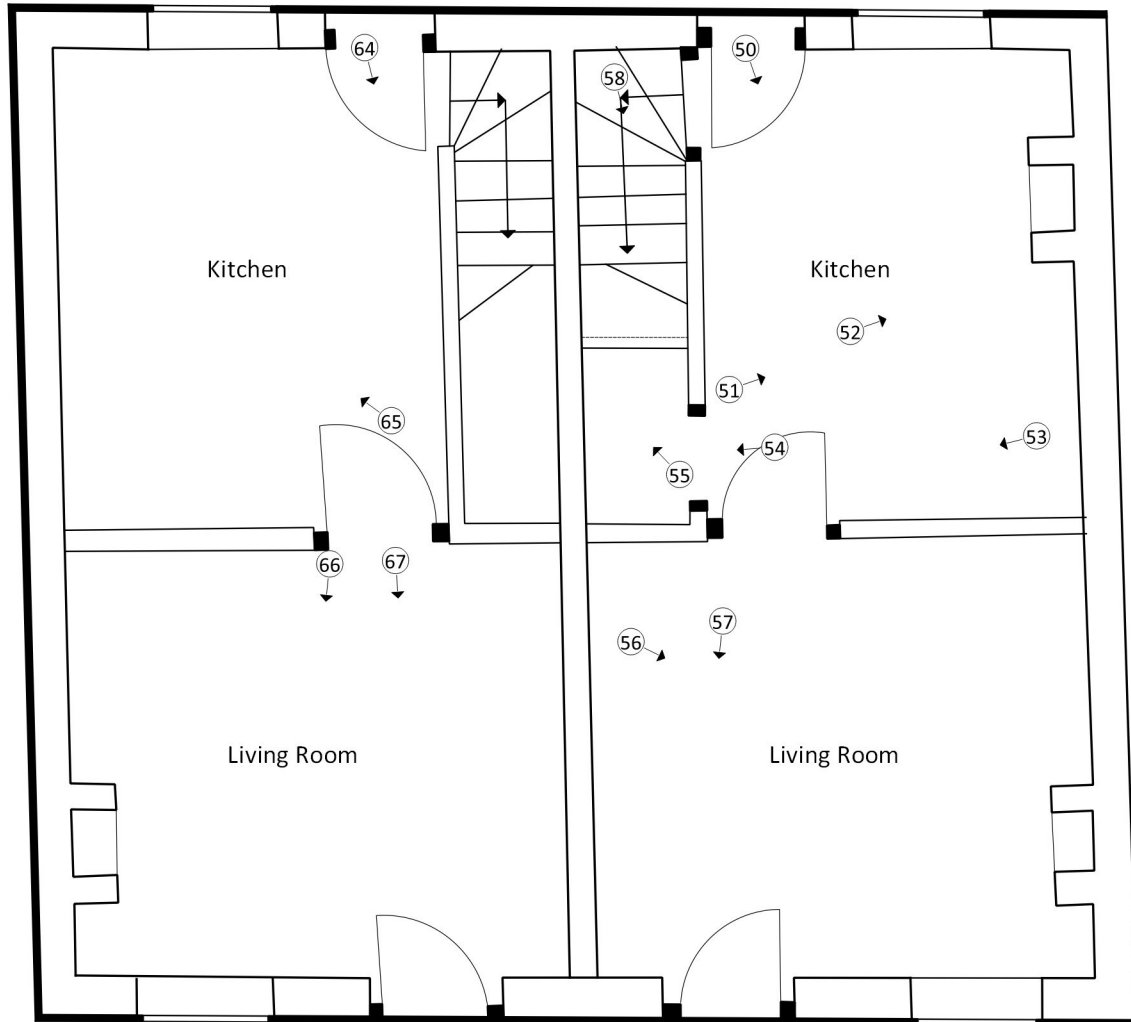
Figure 2: Site location plan showing location and direction of exterior photographs

Key
 Site boundary
 Surveyed building

Site Code	CHHD 17
Scale	1:275 @ A3
Drawn By	M Stockdale
Date	01/08/2018

Allenarchaeology
 Lincoln
 Birmingham
 Cambridge
 Southampton
www.allenarchaeology.co.uk





No 115

No 113



1:50

Site Code	CHHD 17
Scale	1:50 @ A4
Drawn By	M Stockdale
Date	20/08/2018

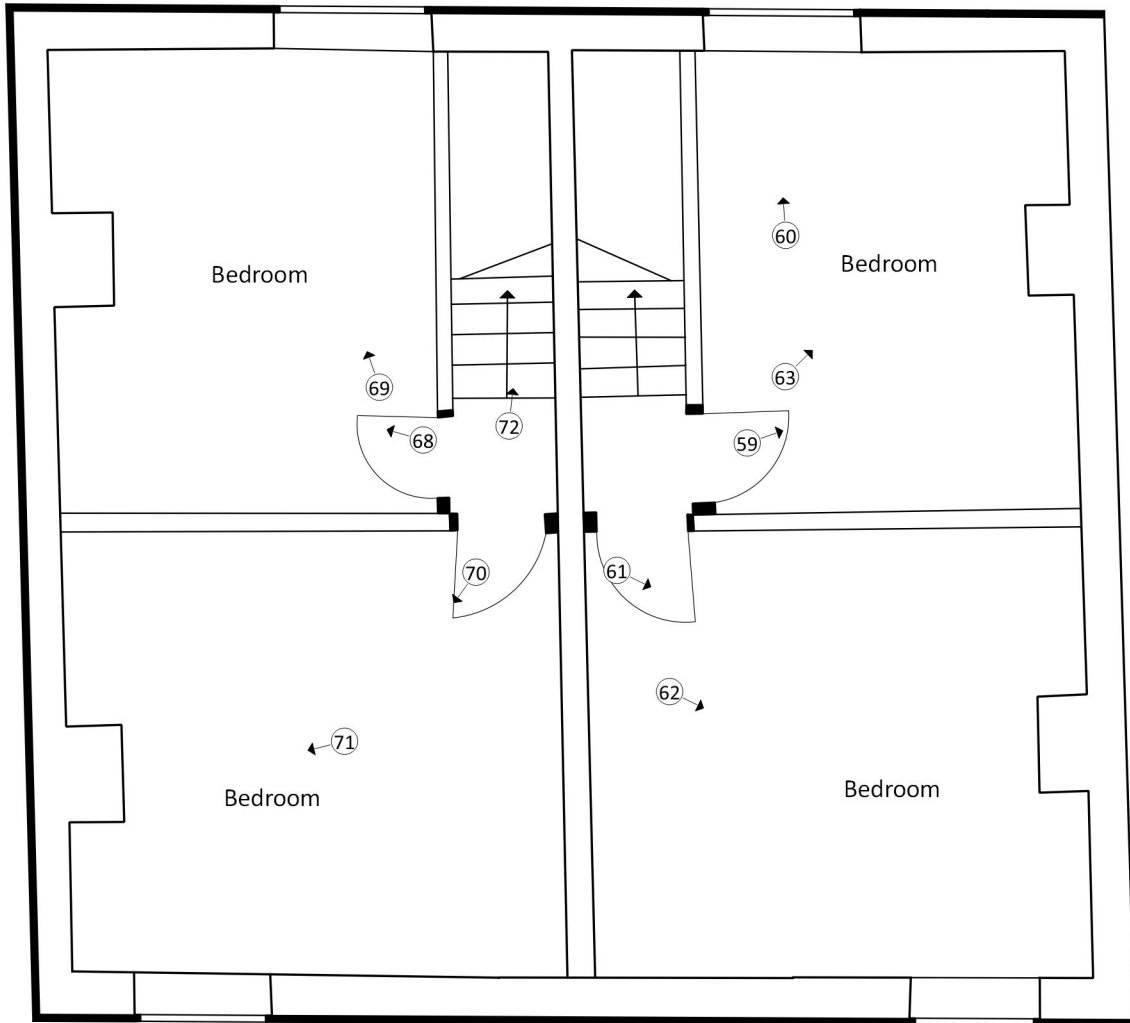
Allenarchaeology



Lincoln
Birmingham
Cambridge
Southampton

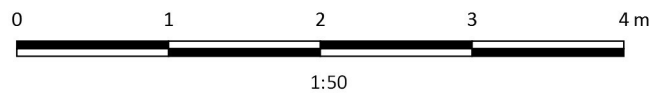
www.allenarchaeology.co.uk

Figure 3: Amended ground floor plan of the cottages
(base plan provided by the client)



No 115

No 113



Site Code	CHHD 17
Scale	1:50 @ A4
Drawn By	M Stockdale
Date	20/08/2018

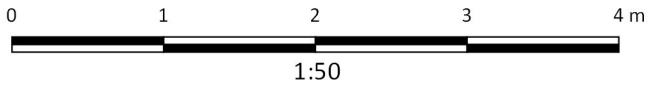
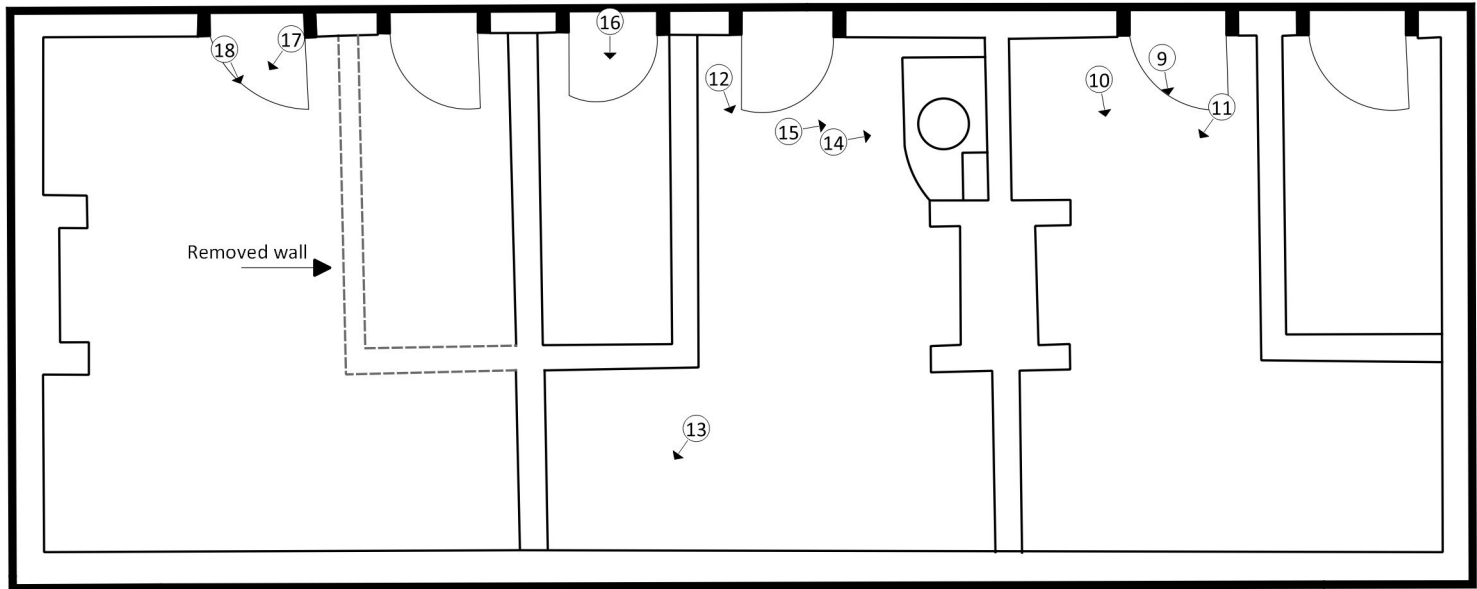
Allenarchaeology



Lincoln
Birmingham
Cambridge
Southampton

www.allenarchaeology.co.uk

Figure 4: Amended first floor plan of the cottages (base plan provided by the client)



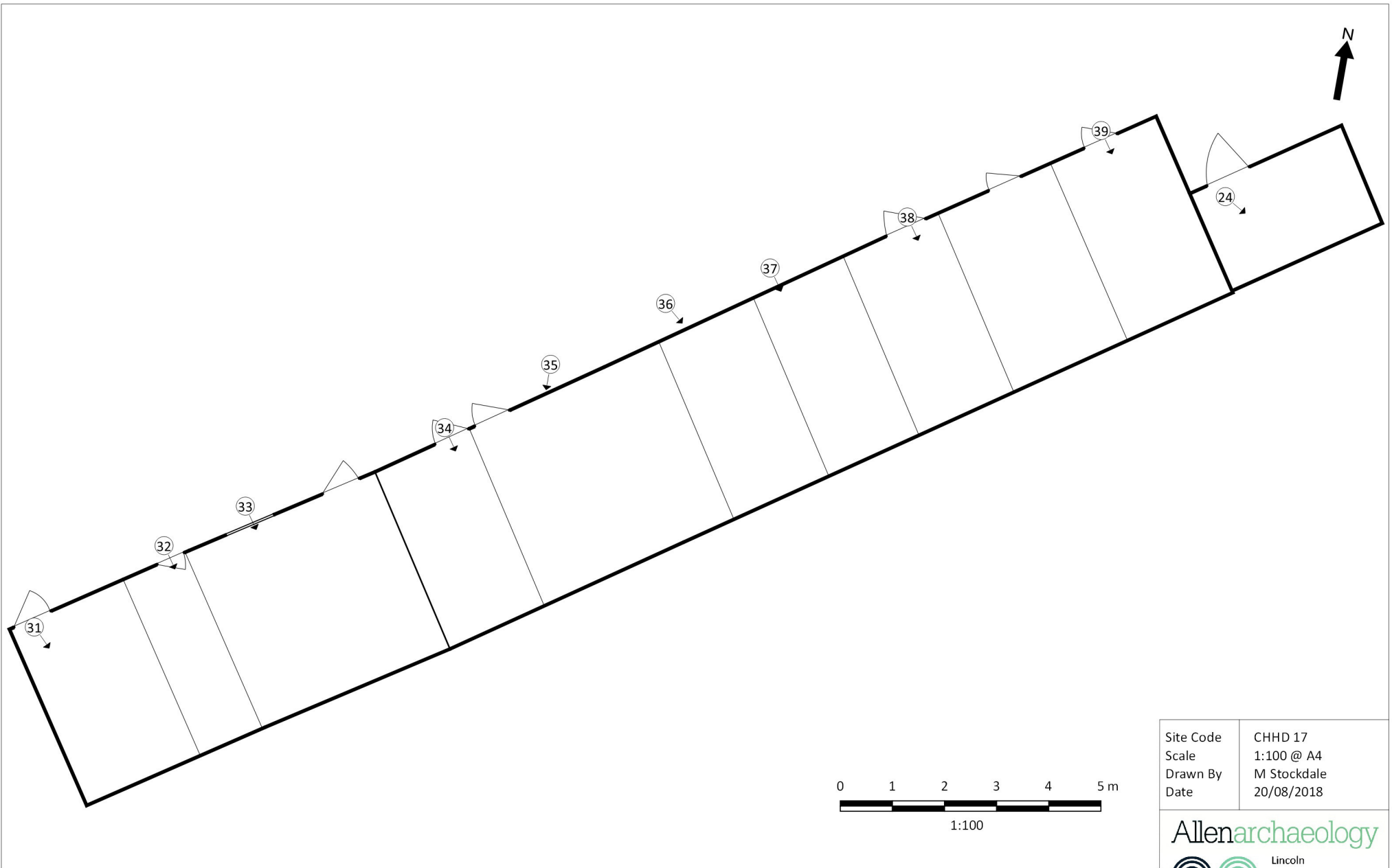
Site Code	CHHD 17
Scale	1:50 @ A4
Drawn By	M Stockdale
Date	20/08/2018

Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton

www.allenarchaeology.co.uk

Figure 5: Amended ground floor plan of the brick outbuilding showing location and direction of photographs. (Base plan provided by the client)



Site Code	CHHD 17
Scale	1:100 @ A4
Drawn By	M Stockdale
Date	20/08/2018

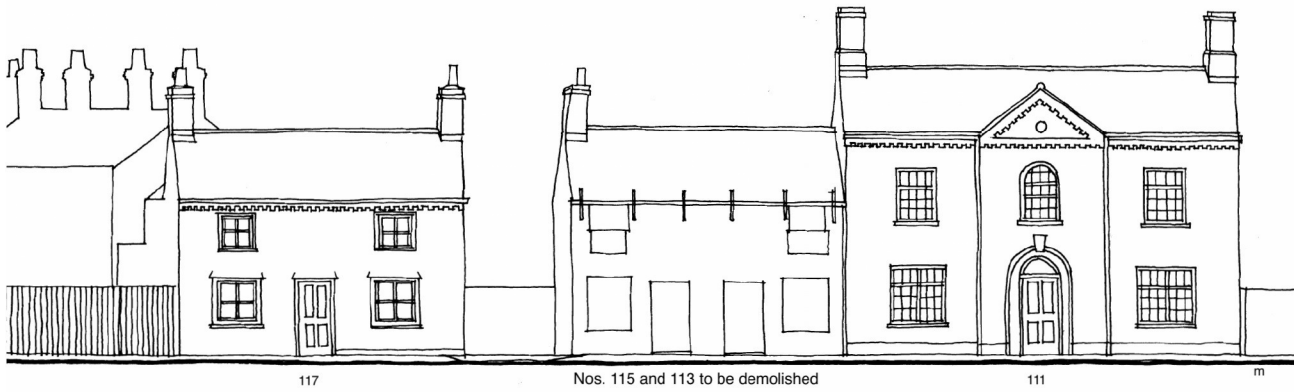
Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton

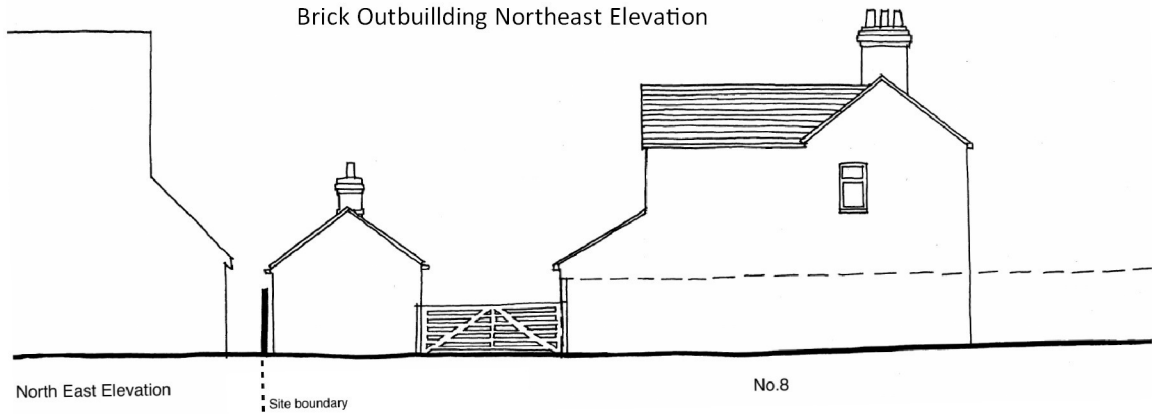
www.allenarchaeology.co.uk

Figure 6: Amended sheds' plan showing location and direction of photographs. (Base plan provided by the client)

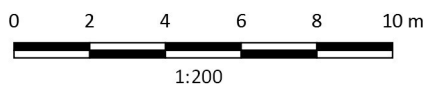
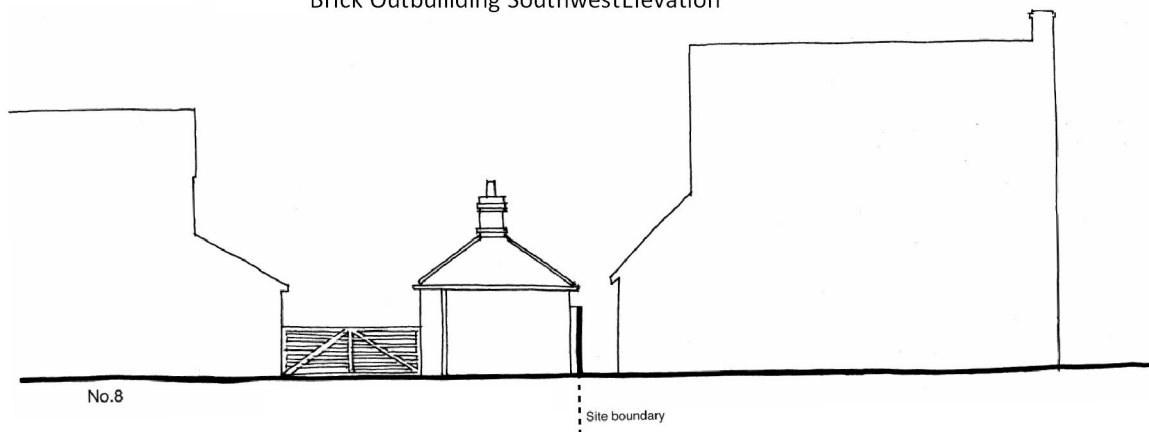
Cottages No 115 and 113 Southwest Elevation



Brick Outbuilding Northeast Elevation



Brick Outbuilding Southwest Elevation



Site Code	CHHD 17
Scale	1:200 @ A4
Drawn By	M Stockdale
Date	21/08/2018

Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton

www.allenarchaeology.co.uk

Figure 7: Existing elevations provided by the client

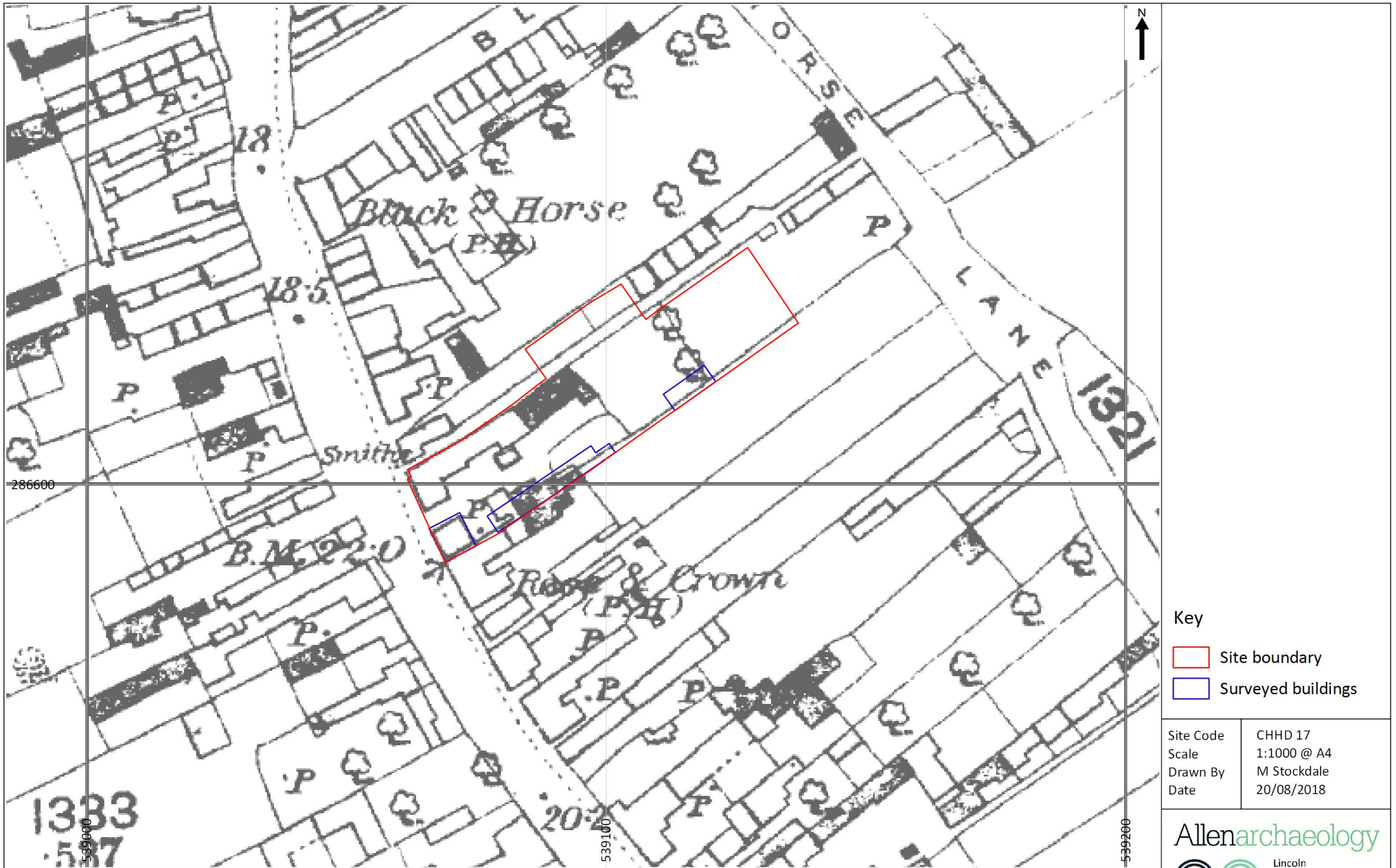
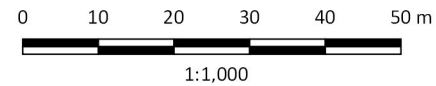


Figure 8: Ordnance survey map of 1888



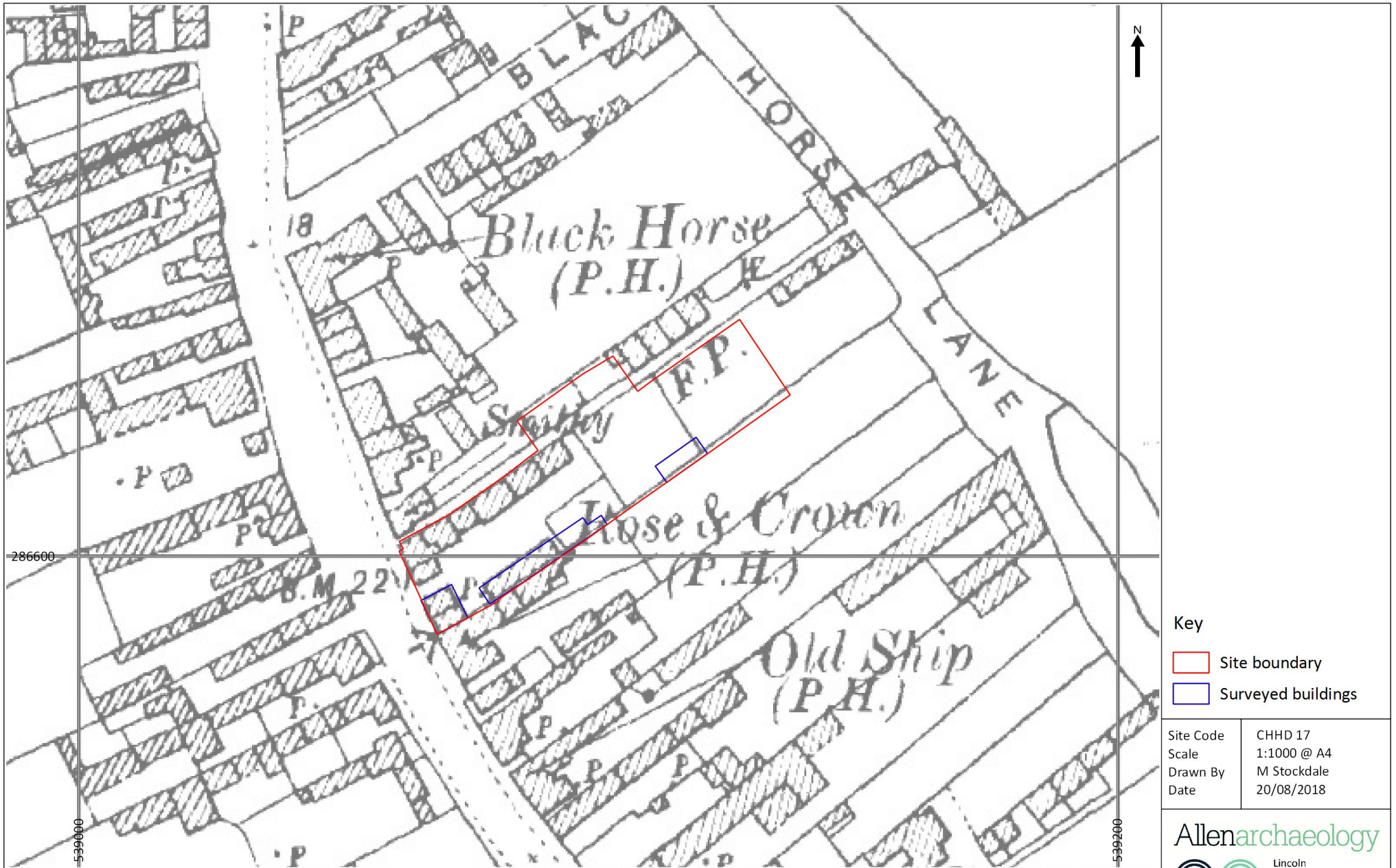


Figure 9: Ordnance Survey map of 1902

Key

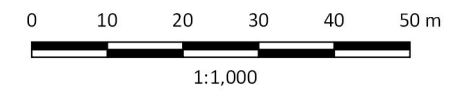
- Site boundary
- Surveyed buildings

Site Code	CHHD 17
Scale	1:1000 @ A4
Drawn By	M Stockdale
Date	20/08/2018

Allenarchaeology

- Lincoln
- Birmingham
- Cambridge
- Southampton

www.allenarchaeology.co.uk





- Key
- Site boundary
 - Surveyed building

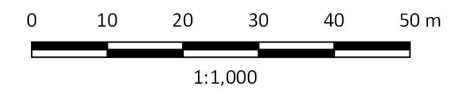
Site Code	CHHD 17
Scale	1:1000 @ A4
Drawn By	M Stockdale
Date	20/08/2018

Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton

www.allenarchaeology.co.uk

Figure 10: Ordnance Survey map of 1926



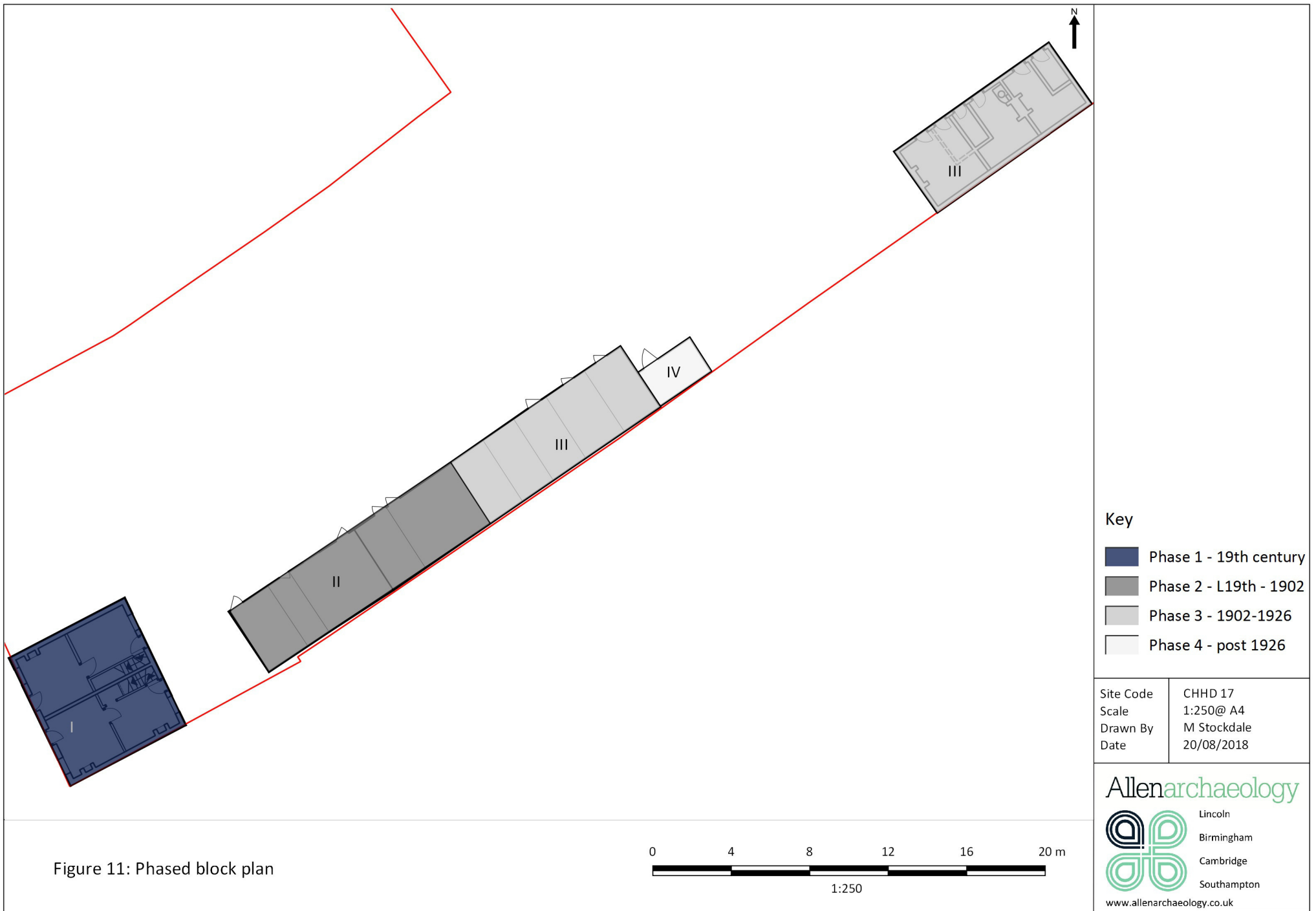


Figure 11: Phased block plan

Key

- Phase 1 - 19th century
- Phase 2 - L19th - 1902
- Phase 3 - 1902-1926
- Phase 4 - post 1926

Site Code	CHHD 17
Scale	1:250@ A4
Drawn By	M Stockdale
Date	20/08/2018

Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton
www.allenarchaeology.co.uk

Appendix 3: OASIS form

OASOASIS ID: allenarc1-324532

Project details

Project name HISTORIC BUILDING SURVEY REPORT: HIGH STREET AND DOBB'S YARD, CHATTERIS, CAMBRIDGESHIRE

Short description of the project Allen Archaeology Limited was commissioned by Freeman Brear Architects to undertake a programme of historic building recording as a condition of planning consent to convert existing outhouse and demolish and replace the existing cottages No 113 and 115 on High Street and Dobb's yard in Chatteris, Cambridgeshire. The survey comprised cottages No 113 and 115 in light coloured bricks, wooden sheds and a brick outbuilding to the rear. The sheds and outbuilding were largely inaccessible thus limiting the survey. Four phases were identified on site. The narrow fronted cottages are likely to be of 19th century date and shown on the 1888 Ordnance Survey map. They have largely retained their original plan with two up two down and unheated bedrooms on the first floor. An early feature comprised ceiling plaster directly applied to reeds held in place by occasional laths. The wooden sheds to the rear of the cottages are late 19th or early 20th century replacements of earlier 19th century structures. The fireplaces suggests the sheds have been used as washhouses, outdoors toilets and potentially sculleries before plumbing was introduced to the ground floor kitchens. An extension was added in the early 1900s about the same time as the brick outbuilding and washhouse was erected in the northeast part of the site as a result of expanding properties along the northwest boundary of Dobb's yard. Apart from a small brick extension to the wooden sheds, from 1926 onwards there have been limited changes to the surveyed structures.

Project dates Start: 18-07-2018 End: 18-07-2018

Previous/future work Yes / No

Any project codes associated reference CHHD 17 - Sitecode

Any project codes associated reference F/YR16/0247/F - Planning Application No.

Type of project Building Recording

Monument type COTTAGES Post Medieval

Monument type SHEDS Post Medieval

Monument type OUTBUILDING Modern

Significant Finds N/A Uncertain

Methods techniques & "Photographic Survey","Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location CAMBRIDGESHIRE FENLAND CHATTERIS NOS 113 AND 115 HIGH STREET AND DOBB'S YARD

Study area 0 Square metres

Site coordinates TL 3909 8660 52.4592177181 0.047381314002 52 27 33 N 000 02 50 E Point

Project creators

Name of Allen Archaeology Limited
Organisation

Project originator brief City/Nat. Park/District/Borough archaeologist

Project originator design Chris Clay

Project director/manager Chris Clay

Project supervisor Chris Clay

Project archives

Physical Archive Exists? No

Digital Archive recipient Cambridgeshire County Councils Historic Environment Team

Digital Archive ID ECB5436

Digital Contents "none"

Digital available Media "Images raster / digital photography","Text"

Paper recipient	Archive	Cambridge Museum Services
Paper Archive ID		ECB5436
Paper Contents		"none"
Paper available	Media	"Miscellaneous Material", "Plan", "Unpublished Text"

Project bibliography
1

Publication type	Grey literature (unpublished document/manuscript)
Title	HISTORIC BUILDING SURVEY REPORT: NOS 113 AND 115 HIGH STREET AND DOBB'S YARD, CHATTERIS, CAMBRIDGESHIRE
Author(s)/Editor(s)	Stockdale, M.
Author(s)/Editor(s)	Clay, C. (ed)
Date	2018
Issuer or publisher	AAL
Place of issue or publication	Lincoln

Entered by	Maria Stockdale (m.stockdale@allenarchaeology.co.uk)
Entered on	14 September 2018