Historic Building Survey

Eastwood House
Neale Wade Community College
March
Cambridgeshire

Historic Building Survey

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Eastwood House, Neale Wade Community College,

March, Cambridgeshire

Historic Building Survey

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Summary

On 28th July 2010, Oxford Archaeology East conducted a historical building survey at Eastwood House, a Late Regency/Early Victorian villa which until recently was part of the Neale Wade Community College, March. The site is owned by Cambridgeshire County Council and is the subject of planning consent for demolition as part of the redevelopment of the entire college site. This piece of work is part of the ongoing archaeological investigations being undertaken by Oxford Archaeology East since 2009 and expected to continue into 2011.

This work was not carried out in response to a brief, however was undertaken to form part of the record of the site. It involved a survey of Eastwood House, the only historic building on the site and was carried out to meet the requirements of English Heritages building survey at Level 1/2.

Two main phases of development were identified during the survey: construction of the original Eastwood House in the mid-19th century and internal and external alterations during the 1960s when the building was adapted to accommodate the March Grammar School.

Documentary and cartographic research was carried out prior to the survey which has assisted in dating certain elements, additions and changes to the building and its immediate landscape. Although early records relating to Eastwood House or its construction were difficult to locate, the earliest mention came from Kelly's Post Office Directory of Cambridgeshire where under “gentry” a John Pope Esq. was listed as its occupant. This suggests the building was constructed prior to the 1850s.

Since the building has been in use as a school, most of the original features such as fireplaces had been removed. All of the original windows had been replaced and internal partition walls inserted to create smaller rooms. Despite these alterations, a number of interesting and original features remained in the building including moulded door frames and original doors on the first floor, an impressive tiled front entrance, original hinged window boxes, moulded ceiling cornices and a decorative dog-leg staircase with half landing, long, elegant turned balusters and carved brackets under each tread-end.

As part of the survey, the cellar was also inspected and found to contain original wine store with vaulted brick ceiling and lime washed walls. Parts of the cellar had also been blocked off and brick support pillars/plinths inserted using re-used brick.

Eastwood House has since been demolished as part of the ongoing redevelopment.

1 INTRODUCTION

1.1 Scope of work

1.1.1 An historic building recording survey was conducted at Eastwood House, part of the Neale Wade Community College, March in the Fenland District of Cambridgeshire. The work was carried out in advance of demolition of the existing building as part of the college redevelopment.

1.1.2 The work was undertaken as part of the ongoing programme of archaeological investigations being undertaken by Oxford Archaeology East, expected to continue into 2011.

1.1.3 The site archive is currently held by Oxford Archaeology East and will be deposited within the County Stores at Landbeach, Cambridgeshire in due course, along with the archives of all phases of archaeological investigation in due course.

1.2 Location and topography

1.2.1 Neale Wade Community College is located on Wimblington Road, in the "Town End" area of March, centred at grid reference TL 4164 9524. Eastwood House is set back from the main road with the entrance fronting onto it (Figure 1).

1.3 Acknowledgements

1.3.1 The author would like to thank Galliford Try for commissioning the work on behalf of Cambridgeshire County Council Schools. The author also acknowledges Cambridgeshire Archives for their assistance and for permission to reproduce images for Figure 2 and also to the staff of March Library for their help and permission to reproduce the images for Figures 5, 6 and 7. The author carried out all on-site building recording, photography and background research. The project was managed by Richard Mortimer.

2 Aims and Methodology

2.1 Aims

2.1.1 The aim of the investigation was to carry out an historic building survey equivalent to English Heritage Level 1/2 (English Heritage 2006).

2.1.2 The work was designed to adequately record the structure in its current state before the demolition work began. The specific aims of the project were:

- To collate information about the building in order to compile a record of the structure, with analysis and interpretation of the structure in conjunction with an associated documentary survey.
- To determine the presence or absence, character and extent, date, integrity, state of preservation and relative quality of the features of the buildings, in order to make an assessment of its merit in context.
- To make a permanent record of the structures, as they are, in order to preserve by record the character, state, preservation and architectural and historic significance of the building.
- To assess the archaeological value and research potential of known or possible structures to be measured against appropriate local, regional and national research agendas.
- To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form.

2.2 Site conditions

2.2.1 Conditions within and around the building were generally good, allowing measured and photographic survey to take place. Some basic preparation work was taking place around the building prior to the start of the groundworks however, this did not affect or hamper the survey in any way.

2.2.2 The building was vacant at the time of recording, however, carpets and furniture had been left behind and lights and fittings were still in place.

2.2.3 Access to all parts of the building was possible, excluding the roof spaces as ceilings were too high to safely access these areas.

2.3 Methodology

2.3.1 The measured building survey was carried out using basic equipment including: a distometer, tower tape, 30m tapes, hand tapes and a scale ruler.

2.3.2 Photographic survey (equivalent to English Heritage Level 1) was carried out by the author using a high resolution Canon EOS 450D digital SLR camera.

2.3.3 All building recording work carried out complied with standards and guidance set out by the IfA (2001) and was undertaken by an experienced buildings archaeologist.

2.3.4 Full descriptions of external elevations were made in note form including structural techniques and construction methods. Internally, all areas/rooms were briefly noted.

3 HISTORICAL BACKGROUND

3.1 Historical background and Cartographical Evidence for the Development of Eastwood House

Historical documents and original information to provide a background of the history of Eastwood House was difficult to find. However, there are a number of original, primary sources as well as secondary research which allow an understanding of the development and changes made to Eastwood House. Chronological development is summarised below.

3.1.1 The earliest mention of Eastwood House comes from the 1851 census, which lists "Eastwood House, London Road". The occupant is John Pope whose occupation is described as "Justice of the Peace for the Isle of Ely and Farmer of 350 acres employing 12 labourers" (www.ancestry.co.uk). What is not shown in this census or in the cartographic evidence (see below) is whether the 350 acres was at or adjacent to Eastwood House or located elsewhere. The census shows that in addition to John and his wife Anne, there were also three servants. There was no mention of Eastwood House in the earlier 1841 census, which would suggest a construction date of between 1841 and 1851. The Tithe map of 1840 (Figure 2) does not show a building in the location of Eastwood house, however, as this was not the purpose of Tithe Maps, it is always possible there was a building there at this time.

3.1.2 In the Post Office Directory published by Kelly and Co., an entry in the 1853 directory lists "John Pope Esq" under "gentry" and his address is Eastwood House. The next consulted directory of 1858 (Kelly's Post Office Directory) shows "John Pope Esq. JP" still residing at Eastwood House.

3.1.3 Census data from 1881 (www.ancestry.co.uk) reveals more about who lived in the house and their social and economic status. The entry for Eastwood House in 1881 shows the head of the house as Robert Dawbarn, a widowed solicitor aged 56. Residing with Robert were Thomas Richardson and his wife Gertrude. Listed as a "solicitor articled clerk" this record shows Dawbarn may have had an apprentice from his firm and his wife as well as their four children living with him, or visiting on the night of the census. In addition to the residents, Dawbarn kept a number of staff including a domestic servant and cook, a domestic nursemaid and a housemaid. In 1883 the house was occupied by the solicitor, Mr Robert Dawbarn Jnr (Kelly's Directory), who was still there in 1887.

3.1.4 The first cartographic evidence for the house comes from the First Edition Ordnance Survey Map of 1885 (Figure 3). This map shows not only the presence of Eastwood House, but also more about the size of the gardens and estate at this time. The house is clearly shown on the map as it existed at the time of the survey (red) but it appears to be larger than now with another wing on the northeast corner of the house. This map also shows a number of other buildings, none of which are present today, which may be stables and outbuildings. The grounds of the house are quite extensive at this time around the house and to the east; these may be formal gardens, although the area with trees to the south does not appear to belong to the house. Access from Wimblington Road, in the same location as the access road used today, appears to have been along a tree-lined carriageway or track/drive.

3.1.5 In 1901 Tom Crisp lived at Eastwood House (Stacey 2000) and the census of the same year shows he resided with his wife and five children. The handwriting of the census collector makes it difficult to decipher Crisps occupation, it *may* say “farmer” however it states that he was an employer. Along with the family there was a domestic cook, a nursemaid and a housemaid. The Ordnance Survey map of this year (Figure 4) shows very little change to the house or associated buildings from the previous edition of 1885, although less detail has been added to this second edition regarding the grounds or layout of the gardens. This version also does not show the canted bay windows on the southern side of the building. These are illustrated in the previous map and were still present during the survey. This implies either that either due to the scale or level of detail required, some elements were not represented on this map.

3.1.6 The next available map is the 1926, Third Edition Ordnance Survey (Figure 5). This map, like the previous edition, shows little change to the house or associated buildings at this time.

3.1.7 After the First World War the house was owned by the Morton family. It was later commandeered during World War II when it was used as a hostel for agricultural trainees and later to house prisoners of war (Stacey 2000).

3.1.8 During the 1950s, the house and seven acres were compulsory purchased to be used as a children's home and in 1964 a new grammar school was built on the site (Stacey 2000).

3.1.9 The 1971 Ordnance Survey Map (Figure 6) shows all of the associated outbuildings have been removed by this time. The map shows the site was knowns as “March Grammar School”. The boundaries to the south of the entrance road have been widened and a large new building has been erected to the east of the house. A number of other buildings have also been built including a swimming pool, tennis courts and a school bungalow accessed from Barkers Lane. Although Eastwood House itself is still present, by this time it no longer had a residential function despite its form and exterior having experienced little change.

3.1.10 The site became known as the Neale Wade Community college in 1983 as it is still known today. The 1986 Ordnance Survey Map (Figure 7) shows the site and buildings almost exactly as it appeared before recent building improvement works at the site which have taken place during 2010. Eastwood House is still clearly visible on the western side of the site, however the wing on the northeastern side has been removed, and replaced by a narrower building which links Eastwood House with the new college buildings. This map also suggests some alterations have been made to Eastwood House on the eastern side. All earlier maps have shown what appears to be a square bay window jutting out from this side which by 1986 appears wider.

3.1.11 Between 1986 (Figure 7) and today (Figure 1) the narrow extension on the north-eastern side has been replaced or extended to form a wider construction. An effort was made to ensure a “sympathetic” build to fit in with the rest of Eastwood House. The same care was taken when the windows were replaced with modern UPVC alternatives, ensuring size and original style was retained.

4 Eastwood House : External Descriptions

4.1 Overall External Appearance

4.1.1 Eastwood House was built using gault brick comprising one main element: a two storey building, square in plan measuring exactly 13.50m in length on each side. The house is constructed in an English bond with a creamy coloured gritty mortar. There is a double band decorative brick plinth which runs around the building between the level of the base of the first floor windows and the top of the main front door.

4.1.2 Although cartographic evidence indicates there were once additional elements to the house including a wing on the north side and additional out-buildings, at the time of the survey, only Eastwood House itself remained.

4.1.3 The house had a low-pitched, hipped roof, covered with grey Welsh slate and had four tall brick chimneys extending from the roof: two at the front and two at the rear. All the chimneys had buff coloured ceramic pots; three chimneys had three pots and one had two.

4.1.4 All of the fenestration appeared to have been replaced within the last ten years with made-to-measure double-glazed windows. However, it is likely that the house originally had sixteen pane sash windows as would have been popular at the time (Yorke, 2005).

4.2 West-Facing elevation (Plates 1-4)

4.2.1 The west-facing elevation of Eastwood House (plate 1) comprised the main entrance to the building. It faced Wimblington Road and was accessed via a small set of stone steps which lead to the front door. The building had been constructed with a pattern of symmetry; the door was central to the elevation with two windows either side on the ground floor and three equally spaced windows on the first floor; the central one directly above the door. The position of the chimneys visible from this side of the building was also symmetrical.

4.2.2 As mentioned above, all of the windows appeared to be modern replacements, however, a replica style of window has been used to sympathetically fit with the style of the building.

4.2.3 The main entrance door was set back within a porch. The door itself was made of oak with elongated glass panels and a large plain fanlight above (plate 2). The entrance porch was laid with decorative tiles (plate 3). These geometric encaustic floor tiles were commonly used in houses like this during the 19th century as they were easy to maintain and hard-wearing. These are often found in entrance halls, conservatories and on steps and paths (Calloway 2005). To the left of the front door, the original (?) flower shaped bell fitting was still present (plate 4). Although covered with white paint, this was probably originally brass with a button designed to be pressed or pulled.

4.3 *South-Facing elevation (Plate 5)*

4.3.1 The south-facing elevation (plate 5) comprised two bay windows with decorative panelling (blind casing?) and flat roof above on the ground floor and three equally spaced replica sash windows on the first floor. As previously mentioned, these windows were all clearly replacements inserted within the last ten years, however, the openings in the brickwork around each window would suggest that all are in their original locations.

4.3.2 Bay windows in this position are believed to be an original feature of the house as they appear in the detailed First Edition Ordnance Survey Map of 1885 (Figure 3). Although not visible on the subsequent map/s this is more likely to be due to a lack of detail required by the draughtsmen than an absence of the bays. Bay windows allowed more light into the front room of a house (often reduced by heavy curtains) and provided a good view (Calloway 2005). The early maps, in particular Figure 3, indicate the view from this aspect may have been of open land with trees and perhaps a small laid lawn immediately in front.

4.3.3 This elevation was also completely symmetrical including the positioning of the windows, chimneys and pots and marks on the walls suggest this was the case for the original positioning of the iron drainpipes.

4.4 *East-Facing elevation (Plate 6)*

4.4.1 This elevation comprised two windows on the first floor (which were the same modern replacement windows as used on the west and south-facing elevations) and a large "box bay" window on the ground floor.

4.4.2 Like the other windows of the building, this ground floor bay was a modern replacement. Built within a brick casing which juts out, it had a low-pitched roof and cement lintels above. Like the rest of the fenestration, an effort has been made to use a traditional style of window in this location. Looking at the maps, it is clear that there was a bay in this location on the First edition through to the 1971 Ordnance Survey (Figures 3-6), however, by the 1986 edition, although in the same location, the window appears to jut out less than on previous maps. It is therefore possible it was replaced around this time.

4.4.3 The northern end of this elevation also had the addition of a later supporting buttress.. A modern corridor extension had also been built up against this end of the house, which provides access into another part of the college.

4.5 North-Facing elevation (Plate 7)

4.5.1 Most of this elevation had been obscured by a modern extension which provided the entrance to the main reception of the college. Historical maps (Figures 2-6) indicate an additional wing may have been accessed from this side of the building.

4.5.2 On the ground floor there was evidence of a possible bricked-up door which had been cut through by the roof of the modern extension. The brick arch was still visible (plate 7) which was part of the brick band which ran around the building. This arch was located higher than the windows recorded on the other elevations and implied there was a door in this location. Cartographic evidence from 1885 to 1971 (Figures 3-6) indicate there may have been an entrance in this location or certainly it seems there was brickwork jutting outward on this side of the house.

4.5.3 There was also evidence of a once much larger window on the first floor (plate 7). This had been replaced with a much smaller window and the gap filled in with a similar brick.

4.5.4 The modern extension built onto this side of Eastwood House (plate 8) had been constructed using a very similar brick to the rest of the house. Detailed brickwork and a similar low-pitched roof suggests an attempt was made to blend in with or be sympathetic to the style and appearance of the original part of the house. The extension had been added in roughly the same location as the original wing as indicated on the First Edition Ordnance Survey Map (Figure 3). Cartographic evidence would suggest that this part of the building was completed sometime between 1986

(Figure 7) and the present day (Figure 1), however, Google Earth can be used to narrow this period down further to between 1999 (when a narrower extension is visible) and the present day.

5 Eastwood House : Internal Descriptions

5.1 *Ground Floor* *(Figure 8)*

5.1.1 Internally, the house has undergone a number of alterations to enable it to be used as part of the school. As part of this process, most of the original features, fixtures and fittings have been removed or concealed. However, the layout of the original house remains largely unaltered, apart from the addition of some small partition walls to create toilets and the insertion of large fire safety doors. The basic floor plan comprises four principal rooms and a stairwell leading from the central corridor.

5.1.2 Upon entering through the main door on the western side of the house, there was a corridor from which access was given to the ground floor rooms.

5.1.3 To aid the description of the rooms, the ground floor rooms have been labelled G1-5 and the first floor rooms F1-8; Figure 8 shows their locations. At the time of the survey, the rooms still contained classroom furniture, fixtures, fittings, carpets and light-fittings.

G1

5.1.4 Upon entering the building through the main front door, G1 was located on the immediate left (G1). It measured 5.03m by 4.11m and was accessed from the main corridor via a solid oak door.

5.1.5 This room had very little original detail remaining. The chimney breast was still in place, however, the fireplace had been removed/boarded up.

5.1.6 Although the windows were modern replacements, the original frames and shutter-boxes were still *in-situ* (plate 9). The hinged shutters folded back into the architraves to form the window reveals. Internal shutters like these became a standard feature in 18th century houses and continued to be used into the 1840s (Hall 2005).

5.1.7 At the rear of the room was what appeared to be an original opening/doorway which provided access into an area/small room which was created using modern partition boards. Although this provided access into the modern college building, it was originally part of a larger hallway area to the side of the stairs.

G2

5.1.8 G2 was the first room accessed from the corridor on the right (Figure 8). It measured 6.08m by 4.43m and was also accessed though a large oak door.

5.1.9 From this room, the interior detail of one of the bay windows recorded on the southern elevation could be seen (plate 10). Although the original windows had recently been replaced, the original panelled shutters were still intact which folded into the cases either side of the windows (plate 11). Several layers of white gloss paint had sealed the shutters inside the cases.

5.1.10 On the west side of the room, detail of the window which was on the main entrance side of the building was visible. This also had original panelled shutters still intact which folded into the cases either side of the windows. The original knob and hinges were also still present.

5.1.11 This room had a boarded up/removed fireplace, although the chimney breast was still in place. A blocked arch was recorded on the internal wall which divides G2 and G3 (plate 12).

G3

5.1.12 Accessed from the main corridor on the right-hand side, this room measured 6.56m by 4.48m.

5.1.13 This room contained a boarded up/removed fireplace, although the chimney breast was still in place.

5.1.14 From this room, the interior detail of one of the bay windows recorded on the southern elevation can be seen. As in G2, although the original windows had been recently replaced, the original panelled shutters were still intact which folded into the cases either side if the windows.

5.1.15 The other side of the blocked arch recorded in G2 was also visible in this room (plate 13).

G4

5.1.16 This small room measured 3.26m by 1.54m and was accessed from the main corridor.

5.1.17 It was most recently used as a toilet and had no original fixtures or fittings.

G5

5.1.18 This room was accessed via a door at the far end of the corridor, at the opposite end to the entrance. It was the largest room in the building and measured 7.71m by 4.79m.

5.1.19 From this room, the inside of the box-bay window recorded on the east-facing elevation was visible (plate 14). The casing around the top and sides had the same panelled detail as the window cases recorded in G1 and G2. This window spanned the entire length of the room and although cartographic sources suggest it is relatively modern in date, its construction and appearance are in keeping with the age and setting of the original house.

5.1.20 This room had a removed/blocked up fireplace; however the chimney breast was still present.

5.1.21 Staircase

5.1.22 The staircase area measured 5.16m by 2.50m and was screened off from the corridor by a large modern firedoor. A door located behind the stairs provided access to the cellar and another door at the rear of the stairs provided access into the modern part of the college building.

5.1.23 There was an impressive dog-leg staircase with half landing (plate 15). It had an open string with long, elegant turned balusters resting on treads and carved brackets under each tread-end (plates 15 and 16). The handrail was made from mahogany, which was turned at the end with a spiral end design on the newell (plates 17 and 18).

5.1.24 From the landing of the staircase, access into the modern part of the college building was gained via an archway. Originally, this archway would have most likely housed a long stair window at this level which would have allowed light into the area.

5.1.25 At ground floor level, the ceiling in the area around the stairs had a decorative plaster cornice (plates 19 and 20).

5.2 ***First Floor*** *(Figure 8)*

5.2.1 The area at the top of the stairs provided access into rooms F1 and F2. The first floor hallway was accessed though a modern fire-door located in front of the stairs. Most of

the first floor rooms had been converted from original use into offices and staff welfare facilities. There were no surviving original features other than doors and ceiling cornices viewed from the landing and the chimney-breasts in rooms F1, F4 and F6. As noted from the external elevations, all windows were modern replacements in-keeping with the original appearance and proportions of the house.

F1

5.2.2 This room was accessed from the top of the stairs and an immediate turn to the left ; it measured 4.91m by 4.08m.

5.2.3 Although the chimney breast was visible, the fireplace had been removed/blocked up. There were no other original fixtures or fittings in this room.

F2

5.2.4 Accessed from the right at the top of the stairs and through an arch (plate 21), this small room measured 2.08m by 1.60m and was used as the first floor staff toilet.

5.2.5 This room had been created by sub-dividing F3 with the insertion of thin ply-board walls. A small, narrow modern window was noted which corresponds to that recorded on the north-facing elevation where a larger window had originally been located (plate 7). There were no original fixtures or features to record in this room.

F3

5.2.6 This room was accessed from the same archway as F2, right at the top of the stairs and measured 4.34m by 4.93m. At the time of the survey, this room had most recently been used as an office.

5.2.7 Although the chimney breast was still present, the fireplace had been removed/bricked up. The only other original fixture was a picture rail which was present on all walls except the modern plyboard wall inserted to create F2.

First floor hallway

5.2.8 This small square area was entered from the fire-door at the top of the stairs and provided access to F7 and F8 and into another area providing access into F4-6.

5.2.9 This area had clearly been much altered and other than a decorative ceiling cornice (plate 22), there were no other surviving features in this area.

F4

5.2.10 This room was accessed via an archway from the hallway (plate 23). F4 measured 4.97m by 4.57m and although the chimney breast was visible, the fireplace had been removed/blocked up. There were no other original fixtures or fittings in this room.

F5

5.2.11 This room was also accessed from the archway leading off the hallway (plate 23). F5 measured 3.29m by 3.34m and had no original features. All the walls in this room were constructed using a thin plyboard. The positioning and layout of the room in context of the first floor plan along with the thin, modern walls suggests this room was a later addition that subdivided F4 and F6, which may have been one room originally.

F6

5.2.12 This room was accessed via an archway from the hallway and on the left; it measured 4.85m by 4.50m. This room was entered though an original four panelled door (plate 24), common in most houses from the mid 19th century onwards, particularly in middle

and upper class houses. Doors such as this, with a frame of horizontal rails and vertical stiles with four panels slotted in and a raised centre part were used for the most important rooms (Yorke 2005). The chimney breast was visible, although the fireplace had been removed/blocked up. There were no other original fixtures or fittings in this room.

F7

5.2.13 This small room was accessed from the hallway and measured 3.99m by 2.46m and had most recently been used as an office. There were no original features, fixtures or fittings and the wall which separated this room from F1 was a thin, plyboard, modern insertion indicating a much larger room originally.

F8

5.2.14 This long, narrow room was accessed from the hallway and measured 6.31m by 2.39m. It had most recently been used as a staff kitchen and other than a storage cupboard and access to the roof space, there were no other original fixtures or fittings in this room.

5.3 *Cellar (not illustrated)*

5.3.1 The cellar was accessed via a door and stairs located behind the ground floor staircase. The cellar area was not planned, however photographs were taken and an annotated sketch made. The cellar had four separate storage areas that were accessible, all were white washed and empty at the time of the survey. The floor was covered with brick, only visible in places. As there was a separate service wing, the cellar was most likely used for storage of wine and cold meats in the days before refrigeration.

5.3.2 The cellar comprised the area beneath G1-G4, although the areas beneath G2 and G3 had been bricked up and were only partially visible from small inspection areas created by the demolition contractors (plate 25).

5.3.3 For structural reasons, most of the ceiling of the cellar was vaulted. There was a central corridor leading to the right from the bottom of the stairs from which five areas were accessed: two on the left (one blocked up) and three on the right.

5.3.4 The first room located from the bottom of the stairs on the left had a vaulted ceiling (plate 26). Brick partitions created small open spaces within which wooden shelves had been inserted. This may well have originally been a wine cellar with racks between the brick partitions.

5.3.5 The first room located on the right of the passage (from the bottom of the stairs) was a narrow room space with no obvious fixtures or fittings and was most likely a larder for storage (plate 27).

5.3.6 The second room on the right was of similar dimensions with modern shelving on each side (plate 28). On the far end of this room was an opening with a wooden door/shutter, possibly a coal chute. The external access of this would have been on the northern elevation which has been concealed by a later extension.

5.3.7 The last accessible room was the last room on the right which was a larger, square room with modern shelving for storage. There were no other fixtures or fittings in this room.

5.3.8 At the end of the corridor on the left was a fireplace which had been adapted for use as shelving (plate 29). The location would suggest this was the base of the chimney which

served G1 and F3. If in use, this may have been a housekeeper's room or butlers pantry.

6 Phasing and Discussion

6.1 Phase 1: *c.*1841-1851

6.1.1 Cartographic sources indicate that the original Eastwood House was significantly larger than the building which remains. It had an additional "wing" located on the northeast side of the house which is likely to have accommodated service rooms such as a kitchen, scullery and staff rooms/facilities. Additional outbuildings were also part of the original house and are likely to have included stables, a washhouse and storage buildings in addition to a well for water supply to the house and yard. Coal would have been delivered to this side of the house and loaded into the cellar via a chute. The main, formal entrance would have been on the western side, visible from the main road.

6.1.2 Census records suggest that the house was constructed sometime within the ten years between 1841 and 1851 and occupied by families of well respected professional and wealthy gentlemen.

6.1.3 Although not all of Eastwood House remains, the building surveyed was the principal part of the house which would have been occupied by the families themselves. Servants and other service staff would have lived and worked in the service wing.

6.1.4 The table below provides some suggestions for the original functions of the surveyed rooms when Eastwood House was built.

Room Number (as surveyed)	Suggested Function
G1	Morning Room/Parlour
G2/G3 one room separated by a screen /curtain within the arch	Dining Room/Drawing Room
G4	Stairwell / circulation area
G5	Study or library
F1/F7 (one room)	Bedroom and dressing room
F2/F3 (one room)	Bedroom
F4/F6 (one room)	Bedroom and lady's Parlour, nursery or dressing room
F8	Bathroom

Table 1: Rooms surveyed and suggested original functions

6.2 Phase 2: Mid-20th century

6.2.1 The second major phase of construction probably occurred around 1964 when the site was occupied by March Grammar School (Stacey 2001). Unfortunately, no information could be found during the background research for this report about the use or function of the now demolished part of the house on the northern side which may reveal more about the accommodation and size and function of the building at this time. The survey of the remaining house suggests that rooms were converted from their residential functions and were subdivided to create additional rooms for offices, classrooms and

welfare, particularly on the first floor. On the ground floor, G2 and G3 were permanently separated by in-filling the archway and insertion of partitions to create a ground floor toilet and enclosed a smaller area around the stairs.

6.3 Phase 3: Late 20th century

6.3.1 Between 1971 and 1986, the service wing was completely removed and replaced with a modern, narrower building which was built in a “sympathetic” style to fit in with the rest of Eastwood House, and G5 was made lighter and brighter with the addition of a window spanning the length of the room.

6.3.2 Finally, between 1986 and 2003 the narrow extension on the north side was replaced or extended to form a wider space. Again, an effort was made to ensure a “sympathetic” build in-keeping with the rest of Eastwood House. The same care was taken when the windows were replaced with modern UPVC alternatives, ensuring size and original style was retained.

6.4 Discussion

6.4.1 At the time of its construction in the mid-19th century, Eastwood House would have been an imposing and impressive house within the suburbs of March. In this period, development was expanding outside of the town which, combined with the arrival of the railway and the first passenger train in 1847 brought more wealth and prosperity as well as an increase in population (www.marchmuseum.co.uk). In many such towns, residential development moved out of the town centres and middle/upper class residences with landscaped gardens and room for service wings, stables and associated ancillary buildings became popular amongst the wealthy professionals and “gentry” of the period.

6.4.2 With the expansion of the railways and the important role March junction played in it, over-crowding subsequently became a huge problem in the town in the mid 19th century and issues of health and sanitation were prevalent. All the smaller ditches were open sewers with no natural flow of water except if there was heavy rain. Pumps for drawing drinking water were soon drawing polluted water and in 1849 Cholera killed 441 people in the town – again, another reason for those wealthy and able to move out of the town into more rural suburbs.

6.4.3 The status of the early occupants of Eastwood House reflect its importance. The first evidence is the census data and relates to John Pope, a Justice of the Peace for the Isle of Ely who would have been an important, influential and well-known figure of the town. In 1881 Robert Dawbarn, a solicitor and his family lived in Eastwood House – again someone likely to have been of some wealth and influence.

6.4.4 During the 20th century, the house took on a different role in the town, especially after the First World War when it was used as a hostel for agricultural trainees and later to house prisoners of war. Later, it became a children's home then was taken over by March Grammar School, which has a legacy of providing education in March going as far back as the 18th century.

7 Conclusion and Significance

7.1.1 The house represents a good example of a Late Regency/Early Victorian villa, occupied for the first 100 years of its existence by wealthy and locally well respected families.

7.1.2 The survey of Eastwood House has allowed a summary of the background, development and style of an important building within March to be produced which represents the changing fortunes and requirements of the town. When scheduled for demolition, it is important to make a record of building such as this before, like so many important and once substantial and impressive examples of Late Regency/Early Victorian architecture, they are lost from the suburban landscape. Many buildings of this type have been converted into flats, retirement homes, offices or schools as their layout, size and construction no longer fits the requirements of modern living.

8 Bibliography

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English Heritage	2006	*Understanding Historic Buildings – A Guide to Good Recording Practice*
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IFA	2001	*Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings*
Stacey, E.,	2000	*Streetwise 2000, published by March Museum*
Victoria County History	2002	*A History of the County of Cambridge and the Isle of Ely: Volume 4: City of Ely; Ely, N. and S.Witchford and Wisbech Hundreds*
Yorke, T.	2005	*The Victorian House Explained*

Maps and other Sources Consulted

Description	**Document Location and Reference**	**Date**
March Tithe Map (Rural Area)	Cambridgeshire Records Office CRO R51/28/1B	1840
England Census Records	www.ancestry.co.uk	1841-1901
Post Office Directory of Cambridgeshire (Kelly and Co)	Cambridgeshire Records Office, Shelves	1853
Kelly's Post Office Directory	Cambridgeshire Records Office, Shelves	1858

Kelly's Directory of Cambridgeshire	Cambridgeshire Records Office, Shelves	1883
1st Edition Ordnance Survey 1 to 25”	March Library, Map Cabinet	1885
2nd Edition Ordnance Survey 1 to 25”	March Library, Map Cabinet	1901
1926 Ordnance Survey 1 to 25”	March Library, Map Cabinet	1926
1971 Ordnance Survey 1:2500	March Library, Map Cabinet	1971
1986 Ordnance Survey 1:2500	March Library, Map Cabinet	1986

Websites Consulted

www.heritagegateway.org.uk (accessed November 2010)

www.ancestry.co.uk (accessed November 2010)

www.marchmuseum.co.uk (accessed November 2010)

www.british-history.ac.uk (accessed November 2010)

APPENDIX A. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	oxfordar3-80945		
Project Name	Historic Building Survey at Eastwood House, Neale Wade Community College, March		
Project Dates (fieldwork) Start	28-07-2010	Finish	28-07-2010
Previous Work (by OA East)	No	Future Work	No

Project Reference Codes

Site Code	MARNWA10	Planning App. No.	F/02002/10/CC
HER No.	ECB 3429	Related HER/OASIS No.	CHER 12162

Type of Project/Techniques Used

Prompt: Research

Please select all techniques used:Building Survey

☒ Annotated Sketch	☐ Photogrammetric Survey
☐ Dendrochronological Survey	☒ Photographic Survey
☐ Laser Scanning	☐ Rectified Photography
☐ Measured Survey	☒ Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the NMR Monument Type Thesaurus and significant finds using the MDA Object type Thesaurus together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Building	Post Medieval 1540 to 1901		Select period...
	Select period...		Select period...
	Select period...		Select period...

Project Location

County	Cambridgeshire	Site Address (including postcode if possible)	
District	Fenland	Eastwood House, Neale Wade Community College Wimblington Road March, PE15 9PX	
Parish	March		
HER	Cambridgeshire		
Study Area		National Grid Reference	TL 4164 9524

Project Originators

Organisation	OA EAST
Project Brief Originator	N/A
Project Design Originator	N/A
Project Manager	Richard Mortimer
Supervisor	Taleyna Fletcher

Project Archives

Physical Archive	Digital Archive	Paper Archive
Cambs County Stores	OA East Offices	Cambs County Stores
MARNWA10	MARNWA10	MARNWA10

Archive Contents/Media

	Physical Contents	Digital Contents	Paper Contents
Animal Bones	☐	☐	☐
Ceramics	☐	☐	☒
Environmental	☐	☐	☐
Glass	☐	☐	☐
Human Bones	☐	☐	☐
Industrial	☐	☐	☐
Leather	☐	☐	☐
Metal	☐	☐	☐
Stratigraphic		☐	☐
Survey		☐	☐
Textiles	☐	☐	☐
Wood	☐	☐	☐
Worked Bone	☐	☐	☐
Worked Stone/Lithic	☐	☐	☐
None	☐	☐	☐
Other	☐	☐	☐

Digital Media	Paper Media
☐ Database	☐ Aerial Photos
☐ GIS	☐ Context Sheet
☐ Geophysics	☒ Correspondence
☒ Images	☐ Diary
☒ Illustrations	☒ Drawing
☐ Moving Image	☐ Manuscript
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☒ Survey	☐ Matrices
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	☒ Research/Notes
	☒ Photos
	☒ Plans
	☒ Report
	☐ Sections
	☐ Survey

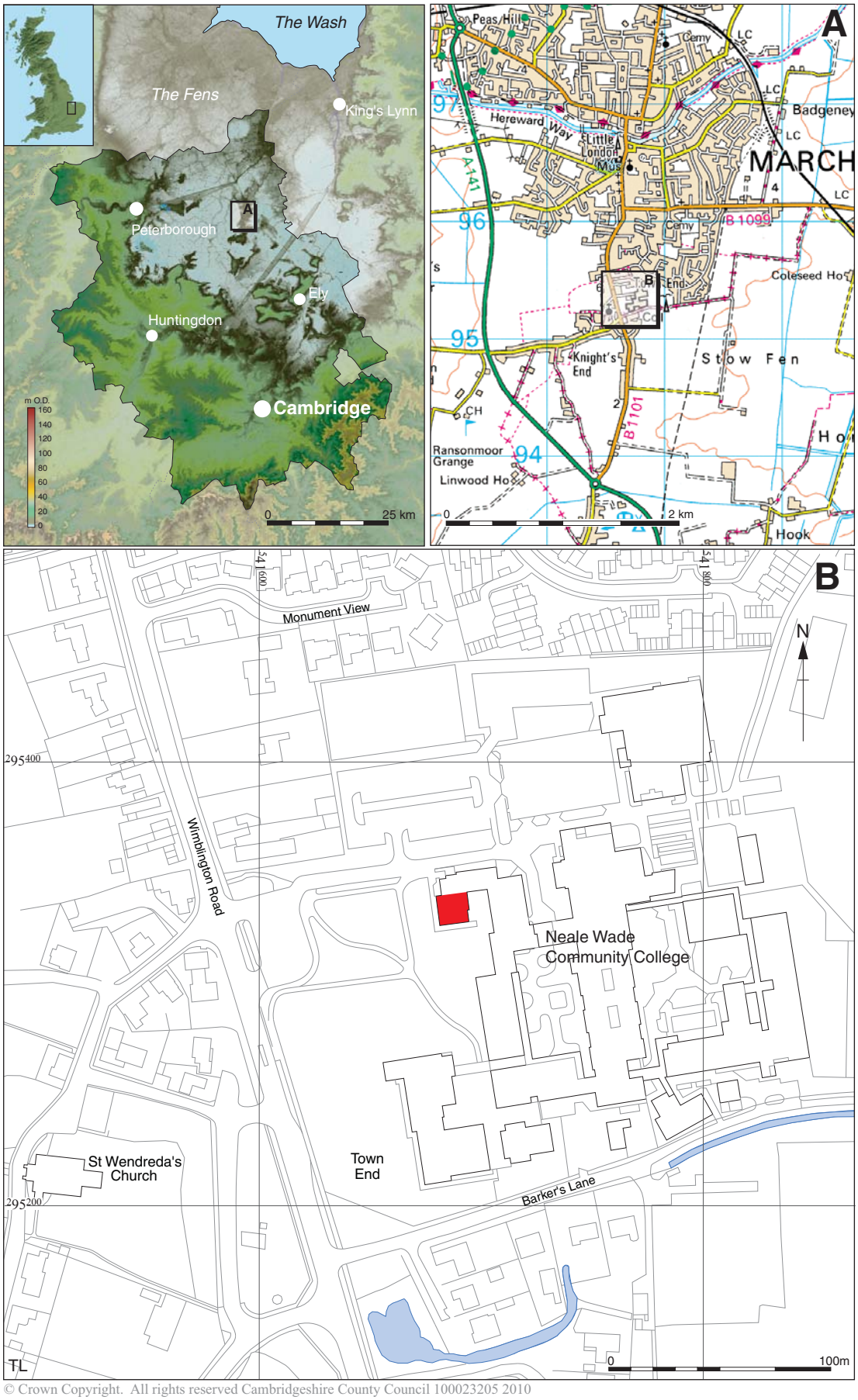

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Figure 1: Location of Eastwood House (red)

Figure 2: Extract from March Tithe Map (rural area), 1840, CRO ref. R51/28/1B, showing approximate location of Eastwood House (outlined red)

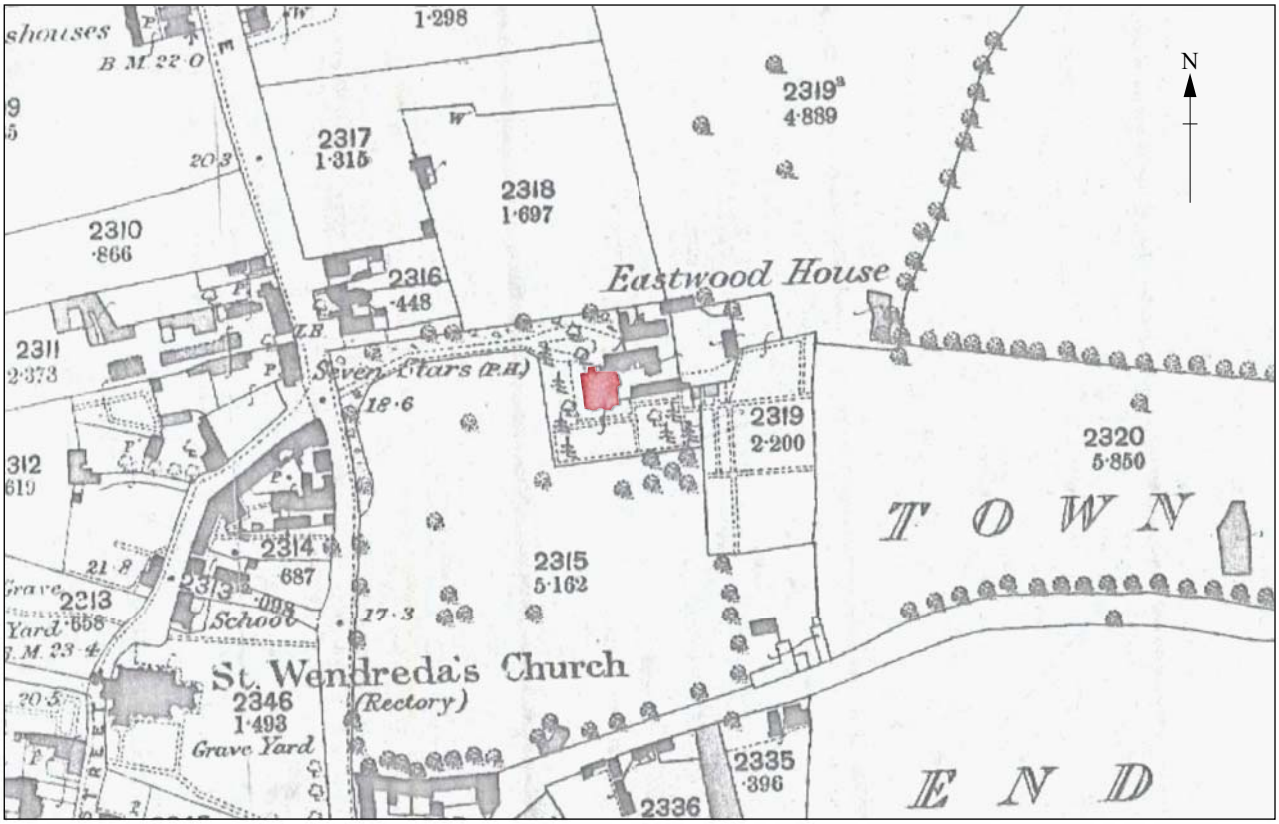

Figure 3: Extract from 1st Edition Ordnance Survey Map, 1885 (not to scale) showing Eastwood House (red)

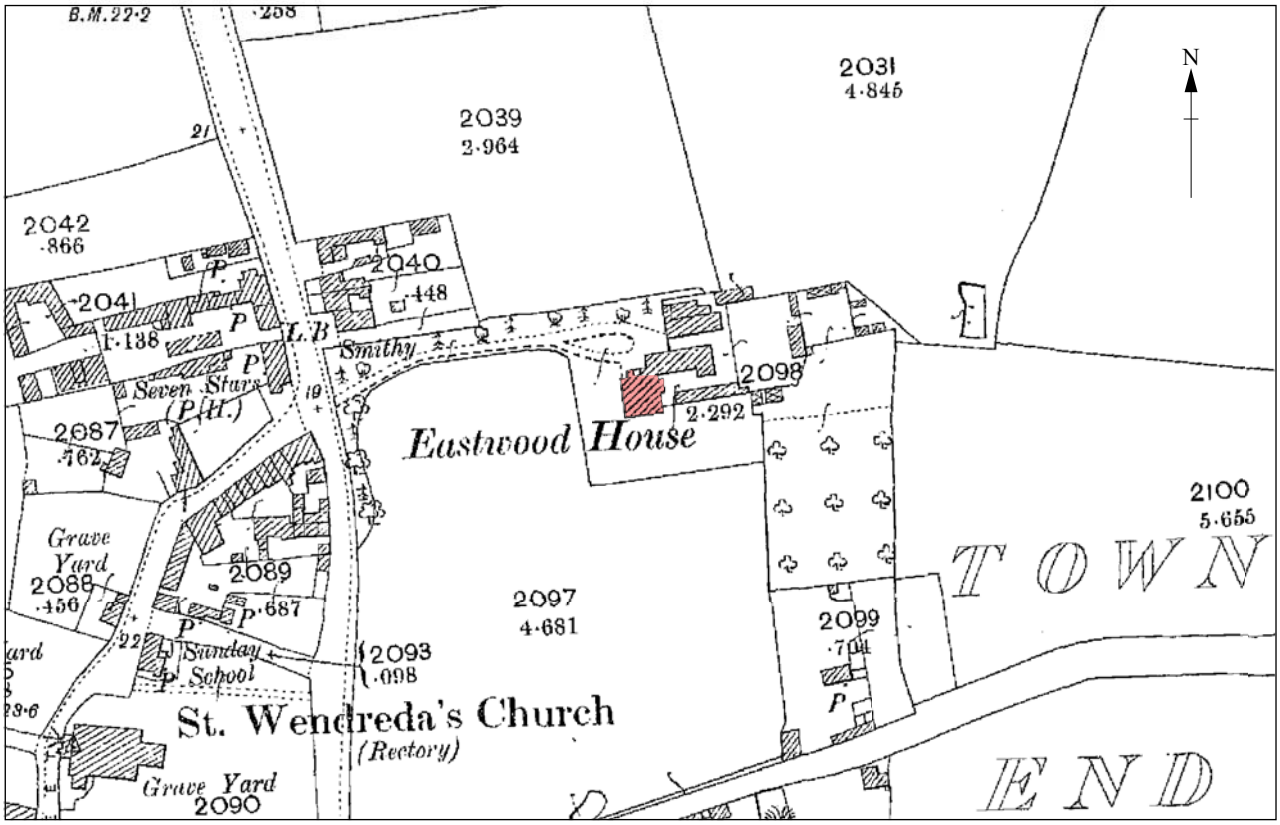

Figure 4: Extract from 2nd Edition Ordnance Survey Map, 1901 (not to scale) showing Eastwood House (red)

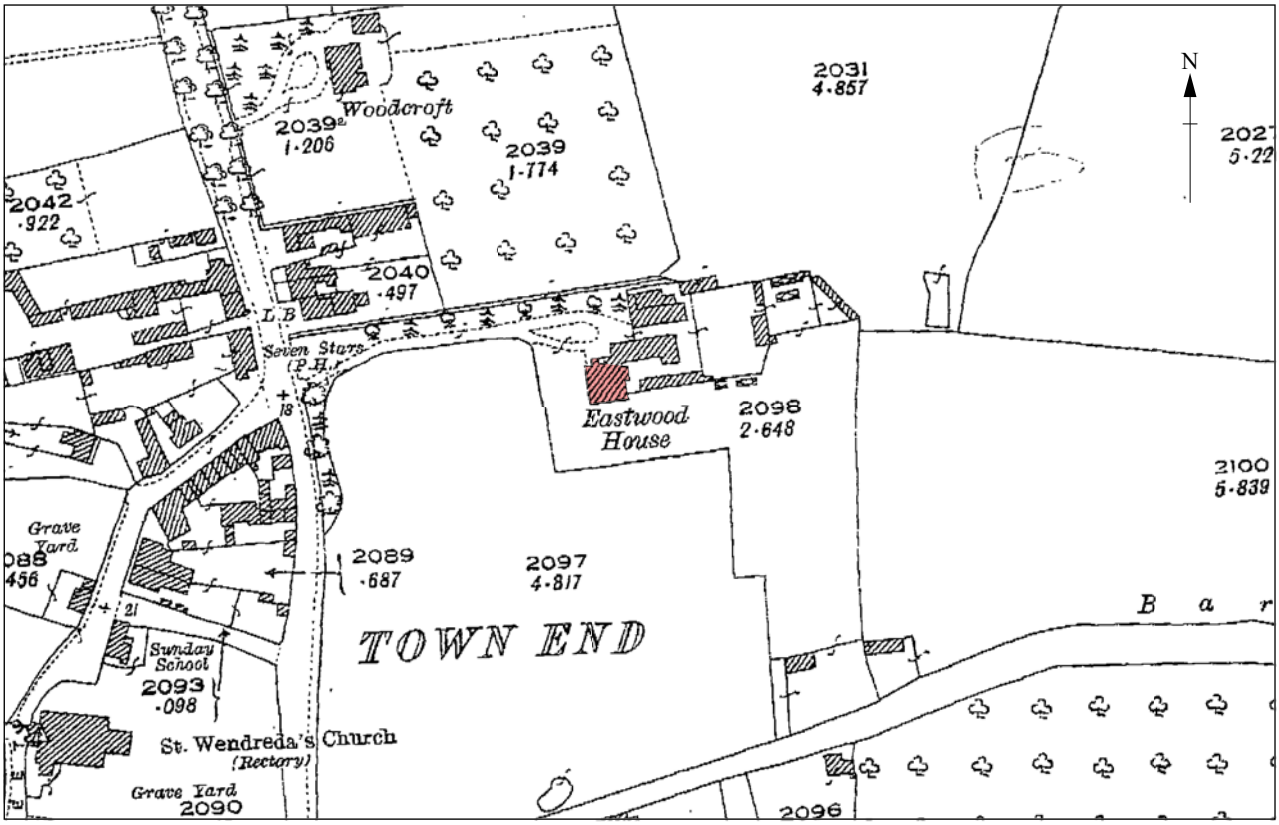

Figure 5: Extract from 3rd Edition Ordnance Survey Map, 1926 (not to scale) showing Eastwood House (red)

Figure 6: Extract from 1971 Ordnance Survey Map (not to scale) showing Eastwood House (red)

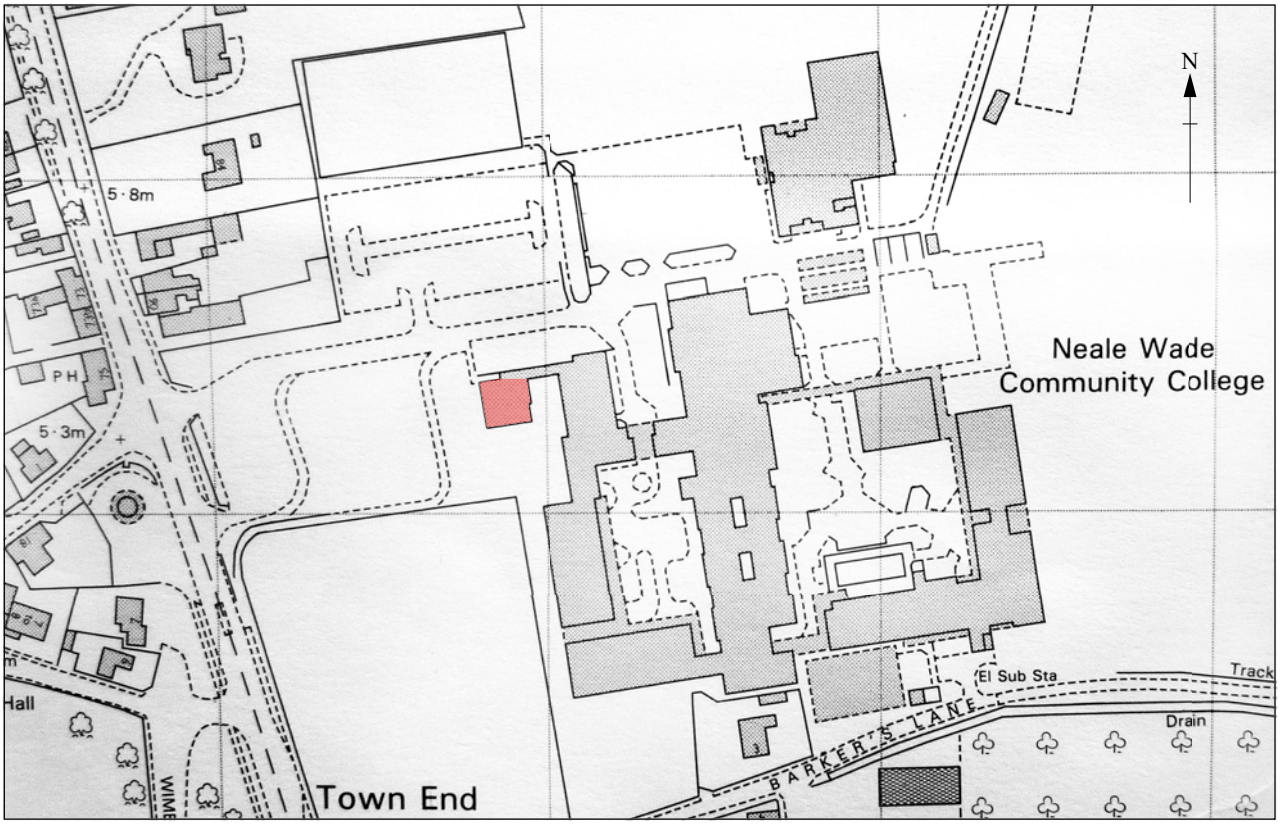

Figure 7: Extract from 1986 Ordnance Survey Map (not to scale) showing Eastwood House (red)

Figure 8: Ground and 1st floor plans with phasing and location of plates used in report (red)

Plate 1: Eastwood House, viewed from west

Plate 2: Entrance to Eastwood House

Plate 3: Detail of tiled floor in entrance

Plate 4: Original doorbell

Plate 5: Eastwood house, viewed from south

Plate 6: Eastwood House, viewed from southeast

Plate 7: Eastwood House, viewed from north

Plate 8: Modern extension on northern side of Eastwood House

Plate 9: Shutterbox, G1

Plate 10: Internal view of bay window, G2

Plate 11: Detail of shutterbox of bay window, G2

Plate 12: Blocked archway, G2

Plate 13: Blocked archway, G3

Plate 14: Internal view of window, G5

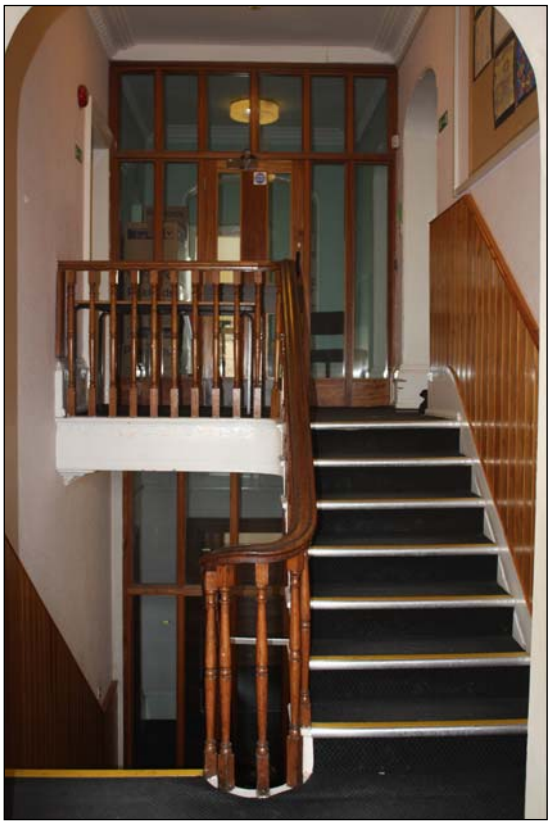

Plate 15: Staircase, viewed from half-landing

Plate 16: Carved tread-ends

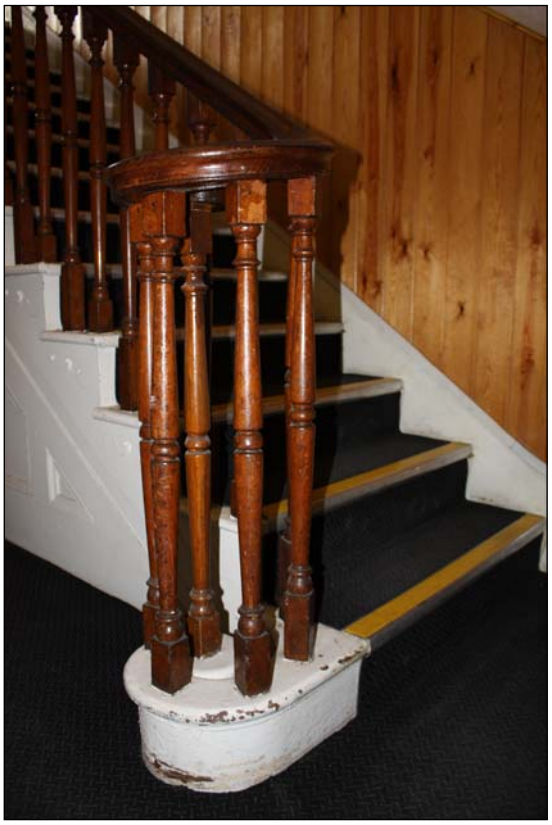

Plate 17: Curtail step

Plate 18: Detail of handrail end

Plate 19: Decorative cornice in stairwell

Plate 20: Decorative cornice in stairwell

Plate 21: Archway on first floor, providing access to F2 and F3

Plate 22: Decorative ceiling cornice, first floor hallway

Plate 23: First floor archway

Plate 24:Original door into F6

Plate 25: Detail of bricked-up area beneath ground floor hallway, G2 and G3

Plate 26: Vaulted wine store, cellar

Plate 27: Storage room, cellar

Plate 28:Storage room, cellar

Plate 29: Fireplace / base of chimney serving G1 and F3

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