

Reach Neighbourhood Plan

LOCAL HERITAGE ASSETS ASSESSMENT

JUNE 2023

Reach Parish Council

Inventory of buildings of historic interest

Methodology

This document is based on an original "Inventory of Buildings of Historic Interest" prepared as supporting evidence to the Neighbourhood Plan. It only provides details of those buildings and features that are included in the Plan as Local Heritage Assets. It is the result of what Historic England calls a 'rapid building survey' - an attempt to produce a comprehensive and consistent inventory of all the historically interesting houses in the parish. In effect, this meant that 48 buildings were examined, this being effectively all the extant pre-20th century buildings.

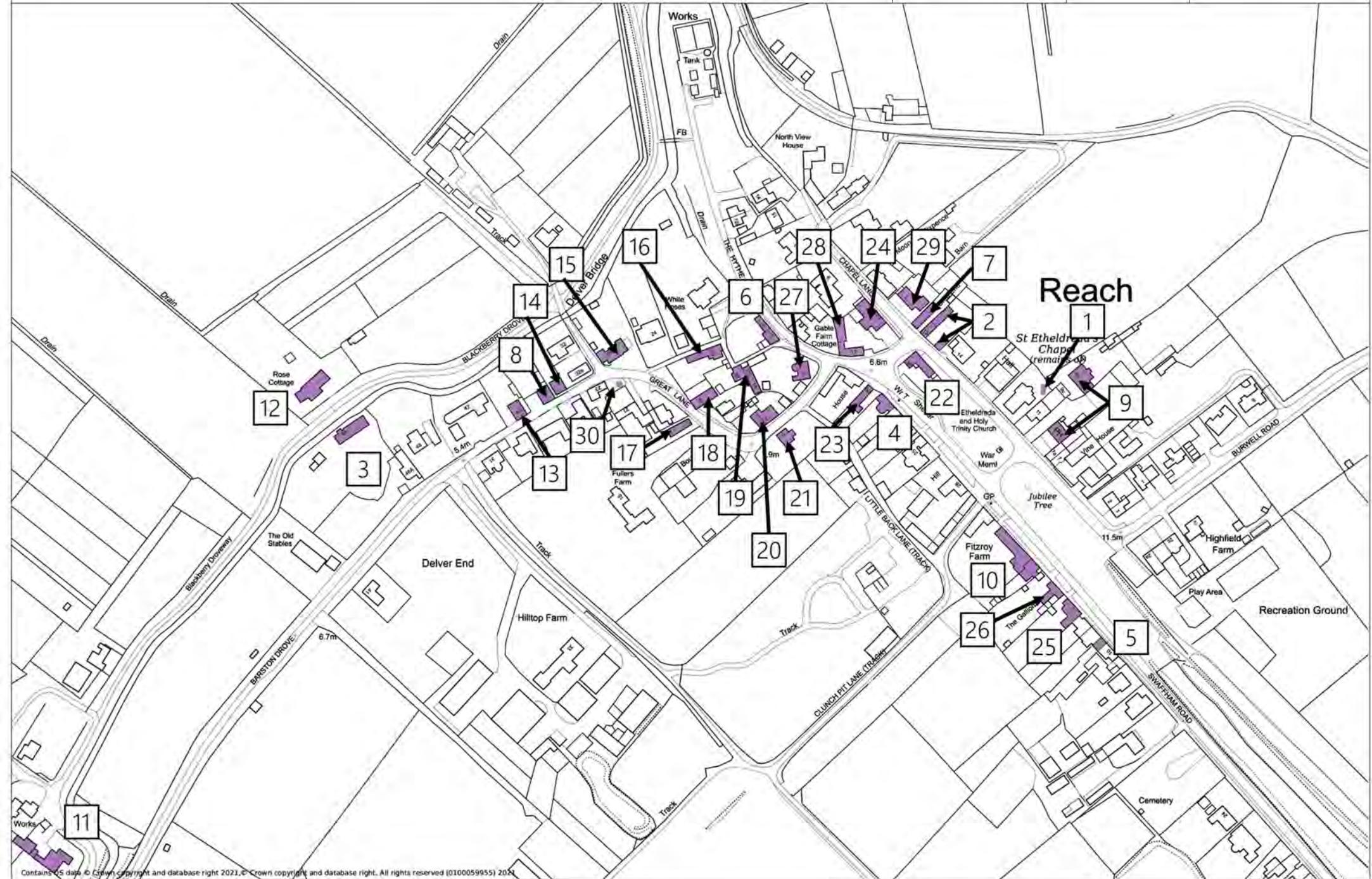
Carrying out detailed building recording and analysis was not feasible on such a scale with the resources available. The Covid pandemic also constrained the methodology of the survey by making examination of interiors and gardens largely impossible. Instead, the survey relied on information from the RCHM, Ordnance Survey mapping (largely the early 25 inch maps), and careful examination of the house exteriors. These were supplemented by the personal recollections and records of residents, and photographs in the public domain and in private collections.

It soon became apparent that just recording buildings as interesting or, by extension, uninteresting is an unhelpfully binary way to record the village's buildings. Instead, all pre-20th century buildings have been examined and categorised into historically significant groups. (These groups are plotted on a series of maps within the document.)

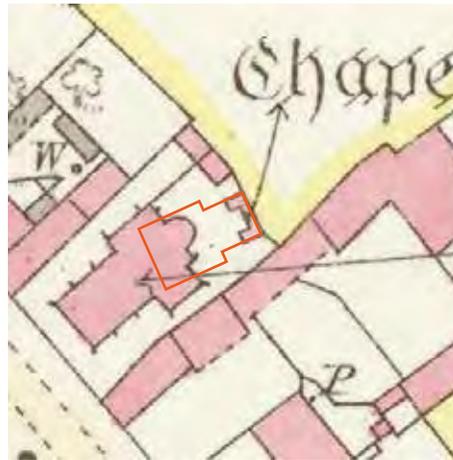
This approach has demonstrated the value of assemblages of houses to our understanding of how Reach has developed. It has also shown that concentrating on houses alone tells only half the story. The study, recording and protection of the assemblages of barns, workshops and a myriad of other types of ancillary buildings in the plots behind the houses might tell the other half.

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1 Chapel of St John



1886

Historical significance

Age 13th Century

Group Value

Group 1 - Early buildings

Archaeological interest

The chapel is the earliest known standing building in the village. It is very likely to be part of the medieval settlement of East Reach. Its west end will have been destroyed during the construction of the church but the eastern half is likely to have survived below ground (see *speculative plan overlaid on 1886 OS map, left*)

A medieval chapel, possibly the chapel of St. John to which bequests were made in the early 16th century to a chapel at Reach. In 1743 Cole recorded the ruins showing only the chancel and the N. and S. transepts surviving. His drawing shows an E. window with tracery and, in each side wall of the chancel, two three-light windows with segmental rear-arches. In 1768 he remarked that most had been demolished. The lower part of the walls is built in small stones and may be 13th-century, but the upper part in larger squared blocks, incorporating fragments of earlier shaped stones, is perhaps 15th-century. The remains now consist of the E. gable wall of the chancel with a 15th-century window-opening. The fabric has been recently consolidated.

Sources: RCHM



William Coles sketch of the chapel in 1743 (RCHM)

2 15 Fair Green

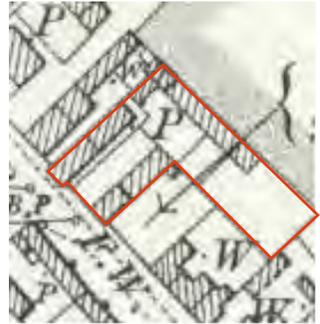


A 17th century two storey house with timber-framing and tiled gabled roof, standing at right angles to the street. The framing was progressively replaced in red and yellow brick from the 18th century onwards. Inside, an enlarged-headed post and some other framing survive in the N. wall. There are three inglenook fireplaces and at least two cellars cut into the clunch and with a bricked up access arch to the outside at ground level. The roof may originally been thatched. OS mapping shows the original gable end encroached further onto the street and and was truncated in the 19th/20th century. The property was a farm occupying a small L-shaped plot in the 19th century.

Sources: RCHM, owner pers comm



1805



1901



1886



1924

Historical significance

Age

17th Century

Group Value

Group 1 - Early buildings

Group 3 - Village farms

Group 6 - Pre-20th C buildings on Fair Green

Archaeological interest

The property lies between the rampart of Devils Dyke (still standing here until the mid-18th century) and the early settlement of East Reach to which the property belonged. The properties on this NW edge of the green were probably served by water channels running from the eastern arm of the Lode. Evidence of the this early settlement within the present garden has probably been protected from the damaging deep ploughing further to the east.

3 Water Hall Cottage



A 17th century house with one storey and attics, clunch walls (perhaps replacing timber-framing) and tiled roof. By the 19th century an attached building with a shallower roof line was added to the west gable end. In the late 20th century these were renovated as one.

The house lies within a large plot on the bank of the catchwater drain. Traces of an in-filled basin close to its east gable was filled by 1815. The eastern edge of the plot lies against another filled basin which may once have defined this boundary. The barn to the rear of Little Barn to the south (now a separate property) is the last intact survivor of the farm buildings originally belonging to Water Hall.

The 1805 enclosure map shows Water Hall as an outlier from the main village. However the number of basins along the western extension of the lode suggests that activity and settlement was more intensive here in earlier periods.

Sources: RCHM



1805



1886



1901



1924



Water Hall Cottage in the 1980s before renovation (*****)



Water Hall Cottage in the early 20th century (Grahame Miller)

Age

17th Century

Group value

Group 1 (Early buildings)

Archaeological interest

Its position suggests that it is a survivor of denser settlement along the catchwater drain and basins associated with basins. As such, the property is likely to have evidence of wharfage and trade along the catchwater drain.

4 21 Fair Green



21 Fair Green is a late 18th C house of two storeys with clunch and red brick walls, and pantiled, gabled roof. Inside, the cross beams are either chamfered or cased. Originally a single dwelling on a large plot as shown on the 1805 map, at some point it has been divided up into at least 3 dwellings. By 1886 a small attached dwelling and what is now 20 Fair Green had been built. Virtually all the outbuildings are gone by the 1950s

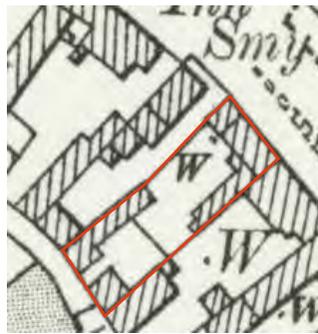
Source: RCHM



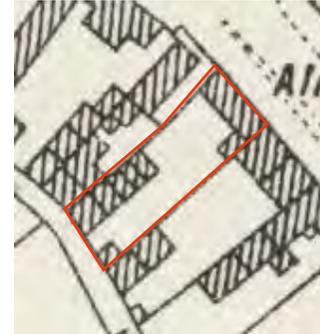
1805



1886



1901



1924



21 Fair Green in the mid 20th century

Historical interest

Age

Late 18th Century

Group value

Group 2 Late 18th C houses (21 Fair Green)
Group 6 Pre-20th century houses facing Fair Green

Landmark status

The property is the northernmost of a terrace of similar buildings. As a group they are among the most attractive and distinctive on Fair Green.

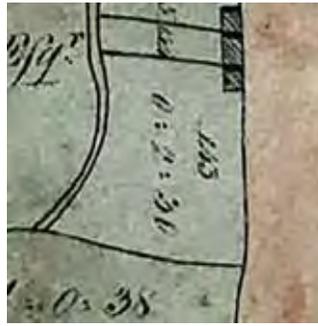
5 8 Swaffham Rd



House with two storeys with clunch walls faced in red brick except on the back. It has a gabled roof with pantiles.

Originally two houses, the southern is an early 18th C single story building which had its walls raised at the beginning of the 19th C. The ground floor openings have flat rubbed brick arches, above which are short lengths of brick platbands associated with the heightening of the roof. The other is a 19th C brick building. They were combined into one house sometime after 1924.

Source: RCHM



1805



1886



1924

Historical significance

Age

Part of the property was built in the early 18th century

Group Value

Group 2 - 18th C buildings

Group 6 - 19th century workers houses

Group 6 - Pre-20th C buildings on Fair Green

6 3 The Hythe



No.5 is a two storey brick and clunch house with slate roof and cellar lined with clunch. It has a central front door and windows on frontage and gable end. It was originally two smaller workers houses, combined between 1886 and 1921. It was a shop and farmhouse to the yard behind by the late 19th C.

No.5 is a brick and clunch house with a slate roof. It was originally two small 19th century workers houses. The houses share a complex building sequence which began in the 18th century as a clunch-built house. The plot to the rear was a farmyard packed with outbuildings until the 1950s.

Source: survey, owner pers comm



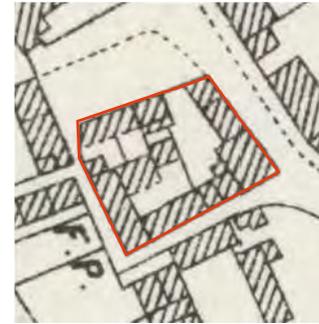
1805



1886



1921



1924



Photographs showing derelict farm buildings on the property (



The complex building sequence showing on the frontage of No.5 in 1959 (Getty Images)

Historical interest

Age

18th/early 19th Century

Group value

Group 2 - 18th century houses

Group 3 - Village farms

Group 4 - 19th C workers houses

Archaeological interest

These houses are important because they have a readable building sequence from possibly 18th C until the present. Its outbuildings and yards were bulldozed in the 1960s but map evidence and mid 20th C photos allow a detailed reconstruction of how they looked. In addition, three archaeological test pits excavated in 2020 revealed surviving features relating to earlier buildings on the site, (possibly medieval encroachment on the earlier green), and evidence of pre-conquest settlement in the form of late Saxon pottery.

7 Snib End



1805



1886



1921



1924

Late 18th century house with two storeys, clunch and brick with dentilled eaves course and slated gabled roofs with parapets. It stands at right angles to the street. Elements of the brick frontage and changes in the clunch work on its south wall suggest that it may have originally been a clunch-built one storey and attic building in the 18th century.

Its representation on the 1815 map is problematic. However, its in keeping with other buildings on this side of the green, being rather crudely drawn and with no plot numbers, presumably because they were part of Burwell parish, (even though they do not appear on the Burwell enclosure map). The house has a small plot to the south side and (until the 1950s) single storey outbuildings running its length. None of the outbuildings now survive above ground.

Source: RCHM, *Within Reach* magazine

Historical interest

Age

18th Century

Group value

Group 2 - 18th century buildings

Group 6 - Pre-20th century buildings facing onto Fair Green-

Archaeological interest

The house lies between the back of the rampart of Devils Dyke and the field to the east where possible the early settlement of East Reach may lie. Evidence of earlier structures under the floor was discovered in 2019 in the form of post holes.

Landmark status

With its gable end facing the road, this building is a distinctive part of the Fair Green 'buildingscape', forming with No 15 Fair Green and the non conformist chapel, a gateway to the northern part of the village, the Lode and the Fens.

8 Prospect House

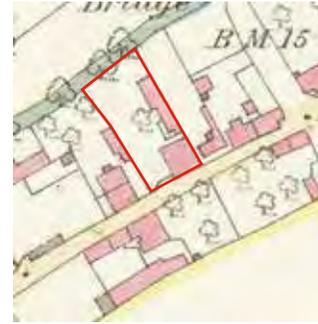


A brick and clunch house with a slate roof now rendered and painted. The central window on the frontage is perhaps the original front door. The original building was built of clunch in the 18th century and was substantially changed during the 19th. The house lies on the frontage of a large plot running down to the catchwater drain.

Source: owner pers comm



1805



1886



1901



1924

Historical interest

Age

18th century

Group value

Group 2 18th century buildings

Archaeological value

The house has an interesting building sequence which is supported by some documentary evidence. The plot is one of several backing onto the catchwater drain and probably contains evidence of wharfage and trade.

9 The Dykes End PH and The Barn, 9A, 9B & 9C Fair Green



An early 19th C village farm represented by its surviving clunch barn to the rear and The Dykes End pub which was originally the farmhouse. The clunch-built barn shows on the 1800 enclosure map, set back from the road with two properties on the frontage. One of these could have been the first farmhouse but both have gone by 1886. The barn is clunch-built with brick quoins. The roof was probably originally thatched, with shiplap gable ends. The Dykes End pub is of white brick, two storeys with a slate roof.

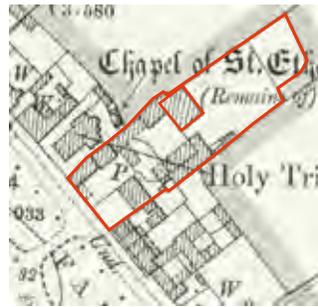
Sources: owner pers comm



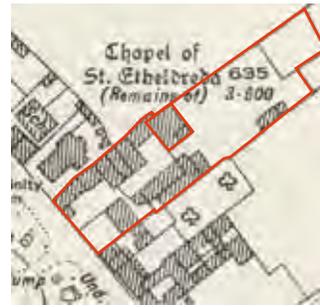
1805



1886



1901



1924



The barn after renovation

Historical significance

Age

Early 19th C

Group value

Group 2 - Pre-20th century buildings facing onto Fair Green

Group 3 - Village farms

Group 5 - Other 19th century houses (Dykes End)

Archaeological interest

An early roadway into the village runs through the farmyard of Church Farm and 18th century or earlier houses lie under the front garden of the farmhouse (now the pub)

Landmark status

The Dykes End pub with its white frontage and front garden is perhaps the most iconic element in the village landscape, occupying the central position on the green.

Social and communal value

The pub is owned by the village and with the village centre and chapel forms the social heart of the village.

10 Fitzroy Farm

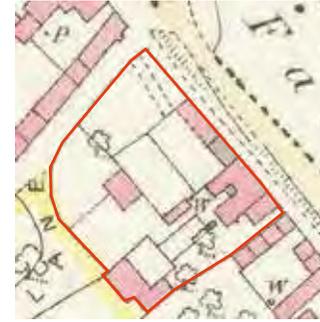


An early 19th century house of two storeys, white brick (now painted) and pantiled gabled roof. In the early 20th C the southern part of the house was the house used to extend No 31, a small house nextdoor. Before this, Fitzroy farm was a much more substantial building with steeper pitched, a central chimney stack and a central entrance (now replaced by a bay window). It stands on the frontage of a large plot on which were a number of farm buildings and a small barn. Most were demolished but the last remains of a small barn and lean-to have recently been restored.

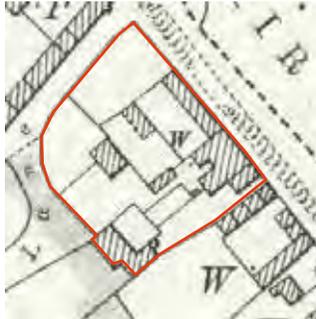
Source: RCHM



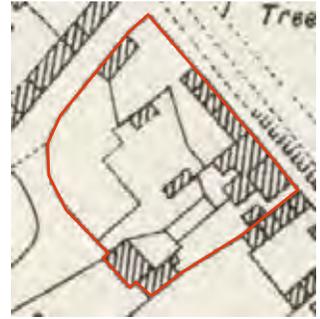
1805



1886



1901



1924

Historical significance

Age

The property was built in the early 19th C

Group Value

Group 3 - Village farms

Group 6 - Pre-20th C buildings on Fair Green

11 Spring Hall Farm



A 19th century farmhouse house of two storeys, built of local stone with a hipped slate roof. It is built to the north of the catchwater drain and Blackberry Drove. The frontage has a central entry with symmetrical sash windows. It is almost exactly the same in style and form as Chapel Farm Cottage in Chapel Lane. A brick and clunk barn (now converted to a house) to the rear has a hipped roof and some original features. Most of the outbuildings seen on the 1886 map still survive in some form.

Spring Hall Farm is the only surviving 19th century farm outside the village.

Sources: observation



1886

Historical interest

Age

19th C

Group value

Group 3 - Village farms

Group 5 - Other 19th century houses

12 Rose Cottage



A 19th century house in local brick with a modern gabled roof. It was originally a pair of small semi-detached house but has been substantially added to. It is the only surviving 19th century workers house north of the catchwater drain.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886

13 40 and 42 Great Lane



No.40 is a late 19th century house in local brick with a hipped slate roof. Now divided to form two back-to-back dwellings, it may have had a more complex history. It seems to have been associated with the barn and outbuildings by the mid 20th century. It probably replaced an earlier building which is shown on the Enclosure map, which lay within a large plot between Great Lane and the catchwater drain. A date plaque of 1871 is high on the roadside wall.

Sources: observation, owner pers.comm.

Historical interest

Group value

Group 5 - other 19th century houses



1805



1886



1901

No.42 is a converted 19th century barn which originally stood in the same plot. It was clunch-built with double doors in the south side and access to the loft in the west gable. It had pantiles before the conversion.



The barn and outbuildings before conversion with suggested farmyard in red. (Jo Redfarn)

The barn and outbuilding. (Jo Redfarn)



Photo of No. 42 taken from the west on Great Lane. Aves yard is on the right, with the 17th century timber framed and thatched house associated with it behind. (Grahame Miller)



14 36 Great Lane



A 19th century house in local brick with a pantile roof. The door is central with symmetrical windows either side.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

15 Delph End Cottage



A 19th century house in local brick and clunch with a slate roof. It was originally two workers houses with a lean-to on each side. Documentary evidence suggest it was built in the 1870s

Sources: owner pers comm

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS



16 Tigh an Righ



A house in local brick built side on to Little Lane. The western part is a modern extension but the rest is a complex sequence of earlier, 19th century houses, possibly facing into a shared plot to the south.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

17 17 Great Lane



A 19th century house in white painted clunch and brick with a slate roof. The original buildings were probably agricultural but the building sequence is not clear.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

18 16 Great Lane



A 19th century house in rendered and white painted clunch and brick with a pantile roof. The original building was a pair of semi-detached two workers houses, gable end to the road. The front door is now central, the earlier doorways are now bricked up.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

19 10 and 12 Great Lane



A pair of 19th century semi-detached houses. Ivy End Cottage has been extended to the west but retains its original frontage. Its neighbour has been extended to the rear and now has its entry off Great Lane.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

20 6 and 8 Great Lane



A pair of 19th century workers houses in local brick with a pantile roof. A modern extension has been added on the east end

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

21 5 Great Lane



A pair of 19th century workers houses in local brick with a pantile roof, now combined into one dwelling. Originally two houses, the right hand door is now blocked. The left house was Reach Post Office in the 1920s. In 1886 it shared a yard and well with another pair of houses, now demolished.

Sources: Owner pers comm

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS



22 16 Fair Green



An early 19th century house of two storeys with brick walls and slate gabled roof, early 19th century. The only property on the village green, it was originally a pair of semi-detached houses, perhaps built as a pair of workers cottages. By 1886 a separate building to the west was labelled on OS maps as the smithy. The two cottages shared the same plot. By the 1860s two almshouses were built onto the south end of the cottages. They were dilapidated when they were demolished and the site sold in 1951-2.

Sources: observation



1950s/60s photo showing scar of almshouses roof at the S gable end of 16 Fair Green

Historical interest

Age

19th century

Group value

Group 2 - Pre-20th century buildings facing onto Fair Green

Group 4 - 19th century workers cottages



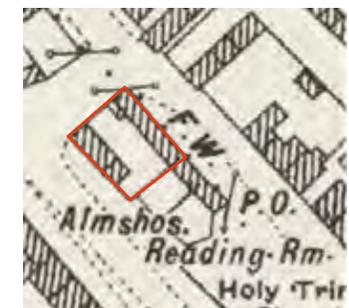
1805



1886



1921



1924



Aerial photo 1954 showing the dilapidated remains of the almshouse sold in 1951

23 20 Fair Green



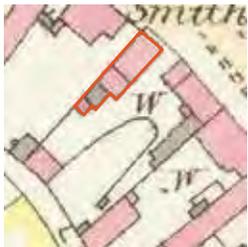
A 19th century house in local brick and clunch with a hipped slate roof built at right angles to the road. It was originally two dwellings within the property of 21 Fair Green.

Sources: observation

Historical interest

Group value

Group 4 - 19th century workers houses



1886 OS

24 Nonconformist Chapel



A house was registered in Reach for dissenting worship in 1741. In 1819 preaching was taking place in a shed. In 1863, increasing congregations raised money to build the present chapel which could seat up to 350 people. Normally linked from the 1860s to Burwell Congregationalist chapel, the Reach chapel remained in use, full membership gradually falling from 26 in 1925 to only 6 after 1960, until its closure c. 1963. The partly derelict building was sold in 1968 and is now partially converted into a dwelling.

Sources: RCHM, Grahame Miller (photo)

Historical interest

Age

1863

Group value

Group 6 - Pre-20th century buildings facing onto Fair Green



1886

25 2 Swaffham Rd



Historical interest

Age

Early 19th C

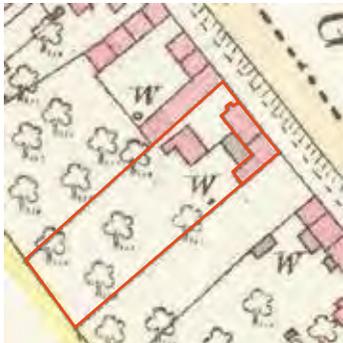
Group value

Group 6 - Pre-20th century buildings facing onto Fair Green

An early 19th century one storey and attic house with side and back walls of clunch, and front wall and dressings of brick. It has a gabled roof with modern pantiles. In the centre of the front wall is a clunch panel inscribed 'erected 1831'. Inside the axial beams are narrow and set on edge. RCHM

The building was originally two dwellings, the southern being smaller but with an extension to the rear. The door to this house was blocked when the two were combined in the mid 20th century.

Sources: RCHM



1886



2 Swaffham Rd in a 1930s photo showing the front entrance to both dwellings

26 Gallions



Gallions is a 19th century house built in local brick with a pantile roof. Its original extent is shown by a break in the brickwork and brick chimney stacks at either gable. The addition to the north was a small workers house with two windows and a door to the front.

There is a long clunch extension surviving to the back, similar to those at 24 fair Green, the Myster House and 3 The Hythe, which may have been divided into individual dwellings by the 1920s. A similar terrace of dwellings built to the north, gable end to the road, was demolished in the mid 20th century. They were probably workers houses and were still standing in a photograph taken in the 1930s

Sources: observation



1805



1886



1901



1924



The white painted building in this 1930s photo is the demolished terrace in the Gallions plot

Historical significance

Age

9th C

Group Value

Group 4 - 19th century workers houses

Group 6 - Pre-20th C buildings on Fair Green

27 Bull Cottage



A 19th century house with local brick on the frontage but mixed red brick on the side. The central upper window has been blocked. The rear is pebble dash and it is possible that the side and rear were originally clunch but it has been replaced or covered over. The house is set back from the frontage in a large irregular plot.

Sources: observation

Historical significance

Age

19th century

Group Value

Group 4 - Larger 19th century houses



1886

28 Gable Farm Cottage



An 18th century two storey house of brick and clunch, with a central chimney and pantile roof. Originally one storey and attic with dormer windows, the eaves were raised to create a second story in the 20th century, leaving its dentil cornice to reveal its old roof line. By 1886 it had an extension to the rear which was derelict by the mid 20th century.

The front wall is clunch faced with brick and the gables are built of clay bats above the level of the eaves. There are timber frame elements within the gable walls

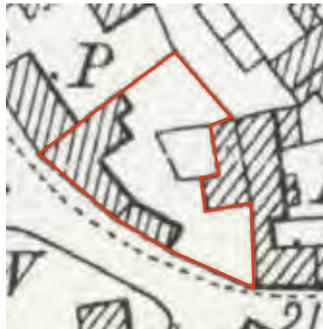
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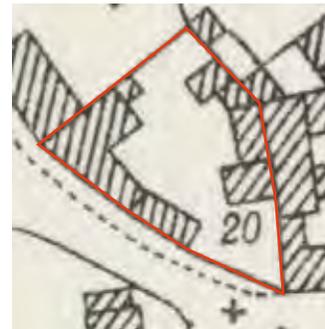
1805



1886



1921



1924



The northern gable end showing the original roof in the 1950s (Getty Images)



The southern gable end showing clay bats and timber framing (owners)

Historical interest

Age

18th Century

Group value

Group 2 18th century buildings

Archaeological value

The eastern part of the plot is likely to contain evidence of the ditch of Devils Dyke. During the building of a conservatory to the rear of the house animal bone and late Saxon 'Stamford ware' were recovered, probably associated with the early village.

29 Chapel Farm Cottage



A mid 19th century house of two storeys, built of white brick with slate roof. Its frontage is well preserved. It was the farmhouse for a village farm originally on a plot which included the now converted barn to the rear of Moon and Sixpence. Set back behind a front garden with a barn to the rear, it is very similar to Church Farm and is probably of similar date



1886



1901



1924

Historical interest

Age

19th C

Group value

Group 3 - Village farms

Group 5 - Other 19th century houses

Archaeological interest

The field to the east of Chapel Lane covers the suggested early village of east Reach. This field has been deep ploughed and the potential for surviving remains is low. However, the gardens of the farmhouse and the converted barn (together the original farm plot) have been yards and gardens since at least the early 19th century and there is good potential for survival in these areas.

Group 1 - Early buildings

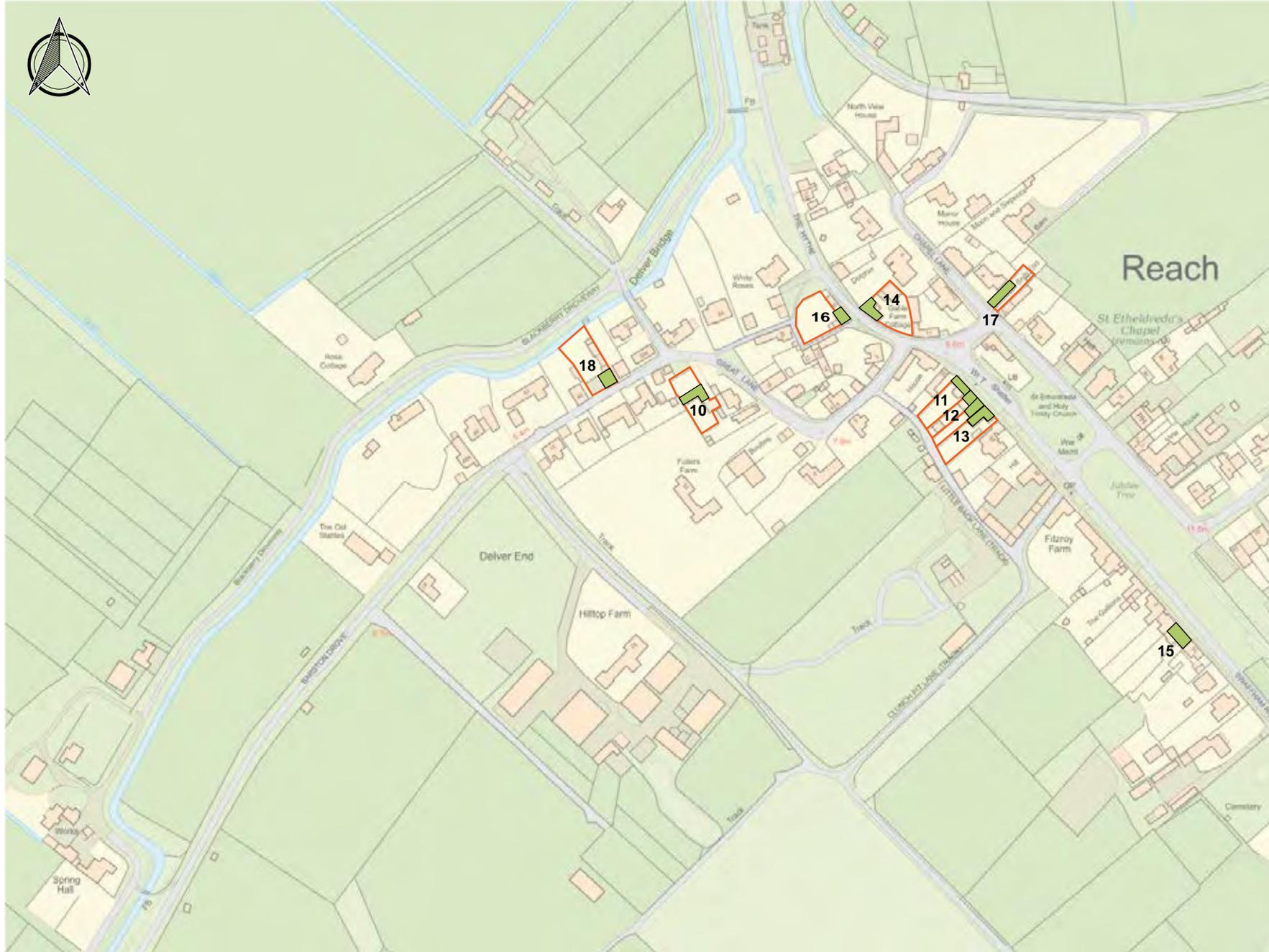
The earliest surviving buildings in Reach are clustered at the north end of the village and are of 16th or 17th century date. With one exception they are buildings that have survived by keeping up with the times by re-styling and expansion over the years.



- 1 White Roses
- 2 Manor House
- 3 Moon and Sixpence
- 4 Hill Farm
- 5 Myster House
- 6 17 Fair Green
- 7 Chapel of St John
- 8 15 Fair Green
- 9 Water Hall Cottage

Group 2 - 18th century buildings

18th century houses in the village are also clustered in the northern part of the village but are also represented in development around the Fair Green, newly created in the 1760s. It is likely that some outwardly 19th century houses also have unrecognised 18th century origins.



- 10 21 Great Lane
- 11 21 Fair Green
- 12 22/23 Fair Green
- 13 24 Fair Green
- 14 Gable Farm Cottage
- 15 6/8 Swaffham Rd
- 16 3 The Hythe
- 17 Snib End
- 18 Prospect House

Group 3 - 19th century village farms

Until the middle of the 20th century a number of farms still existed within the village. Mostly 'loose courtyard' types, these 12 farms accounted for a surprisingly large area of the village, but only one survives as a working farm. Spring Hall Farm is an outlier but it is included here as the only surviving 19th century farm outside the village.



- 2 Manor House
- 4 Hill Farm
- 5 Myster House
- 6 17 Fair Green
- 8 15 Fair Green
- 9 Water Hall Cottage
- 16 3 The Hythe
- 19 Francis/Boutles Barn
- 20 Chapel Farm Cottage
- 21 Church Farm
- 22 Vine House
- 23 Fitzroy Farm
- 24 Spring Hall Farm

Group 4 - 19th century workers houses

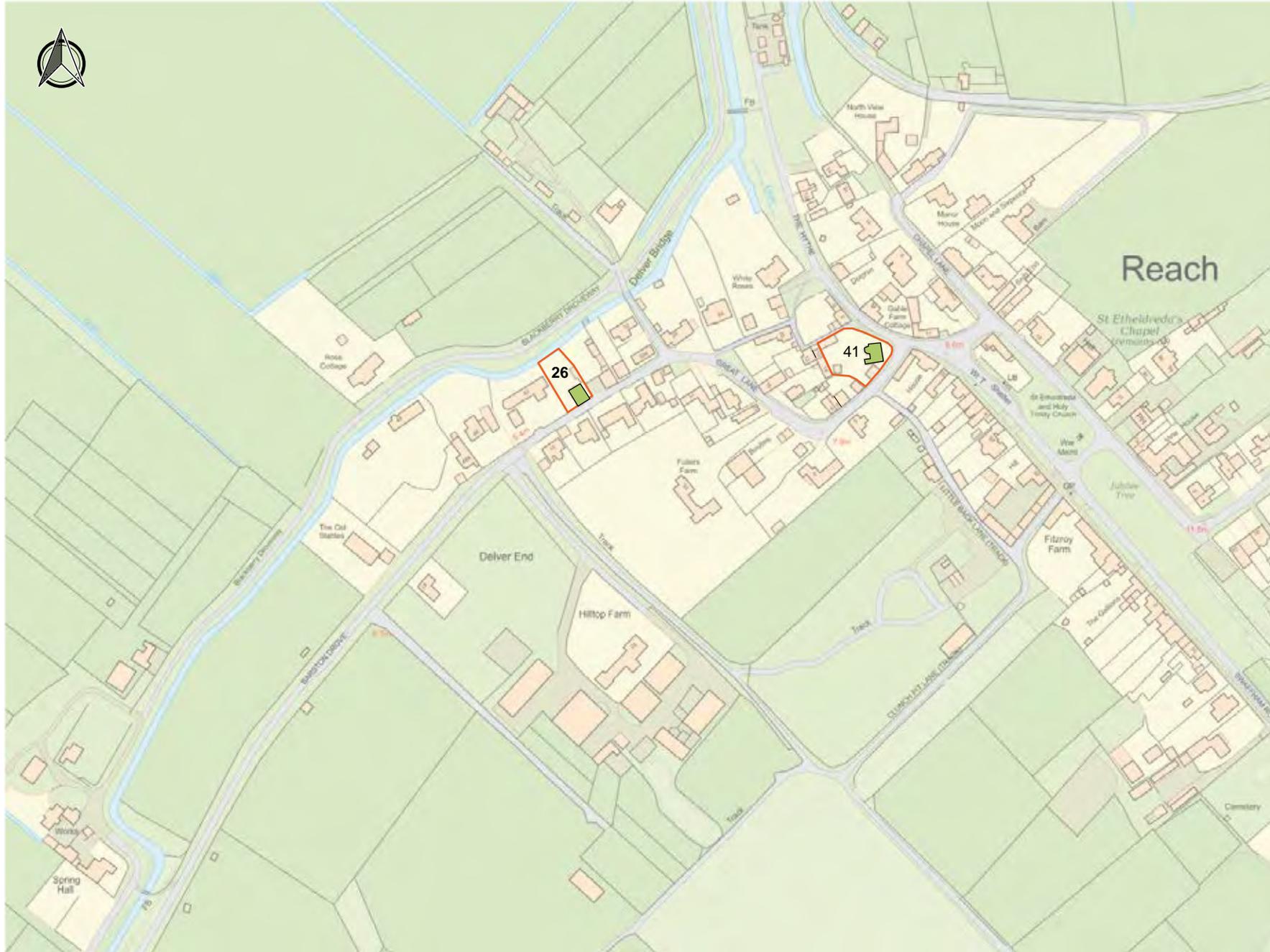
The construction of workers 'cottages' reflects a period of growing agricultural prosperity and a population swollen by workers in the coprolite industry in the mid 19th century. Either well-built, semi-detached houses or small, ad hoc "terraces" to the rear of existing properties or filling gaps in frontages.



- 15 6/8 Swaffham Rd
- 16 3 and 5 The Hythe
- 25 Rose Cottage
- 27 36 Great Lane
- 28 Delph End Cottage
- 29 Tigh an Righ
- 30 17 Great Lane
- 31 16 Great Lane
- 32 10 and 12 Great Lane
- 33 6 and 8 Great Lane
- 34 5 Great Lane
- 35 16 Fair Green
- 36 20 Fair Green

Group 5 - Other 19th century houses not on Fair Green

There are only two houses in this group and they are all of generally similar form and size. That is, usually single dwellings with central entrances and symmetrical frontages, features shared with most of the farmhouses. They were probably lived in by the more affluent Reach villagers, perhaps profiting from the same prosperity that prompted the construction of workers houses.



- 26 40 Great Lane
- 41 Bull Cottage

Group 6 - Pre-20th century houses on Fair Green

These houses vary in date and type but represent the deliberate shift of the village centre to the new green created in the mid 18th century by levelling the Devils Dyke. The Fair Green and the pre-20th century houses which surround it include the only remaining communal buildings left in the village - the pub, church and Village Centre and are an essential part of the identity of the village.



- 4 Hill Farm
- 5 Myster House
- 6 17 Fair Green
- 8 15 Fair Green
- 11 21 Fair Green
- 12 22/23 Fair Green
- 13 24 Fair Green
- 15 6/8 Fair Green
- 21 Dykes End
- 22 Vine House
- 23 Fitzroy Farm
- 35 16 Fair Green
- 36 20 Fair Green
- 37 Congregational Chapel
- 38 St Etheldreda's Church
- 39 2 Swaffham Rd
- 40 Gallions
- 42 Telephone box
- 43 War Memorial