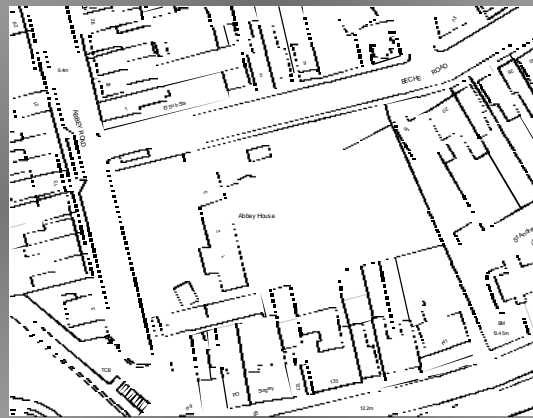


# ABBAY HOUSE, CAMBRIDGE



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## Report on its Significance and Future



January 2002



# 1. Introduction

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The death in 2001 of Mrs Danckwerts, the tenant (with her husband Dr Danckwerts) of Abbey House since 1965, means that the property can revert back to the freeholder, Cambridge City Council, in 2002, five years earlier than expected. The City Council is therefore considering the options for the future use and ownership of the property with a small group being established to guide its decision. This group will comprise a representative of the tenants executors, an architect, a chartered surveyor, representatives from the National Trust and English Heritage and officers of the City Council.

This report has been prepared to consolidate information on the building and so inform the group, to consider the architectural and historic interest of the building and to set out the issues which will need to be addressed before decisions are made about the building's future. The report broadly follows the 'Conservation Plan' approach and the suggested approach to understanding historic buildings advocated in English Heritage's recent publication *Informed Conservation*.

## 2. Understanding the building

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### A SHORT HISTORY OF THE ABBEY AND BARNWELL AREA

In 1092, the Norman Sheriff Picot founded an Augustinian Priory in Cambridge as a thanks for the recovery of his wife from illness. This was founded on the site of Magdalene College. In 1112, Pain Peverel, who had been granted the land when Picot's son was forced to flee the country from Henry I, vowed to increase the size of the foundation. The Magdalene site was too small and lacked fresh water and so a new site covering 13 acres was granted to Peverel by the King near the springs at Barnwell. The abbey grew in size and prestige and by 1190, the monks had built a church dedicated to St Andrew in the grounds. This survives as St Andrew-the-Less. For some years a midsummer fair had been held nearby. This was made permanent by King John in 1200, and the right to hold the fair passed to the Priory under Henry III. The duration was increased from three to 14 days by Richard II in 1394 by which time the fair had become one of the biggest in the country and mirrored the success of the abbey.

This all changed in 1534 when the penultimate Prior, Nicholas Smith, was obliged to resign. He was succeeded by John Badcock to supervise the dissolution and the Dissolution Commissioners, Dr Legh and William Cavendish arrived in 1538 to strip the buildings of their possessions and leave them roofless.

In 1550 the lands passed to Sir Anthony Browne and they changed hands several times again before being acquired by the Wendy family in 1553. In 1578, Thomas Wendy II gave 182 loads of stone from the priory to the building of the new Corpus Christi Chapel. It is possible that the earliest part of Abbey House was built around the same time. Thomas III sold the Barnwell Priory estate in 1655 and the following year it was acquired by the Butlers who occupied the house until 1759. Jacob Butler, known locally as 'Squire' and the oldest barrister in England at 85, was able to sell the estate to George Riste for 9999gns. Despite his advancing years, Squire Butler was clearly still a shrewd businessman as Riste's heir sold the property to the Pantons of Newmarket for only £8700 four years later in 1763. Thomas Panton II inherited the property in 1782 though his principal interest was in enclosing Barnwell so it could be built upon. Despite opposition from the University, worried that its members would be no longer able to ride over the open fields, The Enclosure Act was granted, the year before his death, in 1807.

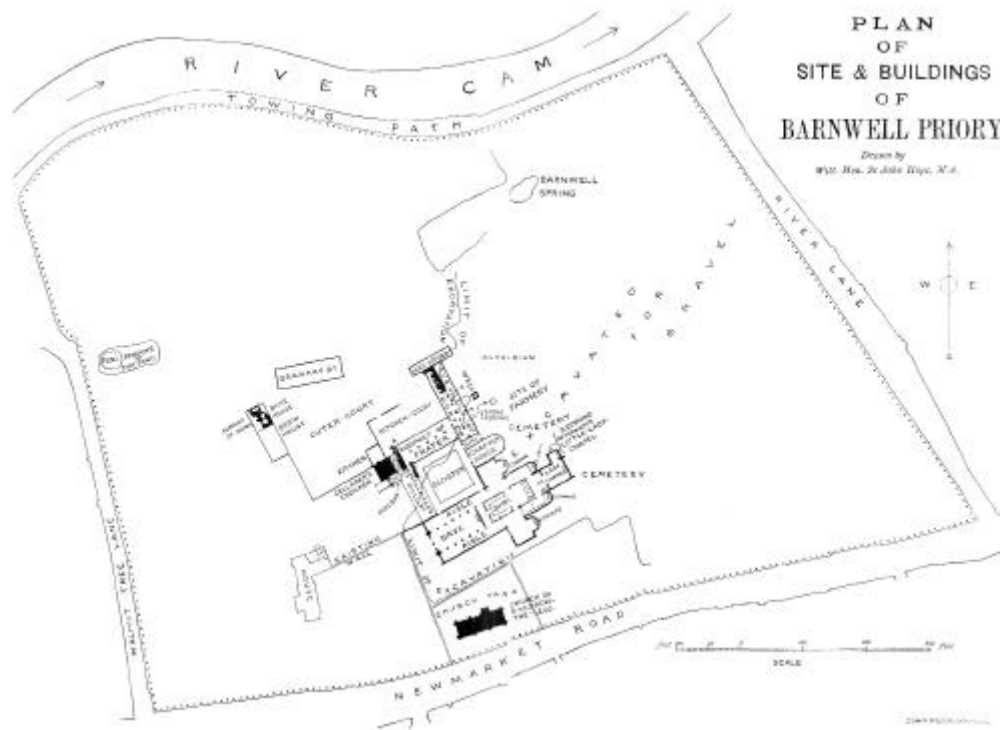
Panton sold a small part of the estate to Downing College in 1808 to off-set some of the expense of the Enclosure and promptly died on the day of the sale. The rest was sold to Dr James Geldart in 1813. Dr Geldart, clearly had plans to develop the estate and sold off 7 acres east of the church on Newmarket Road. On his death in 1879, the estate was split into 14 parts of accommodation land and brickyards for the benefit of his family members.

The previous year had seen the passing of the Statute which enabled college fellows to marry. This was clearly seen as good timing by the Geldarts who advertised building sites of 2 acres with 200ft frontages for sale in 1879. However the other side of Newmarket Road at this time was described as 'an atrocious slum' and so not surprisingly interest was low. In 1886, 19 acres of the Priory site was sold to the property speculator Joseph Sturton for £7750. He sold Abbey House, with its current reduced plot, for £800 and gave the Cellarer's Checker, the principal surviving element of the abbey which had served latterly as an agricultural building, to the Antiquarian Society. Roads were laid and the western part of the site was advertised for building plots with 18ft frontages. The rest of the land was similarly developed and the plots continued to be sold off up to 1902. Mr Clark, a speculative builder acquired many of the plots and built a number of houses to a standard plan. He himself built and occupied the house at the corner of Godesdone Road and Beche Road.



*Ordnance Survey 1886*

The vast majority of the houses survive and the area was a General Improvement Area in the 1970s. Although at one time consideration had been given to routing Elizabeth Way along Abbey Road, fortunately sense prevailed and the current route instead was chosen, which itself wiped out Walnut Tree Avenue, part of the original Abbey estate. Elizabeth Way with its commanding new bridge opened in 1971. Despite some settlement of the houses constructed on filled land, and recent flooding (to be addressed by alleviation works by the Environment Agency in 2002), the area is now a desirable place to live.



## THE HISTORY OF ABBEY HOUSE

The earliest part of the house appears to date from the late C16. This would mean that it may have been built for Thomas Wendy II and was presumably a farm house with the Cellarer's Checker and any surviving Abbey buildings as agricultural buildings. The property was part of a settlement made when Thomas II's son married the daughter of Sir Henry Conningsby in 1601 and may have alternatively been built for them to live in.

By 1656, the property had changed hands again passing into the ownership of the Butler family. Although it has been said that the house was built for the first Butler, Nevile, it seems more likely that he acquired the house and lived in it. The building was bequeathed to Nevile's second son Ambrose and it was he who added the large extension with the 'Dutch' gable in 1678. By then, the house was clearly of some prestige and was used by Butler on numerous occasions to entertain the Mayor and other dignitaries visiting the Stourbridge Fair.

Squire Jacob Butler, after a legal wrangle sold the property to Alderman George Riste in 1756 for 9999gns. Riste's heirs sold the property in 1763 to the Panton family of Newmarket, the trainers of the King's horses. Thomas Panton II was a keen property developer and he was a promoter of the Enclosure Act of 1807.

During the late C18 and early C19, the house was tenanted. Repairs and alterations were carried out during the tenancy of the Bullens who laid a stone floor found in the abbey grounds on the ground floor of the house and imported some panelling of c1700 which was said to have been from Jesus College (possibly Rhadegund Manor) or from Fen Ditton Hall the home of the Panton's.

Thomas Panton was allowed to sell off some of the Abbey land to pay towards the cost of the Enclosure of Barnwell. After his death the entire estate was sold to the Geldarts. Initially they leased the house to George Pryme until 1847 and then it seems that the property was divided into three. Usually a middle class family tended to occupy the grand C16 part with artisans in the other parts.

The major part of the Abbey estate was sold to Joseph Sturton in 1886 and he appears to have resold Abbey House to Rev. Streeten for £800. The plot did not include the garden area fronting Newmarket Road, which included a gated entrance drive. The current curtilage of the house therefore originates from this era.

Streeten sold the house to Thomas Askham in 1899 and for a time it was the registered office of his carriage works though he never lived in the house. His son Arthur, the owner of the Hippodrome in Auckland Road, did from 1922 until 1945 when he sold it in poor condition to Lord Fairhaven of Anglesey Abbey. In the following year Lord Fairhaven gave the house to the people of Cambridge to be the new home of the Folk Museum as thanks for deliverance from the Second World War. Although various repairs were carried out, the house was felt unsuitable for museum use and continued to be let in three units to tenants. The Danckwerts took possession in 1964 (of units 1 and 2, occupying them as a single house) before also leasing unit 3 in 1977 to sublet. The Folk Museum handed the freehold to the City Council in 1973. The National Trust retain an interest in the buildings through covenants imposed when the building was given to the citizens of Cambridge.

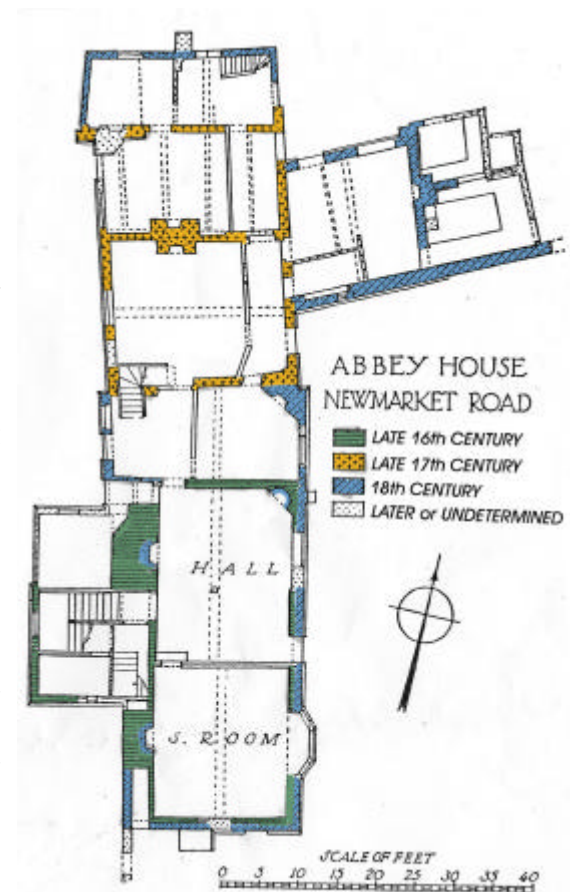
## THE MAIN BUILDING CAMPAIGNS

### i) The late sixteenth century

The original house is at the south end of the present property. When built it was T-shaped, with, on the west side, a projecting staircase wing. This occupied the space between projecting brick chimney stacks. Both survive but the northernmost has been partly concealed by the extension of the staircase wing from the C18. The east elevation of the house would have originally been jettied at first floor and probably at second where the projection forward of the plastered gables is now masked by the brick refacing of the elevation in c1700. Some original external decoration of pargetting with strapwork and jewel ornament may survive on the south-west part of the range which has been protected by the construction of a later external wall in c1700.

### ii) The late seventeenth century

In 1678, the house was virtually doubled in size by the erection of a roughly symmetrical red brick extension at the north end. The centrepiece of the west elevation was a shaped gable with concave quadrants topped by a semicircle (not a 'Dutch' gable as such). This had a projecting brick and tile parapet with bricks arranged dentil-fashion. The datestone is set within the semicircle and beneath is a window with a short plat-band above. The building has a moulded brick plinth and plat-bands. On the west elevation the first floor windows, with flat-arched heads, were originally symmetrically arranged. Originally there were bays either side of the centrepiece. On the west front, that to the south has been rebuilt; that to the north



apparently survives with the plat band continuing as the first floor eaves. On the east elevation, the whole frontage appears to have been of two full storeys, though part is hidden by later extensions.

### **iii) The eighteenth century**

It seems clear that by the end of the C17 / beginning of the C18 the house had become of some importance and presumably to give the building a more homogenous appearance, the C16 building was largely refaced in red brick. Inside the oldest part of the house the two downstairs rooms and the first floor south room were lined with panelling. The other first floor room has, in fact, earlier panelling though this seems likely to have been reset in the C19.

During the C18, the stair wing was extended to the north though much of this work has been concealed by more recent alterations. The southern bay of the 1678 house was made slightly broader than the original plan before the whole building was then extended to the north by a single bay and to the east by possibly a kitchen and large bakehouse.

C18 panelling survives in the main first floor rooms of the 1678 building and in the southernmost ground floor room (the overmantel is 1700 and the fire surround 1800). The other ground floor rooms in this element appear to have been remodelled at the turn of the C19.

Various windows appear to have been added, altered or blocked during the C18, though it is difficult to ascertain the original intentions due to more recent alterations.

### **iv) Later Works**

C19 works include the addition of the new hall floor (of reused flagstones) in 1812 and probably the resetting of some panelling and alterations to windows (including the new bay window in the southernmost room) at a similar time. Externally the outbuildings on the NE wing were modified (including the addition of a 'family' toilet). Some fireplaces were replaced and modified during the C19 and new staircases / entrance doors added as the building was subdivided.

C20 works have been limited to partitioning rooms generally to improve privacy to bedrooms and to give kitchens and bathrooms. Otherwise new services have been installed in a rather ad hoc way. Repairs have included rebuilding staircases (particularly in the 1678 house) and works to the floor in the southernmost unit. Some brickwork repairs have been carried out externally. Since World War 2, the northern part of the staircase tower has been rebuilt as a single storey element plus roof: previously it was of two storeys.



## THE GROUNDS

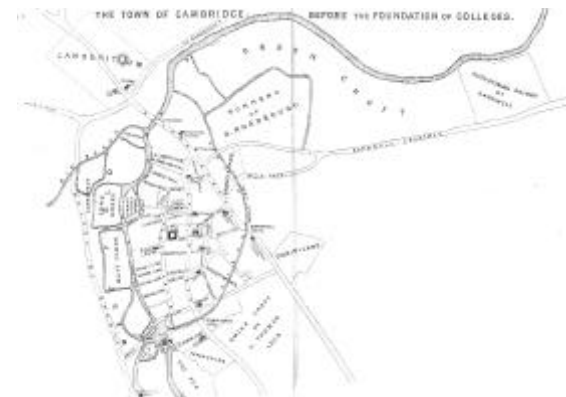
In 1279, the prior of Barnwell was said to have held 391 acres of land. Following the dissolution, a similar amount (plus land in Chesterton and Cambridge) appear to have been acquired by the Wendy family. The land in Barnwell appears to have continued to be associated with 'Barnwell Abbey Farm' (as the house was then known) until the Enclosure.

In 1809, Barnwell Abbey Farm which included the house, the priory site and rights to hold 500 sheep on various commons in the city was put up for auction with an asking price of £25,000. The land associated with the house (generally known as the Priory site) covered around 26 acres. By 1879, only the land on the Newmarket Road frontage to the east of the church had been sold off separately leaving around 19 acres associated with the house. This is shown on Baker's map of 1830 on which the house has formal gardens on the SE side, outbuildings (including the Cellarer's Checker) and some form of yard on the N and NE with the rest of the land to the river (on the north) and to River Lane (on the east) presumably rough pasture. Monson's map of 1859 shows a similar picture, though many of the farm buildings appear to have gone leaving just the Cellarer's Checker (marked as the 'Old Chapel'). By this time the house was clearly therefore no longer a farmhouse but a tenanted property probably split into three parts.

This is reflected on the first Cambridge Ordnance Survey Maps of 1886 which appear to show separate grounds for the original house, the 1678 house and the NE wing (the latter stretching to the N and NE to the Cellarer's Checker. Land to the east of the house is shown as a gravel pit rather than farm land.

The remaining 19 acres was bought by the property speculator Joseph Sturton in 1886 who divided much of what is now the Riverside area into plots with an 18ft street frontage. He also gave the Cellarer's Checker to the Cambridge Antiquarian Society.

Abbey House itself was sold to a Rev. Streeten for £800 also in 1886. The grounds were of the same extent as today meaning that the portion of land fronting Newmarket Road with the original entrance was sold for development. The development of the Riverside housing area had begun in earnest by the time of the 1903 Ordnance Survey and small outbuildings had been provided for Abbey House fronting the recently-constructed Beche Road. These survived on the 1951 Ordnance Survey.



1250



Baker 1830



Ordnance Survey 1903



Ordnance Survey 1951

It appears from the C19 maps that elements of the priory survived until the major development of the area after 1886. These included a fish pond to the NW of the house off Walnut Tree Avenue (roughly the line of Elizabeth Way today), various walls and a 'ruin' behind the Newmarket Road frontage roughly equidistant between the church and River Lane.

The only surviving elements today are the wall running E from the NE wing of the house and various building elements reused to create garden features.

### 3. The Building in Detail

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Ordnance Survey 2002

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#### THE ORGANISATION OF THIS SECTION

This part of the report seeks to categorise the different elements of the building and give some idea of their significance with a commentary on key issues. Five categories of significance are considered ranging from none, through low, significant and high to very high. The significance will help define issues and guide proposals for the house. The following definitions broadly apply:-

<b>VERY HIGH</b>	elements of considerable architectural and historic interest. To be retained with sympathetic repair and enhancement where applicable.
<b>HIGH</b>	elements of architectural or historic interest. Capable of only sensitive minor modification.
<b>SIGNIFICANT</b>	elements of some architectural or historic interest but which have usually been altered in the past. May be capable of sensitive alteration and adaptation with justification.
<b>LOW</b>	elements with little architectural or historic interest due to major alterations in the past. Capable of reasonable alteration and adaptation.
<b>NONE</b>	elements of no architectural or historic interest.

## THE EXTERIOR OF THE BUILDING

### i) west garden

significance:

SIGNIFICANT

notes:

entrance created after south garden sold in 1886 though gates, piers and walls of reused material (some from priory). Garden contains (presumably C19) structures made from elements of priory fabric which need repair. Trees of particular townscape significance. Much of plot gravelled and used for vehicle parking.

### ii) east garden

significance:

HIGH

notes:

the remaining curtilage of the house and priory grounds. Likely to be of archaeological significance for priory fabric and remnants of previous garden layouts. Vital as setting for house and trees very important to townscape of area. Wall running from NE range to Beche Road Grade II Listed in its own right contains reused fabric from priory. Many self-set trees and low level shrubs. Fence to Beche Road of no interest. Modern summerhouse. Patio laid in the 1960s.

### iii) west elevation

significance:

VERY HIGH

notes:

extremely important elevation which shows the various alterations and evolution of the building. The shaped gable and C16 chimneystacks are especially powerful and important. The staircase wing has been modified as recently as second half of the C20 and various alterations have been made to the window positions and addition of doors. Some minor alterations may be possible to windows and doors but should be very carefully considered and justified.

### iv) east elevation

significance:

VERY HIGH

notes:

very important elevation although less of the original house is visible. Shows the evolution of the building over 500 years though again window and door positions and joinery is mostly C18 onwards. The variation of roof heights, gables, chimneys etc are especially important.



*Outbuilding, west garden*



*West elevation*



*East elevation*

#### **v) south elevation**

significance: HIGH

notes: elevation of the oldest part of the house, though not readily visible from the street. Probably the part of the house least altered since the C18 and originally a key elevation from the entrance drive / Newmarket Road. Now hemmed in by adjacent buildings.

#### **vi) north elevation**

significance: HIGH

notes: much more varied elevation but reasonably visible. Older part of house is generally shielded by newer more vernacular building extensions. The roofscape and silhouette is very interesting and again demonstrates the evolution of the building.

### **THE INTERIOR: BASEMENT**

significance: SIGNIFICANT

notes: despite folklore tales of tunnels under the building the basement is not especially interesting and is dominated to some extent by the strengthening works to the ground floor. Any potential use of the space for other than storage would be difficult to achieve because of access difficulty, lack of headroom and limited clear span.

### **THE INTERIOR: GROUND FLOOR**

#### **i) Room 1**

significance: VERY HIGH

notes: very fine room with stained oak bolelection moulded panelling of c1700, contemporary door, fire surround and original longitudinal ceiling beam. C19 bay window inserted in west wall and panelling modified around it. Trap door access to basement in stained boarded floor.



*Room 1, ground floor*



## ii) Room 2

significance:

VERY HIGH

notes:

very fine room with original longitudinal ceiling beam and painted bolelection moulded panelling of c1700 with contemporary doors, dado and cornice and fire surround. Floor of flags said to be reclaimed from the priory and laid on diagonal grid in 1812. Nice C18 corner cupboard. Window and external door probably C18 or C19 insertions which involved some alteration to the panelling. Boarded post supports beam at 2/3 span.



*Room 2, ground floor*

## iii) Stairwell (room 3)

significance:

HIGH

notes:

major interest lies in the exposed elements of the original timber framing. Staircase lower flight renewed (though reasonably done) probably in the C19. Arched stairlight window probably C18. C18 archway at first floor. Elements of C16 stair survive at attic level.

## iv) Kitchen (room 4)

significance:

SIGNIFICANT

notes:

all fittings etc relatively modern and of no interest. Of significance as within the original stairtower with some exposed framing members. Other original fabric may lie beneath later additions and finishes. Units etc could be replaced / stripped out with care. Modern raised floor in poor condition. Beam with (C19?) strengthening.

## v) cloakroom (room 5)

significance:

LOW

notes:

Modern rebuild of C18 addition to stairtower. Only interest lies in potential for surviving earlier fabric

## vi) unit 2 stair lobby (room 6)

significance:

SIGNIFICANT

notes:

Stone flag floor (as room 2) though laid straight. C19 stair replaced in late C20. Doors to unit 1 blocked.

## vii) unit 2 study (room 7)

significance:

HIGH

notes:

Original longitudinal ceiling beam, and C18 wainscotting. Corner fire with C18 surround and bookshelves and cupboards.



*Unit 2 study (room 7), ground floor*



Unit 2 kitchen (room 8), ground floor

**viii) unit 2 kitchen (room 8)**

significance: SIGNIFICANT

notes: Original cross beam. Clad probably c1800. Picture rail otherwise all fittings etc modern, though earlier (probably c1800) fabric may be hidden.

**ix) unit 2 laundry / boiler room (room 9)**

significance: LOW

notes: large C18/C19 fire surround. Separate larder entered from kitchen passage with pammett / brick floor.

**x) unit 3 lounge (room 10)**

significance: HIGH

notes: original longitudinal beams. Room remodelled c1800. Nice fire surround with roundels

**xi) unit 3 dining room (room 11)**

significance: SIGNIFICANT

No particular features of note.

**xii) unit 3 kitchen (room 12)**

significance: LOW

Modern fittings. Modern east window originally a door.

**xiii) unit 3 bathroom (room 13)**

significance: SIGNIFICANT

notes: Longitudinal beam. Significant as within 1678 building and original fabric may be hidden.

**THE INTERIOR: FIRST FLOOR**

**xiv) unit 1 bedroom (room 14)**

significance: VERY HIGH

notes: fine room with C17 panelling, altered around window. Panel opens to reveal original strapwork and jewel decoration to posts and infill on dressing room wall. This is thought to survive under other panelling.



Unit 1 bedroom (room 14), first floor

**xv) unit 1 bedroom (room 15)**

significance: VERY HIGH

notes: fine room with reset early C17 panelling, altered around the window. C17 doors including one through to dressing room.

**xvi) unit 1 bathroom (room 16)**

significance: HIGH

notes: Exposed framing members. High significance as within C16 stairtower.

**xvii) unit 1 bathroom (room 17)**

significance: SIGNIFICANT

notes: formed in the 1678 building.

**xviii) unit 2 bedroom (room 18)**

significance: HIGH

notes: C18 panelling. Longitudinal beam. Window seat can be removed to show external brick cladding.

**xix) unit 2 bedroom (room 19)**

significance: HIGH

notes: C18 panelling and fireplace with c1700 overmantel.

**xx) unit 2 bathroom (room 20)**

significance: SIGNIFICANT

notes: within 1678 building. Longitudinal beam.

**xxi) unit 3 bedroom (room 21)**

significance: SIGNIFICANT

notes: staircase access with elements of roof structure visible.

**xxii) unit 3 bedroom (room 22)**

significance: SIGNIFICANT

notes: includes dressing room off with elements of visible roof structure. Small doorway through to room 21.

**xxiii) unit 3 bedroom (room 23)**

significance: SIGNIFICANT

notes: in C18 outbuilding range. C19 fire surround. Bathroom formed from part of room in late C20. Access via passageway in 1678 building.



*Unit 1 bathroom (room 17), first floor*



*Unit 2 bedroom (room 19), first floor*

## INTERIOR: SECOND FLOOR

### xxiv) unit 1 attic bedroom (room 24)

significance: VERY HIGH

notes: includes early C17 panelling. Cupboard formed in gabled dormer with reset C17 door. Broad floorboards.



*Unit 2 attic bedroom (room 28), second floor*

### xxv) unit 1 attic bedroom (room 25)

significance: VERY HIGH

notes: Original stud partition with cupboard behind. Window with Yorkshire slider.

### xxvi) unit 1 attic bathroom (room 26)

significance: HIGH

notes: within C16 stairtower.

### xxvii) unit 1 attic bedroom (room 27)

significance: HIGH

notes: 'Junk' room. Exposed roof structure of C16 / C17 shows modern repairs. Original members in partition with traces of decoration as room14.

### xxviii) unit 2 attic bedroom (room 28)

significance: HIGH

notes: late C17 roof structure with pine rafters and purlins and ash or elm collars. Precipitous staircase into the room.



*Outside toilet (room 30)*

## OUTBUILDINGS

### xxix) former bakehouse (room 29)

significance: SIGNIFICANT

notes: has unusual central oven.

### xxx) outside toilet (room 30)

significance: HIGH

notes: includes remarkable 5-hole WC with rudimentary flushing system.



## 4. Issues

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### THE USE OF THE BUILDING

The building is Grade II Listed and lies within the Riverside part of Conservation Area No1. The proximity to the Abbey site means that it is likely to be considered an area of sensitivity for archaeology. These issues will have a significant impact on the potential use of the building and its ability to accept change. The building currently operates as three residential units with shared parking and use of the garden. This arrangement worked successfully as the primary leaseholder occupied the oldest part of the house and sublet the 1678 and C18 elements as separate units. Originally the building was a single residential unit, and it may also operate successfully as two units. It would seem that the building could continue to operate as one, two or three units though the parking area and gardens should not be subdivided. Rationalising the plan may be possible to avoid 'flying' rooms.

The previous section which considered the significance of the building elements should be used to guide potential future uses of the building. Key considerations would therefore be:-

- Impacts on the external fabric, structure and appearance of the building
- Retention of the gardens and setting of the house
- Retention of boundary walls and garden features
- Retention of important trees
- Protection of internal features of interest
- Retention of sufficient of the building's plan form to enable the original / evolved functioning of the building to be understood.
- Lack of potential space for extensions / new building and potential archaeological impact

Other planning issues would also need to be considered. These would include:-

- Current planning policy (eg office restriction)
- Noise generation / nuisance
- Vehicle movements / car parking
- Potential for overlooking
- The need for additional plant, security devices, signage etc.

New or intensified use of the building may well generate the need for compliance with additional regulations and standards. These might include parts of the Building Regulations, Disability Discrimination Act etc and may require physical works to the building which may affect the architectural or historic interest. A very broad summary is given below:-

<b>USE</b>	<b>IMPACT / ISSUES</b>
Residential (houses)	As existing. Communal gardens must not be subdivided.
Residential (flats)	Likely to involve major internal alterations through addition of kitchens / bathrooms / services, fire requirements, noise attenuation etc. Also intensified use of parking area
Offices	Contrary to current planning policy. Floor loading, parking and nuisance, disabled access. Lack of out-of-hours security without major physical works.
Retail	Need for large display areas, disabled access, lack of out-of-hours security, traffic generation and nuisance
Surgery	Disabled access, plant and services, traffic generation. May be possible if low key and associated with residential.
Educational	Disabled access, lack of large teaching area, fire etc requirements, traffic generation and nuisance.
Community use	Security, potential damage to fixtures, lack of large spaces, facilities? Traffic generation and nuisance, disabled access.
Care Home	Fire precautions, disabled and other access, services, kitchens and bathrooms, lack of communal areas. Traffic generation and parking.
Hotel / guesthouse	As care home
Restaurant	Kitchen and services, fire precautions, disabled access, traffic generation and parking, noise and fumes. Lack of large rooms.
Holiday Let	May work as 'Landmark Trust' or similar let in the earlier parts of the house.

The above list is not comprehensive but highlights issues which will need to be considered. A combined use – eg surgery and residential or gallery and residential may be feasible.

## **IT IS VITAL THAT THIS BUILDING IS NOT LEFT EMPTY**

### **REPAIRS**

Relatively recent repairs include internally to the floor of the southernmost room and the rebuilding of the stair in unit 2. Externally there has been repointing (with not particularly appropriate mortar). This has included repairs and a new coping to the NE running boundary wall. Room 27 has evidence of roof repairs in relatively recent times.

Although the building is far from 'at risk' a major renovation of the building would want to consider:-

- The roof structure, adequacy of valleys and gutters, flashings around chimneys and changes of pitch and level.
- Replacing slipped and spalled clay tiles
- The condition of the brickwork of the chimneys (particularly the leaning stack on the west elevation) and parapets.
- The condition of the brick walls and the tying to the underlying structure of the SE wall
- Repointing and if possible removal of inappropriate cement mortar from house and boundary walls.
- The adequacy of the internal floor structure.
- The condition of rainwater goods and foul-water disposal.
- Any evidence of penetrating or other damp
- Evidence of active beetle infestation or other signs of timber rot
- The condition and suitability of external mortars and renders
- Repairs to windows, doors, barge- and fascia-boards.
- The removal of vegetation growth – particularly ivy on the SE corner of the building.

The underlying principle of repairs should to repair original features using the best current conservation practice or as a last resort to replace features which are beyond repair precisely in replica. The opportunity to rectify previous unsuitable repairs should also be taken.

## **SERVICES**

It is anticipated that a requirement for new and upgraded services will be a consequence of any reuse of the building. Without doubt the building will need to be rewired. New services would need to take into account the significance of internal features by:-

- Avoiding pipe-runs cutting through original floor-members
- Avoiding cable runs which cut through original floor members, floorboards, skirtings, panelling, fire surrounds, decorative plasterwork etc.
- Avoiding cable runs / switches / sockets affecting panelling and internal decorative features.
- Keeping radiators away from panelling or sensitively fitting deflector panels to avoid cracking to panelling
- Ensuring that the internal atmosphere of the house is not changed so significantly that damage to panelling / internal decorative features occurs
- Sockets, other fittings and internal lights should be of an appropriate type. Wall and ceiling fittings, except when replacing inappropriate existing features, should not be considered on panelling or historic plasterwork.

## **FIRE**

Potentially different uses of the building could bring about different requirements to prevent the spread of fire / adequate escape routes and may be a key factor in determining the acceptability of the use. Whatever the specific requirement, an 'engineered' solution which seeks to balance preventative measures, physical works and improvements in management will be promoted to ensure that the character of the building is not unnecessarily damaged by physical works.

The location of sounders, call-points and cable runs should be governed by the same principles as in 3. above.

## **KITCHENS AND BATHROOMS**

Currently each unit has its own kitchen and some have separate boiler rooms and larders. There is also a disused bakehouse. Five bathrooms exist together with a disused outside toilet. An alternative use might require fewer kitchen / wc facilities and so enable those in inappropriate rooms to be returned to more beneficial use. Additional kitchens and bathrooms should not be considered in rooms of very high or high significance and should only be installed in other rooms with great care. Pipe runs / flues etc which affect significant fabric will not be permitted. If a single kitchen serving the whole property was to be acceptable then room 9 on the ground floor would be the preferred location. This might with care also make use of the disused bakehouse (room 29).

## **THE POTENTIAL FOR NEW BUILDINGS**

The shape of the site, the significance of the key building elevations and its setting, the importance of the trees and archaeological impacts mean that the potential for new buildings is extremely restricted. It is considered that the only potential site is between the garden wall which runs NE from the house and the Beche Road boundary. This would need to be single storey, exceptionally well designed and of high quality materials and must ensure that there is no damage to features of significance.



## 5. Plans and Elevations

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The following plans and elevations are based on:

Dated Floor Plan: Royal Commission on Historical Monuments (1959)

Elevations: Drawings by C W Craske, Architect (1946)

Floor Plans: Cambridge City Council (undated)

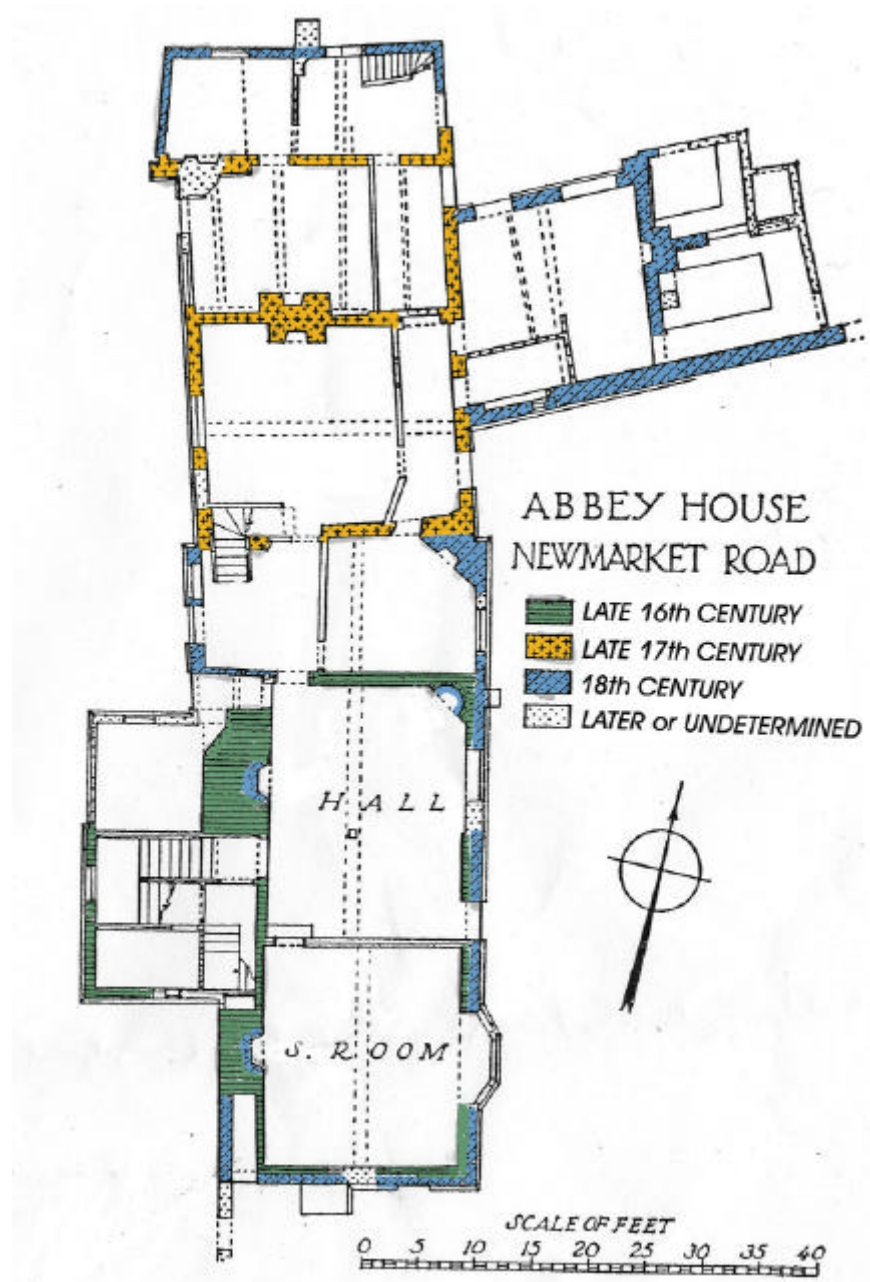
The plans are for general guidance only as due to their age, alterations have taken place since they were drawn.

### Key to coloured plans:

GREEN	Late 16th century
YELLOW	Late 17th century
BLUE	18th century
RED	19th century
NO COLOUR	altered or not yet determined

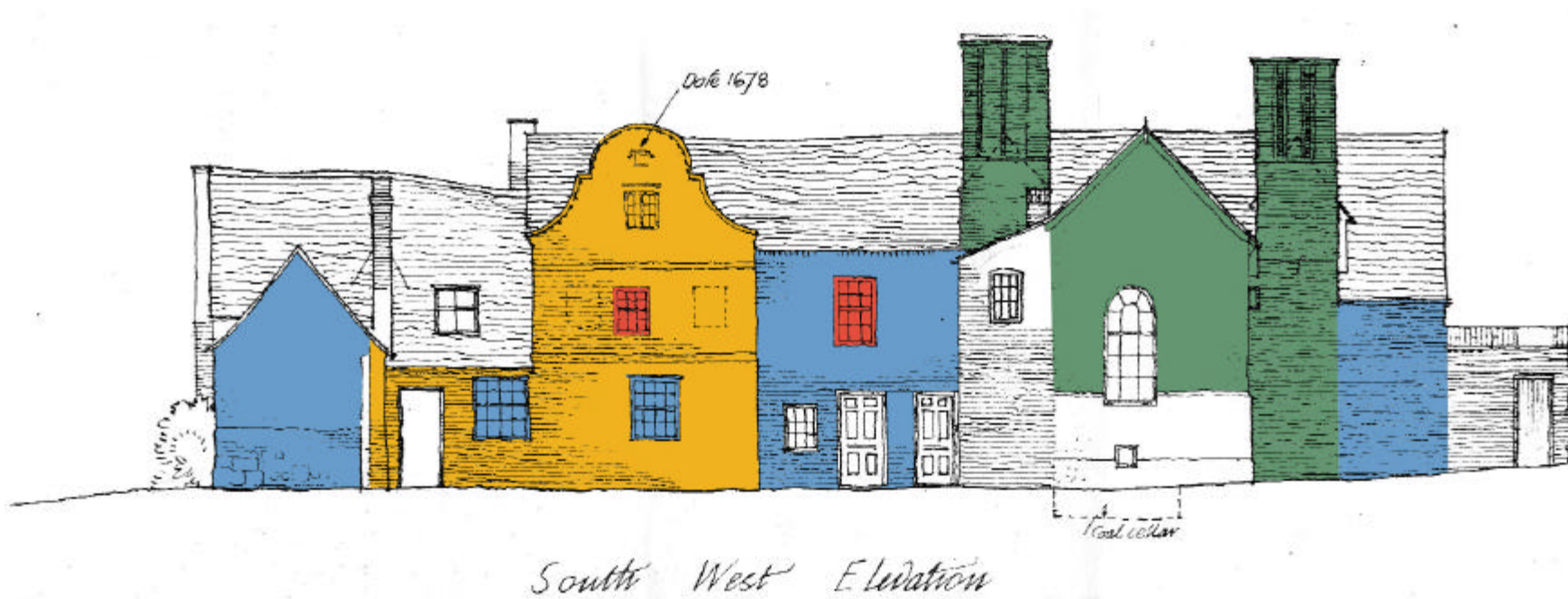
### Note

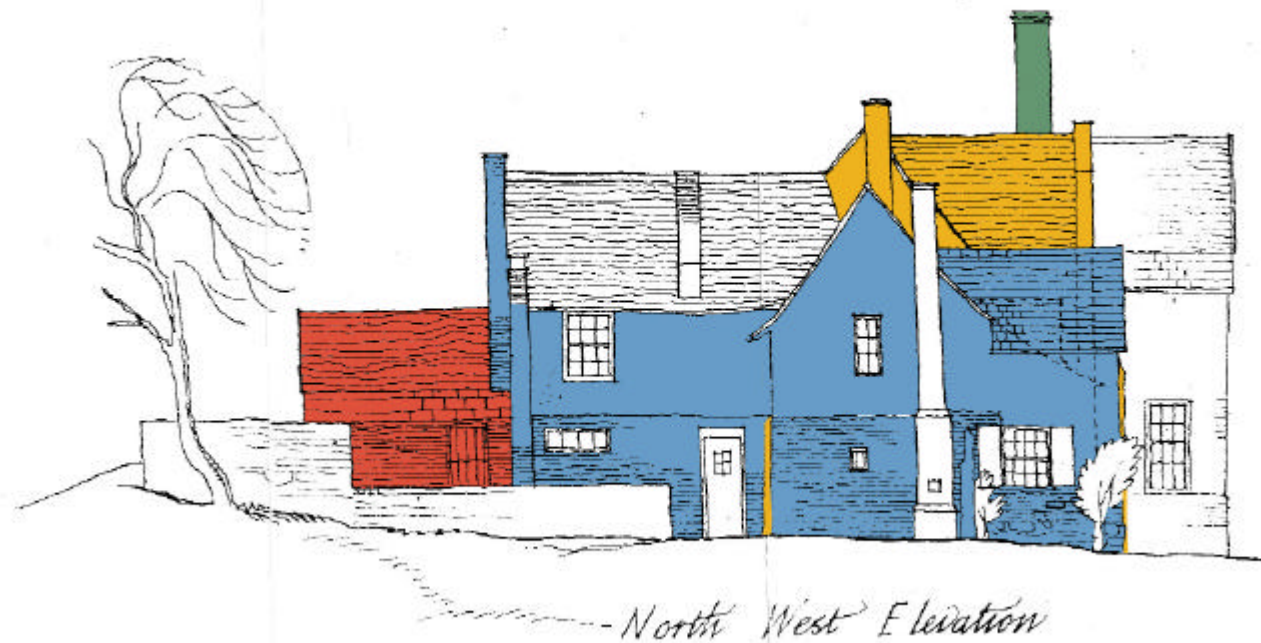
The numbers on the floor plans refer to the room numbers in section 3 (d) of the report.

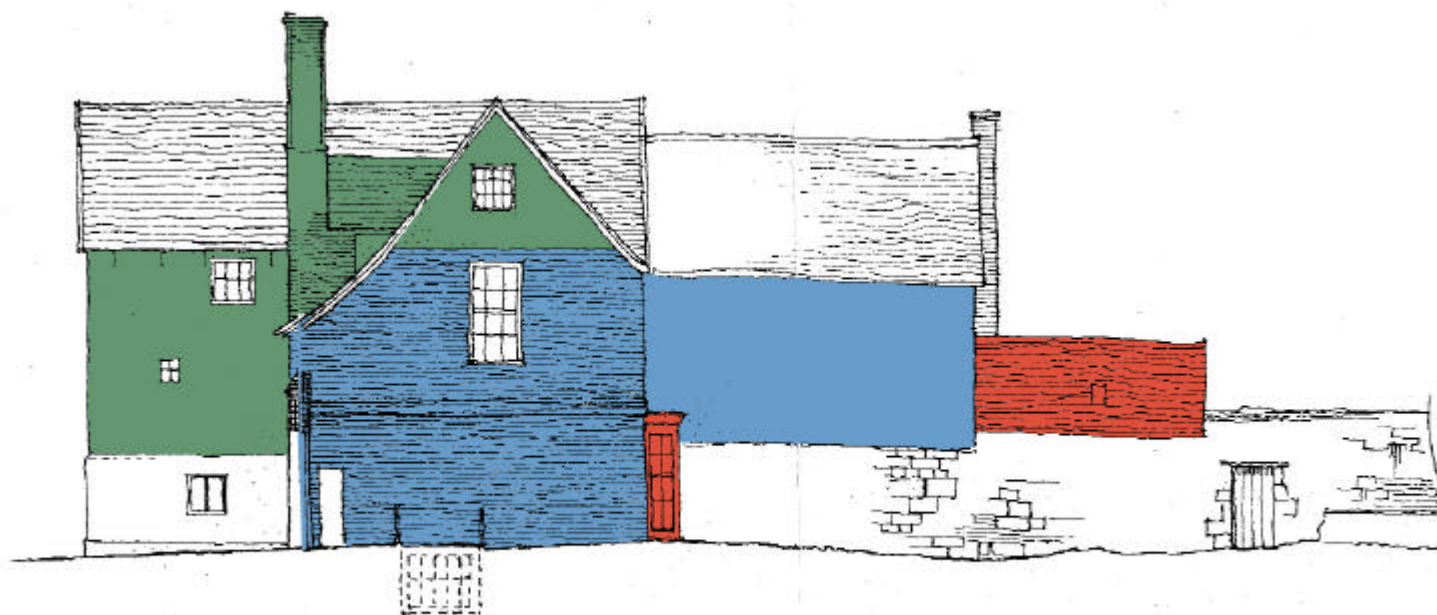




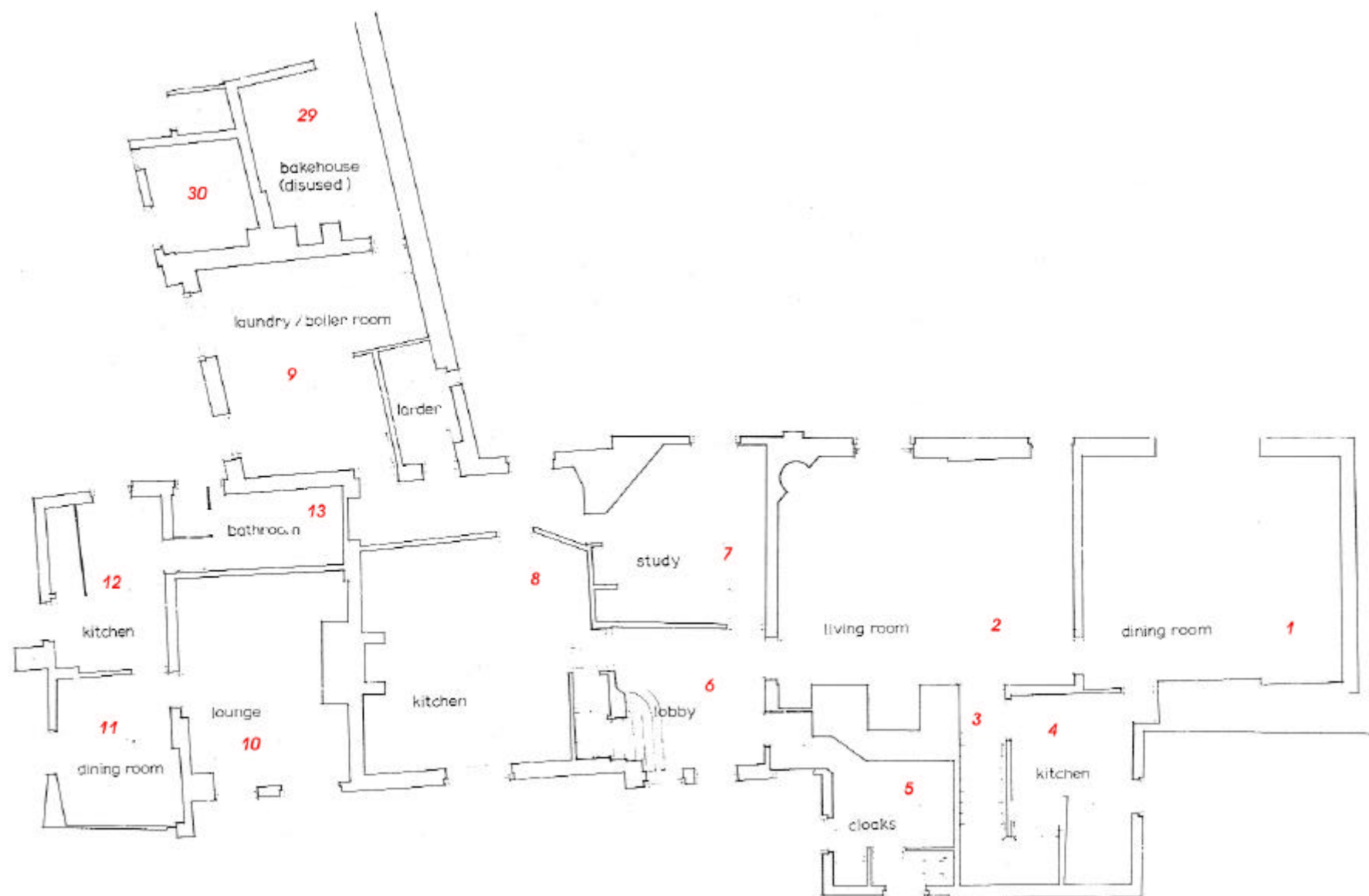




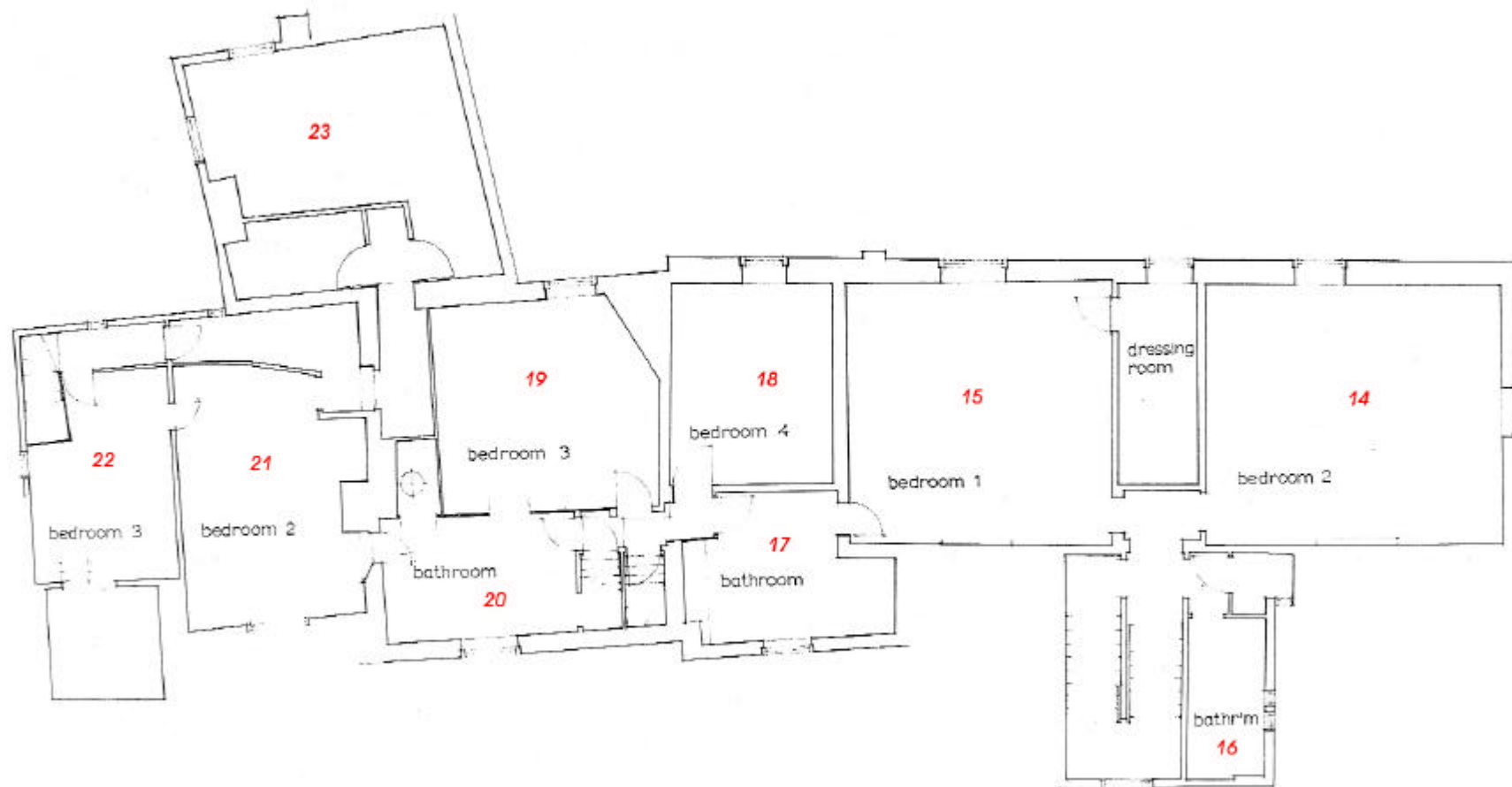




*South East Elevation*



*GROUND FLOOR*



## *FIRST FLOOR*





## SECOND FLOOR