

**TUMBLING BAY COTTAGE, OFF STAR STREET, WARE
SG12 7AW**

HISTORIC BUILDING RECORD

NGR: 536371 214077



Commissioned by
The Canal & River Trust

TUMBLING BAY COTTAGE, OFF STAR STREET, WARE, SG12 7AN

HISTORIC BUILDING RECORD

NGR: 536371 214077

**ASE Project No: 200358
Site Code: TUB20
ASE Report No: 2020153
OASIS id: archaeol6-400536**

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Date of Issue:	September 2020		
Version:	2		

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SUMMARY

In July 2020 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) carried out a historic building record at Tumbling Bay Cottage, off Star Street, Ware, SG12 7AN (NGR 536371 214077). The work was commissioned by the Canal & River Trust.

Tumbling Bay Cottage was constructed to provide accommodation for the weir keeper at Ware Weir. The weir separates the course of the River Lea and the River Lee Navigation and allows the flow of water between the two to be regulated. At the time of its construction in 1886, the cottage would have provided simple accommodation considered suitable for the role of weir keeper. The cottage was situated to provide the best views of the weir and the Navigation, which would have allowed the keeper to constantly monitor the water levels. With the exception of a small extension added to the rear, the cottage has escaped substantial modernisation.

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1.0 INTRODUCTION

- 1.1 In July 2020, Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of Tumbling Bay Cottage, off Star Street, Ware, SG12 7AW (Figures 1 & 2; NGR 536371 214077). The work was carried out at the request of the Canal & River Trust to satisfy a condition of its sale.
- 1.2 The cottage was constructed in the 1880s to provide accommodation for a weir keeper charged with managing the Ware Weir on the River Lee Navigation, where it divides from the River Lea.

2.0 SCOPE & METHODOLOGY

- 2.1 The historic building recording work involved surveying Tumbling Bay Cottage to Level 2 as defined by Historic England (2016).
- 2.2 The site was visited by Susan Chandler and Amy Williamson on 27th July 2020 to carry out the survey work. This entailed the production of a written, drawn and photographic record. The photographic record includes general external and internal elevations, setting, surviving architectural details, fixtures and fittings. An index of the digital photography is included as an appendix to this report and a selection of the photographs reproduced as plates.
- 2.3 The drawn record comprises a location plan and measured floor plans, which were produced on site as part of the survey. The floor plans have been reproduced as Figures 6 and 7.

3.0 SITE LOCATION

- 3.1 The site is located on the eastern outskirts of the town of Ware in Hertfordshire (Figures 1 & 2). The cottage is situated on a spit of land between the River Lea, which extends to the north of the building and the canalised River Lee Navigation, which passes to the south-west. It is positioned at the southern end of a weir between the two bodies of water, which controls a drop in level from the River Lee Navigation to the River Lea.

4.0 RELEVANT DESIGNATIONS

- 4.1 The building is neither listed, nor located within a conservation area.

5.0 HISTORIC BACKGROUND AND CARTOGRAPHIC EVIDENCE

- 5.1 The following description of the development of the site is drawn from information available online, primarily from the 'Lee and Stort' website¹ and cartographic sources. The Ordnance Survey mapping reproduced in this report was obtained from Promap, while additional maps were consulted at Edina Digimap. The Lee and Stort website has tabulated information from a number of sources such as the

¹ http://www.leeandstort.co.uk/Ware_Weir.htm, accessed 3rd August 2020

National Archive (NA), relating to the weir and its keepers. This information is reproduced below as Table 1.

- 5.2 The River Lea is a tributary of the River Thames, whose source lies in the Chiltern Hills north of Luton in Bedfordshire; it enters the Thames near Bromley-by-Bow in the London borough of Tower Hamlets. The navigable part of the river, which extends between Hertford and London, was canalised following an Act of Parliament passed in 1767, following recommendations by engineers John Smeaton and Thomas Yeoman.²
- 5.3 Although there has been a weir at Ware since at least 1725,³ it has been in its present location only since 1771.⁴ The existing weir-keeper's dwelling, was constructed in the location of a previous cottage, which served the same purpose. An inspection record relating to the weir and cottage in 1886 stated 'Cottage very bad, question as to repair or rebuilding',⁵ while the first inspection record relating to the new dwelling dates to 1888. The Lee and Stort website provides a date of 1886 for its construction.⁶
- 5.4 Elevation drawings for the proposed new dwelling held at the London Metropolitan Archives, and available on the Lee and Stort website, have been reproduced here as Figure 3. These provide a fairly accurate representation of the structure, but are not quite as built, since the main entrance is positioned on the opposite side of the building to that shown.
- 5.5 The 25" Ordnance Survey map of 1883-4 (Figure 4), identifies the site as Tumbling Bay, a 'tumbling bay' being a general term for an overfall or weir in a canal. It shows the previous dwelling located in approximately the same position as the extant structure, albeit to an L-plan footprint. The more detailed 1:528 scale Ordnance Survey town plan (not reproduced) also shows a small structure, perhaps a privy, located a short distance to the north-east.⁷ The dwelling is shown within an irregularly shaped plot, bordered by the River Lee Navigation to the south-west and the River Lea to the north; the weir is visible to the north-west. A path is shown leading southwards from the property to a footbridge over the cut.
- 5.6 The Ordnance Survey map of 1899 (Figure 5), shows the replacement dwelling, which was built to a rectangular footprint on a north-east to south-west alignment. A more detailed edition of the Ordnance Survey mapping, dating to 1898 available at Edina Digimap (not reproduced), shows a more accurate depiction of the building footprint, which comprised a rectangular block, with small projection (porch) on the south-east side, and a smaller detached building of rectangular footprint, close-by to the north-east. Subsequent mapping shows no alterations to this layout, although the 1:1250 map of 1973 shows a further small detached outbuilding located close to the north-west elevation of the main structure. This has since gone, but is recorded in a photograph of c.1950 reproduced on the Lee and Stort website.

² *Navigation Devices along the River Lea, 1600-1767*, by Dr. Keith Fairclough
<http://leeandstort.co.uk/Fairclough/026%20-%20Navigation%20Devices.pdf>, accessed 10th August 2020

³ http://www.leeandstort.co.uk/Ware_Weir.htm, accessed 10th August 2020

⁴ *The Building of the Lea Navigation, 1767*, by Stuart Moye
<http://www.salhs.org.uk/folders/Navigation/Navigation.pdf>, accessed 10th August 2020

⁵ RAIL 845/24 http://www.leeandstort.co.uk/Ware_to_Amwell.htm, accessed 10th August 2020

⁶ <http://leeandstort.co.uk/Lee%20Lock-Houses.htm>

⁷ <https://digimap.edina.ac.uk/roam/map/historic>, accessed 10th August 2020

5.7 A brief survey of the building was undertaken by British Waterways in January 1996, as part of the British Waterways Board Architectural Heritage Survey carried out between the late 1980s and the mid-1990s. The purpose of this thematic listing survey was to record built heritage features of the waterways from small items to major buildings and was jointly funded by English Heritage and the British Waterways Board. The survey judged the building to be of listable quality and noted its importance as a waterside landscape feature. By 1996 the structure lay disused.

Table 1: Archive information from Lee and Stort website

Date	Name	Information	Source
c. 1761	Bernard Resson	Appointed	NA Rail 845/7
1.7.1767	William Rosson	Keeper of the Weir, paid 6/- per week	NA Rail 845/4
14.1.1772	William Rosson	“the person who hath hitherto lookt after Ware Weir now attended concerning him looking after the weir and the locks and navigation to the Cistern in Amwell Marsh exclusive for nine shillings per week”	NA Rail 845/4
18.12.1775	William Resen	Look after Ware to Stanstead at £25 per year – agreed for the term of three years	NA Rail 845/5
9.4.1801	Bernard Resson	Lock Keeper, discharged - “This trust having dismissed Bernard Resson from its service as Lock keeper at Ware Tumbling Bay on Account of his great age and inability to discharge his Duty and taken into Consideration his long service of Forty years and upwards. It is resolved and ordered that the Surveyor do continue to employ him in the service of this Trust to instruct his Successor and in any other business within his power until further order herein”	NA Rail 845/7
27.5.1801	William Harris	Lock keeper - appointed	NA Rail 845/7
1.8.1801	William Harris	Lock keeper - resigned	NA Rail 845/7
26.8.1801	Benjamin Cock	Lock keeper - appointed	NA Rail 845/7
21.6.1825	Benjamin Cock	Lock keeper - resigned	NA Rail 845/9
21.6.1825	Edward Chamberlain	Lock keeper – transferred from Old Ford	NA Rail 845/9
20.6.1826	Edward Chamberlain	Keeper at Ware – “to look after Mrs Hadsley’s lock and 4/- in advance of his present wages	NA Rail 845/10
18.5.1830	Edward Chamberlain	Transferred to Limehouse as Collector	NA Rail 845/10
18.5.1830	William Smith	Appointed lock keeper at Ware Halflock	NA Rail 845/10
7.6.1841	William Smith and Susan Smith (Williams wife)	Lock keeper(s) at Amwell End	Great Amwell/6/11
30.3.1851	Susan Smith (widowed)	Lock keeper at Amwell End	Great Amwell/4/1
21.10.1854	Henry Smith	Lock Keeper, 14/- per week (Hardmead lock)	NA Rail 845/14

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19.4.1856	Henry Smith	Transferred from Hardmead lock house to Edmonton Lock	NA Rail 845/14
19.4.1856	John William Smith	Transferred from Edmonton Lock to Ware	NA Rail 845/14
21.4.1859	Smith	Lock keeper transferred to Stanstead Lock	NA Rail 845/15
8.4.1861	John Dye (age 43) and Sarah, his wife	Ware Lock keeper	Great Amwell /5/6
2.4.1871.	John Dye (age 53) and Sarah, his wife	Lock House at Great Amwell, near Crane Mead	Great Amwell /5/38
1.10.1874	John Wells	Sends letter: "Gent.n I beg respectfully to offer myself as a candidate for the appointment lately held by Mr Dye of this town. I have for many years been connected with the Water Traffic and hand you herewith a list of Gentlemen and Traders to whom I am well known and who have kindly appended their signatures as a recommendation for the appointment. I hope you feel disposed... (attached was the following) Gent.n We the undersigned do hereby strongly recommend applicant John Wells of this place for the appointment of Water and Lock Inspector for the River Lea Coy. in place of Mr Dye who we are informed is about to leave. We have known him many years and believe he will use every endeavour to give you satisfaction if appointed". This letter was signed by Hy Page, Chas Cass, Jno Hammond, W Page, Jos Jones, John Williamson, Nath Cobham, John White, Hy Wilkins, C Albany	NA Rail 845/55
11.7.1877	John Wells	To Hardmead Lock to look after lock until house is ready for occupation	NA Rail 845/21
4.4.1881	John Wells (aged 68) and his wife, Mary	Amwell End Lock, Crane Mead	Great Amwell/5/58
22.4.1881	John Wells	Tumbling Bay keeper - Drowned	NA Rail 845/22
5.4.1891	Thomas Rock (age 44) and Sarah, his wife	River Keeper, Lea Side	Great Amwell/6/39
2.4.1911	Thomas Rock (age 68) and Sarah, his wife	Water Bailiff, Tumbling Bay Cottage	RG14PN7477 RG78PN363 RD133 SD3 ED1 SN159
22.5.1914	Thomas Rock	"- as the Amwell Magna Fishery Co's lease of the cottage expires on 24.6.1914, the occupant of the cottage, Thomas Rock, asks to be allowed to stay on. The Amwell Magna Company pay us £20 per annum for the cottage and we pay	LMA/ACC 2423/014

		Rock £5 a year for attending to the weir. Rock, who is 72 years of age (and his wife 75) offers to hire the cottage at 4/- per week and will also attend the weir. He is very old for the job, but I think he might be allowed to remain for a time."	
30.6.1916	Thomas and Sarah Rock	"I regret to report that Thomas Rock and his wife have been taken to the Infirmary and both are in a very serious state of health. They were allowed to live in the Weir keeper's house rent free on condition they attended to the Weir."	LMA ACC 2423/15
14.7.1916	Thomas Rock	Weir Keeper - Died on 30th June but his goods have not yet been removed from the cottage	LMA ACC 2423/15
6.10.1916	William Phillips (age 25)	Weir Keeper - Soldier discharged for rupture from 4 th Beds Regiment, appointed at 10/- per week with house and uniform	NA Rail 845/43
15.2.1918	W. Phillips	Weir Keeper 13/- per week	NA Rail 845/66
14.11.1919	W. Phillips	Weir Keeper 18/- per week with house, garden and uniform	NA Rail 845/46
17.4.1920	W. Phillips	Letter received from Ware UDC asking if the Board have any objection to the weir keeper at Ware Weir acting as steamroller driver occasionally. Resolved that "Weir keeper Phillips be allowed to act...as steamroller driver, provided his work...is not interfered with...and that he does not wear the Board's uniform during the performance of his work for the Council"	NA Rail 845/47
30.4.1920	W. Phillips	Claimed compensation for non-issue of uniform in 1919...informed that the uniform was on order and would be issued during the next few weeks	NA Rail 845/47
12.4.1924	W. Phillips	Resigned, vacated the cottage on 19.4.1925	NA Rail 845/108
9.5.1924	Abraham Chapman (age 71)	Weir keeper, appointed (ex potters end)	NA Rail 845/108
20.6.1924	A. Chapman	Weir Keeper – noted that Chapman was 'unable to carry out his duties and it would be necessary to appoint a new man'	NA Rail 845/108
25.3.1927	A. Chapman	Weir Keeper – Resigned with 7/- per week pension, died age 80 on 3.6.1933.	NA Rail 845/111 and NA Rail 845/117
25.3.1927	James James (age 69)	Weir Keeper, appointed at 18/- per week with house and uniform	NA Rail 845/111
16.5.1930	James James	Died, 8.4.1930	NA Rail 845/111

16.5.1930	W. Gold (age 56)	Weir Keeper – Appointed at 21/- per week plus house and uniform	NA Rail 845/114
20.2.1931	W. Gold	Weir Keeper, +2/6 per week	NA Rail 845/115
19.1.1934	W. Gold	Gold had left the sluices open all night and drained the river above to a foot below bottom level., stranding barges and wasting an “enormous volume” of water. “Further employment of this weir keeper would be dangerous; ...that he had given trouble before...lately become absolutely unreliable” “Dismissed forthwith”	NA Rail 845/118
26.2.1935	Alfred Linfoot Frank	Temp lock keeper appointed at 27/- per week	LCB records
25.5.1935	Alfred Linfoot Frank	‘finished of own accord’ (resigned)	LCB records
1.4.1937	D Linfoot	Weir Keeper – pay increase from £1.3s.6d to £1.6s including house and garden	Na Rail 845/121
1.4.1938	D Linfoot	Weir Keeper – pay increase from £1.6s.0d to £1.8s	Na Rail 845/122
31.1.1947	D Linfoot	Weir Keeper – now paid £4.3.0 per week. Due to retire (age 65 on the 15/12/1946) after 13 years’ service. Pension: 11s.11d with a lump sum of 393.3s.6d	Na Rail 845/128
31.1.1947	C J Parrott	Weir Keeper, appointed. Former relief lock keeper of Bow locks. £4.3.0 per week with uniform	NA Rail 845/128
9.6.1948	C J Parrott	Weir Keeper – pay increase to £4.15s.0d	NA Rail 845/128
2.8.1950	C J Parrott	Weir Keeper – pay increase to £4.18s.6d	NA Rail 845/128

6.0 DESCRIPTION OF THE BUILDING

Exterior

6.1 Tumbling Bay Cottage (Plate 1) is located on a north-east to south-west alignment between the River Lea to the north, and the River Lee Navigation to the south and west. It sits at the southern end of the weir between the two watercourses (Plate 2). It is a modest dwelling of two storeys, with a rectangular footprint. The small detached structure at the north-east end noted on the historic mapping survives, but is now joined to the main structure. This extends over a single storey and has a flat roof. Although it is present on the 1898 map, its construction varies slightly from that of the main dwelling and so was presumably an early addition to the site rather than an original feature.

6.2 The main building is constructed in yellow stock brick, predominantly laid in Flemish bond, with a decorative course of glazed ventilation bricks just above ground level. On the north-west elevation, the brick bonding pattern varies, there being a course of headers below the ventilation bricks and three courses laid in English bond above

(Plate 3). The roof is slate-clad, has half-hipped terminals to the north-east and south-west and a centrally positioned brick chimney to the ridge. The window openings of the original building have flat gauged heads in matching yellow brick and drip-moulded sills seemingly of stone. At the time of the survey, the windows were boarded externally. Internally they were seen to be fitted with large-pane horned sashes, generally of one-over-one or two-over-two pane configuration, depending on the size of the window opening.

- 6.3 The principal elevation of the building is considered to be that which faces south-west, since it presents a prominent three-cant bay window at ground floor level, which would have afforded 180° degree views, both over the cut which passes by on this side and the weir, just to the north (Plates 4 & 5). The view westwards is now obscured by vegetation growing on this side of the building. The bay window is roofed in slate to match the main roof, above which is a two-over-two sash. Standing in front of the building is a small brick-built coal store.
- 6.4 The main entrance is located on the south-east side of the building, which is at variance with the proposal drawings which show it on the north-west (Plate 6). The south-east elevation has two windows at ground floor level, one either side of a projecting, gabled porch with three steps up to the door. The head of the doorway is formed by a round arch of gauged brickwork, which accommodates a fanlight of three panes. The fragmentary remains of a panelled door survive within the porch. The south-west side of the porch retains a narrow sash window. The proposed elevation drawings depict the windows flanking the porch as architectural blinds, but each contains a one-over-one pane sash which appears original.
- 6.5 The north-west elevation is simple, with two windows towards its north-east end at ground floor level and a single, centrally-positioned window at first floor level (Plate 7). The north-easternmost window appears to have replaced an original doorway, which would have provided easy access to the weir from the rear room, whereas the window adjacent would have provided a good view of the water 'tumbling' through the weir into the River Lea (Plate 8). The window at first floor level served to light the stair.
- 6.6 To the north-east the ground floor of the original building has been obscured by the later addition. At first floor level there is a central window, matching that on the south-west elevation.

Later addition

- 6.7 The later addition is constructed in very similar Flemish-bonded brickwork to the main dwelling, but has a flat roof covered in bituminous felt. Originally free-standing, it has latterly been extended south-westwards to link with the main structure. It is possible it originally had a pitched roof which was converted to a flat roof when it was extended. The north-west elevation is set slightly back from the line of the main build and has two doorways. The one to the north-east is original and has a segmental arched brick head and a stone step; that to the south-west within the extended section is evidently later and has a concrete head (Plate 9).
- 6.8 The south-east elevation has two windows, one of which is original and is fitted with a three-over-three pane sash window beneath a segmental arched brick head, and one within the extended section which consists of a modern casement beneath a cast concrete lintel (Plate 10). The north-east elevation is featureless.

Interior

- 6.9 The main building has retained its original layout, consisting of two rooms to each floor arranged around a central stair (Figures 6 and 7). The stairwell is flanked on its north-east and south-west sides by chimneys which provide a fireplace to each of the rooms. Throughout the interior of the building, narrow softwood floorboards were visible below later floor finishes.

Ground Floor

- 6.10 Entering via the door from the principal elevation, the small porch area contains the remains of the original panelled door to the building (Plate 11). This leads to a small hallway, with a doorway to each side leading to the two rooms of the ground floor, and a fairly steep, timber staircase to the first floor (Plate 12). The surviving finishes at ground floor level are modest: a small panel of match-boarding covers the soffit of the downstand between the porch and hallway; the entrance doorway and porch window have a simple architrave, and the stringing and treads of the staircase are simply detailed. The architraves to the doorways off the hallway have been removed as have the original doors.
- 6.11 The room to the south-west side of the staircase features the bay window on its south-west side and was presumably the principal living room of the house (Plate 13). The fireplace has been replaced, with a 1930s/1950s white-tiled surround (Plate 14), but on its north-west side is a doorway to an under stair cupboard, which retains its cyma-recta architrave, though not its door. The room is encircled by tall, ovolo-moulded skirting boards and a simple, coved cornice, although the latter is no doubt a later addition.
- 6.12 To the north-east side of the staircase the room is slightly smaller (Plate 15). It retains a similar skirting and the fireplace has also been replaced, again with a white-tiled surround. In the north-east wall of the room there is a doorway which, had it not been boarded over, would lead into the later addition. This doorway is depicted as a window in the proposal drawing (Figure 3); presumably it was modified when the north-eastern addition was extended to link with the building.
- 6.13 The interior of the north-eastern addition has been modernised and this space is now used for the disposal of latrine waste by the canal boat residents nearby. It comprises an entrance passage within the extended part, with a doorway to the south-west into the main building, and one to the north-east into a waste disposal room (Plate 16). The three-over-three paned sash in the waste disposal room is the only original feature (Plate 17). Throughout, this space has a tiled floor and modern finishes. The smaller north-west part of the original structure was not accessible during the survey due to security shuttering on the door.

First Floor

- 6.14 The staircase reaches a small landing area lit by the single window noted on the north-west elevation. To each side of this landing, a step up leads through a doorway to each of the bedrooms (Plate 18). The doorways both retain original architraves to the landing side, and the doorway to the north-eastern room retains a door, albeit now flushed over. Both rooms are simple, with ovolo-moulded skirting boards as seen at ground floor level. The rooms extend partially into the roof-space, so the ceilings are partly sloped on their north-west and south-east sides.

- 6.15 The room to the south-west has a cupboard in the void over the stairs which has retained its original four-panelled door (Plate 19). It also retains its original simple fireplace surround with mantel-shelf, which appears to retain its grate behind later boarding (Plate 20).
- 6.16 The room to the north-east is similar (Plate 21), but lacks the cupboard over the stair void and has had its fireplace removed. The ceiling contains a has a loft hatch from which the simple sawn softwood construction of the roof could be partially observed (Plate 22). The chimney breasts to each side of the staircase join above the stairwell, where they are supported by a relieving arch.

7.0 DISCUSSION

- 7.1 Tumbling Bay Cottage was constructed in 1886 to provide accommodation for the keeper of Ware Weir. Although small, the cottage would have provided a home close to the weir, which would have allowed for constant monitoring and would also have allowed the keeper to assist water-bound traffic on the Navigation as needed. The position of the cottage to one side of the weir and the arrangement of its windows – in particular the bay window at the south-west end – would have aided the monitoring of the weir and the water levels in the cut. A weir keeper's cottage of matching design was also built at Kings Weir, near Broxbourne around the same time.⁸
- 7.2 The simple dwelling would have been considered suitable to the working class position of the weir-keeper by Victorian social standards, although the single storey addition – which might have housed a scullery and possibly lavatory – which seems to have been present by 1898, suggests that it was deemed appropriate to upgrade the facilities within about ten years of its construction.
- 7.3 In the early to mid-20th century the ground floor fireplaces were replaced, while more recently some of the other fixtures and fittings, such as doors, have been removed. Nevertheless, the building has escaped substantial modernisation and in general the building retains much of its original character and finish.

8.0 DEPOSITION OF THE ARCHIVE

- 8.1 The project archive will be deposited with the Canal & River Trust's *Waterways Archive*. This will comprise all survey material collected and produced in undertaking the project. A duplicate copy of the archive will be submitted to the Hertfordshire Record Office under the site code TUB20. The archive will be prepared according to the principles of Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2015) and the requirements of the recipient depositories. A digital copy of the report (including plans, illustrations and photographs) will be supplied to Hertfordshire Historic Environment Record on CD-ROM in a .pdf format.

⁸ http://leeandstort.co.uk/Kings_Weir.htm

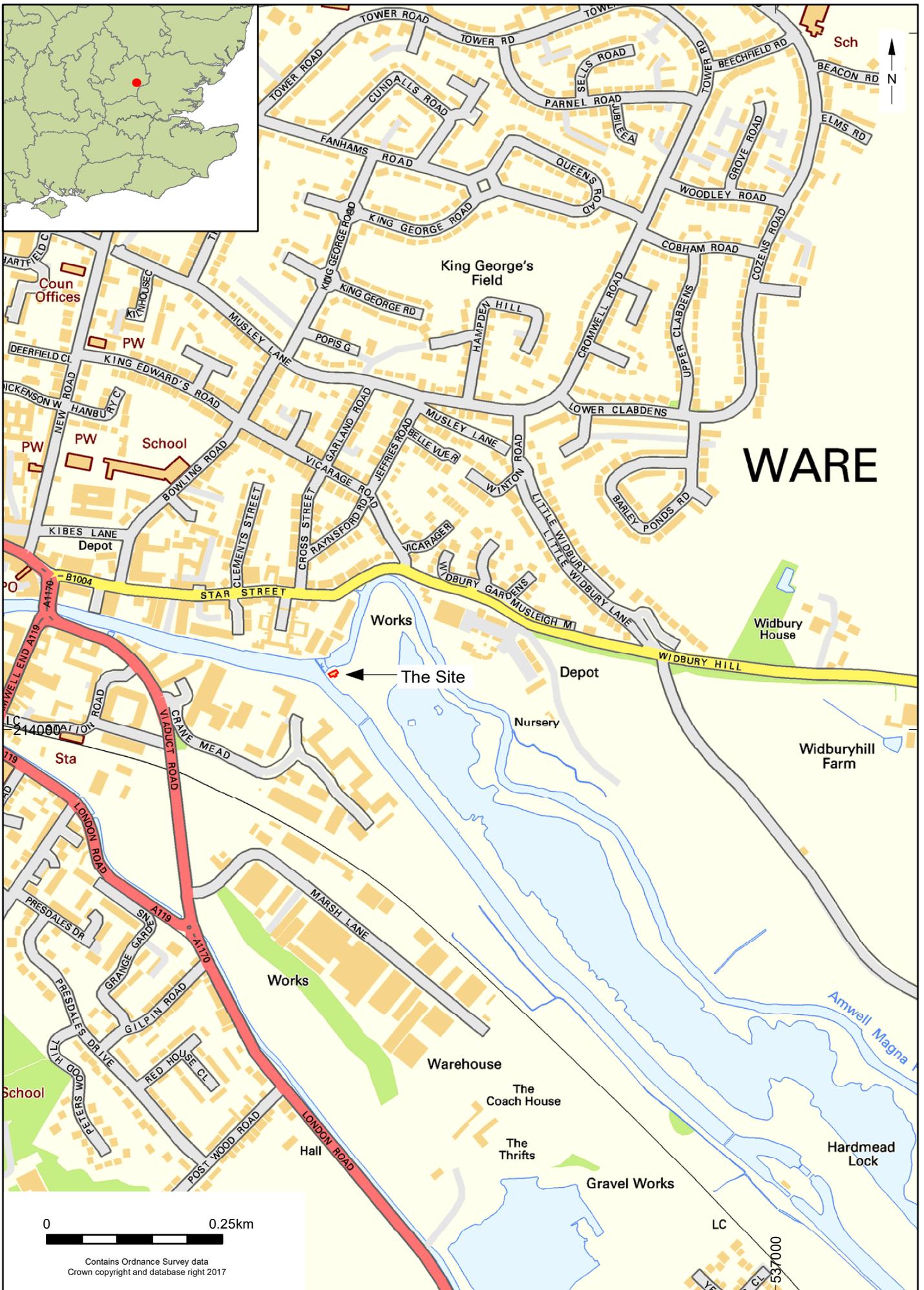
9.0 ACKNOWLEDGEMENTS

- 9.1 Archaeology South-East would like to thank the Canal & River Trust for commissioning this report, in particular Alistair Staton and Phil Emery for their assistance.

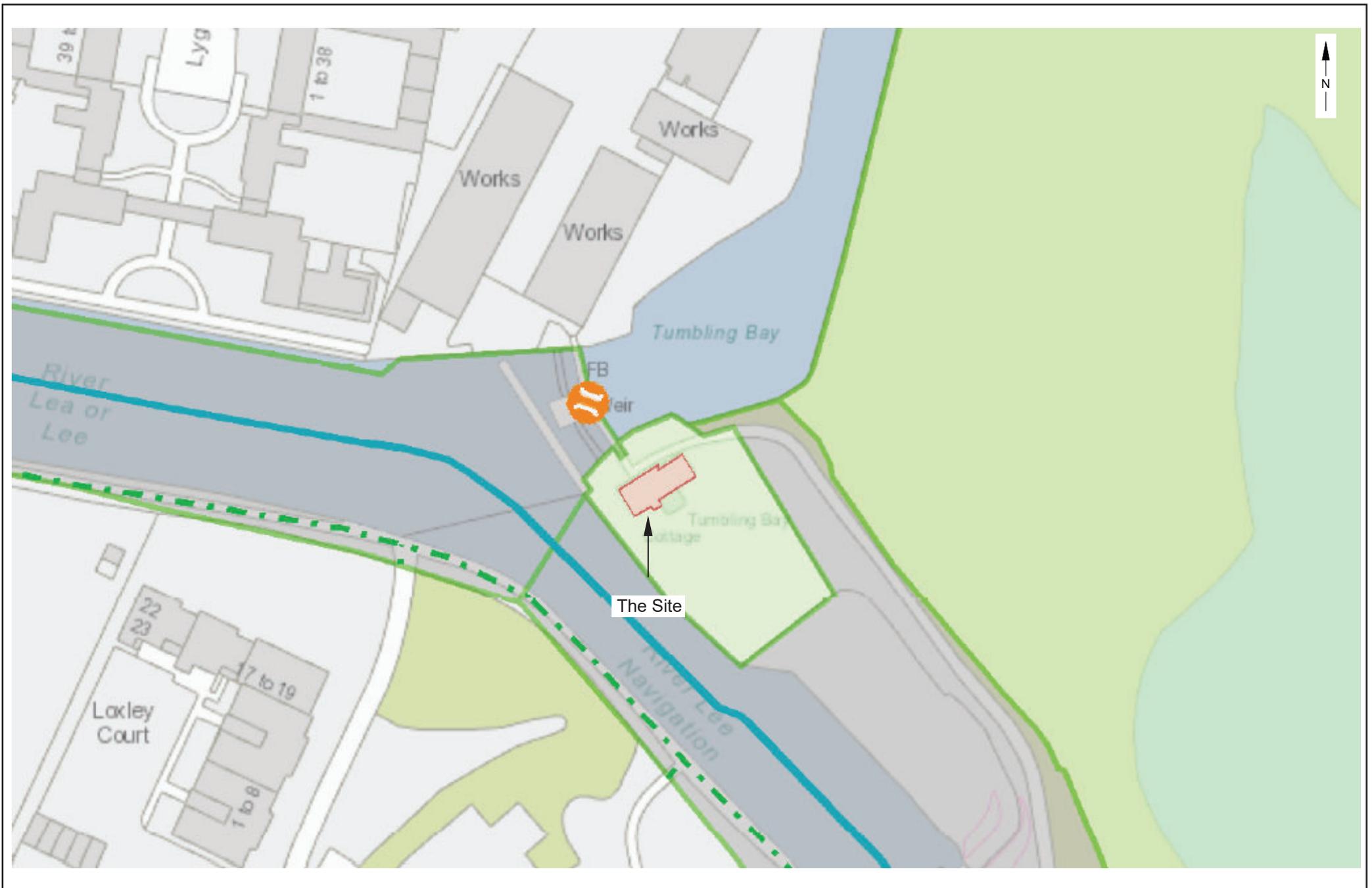
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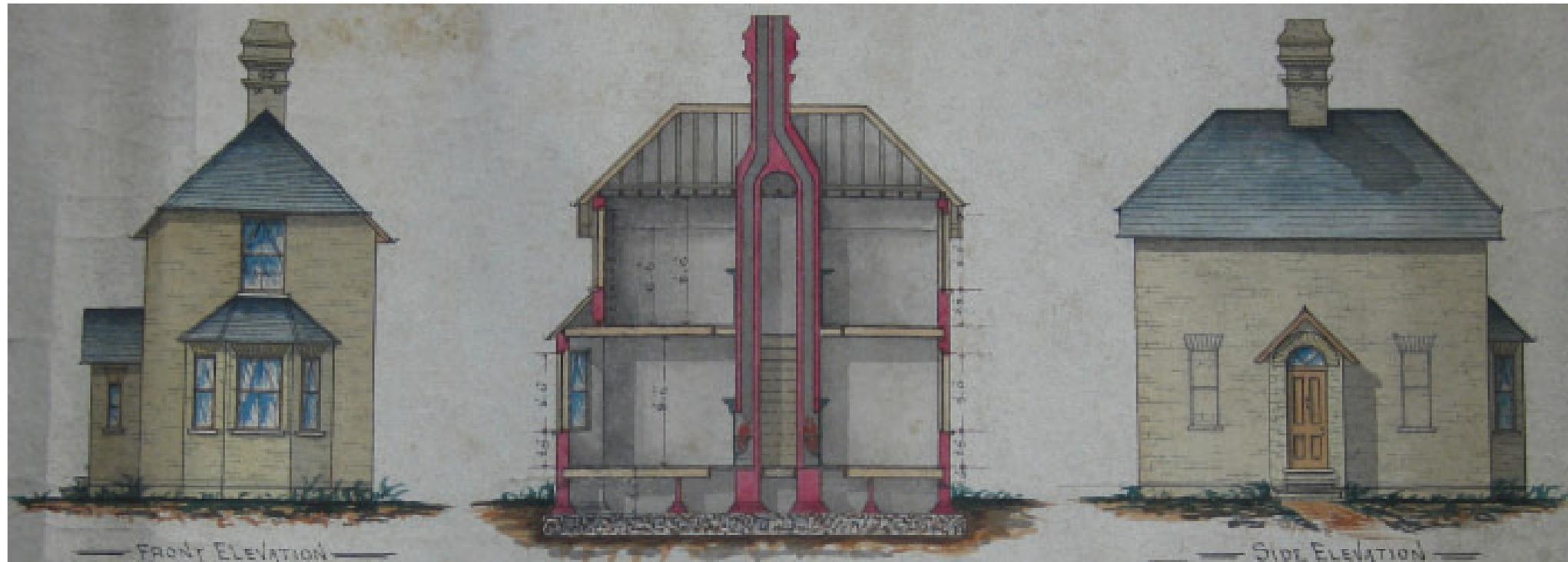
Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon.



© Archaeology South-East		Tumbling Bay Cottage, Ware	Fig. 1
Project Ref: 200358	August 2020	Site location	
Report Ref: 2020153	Drawn by: LG		



© Archaeology South-East		Tumbling Bay Cottage, Ware	Fig. 2
Project Ref: 200358	Aug 2020	Site Plan (provided by client)	
Report Ref: 2020153	Drawn by: SC		



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Tumbling Bay Cottage, Ware

Project Ref: 200358

Aug 2020

Report Ref: 2020153

Drawn by: SC

Elevations and section of the 'new' cottage (source LMA ACC 2423 /P025)

Fig. 3



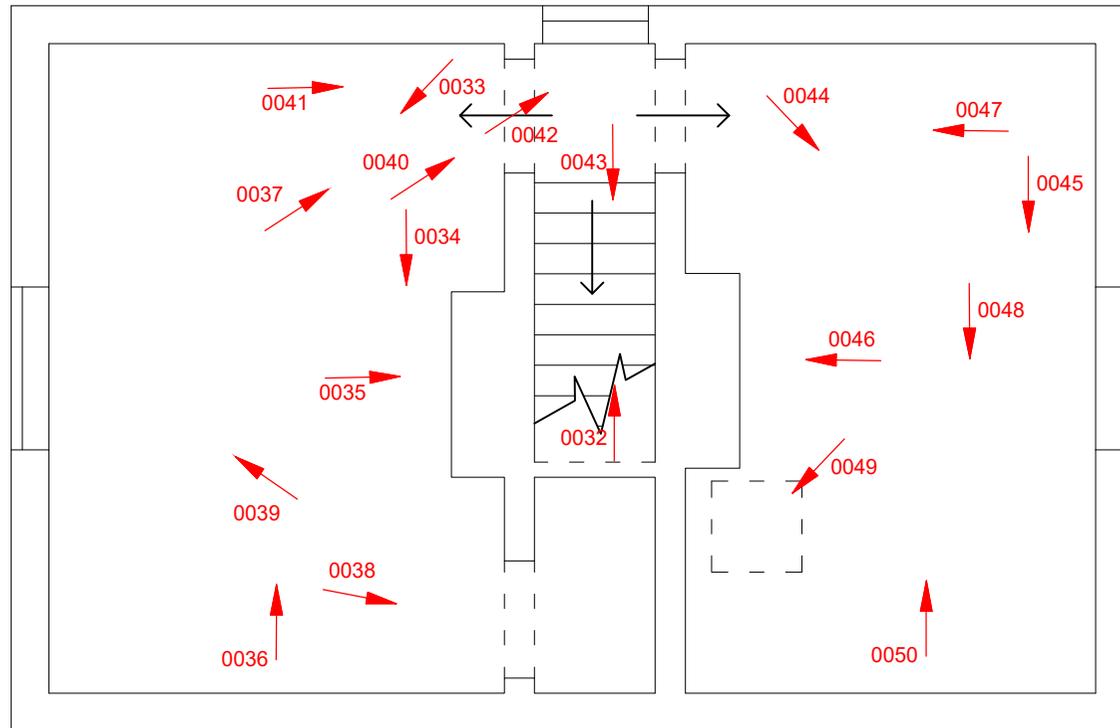
© Archaeology South-East		Tumbling Bay Cottage, Ware	Fig. 4
Project Ref: 200358	Aug 2020	Ordnance Survey map, 1883-4	
Report Ref: 2020153	Drawn by: SC		



© Archaeology South-East		Tumbling Bay Cottage, Ware	Fig. 5
Project Ref: 200358	Aug 2020	Ordnance Survey map, 1899	
Report Ref: 2020153	Drawn by: SC		



© Archaeology South-East		Tumbling Bay Cottage, Ware		Fig. 6
Project Ref: 200358	Aug 2020	Ground floor plan and photograph locations (1:50 @ A4)		
Report Ref: 2020153	Drawn by: SC			



© Archaeology South-East		Tumbling Bay Cottage, Ware		Fig. 7
Project Ref: 200358	Aug 2020	First floor plan and photograph locations (1:50 @A4)		
Report Ref: 2020153	Drawn by: SC			

PLATES



Plate 1: Tumbling Bay Cottage and adjacent weir, alongside the River Lee Navigation (TUB20-0102)



Plate 2: Tumbling Bay Cottage and adjacent weir, showing the River Lee Navigation discharging into the River Lea (TUB20-0096)



Plate 3: An example of the decorative ventilation brick course (TUB20-0069)



Plate 4: South-west elevation showing bay window providing good views over the cut (TUB20-0062)



Plate 5: Example view provided by the bay window, (taken just outside the building) looking west towards the town (TUB20-0088)



Plate 6: South-east elevation (TUB20-0025)



Plate 7: The north-west elevation (TUB20-0068)



Plate 8: View of the weir and River Lea from the north-west elevation (TUB20-0081)



Plate 9: North-west elevation of the later addition (TUB20-0073)



Plate 10: South-east elevation of the later addition (TUB20-0057)



Plate 11: Interior of the porch (TUB20-0009)



Plate 12: Entrance hallway and stairs (TUB20-0022)



Plate 13: Ground floor, room to south-west of the staircase showing bay window (TUB20-0013)



Plate 14: Ground floor, room to south-west of the staircase - detail of fireplace and skirting boards (TUB20-0016)

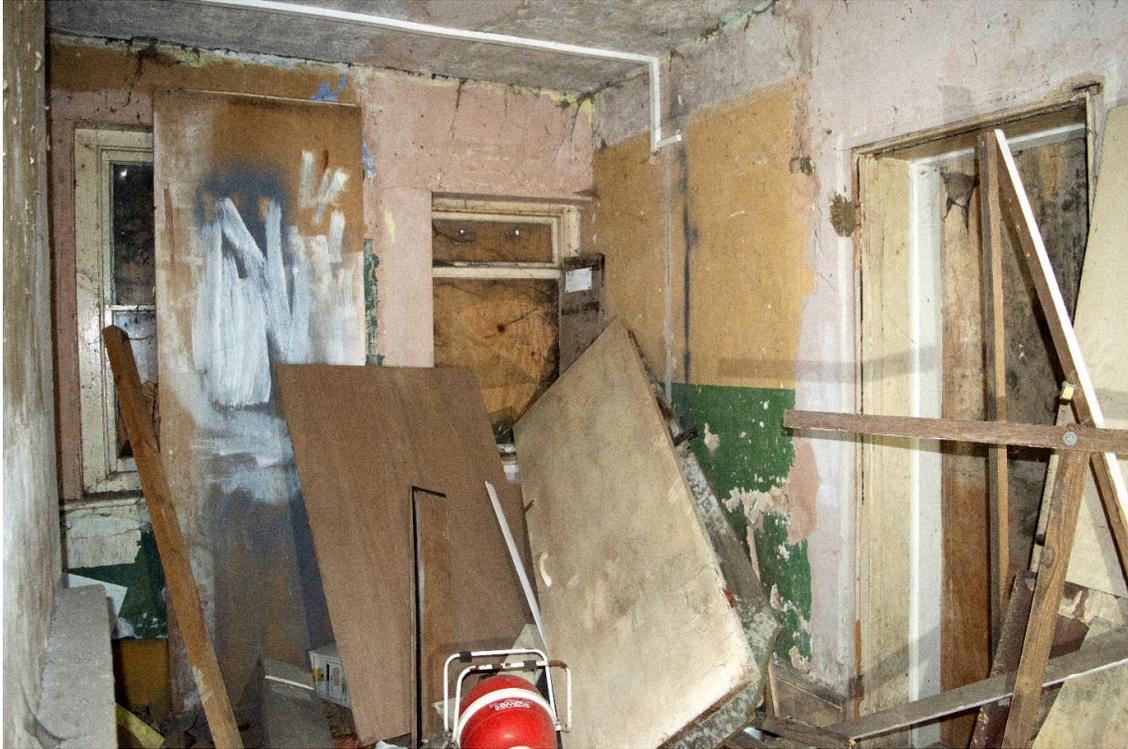


Plate 15: Ground floor, room to the north-east of the stair (TUB20-0002)



Plate 16: Ground floor addition, entrance passage (TUB0026)



Plate 17: Ground floor addition, waste disposal room window (TUB20-0030)



Plate 18: First floor, the landing viewed from the room to the south-west (TUB20-0040)



Plate 19: Cupboard within bedroom to south-west of the stair (TUB20-0038)



Plate 20: Fireplace within bedroom to south-west of the stair (TUB20-0035)



Plate 21: First floor room to north-east of the stair (TUB20-0044)



Plate 22: Loft hatch showing roof construction (TUB20-044)

Appendix 1: OASIS Form

OASIS ID: archaeol6-400563

Project details

Project name Tumbling Bay Cottage, Ware

Short description of the project

In July 2020 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) carried out a historic building record at Tumbling Bay Cottage, off Star Street, Ware, SG12 7AN (NGR 536371 214077). The work was commissioned by the Canal & River Trust. Tumbling Bay Cottage was constructed to provide accommodation for the weir keeper at Ware Weir. The weir separates the course of the River Lea and the River Lee Navigation and allows the flow of water between the two to be regulated. At the time of its construction in 1886, the cottage would have provided simple accommodation considered suitable for the role of weir keeper. The cottage was situated to provide the best views of the weir and the Navigation, which would have allowed the keeper to constantly monitor the water levels. With the exception of a small extension added to the rear, the cottage has escaped substantial modernisation.

Project dates Start: 27-07-2020 End: 11-08-2020

Previous/future work No / Not known

Any associated project reference codes TUB20 - Sitecode

Any associated project reference codes 200358 - Contracting Unit No.

Any associated project reference codes 2020153 - Contracting Unit No.

Type of project Building Recording

Site status None

Current Land use Residential 1 - General Residential

Monument type HOUSE Post Medieval

Methods & techniques "Photographic Survey"

Prompt Research

Project location

Country England

Site location HERTFORDSHIRE EAST HERTFORDSHIRE WARE Tumbling Bay Cottage, Off Star Street, Ware, SG12 7AN

Postcode SG12 7AN

Study area 0 Square metres

Site coordinates TL 36371 14077 51.808208038611 -0.02170645056 51 48 29 N 000 01 18 W Point

Project creators

Name of Organisation Archaeology South East

Project brief originator ASE

Project design originator ASE

Project director/manager Amy Williamson

Project supervisor Amy Williamson

Type of sponsor/funding body	Client
Name of sponsor/funding body	Canal & River Trust
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Canal & River Trust; duplicate copy to Hertfordshire Archives and Local Studies
Digital Archive ID	TUB20
Digital Media available	"Images raster / digital photography","Images vector","Survey","Text"
Paper Archive recipient	Canal & River Trust; duplicate copy to Hertfordshire ARchives and Local Studies
Paper Archive ID	TUB20
Paper Media available	"Miscellaneous Material","Plan"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Tumbling Bay Cottage, Off Star Street, Ware, SG12 7AN
Author(s)/Editor(s)	Chandler, S
Other bibliographic details	2020358
Date	2020
Issuer or publisher	Archaeology South East
Place of issue or publication	Portslade
Description	A4 bound book
Entered by	Amy Williamson (amy.williamson@ucl.ac.uk)
Entered on	4 th September 2020

Appendix 2 Index of Digital Photographs



TUB20-0001
Ground floor North-east room



TUB20-0002
Ground floor North-east room



TUB20-0003
Ground floor North-east room



TUB20-0004
Ground floor North-east room



TUB20-0005
Ground floor North-east room blocked doorway to addition



TUB20-0006
Ground floor North-east room fireplace



TUB20-0007
Ground floor North-east room



TUB20-0008
Ground floor North-east room to hallway



TUB20-0009
Ground floor porch



TUB20-0010
Ground floor porch window



TUB20-0011
Ground floor floor boards



TUB20-0012
Ground floor hallway from south-west room



TUB20-0013
Ground floor south-west room



TUB20-0014
Ground floor south-west room



TUB20-0015
Ground floor south-west room



TUB20-0016
Ground floor south-west room fireplace



TUB20-0017
Ground floor south-west room detail of skirting



TUB20-0018
Ground floor south-west room detail of cornice



TUB20-0019
Ground floor south-west room



TUB20-0020
Ground floor south-west room



TUB20-0021
Ground floor south-west room



TUB20-0022
Ground floor staircase



TUB20-0023
Ground floor staircase



TUB20-0024
Ground floor bannister bracket



TUB20-0025
Interior of the addition



TUB20-0026
Interior of the addition



TUB20-0027
Interior of the addition



TUB20-0028
Interior of the addition



TUB20-0029
Interior of the addition



TUB20-0030
Interior of the addition



TUB20-0031



TUB20-0032
Landing, first floor



TUB20-0033
First floor, south-west room



TUB20-0034
First floor south-west room floor



TUB20-0035
First floor south-west room fireplace



TUB20-0036
First floor south-west room



TUB20-0037
First floor south-west room



TUB20-0038
First floor south-west room cupboard



TUB20-0039
First floor south-west room



TUB20-0040
First floor south-west room to landing



TUB20-0041
First floor landing to north-east room



TUB20-0042
First floor landing window



TUB20-0043
First floor view of stairs



TUB20-0044
First floor north-east room



TUB20-0045
First floor north-east room



TUB20-0046
First floor north-east room fireplace



TUB20-0047
First floor landing from north-east room



TUB20-0048
First floor north-east room ceiling



TUB20-0049
First floor north-east room ceiling hatch



TUB20-0050
First floor north-east room



TUB20-0051
South-east elevation



TUB20-0052
South-east elevation



TUB20-0053
South-east elevation, detail of porch



TUB20-0054
South-east elevation, detail of porch



TUB20-0055
South-east elevation, detail of window



TUB20-0056
South-east elevation, detail of addition



TUB20-0057
South-east elevation, detail of addition



TUB20-0058
Detail of chimney



TUB20-0059
Bay window, south-east elevation



TUB20-0060
Coal store



TUB20-0061
Bay window, south-east elevation



TUB20-0062



TUB20-0063
Detail of bay window



TUB20-0064
Detail of bay window



TUB20-0065
Detail of ventilation blocks, bay window



TUB20-0066
Detail of ventilation blocks



TUB20-0067
North-west elevation



TUB20-0068
North-west elevation



TUB20-0069
Detail of ventilation blocks, north-west elevation



TUB20-0070
North-west elevation



TUB20-0071
Historic alarm, north-west elevation



TUB20-0072
North-west elevation of the addition



TUB20-0073
North-west elevation of the addition



TUB20-0074
North-west elevation of the addition



TUB20-0075
Detail of the addition abutting the cottage



TUB20-0076

Detail of brickwork, north-west elevation



TUB20-0077

Detail of step, north-west elevation



TUB20-0078

North-east elevation



TUB20-0079

North-east elevation



TUB20-0080

North-east elevation



TUB20-0081

Detail of scratched graffiti, north-west elevation of addition



TUB20-0082

Detail of scratched graffiti, north-west elevation of addition



TUB20-0083

Detail of scratched graffiti, north-west elevation of addition



TUB20-0084

Detail of drip moulded window sill



TUB20-0085

View from the cottage to River Lee navigation



TUB20-0086

View from the cottage to River Lee navigation



TUB20-0087

View from the cottage to River Lee navigation



TUB20-0088

View from the cottage to River Lee navigation



TUB20-0089

View of the weir from the cottage



TUB20-0090

View of the weir from the cottage



TUB20-0091
The weir



TUB20-0092
The weir and cottage



TUB20-0093
North-east elevation



TUB20-0094
The weir and cottage



TUB20-0095
The weir and cottage



TUB20-0096
The weir and cottage



TUB20-0097
View of the weir



TUB20-0098
View of the cottage from the River Lee Navigation



TUB20-0099
View of the cottage from the River Lee Navigation



TUB20-0100
View of the cottage from the River Lee Navigation



TUB20-0101
View of the cottage from the River Lee Navigation



TUB20-0102
View of the cottage and weir



TUB20-0103
View of the cottage from the River Lee Navigation



TUB20-0104
View of the cottage and weir



TUB20-0105
View of the cottage and weir from the River Lee Navigation



TUB20-0106
View of the cottage from the River Lee Navigation



TUB20-0107
View of the cottage from the River Lee Navigation



TUB20-0108
South-west elevation from opposing bank of River Lee Navigation



TUB20-0109
View to the cottage from bridge over River Lee Navigation



TUB20-0110
View of the River Lee Navigation



TUB20-0111
View to the cottage from bridge over River Lee Navigation

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