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**A Standing Building Survey on  
the Buildings at Spells Yard,  
Worthing, West Sussex.**

WB/10/1033/FUL

WB/10/1035/LBC

Project No. CBAS0405

by  
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## ***Summary***

*A standing building survey was carried out on the buildings at Spells Yard, Worthing. The first building, 89 Portland Road dated to before 1814, and the adjacent buildings were added between 1848 and 1912. This report describes the buildings and concludes with a history of the development of the site.*

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## **1.0 Introduction**

- 1.1** Chris Butler Archaeological Services Ltd (CBAS) was commissioned by Kitmarr Ltd to conduct a standing building survey at Spells Yard, Grafton Place, Worthing, West Sussex. The property is situated at the junction between Grafton Place and Portland Road, centred on TQ 1470 0266 (Fig. 1).
- 1.2** Planning permission (WB/10/1033/FUL & WB/10/1035/LBC) has been granted for the demolition of existing non listed buildings on the site and erection of development comprising 10 residential apartments on ground, first and second floors, a 77sqm commercial unit, bicycle storage, refuse and recycling store, 11 car parking spaces, new pedestrian twitten, lift and stair lobby to first floor level and change of use and conversion of No. 89 Portland Road (Listed Building) to provide a residential dwelling house. The local planning authority has put a condition on the planning consent for the development, requiring an appropriate programme of archaeological work to be undertaken.
- 1.3** No. 89 Portland Road is a Grade II Listed Building (UID 1250475), as a part of a group listing. It is described as built before 1814. 3 storeys and attic. Grey headers and yellow-coloured brick window surrounds. 2 sashes each house, with glazing bars but the left hand ones narrower and blind, except on 1st storey of No 77, and on ground floor, where there are doors (that of No 79 recessed; No 77 having an additional door, probably to through passage). Slate roof, with dormer to each house (No 77 a casement, No 79 sash with glazing bars). Nos 75 to 89 (odd) form a group.
- 1.4** The appropriate programme of archaeological work comprises the following:
- a. Prior to the development commencing a standing buildings survey corresponding to an English Heritage Level 3 survey shall be carried out.
  - b. During the works an archaeological watching brief shall be carried out to record any parts of the building currently obscured and to monitor the demolition of the non listed buildings.
  - c. During the works an archaeological watching brief shall be carried out during any ground works to record any archaeological remains which may be destroyed or damaged by the development.
- 1.5** A written scheme of investigation was submitted and approved by Worthing Borough Council. This report covers the standing building survey only.
- 1.6** The survey was carried out on the five buildings of Spells Yard on the 2<sup>nd</sup> and 8<sup>th</sup> August by the author and Andrew Bradshaw.

## 2.0 Historical and Archaeological Background

- 2.1 A Historic Environment Record search established that there were a total of 98 archaeological sites (Fig. 2) and 109 Listed Buildings within a 1km radius of the site. Only those sites within a 100m distance of the site are considered within this WSI.
- 2.2 The earliest finds are of Roman pottery, with a number of find spots close to the site (MWS306, MWS360 and MWS362). Coins of Diocletian and Constantine have been found to the north-west of the site (MWS308), and a Roman ditch with pottery was found to the east of the site (MWS318).
- 2.3 Medieval pottery has also been found close to the site (MWS361), although Medieval settlement appears to be centred between North Street and the High Street (MWS4985 and MWS4527).
- 2.4 In the 18th century, and probably earlier, the hamlet of Worthing comprised the modern High, North, and Warwick streets. One building dated 1762, of flint with brick dressings, survived in the High Street in 1945, but by 1978 the earliest surviving houses there were of the early 19th century<sup>1</sup>. Between 1798 and c.1812 the town expanded very rapidly<sup>2</sup>.
- 2.5 No. 89 Portland Road was built before 1814, and appears to form part of this rapid expansion of the town during the 19<sup>th</sup> century. It is a Grade II Listed Building (UID 1250475). The 1848 Tithe Map (Fig. 3) shows the building on the site, with open ground to the north between the site and Christs Church.
- 2.6 The 1<sup>st</sup> Edition OS map of 1875 shows the building, with the surrounding area completely built up (Fig. 4). Later OS maps show the immediate area to change little, with infill and the redevelopment of Liverpool Gardens. Until recently the site had been used by Spells Greengrocers' as a distribution warehouse, along with a few other commercial concerns.
- 2.7 The Worthing Historic Character Assessment Report places the site in Historic Urban Character Area 08 (Richmond Road) and gives the area of Grafton Place a Historic Environment Value (HEV) of 2 (the highest HEV in Worthing is 4)<sup>3</sup>.

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<sup>1</sup> 'Worthing: Growth of the town', *A History of the County of Sussex: Volume 6 Part 1: Bramber Rape (Southern Part)* (1980), pp. 97-103. URL: <http://www.british-history.ac.uk/report.aspx?compid=18223&strquery=grifton+place> Date accessed: 29 July 2013.

<sup>2</sup> Harris, R. 2009 *Worthing Historic Character Assessment Report*, Sussex Extensive Urban Survey

<sup>3</sup> *Ibid*

### **3.0 Archaeological Methodology**

- 3.1** Spells Yard consists of a complex of six buildings; these occupy all four sides of the yard (Fig. 5). Building **A** is located on the northern side of the yard and stands alone, with a modern toilet block at its western end. Building **B** is in the north-eastern corner of the site, and is also a detached building. Building **D** runs the entire length of the western boundary of the site. Three buildings form a range of buildings along the southern boundary consisting of 89, Portland Road, with Building **E** attached to the western side of 89. Building **C** is located on the western end of Building **E**, and butts against Building **D**.
- 3.2** The first floor of Building **A** was not surveyed due to the door to the first floor having been sealed for health and safety reasons. Each of the buildings had a designated letter as used on the plans supplied by the developer (for example **B** for Building **B**), with each individual room in a building having a number after the letter (for example **B1**). In the interior survey of 89 Portland Road the number of each room was suffixed with the letter **P**.
- 3.3** A full descriptive record with supporting photographs was made of the exterior of the building, and then the interior; room by room, and forms the basis of the following report. A description and photographic record of original or early fixtures and fittings is contained in the archive, and these are mentioned in the descriptive record where relevant. Measurements of both the exterior and interior of the property were taken to produce a plan of the ground floor of the building.



## 4.0 Survey of Building A

4.1 Building A is located at the northern side of the yard, and is on two storeys the first floor appearing to be built into the roof space, but unfortunately at the time of the survey the first floor had been sealed off due to health and safety concerns and could not be surveyed. The building is rectangular in plan, and on an east-west alignment. The southern elevation (**Plate 1**) of the building faces into the yard, and is of brick construction. The bricks in this elevation are laid in Sussex bond, with the majority being laid with three stretchers between each header. At the western end of the elevation there is a metal door, which, evidenced by the in-fill repairs to the brick work around the door, fills an earlier larger opening. There is also a wooden lintel inserted into the brickwork that overhangs both the eastern and western sides of the current metal door, which also suggests that the opening was originally larger. There are two doorways at the eastern end of this elevation. The entrance at the far eastern end of this elevation is the doorway to the first floor of Building A (this door was sealed at the time of the survey), and was fitted with a modern wooden door. The upper part of the door was glazed, with the glazing bars forming a latticework design with a fan light above. The lower part of the door had a single wooden panel with a St Andrews cross design. To the west of this entrance was the doorway to the middle room on the ground floor A2, and was fitted with a green coloured metal roller shutter door (F W GEBELER (HOVE) LTD). Above the door was a concrete lintel. The area between the two doors showed signs of being recently repaired, the bricks and mortar being very fresh and of a different colour. The top of the southern wall also showed signs of being recently repaired with newer bricks which were laid in a random bond. To the west of the metal roller shutter door was a wooden framed casement window, which was glazed with wired glass.



**Plate 1:** Southern Elevation of Building A

4.2 The western elevation of Building A was of brick construction, and was gable ended. The bricks were laid in Sussex bond with three stretchers between each header. There was a single opening located in the centre of the first floor, consisting of a wooden framed un-opening window. The window had a slightly curved head of brick construction. To the north and below the window there was an area of repair,

apparent by the use of new bricks and fresh mortar. Above this window in a central position in the gabled end was a second area of repair using the same materials as in the repair around the window below. This area of repair described a regular square, which suggests that it is a blocked first floor opening. The lower part of the southern end of the western wall has been rounded, and cement rendered, which would appear to give better access to the yard, whose entrance is located to directly to the west of the southern end of this elevation.

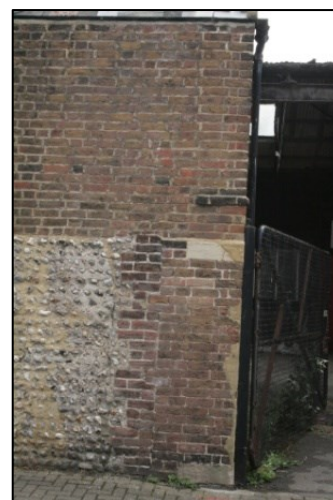


**Plate 2:** Western Elevation of  
Building A

- 4.3** The northern elevation (**Plate 3**) of Building A faces onto Grafton Place and is constructed of flint below, with the upper part being of brick. The lower part of the northern wall incorporated the northern boundary wall of Spells Yard. The flint boundary wall making up the lower part of this elevation was coursed cobbles that had not been faced. The cobbled lower part had a height of 1.95m, after this the wall changed to brick. The bricks were laid in Sussex bond with three stretchers between each header. At the top of the brickwork just below the eaves in a central position was the sign 'R. SPELLS' in gold letters on a green painted wooden board. Below this in very faded paint could be seen the words 'BRIGHTON LTD'. At approximately 700mm from the base of the brick part of this wall the ends of two concrete beams could be seen incorporated into the brickwork. Two dormer windows were located in the northern slope of the roof, which were both with wooden framed dormer windows of three lights. The dormers had a flat roof above with slate clad sides. It was also noted that at the western end of the flint lower part of the wall there was a brick built quoin; this had been incorporated into a section of brickwork on its western side. This would suggest that the western side of the entrance to the yard had been reduced in width when this building was constructed.



**Plate 3:** Northern Elevation of Building A



**Plate 4:** Western end of North Building A Wall

- 4.4 Only the upper part of the eastern elevation was visible due to the construction of a modern toilet block on the eastern end of Building A (**Plate 5**). The eastern wall was of brick built construction, with the bricks being laid in Sussex bond with three stretchers between each of the headers. There was a single wooden framed window of two lights on the first floor with a slightly curved head of brick. As noted on the western elevation there was a small square area of repair using modern bricks, suggesting that there was originally a small opening near the apex of the gable in this wall as well.



**Plate 5:** Eastern Elevation Building A

- 4.5 The roof of Building A was gabled at both ends and had a covering of slate. There were no chimneys stacks, with two dormer windows inset into the northern slope of the roof as mentioned above.
- 4.6 Only the two rooms on the ground floor were accessible, A1 was located at the western end of the building. Both the original walls and ceiling had been covered with metal sheeting which was fixed with wooden stud work. Between the original walls and ceiling and the outer covering of metal sheets there was a layer of

polystyrene sheets (**Plate 6**). Access to the room from the exterior of the building was located in the centre of the southern wall and was fitted with a metal door. The floor was of concrete that appeared to have been slightly raised. There was a doorway, which was fitted with a metal door, giving access to **A2** located at the southern end of the eastern wall. The polystyrene insulation of the walls and ceiling and the metal doors, would suggest that this room had been used as a cold store.



**Plate 6:** Wall Construction of **A1**

**4.7** **A2** was located to the east of **A2** and was accessed from **A1** by the metal door in the western wall. Access from the exterior of the building was via the metal roller door in the centre of the southern wall. The room was lit by a wooden casement window locate to the west of this doorway. The northern wall of the room was covered with plaster except for the top where there were seven courses of painted bricks visible. The southern wall was of painted bricks, with the western dividing wall between the two rooms being of the same metal sheeting over polystyrene as seen in **A1**. The eastern wall was made up of the underside of the staircase of the room to the east which projected into **A2**, and was boxed-in with plasterboard (**Plate 7**). The rest of the wall was of painted brick. Adjacent to this wall was a fixed wooden bench. The ceiling was of 'Artex' covered plasterboard which had been removed in places revealing the ceiling joists which were on a north-south alignment.



**Plate 7:** North and  
East Walls  
of **A2**



- 4.8** The modern single-storey toilet block was located on the eastern end of Building A, and consisted of three rooms. The two rooms at the western end of the block were the ladies and gents toilets, and both were fitted with modern ceramic WC's and wash hand basins. All the walls in both of these rooms were plastered with the lower two thirds of the walls being covered with modern ceramic tiles. The ceilings were also plastered and both rooms had a floor covering of red ceramic tiles. The room at the eastern end houses two compressors with the upper one have a maker's plate with the name 'J and E Hall, Dartford' on it. The compressor room was accessed through a louvered double door in the centre of the eastern wall. The walls were all of painted brick laid in a random bond, except for the lower part of the northern wall which was cement rendered which slightly stepped out from the four courses of bricks visible above this (**Plate 8**). The northern wall incorporated the northern boundary wall to the yard.



**Plate 8:** North Wall of the Compressor Room

## **5.0 Survey of Building B**

- 5.1** Building B was located in the north-eastern corner of the yard, and was rectangular in plan on a north-south alignment. The building was of a single storey height but had a first floor built into the roof space. The western elevation (**Plate 9**) was of brick construction, with these being laid in a random bond. At the southern end of this elevation at ground floor level, there were two metal framed windows, glazed with wired glass. Above these two windows was a slightly curved brick header of two courses. To the south of the two windows was an entrance fitted with a modern door with the upper part glazed. To the south of the door was a wooden framed casement window, with a slightly curved head of two courses of bricks. This window, as with the two at the northern end of the elevation, was glazed with wired glass. At the far south of this elevation there was a set of double doors, constructed of vertical wooden planks, with a window of three lights above. The double doors were acting as security doors to a slightly recessed wooden panelled area (**Plate 10**), which had a modern door at the northern end and a glass panel to its southern side.



**Plate 9:** Western Elevation Building B



**Plate 10:** Security Double Doors Southern End

- 5.2 The northern elevation of Building B fronted onto Grafton Place (**Plate 11**). The lower part of the wall to a height of 2.05m wall was of coursed flint cobble construction. The upper part of the wall was of brick construction, the bricks being laid in a random bond. The eastern end of this wall had a brick built quoin, but there was not a corresponding quoin at the western end. Directly to the west of the western end of the building an entrance to the yard had been created. This suggests that the southern wall of the building incorporated the earlier boundary wall. At the western end of the wall at ground floor level there was a wooden framed window, also in the wall at eastern end there was an area of brick repair suggesting a blocked window. The first floor was lit by a wooden framed window located in the centre of the gabled end of the building, with a flat head of a single course of bricks.



**Plate 11:** Northern Elevation  
Building B

- 5.3** The eastern elevation of Building **B** fronted onto Portland Road and was of the same construction as the southern wall of the building. The lower part of the wall being of coursed flint cobbles up to a height of 2.3m (the difference in height of the flint part of the wall from that of the northern elevation being due to the lower ground level). There was only a brick built quoin at the northern end of the wall, however there was a second brick built quoin apparent only in the flintwork at a distance of 6.2m from the northern end of the wall. This suggests that Building **B** was originally smaller and had later been extended to the south. It was also noted that the lower part of the flintwork in the lower part of the wall had a different appearance. The brickwork of the upper part of this elevation was laid in Flemish bond, and had three small square repairs in it between the northern end of the building and the brick quoin apparent in the flint of the lower part of the wall. The two repairs at the northern end were of modern brick with the repair at the southern end being of concrete. These were probably blocked vents.



**Plate 12:** Eastern Elevation of Building **B**



**Plate 13:** Southern end of East Wall  
Building **B**

- 5.4** The southern elevation of Building **B** (**Plate 14**) was of brick construction laid in a random bond; the brickwork below the gable was painted white. There were two blocked openings suggested by two wooden lintels positioned level with the bottom of the gable. Both of these lintels had areas of repair below them, with the lintel at the eastern end of this wall being much longer. There was a single wooden framed window of two lights located in the centre of the gable in this elevation.



**Plate 14:** Southern Elevation of  
Building **B**

- 5.5** The roof of Building **B** was gabled at both the northern and southern ends, and had a covering of slate. The only feature noted on the roof was a structure projecting from the western slope of the roof (**Plate 15**). This possibly housed a hoist but there was no evidence for this. The structure was located in the centre of the western slope of the roof, and had slate clad sides. The structure had a small roof which had a gabled western end, and was also covered in slate. The front of the structure had been boarded over.



**Plate 15:** Projecting Structure on  
Roof Building **B**

- 5.6** The ground floor of Building **B** comprised of four rooms. **B1** was located at the northern end of the building (**Plate 16**). The room was entered from the exterior of the building through a doorway located in the southern end of the western wall, and was fitted with a modern door with a glazed upper panel. All the walls had been panelled over with plasterboard sheets, which covered the two windows at the far northern end of the western wall. The suspended ceiling was of polystyrene tiles within a metal framework, with six lights which were protected by plastic grills. The floor covering was of square vinyl tiles. The south-western corner was partitioned-off to form a small kitchen (**B2**) (**Plate 16**). The partition walls to the north and east of the room were constructed of breeze blocks, with the south and west walls being of brick. There was a small modern sink unit located under the window in the western wall, with a worktop attached to the southern wall. Both of these having a ceramic tiled splash back. The ceiling was of plasterboard, and the floor covering was of vinyl tiles.

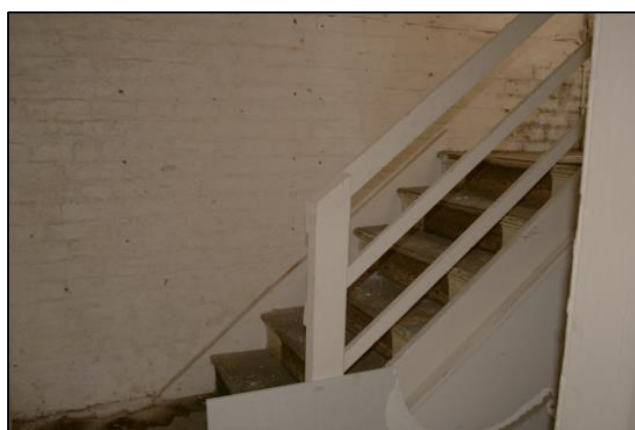




**Plate 16: B1 with Small Kitchen B2**

**5.7** **B3** was located in the south-western corner of Building **B**, and was entered through a door at the northern end of the western wall; this was fitted with a modern glazed door. The north and south walls were of brick construction; with the western wall being of wooden panel construction (this wall was located behind the wooden double security doors). The eastern wall was of partition of plasterboard construction with a doorway to **B3** at the north end of the western wall, fitted with a modern panelled door.

**5.8** **B4** was located in the south-eastern corner of Building **B** and housed the staircase to the first floor of the building. The staircase was located adjacent to the eastern wall with a dogleg to the west at the top of the staircase. The staircase was of modern wooden construction with a square sectioned newel post on the western side of the staircase at its base and three horizontal planks of wood acting as balustrades (**Plate 17**). The western wall was the plasterboard partition wall seen in **B3**, with the other three walls of brick construction. The ceiling was of plasterboard, with the floor being of uncovered concrete.



**Plate 17: Staircase B4**

**5.9** The first floor consisted of two rooms, which were built into the roof space. **B5** was located at the southern end of the first floor of the building (**Plate 18**) and was accessed by the staircase in the south-eastern corner of the room. The staircase was protected by three posts and three horizontal planks on its eastern side. The southern brick-built gable served as the southern wall and had a wooden framed window of two lights in a central position. The northern wall was a plasterboard partition wall dividing this room from **B6**. The eastern and western walls of the room were the sides of the roof, which had been covered with hardboard leaving only the side purlins and two collars exposed. Located at the northern end of the western side of the roof the projecting gabled structure was apparent (**Plate 19**). This was of horizontal wooden plank construction on its north and south sides, with the opening on the western side being boarded over with chipboard panels. This structure most likely housed a hoist but as noted on the exterior examination of the building there was no evidence for this. The lower part of slope of the western side of the roof had a work bench of wooden construction with shelves fitted under. The floor had been covered with hardboard sheets.



**Plate 18: Visible Roof Structure B5**



**Plate 19: Projecting Gable Structure B5**

**5.10** **B6** was located at the northern end of the first floor of Building **B**. This room had both the ceiling and walls completely boarded over with plasterboard with a covering of 'Artex'. The boarding over of the lower part of the slope of the roof on both sides of the room had been used as cupboard space, and the roof structure at the back of the cupboards had been covered with hardboard. The room was lit by a wooden framed window in the centre of the eastern gabled end of the room.

## 6.0 Survey of Building C

- 6.1** Building C was located at the western end of the block of buildings incorporating Building E and 89, Portland Road. The block of three buildings is located at the southern side of the yard. Only the southern and northern elevations are visible, with the western end of the building butting up to the southern end of the eastern wall of Building D. The eastern end of the building joins onto the western end of Building E.
- 6.2** The northern elevation of Building C (**Plate 20**) faces onto the yard, and is of mainly brick construction. The bricks have been laid in random bond. The brickwork forms four piers with the areas between being made up of doors, windows and areas of wooden vertical planks of weatherboarding. Starting from the eastern end of the building there is a double door of vertical plank construction on the ground floor level, above the doors the first floor is of horizontal weatherboarding. After a pier of brickwork there are large windows on both the ground and first floor. Both windows have wooden frames, with the window on the ground floor being divided into six lights by vertical glazing bars. The window at first floor level is divided into nine lights by vertical glazing bars. The lights are arranged with a narrower light between each pair of wider lights. To the west of the windows there is a second brick pier, with a window on the ground floor with an area of horizontal weatherboarding above, to the west of this pier. The window on the ground floor level is divided into three lights by vertical glazing bars. To the west of this window there is another brick built pier with a door and surround on the ground floor with an area of weatherboarding above. The weatherboarding above this door is deeper than that above the window to the east, and also conceals the top part of the brick pier. The door has a wide surround suggesting that this entrance was originally fitted with a larger door. To the west of this doorway up to its junction with Building D the wall reverts to brick construction.



**Plate 20:** Northern Elevation Building C

- 6.3** The southern elevation of this building backs onto a narrow alley. The southern elevation of this building has a painted cement rendered finish. There is no visible join between the eastern end of Building C and western end of Building E (**Plate 21**). The only features in this elevation are two windows which have been boarded over on the interior.



**Plate 21:** Southern Elevation of Buildings C and E from Alley

- 6.4** The ground floor of Building C consists of one large room C1 with its south-western corner partitioned off. The partitioned off part of the building was sub divided to form a separate room. The partition walls were built of plasterboard which was nailed to a frame of studwork. The staircase to the first floor was located in the south-western corner of the room. The eastern wall (**Plate 22**) of C1 was constructed of faced flints and brick with five string courses of bricks laid in header bond. This wall had been heavily painted. This part of the wall was 2.2m high with what appeared to be a cement capping on its top surface. There appeared to be a brick built quoin southern end of the lower part of the wall. Above the flint and brick the construction of the wall changed to horizontal wooden planks, this had later been cover with plasterboard sheets.



**Plate 22:** Eastern Wall of C1

- 6.5** The southern wall of **C1** was of coursed flint cobbles with occasional brick inclusions, there is a small brick built pier 6.2m in from the eastern wall. Between this pier and the eastern wall of the partitioned off south-western corner there is a small brick built forge or oven (**Plate 23**). The forge or oven has a square opening located at 1.5m above floor level. The sides of the forge step in, forming a shoulder at approximately the same height as the base of the opening. The top of the forge has two stepped in courses of bricks reducing it size, above this it continues as a small internal chimney stack. The northern wall consisted of the double doors at the eastern end of this elevation with two windows and then a single door as described in the general exterior description. The ceiling was of hard board sheets with the three exposed wooden ceiling joists, either side of these was a RSJ. Both the RSJs and ceiling joist were on a north-south alignment.



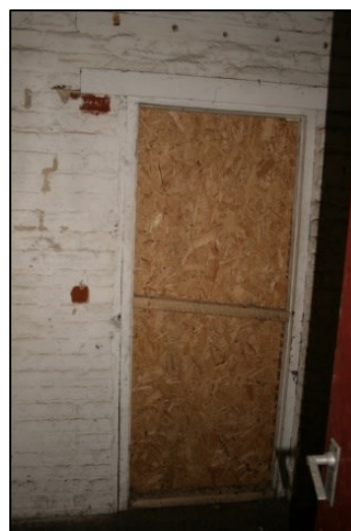
**Plate 23:** Small Forge or Oven **C1**

- 6.6** As mentioned above, the south-western corner of the room has been partitioned off with modern walls of plasterboard and wooden panels. The eastern room is entered through a doorway in the north wall, this has no door fitted. The southern wall in this part has been plastered. The staircase (**Plate 24**) is located adjacent to the western wall of the eastern room and forms the eastern wall of the stairwell. The staircase is accessed from the eastern end of the south wall of the north room, and consists of a flight of thirteen steps. The staircase is very plain with the steps only consisting of the treads with no risers but the underside has been panelled. The western wall of the stairwell is constructed of plasterboard, with both of the walls at the side of the staircase being fitted with a wooden hand rail. To the west of the access to the staircase there is a modern four panelled door which is the entrance to the southern room. The western end wall of Building **C** is apparent in the northern room and the southern room which is partially below the staircase. The wall is constructed of brick laid in a random bond. The western wall also has a blocked entrance to Building **D** at its northern end (**Plate 25**). The floor of **C1** is of brick throughout.



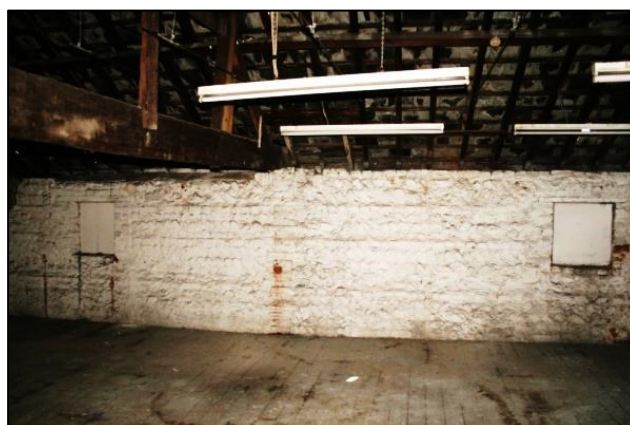


**Plate 24:** Staircase C1



**Plate 25:** Blocked Doorway C1

- 6.7 C2 is the single room on the first floor of Building C, and is open to the roof. C2 is accessed via the staircase in the south-west corner of the room. The staircase is protected by four posts with two planks of wood nailed to the posts. These are located on the northern, eastern and western sides of the staircase. The southern wall (Plate 26) is constructed of flint cobbles and brick at about 75%; there are four string courses of bricks laid in header bond. The bricks in the main body of the wall have been laid at an angle. There are two boarded-over windows in the south wall, both are boarded with wooden sheets. At the western end of the south wall is the small brick built chimney stack to the forge/oven seen on the ground floor in C1. 4.2m to the east of the chimney stack is a brick built quoin which would appear to line up with the brick built pier in C1.



**Plate 26:** Southern Wall of C2

- 6.8 The north wall of C2 is of brick built piers with double doors located at the west and eastern end of it (Plates 27 & 28). Both of these sets of doors have been sealed over with the horizontal weatherboarding as seen on the outside of the building. Between the double doors at either end of this wall the window seen on the external inspection had been covered over with hardboard sheets.

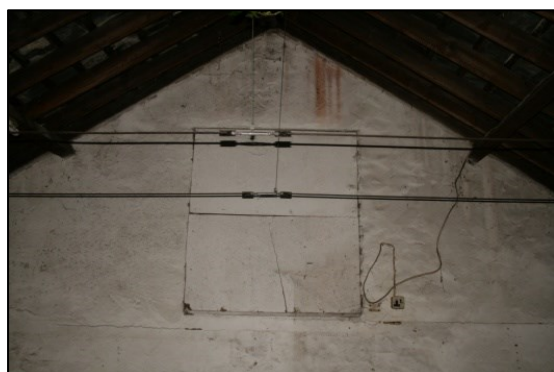


**Plate 27:** East End of North Wall C2



**Plate 28:** West End of North Wall C2

- 6.9** The western wall of C2 is gable-ended and has a plastered finish. In the centre of the gable is a window which looks over the flat roof at the southern end of Building D (**Plate 29**). This window has been sealed over with hardboard sheets. The eastern wall is of horizontal wooden planks with a RSJ at the top (**Plate 30**), and is the dividing wall between Buildings C and E. The plank wall only extends to the ceiling height of the rooms on the first floor of Building E; above this the structure of the roof is visible. At the northern end of this wall there is a modern panelled door leading into E2 on the first floor of Building E. The floor of C2 is of floorboards on a north-south alignment and is not covered.



**Plate 29:** Western Wall C2



**Plate 30:** Eastern Wall C2

- 6.10** The roof is gabled at the western end and continues above Building E. There are three trusses visible, with one located over the eastern wall line between Buildings C and E, one in the centre of C2 and a third just to the east of the blocked double doors at the western end of the north wall. The two trusses at the eastern end of the building are of the same design, which is a form of queen post roof with a centre post between the two queen posts (**Plate 31**). The western truss has been greatly modified incorporating a row of four windows between the queen posts (**Plate 32**). The western face side of the truss has been panelled over with perforated hardboard. The roof is constructed of common rafters with a purlin resting on the outer face of the brace which rises from the end of the tie beam up to the top of the queen post. All of the trusses have notches cut into their outer faces at the top of the queen posts and also appear to of been shortened, which implies that they have been modified

and that Buildings C and E have had their roofs replaced at some point in the past. At the apex of the roof there is a ridge plate.



**Plate 31:** Eastern Trusses C2



**Plate 32:** Western Truss C2

## 7.0 Survey of Building E

- 7.1 Building E is located in between 89 Portland Street and Building C on the southern side of the yard, and appears to be an in-fill building. The northern elevation (**Plate 33**) is of a cement rendered ground floor, with a first floor of horizontal weatherboarding. The entrance to the ground floor is located at the eastern end of the building, and is fitted with a modern wooden door of vertical plank construction. To the west of this there is a modern metal framed casement window of four lights. The westernmost light has been boarded over with a sheet of wood. The first floor has a single wooden framed sash window located in the centre of it.



**Plate 33:** Northern Elevation  
Building E



7.2 The southern elevation of Building **E** is of the same cement rendered finish as described in the southern elevation of Building **C**. This elevation has two windows high up in the wall; there are no other openings in this elevation.

7.3 **E1** is the single room located on the ground floor of Building **E**. The southern wall of **E1** is of flint cobbles with brick inclusions. There is a brick built plinth located at the eastern end of the south wall. There is a butted joint approximately 500mm in from its western end (**Plate 34**), with this part of the plinth supporting a wooden beam which runs across the entire eastern wall on a north-south alignment (**Plate 35**), and is located slightly to the west of the eastern wall of **E1**. The beam has a slightly arched shape to the soffit of the beam, and also has a large empty mortise at the southern end with a peg hole for the joint in its western face. This beam appears to define the original western wall and extent of 89 Portland Street. The eastern wall is plastered but a small section at the southern end reveals its construction of brick and cobble construction, the centre section of this wall also projects into the room and is covered in imitation vertical wooden planks. There is an entrance at both the southern and northern ends of this wall to the ground floor of 89 Portland Street, with only the northern entrance being fitted with a door, which is a modern panelled-over door. The northern wall is of wooden panelling with a centre positioned metal framed casement window. The ceiling is of plasterboard sheets and the floor is of un-covered concrete.



**Plate 34:** Plinth **E1**



**Plate 35:** Beam and Eastern Wall of **E1**

7.4 The first floor of Building **E** can only be accessed from the entrance in the eastern wall of **C2** on the first floor in Building **C**. **E2** is located on the north side of the building, with its floor level being 770mm lower than that of **C2** in the building to the west, and has a three steps at the entrance to the room. The western wall of the room is of lathes, which have been covered with plasterboard (**Plate 36**). The north wall is of plasterboard with a wooden framed sash window in the centre of the wall. The eastern wall is plastered, with what appears to be a chimney breast at the

northern end of this wall. To the south of the chimney breast there is a built-in cupboard. The southern wall is of plasterboard with the entrance to **E3** at the eastern end and the entrance to **E4** at the western end. The eastern doorway is fitted with door of wooden vertical plank construction, and the western with a plain door. At the base of the walls there are modern skirting boards of various types. The floor is chipboard panels, and the ceiling is plastered.

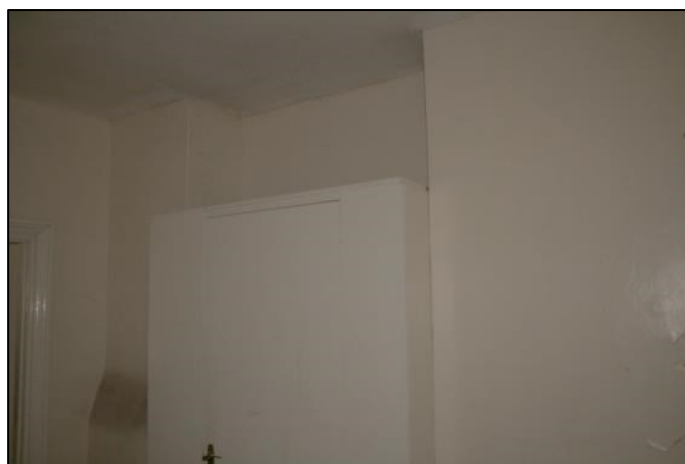


**Plate 36:** Western Wall of **E2**



**Plate 37:** Chimney Breast East Wall **E2**

- 7.5** **E3** is located in the south-eastern corner of the first floor of the building, and has all walls lined with plasterboard. The north end of the eastern wall has the continuation of the chimney breast seen in **E2**, with a second projection (possibly a second chimney breast) at the southern end of this wall (**Plate 38**). Between the two projections there is a built in cupboard. There is a single wooden framed window at the western end of the southern wall which continues into **E4** and has been cut by the dividing wall between **E3** and **E4**. The room has low modern skirting board of various types, with the floor having a covering of carpet. The ceiling has a coating of 'Artex'.



**Plate 38:** Eastern Wall of **E3**

**7.6** **E4** is located in the south-western corner of the first floor of the building, and has all the walls lined with plasterboard, with the plasterboard coving lathes in the western wall of the room. As noted in **E3** the window cut by the dividing wall is located at the eastern end of the southern wall. The ceiling is of plasterboard and the floor is covered with chipboard panels.

## **8.0 Survey of 89 Portland Road**

**8.1** 89 Portland Road is located in the south eastern corner of the yard, and is of two storeys, with its northern elevation facing on to the yard. The northern elevation (**Plate 39**) is constructed of coursed flint cobbles, with the ground floor painted white. Within the flint construction of the wall there are eleven bands of bricks which are laid in header bond. There is a doorway at the eastern end of the ground floor which is fitted with a modern plain door. To the west of the door is a modern wooden framed casement window. There are two sash windows of different types at the first floor level in this elevation. The eastern window is deeper having the lower and upper sections being divided into eight lights each, whereas the window at the western end has the upper section being divided by glazing bars into a single row four lights, with the lower part being divided into two rows of four lights. The thin glazing bars in these windows suggest a 19<sup>th</sup> century date and are possibly original. All of the windows on both the ground and first floor have brick built jambs and flat heads of bricks which are laid in header bond. To the west of the western window there is an area of cement rendering over the original surface of the wall.



**Plate 39:** Northern Elevation of 89 Portland Road

**8.2** The eastern elevation (**Plate 40**) of 89 Portland Road faces onto Portland Road and is completely covered in white painted cement render. This elevation has no openings or features visible.

- 8.3** The southern elevation (**Plate 40**) of 89 Portland Road also faces on to Portland Road, and as with the eastern elevation is completely covered with white painted cement render. The front entrance to the building is located at the eastern end of the ground floor, and is fitted with a modern door of vertical wooden planks. The door has two decorative strap hinges on its eastern edge, and a rectangular light above the door glazed with diamond shaped leaded panes. To the west of the door on the ground floor there is a modern sash window of three lights in the lower and upper part of the window. Either side of this window there is a louvered shutter. The first floor is lit by two modern sash windows of two lights in the upper and lower part.



**Plate 40:** Eastern and Southern Elevations of 89

- 8.4** The roof of 89 Portland Road is hipped at the eastern end and forms a continuous roof with Buildings E and C at its western end. The roof covering is of slate. From street level there are two chimney stacks visible (**Plate 41**), the first is located at the western end of the roof and is within the house and through the ridge. The chimney stack appears to be of two phases with a butt joint between the northern and southern sides of the stack, the southern side of the stack is two courses of brick higher (**Plate 42**). There are two chimney pots. Both are square in section with a decorative band at the top of the southern pot, on the northern chimney pot the pot extends above the decorative band. There is a second chimney which is located slightly to the west of the joint of 89 Portland Road with Building E. This is cement rendered and appears to have been capped.



**Plate 41:** Chimney Stacks



**Plate 42:** Two Phased Chimney Stack

**8.5** The accommodation on the ground floor of 89 Portland Road consisted of a single large room at the western side of the building which has been sub-divided, and a small entrance lobby which is accessed from Portland Road. **P7** was the small entrance hall, with an access from Portland Road in the southern wall. This was fitted with a modern wooden door of vertical plank construction. All the walls were plaster covered with low modern skirting boards fitted. The ceiling covering had been removed exposing the ceiling joists. These had the marks and nail holes of the lathes, and were on a north-south alignment. In the north wall was the entrance to **P6** and in the west wall the access to **P8**. Both of the entrances were fitted with modern glazed doors.

**8.6** **P8** and **P9** were originally a single room but the northern end of the room had been partitioned off from the main body of the room with a wall with integral counter. The southern, western and eastern walls of **P8** were plastered (**Plate 43**). The counter was constructed from breeze blocks covered with plasterboard on both faces. All the walls had modern low wooden skirting boards fitted. The ceiling was also plastered. To the south of the counter there was the stub of an original dividing wall of the room on an east-west alignment, which had also been boxed-in with plasterboard. The room was lit by two modern wooden framed sash windows in the southern wall, with modern radiators below. There was an entrance to Building **E** at the south end of the western wall, access by three steps up to the floor level of Building **E**. The entrance had no door fitted. The floor was of the bare floorboards with no covering being apparent.



**Plate 43:** Northern Wall of **P8**

**8.7** **P9** was the northern partitioned off southern end of **P8**, this served as a kitchen. The northern, eastern and western walls were all plastered, with the southern wall being the counter described above. All of the walls had a modern low skirting board fitted. The ceiling covering was also of plaster. The room was lit by a modern wooden framed casement window in the centre of the northern wall; this had a metal grill fitted on its interior face. Below the window was a modern stainless steel sink with wooden shelves below. In the centre of the western wall of this room there was the entrance to Building **E** which as before was accessed by three steps as the floor level to the building to the west was higher. This doorway was fitted with a modern plain



door. The floor was of the bare floorboards. The northern wall projected into the room to make a small lobby **P10**, and had the doorway to this room in the centre of the northern wall of this projection. The doorway was fitted with a modern door with three glazed panels.

**8.8** **P10** was a small room to the east of **P9**, and had all the walls and ceiling plastered. In the western end of the northern wall was the rear entrance to this building, which leads into the yard. The entrance had a modern plain door fitted. In the south wall there was the doorway to the under stairs cupboard (**P11**), which was fitted with a door of four vertical planks.

**8.9** To the north of **P7** was **P6**, which consisted of a small lobby at the southern end, with the staircase to the first floor at the northern end of the room. The small lobby had all walls plastered with the north wall of the lobby part of the room being of plasterboard. The access to the stairs was at the east end of this wall. All the walls of the lobby were fitted with low modern wooden skirting boards. The ceiling of the lobby was also plastered. The staircase consisted of thirteen steps and then a small landing with flight of three steps on the western side of the main staircase to the eastern side of **P2**. There was a newel post at the western side of the base of the staircase which was partially boxed-in with vertical tongue and groove planks. The balusters of the main part of the staircase were either concealed by the tongue and groove planks or had been removed. The newel post (**Plate 44**) was circular in section with decorative mouldings, except for the bottom block which was square in section. The handrail was still *in-situ*, and had rounded corners with the southern end above the newel post being circular in plan. There was a narrow moulded dado rail on the eastern and northern walls of the small landing at the top of the staircase. The landing was lit by a possibly original sash window in the north wall.



**Plate 44: Newel Post P7**

- 8.10** The first floor of 89 Portland Road consisted of a landing, with a large room to the south of the landing, and a bathroom and a large airing cupboard to the north of the landing. The landing was in two parts with the area (**P2**) being located to the south of the staircase with the western end (**P3**) of the landing widening out to the north. The walls of **P2** and **P3** were all plastered except for the northern wall of **P3** which was a plasterboard partition wall. The area to the north of the partition wall was made up of **P4** and **P5**. The staircase was at the north-eastern end of **P2** and was protected by moulded balustrades, which were circular in section with square sectioned bottom and top blocks (**Plate 45**). The handrail and two newel posts were the same type as described in **P6**. These appeared to be of a 19<sup>th</sup> century date. In the centre of the western wall of **P3** there was a sealed doorway into the first floor of Building E (**Plate 46**).



**Plate 45:** Newel Posts and Balustrades **P2**



**Plate 46:** Sealed Doorway **P3**

- 8.11** **P1** was located at the southern end of the building and was the main room on the first floor. The southern eastern and western walls of the room were plastered, with the northern wall being of plasterboard. All the walls had a wall covering of woodchip paper. In the centre of the western wall there was a brick built fire breast, with the fireplace having been removed. The fireback remained *in-situ* and was of white coated ceramic. The remains of a cupboard or shelves were apparent in the lower part of the alcove to the east of the chimney breast (**Plate 47**). The room was lit by two modern wooden framed sash windows in the southern wall, with radiators below. The ceiling covering had been removed leaving the ceiling joist exposed (**Plate 48**), these had the marks of lathes and nails holes on their soffits. The joists were on a north-south alignment. The floor was of floorboards with the remains of carpet underlay covering them. The room had a low modern skirting board with a chamfered top.



**Plate 47:** Western Wall of P1



**Plate 48:** Ceiling Joists in P1

**8.12** P4 and P5 were located to the north of P3, with P5 being a bathroom. The room was entered through a doorway located in the southern plasterboard partition wall, and was fitted with a modern plain door. Above the door there was a pebbled glass light. The bathroom was lit by a wooden framed sash window in the centre of the north wall; this appeared to be of a 19<sup>th</sup> century date. The remainder of the walls were plastered with both halves being covered with cream coloured ceramic tiles. The WC and wash hand basin were of a modern date. The ceiling was plastered and the floor was covered with chipboard sheets. P5 was located to the east of P4 and was a large airing cupboard. This had plastered eastern and northern walls, with the western wall being of plasterboard. The cupboard was fitted with a single shelf with a 'Fortic' combination tank above the shelf and central heating boiler below.

**8.13** With the ceiling covering removed in places it was possible to see the roof construction which was of common rafters with jack rafters of the hipped eastern end of the structure. The four pairs of rafters at the western end of the roof had high set collars. The common rafters had a ridge plate at their apex. The gable at the western end of the property was also visible, and although heavily painted appeared to be of brick construction, with some of the bricks being laid diagonally (Plate 49). Adjacent to the gable at the western end of the roof the chimney stack appeared to have been capped with a ceiling joist above the capping. This suggests that the roof had been repaired or replaced.



**Plate 49:** Gabled End West End



## 9.0 Survey of Building D

9.1 Building **D** is located at the western end of the yard. The building is now of two storeys, with the far southern end being of a single storey. The northern elevation fronts onto Grafton Place. The lower part of the northern elevation (**Plate 50**) is constructed of coursed flint cobbles, with the upper part being of brick. The bricks are laid in stretcher bond, with this elevation being painted white. The eastern and western ends of the lower flint part of the wall have brick built quoins. The upper edge of the flint built lower part of the wall describes an earlier gabled end to the building, which is at a much lower level than the building has now. There is also the ghost line of a second gabled end at approximately a metre below the current gable end. This would suggest that the building was originally a single storey structure that has been increased in height twice. There is a single wooden framed window located in the centre and near the apex of the gabled end. Approximately 5m below the join between the lower flint part of the wall and following the line of the original gabled end there are three circular holes.



**Plate 50:** Northern Elevation

9.2 The western elevation of Building **D** fronts on to a narrow alley to the west of the building, and is of coursed flint cobbles construction to a height of 1.67m above ground level. The upper part of the wall is cement rendered. The flint lower part of the wall steps out from the upper part of the wall by 90mm. There is a brick built quoin at the northern end of the wall, which has two pintles close to its northern edge, suggesting that there was originally a gate attached to the side of the building which closed the alley. There is a small tie plate low down on the wall approximately three metres in from the northern end, this is in the shape of a cross. The southern end of the western elevation was not inspected due to a heavy growth of shrubs and trees, for the same reason the southern elevation could not be seen.



**Plate 51:** Western Elevation



**Plate 52:** Tie Plate

- 9.3** The eastern elevation of Building **D** fronts onto the yard, and is of brick construction, with the bricks being laid in a random bond. The openings on the ground floor of this elevation consist of a set of double doors, which have been covered on the outer face with metal sheets at the south end. The area above and to the south of the doors has been panelled over with horizontal tongue and groove planks, suggesting that this entrance was originally larger in width and height. This is also suggested by a thick wooden lintel that extends over this doorway and the door to the north. To the north of these double door there is a doorway fitted with a door which also has its outer face covered with metal sheeting. Above this door there is wooden framed window of two lights. To the south of this doorway is another single doorway fitted with a door covered in metal sheeting. The area around the door has been infilled with wooden boarding. At the northern end of the elevation there is an area of horizontal tongue and groove infill, the original framework of a door is visible at the north and south ends of the infill area with pintles of the hinges *in-situ*. To the north of this there is a wooden door of vertical plank construction with a wooden framed casement window to its north. Within the brickwork, between the tongue and groove infill and the plank door, there is a panel of flintwork.



**Plate 53:** Eastern Elevation



**Plate 54:** Panel of Flintwork

- 9.4** The first floor of the eastern elevation has a narrow set of double doors located above the second single door on the ground floor. Each of the doors has a single glazed window in its upper part. There are three windows lighting the first floor, one window to the south of the double doors, and two to the north of them. The window at the southern elevation is a wooden framed casement, with the first window to the north of the doors being wooden framed casement divided into four lights by the glazing bars. The window at the far north of the first floor elevation is also a wooden framed casement.
- 9.5** The roof is gabled at the northern and southern ends (the southern gable noted from the interior in room D8) and is covered with asbestos sheets. There are no chimney stacks or other features noted on the roof of this building.
- 9.6** The interior of the ground floor of building **D** is divided into four rooms with **D1** located at the far north of the building. **D1** is entered via the door of vertical plank construction in the southern end of the eastern wall. The room is lit by a wooden framed casement window located to the north of the door. All the walls are panelled with plasterboard and have a low modern wooden skirting board fitted. The suspended ceiling is of plasterboard, with the floor having a carpet covering.
- 9.7** **D2** is located to the south of **D1**, and is entered via a door at the southern end of the eastern wall. The north and south walls of the room are both of coursed flint cobbles with bands of bricks, those in the northern wall are laid on end. Both of these walls only butt up to the western and eastern wall and only rise to the first floor level. At the eastern end of the northern wall there is a sealed entrance to **D1**. The western end of the southern wall has been cement rendered, with the upper edge being finished in a diagonal line. The shape of this area of cement render suggests a stall end of a stable. The western wall is of coursed flint cobble construction with the upper part of the wall being of six courses of brick. The eastern wall is of brick construction with the area of tongue and groove infill noted in the exterior inspection being covered with plaster board on its inner face. The suspended ceiling is of plasterboard. The floor at the north of the room is of brick which changes to concrete at 3.4m to the south.



**Plate 55:** North Wall of **D2**



**Plate 56:** South Wall of **D2**

- 9.8** **D3** is located to the south of **D2**, with the access to the room from the exterior in the southern end of the eastern wall. The western wall of the room is has a plinth at the base which rises from the floor to a height of 630mm above floor level. The plinth steps out from the main body of the wall by 180mm. The lower part of the wall is of coursed flint cobbles up to a height of 1.8m, with the upper part being built in brick (**Plate 57**). The southern wall is of the same construction as the western wall. The northern wall is a mixture of cobbles and brick as seen in **D2**, with the eastern wall being of brick construction. There is a modern simple staircase to the first floor of the building, adjacent to the centre of the northern wall. The ceiling is of plasterboard, with the floor being covered in small square tiles.



**Plate 57:** Western Wall D3



**Plate 58:** Staircase D3

- 9.9** **D4** (**Plate 59**) is located to the south of **D3** and is entered by a doorway in the northern end of the eastern wall. There is a second entrance to the room at the southern end of the eastern wall but this has been sealed with chipboard sheets. All of the walls have a thick coating of plaster on them, with the bottom of the western and southern walls stepping out by 100mm to form a plinth, 1.9m high. The ceiling is of plasterboard sheets, where the plasterboard has warped the ceiling joists on an east-west alignment can be seen. The floor is of the same small square tiles as seen in **D3**, with the northern end of the floor being covered in chipboard sheets which have been raised above the floor by 150mm.



**Plate 59:** Room D4 from South End



- 9.10** The first floor of Building **D** consists of four rooms, but appears to have originally been a single room, evidenced by the internal partition walls being constructed of plasterboard and wooden sheets. **D5** is located at the northern end of the first floor, with the north wall being the gabled end of the building. As seen during the external inspection of the building the ghosts of two earlier roof lines can be seen (**Plate 60**) on this wall. The eastern and western walls are of brick construction, with the room being lit by two wooden framed casement windows in the eastern wall. The southern wall is hardboard sheets over simple studwork; the entrance to **D6** is located in the middle of this wall and is fitted with modern double doors, and has a glazed panel to the east of it. The floor is covered in hardboard sheets, with the inner face of the roof being covered in the same material. There are three pairs of rafters left un-covered by the hardboard, these have low set collars. Also left un-covered is the ridge plate at the apex of the roof. These are the only parts of the roof structure visible in this room. There are two corrugated clear plastic sheets in the eastern slope of the roof acting as sky-lights. In the north-eastern corner of the room there is a Butler's sink with an open cupboard below.



**Plate 60:** Northern Wall of **D5**



**Plate 61:** Southern Wall of **D5**

- 9.11** **D6** is located to the south of **D5**. The north and southern wall are both modern partition walls constructed of hardboard sheeting over a simple studwork frame. The doorway to **D7** is located in the centre of the southern partition wall, and is fitted with a modern door with glazed upper panel. Both the eastern and western wall are of brick construction, with the eastern wall having the double doors as seen in the external inspection of the building. These doors are of wooden vertical plank construction and open inwards, and have a small glazed panel of clear plastic in their upper part. The roof structure has been boarded over with hardboard with only the centre ridge plate being visible in this room. There is a single corrugated plastic panel skylight in the eastern slope of the roof. The floor is covered with chipboard sheets.



**Plate 62:** Double Doors in East Wall **D6**

- 9.12** **D7** is located to the south of **D6**, and houses the staircase access from the ground floor, located adjacent to the centre of the southern wall. The top of the wall on the southern side of staircase (this is the northern dividing wall between **D2** and **D3** on the ground floor) is apparent; this wall only rises to the floor level of the first floor and its upper face has been finished in brick (**Plate 63**). At the top of the staircase there is a low plinth of chipboard construction, this has two low steps on its northern side to the floor level of the room. The eastern and western walls are of brick construction, with the north and south walls being modern partition walls. The roof structure has been boxed-over with hardboard sheets, leaving only the centre ridge plate and a pair of rafters at the southern end visible. As in the room to the north there is a single corrugated plastic panel set into the eastern side of the roof. The floor is covered with chipboard sheets.



**Plate 63:** Top of Southern Wall  
of Staircase **D7**

- 9.13** **D8** is located at the far southern end of the first floor of Building **D**. The south, eastern and western walls are all of brick construction, while the northern wall is a modern partition wall constructed of MDF sheets (**Plate 64**). The room is lit by a wooden framed casement window in the eastern wall. The roof structure is boxed-in with hardboard sheets as are the rooms to the north. This leaves two pairs of rafters exposed both with high set collars, together with the centre ridge beam. Some of the

panels have been removed from the inner surface of the western roof slope, revealing that there are three purlins which are clasped to the inner face of the rafters with triangular shaped wooden brackets. Where the hardboard sheets were missing the corrugated asbestos roof covering was also revealed. The room is lit by a wooden framed casement window in the eastern wall, and a single wooden framed un-opening window in the centre of the southern gabled end which looks over the possible flat roof (the window was completely blocked by ivy) (**Plate 65**). There are two butt joints in the brickwork below this window suggesting that there was originally a door in this location. The floor is covered in chipboard sheets.



**Plate 64:** North Partition Wall D8



**Plate 65:** Window in South Wall D8

## 10.00 Canopy over Spells Yard

**10.01** The canopy over the yard is on an east-west alignment. The northern and southern sides of the canopy are supported by four upright steel RSJ's, which are 'H' shaped in section. The RSJ measured 100mm wide by 230mm deep and had the trademark of 'CARGO IIII ENGLAND' moulded in them (**Plate 66**). The uprights are bolted on to a horizontal beam at the edge of north and south edges of the canopy; these are acting like wall plates. These are also 'H' shaped in section. Bolted onto the upper face of the side beams there are six English trusses (**Plate 67**); the beam at the base of each of the trusses is 'L' shaped, with the rest of the steel beams being flat in section. The roof covering of the canopy is of corrugated asbestos sheets, with seventeen panes of reinforced glass in both the north and south slopes of the roof which light the yard below.



**Plate 66:** Trademark in Upright



**Plate 67:** Six English Trusses in Canopy

## 11.0 Discussion (Fig. 16)

- 11.1** 89 Portland Road is only the building in Spells Yard with a Grade II listing, and is listed as a component of a group listing of 75 to 89 (odd) Portland Road. This building appears to date to the early part of the 19<sup>th</sup> century but retains very few features remaining from this period. The interior has suffered greatly by the apparent removal of original walls and their replacement with modern plasterboard covered walls. The interior of the building has also been very neglected and vandalized. The only original feature remaining in the interior is the staircase, of which only the newel post and handrail can be seen on the western wall of the main body of the staircase. However, at the eastern end of the landing (**P2**) the two newel posts, balustrades and handrail protecting this end of the landing from the staircase can also be seen. No fireplaces remain *in-situ* although there was one in the western wall of **E1** but the fireplace has been removed leaving only the fireplace opening.
- 11.2** The original finish of the exterior of the property can only be seen on the eastern elevation facing onto the yard. This is of coursed flint cobbles with bands of brick laid in header bond. Both the rear door and the window on the ground floor are modern, but the two sash windows on the first floor although of different sizes possibly date from the early part of the 19<sup>th</sup> century. This is evidenced by the design and the use of thin glazing bars. Both the eastern and southern elevations have been covered with white painted cement render, and the windows and doors of the southern elevation are modern.
- 11.3** The western wall of the building has been greatly altered having been incorporated into the eastern end of Building **E**. The original western end of 89 Portland Road appears to be indicated by a thick wooden beam on a north south alignment approximately 1m to the west of the current western wall of the property.
- 11.4** Building **A** is located on the northern side of the yard. Only the exterior and ground floor of this building were inspected due to health and safety issues. The northern wall of this building incorporates the northern boundary wall in its construction. When this building was constructed the building appears to have extended further to the west than the original boundary wall. This is evidenced by there being a brick built quoin at the western end of the wall but the brickwork has been extended to the east. This also had the effect of narrowing the entrance to the yard to the west of Building **A**. The small single storey block on the eastern end of this building housing the two WCs and compressor room is of 20<sup>th</sup> century construction.



- 11.5** The western room on the ground floor has been converted in to a refrigerated store room evidenced by the metal door and the metal sheeting covering polystyrene sheeting in room **A1**. This was not the original use of the building as the southern elevation shows that both the doorways at the western end of this elevation have been made smaller, evidenced by the change in brickwork and the longer lintel above the metal door leading into **E1**. The change of use of the building is also evidenced by the blocked vents in both the end walls.
- 11.6** Building **B**, as with Building **A**, incorporates the boundary walls of the yard in the construction both its northern and eastern walls. This building would appear to originally been shorter at its southern end or the current building replaced an earlier demolished building. This is apparent by the brick built quoin at approximately two thirds distance from the southern end of this wall. This brick built quoin is only visible in the lower flint cobble construction of the wall.
- 11.7** This building shows that many alterations have occurred over time including the blocking up of three vents at the northern end of the eastern wall of the building. The placing of these only in the northern end of this wall, they do not appear after the brick built quoin would also indicate that the building is of two phases. There is also evidence in the form of two wooden lintels with brick repairs below in the southern wall that this originally had two opening at this end of the building.
- 11.8** Buildings **C** and **E** along with 89 Portland Road appear to have been used as a single unit, with the first floor of Building **E** only now assessable from the easternmost room in Building **C**. There appears to have been an entrance to Building **E** from the western end of **P3** in 89 Portland Road, but this is now sealed. From the evidence of the internal walls including the southern wall of both Buildings **C** and **E** and some of the internal dividing walls, it would seem possible that the construction, using both flint cobbles and bands of brick, that these walls could be contemporary with the house. This is not made any clearer from the examination of the southern wall from the alley to the south of the yard as these have been cement rendered obscuring any details of their construction. The roof structure was continuous over Buildings **C** and **E** (**Plate 68**).



**Plate 68:** Continuous Roof Structure over Buildings **C** and **E**

- 11.9** Of all the buildings in Spells Yard, Building **D** shows the most alterations. On both the exterior and the interior of the northern gabled end there are the ghost lines of two previous roof lines. The building originally appears to have been a single storey structure with the roof height later being increased twice. In the ground floor rooms the dividing walls between the rooms were only built to ceiling height which also implies that this building was originally only a single storey high. This building's original use was possibly a stable, evidenced by the small block flooring and the possible stable division noted on the southern wall of **D2**.
- 11.10** The buildings making up Spells Yard are very difficult to date, because of the lack of datable features and the many alterations made to the buildings reflecting their change of usage over the course of time. The repairs and alterations on these buildings have been made using whatever materials were available at that time.
- 11.11** 89 Portland Road was built before 1814, and appears on the 1848 Tithe Map, however the detail is not sufficient to show whether there were any other buildings on the site. By the 1<sup>st</sup> Edition OS map of 1875 (Fig. 4) buildings on the locations of **C**, and **E** are also shown, together with the northern part of Building **D**, and the material used in the western and northern exterior walls of Building **D** would suggest that these parts of the building are possibly contemporary with 89 Portland Road.
- 11.12** The 2<sup>nd</sup> Edition OS map (1898) shows that the southern part of Building **D** has been built, and there are some small buildings in the north-east corner of the site (Fig. 5) By the 3<sup>rd</sup> Edition OS map of 1912, Buildings **A** and **B** have now been built (Fig. 6). The 4<sup>th</sup> Edition OS map of 1932 shows the same, and the 1954 OS map shows the yard canopy to have been constructed by this date (Fig. 7).

## **7.0 Acknowledgements**

- 7.1** I would like to thank Kitmarr Ltd for commissioning this standing buildings survey and Andrew Bradshaw for his assistance with the survey and also preparing the drawings for this report. The project was managed for CBAS by Chris Butler MifA.



Fig. 1: Spells Yard, Worthing: Location of the site

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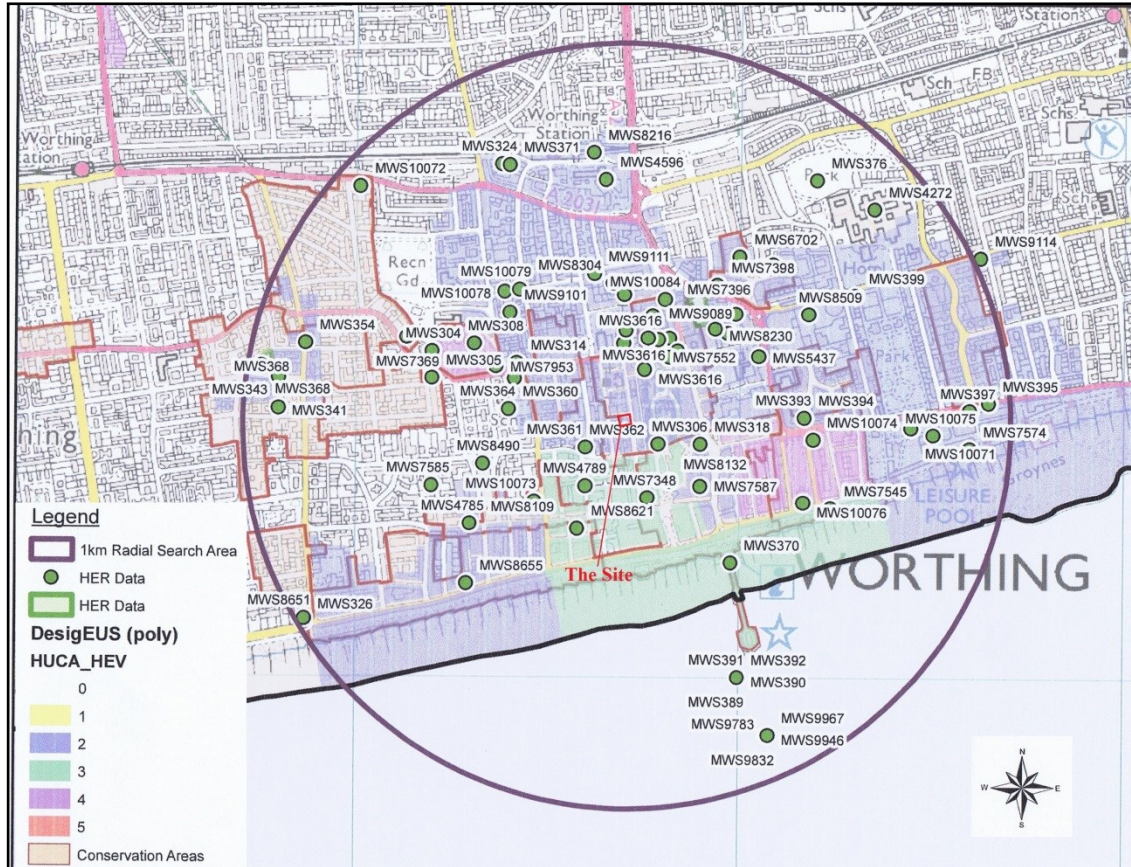


Fig. 2: Spells Yard, Worthing: Sites on the HER

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Fig. 3: Spells Yard, Worthing: 1848 Tithe Map



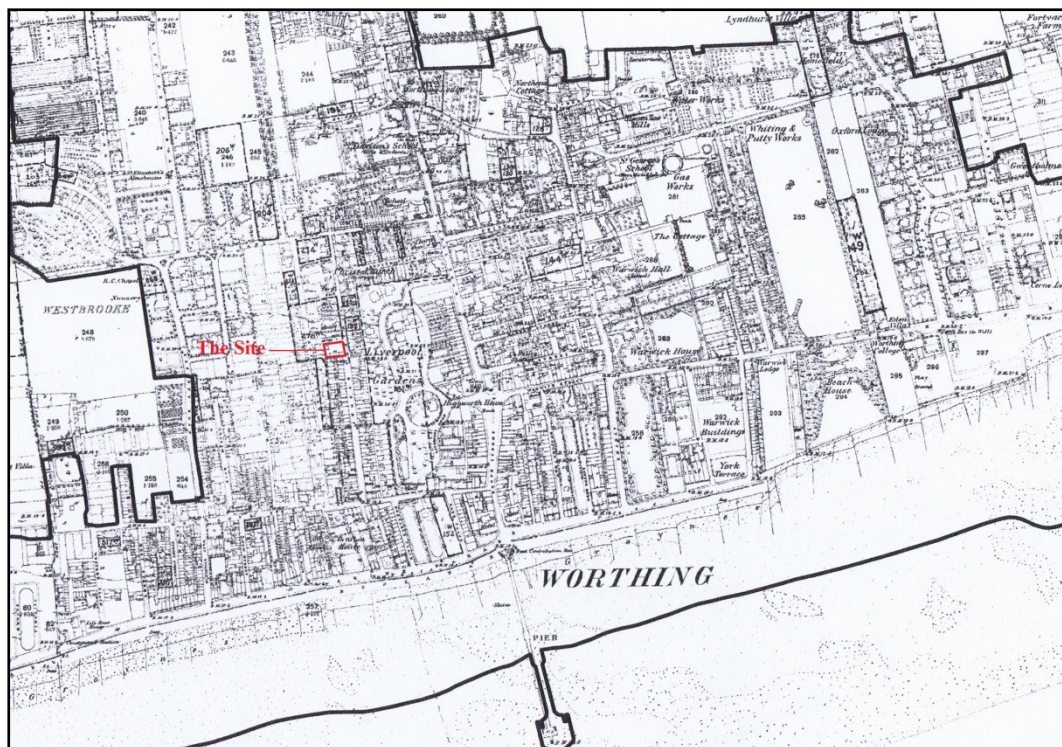


Fig. 4: Spells Yard, Worthing: 1<sup>st</sup> Edition OS Map 1875

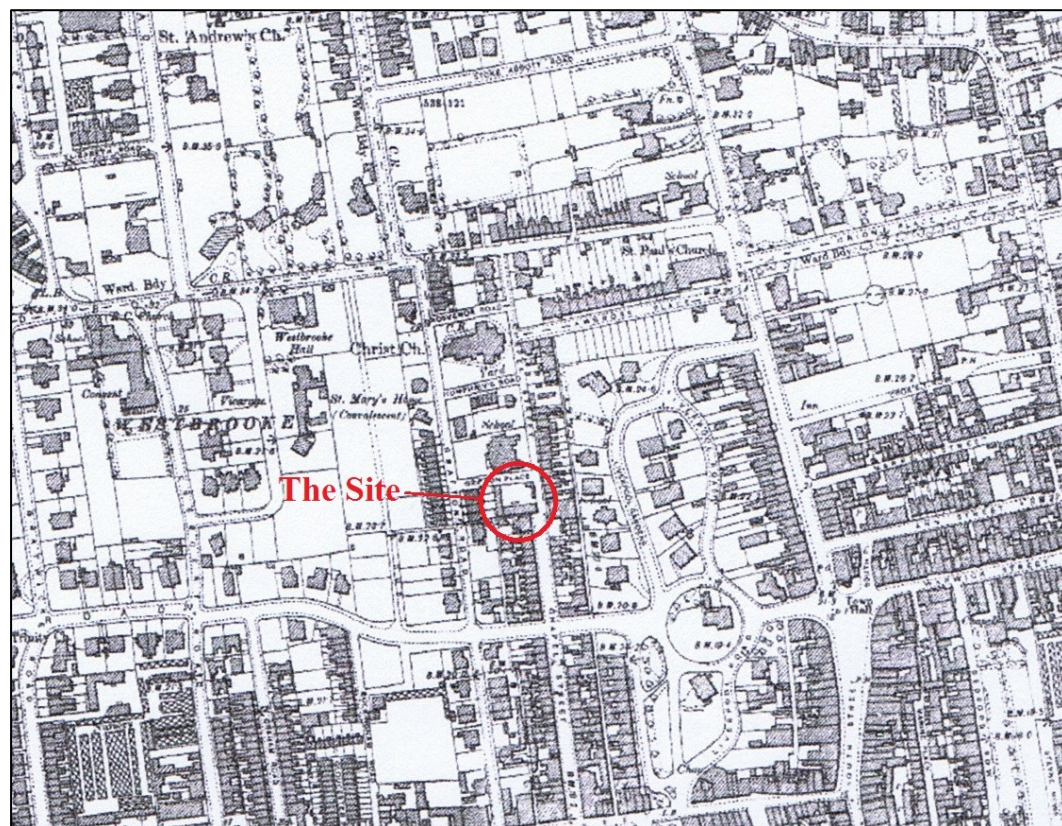


Fig. 5: Spells Yard, Worthing: 2<sup>nd</sup> Edition OS Map 1898



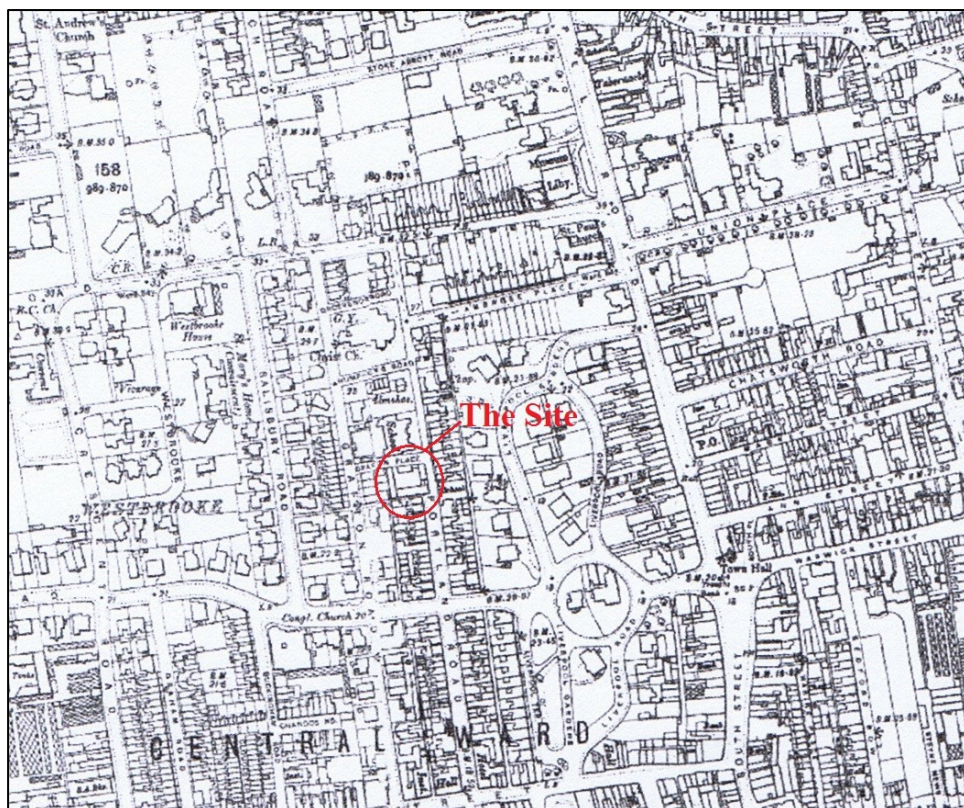


Fig. 6: Spells Yard, Worthing: 3<sup>rd</sup> Edition OS Map 1912



Fig. 7: Spells Yard, Worthing: 1954 OS Map



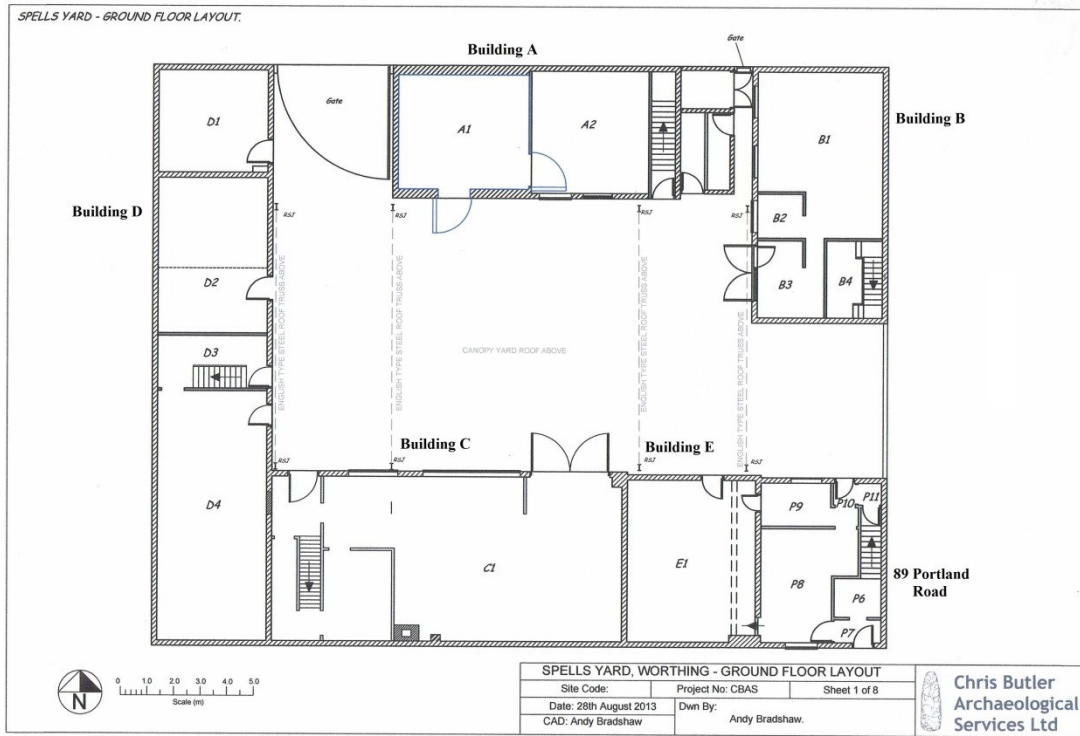


Fig. 8: Spells Yard, Worthing: Ground Floor Plan

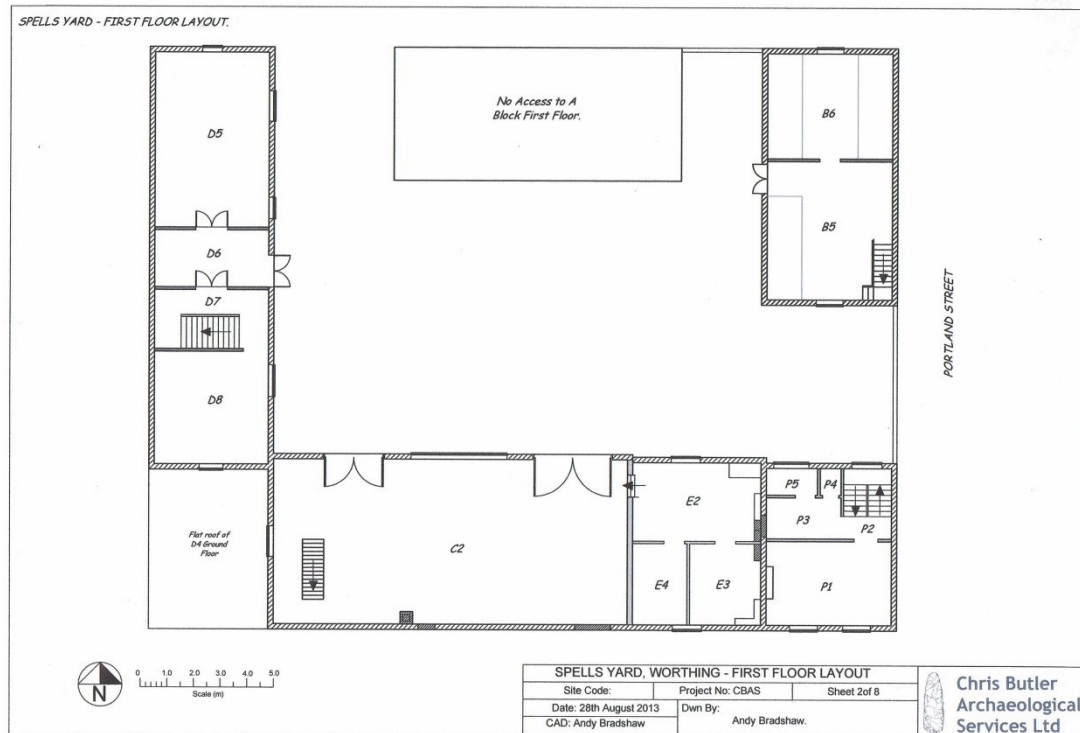


Fig. 9: Spells Yard, Worthing: 1<sup>st</sup> Floor Plan

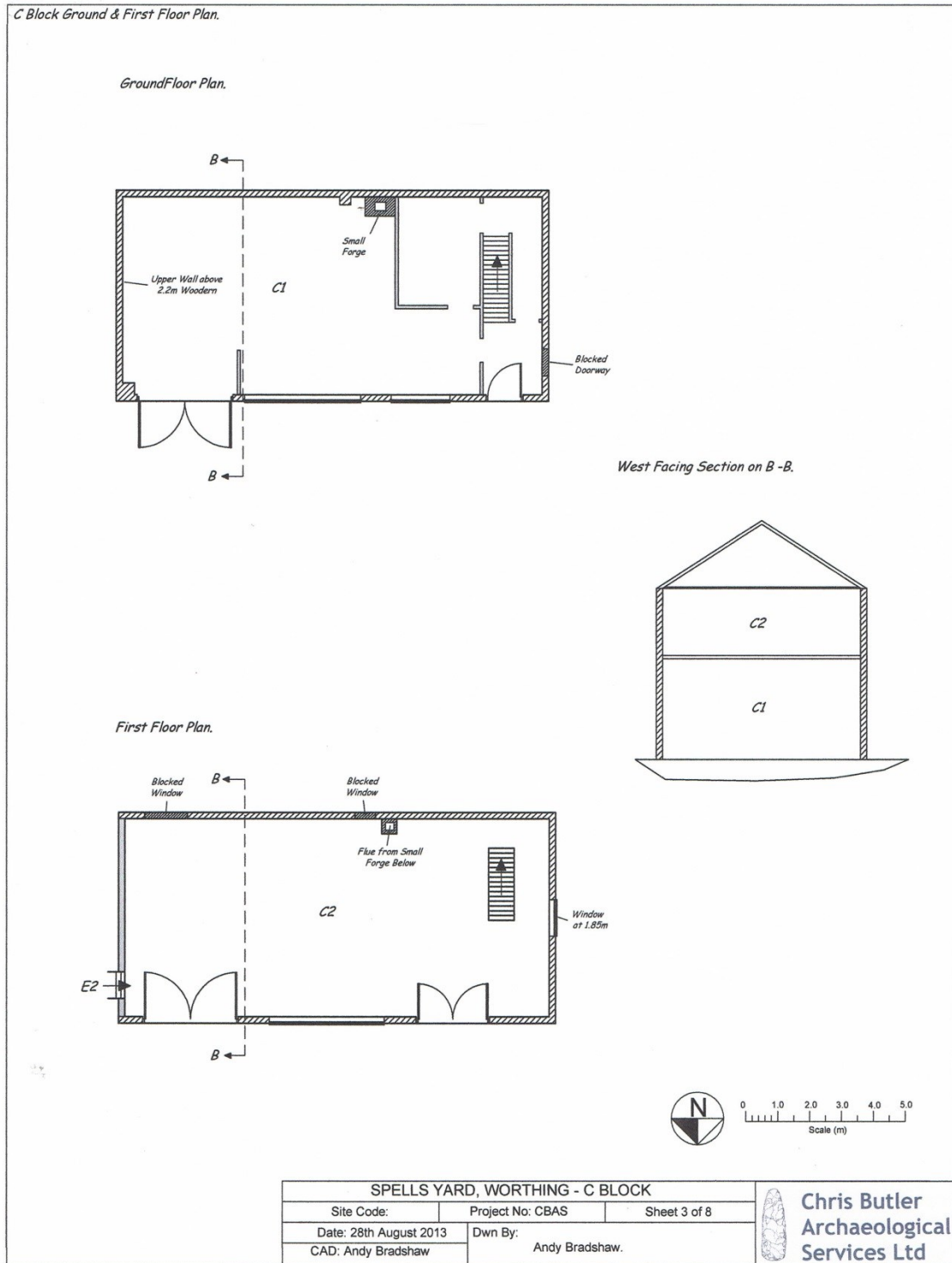


Fig. 10: Spells Yard, Worthing: Building C



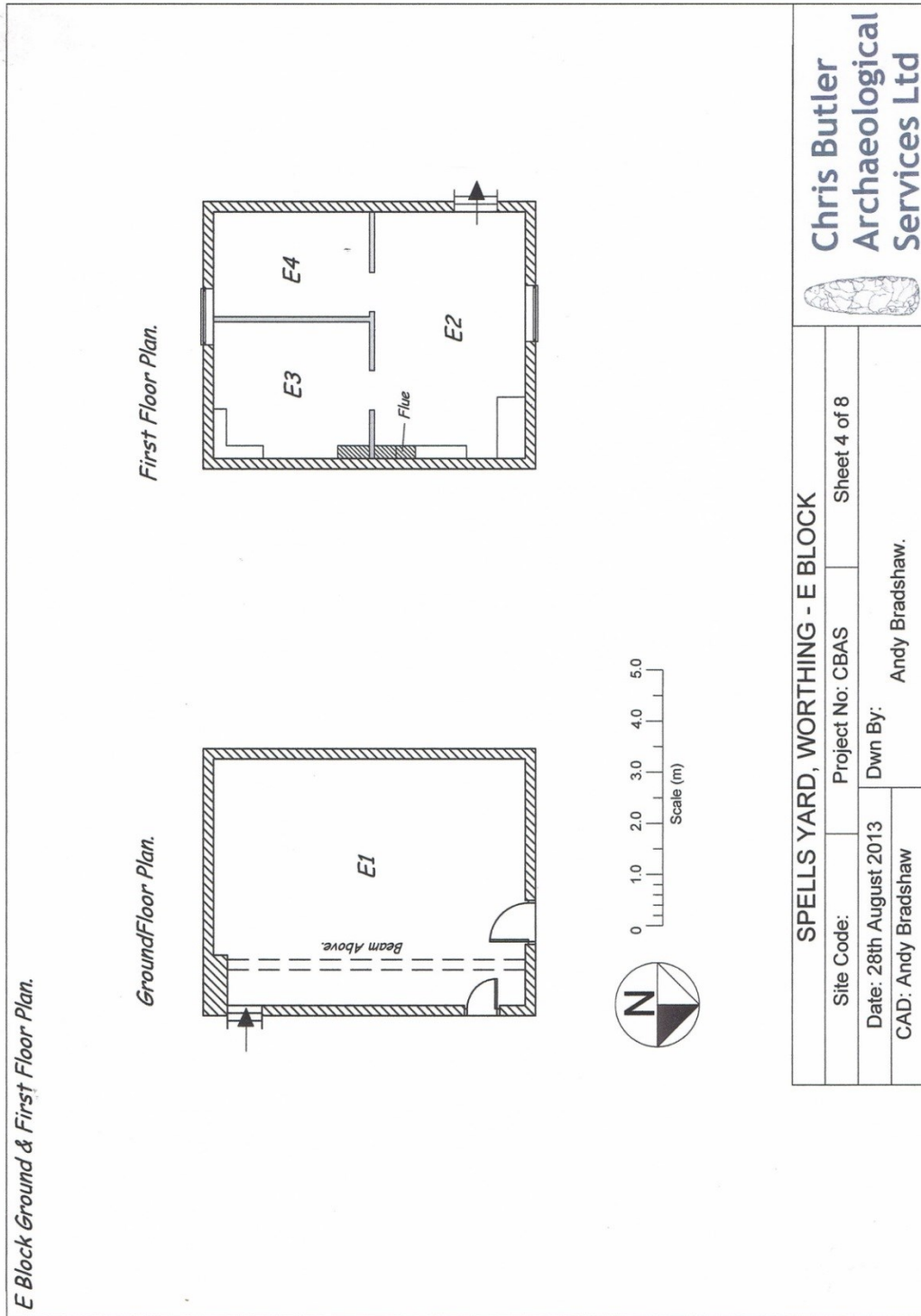
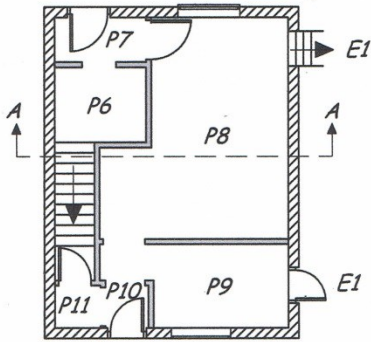


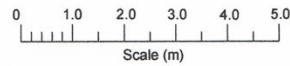
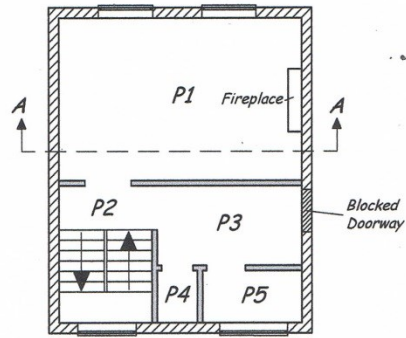
Fig. 11: Spells Yard, Worthing: Building E

89. Portland Street Ground & First Floor Plan.

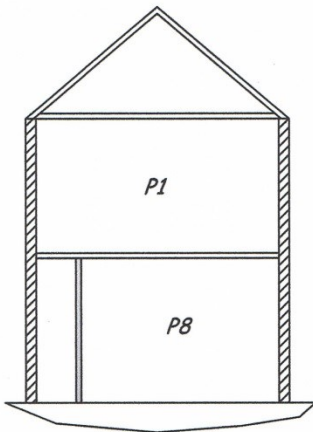
Ground Floor Plan.



First Floor Plan.



North Facing Section on A -A.




<b>SPELLS YARD, WORTHING - 89. PORTLAND STREET</b>			 <b>Chris Butler Archaeological Services Ltd</b>
Site Code:	Project No: CBAS	Sheet 5 of 8	
Date: 28th August 2013	Dwn By:		
CAD: Andy Bradshaw	Andy Bradshaw.		

Fig. 12: Spells Yard, Worthing: 89 Portland Road

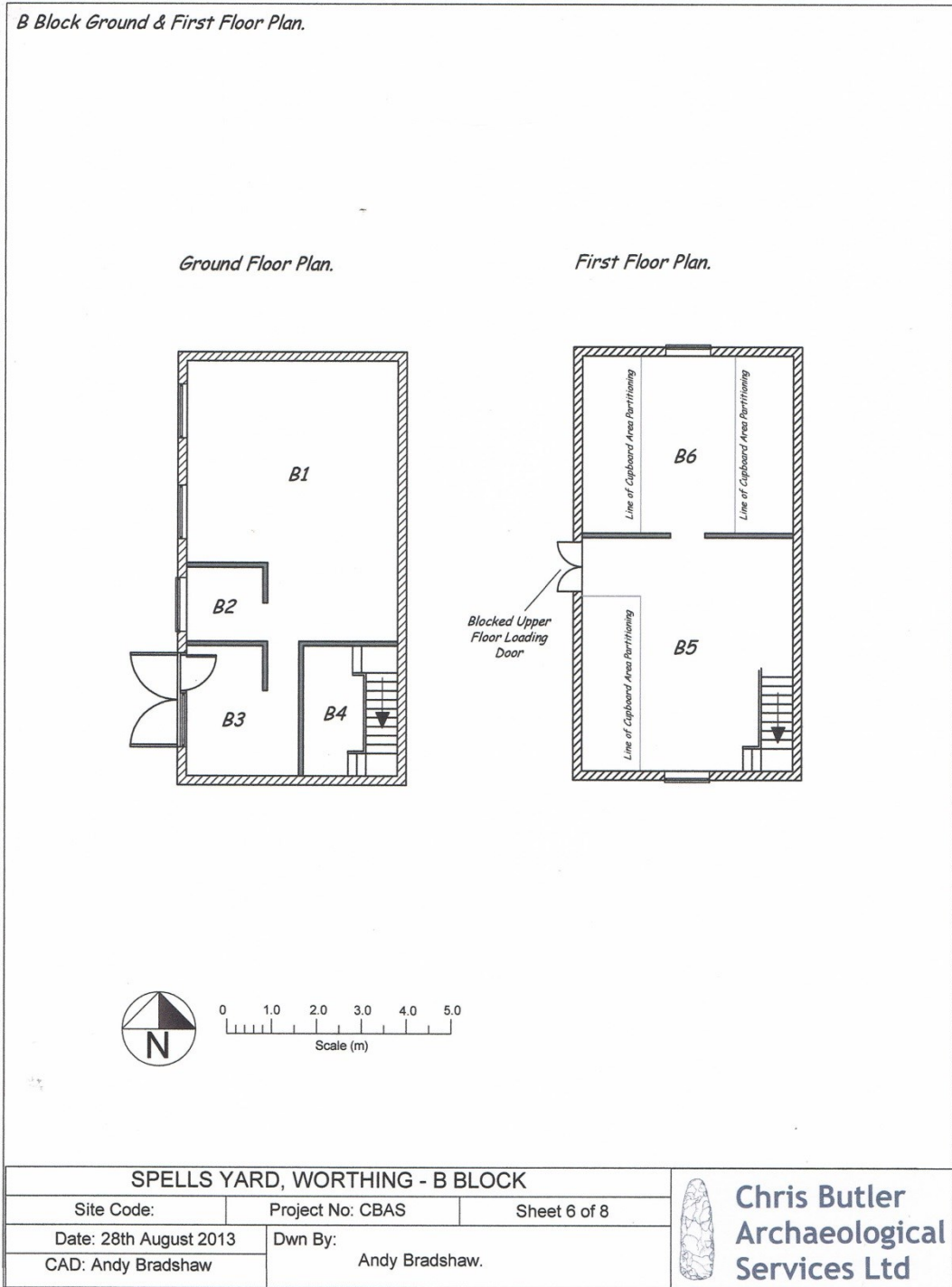


Fig. 13: Spells Yard, Worthing: Building B

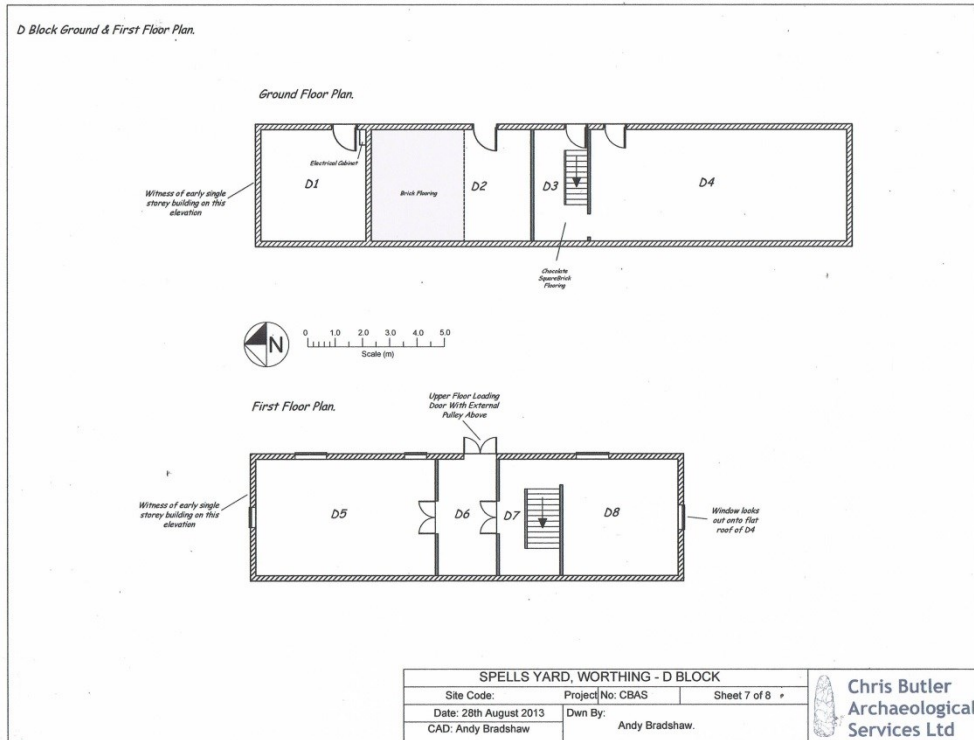


Fig. 14: Spells Yard, Worthing: Building D

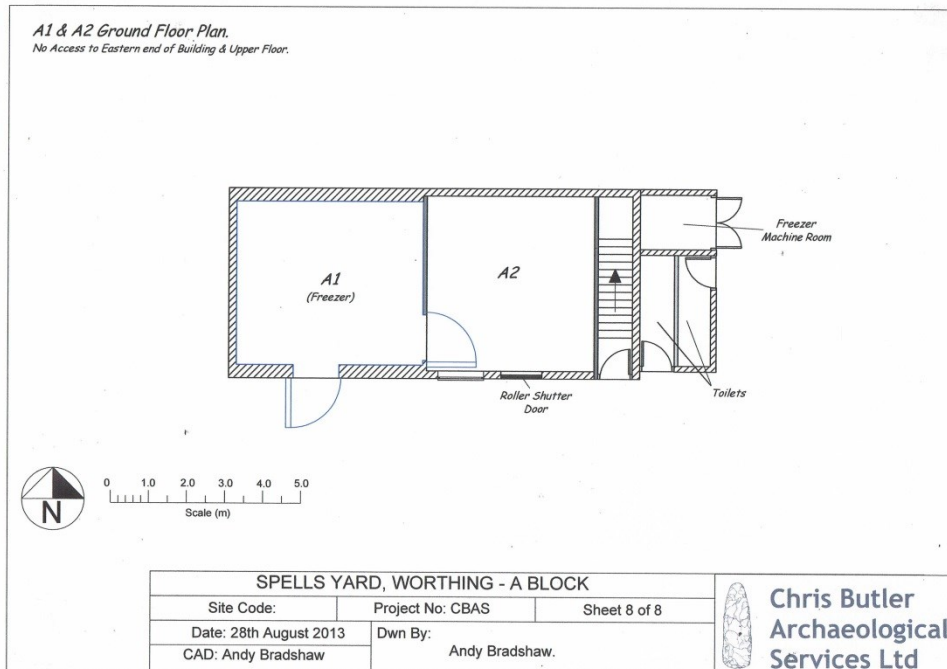


Fig. 15: Spells Yard, Worthing: Building A

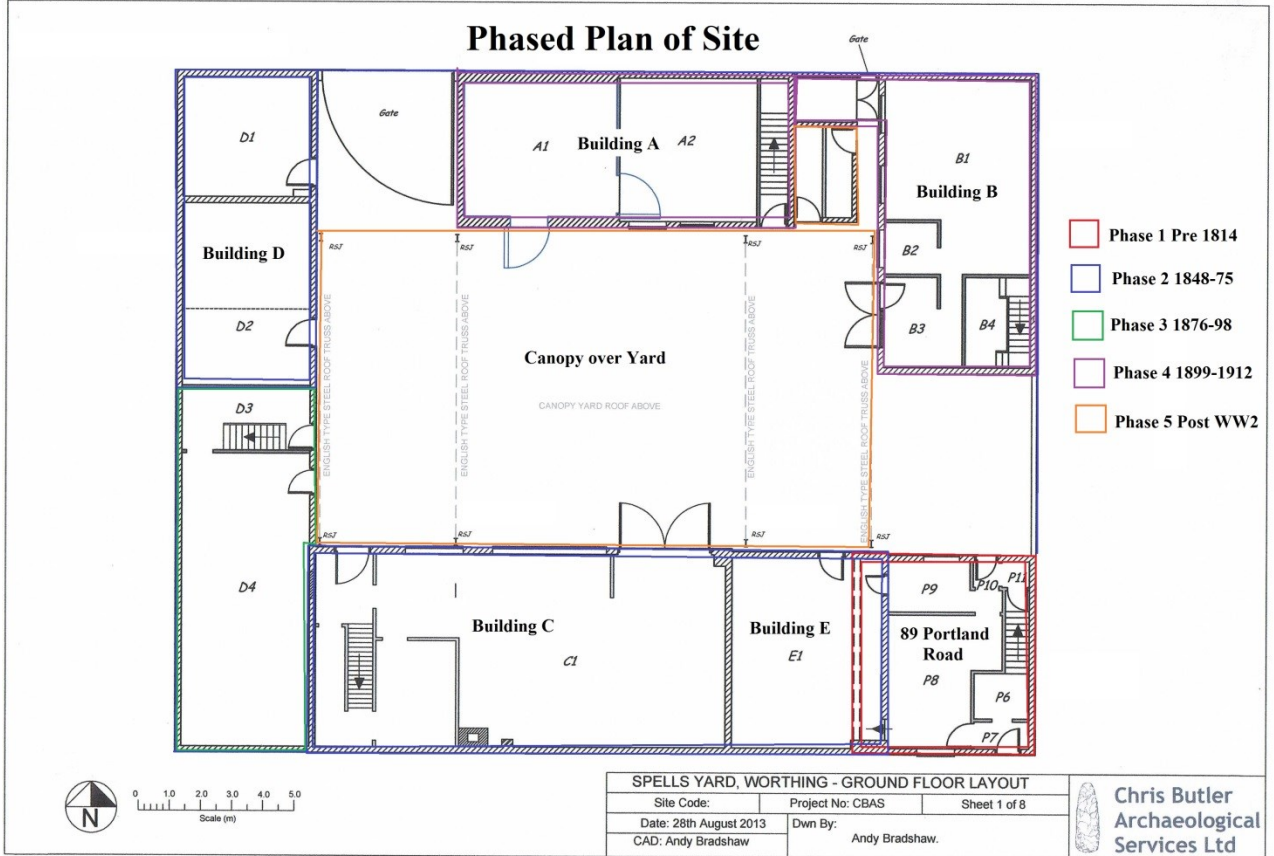


Fig. 16: Spells Yard, Worthing: Phased Plan



## **Chris Butler Archaeological Services Ltd**

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, a committee member of the Lithic Studies Society, and is a part time lecturer in Archaeology at the University of Sussex. He continues to run the Mid Sussex Field Archaeological Team in his spare time.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys and watching briefs, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp.

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