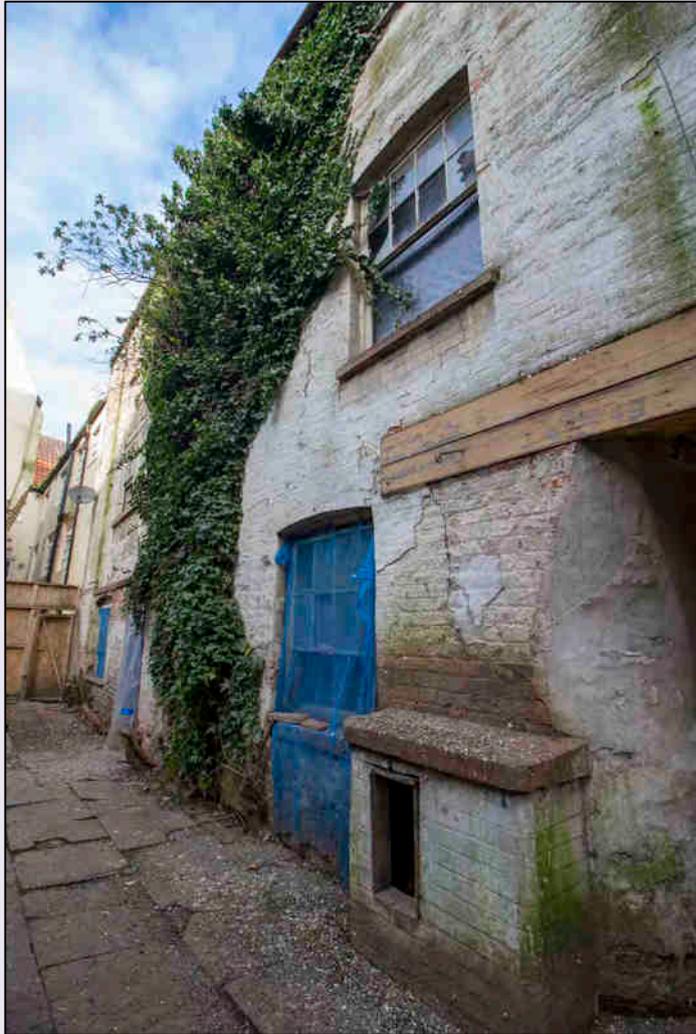


**Building at Rear of 24 High Street, Wisbech,
Cambridgeshire : Historic Building Recording**



June 2019

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Building at Rear of 24 High Street, Wisbech, Cambridgeshire: Historic Building Recording

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ABSTRACT

Architects Dallas, Pierce, Quintero (D_P_Q) working on behalf of Fenland District Council have applied for planning consent to demolish a disused building at the rear of 24 High Street, Wisbech as part of an application relating to the creation of a piece of public realm at the front of the site.

The historic building recording was carried out at the request of Gemma Stewart of Cambridgeshire County Councils Historic Environment Team (CCCHET), archaeological advisor to the local planning authority (Fenland District Council). The work required is to expand upon the Heritage Statement and Photographic Survey submitted as supportive evidence accompanying the planning application to create a single report equivalent to an English Heritage Level 2 survey.

The building at the rear of 24 High Street represents a good example of a late 18th or early 19th century warehouse associated with the former early 18th century property which was once stood on the High Street. Evidence recorded suggests that this building was a later addition to the early 18th century High Street building. One half of the building originally functioned for additional residential use and the other half for storage of goods either for the High Street shop or for trading. The close proximity and easy access to the river on Nene Quay at the end of the narrow alleyway at the rear would have made this an ideal position for storage of goods.

This part of the town retains a number of warehouses and buildings which link the High Street and the river on Nene Quay and this is a good example of a structure which represents Wisbech's 18th and 19th century commercial and trading heritage.

Photographs are included at the end of this report and a CD containing all the images taken will be included with the project archive.

1 INTRODUCTION

1.1 General Background

- 1.1.1 A historic building survey was undertaken focussing on a building at the rear 24 High Street, Wisbech, Cambridgeshire, (TF 46000 09687) (Figures 1 and 2).
- 1.1.2 The building recording was carried out in response to a request from Cambridgeshire County Councils Historic Environment Team (CHET) relating to a planning application F/YR19/0257F for the demolition of this building and creation of new W/C and storage units.
- 1.1.3 The survey was undertaken in accordance with a Historic England Level 2 survey and with guidance published in *Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016)*.
- 1.1.4 The aim of the historic building recording was to produce a permanent record of the buildings, prior to demolition. The results of these works will form part of an archive and report that will help mitigate the loss of the building through 'preservation by record'.

1.2 Site Location and description

- 1.2.1 Wisbech High Street is located between Bridge Street and the Market Place within the historic core of the town and was once the focal point of commercial and retail activity in the town centre, containing relatively narrow buildings organised within the historic confines of burgage plots which are evident on modern maps (Figure 2).
- 1.2.2 The building surveyed is located at the rear of 24 High Street (TF 46000 09687) and was once the residential part of a Georgian property which fronted onto the street. The most recent use of the ground floor retail space was Cooks Butchers until it collapsed in 1988 following internal building works. The rear section of the building which this application relates to, survived the collapse and is presently accessed from an alleyway leading from Nene Quay (Figure 2).

- 1.2.3 There is a narrow courtyard on the south-west side of the building and access to the alleyway is shared by neighbouring properties at Nos 22 and 23 High Street. No 23 High Street dates to the late C18th and is Grade II listed. It is thought to be broadly contemporary with the building which collapsed at No 24.
- 1.2.4 On entering the site from Nene Quay, the building is found along a passageway and through a temporary access door, adjoining the rear of No 2 Nene Quay (Figure 2 and plate 1). The site of the former No 24 High Street (known locally as The Gap) can also be viewed and accessed from the courtyard where the return wall has been lost (plate 2).
- 1.2.5 Nene Quay which runs parallel to High Street and connects many High Street properties via narrow alleyways links the area back to its trading history. This area is characterised by a number of large brown brick warehouses with arched windows and deep passage ways set back from the riverside.

1.3 Proposed Development

- 1.3.1 In early 2018 architects, Dallas Pierce Quintero (D_P_Q) working on behalf of Fenland District Council and the National Lottery Heritage Funded Wisbech High Street Project, secured planning consent for an innovative piece of public realm to be built in this location known as “The Gap” (F/YR17/1198/FDC).
- 1.3.2 This second application (F/YR19/0257/F) seeks to remove the derelict building at the rear of the site to allow for the location of storage, toilets and landscaping relating to the above proposal.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

2.2 Legislation and Planning Guidance

2.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and by the Planning Policy Statements (PPSs).

2.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work was to complete an appropriate level of historic building recording of the affected structures and their setting. This was to pay specific attention to those elements where demolition/conversion and/or alteration were proposed. The work was to be undertaken to a standard that would allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report will be created as a result of the survey.

2.2.3 Planning permission was granted for the redevelopment of the front of the site at No 24 High Street in early 2019 for an innovative piece of public realm to be built in this location known as “The Gap” (F/YR17/1198/FDC).

2.2.4 A second application (F/YR19/0257/F) seeks to remove the derelict building at the rear of the site to allow for the location of storage, toilets and landscaping relating to the above proposal. Given the historical setting of site an

Archaeologist from Cambridgeshire County Councils Historic Environment Team (CCCHET) advised that an archaeological historic building recording be undertaken.

3 AIMS AND METHODOLOGY

3.1 General

3.1.1 The aim of any historic building recording is to provide a detailed record of the fabric of the building, meeting nationally recognised standards as set out by Historic England and ALGOA. The historic building recording was to be undertaken to a standard allowing the future understanding and interpretation of the building. An archive and report will to be created as a result of this work.

3.2 Survey Requirements

3.2.1 Cambridgeshire Historic Environment Team (CHET) required a programme of historic building recording be undertaken on the building at the rear of 24 High St, Wisbech equivalent to a Historic England Level 2 survey prior to any alteration/demolition work taking place. A Brief for the work was not issued and therefore no Specification has been submitted in response. The guidance for recording at this level is summarised below:

The Written Account:

3.2.2 Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice requires a Level 2 written account to comprise:

The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference

The date when the record was made, and the name(s) of the recorder(s).

A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the findings.

The Photographic Record:

3.2.3 Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice photographic account to comprise:

General view of views of the exterior and interior of the building.

The overall appearance of principal spaces.

Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

Drawn Record:

3.2.4 Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* requires a Level 2 drawn record to comprise:

Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.

Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example) or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.

Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.

Project Archive

3.2.5 A full and ordered archive including written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Brown (2008); Taylor and Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored at Fenland District Council offices in March, Cambridgeshire before being transferred to Wisbech and Fenland Museum as part of the wider Wisbech High Street Project historic archive.

3.3 On site survey and conditions

3.3.1 The building survey was carried out on Wednesday 1st May 2019 by a historic

buildings archaeologist. A photographic survey including high quality digital images recording all areas, structures and fabric proposed for demolition. A selection of the photographs has been included in this report (see plates in Appendix 2) and Figures 25 - 27 show the location and direction of the plates referenced. Following a programme of asbestos removal, most rooms and area were photographed shortly after in January 2019. Additional photographs were taken following the CHET request for this survey in May 2019. By the time of the return visit the building had once again been repopulated by approximately 200 pigeons, making conditions for photography and recording challenging, however all appropriate steps were taken to ensure safety and necessary PPE was worn.

3.3.2 Scaled plans and elevations were provided by the project architect in AutoCad and printed plans were annotated on site. The floor plans are reproduced in Figures 26 - 28 which depicts the ground, first and second floor of the building. Rooms/areas have been allocated numbers to aid navigation, the prefix of each denoting the floor level. The internal roof space was not been surveyed by architects or during this survey due to safety of access and presence of pigeons and a substantial build-up of guano, however photographs were taken using a camera mounted on a pole with delayed shutter-release. Cross sections of the building are presented in Figure 23.

3.4 Guidance

3.4.1 All works were undertaken in accordance with standards set out in:

Association of Local Government Archaeological Officers (1997) Analysis and Recording for the Conservation and Control of Works to Historic Buildings

British Archaeologists and Developers Liaison Group (1986) Code of Practice

British Standards Institution (1998) Guide to the Principles of the Conservation of Historic Buildings (BS 7913)

ClfA (2014) Standards and guidance for the archaeological investigation and recording of standing buildings or structures

English Heritage (2000) The Presentation of Historic Building Survey in CAD

English Heritage (Clark K) (2001) Informed Conservation

Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice

4 HISTORIC BACKGROUND

4.1 General Background

- 4.1.1 Wisbech developed around the Church of St Peter and St Paul, the Castle and two marketplaces throughout the medieval period, with the river becoming the main conduit for wealth and trade during this time. A charter was granted in 1549 making Wisbech a corporate borough and the town had its own weights and measures from at least 1662 and in the same decade the production of Wisbech farthings was authorised, demonstrating the town's ongoing prosperity through the seventeenth century. The banking industry significantly influenced Wisbech's post-eighteenth century development. The town's first bank, the 'Wisbech and Lincolnshire Bank' founded by Jonathan Peckover in 1782, was informal, and later partnered with Gurneys & Co. of Norwich. The Peckover family managed the bank until 1893, and it was absorbed into Barclays Bank in 1896. Nonetheless, the bank and the authority of the Peckover family was central to the town's socio-economic development, with the Peckovers' patronage supporting the construction of buildings and town institutions.
- 4.1.2 Commercial enterprise dominated the town by 1796, and the legacy of Wisbech's eighteenth century commercial success is visible in the construction of impressive houses along The Brinks from c1720 onwards. A Parliamentary Act of 1810 granted the Corporation of Wisbech power to improve the market and port areas.
- 4.1.3 The town's growth, primarily around the port, was driven by the corn, coal and timber trades which dominated the late eighteenth century and the nineteenth century (although soft-fruit growing was a long-term agricultural interest). It is thought that during the 1840s, the corn market of Wisbech was one of the largest in the country. In 1882, Kelly's Directory notes that 154 foreign vessels brought over 41,000 tons of goods into Wisbech. The legacy of this industry can be seen in warehouses along the historic quayside, including south of the bridge, which now stops larger vessels from entering the River Nene channel any further than Wisbech. Milling also contributed to commercial industry before the advent of the First World War, with nine mills recorded as having

stood in the town.

- 4.1.4 Similar growth occurred in the direction of the railway stations after 1847, and around the Wisbech and Upwell Tramway in the late nineteenth century. Traffic on the Wisbech Canal ceased by 1922, and it became a landfill site during the 1960-70s, before a road was constructed that overlaps the infilled canal in some areas. The location of this road has informed further development, as well as traffic flow through and around Wisbech.
- 4.1.5 Small-scale industries such as boot making, and photographic and picture-framing studios, are recorded from the nineteenth century and undoubtedly predate this. Many of these small family-run businesses were located on High Street. Later commercial activity and production took place on a larger scale, in tandem with agricultural growth: for instance, canning and punnet factories provided employment to many in the early twentieth century. The late nineteenth century and early twentieth century saw the emergence of the Wisbech area as one of the key market garden locations in England and the town soon developed industries ancillary to this such as fruit canning, all of which led to a substantial increase in population of about 30 percent throughout the first half of the twentieth century. In 1951 the number of people living in the town was 17,430, up from 9,276 in 1891. This later prosperity and growth manifests itself in the built environment in a number of significant Art Deco buildings such as the Empire Cinema and Montague Burton Menswear store on High Street.
- 4.1.6 The later 20th century saw the decline of port and river traffic due to a combination of the advent of the shipping container and the greater size and sustainability of ports to the north in Lincolnshire. Today the town retains some industry, including brewing and fruit packaging.

4.2 Site History and map regression

- 4.2.1 Wisbech High Street is located between Bridge Street and the Market Place and was once the focal point of commercial and retail activity in the town

centre, containing relatively narrow buildings organised within the historic confines of burgage plots.

- 4.2.2 The earliest map depicting the High Street in any detail comes from William Estobbs map of Wisbech dated 1772, a digital copy of which was kindly supplied by the Wisbech and Fenland Museum (Figure 3). Unfortunately this map does not show detail of individual buildings but it does show the layout of the High Street as it appears today as well as demonstrates the proximity of the High Street to the busy River Nene.
- 4.2.3 Woods Map of Wisbech dated 1830 is the earliest map found which depicts the High Street buildings, including No 24 (Figure 4). The map appears to show the rear part of the building as separate to that fronting onto the High Street by the use of a black line delineating the two. The map does not show any separation between the rear building and the adjoining one which continues towards Nene Quay. It may be that this was a continuous structure at this time or simply that the map did not add this detail. Interestingly, Woods map does show the detail of the curved/bell-shaped entrances, typical of the Georgian and Victorian period.
- 4.2.4 The building is presumed to have been part of the Georgian property which fronted onto the street prior to collapse. The earliest record found of the shop at No 24 High Street reveals that it was occupied by John Hives who was described as a hardwareman in the 1850 trade directory. The 1861 census records John living there during that year along with his wife Sarah, two daughters and a servant.
- 4.2.5 Uttings map of Wisbech dated 1850 (Figure 5) depicts the High Street-fronting part of the property but does not show the structure to the rear nor the adjacent structure which continues towards Nene Quay. It is possible that there were no structures on the site at this time, or more likely that these were omitted from the mapping. Looking at detail used in the wider area of Uttings map it does seem odd that if there were a structure in this location that it would simply be left off the map.

- 4.2.6 Just three years after Uttings Map, the 1853 Board of Health Map is published (Figure 6) which provides the first clear detail of the site and shows the rear building at No 24. The building looks to be a separate structure in terms of boundary (although still adjoining) to the High St fronting element as well as a separate to the adjoining structure which continues towards Nene Quay. The layout of the narrow rear alleyway appears much as it does today with access leading to Nene Quay and the shared boundary wall with neighbouring No 23. A grey hachured area may represent a covered area, outbuilding or even set of steps leading into the shop basement. There is still evidence of a coal chute in this location as viewed from the basement of the collapsed site.
- 4.2.7 A valuation book held in the Wisbech and Fenland Museum dated 1865 (Valuation of Wisbech St Peter) lists the occupier still as John Hives, but the owner as William Smith. The property use is listed as “house, shop and warehouse”. This reference to “warehouse” is presumed to be the building at the rear (subject of this survey) and gives an indication of its use at this time.
- 4.2.8 By 1869 the shop was taken over by W Friend and in then 1870, by John Friend who, in the trade directory for that year were described as “Fancy Dealer and London, Birmingham and Sheffield Warehouse”. Research published by Dr Alun Withey tells us the following about the Birmingham and Sheffield Warehouse: *“In London, and also in larger resort towns like Bath, could be found large premises like the ‘Birmingham and Sheffield Warehouse’. These premises were dedicated to the elegant and decorative metalwares like those produced by Matthew Boulton, or the exquisite chinaware, ormolu and chintzware of Josiah Wedgwood. Here the prospective shopper could peruse the huge range of exotic goods on offer, without the uncomfortable prospect of a long journey to the Midlands. Premises like these commonly sold a range of smaller, personal items, including jewellery and even razors, all advertised in the genteel language of Georgian retail”* (Withey 2017). This evidence provides an idea of the nature of the trading undertaken in shop during the mid-19th century. The high value of the goods sold would warrant them being stored under the close watch of the owners and where better but in part of their home.

- 4.2.9 The 1871 census records John Friend as a general merchant and living at No 24 with his wife Mary, his baby daughter, a servant and a nurse. He is still registered there in 1883 as Birmingham and Sheffield warehouse and marine store dealer, Nene Quay. The name of Horace Friend is well known in the town and the sign writing still exists on the external wall of a former warehouse further along Nene Quay which reads “H. Friend, Metal, Feather and Skin Merchant”.
- 4.2.10 In 1887 the Town Plan was published (Figure 7). As with the Board of Health Map of 1853 it clearly shows the rear building as a separate structure to the High Street and Nene Quay buildings. There is a small “P” in the yard which indicates the presence of a pump in the yard, possibly depicted by the two small squares adjoining the building.
- 4.2.11 The First Edition Ordnance Survey Map published in 1889 (Figure 8) shows no obvious changes since the previous map.
- 4.2.12 By 1893, the building became occupied by Thomas Tansley Jr, who was registered on the 1911 census living at the address with his wife Alice, 4 children and 2 servants. He was still there in 1916.
- 4.2.13 A photograph held in a collection at the Wisbech and Fenland Museum (Figure 9) dating to the late 19th century is the earliest evidence of the front of the front part of the building at 24 High Street. Typical of the time the shopfront is of timber construction with large open display. In this image meat is on display, which could have been the shop of Thomas Tansley, the first butcher found to be trading at the property from 1893 onwards. Other historic postcards and photographs also show the High Street shop and immediate surrounds around the turn of the century (Figures 10 and 11).
- 4.2.14 The next available map dated 1927 is the 1:2500 scale Ordnance Survey Map (Figure 12) which is published at such a small scale that there is no clear detail of the building or its surroundings.
- 4.2.15 The next evidence of occupier’s details comes from the 1932-3 Kellys Trade Directory which lists Charles Leonard Cook, butcher. The building remained

Cooks butchers and was owned by the family until shortly before its collapse in 1988.

4.2.16 An interview with Christine Tysterman (nee Cook) who grew up at number 24 High St during the late 1940s/ early 50s shed light on the use of some of the rooms in the rear section of the building. Although difficult to identify some of the rooms in their current condition compared to her memories of growing up, she was able to identify her parents and brothers bedrooms as well as the “hook room”. The family photo album also shows includes a number of images taken of members taken outside in the rear yard (Figures 13 - 16) and one of the few images found of Cooks Butchers shop front, taken to the late 1950s (Figure 17)

4.2.17 A photograph from a series by local photographer Geoff Hastings taken in the 1960s shows Cooks Butchers at 24 High Street (Figure 18). This image shows the early 20th century shopfront on the ground floor and the surviving 18th century Georgian façade above.

4.2.18 Mapping evidence available from the late 1960s (Figure 19) is at a scale too small to show building details. It does however show that the High Street is labelled with road number A1101 indicating it was probably a busy traffic route at this time. By the time of the next issued Ordnance Survey Map dated 1989-90 (Figure 20), the site of the former building at No 24 High Street is showing as a void following the collapse in 1988.

4.2.19 The rear section of the building which this application relates to, survived the collapse in 1988 which was widely publicised at the time (Figure 21). Shortly after, the remaining sections of the front building had to be carefully removed and props/bracing inserted to protect the stability of the structures on either side (Figure 22). The rear part of the building was believed to have been unaffected and has not knowingly been used or occupied since 1988. The entire site including the subject property was removed from English Heritage’s Listed Buildings protection list on the 25th January 1993.

4.2.20 In early 2018 architects Dallas Pierce Quintero (D_P_Q) working on behalf of

Fenland District Council and the National Lottery Heritage Funded Wisbech High Street Project, secured planning consent for an innovative piece of public realm to be built in this location known as “The Gap” (F/YR17/1198/FDC).

5 BUILDING DESCRIPTION

5.1 General Description

5.1.1 The building is constructed of un-frogged, handmade red brick laid mainly in English bond at ground floor and Stretcher bond above. A number of the bricks displayed horizontal pressure marks a result of the soft unfired clay brick being stacked or arranged for drying. The changeover from diagonal pressure marks to 'horizontal' pressure marks in this region occurs around 1780 (British Brick Society, 1997). The building has three storeys (Figures 23 and 24) under a pitched grey Welsh slate roof, with some localised replacement using asbestos tiles. It is rectangular in plan adjoining No 2 Nene Quay at the north-western end and exposed at the south-eastern end where the former High Street part of the property collapsed. The entrance to the building is on the south-west elevation and the north-eastern elevation wall forms part of the site boundary at the rear of 25 High Street (Figure 2, Plate 3).

5.2 External Description

South-west facing elevation (Figure 24)

5.2.1 Much of the south-west facing elevation was concealed by vegetation (mostly ivy) and the brickwork had been partly rendered and whitewashed (plates 1, 2 and 7 - 7).

5.2.2 There were two x 12-pane, wooden framed (8 over 4) vertical sliding sash windows at ground floor level (Figure 24 and Plate 4). The window on the left appears to have been inserted into an earlier opening, evidenced by a wider brick arch above and brick infill (plate 4). The windows had thin stone cills and brick header arches above. This elevation includes two entrances to the building. The main entrance door was a four panelled wooden door with glass in the upper two sections, probably dating to around the early 20th century (plate 5). Above the door and window ran a wooden batten incorporated into the structure. At the High Street end of the elevation was another opening providing access to the building as well as access to the basement of the former High Street part of the building (plate 6). The recess was curved and

wooden boards located above. A large wooden beam was incorporated into the structure above the opening. Iron railings had been used to protect the basement access. Rainwater goods comprise iron gutters and a single downpipe. Early – mid 20th century photographs (Figures 13 and 16) show this area as well as the return wall of the building lost in the 1988 collapse. Photographs in Figures 14 and 15 show the windows on the ground floor as described above.

5.2.3 The first floor comprised two wooden framed sash windows under brick arches (plate 7) and the second floor has the same arrangement (although stylistically different) and an arched window with six fixed panes was located in the middle (Figure 24). Close external inspection of the first and second floor fenestration was not possible and much of the external elevation on the upper floor was mashed by vegetation. More detailed description of the fenestration, where present is offered in the internal room descriptions of the report.

5.2.4 Evidence of significant historical movement was noted as the window openings are not square and cracking has occurred in a number of locations. This elevation wall also appears to bow outwards over its height (Corcoran, 2018). Further damage appears to have been caused by significant roots at ground floor level.

5.2.5 The ground of the courtyard area was covered with stone slabs (plate 7) and a brick boundary wall with No 23 High Street ran parallel around 3m away.

North-east facing elevation (Plate 3)

5.2.6 This elevation comprises the current boundary with the rear of 25 High Street and could only be partially viewed from Nene Quay, however, the differences in roof height clearly demonstrates two separate phases of building (Plate 3).

5.2.7 This elevation adjoins 2 Nene Quay and does not appear to include any windows or openings on the upper floors where visible. The red brick is exposed and has been stained by vegetation/damp. The gutter may be plastic (close inspection was not possible).

South-east facing elevation (Plate 8)

- 5.2.8 This elevation comprises the section of the rear building left exposed by the collapse of the High Street part of the building. Due to access issues, this elevation could not be closely inspected and viewed only from the High Street (plate 8).
- 5.2.9 At basement level there were two openings – one on the left corresponds with an opening noted in the rear courtyard and is considered to be a coal or delivery chute and on the right would have been accessed from beneath the arch also noted in the rear courtyard via the stone steps providing access into the cellar. On the ground floor there were two door openings although the one of the left appears to have been boarded up and the second floor had just one opening on the right of the elevation.

5.3 Internal Description (Figures 25 - 27, Plates 9- 13)

Ground Floor (Figure 25).

- 5.3.1 The ground floor comprises three separate rooms/areas labelled G1-3.

G1

- 5.3.2 This area comprises the entrance of the building measuring approximately 6.6m x 3.61m. The floor was covered modern small square terracotta tiles, the ceiling was covered with plasterboard and the walls had been mostly plastered and painted (plates 9 - 13).
- 5.3.3 A narrow corridor has been created on the left of entering G1 (plate 10). From this narrow passage it was possible to see the side of a chimneybreast which may have included a fireplace to have previously heated this room.
- 5.3.4 There was a large modern concrete block structure which had been inserted into the larger area on the left on entering which was a former coldstore/refrigeration unit, presumed to be associated with the butchers shop. The outline of this structure is indicated on Figure 26 (plate 11). The light switch mounted to the outside of this unit would suggest it dates to at least the 1950s. This block had until recently contained a significant amount of

asbestos in its construction.

5.3.5 This area included a set of wooden stairs providing first floor access with a wooden 4 part panelled door with brass knob handle and exposed hinges in front (plate 9). These stairs are centrally located to the building consisting of a straight leg and winder. Area of paint on the stairs indicate the centre of the treads were carpeted with a stair runner and the outer edges painted as was common in the late 19th and 20th century when carpet was expensive or was used to protect the stair from excessive wear. The space beneath the stairs has been enclosed to provide storage space and a cupboard (plate 12). Another wooden cupboard was located on the immediate left on entering the building (plate 13).

5.3.6 To the right on entering from outside, access leads to G2.

G2

5.3.7 This room measured approximately 3.73m x 2.92m-3.17m (at its widest point). The floor was covered with cement and the ceiling was covered with wooden boards running the length of the room (plate 14). The walls appeared to previously fully covered with wooden panels – where no longer present the battens to support them were visible. The wall and ceiling panels had been painted with a dark wood stain/paint.

5.3.8 The floor retained the remnant of a raised base which, until removal in December 2018 was part of a second coldstore/refrigerator which had also contained a significant amount of asbestos (plate 14).

5.3.9 At the western end of the room was a fireplace with decorative cast iron hob grate with stone and wooden architrave (plate 15). The section of surround immediately above the opening was stone and had been stained black to imitate less affordable marble. Similar examples of hobgrate and fire surround identified indicate there may date to the late 18th or early 19th century (Yorke 2007a). To the right of the fireplace there is a wooden cupboard and shelving unit built into the recess. The curved edges on the shelves is noted as being unusual and slightly impractical.

5.3.10 The ground floor window as noted on the south-western elevation was intact but wedged open. It comprised a two-part timber vertical sliding sash with eight panes over four (plate 14). On the right of the window recess was a small iron fitting which has been identified as a rack pulley (Plate 16). Rack pulleys were used to control blinds or curtains before the invention of spring-loaded roller blinds. A rack pulley was screwed onto the side of a window frame, and was used to control the tape or cord that raised and lowered the roller blind by holding it in place at the desired level. This particular example probably dates to around the mid-19th century (www.oldhouseliving.com).

5.3.11 Continuing through G2 towards the High Street end of the building, an opening leads to area G3 (plate 17) (Figure 26)

G3

5.3.12 This small area provided access to the building which fronted onto the High Street (collapsed) as well as to another set of stairs leading to the first floor.

5.3.13 Measuring approximately 2.10m by 3.22m the floor in this area was also covered with concrete. The walls were plastered and painted, other than around the door which was wood panelled and also painted white. The wall around the staircase was painted in shades of dark orange and red above and below the handrail (plate 18).

5.3.14 The wooden staircase was a narrow straight flight with winder to allow for a turn in the restricted space. The staircase was constructed in softwood and stained dark brown with remnants of green paint. There is evidence of some elegance in the nosing of the steps. The newel post was a simple squared design as were the plain stick balusters which extended only as far as the wall. Stylistically these stairs could date from the late 18th to mid-19th century.

5.3.15 The timber door which led to the external courtyard was relatively wide in proportions with two panels on the lower section and six square glass panes above (two-over-two-over-two arrangement) (Plate 19). The thin glazing bars, simple knob and the lock with open keyhole suggests this door probably dates to the late 19th/early 20th century.

First Floor (Figure 26)

5.3.16 The first floor was accessed either via the central staircase or via the staircase at the High Street end of the building.

F1 (Stairs and landing)

5.3.17 Area F1 at the top of the stairs is central to the rear building and provides access to two rooms on either side (F2 and F3) (Figure 26). At the time of the survey it had exposed timber floorboards running in the direction of the length of the building. This area measured around 1.87m by 3.31m.

5.3.18 The wall on the left on ascending the stairs was plastered and painted and the wall on the right both on the stairs and in the landing area was wood panelled (Plate 20). There was cast iron hand rail with turned post at one end and plain squared stick balusters and thin, curved handrail. Iron balusters are less common in the Victorian period and more likely to date to the late 18th century (Yorke, T. 2007a and Yorke, T. 2007b), from 1830 there was an increase in the use of iron for decorative balusters (Burton, N. 2007). There was evidence of a yellow and brown paint scheme in this area.

5.3.19 Directly above the door opening to the ground floor was a small wooden cupboard built into the space beneath the next flight of stairs leading to the second floor.

5.3.20 The area above the doorway into F3 revealed evidence of building movement with a large diagonal cracking in the brickwork (plate 21)

F2

5.3.21 This room was accessed from the first floor central landing/hallway, turning to the right when reaching the top of the stairs at first floor level and measured approximately 5.09m by 3.70m. The floorboards were exposed and ran in the direction of the length of the building (plate 22) and the ceiling is lath and plaster with several layers of paper over which has peeled away.

5.3.22 On entering the room, a slope in the floor towards the window/south-west

elevation is evident (plate 22), supporting the suggestion of a lean as noted from the exterior. Cracking in the chimneybreast is further evidence of structural movement.

5.3.23 There was a fireplace at the far end of the room (Nene Quay end) with a cast iron grate and decorative surround (Plate 23). Probably dating to the 19th century when one-piece cast iron fireplaces were commonly available to order via catalogues and the low grate indicates a time when coal was more affordable and readily available. There was remnant of a green and dark cream colour paint scheme and a wooden cupboard has been created in the recess on the left of the chimneybreast.

5.3.24 Several layers of patterned and floral wallpapers were noted on some sections of wall (Plate 24), the earliest of which, a pattern with deep, rich coloured print may date to the 1880s and be representative of the Arts and Crafts style of the period, similar to that of William Morris. The latest paper in this sequence combining a floral motif with geometric pattern may date from the 1930s (Hendon, 2018).

5.3.25 The partition wall on entering the room is constructed from timber boards and papered over (plate 25). This may suggest that this room as been created within the larger area at the top of the staircase and with the insertion of a fireplace, this may have been to create a bedroom, possibly during the 19th century. On investigation of the paper over this panel, a sequence of two earlier patterned papers was revealed, neither of which were noted on the wall in the location noted above (plate 25b).

5.3.26 Closer inspection of the fenestration reveals a two part sliding sash timber framed windows; four over four panes on the left and six over six panes on the right (plate 26). The opening is splayed allowing maximum light into the room. Beneath the cill, the window recess continues to the floor – possibly indicating a wider opening originally for loading door. Layers of whitewash and paint on the external wall made it difficult to confirm this. A Bakelite light switch was also noted in this room.

F3

5.3.27 This room was accessed from the first floor central landing/hallway, turning to the left when reaching the top of the stairs at first floor level and measured approximately 4.64m by 2.80m. The wooden floorboards were exposed and ran in the direction of the length of the building and the ceiling covered with lath and plaster and painted white. A chair rail ran around the two longest walls with an orange paint on the plastered wall above and a brown paint below, possibly to imitate wooden panelling (plate 27).

5.3.28 At the far end of the room was a wooden panelled partition wall with two doors, the one on the left was a four panel door providing access to the former part of the building that collapsed as well as to the ground floor (G3), and the door on the right comprising two panels on the lower half and nine glass panes above provided access to the ground and second floor (Plate 27). Unfortunately due to rotten floorboards, flying pigeons and uncertainty regarding stability, closer inspection of the area beyond these doors was not possible. Above the doors was a nine pane window too allow for additional light into the space beyond.

5.3.29 At one end of the room to the right of the entrance door is a fireplace with cast iron hob-grate with a stone surround which had been painted, possibly to resemble the colour of wooden panelling in the rest of the room (plate 28 and 29). This example probably dates to the late 18th or early 19th century and the hobs which are the solid parts on the side of the basket, allowed for pots or kettles to be heated up on their tops (Yorke, T, 2007a). Interestingly the timber surround spanned the full width of the chimneybreast yet the overmantle shelf only spanned the width of the opening.

5.3.30 On the left of the fireplace is the door to enter the room which was a four-panelled door with brass knob handle, above was a small cupboard/two-shelf unit with curved or wavy shelf edges. On the right side of the chimney breast is another cupboard/shelving built into the recess, again with wavy shelf edges.

5.3.31 Closer inspection of the window in this room revealed a wooden framed vertical 16 pane sliding sash with 8 over 8 pane arrangement (plate 30). Most of the panes had been broken apart from the upper four which had decorative etched glass and where some glass remained in the panes beneath these panes were sandblasted. This may indicate this room was a living space and privacy was required from activities in the out buildings opposite.

Second Floor (Figure 27)

5.3.32 The second floor was accessed via the central staircase or via the staircase at the High Street end of the building (Figure 27).

S1 (Stairs and landing)

5.3.33 The area at the top of the stairs central to the rear building provides access to two rooms on either side (S2 and S3) (Figure 27). At the time of the survey it had exposed timber floorboards running in the direction of the length of the building. This area measured around 0.92m by 3.31m.

5.3.34 A winder closed-string staircase provides access from the first to the second floor (plate 31). The wall on the left on ascending the stairs was plastered and painted and the space on the right had been enclosed with wooden panel (Plate 32). There was wooden hand rail with turned wooden balusters and curved handrail.

5.3.35 Significant damage caused by water ingress from the roof could be seen at the top of the stairs revealing the lath and plaster ceiling (Plate 33).

5.3.36 On the wall opposite the top of the staircase was a timber-framed fixed arched window as noted on the south-western exterior elevation (plate 34). The widow had thin glazing bars and would have allowed light into the central staircase area. The length of the recess for the window continued to the floor and the outer edge of the plaster included a moulded detail.

S2

5.3.37 This small room was accessed from the second floor central landing/hallway,

turning to the right when reaching the top of the stairs at first floor level and measured approximately 2.45m by 2.45m. The floorboards were exposed and ran in the direction of the length of the building (plate 35).

5.3.38 This small “room” appears to have been created with timber boards which did not run to ceiling height. It appears to have been inserted to create an additional room or storage space.

S3

5.3.39 This room was accessed from the second floor central landing/hallway, turning to the right when reaching the top of the stairs. It measured approximately 4.14m by 3.54m and the floorboards ran in the direction of the length of the building and areas of the plaster ceiling had fallen down revealing the laths above (plate 36).

5.3.40 As with the room directly below (F2), there was evidence of the slope towards the south-west elevation and cracking on the right of the chimneybreast further supports the suggestion of structural movement (plate 37).

5.3.41 There was a bricked up fireplace left of centre on the chimneybreast (plate 38). Although difficult to ascertain any detail of the bricks used, they appear to be unfrogged gault bricks. There was also a brick hearth in front of the opening and the timber edging around the floorboards would suggest this was an original feature.

5.3.42 The walls and ceiling were all covered with wooden battens and hooks (plate 36) which were added following the sealing of the fireplace opening. The battens appear to be machine sawn timbers which are joined on corners with dovetail joints. The purpose of these battens is unknown, however when speaking with the former resident Mrs Tysterman mentioned a hook room where, presumably meat hooks were stored.

5.3.43 The walls were plastered/lime washed and where sections of the plaster had failed, a decorative stencilling or stamping was revealed (plate 39). This may have been a more affordable alternative during a period when wallpapers and

coverings were expensive.

5.3.44 The sequence of stencilling followed by plastering and battens would suggest this was a residential space prior to the fireplace being sealed and the room given over to storage.

S4

5.3.45 This room was accessed from the second floor central landing/hallway, turning to the left when reaching the top of the stairs. It measured approximately 6.97m by 3.23m and the floorboards ran in the direction of the length of the building (plate 40). The ceiling in this room has been repaired and consisted of plasterboard ceiling panels. In one corner, significant damage from water ingress had caused the some ceiling board collapse and that area of the room was considered unsafe to enter due to damage to the floorboards below.

5.3.46 At the far end of the room (towards the High St end) was access to the staircase from the first floor below (plate 40). The opening was surrounded by a plain wooden baluster and post. This area was not safe to inspect more closely.

5.3.47 The walls were plastered and painted with a floral white and yellow wallpaper peeling from the surface. Behind the wallpaper, evidence of an orange painted scheme was noted (plate 41). A Bakelite electric light switch mounted on wood block was noted on the wall – typically dated to the 1920s/30s.

5.3.48 The room was entered through a four-panelled wooden door with brass handle and lock (plate 42). To the immediate left on entering was a fireplace comprising iron hobgrate, the same but slightly narrower than that recorded in F2 below with a wooden surround and an iron overmantle shelf resting on iron brackets (plate 43). Similar hobgrates date to the late 18th or early 19th century (Yorke 2007a).

5.3.49 The window was badly damaged and mostly concealed behind plastic sheeting but as recorded on the external elevation is was a two-part wooden-

framed vertical sliding sash in a 4 over 8 pane arrangement.

Roof (no plan provided)

5.3.50 The opening was located within the landing area at the top of the stairs on the second floor. The roof space could not be safely accessed, however photographs were taken and a description of the structure has been taken from these.

5.3.51 Although it was not possible to measure the roof space, it is assumed that it spans the full length and width of the building making it approximately 14.20m long and 3.90m at its widest point.

5.3.52 The central exposed brick chimney stack was photographed and appears to show red, orange and buff coloured handmade bricks bonded with a cream coloured mortar (plate 44).

5.3.53 Images suggest the building has a collar roof with a tie member to connect the rafters higher up the slope. There is also suggestion of repair at the south-eastern end of the building evidenced by replacement machine sawn upright timbers (plate 45).

6 DISCUSSION & CONCLUSIONS

6.1 Discussion

- 6.1.1 Cartographic evidence indicates that there was a building on this site in existence from at least 1830. The location and dimensions of the building shown on the 1830s map matches that of the existing structure which would suggest it is likely to be the same one. The absence of a structure in this location and the adjoining structure fronting Nene Quay on the 1850 map is more likely to be incomplete mapping as opposed to the building not being in existence at this time, both of which are represented again in the 1853 map. Subsequent maps reveal very little about the building itself other than that it collapsed by the late 1980s.
- 6.1.2 The late 19th century maps show a clear distinction between this structure and that adjoining continuing to Nene Quay and this is supported by the differences noted in the roof heights on the south west and north east elevations.
- 6.1.3 Internal evidence reveals more about the dating and development of the building at the rear of 24 High Street. The earliest dated features are the hobgrates and turned balusters on the central staircase which likely date to the late 18th/early 19th century. This date for construction would also correspond with the brickwork with noted on the south-west elevation with horizontal pressure marks indicating a date of post 1780.
- 6.1.4 Alterations internally including the 19th century fire place and the creation of rooms may indicate such changes took place around this time to create more domestic living spaces at the Nene Quay end of the building. If this part of the building was used partly as a warehouse as indicated in the documentary evidence, then one end (the Nene Quay end) may have been given over to storage, the presence of what may have been a wide loading door in F2 supports this suggestion. The location of the more high status fireplaces and wooden panelling on walls at the High Street end would make sense if this end of the building, attached to the High Street part of the property was used for residential and the Nene Quay end for storage. It was common during the

late 18th and early 19th centuries for storage of goods to be kept under the close watch of traders and the description of the “fancy dealer” and later “London and Sheffield Warehouse” in the mid-19th century would support this.

6.1.5 The insertion of the two large coldstores/refrigerators on the ground floor are believed to be associated with the High Street shops use as a butchers. The addition of these stores within two prominent ground floor rooms would indicate this part of the building was no longer required for domestic occupation. Further evidence of this was noted on the second floor where a fireplace had been bricked up and battens attached to all walls of the room.

6.1.6 Without the existence of the High Street part of the building which collapsed, it is difficult to ascertain if the two parts were contemporary, however, the awkward arrangement of access between the two parts of the building and basement noted within the courtyard might suggest the rear building was formed around the existing earlier structure. The separate rear stairs arrangement providing access within the rear part of the building only also suggests some separation. The listed building description of 24 High Street prior to collapse described the building as early 18th century – assuming this to be correct, evidence recorded would indicate the building at the rear was added on approximately a century later.

6.2 Conclusions

6.2.1 The building at the rear of 24 High Street represents a good example of a late 18th or early 19th century warehouse associated with the former early 18th century property which was once located on the High Street.

6.2.2 Evidence recorded suggests that this building was a later addition to the High Street building, the nearest half of the building was used for additional residential use and the other half for storage of goods either for the High Street shop or for trading with close and easy access to the river on Nene Quay at the end of the narrow alleyway at the rear.

6.2.3 This part of the town retains a number of warehouses and buildings which link the High Street and the river on Nene Quay and this is a good example of a

structure which represents Wisbech's 18th and 19th century commercial and trading heritage.

7 ACKNOWLEDGEMENTS

7.1.1 The author would like to thank Robert Bell, curator at the Wisbech and Fenland Museum for his assistance during the background research. The author would also like to thank Vicki Wittingstall for her assistance with on-site recording (including keeping the pigeons at bay) and Wendy Lake for providing the location maps for Figures 1 and 2. Thanks also to Dallas_Pierce_Quinterro for supplying the drawings used in Figures 23 - 27. The author managed the project and undertook all site recording work, background research and illustrations. Finally thanks to Christine Tysterman who very kindly shared her family photos and memories of growing up at 24 High Street.

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Withey, A. 2017 Warehouses and Shopping in Georgian England (online resource) dralun.wordpress.com/2017/02/08/warehouses-and-shopping-in-georgian-england/)

Yorke, T. 2007a Georgian and Regency Houses Explained

Yorke, T. 2007b The Victorian House Explained

8.2 Original Documents

Description	Date	Document Reference
"A Plan of that part of the town of Wisbech and the river which lies between Goslings Corner and the Lime Kilns.." by William	1772	Supplied by the Wisbech and Fenland Museum

Elstobb		
Woods Plan of Wisbech	1830	Digital Image supplied by WFM
Uttings Map of Wisbech	1850	Digital Image supplied by WFM
Wisbech Board of Health Map	1853	Digital Image supplied by WFM
Valuation of Wisbech St Peter	1865	WFM ref unknown
Wisbech Town Plan (1:500) Ordnance Survey	1887	n/a
1 st Edition Ordnance Survey Map (10.56 feet to 1 mile)	1889	OS VII.3.19 South Ward
Photograph, High St, Late 19th Century, showing butchers on right	late C19th	Wisbech and Fenland Museum ref MS248
1927 Edition Ordnance Survey Map (1:2500)	1927	n/a
Photograph of 23-24 High St, Wisbech by Geoff Hastings	1960s	Supplied by Andy Ketley with consent from the Hastings family
1967-69 Edition Ordnance Survey Map (1:2500)	1967-69	n/a
1989-90 Edition Ordnance Survey Map (1:2500)	1989-90	n/a

8.2.1

8.3 Websites Consulted

www.britishlistedbuildings.co.uk

www.highstreetwisbech.org.uk

www.oldhouseliving.com

www.dralun.wordpress.com/2017/02/08/warehouses-and-shopping-in-

APPENDIX 1: OASIS FORM

OASIS ID: taleynaf1-349633

Project details

Project name	Historic Building Recording at rear of 24 High Street, Wisbech, Cambs
Short description of the project	Historic Building Recording at the rear of 24 High Street, Wisbech, Cambridgeshire. Recording equivalent to HE Level 2 prior to demolition.
Project dates	Start: 23-04-2019 End: 23-05-2019
Previous/future work	No / Not known
Any associated project reference codes	F/YR19/0257/F - Planning Application No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Other 15 - Other
Monument type	BUILDING Post Medieval
Significant Finds	BUILDING None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	CAMBRIDGESHIRE FENLAND WISBECH Rear of 24 High Street, Wisbech
Postcode	PE13 1DE
Study area	50 Square metres
Site coordinates	TF TF46000 0968752

Project creators

Name of Organisation	Taleyna Fletcher
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)

Project design originator n/a

Project director/manager Taleyna Fletcher

Project supervisor Taleyna Fletcher

Type of sponsor/funding Landowner
body

Name of sponsor/funding Fenland District Council
body

Project archives

Physical Archive Exists? No

Digital Archive recipient Wisbech and Fenland Museum

Digital Archive ID TBC

Digital Contents "Survey","other"

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

Paper Archive recipient Wisbech and Fenland Museum

Paper Archive ID TBC

Paper Media available "Drawing","Map","Plan","Report","Survey ","Unpublished Text"

Project bibliography 1

Grey literature (unpublished document/manuscript)

Publication type

Title Building at rear of 24 High Street, Wisbech, Cambridgeshire : Historic Building Recording

Author(s)/Editor(s) Fletcher, T

Date 2019

Issuer or publisher Fenland District Council

Place of issue or Fenland
publication

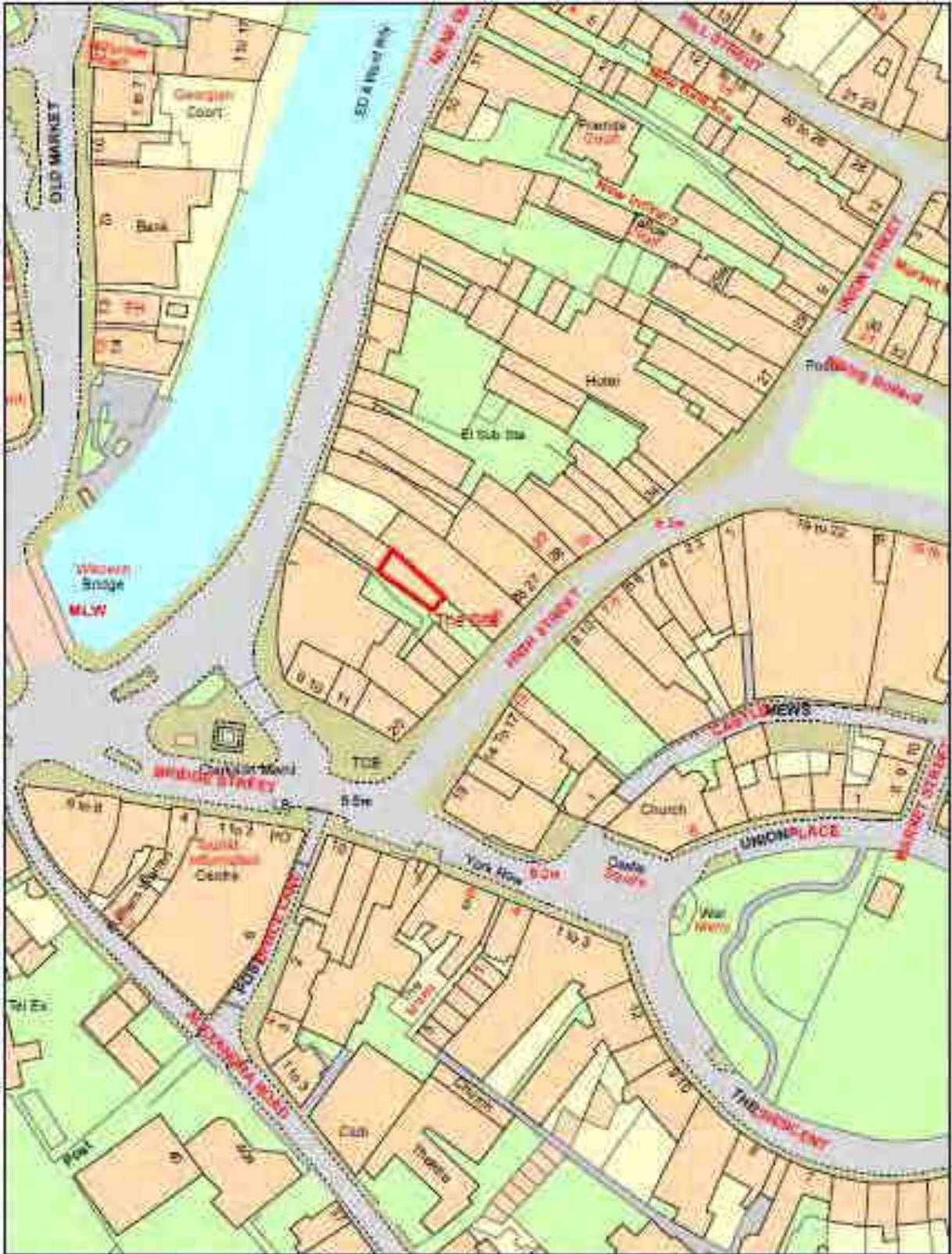
Description A4 document

Entered by Taleyna Fletcher (tfletcher@fenland.gov.uk)

Entered on 24 May 2019



Figure 1 Site Location (1:2000000, 1:250000, 1:20000)



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Figure 2. Detailed Site Location



Figure 3: Extract from Estobbs Map of Wisbech, 1772 showing approximate location of building surveyed (red)

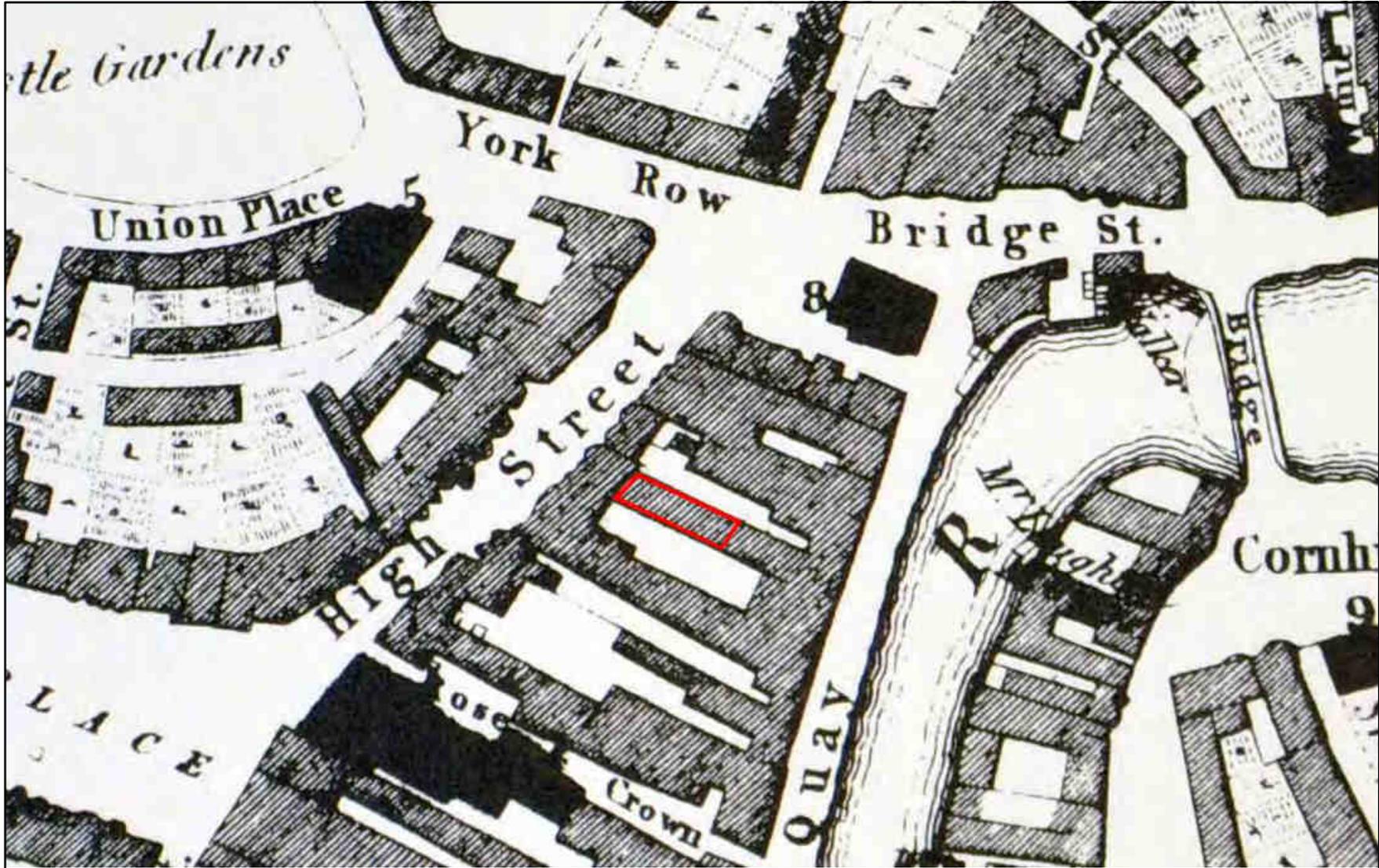


Figure 4: Extract from Woods Plan of Wisbech, 1830 showing location of building surveyed (red)

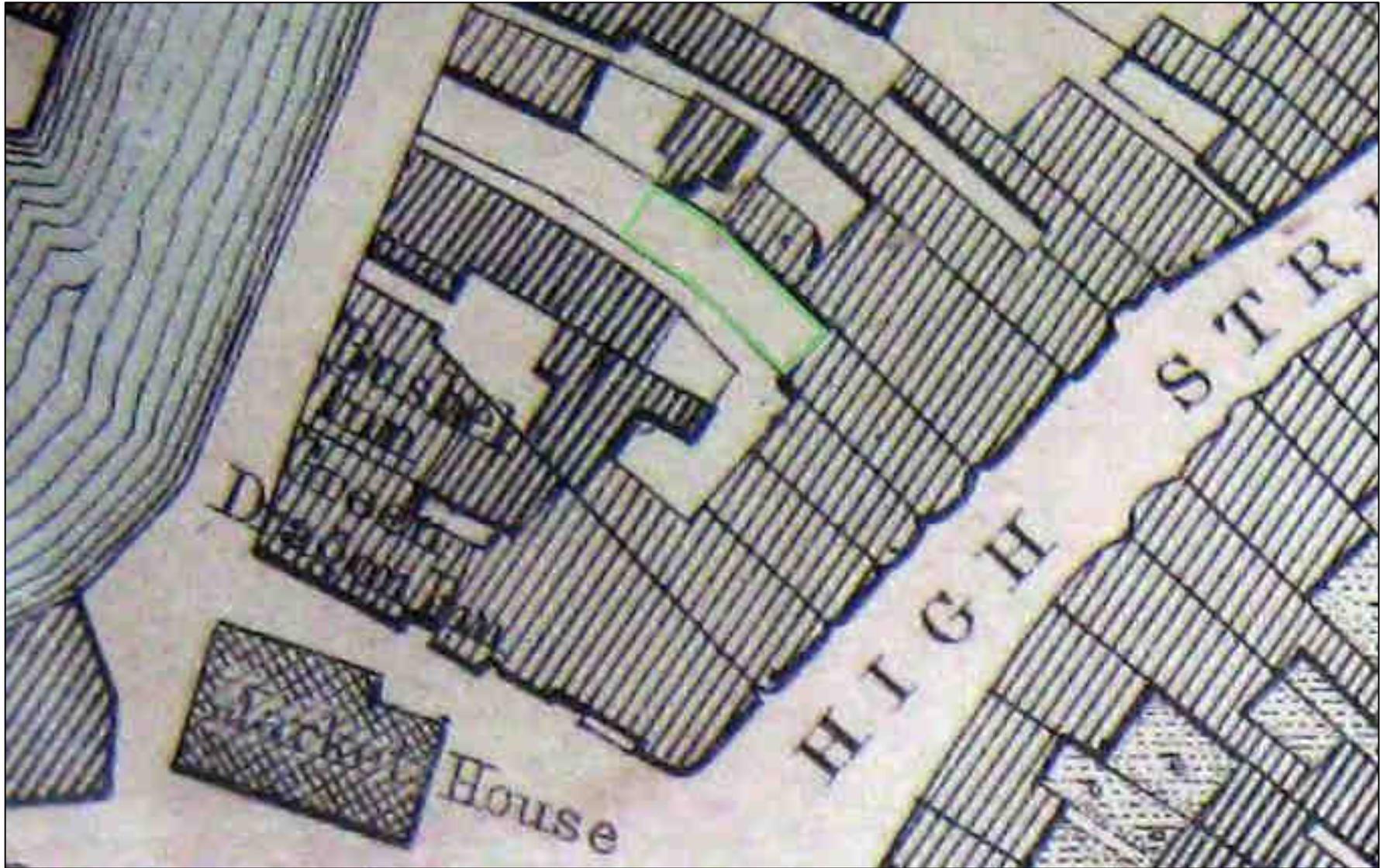


Figure 5: Extract from Uttings Plan of Wisbech, 1850 showing location of building surveyed (green)

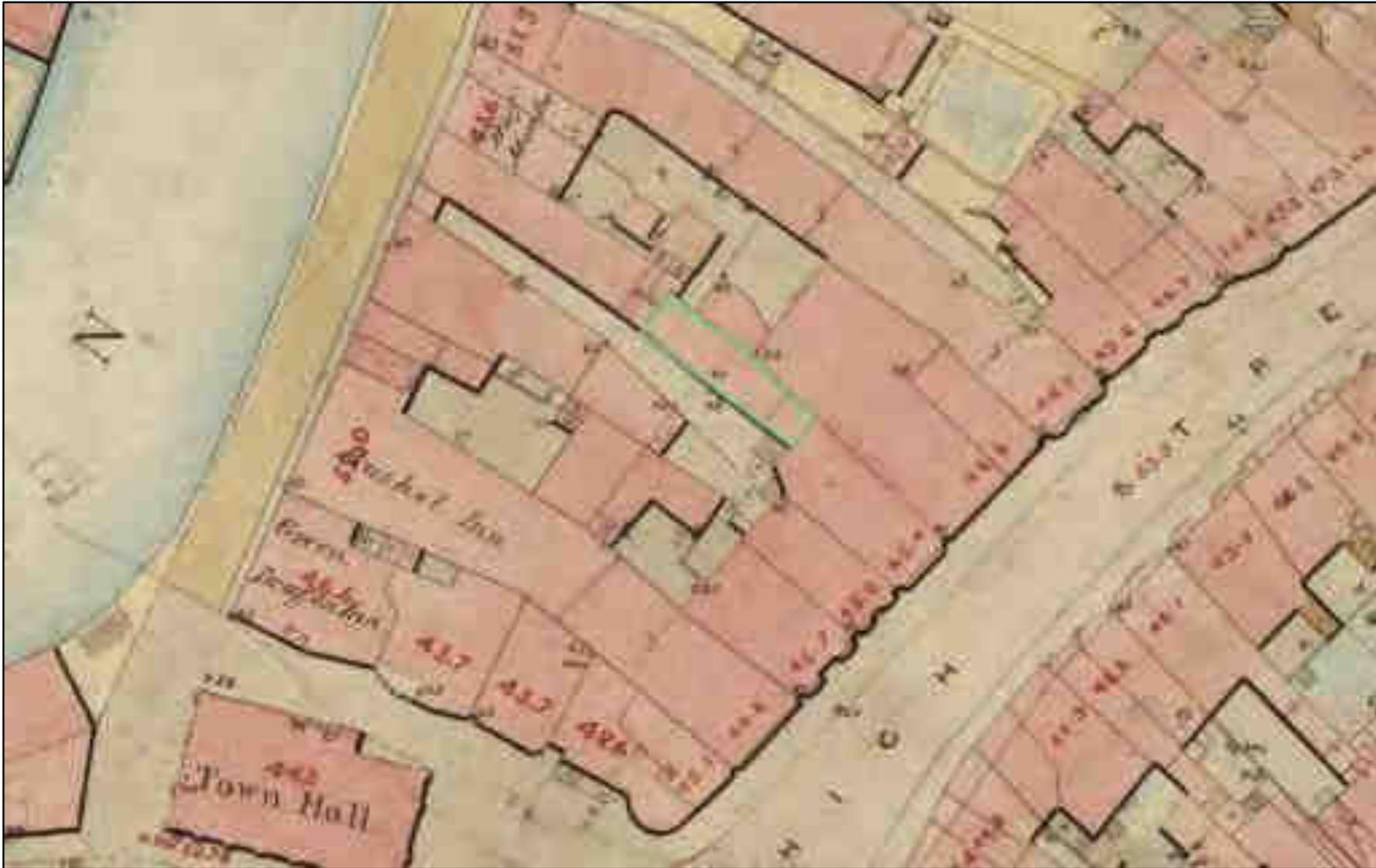


Figure 6: Extract from Wisbech Board of Health Map, 1853 showing location of building surveyed (green)

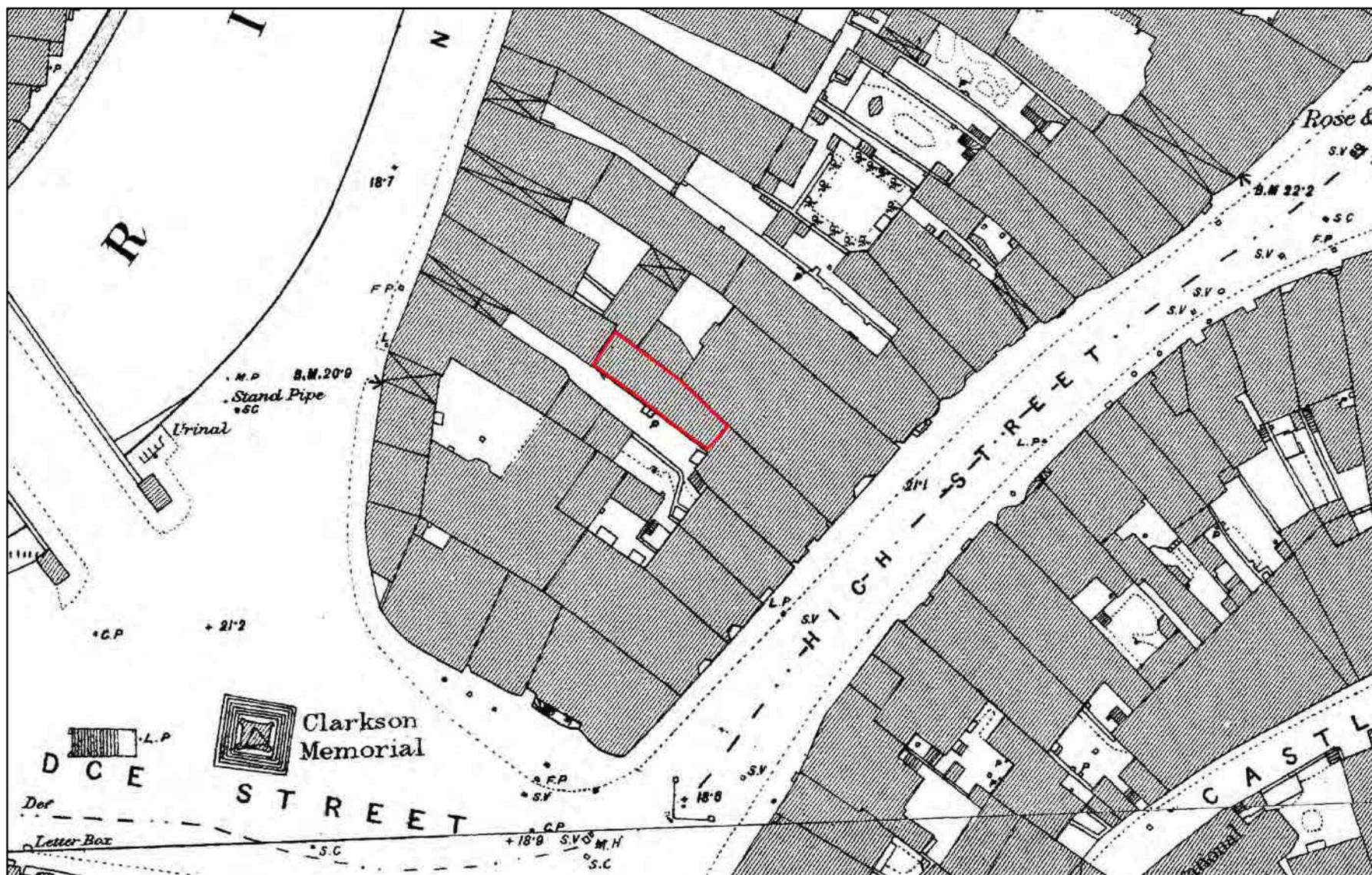


Figure 7: Extract from Town Plan, 1887, 1:500, showing location of building surveyed (red)

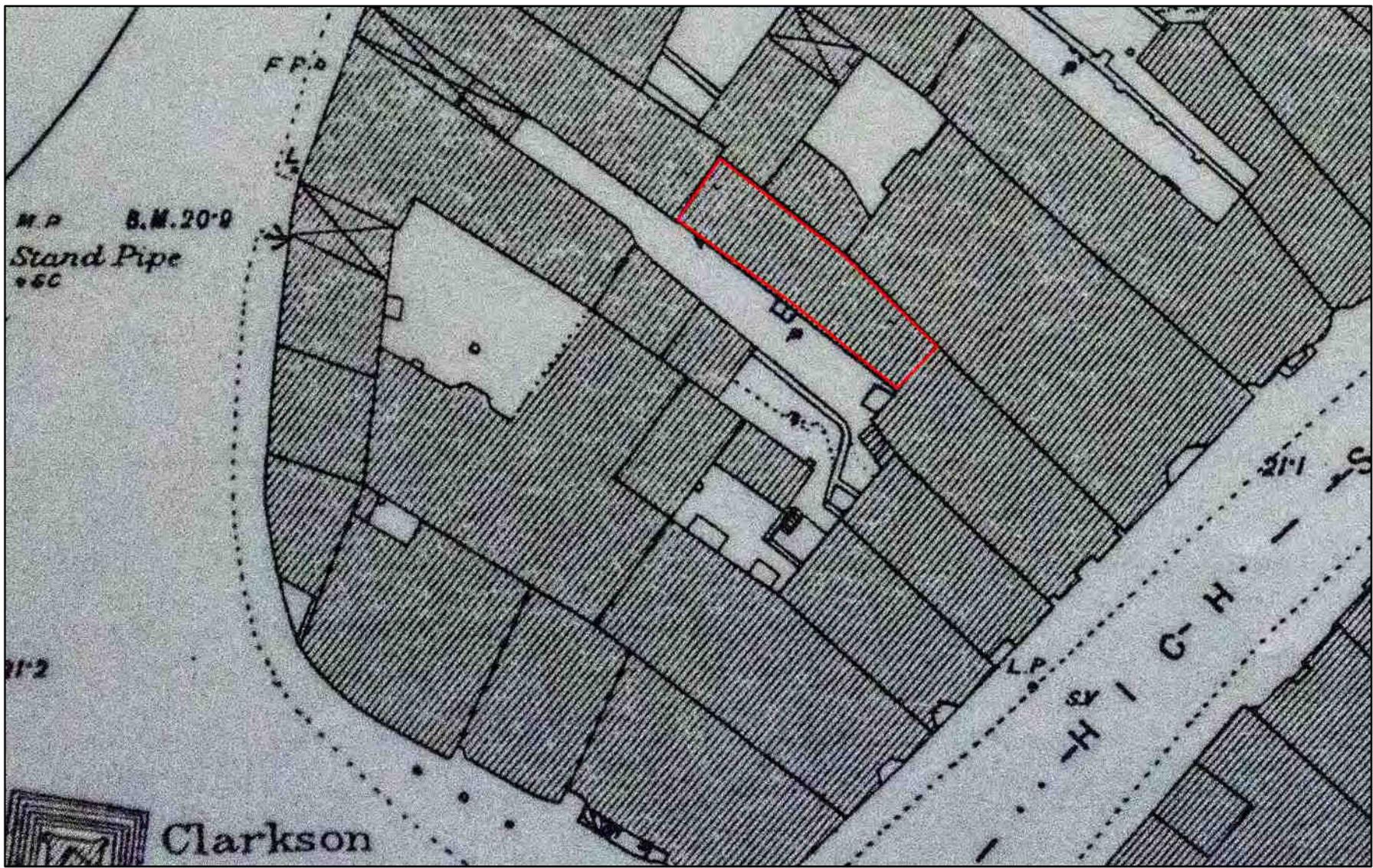


Figure 8: Extract from First Edition Ordnance Survey Map, 1889 (10.56 feet to 1 mile) showing location of building surveyed



Figure 9: Late 19th century photograph with 24 High St on far right (WFM ref MS 248)



Figure 10: Early 20th Century Postcard of Wisbech High Street



Figure 11: Late 19th Century Postcard of Wisbech High Street

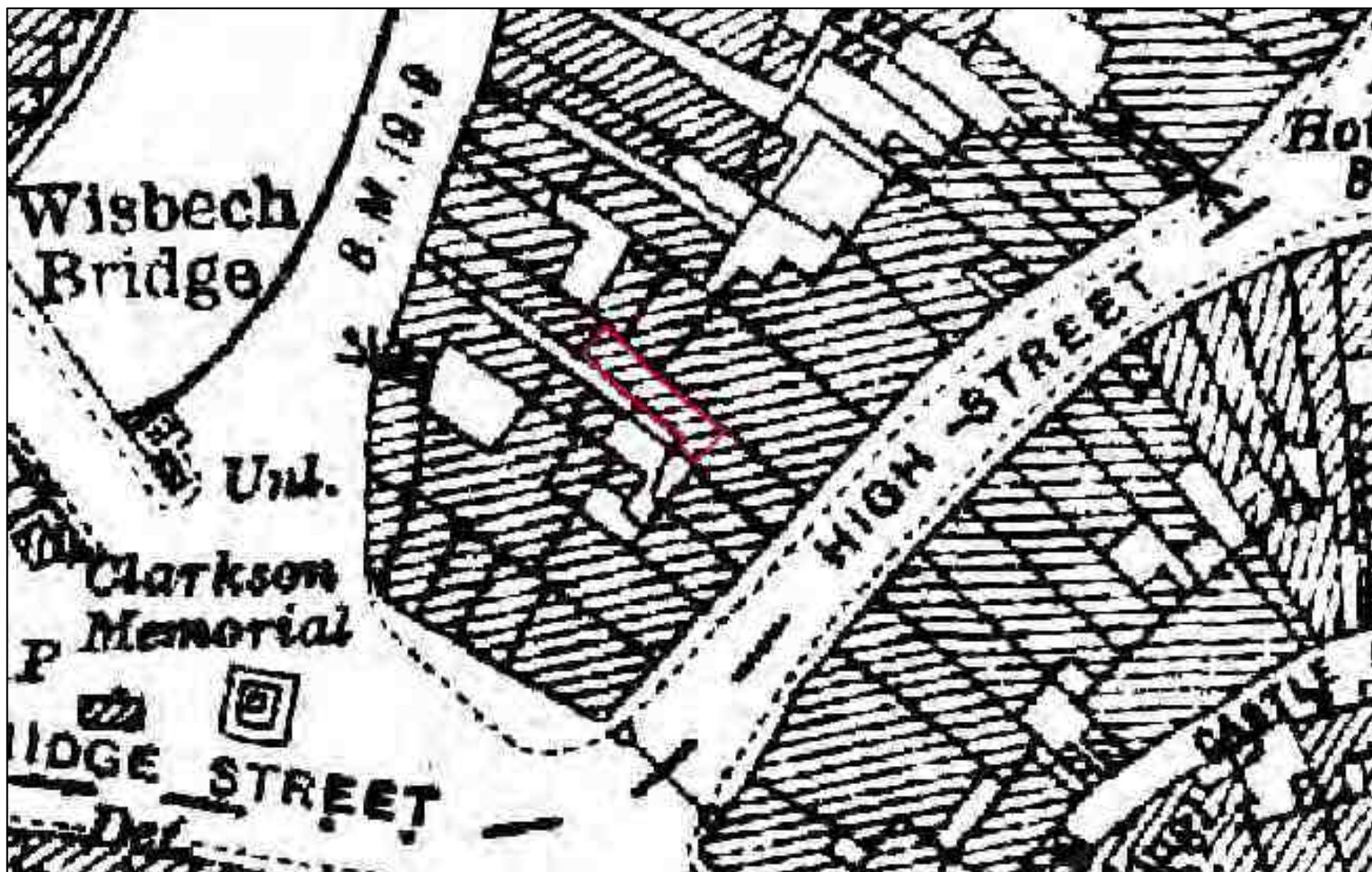


Figure 12: Extract from Ordnance Survey Map. 1927 (1:2500) showing location of building surveyed (red)



Figure 13: "May aged 13, 1920" taken at the rear of 24 High St (from C Tysterman)



Figure 14: "Uncle Walter, 1922" taken at the rear of 24 High St (from C Tysterman)



Figure 15: Christine Tysterman (nee Cook) as a child, taken at the rear of 24 High St (from C Tysterman)

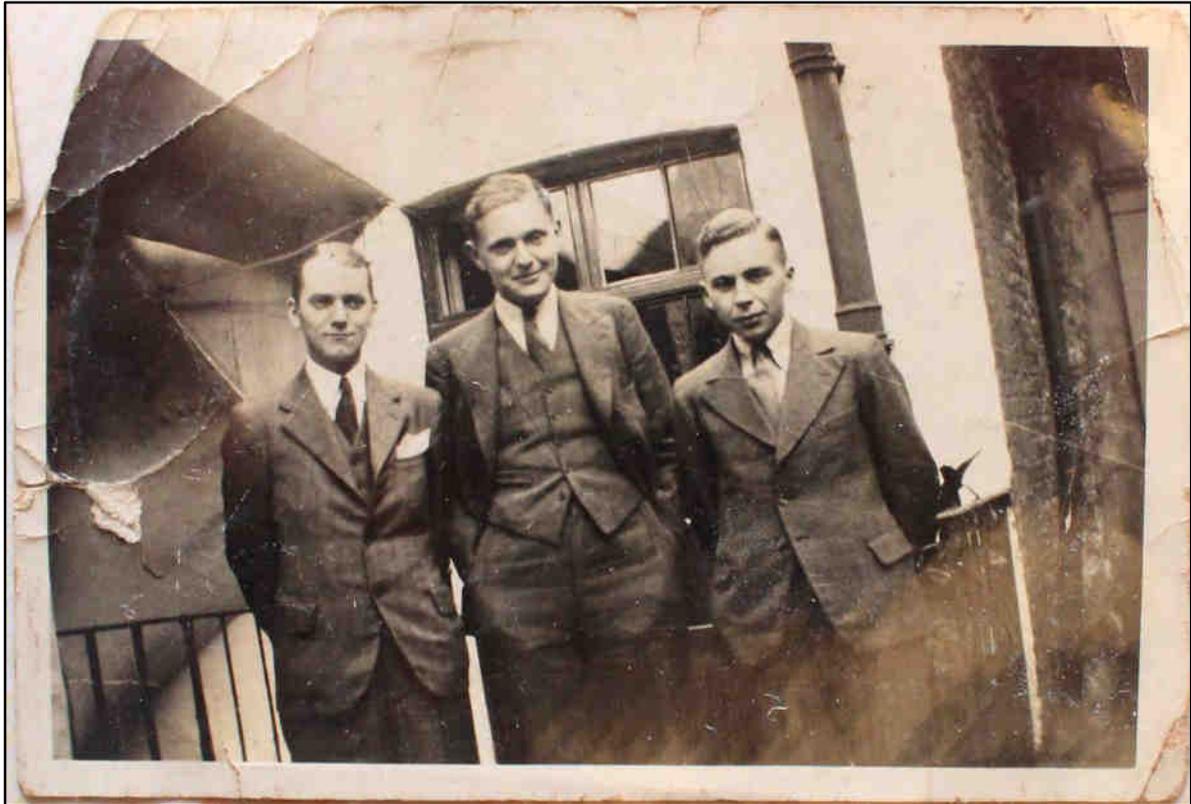


Figure 16: Unknown, undated, taken outside rear of 24 High Street (from C Tysterman)

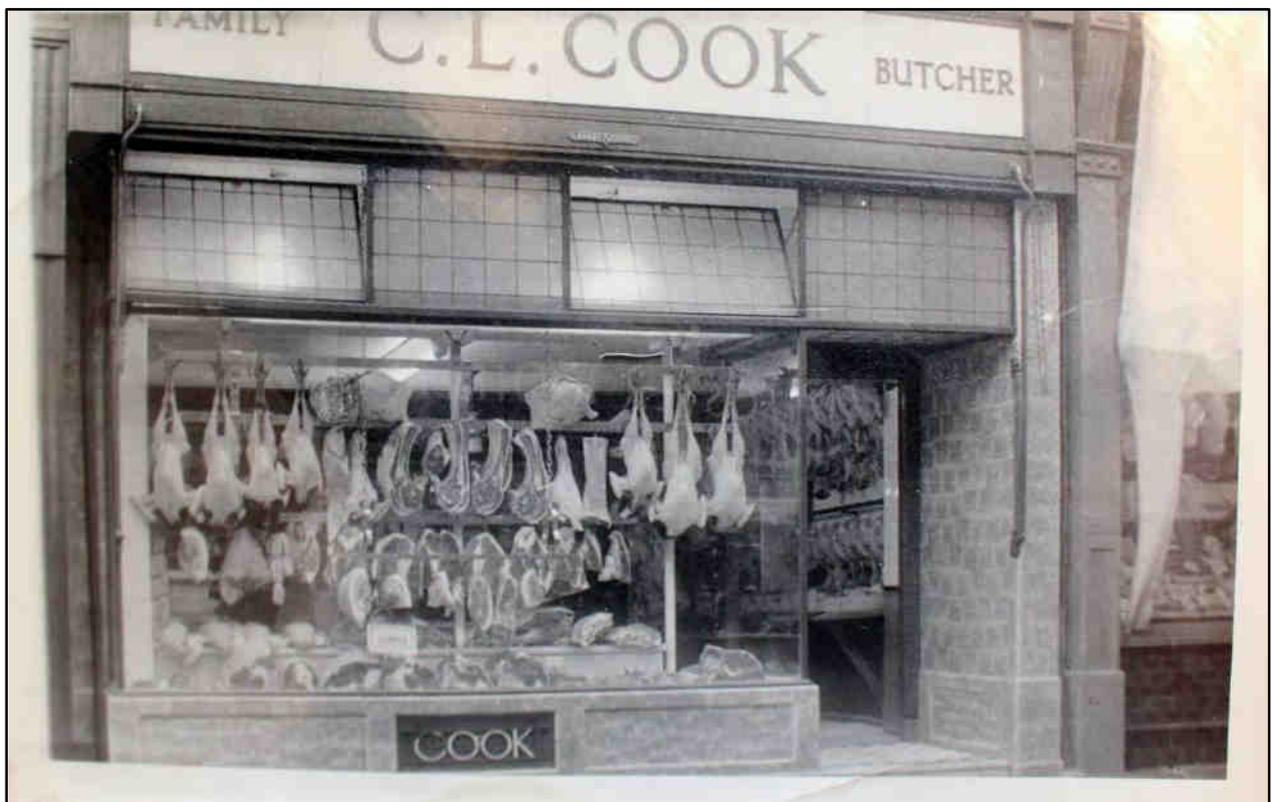


Figure 17: Cook Butchers, late 1950s (from C Tysterman)



Figure 18: No.s 22-25 High Street c. 1960 by Geoff Hastings

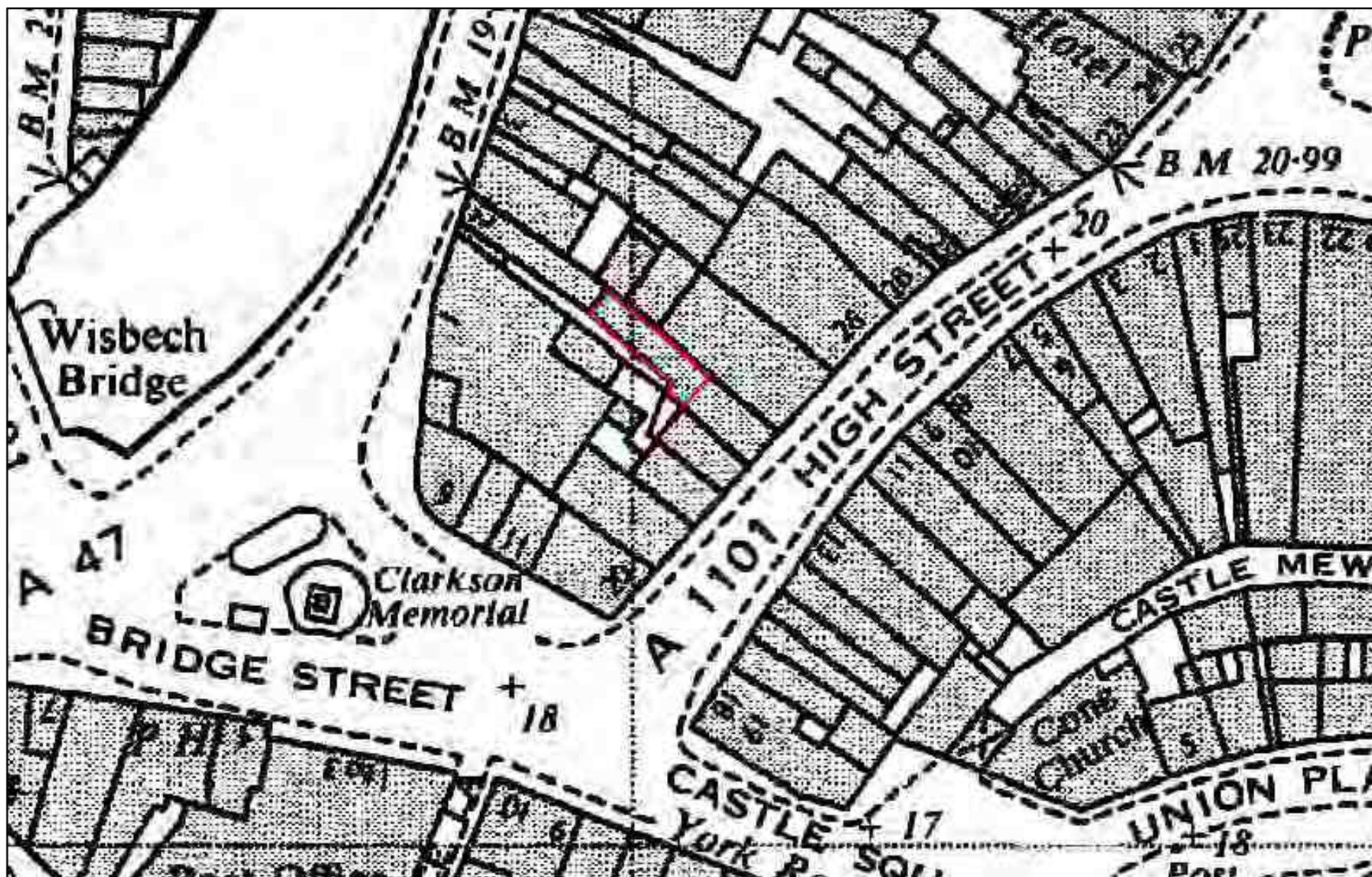


Figure 19: Extract from Ordnance Survey Map. 1967-69 (1:2500) showing location of building surveyed (red)

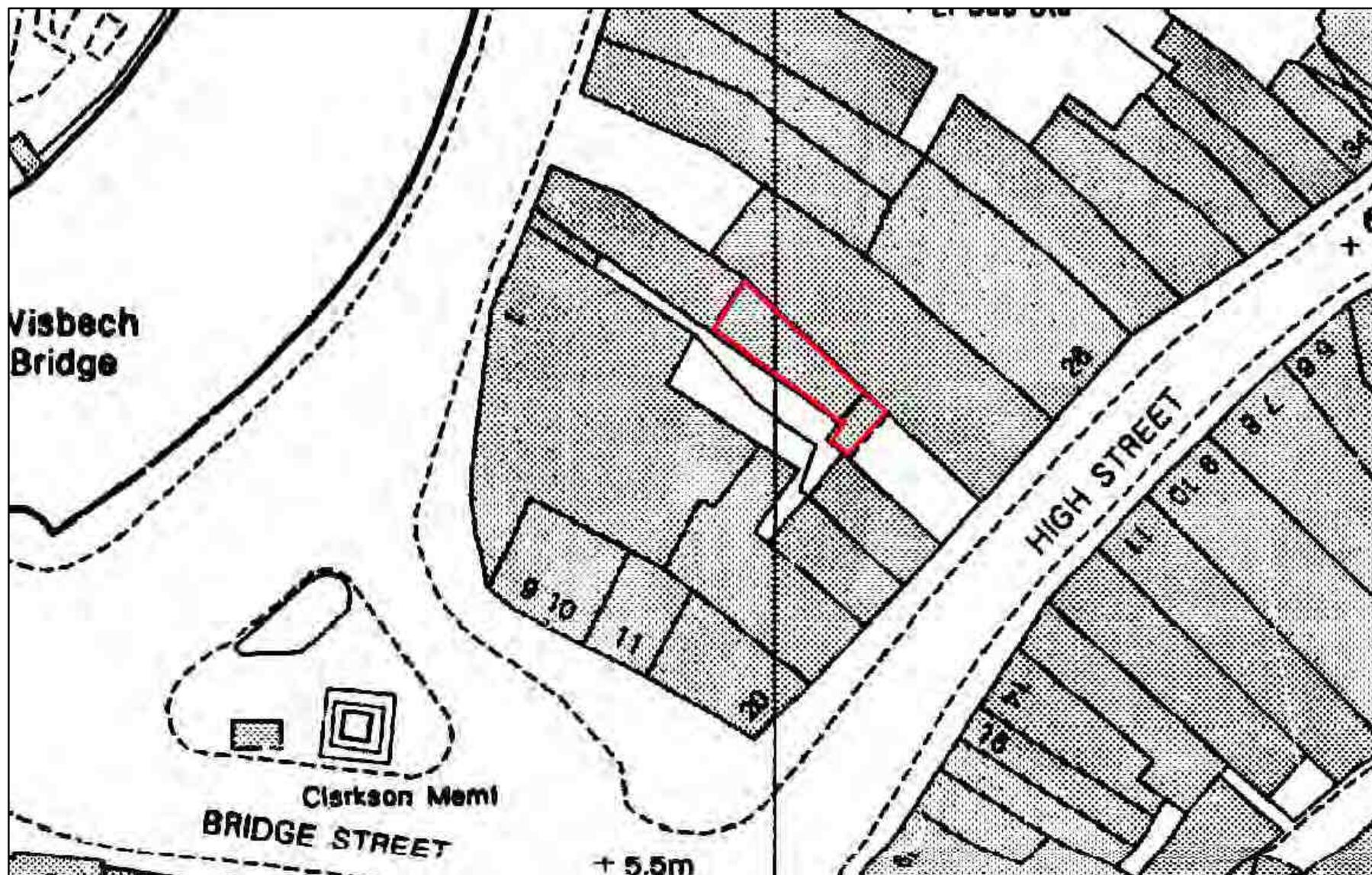


Figure 20: Extract from Ordnance Survey Map. 1989-90 (1:2500) showing location of building surveyed (red)



Figure 21: Newspaper coverage of the collapse of 24 High Street, Wisbech Standard, 13th May 1988



Figure 22: Photograph of demolition work (from A Humphrey, Humphreys Demolition)

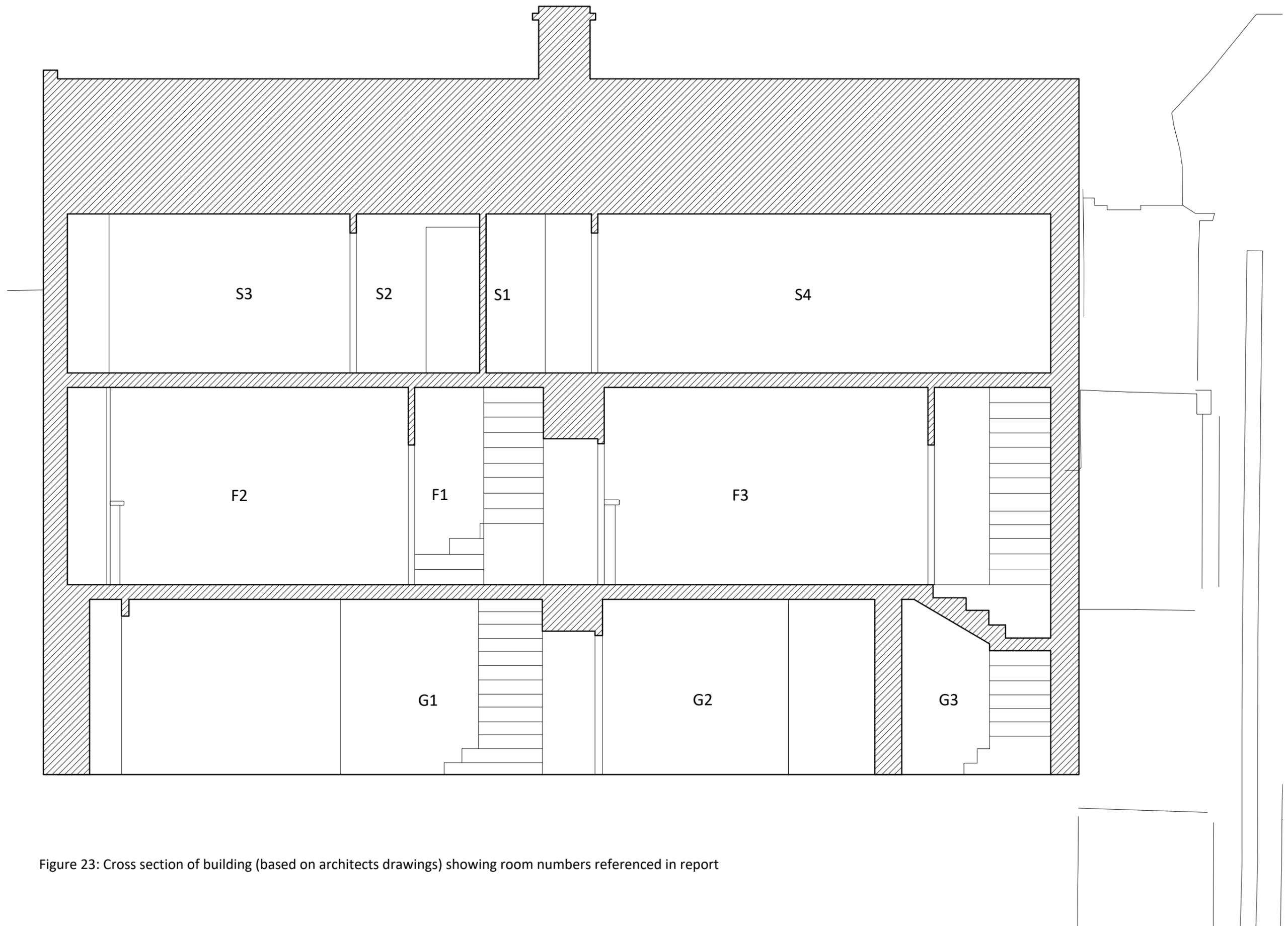


Figure 23: Cross section of building (based on architects drawings) showing room numbers referenced in report



Figure 24: South-west facing elevation (based on architects drawings)

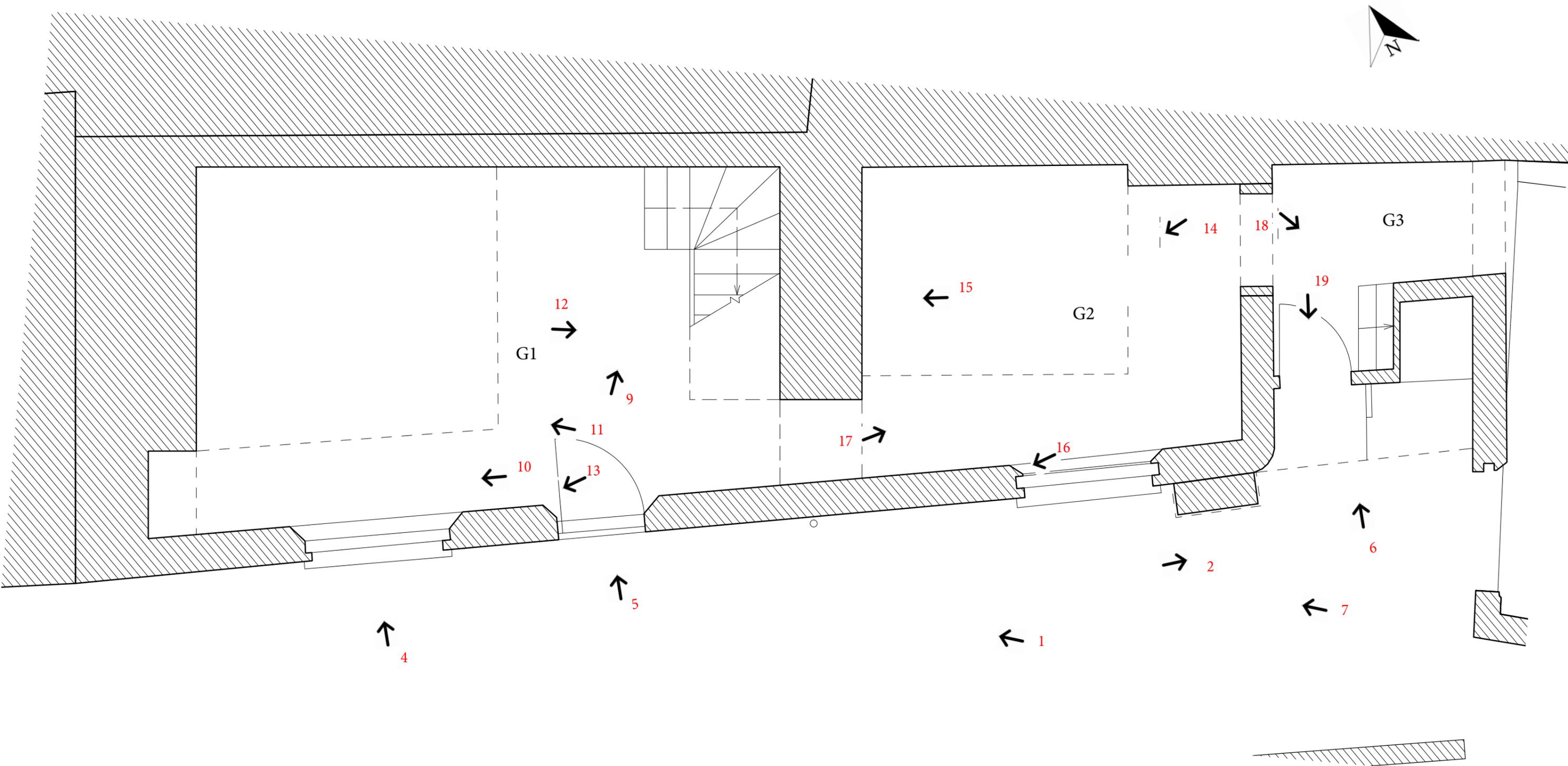


Figure 25: Ground Floor Plan showing room numbers and location of plates referenced in report (red)

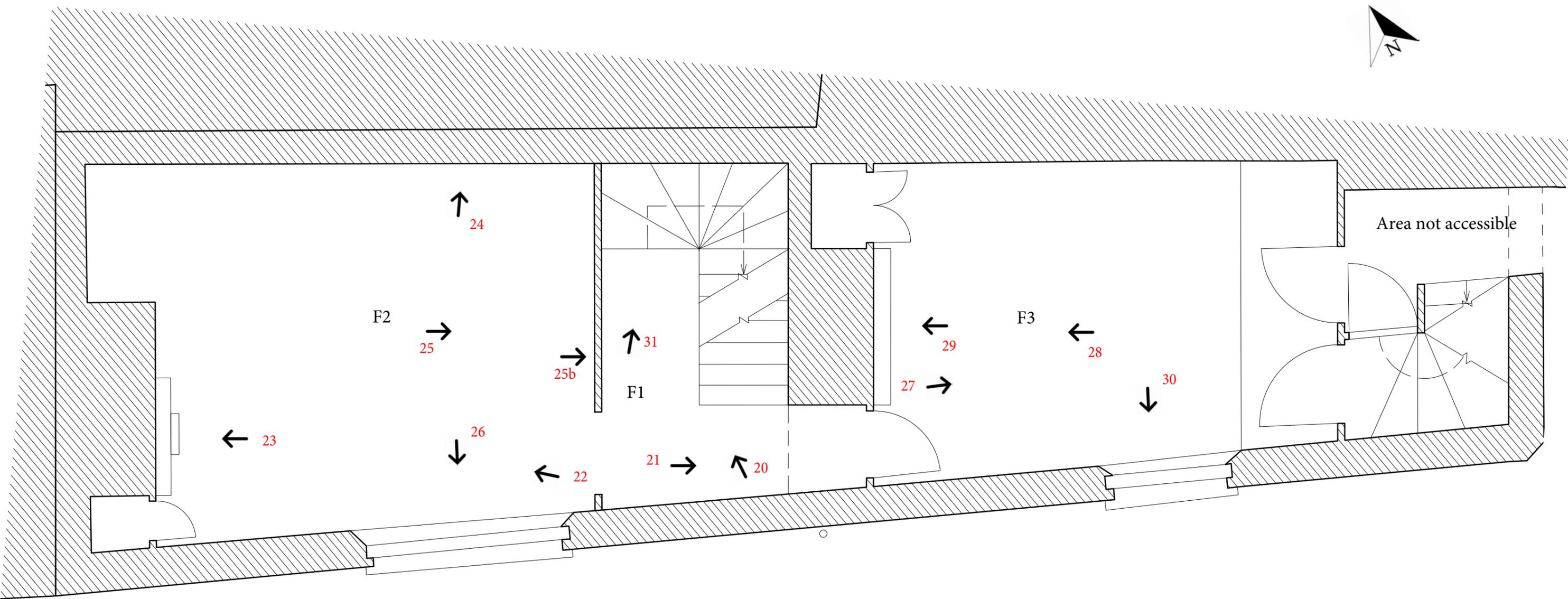


Figure 26: First Floor Plan showing room numbers and location of plates referenced in report (red)

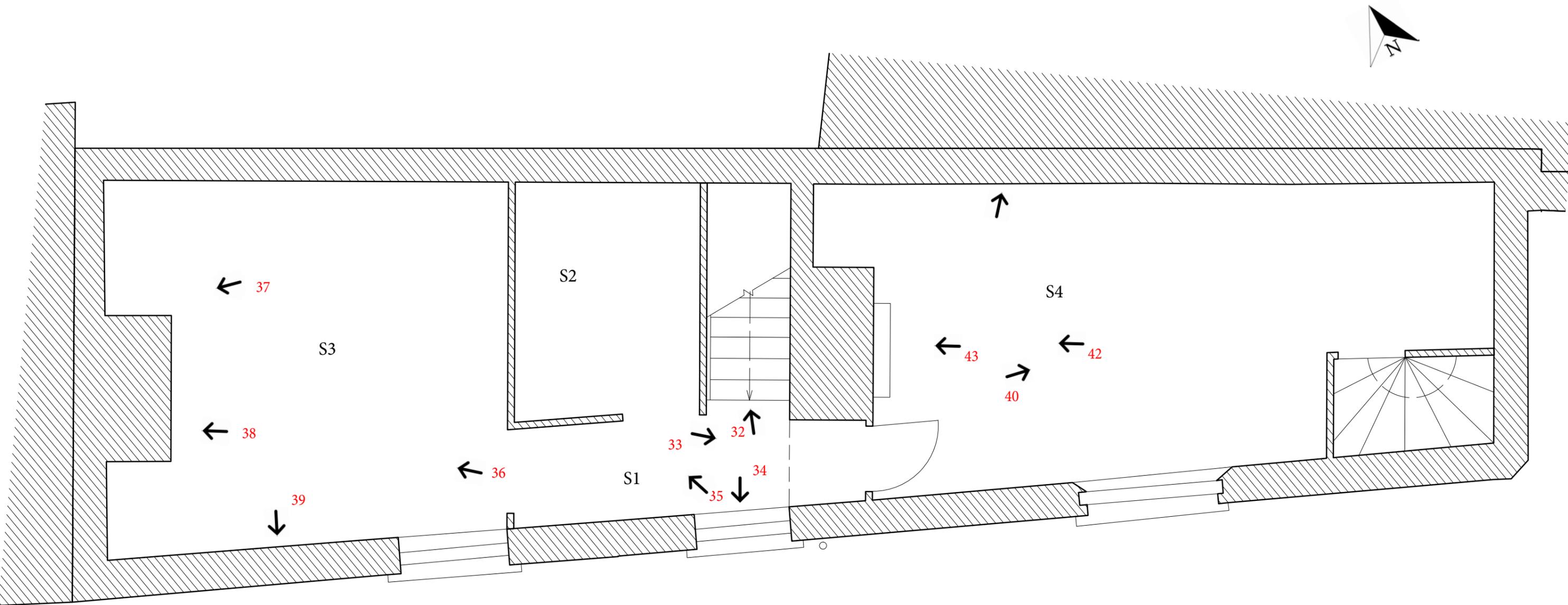


Figure 27: Second Floor Plan showing room numbers and location of plates referenced in report (red)

APPENDIX 2: PLATES



Plate 1: Courtyard looking towards alleyway to Nene Quay



Plate 2: Rear courtyard looking towards site of collapsed building



Plate 3: North-west facing elevation as viewed from rear of 25 High Street / Nene Quay



Plate 4: Window on south-west facing elevation



Plate 5: Entrance door (photo taken 2017 before door removed)



Plate 6: Entrance to rear building and access to basement of site of former building at No 24

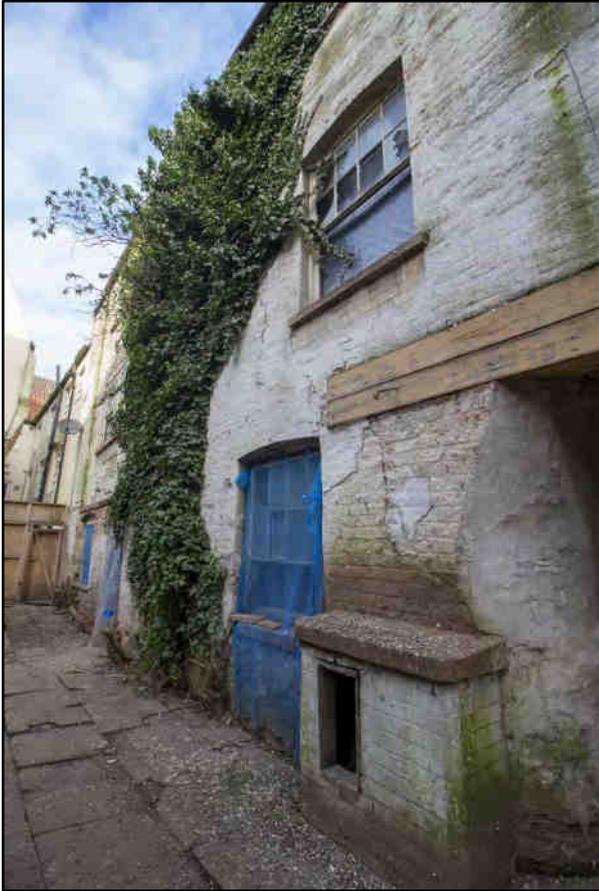


Plate 7: South-west facing elevation and courtyard looking towards alleyway to Nene Quay

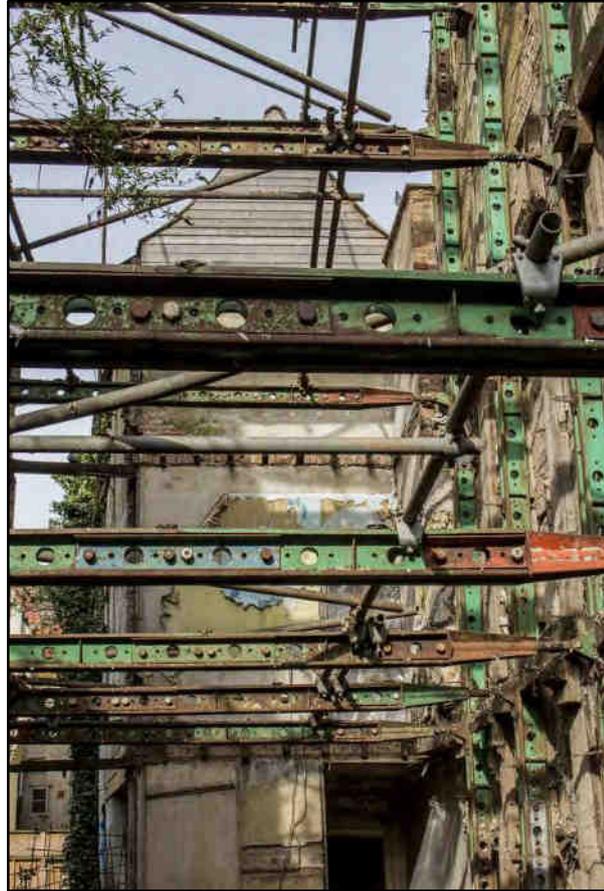


Plate 8: South-east facing elevation as viewed from High Street



Plate 9: Room G1



Plate 10: Narrow corridor area, G1

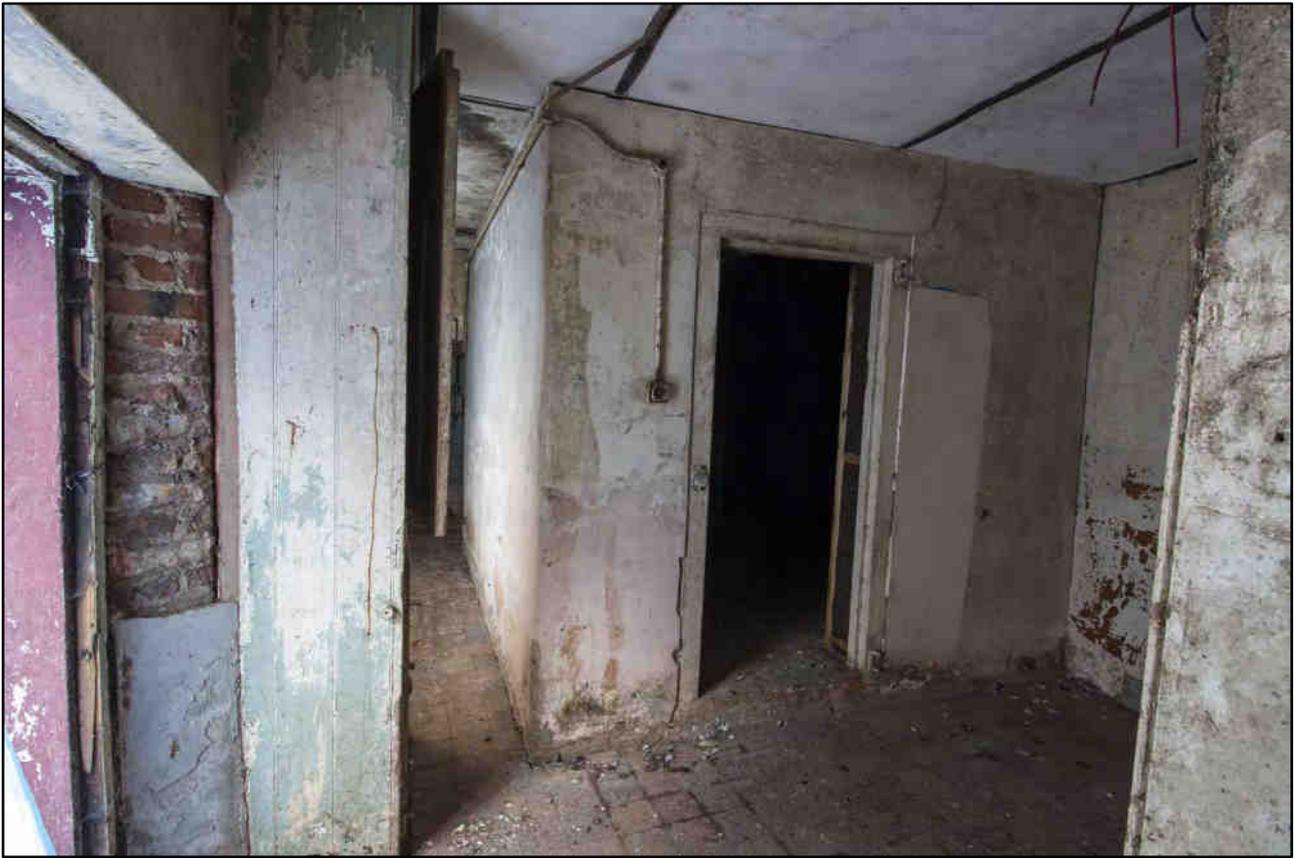


Plate 11: Cold store/refrigeration unit



Plate 12: Storage space beneath stairs, G1

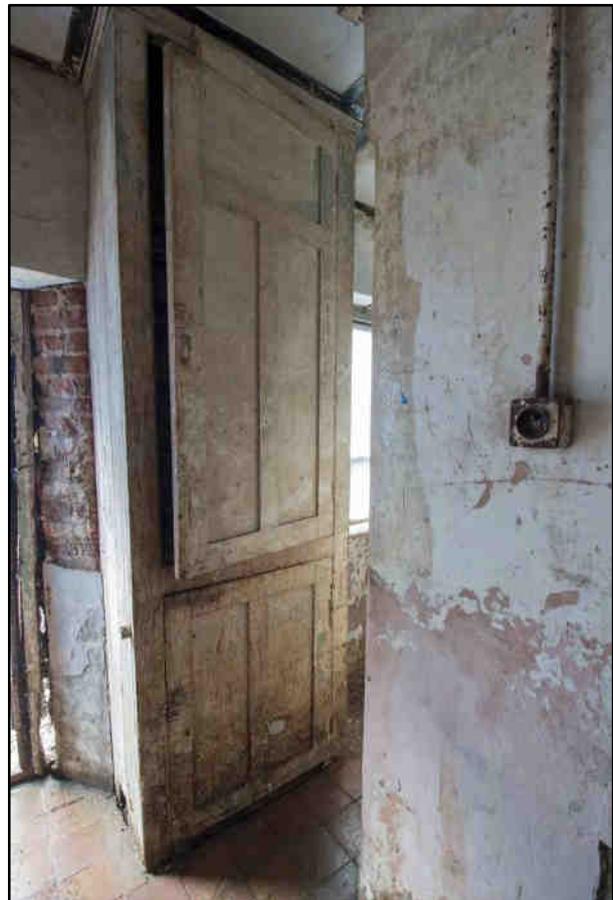


Plate 13: Cupboard, G1



Plate 14: G2



Plate 15: Hobgrate, G2



Plate 16: Rack pulley, G2

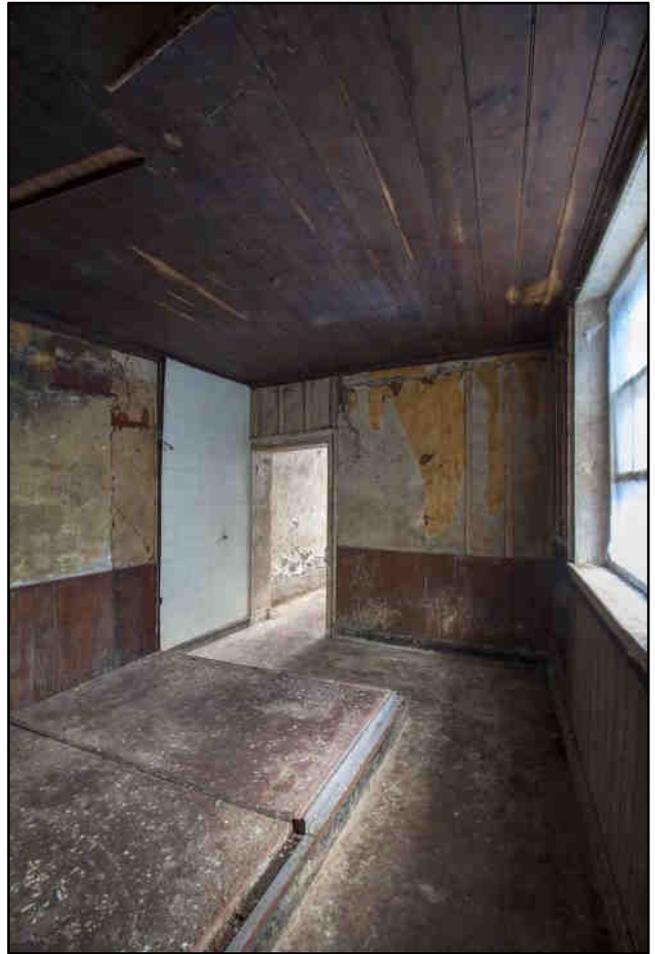


Plate 17: Cold store base and doorway leading to G3



Plate 18: Stairs leading to 1st floor, G3

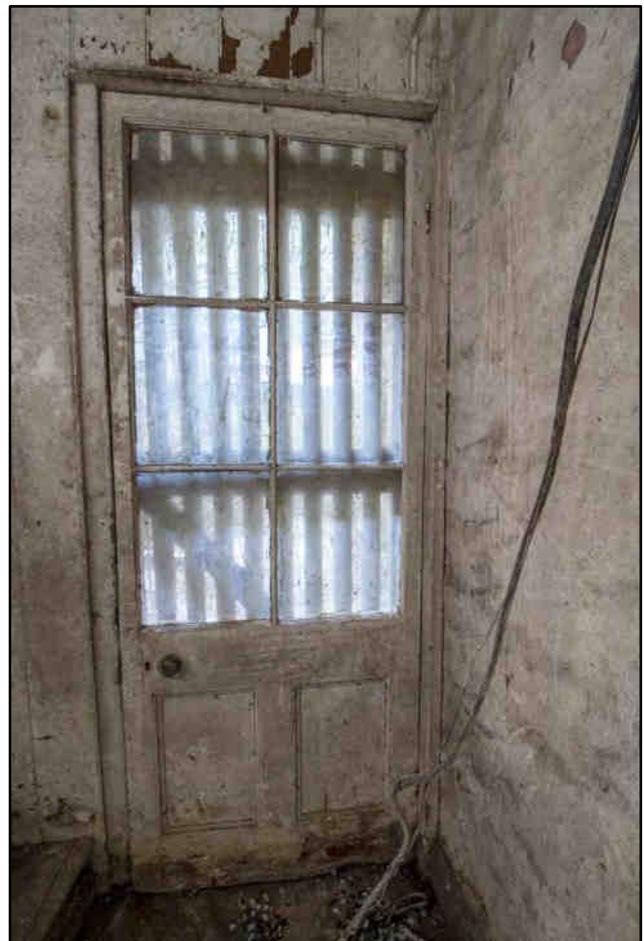


Plate 19: External door, G3



Plate 20: F1 Central staircase

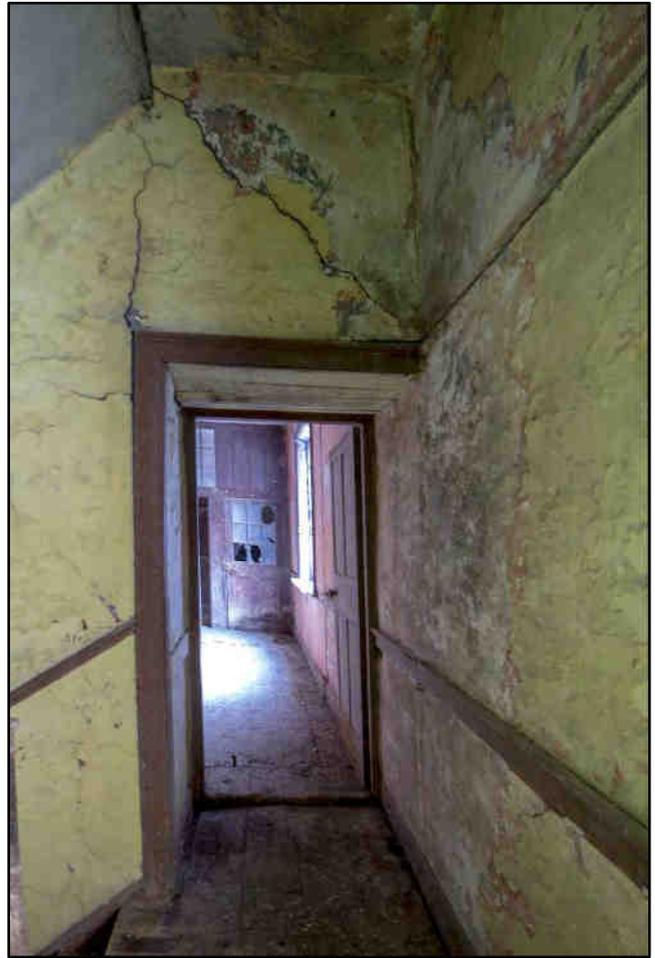


Plate 21: F1 looking towards F3 with cracking in brickwork above



Plate 22: F2

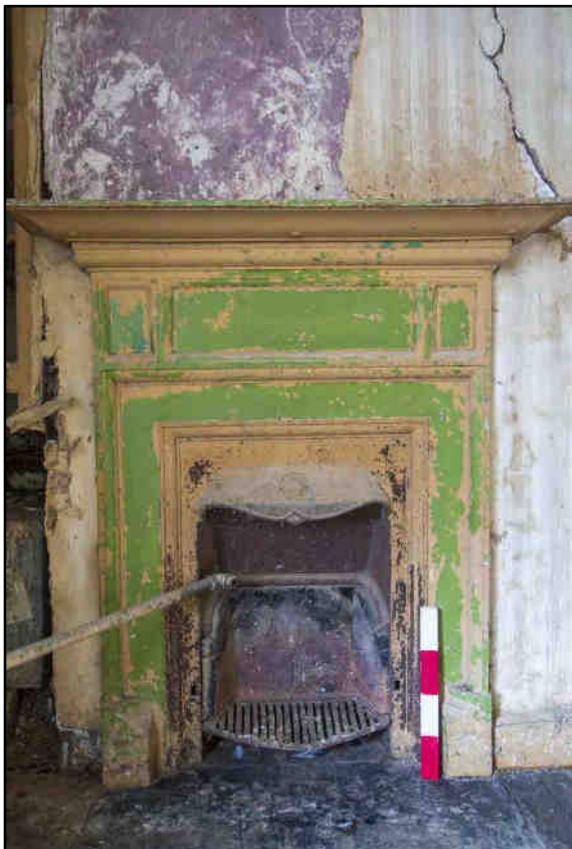


Plate 23: Fireplace, F2



Plate 24: Detail of wallpaper layers, F2



Plate 25: Partition wall, F2



Plate 25b: Detail of wallpaper on partition wall, F2



Plate 26: Window on south-west elevation as viewed from F2



Plate 27: F3 showing doors leading to rear staircase and linking into former High Street part of building



Plate 28: Fireplace, built in cupboards and internal door, F3



Plate 29: Detail of hob grate, F3

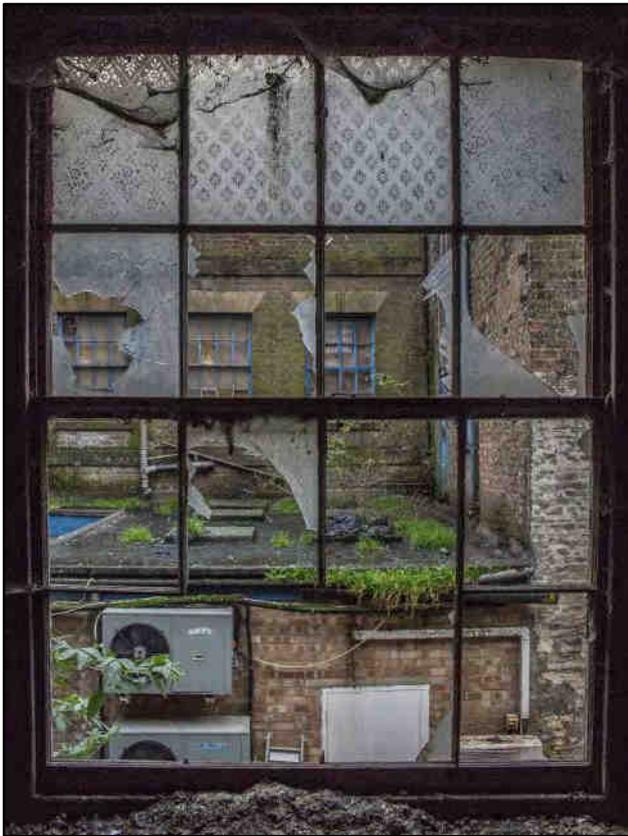


Plate 30: Vertical sliding sash window with frosted and etched glass pane, F3

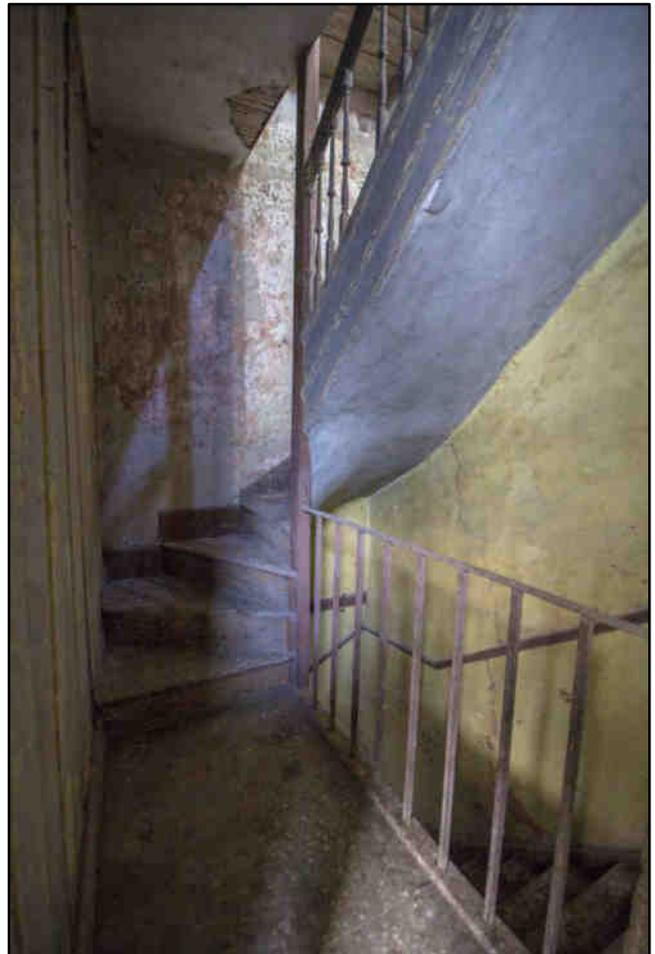


Plate 31: Winder stairs leading from F1 to S1



Plate 32: Staircase leading from F1 to S1

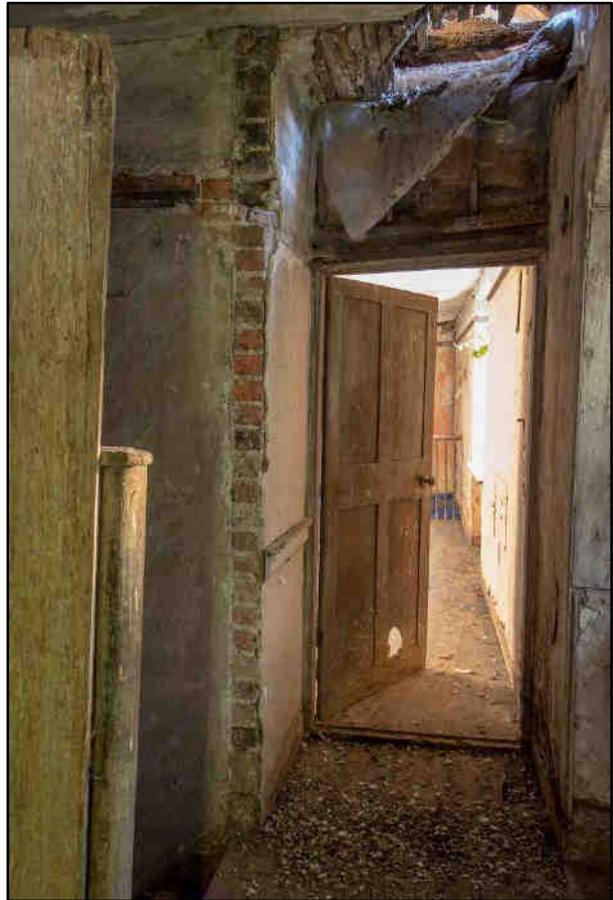


Plate 33: Evidence of damage from water egress, S1



Plate 34: Window on south-west elevation as viewed from F2



Plate 35: S2



Plate 36: S3



Plate 37: Cracks in chimneybreast and recess, S3



Plate 38: Blocked-up fireplace, S3



Plate 39: Stenciling detail, S3



Plate 40: S4



Plate 41: Paint and paper wall coverings, S4



Plate 42: S4



Plate 43: Hobgrate, S4



Plate 44: Corner of chimney stack in roof space



Plate 45: Roof space as viewed from loft hatch, towards north-west



Plate 46: Roof space as viewed from loft hatch, towards south-east