

Outbuildings at the Rear of 112 High Street, March, Cambridgeshire



Historic Building Survey



September 2012

**Client: Brand Associates on behalf
of Mr Cheung**

OA East Report No: 1403

OASIS No: oxfordar3-133010

NGR: TL 4171 9617

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March, Cambridgeshire**


Historic Building Survey

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Report Date: September 2012

Report Number: 1403
Site Name: Outbuildings at rear of 112 High Street, March, Cambridgeshire
HER Event No: ECB 3834
Date of Works: 16th August 2012
Client Name: Brand Associates on behalf of Mr Cheung
Client Ref: 112 High Street, March
Planning Ref: F/YR12/0376/LB & F/YR12/0374/F
Grid Ref: TL 4171 9617
Site Code: MARHIG12
Finance Code: MARHIG12
Receiving Body: Cambridgeshire County Stores, Landbeach
Accession No: MARHIG12
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Date: September 2012
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Date: September 2012
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Summary

On 16th August 2012 Oxford Archaeology East conducted a historical building survey on a range of outbuildings at the rear of 112 High Street, March, in advance of alterations scheduled to be made to convert the site into residential dwellings. Although 112 High Street is Grade II listed, there is no mention of the outbuildings in the listed building description.

This work was carried out in response to a brief issued by Cambridgeshire County Council's Historic Environment Team. The brief required that a survey (equivalent to an English Heritage Level 2 Survey) was carried out on the existing buildings prior to major alterations to the original fabric.

Three main phases of development were noted; the construction of a small service wing with first floor accommodation, which may be contemporary with the main house and dated to the late 18th century, the addition of a second outbuilding with three separate rooms to the range in the early-mid 19th century and finally the addition of a garage and outside w/c in the late 20th century.

Cartographic evidence found during background research has shown that the existing early outbuildings have been unaltered since the late 19th century. The construction of the garage replaced a number of buildings which continued along this range and were in existence until at least 1971.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 An historic building recording survey was conducted on a range of buildings at the rear of 112 High Street, March in the Fenland district of Cambridgeshire (Figure 1). The work was carried out in advance of alterations to convert the existing site into residential use (Planning Applications F/YR12/0376/LB and F/YR12/0374/F).
- 1.1.2 The work was undertaken in accordance with a Brief issued by Dan McConnell (McConnell 2012) of Cambridgeshire County Council's Historic Environment Team (CCC HET) supplemented by a Specification prepared by OA East (Fletcher 2012).
- 1.1.3 The work was designed to adequately record the structure in its current state before the alteration work began. The specific aims of the project were:
- To make a permanent record of the structures in their present state, in order to preserve by record the character, state, preservation and architectural and historic significance of the building.
 - To collate information about the building in order to compile a record of the structure, with analysis and interpretation of the structure
 - To include a suitable level of documentary research, including consultation with the CHER to set the site in its historical context, following English Heritage Guidance (English Heritage 2006)
 - To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form.
- 1.1.4 The site archive is currently held by OA East and will be deposited with the Cambridgeshire County Stores (Accession Code: MARHIG12) in due course.

1.2 Location

- 1.2.1 The outbuildings are located at the rear of 112 High Street (Grade II Listed Building No. 401549), March in the Fenland district of Cambridgeshire, centred at TL 4171 9617. The site is within the historic core of the town on the east side of the High Street, close to the River Nene (Figure 1).
- 1.2.2 March is located on the second largest of the Fenland "islands" and has developed on the intersection of two important routes; the navigable River Nene on which March was an island port and on the land route between Wisbech and Ely.
- 1.2.3 The town sits astride the River Nene, part of the Middle Level of the Fenland Waterways which form a network of canals and river routes connecting local towns and villages and forming a drainage system for the surrounding fens.

1.3 Acknowledgements

- 1.3.1 The author would like to thank Edward Brand of Brand Associates who commissioned the work on behalf of their client, Mr Cheung. Thanks also to Brand Associates for supplying the plans and elevations used in this report. The author managed the project throughout and carried out all on-site recording, photography and background research.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey equivalent to English Heritage Level 2 (English Heritage 2006). The specific aims are set out in Section 1.1.3. The site comprised a range of outbuildings which were being used for storage at the time of the survey. The buildings were labelled 1, 2 and 3 for the purposes of this report and are represented on Figure 8.

2.2 Site Conditions

- 2.2.1 The buildings were being used for storage at the time of the survey and therefore the photographs taken include some items which could not be easily moved, however access was possible to all parts of the ground floor. One of the buildings had a first floor/attic space which was accessed via a small loft hatch. Due to health and safety concerns regarding the stability of the first floor ceiling beams, this floor was not fully accessed and photographs were taken through the hatch from the top of a ladder. A return visit has been recommended by Cambridgeshire County Council's Historic Environment Team (CCC HET) when the building works on this area begin and access can be made safer.
- 2.2.2 There was no electricity connection at the site, as a result, additional lighting for photographs was obtained using Halogen lamps connected to the main house via an extension lead.

2.3 Methodology

- 2.3.1 The measured survey was carried out using basic equipment. All building recording work carried out complied with standards and guidance set out by the Institute for Archaeologists (2001) and was undertaken by an experienced buildings archaeologist. Scaled architects drawings, supplied by the client, were used for field notes and were annotated and amended on site as necessary. These have been reproduced with the client's permission in Figures 7 and 8.
- 2.3.2 Photographic survey (equivalent to English Heritage Level 2) was carried out by the author using a 35mm camera (monochrome and colour) with additional digital photographs using a high resolution Canon EOS 450D digital SLR camera.

3 HISTORICAL BACKGROUND

3.1 High Street, March

- 3.1.1 The site is located on the High Street, less than 500m from the river crossing in the historic core of the town.
- 3.1.2 The diversion of the River Nene and creation of a river crossing in the late medieval period resulted in a shift of the settlement core. This presumably created the small port which appears in 16th century records, and attracted the settlement to cluster around the new focus during this period (Cambridgeshire County Council 2002 *draft*).
- 3.1.3 A plan of the town created in 1819 (not depicted) shows the High Street had developed on the north – south route between St Wendera's Church and the River Nene. Development clustered around the east side of the High Street near to the river and on the north bank of the River Nene (Fenland District Council 2008).
- 3.1.4 The Town Bridge was erected in 1850 and linked the High Street to Broad Street north of the Nene and the railway. The building of houses for railway workers expanded the north of the town in the late 19th century, development to the south was limited to the High Street Boundary.
- 3.1.5 The High Street still boasts a number of impressive 18th and 19th century buildings. A list of which can be seen in Appendix A.
- 3.1.6 Although the main house to which the outbuildings belong (112 High Street) is Grade II listed, there is no mention of the outbuildings in the listed building description which is as follows:

“House and Shop. c.1780 and mid C20. Gault brick with steeply pitched roof now covered with cement tiles. End stacks. House with later lean-to at rear. Two storeys and three window range of recessed twelve pane hung sashes with stone sills, now painted. Ground floor has central doorway with early C19 reeded doorcase with panelled reveals.”

3.2 Historical Background and development of the site

- 3.2.1 As part of the background research, a number of historic maps were consulted to assist with providing a date or understanding of the development of the buildings.
- 3.2.2 A search of the maps held at Cambridgeshire Archives was carried out in order to establish whether or not there is any cartographic representation of the site on the Enclosure or Tithe Maps for the parish held there. Each map is briefly described and evaluated below in chronological order.

March Tithe Map, 1840 (Figure 2)

- 3.2.3 The enclosure map for March was not available, however the Tithe Map dated 1840 was consulted and shows the building, now 112 High Street (Figure 2). Unfortunately there are no outbuildings represented on this map, however the absence of the buildings from the Tithe map does not mean that they were not in existence at this time.
- 3.2.4 The purpose of the maps was to show the owners, occupiers and size of land within a parish and buildings are not always represented. For many parishes they provide the only large scale map showing the landscape and they frequently provide the earliest evidence for the field systems in the parish.

March Town Plan, 1887 (Figure 3)

- 3.2.5 The March Town Plan, drawn up in 1887 at a scale of 1:500, shows buildings in the town at the end of the nineteenth century in great detail. This map provides the earliest located representation of 112 High Street to include its outbuildings (Figure 3). Although it is known that the main house dates to the late 18th century, this is the earliest evidence for the existence of the associated outbuildings. There is no evidence on this map to suggest that the property was anything other than a residential house at this time.
- 3.2.6 The layout of the main house (112 High Street) is broadly the same as how it appears today, extending to the rear on the northern side. As today, this map shows a range of buildings at the rear of the main house, flanking the northern boundary on an east-west orientation. At the front of the house there is a small area denoted by a boundary wall which is still present today (Plate 1).
- 3.2.7 Although there are buildings depicted in the positions of the outbuildings surveyed, they extend further back than the current footprint (including the 20th century garages). There is a small break in the range of buildings with what appears to be a tree in this space.
- 3.2.8 Despite being a terraced row there are clearly separate outbuildings as denoted by what is most likely to be internal walls. A line running parallel to the outbuildings with a dot mid-way, just to the south, may denote a shelter, supported by a post.
- 3.2.9 This map shows an access route between 112 and the building to the south into a rectangular courtyard area with a small wooded/shrubbery area on the southern side as is still the layout today. Within the courtyard is a "P" which denotes the presence of a pump to provide fresh water.
- 3.2.10 There is a very long, narrow garden which does not correspond with the width of the building plot and is encroached by the large gardens of the property to the south which have a symmetrical, formal layout. A description of this part of the High Street can be found on the March Museum website (www.marchmuseum.co.uk) which states that these gardens "once stretched to Elwyn Road at the rear. At that time Elwyn Road was called Yards End Drove; as were other roads in town that ran behind lines of properties this led to confusion and in 1896 many roads were renamed". The location of Elwyn Road can be seen on Figure 1, showing that these gardens would have been significant proportions in the late 19th century.

1902 Ordnance Survey Map (Figure 4)

- 3.2.11 The next available map is the 1902 Ordnance Survey map (Figure 4). This shows the same arrangement and number of outbuildings, unaltered since the previous map of 1887 other than by the addition of a small square outbuilding on the southern side of the courtyard.
- 3.2.12 The internal sub-dividing walls are not depicted, however this is possibly as it is a larger scale and less detailed plan.

1927 Ordnance Survey Map (Figure 5)

- 3.2.13 No change is recorded to the outbuildings or the main house by the time of the next detailed Ordnance Survey map of 1927 (Figure 5).

- 3.2.14 The only obvious change by this point is the loss of the long narrow garden/land to the rear. A small curved wall has been introduced and the rest of the land has been merged with the gardens of the property to the immediate south.

1971 Edition Ordnance Survey Map (Figure 6)

- 3.2.15 The next available map is the 1971 edition Ordnance Survey map (Figure 6). This shows no change to the outbuildings since the earlier 1927 map or in fact that of 1887.
- 3.2.16 There has been an alteration to the main house by this time, with a small addition to the façade, jutting out into the High Street. This is most likely the addition of the shop frontage which is still present and in use today (Plate 1). By this point, the building is also depicted with the house number 112.

3.3 Listed Buildings

- 3.3.1 A search of Fenland District Councils catalogue of listed buildings on the High Street was carried out. This revealed a number of important and historic buildings surviving close to the site. These records and building are summarised in a table in Appendix A.

4 BUILDING DESCRIPTIONS

Introduction

- 4.1.1 For the purposes of this report, the buildings surveyed as part of the development have been labelled Outbuildings 1 to 3. Figure 7 shows building elevations and the layout of the buildings in relation to each other can be seen on Figure 8, which also shows the suggested phasing as well as locations of plates used.

4.2 External Elevations

South-facing elevation (Figure 7)

- 4.2.1 The south-facing elevation clearly represents the three distinct buildings which make up this survey. Although entirely rendered and painted white, different roof pitches, coverings and construction styles denote three phases of outbuildings (Figure 7 and Plate 2).
- 4.2.2 On the far left of this elevation is Outbuilding 1, a two storey building which has been incorporated and partially obscured by an extension added to the rear of the main house (Plate 3). This building has been completely covered with white painted render. It has a moderately steep sloping roof with corrugated asbestos sheeting and clay ridge tiles. There is a single dormer window located on the western end. The dormer window could not be closely inspected but appears to be a two-part, wooden framed casement window (Plate 4). The entrance on the ground floor comprises a modern, solid wooden door with brass fittings and a large lintel above. The ground floor window was boarded up at the time of the survey, but comprises a wooden frame with arch above and a wooden cill.
- 4.2.3 Adjoining Outbuilding 1 is a smaller, single storey building (Outbuilding 2), also covered with white painted render (Plate 5). This building has a similar pitched roof as Outbuilding 1, but covered with red clay pantiles with similar coloured clay ridge tiles and with a brick chimney at the western end constructed from buff and beige coloured bricks with horizontal pressure marks. The fenestration appears to be the same as Outbuilding 1 (also boarded up) and there are two plank and batten doors comprising seven vertically laid boards, under arches of similar proportions to the windows. The doors are opened using a simple latch, typically late 19th century in date (Plate 6). At the far eastern end is a double wooden door beneath a flat wooden lintel which provides access to the third “room” of this building
- 4.2.4 The third building (Outbuilding 3) comprises a double garage and external toilet (Plate 7). The toilet is on the left and accessed via a modern solid wooden door. There are two large openings with metal “up and over” doors. The building itself is rendered and painted white with a raised parapet of red bricks with a central void to allow for drainage via a hopper and downpipe.

East-facing elevation (Figure 7)

- 4.2.5 The east-facing elevation comprises the end of the 20th century garage structure as viewed from the garden (Plate 8). This elevation is covered with a white painted render and has a single wooden-framed casement window and late 20th century wooden panelled door. This elevation confirms that the building has a flat roof and a raised brick parapet.

- 4.2.6 From this position within the garden, there is a ghost-line of a low-pitched roof on the gable end of the next-door property (Plate 9). This ghost-line may correspond with one of the earlier outbuildings depicted on the late 19th and early 20th century maps.

South-facing elevation (Figure 7)

- 4.2.7 The south-facing elevation was not accessible for the survey as it is contained within the next door property. However, a photograph and elevation was provided by the client and notes can be made from these (Figure 7 and Plate 10).
- 4.2.8 This elevation is rendered and painted a sandy beige colour and the roof coverings of asbestos sheet and tiles continue on this side of the building. There is a window on this elevation which must be boarded up as it did not seem to correspond to any windows recorded from the internal survey.

4.3 Internal Description

Outbuilding 1

Ground Floor

- 4.3.1 The building has been partially incorporated into the main house by the addition of a recent single storey extension (Plates 2-4). It is accessed via an internal door from within the main house (Figure 8) and also via an external door as recorded on the south-facing elevation (Figure 7).
- 4.3.2 On entering via the external door there is a small lobby area (G1). The lower part of the walls of this area are tiled and the upper part plastered and painted. The floor is covered with red tiles. There are no historical or architectural features of interest within this area and all construction materials are totally obscured.
- 4.3.3 Immediately in front of the lobby (G1) is a small room which at the time of the survey was used for the preparation of food for the fish and chip shop. This room (G2) has a concrete floor and the walls are entirely plastered and painted white. There are no historical or architectural features of interest within this area.
- 4.3.4 Turning right from the lobby entrance is a larger room (G3) which at the time of the survey was being used for storage. This room has a small access hatch which provides access to the first floor/attic space above. The floor is covered with concrete, the walls are all rendered and painted and the ceiling is covered with plasterboard (Plate 11). There is a blocked-up chimney present in the middle of the wall at the southern end and two recesses on the south wall. One of these recesses corresponds with the boarded up window recorded on the south-facing elevation (Figure 7, Plate 3), the other must have been in-filled and rendered over.

First Floor

- 4.3.5 It was not possible to fully access the first floor for safety reasons, however this area has been recorded from photographs taken from a ladder, through the hatch and also from photographs and plans provided by the client (Figure 8). The first floor has two separate rooms/areas which were once sub-divided by a brick wall. For the purpose of this report they have been labelled F1 and F2.
- 4.3.6 At the western end of the first floor/roof space is F1, recorded only from client's photographs and plans. There is a small wall comprising approximately twelve courses

of brick which separates the two areas and there is a remnant of a plaster screen remaining (Plate 12). There are also remnants of lath and plaster on the walls and ceiling as well as what appears to be wallpaper on the northern side of the room. These features indicate that this may have been a domestic living space, although not in use for a significant amount of time. There is a single dormer window, flanked by wooden boards, which corresponds to that recorded on the south-facing elevation (Figure 7 and Plate 13).

- 4.3.7 The main attic space (F2) is accessed via the loft hatch in G3. There is a brick-built sub-dividing/gable end wall at the eastern end of this area as well as a chimney-breast, all of which are painted white (Plate 14). There is a simple truss roof with pairs of machine-cut common rafters and collars between each (Plate 14). The roof is supported by three tie beams which sit on six courses of brick (Plate 15). This is most likely a replacement, perhaps added when the corrugated asbestos covering was introduced. There are however some areas on the southern side which do not appear to have been replaced and retain nails which would have held a lath and plaster ceiling covering (Plate 15 and 16). Within this part of the roof there is also evidence of the position of a dormer window – presumably contemporary and alike to that noted in F1.

Outbuilding 2

- 4.3.8 This building comprises three ground floor rooms (G4-G6), all of which are accessed from the courtyard area (Figure 8).
- 4.3.9 G4 is accessed via the left-hand plank and batten doors recorded on the south-facing elevation (Figure 7). This room was used for storage at the time of the survey and some of the equipment, including a large piece of cast iron catering equipment, could not be moved. The walls are all white painted exposed brick with horizontal pressure marks and an average dimension of 22cm x 5.5cm. The floor is covered with concrete and the roof fully exposed to reveal a simple truss roof of machine-cut timbers, most of which have evidence of charring, suggesting fire damage. This corresponds to sooting on the walls above room height (Plate 17). The main feature of this room is a large brick-built hearth or oven with a partially collapsed arch and an exposed steel support lintel (Plate 18). Figure 8 shows that this is a substantial feature for the size of the room and is unlikely to have been for heating/domestic purpose. There is a boarded up windows as noted on the external elevation within this room. The lintels and surrounding brickwork appear to indicate that these are original features, contemporary with the construction of the building (Plate 19).
- 4.3.10 The next room/area is G5 and is accessed via the second plank and batten door as recorded on the south-facing elevation (Figures 7 and 8). This room has a concrete floor, tongue and groove boards covering the ceiling and all walls are exposed, whitewashed brick with average dimensions of 22.5cm x 5cm (Plate 20). The main feature of this room is a blocked-up fireplace which appears from the different brick used to be a later addition, perhaps late 19th or early 20th century in date (Plate 21). The average dimensions of the bricks used for the fireplace are 23.5cm x 7cm x 10cm, laid in a stretcher bond with diagonal pressure marks. The window in this room was not boarded up on the inside (Plate 22). It is a six-pane casement window with wooden frame and glazing bars.

The third room (G6) within this building is accessed via the double door on the eastern end (Figure 8). This room has a concrete floor, a modern boarded ceiling and exposed whitewashed brick walls (Plate 23). The bricks are laid mostly in a random bond and have an average dimension of 22.5cm x 5.5cm, some with diagonal pressure marks.

The main feature of this room/ area is a shallow recess with brick header arched lintel above. The void within the recess has been boarded up and it is difficult to ascertain if this is a structural supporting feature, such as a relieving arch, or if it had another function such as an oven or stove. The client's architects plans (Figure 8) indicate there may be an additional element to this part of the building on the north-facing elevation, however, this can not be seen on the only image of this side of the building (Plate 10).

Outbuilding 3 / 20th Century Garages

- 4.3.11 The 20th century additions to the range of outbuildings comprise a toilet (G7) and two large garage spaces (G8) (Figure 8).
- 4.3.12 The small toilet (G7) is accessed from a door as recorded on the south-facing elevation (Figure 7). It has a modern tiled floor, painted walls and plasterboard ceiling. There is a modern ceramic toilet and cistern. There are no features of historical or architectural interest in this room.
- 4.3.13 The garage (G8) comprises is a large breeze-block construction with internal subdividing wall, created from a timber stud screen covered with MDF board (Plate 25). The floor is covered with concrete and the walls are exposed breeze block. There is a door and window on the east-facing elevation which correspond to those recorded on that side of the building (Figure 7). There are no features of historical or architectural interest in this room.

5 DISCUSSION

5.1 Phase 1: Late 18th century (*Figure 8*)

- 5.1.1 The first phase of building on this site is Outbuilding 1, which comprises rooms G1-3 on the ground floor and F1 and 2 above. This building appears to link up with the main house, although further detailed investigation inside of 112 High Street would be required to confirm this, which was not possible at the time of the survey.
- 5.1.2 This building was most likely a service wing to the main house and probably had a red clay tiled roof. The listed building description describes the main house as late 18th century in date; its double pile, symmetrical façade and dormer windows are indeed typical of this era (Plate 1). However, the deliberate symmetrical appearance did not need to extend to the plan of the building or the unseen areas to the rear and it is here where Outbuilding 1 would be in the ideal position for a service wing where the preparation of food could take place. A house of this size would most likely have required at least two domestic staff. There may have been more staff accommodated in the attic rooms of the main house.
- 5.1.3 Much of the ground floor has been modernised and there are no significant features remaining which indicate the exact date of the building or the use or function of the rooms other than a blocked-up fireplace in G3 which would have heated this room or been used for cooking and heating water for the house. The internal partitions which create the current lobby area (G1) and store (G2) are likely to be later additions to facilitate the use of the building for food preparation. If this is the case, this may have been one large room/area for food preparation for the main house. Unfortunately, as these walls are all tiled and rendered it was impossible to tell at the time of the survey.
- 5.1.4 The first floor was most likely used for accommodation and evidence recorded within the roof space/first floor indicates there were originally two dormer windows and lath and plaster on the ceiling in both areas.
- 5.1.5 The current entrance to this building may be in the original position, however the modern replacement door and render over all of the external brickwork makes this impossible to say with any certainty. The ground floor window is likely to be a later addition as it is the same as those on the later adjoining Outbuilding 2 and was most likely added, possibly replacing an earlier, smaller window, when this building was erected.
- 5.1.6 The close proximity of the existing dormer window to the main house (Plates 3 and 4) suggests the house has been extended slightly to the rear to incorporate this building, encompassing it slightly with an extension and change in slope to the existing roof-line.

5.2 Phase 2: Early-mid 19th century (*Figure 8*)

- 5.2.1 The next phase of building was Outbuilding 2, constructed up against the earlier Outbuilding 1, ensuring they blended in by using the same roof pitch, covering and width. As with Outbuilding 1, there are no datable architectural features, however the building is clearly present by the time of the 1887 Town Plans and is later than Outbuilding 1, which is thought to be contemporary with the main house of 1790.
- 5.2.2 This building had three distinct areas all accessed from the courtyard by separate doors. The doors and windows are likely to be contemporary and fit with the style and design of 19th century buildings of this type. It was during this phase that a new or replacement window was added to the ground floor of Outbuilding 1.

- 5.2.3 The function of this building is difficult to establish with the absence of any fixtures and fittings, however the large brick stove/oven in G4 may offer some indication. This room was unlikely to have been used for food preparation as Outbuilding 1 had a fireplace and was closer to the house. It may have had a small scale industrial function or perhaps served as a smoke-house. Another suggestion is that it was for the heating of water for the house. The 1887 Town Plan depicts a water-pump was present in the courtyard, making it a short journey from this source to the outbuilding where water could be heated in a large pan for the house as well as for domestic chores being undertaken in the outbuildings, such as laundry.
- 5.2.4 The function of the other room is less clear, although at a later date a smaller stove/fireplace was added into G5; perhaps this became a smoke-house where fresh fish or meats could be cured.
- 5.2.5 It should be considered that this building, and Outbuilding 1 were part of a long range of buildings present by the late 19th century as depicted on the 1887 Town Plan (Figure 3) and up until at least the 1971 Ordnance Survey (Figure 6). For a house the size of 112 High Street, other outbuildings may have included a washhouse, bakehouse, ash-pit, coal store and water-closets. The occupants would no doubt have had a horse and perhaps cart or carriage which could be driven into the yard from the High Street via the access on the south side of the house and therefore a small stable and cart-shed may also have been present. The larger opening for the third room/area of Outbuilding 2 may signify that it was used for storing something larger, such as a cart or for the direct unloading of coal.
- 5.2.6 March was growing in population during the mid 19th century following the introduction of the railways and this led to overcrowding. In 1849 Cholera killed 441 people and drew Government attention to the town, specifically its sanitation or lack of it (www.marchmuseum.co.uk). Following the government's concern, the town was required to provide fresh water, drainage, clean streets and privies (toilets) for everyone. Cartographic evidence shows this property had a fresh water supply from the pump at least by 1887. It is probable that at least one of the outbuildings would have been a privy; Outbuilding 2 is unlikely to have served this function as they were often positioned as far from the house as possible, making one or more of the other buildings in the range depicted on the pre-1971 maps a likely candidate. These may have been positioned over cess pits and it is recorded that the night cart used to tour the town emptying the privy buckets and was still operating until the 1960s (www.marchmuseum.co.uk).
- 5.2.7 It is quite possible that by the mid-late 19th century the property was no longer simply a domestic home but used as a business. The layout of the garden on the 1887 map (Figure 3) shows it is not only narrower, but has no formal arrangement when compared to its neighbouring properties – could this indicate a different use such as for keeping animals? If the occupation of the owners/occupiers of the house at this time was known, it may indicate a use of some of the buildings.

5.3 Phase 3: Late 20th century (Figure 8)

- 5.3.1 By the late 20th century, the long range of outbuildings was no longer required and cartographic evidence shows that most of the range was demolished after 1971 prior to the double garage being built.
- 5.3.2 The shop frontage was added to the main house at some point between 1927 and 1971. The internal ground floor alterations within Outbuilding 1, to create the current

lobby and store, most likely date to the late 20th century for the purposes of providing clean area for food preparation for the take away operating from the house.

6 CONCLUSIONS

- 6.1.1 The building recording survey has confirmed the presence of a small range of outbuildings, the earliest of which is thought to be contemporary with the main house and date to the late 18th century. The lack of surviving internal detail, fixtures or fittings has made any interpretation of function difficult, however the presence of a small service wing and a later range of outbuildings to service a house of the proportions of 112 High Street are not considered to be unusual. The survival of a first floor/attic room in the earliest phase of building is potentially of significance and additional monitoring will be required once the alteration work starts on the building.
- 6.1.2 The buildings are of vernacular style, using local materials and traditional methods of construction as opposed to fitting into a readily datable form or style. There are no academic or historical architectural models into which such buildings easily fit.
- 6.1.3 Brick dimensions cannot provide a precise date of construction and the diagonal pressure marks noted on many bricks in almost all elevations only indicates a pre-late 19th century date (Ryan, 1999).

7 BIBLIOGRAPHY

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English Heritage	2006	Understanding Historic Buildings – A Guide to Good Recording Practice
Fletcher, T	2012	Specification for Historic Building Recording : Rear of 112 High Street, March, Cambridgeshire
Institute for Archaeologists	2001	Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings
Fenland District Council	2008	March Conservation Area Appraisal and Management Strategy
McConnell, D.	2012	Brief for Historic Building Recording: 112 High Street, March
Ryan, P.	1999	Brick in Essex : The Clayworking Craftsmen and Gazetteer of Sites

Maps and other Sources Consulted

Description	Date	Document Location and Reference
March Tithe Map (Town)	1840	Cambridgeshire Archives : R51/28/1C
March Town Plans 1:500	1887	March Library: Cambridgeshire Sheet XVI.5 March
Second Edition Ordnance Survey Map 25" to 1 mile	1902	March Library: Cambridgeshire Sheet XVI.1
1927 Ordnance Survey Map 1:2500	1927	March Library: Cambridgeshire XVI.1
1971 Ordnance Survey Map 1:2500	1971	March Library: Cambridgeshire XVI.1

Websites Consulted

www.marchmuseum.co.uk

www.heritagegateway.org.uk

www.old-maps.co.uk

APPENDIX A. LISTED BUILDINGS, HIGH STREET, MARCH

Fenland District Council Ref No.	Building / site name or address	Brief Description	Date	Listed Building Status
07/00522/II	St Peters Church	Parish Church, 1880, by T H Wyatt. Rockfaced stone with dressed stone to doors and windows. Tiled roofs. North West porch tower with spire, nave, North and South aisles, chancel and south porch. In Early English style. Three stage Northwest tower with gabled porch at ground stage, and surmounted by an octagonal fourth stage with ashlar spire.	C19th	G II
07/00521/II	38 High Street	House, now club. Mid C19. Gault brick with low pitch slate roof and paired, bracketed eaves. End stacks. Two storeys and smaller attic storey. Ranges of five twelve pane, recessed hung sashes to ground and first storey with smaller sashes to attic. Off centre doorway with flanking pilasters to reveals, panelled door and rectangular fanlight.	C19th	G II
07/00518/II	The Griffin Hotel 30 - 32 High Street	Inn. C16, C18 and late C19. Brick, rendered with parapetted slate roofs, hipped to cross wings. C16 building of single range plan to High Street but wings added C18-C19, now forming an H-plan. Two storeys and attic. Central range of five recessed hung sashes of twelve panes each. Central doorway with C20 segmental canopy on brackets. The cross wings have parapetted canted elevations to High Street. Market Place front with late C19 shop facade	C16, C18 and late C19.	G II
07/00519/II	34 High Street	House, now bank. Late C18 or early C19. Gault brick, Flemish bond with parapetted slate roof and end stacks. Double pile. Two storeys and attic. Façade in five bays including slightly recessed centre bay. Plain, stone bands at eaves height and between storeys, returned as brick band to sides. Attic storey has C20 windows in original openings, but the first floor twelve pane hung sashes are possibly original.	Late C18 or early C19	G II
07/00520/II	36 High Street	House. c1790 and later additions at rear. Gault brick with steeply pitched parapetted roof, now cement tiled, and tumbled gable ends. Original end stacks. L-plan. Two storeys and attic with band at eaves height and between storeys. Symmetrical elevation of three recessed window openings, now with C20 fenestration. Fine early C19 cast iron porch to central doorway in round headed arch, with panelled reveals and six panelled door. Later lean-to kitchen wing at rear. Inside the ground floor walls remodelled in C19 when the additions at the rear were made. At first floor, however, there are c1800 reeded doorway surrounds and the attic flight of the original staircase with square balusters and square newels. The house retains an ice cellar.	c1790	G II
07/00527/II	The March Museum	School, now a museum, dated c1850. Carstone slate walls with Gault brick and Ketton dressings. Steeply pitched slate roof with louver ventilation of lead. Tall end	c.1850	G II

		stacks of two linked shafts. School hall of one storey with two, four light crossframe casements in square heads with drip moulds. Central doorway in four centred arch and above a raised gable having a stone tablet with scroll and inscription, Erected by the Trustees of March Consolidated Charities. Cross wing of two storeys with two storey bay to the front.		
07/00523/II	108 High Street	House, mid C18 and C19. Narrow Gault brick with red brick to quoins, partly obscured by later render to front wall. Side walls have English bond brickwork. Steeply pitched roof of Welsh slate and rebuilt end stacks. L-plan. Two storeys. Raised and moulded surrounds to three, sixteen pane hung sashes. Three similar windows at ground floor and two doorways. The doorway to right hand has late C18 panelled door. Left hand doorway has later door but early C19 rectangular fanlight with glazing bars. Kitchen wing at rear. Inside: Plan of hall and stairbay flanked by two rooms with further room to left hand. Staircase, c1750, open string of four flights with enriched tapering columns as balusters and square newels with sunken panels and moulded rail. Three doorways at ground floor in round headed arches with raised surrounds and scrolled key blocks with bead enrichment. Raised and fielded panelled doors. Original fireplaces also of narrow red and yellow Gault brick.	C18 and C19	G II
07/00786/II	86 High Street	County Court, now club. Mid C19. White brick with hipped slate roof, with elaborate modillion and dentil eaves cornice and frieze of patterned burnt brickwork. Internal stacks with raised panels to sides and entablature with projecting capping. Double pile plan. In Italianate style. Two storeys and attic with main cornice of moulded band below six attic windows, and a band between ground and first floors. Cut and moulded brickwork surrounds to six round headed arches with raised key blocks to first floor windows. The four centre windows are coupled. Band at impost height with frieze of burnt brickwork below.	C19	G II
07/00524/II STAR	Norland House 110 High Street	House. c1700, mid C18, late C18 and 1837 (dated stone). Mid to late C20 alterations. Narrow red brick with yellow brick details similar to No 125 West End, March dated 1691(qv). Two storeys and attic. Two dormers with triangular pediments flanking one with segmental pediment. Symmetrical façade of five late C18 recessed hung sashes of twelve panes each.	c1700, mid C18, late C18 and 1837(dated stone). Mid to late C20 alterations.	G II*
07/00525/II	Coach House Stables And Garden Wall Rear Of Norland House 110	Coach House and stables and garden wall late C18. Narrow grey brick, similar to front wall of house. Steeply pitched roof of cement pantiles. One storey and attic. To the right hand is another passageway leading to a gardeners walk separated from the walled garden by a C18 brick wall. The coachhouse and stable form one side of the courtyard and are included for group value with the	C18	G II

	High Street	house.		
07/00526/II	112 High Street	House and Shop. c1780 and mid C20. Gault brick with steeply pitched roof now covered with cement tiles. Endstacks. House with later lean-to at rear. Two storeys and three window range of recessed twelve pane hung sashes with stone sills, now painted. Ground floor has central doorway with early C19 reeded doorcase with panelled reveals.	1780 and mid C20.	G II
07/00528/II 07/00529/II	81 and 83 High Street	House and Shops. Late C18 and early C20. Narrow Gault brick, English bond with steeply pitched tiled roof with tumbled parapet gable ends and end stacks. Asbestos slates to front and Welsh slates to rear. Two storeys and attics with band between storeys. Segmental arches to three, flush frame hung sashes.	Late C18 and early C20	G II
07/00530/II	No 93 (Hythe House), HIGH STREET	House, now offices. Late C18 or early C19. Grey Gault brick with tiled roof, tumbled gable ends and end stacks with projecting capping. Main range with later lean-to and rear service wing.	Late C18 or early C19	G II

APPENDIX B. OASIS REPORT FORM

Project Details

All fields are required unless they are not applicable.

OASIS Number	oxfordar3-133010			
Project Name	Outbuildings at rear of 112 High Street, March, Cambs			
Project Dates (fieldwork)	Start	16-08-2012	Finish	16-08-2012
Previous Work (by OA East)	No		Future Work	Unknown

Project Reference Codes

Site Code	MARHIG12	Planning App. No.	see notes
HER No.	ECB 3834	Related HER/OASIS No.	LB no. 401549

Type of Project/Techniques Used

Prompt

Please select all techniques used: Building Survey

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> 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
Out-buildings	None		Select period...
	Select period...		Select period...
	Select period...		Select period...

Project Location

County	Cambridgeshire	Site Address (including postcode if possible)	
District	Fenland	112 High Street March, Cambs PE15 9LP	
Parish	March		
HER	Cambridgeshire		
Study Area	n/a	National Grid Reference	TL 4171 9617

Project Originators

Organisation	OA EAST
Project Brief Originator	Cambridgeshire County Council HET
Project Design Originator	Taleyna Fletcher
Project Manager	Taleyna Fletcher
Supervisor	Taleyna Fletcher

Project Archives

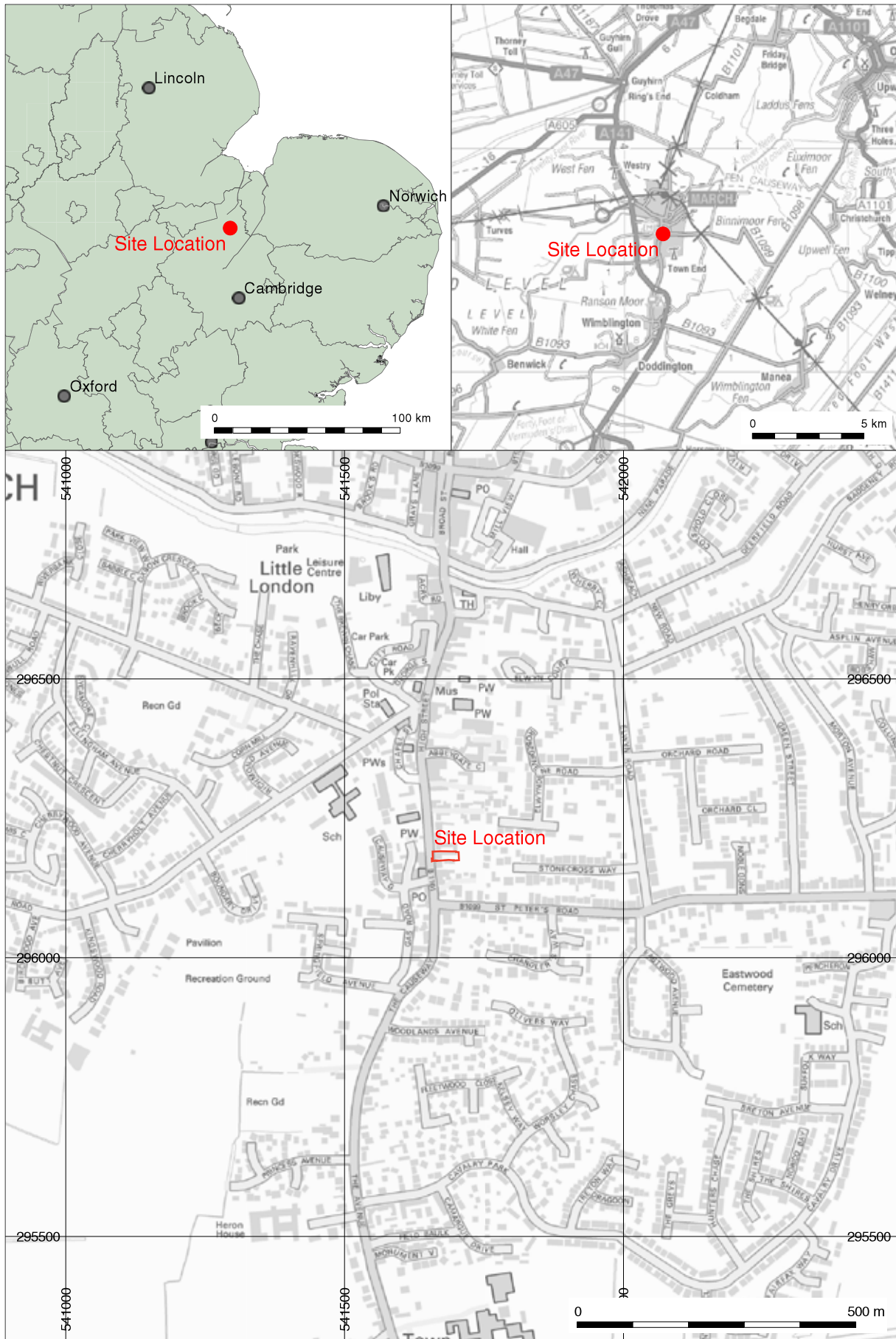
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Cambs County Stores	OA East Offices	Cambs County Stores
MARHIG12	MARHIG12	MARHIG12

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	<input type="checkbox"/> Survey

Notes: Planning Application Nos. F/YR12/0376/LB & F/YR12/0374/F



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Figure 1: Site location

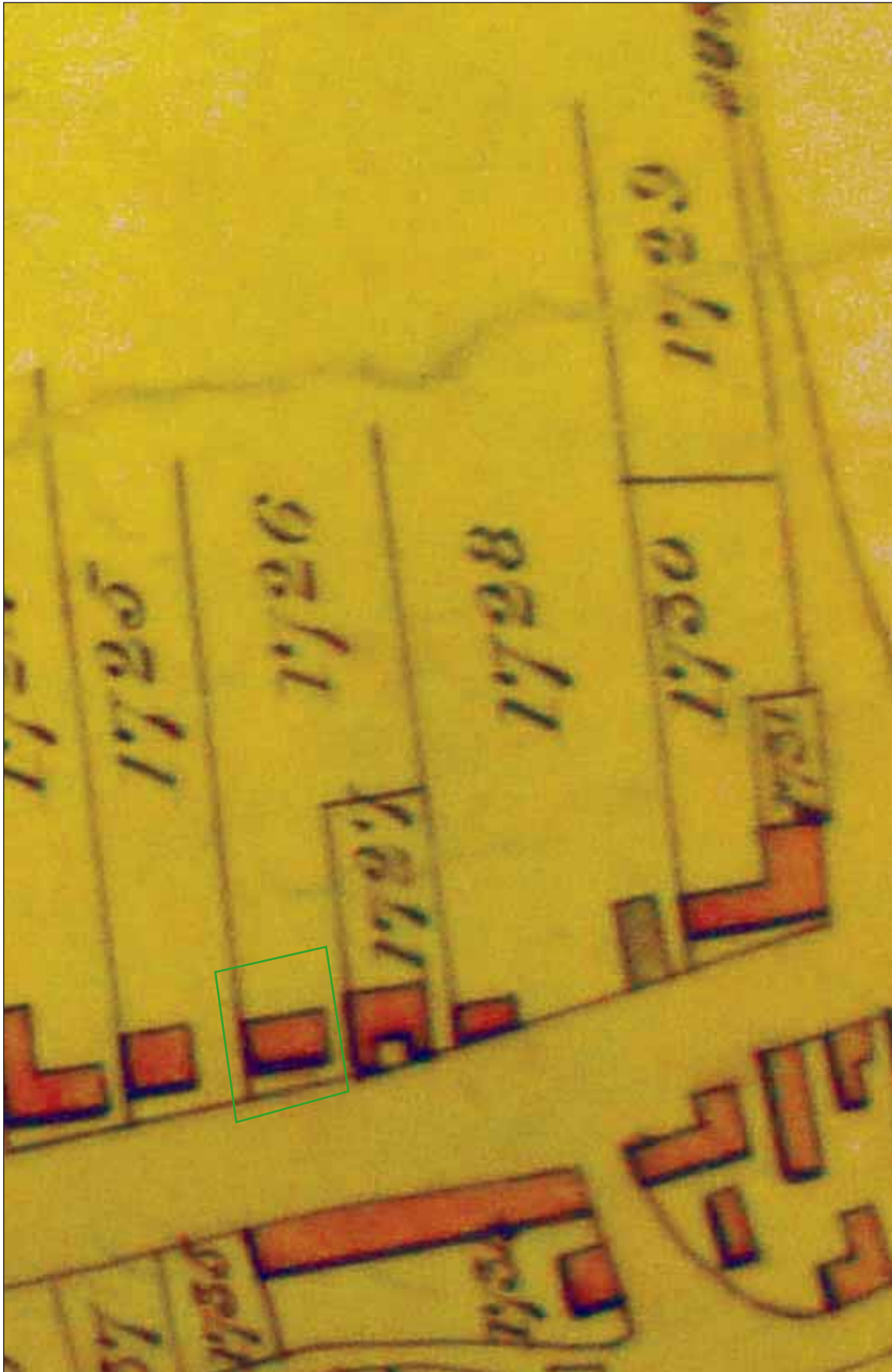


Figure 2: Extract from March Tithe Map, 1840, showing location of 112 High Street (green)

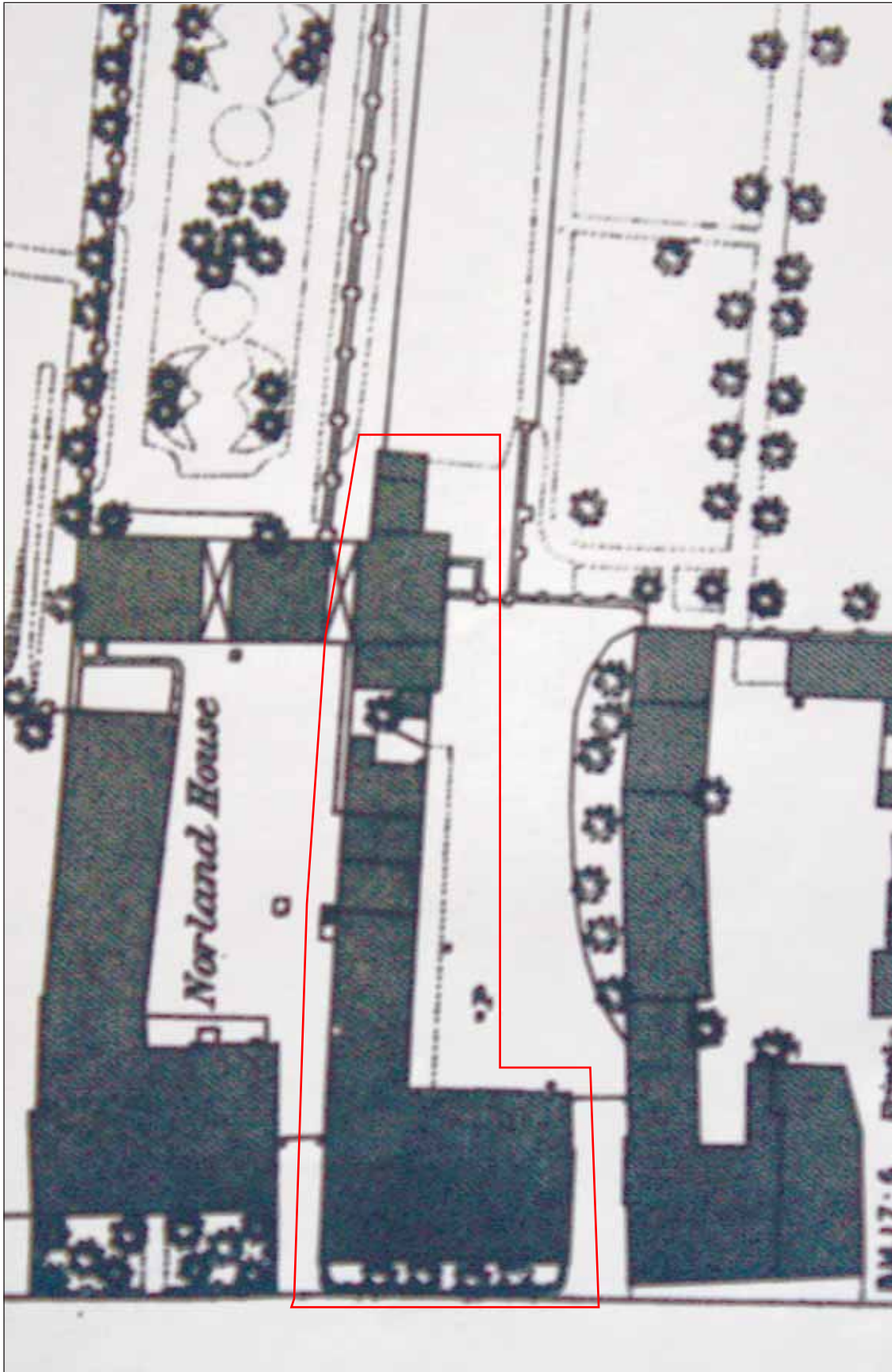


Figure 3: Extract from March Town Plan, 1887 (1:500) showing location of 112 High Street and out buildings (red)

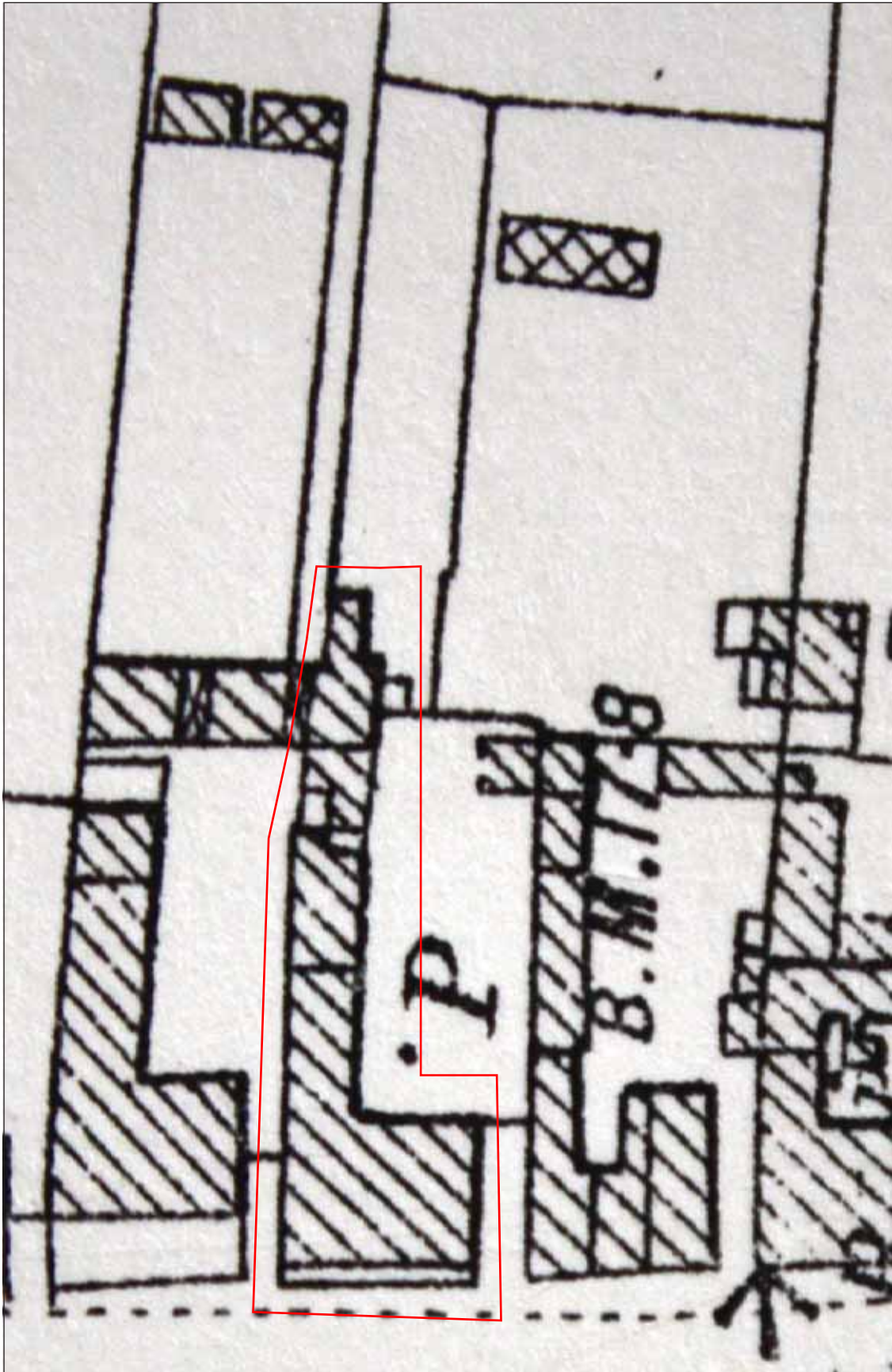


Figure 4: Extract from 1902 Ordnance Survey Map (1:2500) showing location of 112 High Street and out buildings (red)

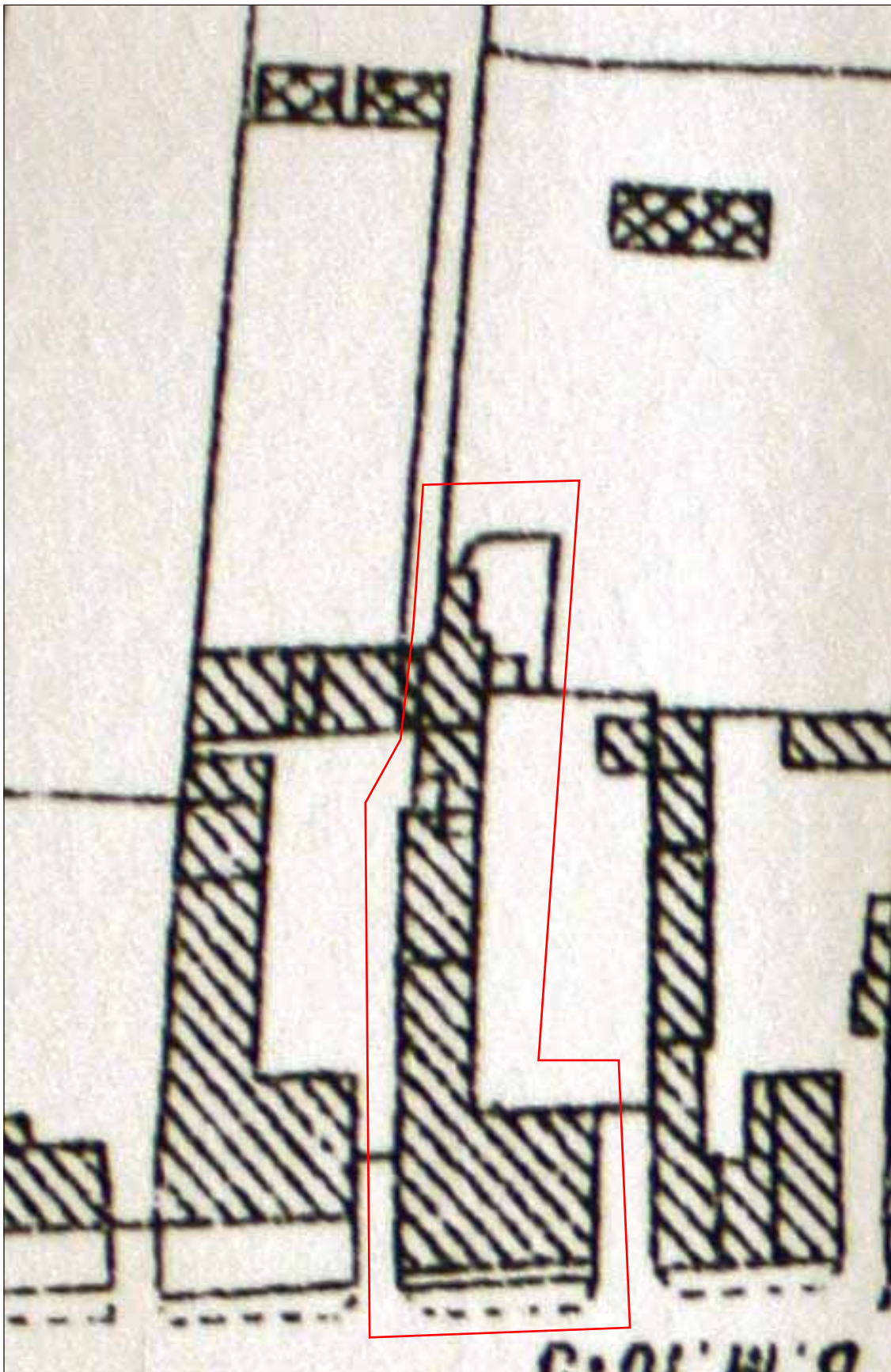


Figure 5: Extract from 1927 Ordnance Survey Map (1:2500) showing location of 112 High Street and out buildings (red)

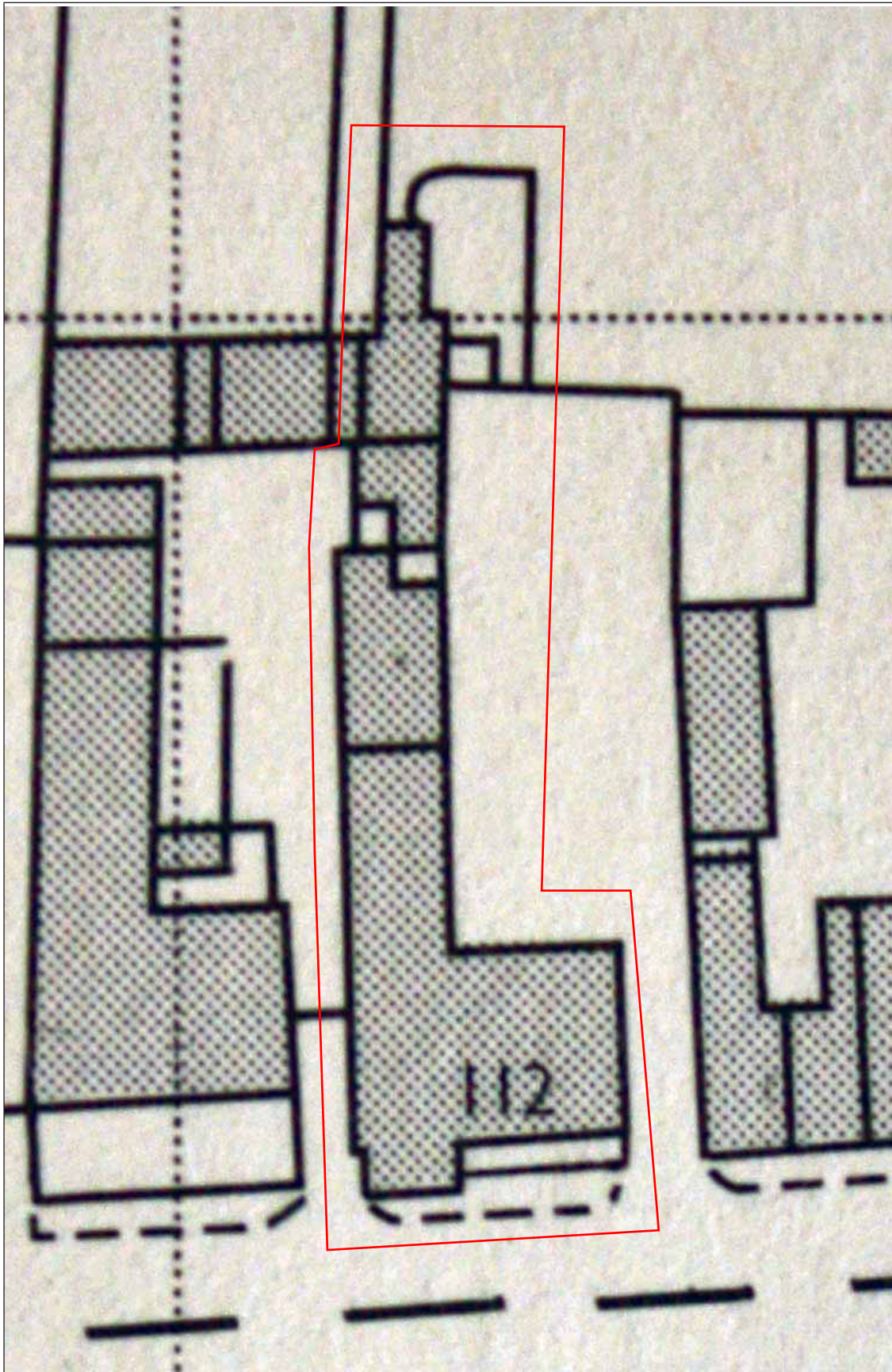


Figure 6: Extract from 1971 Survey Map (1:2500) showing location of 112 High Street and out buildings (red)



Figure 7: Elevations of buildings surveyed (from data supplied by client)



- Phasing**
- Late C18th
 - Early-mid C19th
 - Late C19th-early C20th
 - Late C20th
- Key**
- G1 Room Number
 - 1→ Plate Number & Location



Figure 8: Plans of ground and first floor showing phasing and location of plates used in report (from data supplied by client)



Plate 1: 112 High Street, March



Plate 2: Range of outbuildings surveyed



Plate 3: Outbuilding 1, south-facing elevation



Plate 4: Dormer window of Outbuilding 1



Plate 5: Outbuilding 2, south-facing elevation



Plate 6: Detail of door latch, Outbuilding 2



Plate 7: Outbuilding 3, south-facing elevation



Plate 8: Outbuilding 2, east-facing elevation



Plate 9: Detail of “ghostline” of former outbuilding on south-facing elevation of outbuilding at 110 High Street



Plate 10: North-facing elevation of Outbuildings 1 and 2 (supplied by clients architect)



Plate 11: General room view, G3, Outbuilding 1



Plate 12: Detail of internal partition within roof space



Plate 13: General view, F1, Outbuilding 1 (supplied by clients architect)



Plate 14: Detail of roof structure, chimney-breast and wall, F2, Outbuilding 1



Plate 15: Detail of position of former dormer window, F2, Outbuilding 1 (supplied by clients architect)



Plate 16: Detail of position of former dormer window, F2, Outbuilding 1



Plate 17: Detail of roof structure showing evidence of burning, G4, Outbuilding 2



Plate 18: Brick-built hearth or oven, G4, Outbuilding 2



Plate 19: Boarded-up window, G4, Outbuilding 2



Plate 20: Detail of boarded ceiling, G5, Outbuilding 2



Plate 21: Detail of blocked-up fireplace, G5, Outbuilding 2



Plate 22: Window, G5, Outbuilding 2



Plate 23: General room view, G6, Outbuilding 2



Plate 24: Outside toilet (G7), Outbuilding



Plate 25: General room view, G8, Outbuilding 3



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