

The Old Malthouse Paradise Street Oxford



Historic Buildings Investigation and Recording



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The Old Malthouse, 19A Paradise Street, Oxford

Historic Building Investigation and Recording

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The Old Malthouse, 19 Paradise Street, Oxford

Historic Building Investigation and Recording

Summary

Number 19a on the west side of Paradise Street forms one of the relatively few surviving buildings from the historically important brewing and malting industries in Oxford. The building formed part of the Swan Brewery, one of the industry's principal sites in the city but it was separated from the main brewery by the Castle Mill Stream and it appears to have formed part of a maltings complex associated with the Swan Brewery. The building is known as the Old Malthouse but its form is not that of the classic malthouse and it may be that it formed a storehouse within the maltings.

There are some small windows in the building suggestive of a maltings but they are found more in the gable ends than in the main walls and there is no indication of the building having had a kiln, a steep or low ceiling heights, other diagnostic signs of a malthouse. It is possible that building had a number of uses in different periods and that it did serve as a malthouse for a period but it seems unlikely that this was its original function.

The building is an interesting and valuable survival from the city's brewing past and it contributes to the character of this part of the conservation area. The building lost its industrial function many years ago and it was converted to offices in the later 20th century (probably 1980s). The current investigation relates to proposals to convert the building from offices to residential accommodation and it has allowed an archive record to be made of the structure.

The interior of the building retains few visible features relating to its historic use but there is evidence of a series of former posts which would have supported the first floor and an interesting range of marks on the timbers of the roof trusses. These marks include both carpenter's marks, which would be made during the construction process and importers marks which would be made by the trader or shipping company to indicate the destination, the grade or quality of the timber.



1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Peter Lawlor to undertake a programme of historic building investigation and recording on a building known as The Old Malthouse, 19a Paradise Street, Oxford. Planning permission has been granted for the conversion of the building, which has most recently been used as offices, to residential dwellings (12/00804/PAC). The building is unlisted but it is within the Central Conservation Area and it is of interest due to it being one of the last buildings to survive from this area's important brewing history.
- 1.1.2 Due to the historic interest of the building the planning permission was granted with the condition that building recording be undertaken prior to the works. David Radford, the City Archaeologist prepared a brief for the project and OA subsequently produced a Written Scheme of Investigation detailing the works to be undertaken. This was formally approved by Mr Radford.
- 1.1.3 The development will see the use of the building changed from offices and a single flat to 2x3-bed and 1x2bed flats. A new external spiral staircase will be erected and other minor alterations undertaken. The building appears to have been disused for some years and was empty when the recording was undertaken. An old promotional leaflet found inside the building suggests the building previously formed the Griffinwood Business and Meeting Centre. It appears that Griffinwood provided office space that would be shared between companies or rented for short periods for meetings.

1.2 Aims and objectives

- 1.2.1 The main aims of the project were:
- To investigate and analyse the Old Malthouse in order to help understand the building's historic form and function;
 - To record for posterity that evidence and the building generally prior to their alteration and partial demolition.
 - To make that record publicly accessible through a report (a public document) and a project archive deposited with a public institution.

1.3 Methodology

- 1.3.1 The building recording has essentially comprised an external and internal photographic record of the building related to existing survey drawings of the building. The relatively low level of the recording was due to the limited impact that the proposed works will have on the historic fabric.
- 1.3.2 The photographic recording consisted of general views and specific details (internal and external) and was undertaken using black and white print film (35 mm) and with a digital camera. The drawn survey comprised annotating the existing metric survey drawings while the descriptive survey complemented the other surveys and added further information to explain the building.
- 1.3.3 The building recording was entirely undertaken in May 2013. The recording has been supported by a limited programme of historical research focusing on maps and the principal secondary sources.



- 1.3.4 In the current study the building has been called the Old Malthouse (as it is generally known) even though some doubt has been cast on whether this really was a malthouse.

2 HISTORICAL BACKGROUND

2.1 Brewing and malting in Oxford

- 2.1.1 Brewing and malting have long been trades of considerable importance in Oxford, as with many similar towns and cities throughout Britain. The trade in Oxford developed in a slightly unusual manner due to the existence of the college breweries and the fact that the college authorities exercised a considerable degree of control and regulation over the city brewers. The college breweries existed from the medieval period and then expanded in the late 16th and 17th century. They were still thriving into the early 19th century and some survived into the early 20th.
- 2.1.2 In the early middle ages large scale brewing was the preserve of the larger monastic houses but by the end of the 14th century some town breweries had begun to grow in significance. In the 16th century developments in the industry meant that larger amounts of beer could be supplied more reliably and the common brewing concerns grew as a result. Brewing was a profitable, respected trade and it is noticeable in the 17th century how many brewers became mayors of Oxford. The 18th century saw the continued development of the industry and the growth of the principal local brewing families: the Halls, Treachers, Morrells and Tawneys.
- 2.1.3 The breweries were largely located close to the city centre concentrating around St Aldates, Brewers Lane, Queen Street, Cornmarket, St Giles and St Thomas's to the south-west of the city centre. St Thomas's was the location for the two main breweries: the Swan Brewery, of which the building in the current study was part, and the even older Morrells brewery site.

2.2 The Old Malthouse and the Swan Brewery

- 2.2.1 The building in the current project is believed to have been constructed in the first half of the 19th century and it formed a part of the Swan Brewery. The Swan's Nest Brewery, as it was originally called was in existence by 1718 and it is known to have included considerable malting operations with the malt being taken to London by barge. The brewery appears to have prospered during the 18th century and prior to 1780 the Swan's Nest was acquired by Sir John Treacher, alderman and Mayor of Oxford. In 1795 the brewery passed to the firm of William Hall, together with a number of associated public houses.
- 2.2.2 By 1835 Hall's were in partnership with the Tawneys, another important Oxford brewing family and later in the century the firm acquired a number of smaller local breweries to expand their operations and increase their number of tied houses. This followed a clear national pattern in the industry during this period of a decreasing number of ever larger concerns dominating the brewing industry. The late 19th-century take-overs included the purchase of Hanleys malthouse in Becket Street, on the current site of the GPO sorting office, and after the 1896 acquisition this became Hall's main malthouse. The Swan brewery was located in St Thomas's parish on a strip of land between two channels of the Thames and other than for local deliveries the river initially provided the main transport to and from the site. The connection of Oxford to the national rail network, and the site's proximity to the station, meant that from the mid 19th century a larger number of more distant deliveries were made by rail. Local deliveries were still made by horse drawn drays.
- 2.2.3 The Ordnance Survey's 1878 Town Plan (1:500) of Oxford provides a clear indication of the layout of the building and of the brewery complex of which it formed a part. The old



malthouse itself is shown with the same footprint as it has today except for the projection which is currently at the east end which post-dates this map. In 1878 the primary building was largely detached other than a small link structure at the east end which is approximately a quarter the width of the east elevation. This link connected to another range which is very close to the building in the current study. It is interesting to note that the function of the building is not indicated on the plan although there is another building further to the north within the same complex which is labelled as a 'Malthouse'. The complex of which the current building forms a part comprised an irregular group of buildings on a small triangular shaped plot and it is shown separated from what appears to have been the main Swan Brewery by the Castle Mill Stream.

- 2.2.4 The 25 inch OS map of 1899 shows the building and at this date the previous narrow link structure at the east end had been replaced by a larger building (or pair of buildings) which fully covered the east end of the building. The buildings on the east side of the Castle Mill Stream, including the building in the current study, are not labelled but the wider Swan Brewery is, together with the nearby Lion Brewery.
- 2.2.5 Both the 1921 and 1939 OS maps show a very similar arrangement to that on the 1899 map.

2.3 Summary of the floor malting process

- 2.3.1 As the current building is called The Old Malthouse it would be useful to include a summary of the floor malting process. This is taken from Patrick, 1996)
- After harvesting barley was stored in the malthouse (or separate building nearby).
 - The next stage was the cleaning of the barley and (in some malthouses from mid nineteenth century) the gentle drying of barley either on the main kiln or a separate barley kiln.
 - The barley was then soaked in a tank called a steep, to allow it to absorb moisture.
 - The soaked barley was then measured in a couch frame (couching) for tax purposes.
 - The grain was then spread out on the growing floor, between 4-8 inches deep and allowed to begin the lengthy process of germination.
 - The germinated barley (green malt) was then transferred to the malt kiln, being spread on the kiln floor of either perforated ceramic, cast iron tiles or wedge wire. The heating process kilned the barley and stopped it germinating further.
 - The malt was then removed and cleaned again and stored, for at least a month, usually in the malthouse due to freshly kilned malt being unsuitable for beer making.

3 EXTERNAL DESCRIPTION

3.1 Introduction and general description

- 3.1.1 The building in the current study is located on the east side of the Castle Mill Stream and to the south of an open yard which was historically part of a maltings complex but from which none of the other buildings survive. To the south side of the building is a narrow public footpath although this area was also formerly within the complex.
- 3.1.2 The building has an unusual, broadly rectangular footprint where none of the four walls are parallel or perpendicular to each other and this must have been determined by the



topography of the area. The west wall is built up against the river channel and the position of the other walls was presumably determined by other pre-existing structures or passages.

3.2 External description

- 3.2.1 The building is two full storeys tall with a loft, and it has a slate-covered gabled roof. There are three large dormer windows, two to the south and one to the north, as well as several roof lights. At the east end of the building is a single storey extension which is constructed from uncoursed stonework to broadly match the primary building and it would be very easy to assume this was a historic structure but map evidence suggests it post-dates the Second World War. The overall character of the building has been temporarily affected by the construction of security panels over windows and doors.
- 3.2.2 The *north elevation* is the main front of the building facing onto the open yard and it includes the entrances into the structure. The wall is constructed from roughly coursed and squared stonework typical of so many structures in Oxford but there are many areas of patching, phasing and rebuild. There are currently three openings at ground floor: a double doorway beneath segmental stone arch and two smaller windows also beneath primary stone segmental arch windows. There is a large patch of rebuilt stone above the eastern of the two windows.
- 3.2.3 At first floor level there are six openings, five windows and a secondary doorway at the head of a flight of metal stairs inserted in the later 20th century. The six openings have concrete lintels and sills and have clearly been overhauled in the later 20th century (probably when the building was converted to offices). The jambs of the three western openings (two windows and a door) have been reformed and clearly these are entirely secondary but the two larger windows towards the eastern end of the elevation are partially surviving older (probably primary) openings. Each of these two windows are later 20th-century in date but they each have large patches of rebuilt stonework beneath them extending down to lower sills. It thus appears that these would have been two tall loading doors in the eastern half of this elevation. The western of the two windows has a stone sill, showing some deflection and immediately above the primary stone arch of the main entrance door but the eastern sill is of concrete.
- 3.2.4 To the east side of the former loading door above the main entrance to the building there is a curious vertical line of c.6 larger stones together with a structural break. These stones presumably survive from a quoin on the east side of a former doorway slightly wider than the current window. It appears that each of the stones that formed the return into the building has been removed just leaving the stones at the face.
- 3.2.5 Large sections of the lower part of the wall have been repointed with a cement pointing that smoothes the surface of the wall and makes each stone less distinguishable.
- 3.2.6 The *south elevation* forms the rear of the building and compared to the north wall it is relatively featureless. The wall is again constructed from roughly coursed stone and although there are many patches where the character of the stonework appears slightly different to other areas it is not possible to identify clear features such as former blocked openings.
- 3.2.7 There are three first floor windows, largely towards the east, and one at ground floor, again at the eastern end of the elevation. The windows are now obscured externally by



metal security sheets but they have segmental arch stone lintels and they strongly appear to be primary. The eastern end of the elevation is painted at ground floor suggesting there may have been a lean-to in this location.

- 3.2.8 The *west elevation* faces onto the river channel and is again largely constructed from roughly coursed rubble stone with larger stone quoins. The elevation is set on a plinth of much larger coursed stone blocks below ground level which continue down into the river. There is a clear horizon between these and the main wall of the building above.
- 3.2.9 There are two primary openings at ground floor beneath stone segmental arch lintels and at this level the stonework appears relatively little altered. At first floor there are three much larger windows, all of which are secondary insertions beneath concrete lintels and sills and with reformed jambs.
- 3.2.10 The character of the stonework in much of the upper part of the elevation, at gable end level, is different to that in the lower half of the elevation and it may have been at least partially rebuilt. The gable incorporates a large opening with glazed double doors, probably inserted in the later 20th century. The opening is beneath a large timber lintel and the jambs have been reformed in brick. The ends of a series of truncated joists survive at the base of this opening and clearly there was formerly a projecting platform or balcony at this location. There are also two vertical bearers either side of the opening, and continuing down well below it, which also must relate to this former platform. Presumably this was a loading platform with a hoist for transferring materials or produce from the building to the river. Either side of the loading door are vertical, single-light slit windows which have stone jambs and appear primary.
- 3.2.11 The *east elevation* of the primary building has now been obscured at ground floor level by the construction of the single-storey 20th-century extension. The upper part of the primary elevation incorporates two primary vertical slit windows and a larger later 20th-century window which has clearly been converted from a former loading door. Beneath the window there is weatherboarding and immediately beneath this a small visible patch of reformed stonework which would probably have been at the height of the former sill of the door. Immediately to the south of the window the timber lintel extends south beyond the edge of the window and above a clear patch of rebuilt stone the full height of the window. This suggests that the former doorway was wider than the window but the rebuilt stone does not appear to continue down the full height of the door. It may be that there was formerly a wider window, after the removal of the loading door or it could be that the rebuilt patch relates to a former crane/hoist fixed to the wall adjacent to the loading door.
- 3.2.12 Below the loading door is another window with primary segmental stone arch although this feature has largely been obscured by a security grille panel. A straight joint is just visible continuing down the northern jamb beneath the existing window suggesting that this was also formerly a doorway.
- 3.2.13 In the southern half of the east elevation there is evidence of former adjoining structures, almost certainly those shown on historic maps, including a large area at first floor level where the stone is a lighter colour. This must clearly have been a two-storey building against it. It is also interesting to note that at the south-east corner the quoin stones which would have been beneath the extension are much better preserved than at the very corner which are more worn.



4 INTERNAL DESCRIPTION

4.1 Ground floor

- 4.1.1 The ground floor of the building is largely open plan with a separate room in the eastern extension as well as two further small enclosed areas at the east end of the primary building: to the south-east corner is the staircase and to the north-east is a boiler room.
- 4.1.2 The historic form of the main room has been largely lost or obscured although some evidence of former features does survive. The floor above is supported by five principal joists which now span the full width of the room although there is evidence to show that each was formerly supported by a post at its mid point. This evidence comprises a shallow, square trench formed in the underside of each joist as well as a reformed patch directly beneath within the floor slab. Additionally there is also evidence of another post beneath the westernmost principal joist half way between the spine post and the north wall.
- 4.1.3 Other evidence relating to the former use of the building includes two hatches in the floor above, possibly for transferring goods between floors. One of these is against the west wall and is c.80 cm x 40 cm while the other is closer to the centre of the building and is slightly smaller (c.50 cm x 30 cm). The hatch against the west wall may have related to a former hoist which loaded and unloaded goods from the river through the doors at second floor level. It could be that there was a hoist at second floor which passed through the building and a chain or ropes that extended down inside the building.
- 4.1.4 Also of interest are two large square-headed bolts in the the underside of the joist immediately to the west of the door and another metal fixing slightly to the south in the same joist. These could relate to the former loading door and hoist in the same bay as the current main doorway.
- 4.1.5 The joists themselves have a number of distinctive importers marks that would have been made by the shipping company or trader (probably from the Baltic) to distinguish the destination, quality or grade of the timber balk. The clearest two are on joists 2 and 4 (from the east end) but there are others which have been partially lost when the timber balk is divided into separate members. The building also has numerous similar marks in the roof timbers (detailed further below) and the marks are discussed further in Appendix B.
- 4.1.6 The ground floor has plastered walls, presumably dating from the later 20th-century conversion, and a concrete floor slab which retains some traces of lino tiles. The windows in the west and north walls have timber frames and they are suggestive of an earlier 20th or possibly late 19th-century date.
- 4.1.7 The boiler room at the north-east corner of the primary building is the one area at this level which remains unplastered and where some historic stonework is visible. The walls here have traces of an old white limewash to their surface.
- 4.1.8 The single storey extension to the east of the primary building has plastered walls and ceiling and the north wall, which is largely glazed, incorporates a modern door. This was presumably the main entrance when the building was converted to offices in the later 20th century.



- 4.1.9 The staircase is of later 20th-century date although it probably replaced a former set of stairs in the same location.

4.2 First floor

4.2.1 The first floor is also essentially a single open-plan space with the staircase at the north-west corner. At this level there are even fewer historic features visible than at ground floor and again it is difficult to gain a clear impression of the historic form of the building. The main walls and ceiling are all covered with modern plaster other than a small patch on the north wall where a WC was located and where painted brick is visible. The walls of the enclosure around the secondary staircase are of brick to the west wall and plasterboard to the north wall which abuts a window. As referred to above this window is secondary but it has been created within a former primary doorway with segmental brick arch to the inner face. It is interesting to note that there are steps in the east wall of the building at first and second floor and that the wall gets thinner as it rises between floors.

4.2.2 The floor is covered by modern boards laid during the conversion of the building (1980s) but various partitions from this phase have been removed and this has exposed some parts of the older floorboards, which were clearly left in-situ beneath. These older boards are c.27 cm wide and consistent with an earlier 19th century date. The only significant feature revealed within the exposed areas of boarding is a circular iron chain loop (c.5 cm diameter) fixed to the floor. This was located in the northern half of the building and appeared to be on top of a large principal joist (third from the east end) rather than being in one of the floorboards. It is c.1.5 m in from the north wall and appears to have been broadly aligned with one of the bolts which is visible in the underside of the same principal joist. This loop may have related to the former loading door just to the north, possibly for tying a rope to for sacks being raised or lowered. This appears to confirm that this part of the building would not have been a malthouse growing floor (at least in the building's final 'industrial' use as there would not have been a loop such as this within a growing floor

4.3 Second floor and roof structure

4.3.1 The second floor is the most impressive part of the building's interior and the main area where the primary or historic fabric is visible. This level is dominated by five queen post roof trusses, visible within an open-plan room although the easternmost truss is partly hidden within later 20th-century partitions that create a small room at the north-east corner of the room, adjacent to the staircase.

4.3.2 The west wall is of painted stone and the jambs of the central door have been rebuilt in brick (or possibly just repointed) with modern cement. The timbers from the former sill or loading platform remain visible in the base of the doorway. The current floorboards are modern and at this level, unlike at first floor, the historic floor appears to have been entirely replaced rather than just covered over. There are a number of small holes in the current boards and there is no evidence of an older surface beneath.

4.3.3 There are two small windows in the east wall, adjacent to the staircase, each of which is lined with brickwork that is suggestive of a 19th-century date.

4.3.4 *Roof trusses*

4.3.5 The trusses are constructed from softwood, probably Baltic pine, and their form is suggestive of an earlier 19th-century date (or potentially late 18th century). Each truss



includes two queen posts with joggled head and base (23 x 16 cm), principal rafters (17 x 11) that terminate at the head of the post, raking struts (13 x 9 cm) between the base of the post and a collar (23 x 10 cm). The tie-beam is entirely hidden beneath the floor and the bases of the principal rafters are similarly obscured behind the modern boarding at the eaves. There are two purlins to each slope, one supported on the back of the principal rafter and the other supported in a birds-mouth notch cut in the top of each queen post. The lower purlin is also supported by a triangular shaped block on the back of the principal rafter. The purlins presumably support common rafters but these are entirely hidden by the plastered ceiling. The underside of a ridge piece is visible as well as a yoke at the apex of each truss.

4.3.6 The purlins are truncated at three locations to allow for the insertion of dormer windows in the later 20th-century. There are also separate roof lights laid with the slope and these are also of 20th-century date. The truss main members are tenoned to each other although there are metal straps fixing the base of the queen posts to the joist below.

4.3.7 It is interesting to note several areas of slight inconsistency between trusses. For example the purlins are notched over the principal rafters on the south slope while on the north slope they rest directly on the principal rafters, without notches. Also, the position of the upper purlin on each slope varies slightly on top of the queen post. Sometimes it is close to the centre of the top of the post while in other trusses it is right on the edge of the top of the post. Indeed a block has been added to the top of one of the collars, against the post, to help support the purlin which is only partially supported by the post. These inconsistencies could be due to the irregular footprint of the building or they could be evidence that the roof has been reused from another building so some adaptation has been necessary to fit it to this structure.

4.3.8 *Timber marks*

4.3.9 Among the most interesting features of the trusses are the number of historic marks to the timbers which appear to include both importers marks and carpenter's marks.

4.3.10 There are three (or possibly four) distinct types of mark and some of these are included in the table at appendix B. Perhaps the most interesting marks are importers marks which were applied by shippers or traders to brand their goods or to indicate types or quality of timber carpenter's marks were used by the craftsmen to help in setting out a structure during the construction phase.

4.3.11 Along with the importers marks there are various chiselled Roman numeral carpenter's marks which are commonly found in early 19th-century buildings although they are not consistent on every truss in this building. The westernmost truss (Truss 5) has several of these marks very clearly visible at joints but there are no marks visible on Trusses 1 or 3 (although Truss 1 is partly obscured by modern plasterboard). On Truss 2 there is a single 'II' on one raking strut and a 'I' on the other raking strut but no other marks. Truss 4 has chiselled marks but not Roman numerals and these may form a separate set (see Appendix B).

4.3.12 In addition to the chiselled marks there are also a number of scratched marks which look like older carpenter's marks that might be found on a building of 17th-century date. This suggests that the timbers could be reused although this appearance could be misleading.



5 CONCLUSION

- 5.1.1 The building recorded in the current project is an interesting structure as well as being a rare and valuable survival from when this area was at the heart of Oxford's important brewing industry. It formed part of the Swan Brewery, historically one of the city's main brewing sites but it was divided from the main brewery by the castle mill stream and 19th-century Ordnance Survey maps suggest that it formed part of a maltings complex. However, although the building is known as the Old Malthouse and it is listed as such in the county Historic Environment Record as well as several secondary sources, the form of the building suggests that it might not have been a malthouse. Purpose-built malthouses usually have a clear, easily recognisable appearance and strong diagnostic features including low floor-to-ceiling heights, long rows of small, low windows and a kiln at one end. The building in the current project has quite a different appearance with somewhat irregular windows (some tall) and no evidence of a kiln or steeping tank. The number and locations of the former loading doors around the building would also be more suggestive of a store building than a malthouse which would need large uninterrupted areas for growing floors. It may of course be that it was constructed as a storehouse but was converted at some point and used as a malthouse.
- 5.1.2 If the building dates from the 1830s as has been suggested the form of the timber trusses would have been relatively conservative for this date and in a well established tradition. Their form is broadly similar to those found in other buildings from 100 or 150 years earlier while by the 1830s cast-iron had long been used in the construction of multi-storey buildings and architects and structural engineers were introducing composite trusses combining iron and timber members. This may suggest that the building could be older than the 1830s or it could just be a reminder that traditional methods of construction often continue to be used long after innovations have been introduced elsewhere.
- 5.1.3 The current project has produced a record of the current building, which will be lodged within the historic environment record and will enhance understanding of this part of Oxford.

Oxford Archaeology

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APPENDIX A. BIBLIOGRAPHY

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1876 Town Plan of Oxford (1:500)

1899 Ordnance Survey 25 inch:1 mile map





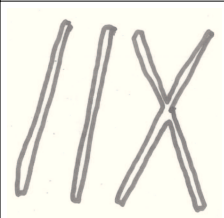
APPENDIX B. DISCUSSION OF TIMBER MARKS

One of the interesting features of the Old Malthouse are the number of timber marks visible on both the underside of the first floor joists and the roof timbers. These include conventional Roman numeral carpenter's marks, consistent with an early 19th-century date, older looking scratched carpenter's marks which might indicate the timbers have been reused and a number of importers marks. These importers marks would have been scribed deeply with a race knife, a type of knife with a hook that makes the gouge and they would have been made by the overseas shipper or trader (probably in the Baltic) to show the quality, dimensions, origin and/or destination of the timber.


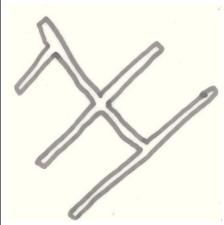
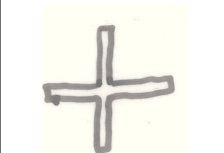
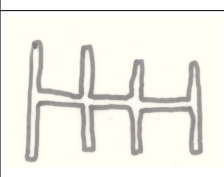




These marks would have been made before the timbers baulks were divided into individual members so the marks are often truncated.

It is interesting to note that a valuable study of the importers marks on a warehouse at Liverpool Road Station, Manchester has been made and published (Greene JP, 1995). This is partly of interest due to the superficial similarity between the marks on the Old Malthouse and the warehouse in Manchester but also because the warehouse was constructed in 1830, the same date that has previously been suggested for the malthouse. There are also clear similarities in the queen-post roof type between the buildings.

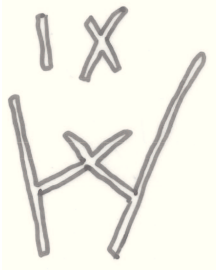
The table below contains rough sketches and details on some of the marks found on the timbers at The Old Malthouse. This is not exhaustive and there are other marks but these are the most clearly visible or the most complete. The trusses are numbered 1 to 5 (from east to west) and the conventional chiselled carpenter's marks have not been detailed here.

| No | | Notes |
|----|---|---|
| 1 |  | Scratched marks (probably carpenters' marks) on east side of northern post in Truss 5. Close to head of post. Shallow and much less clear than chiselled marks. |
| 2 |  | Top of northern principal rafter in Truss 4 on west side. Scratched marks (probably carpenters' marks) - shallow and much less clear than chiselled marks. |
| 3 |  | West face of collar in Truss 1, towards north end. Scratched marks (probably carpenters' marks) - shallow and much less clear than chiselled marks. |



| | | |
|----|---|---|
| 4 |  | Truss 4 collar, west side. Scratched marks (probably carpenters' marks) - shallow and much less clear than chiselled marks. |
| 5 |  | Chiselled marks. Truss 4 on north side |
| 6 |  | Chiselled marks. Truss 4 south side at top of post. |
| 7 |  | Chiselled marks – at top of south side raking strut. |
| 8 |  | Grooved marks (importers marks?) - Truss 1, west side of south post, towards base |
| 9 |  | Grooved marks (importers marks?) - Truss 2, north post, west side |
| 10 |  | Grooved marks (importers marks?) - Truss 4, collar, west side. |
| 11 |  | Ground floor. Importers mark (?) on principal joist 4 |



| | | |
|----|---|---|
| 12 |  A hand-drawn sketch of a timber joint, possibly a principal joist. The drawing shows a horizontal beam with two vertical posts supporting it. An 'X' is drawn across the joint. Above the main drawing, there are two smaller sketches: a vertical line and an 'X'. | Ground floor. Importers mark (?) on principal joist 2 |
|----|---|---|



Scale 1:2500

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Figure 1: Site location

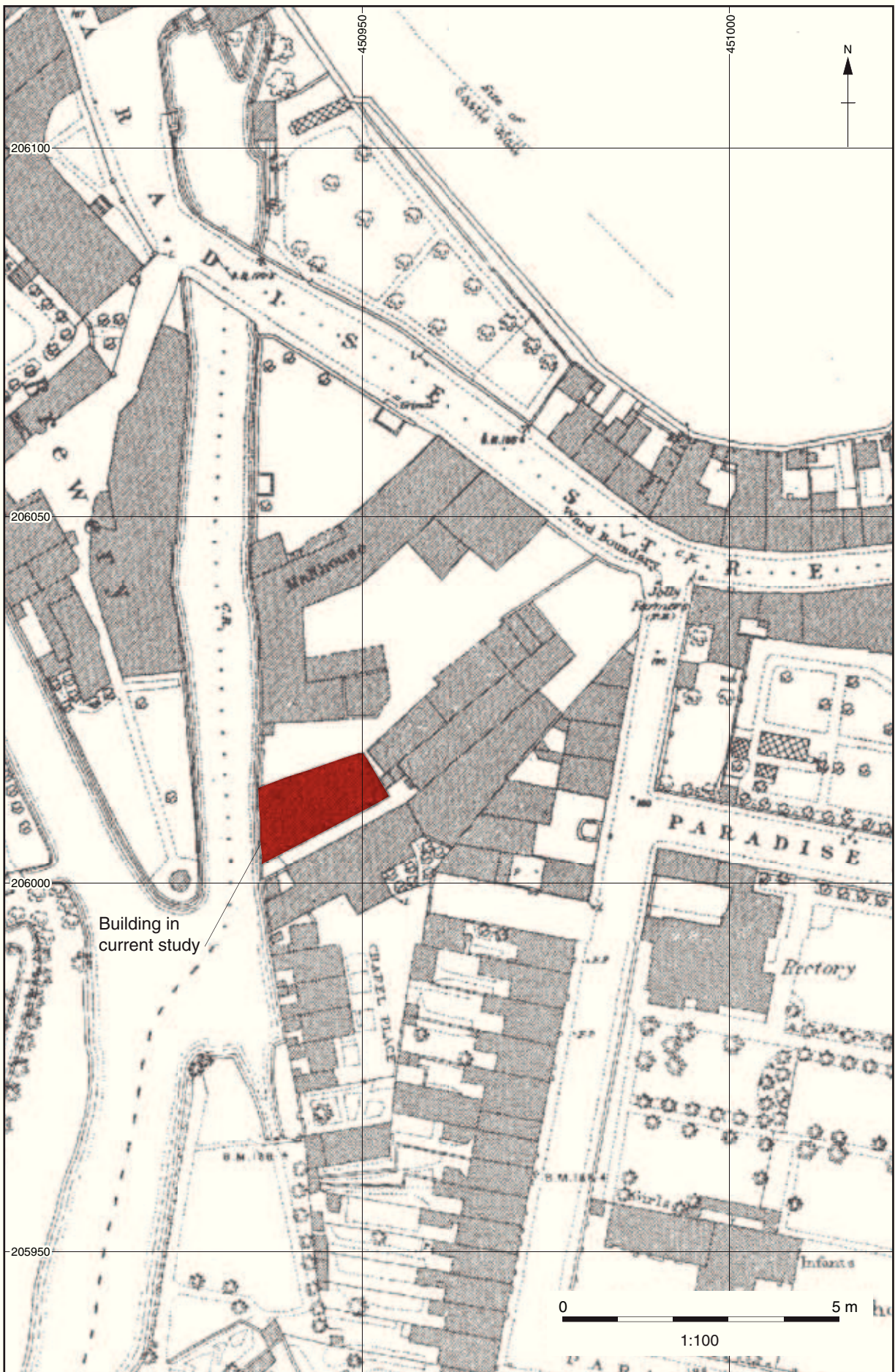


Figure 2: 1878 Ordnance Survey town plan

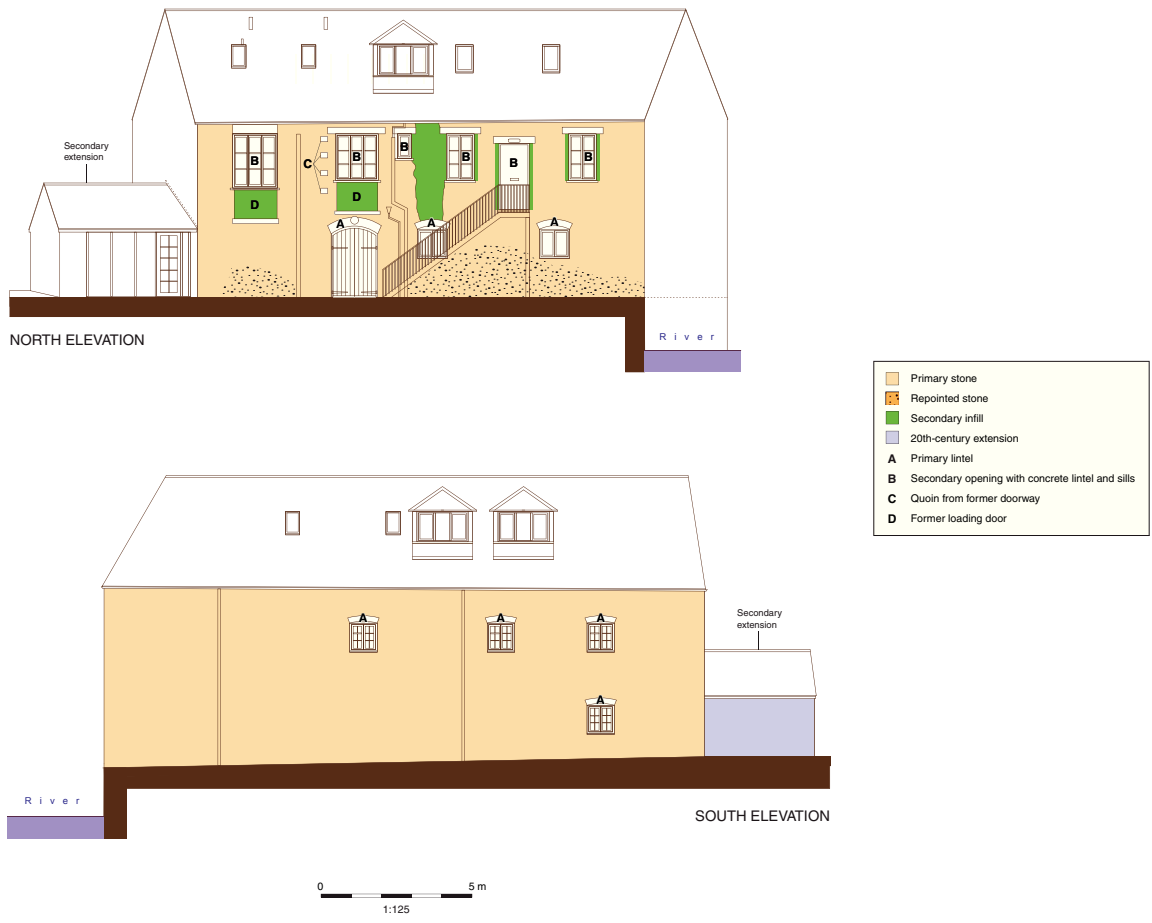
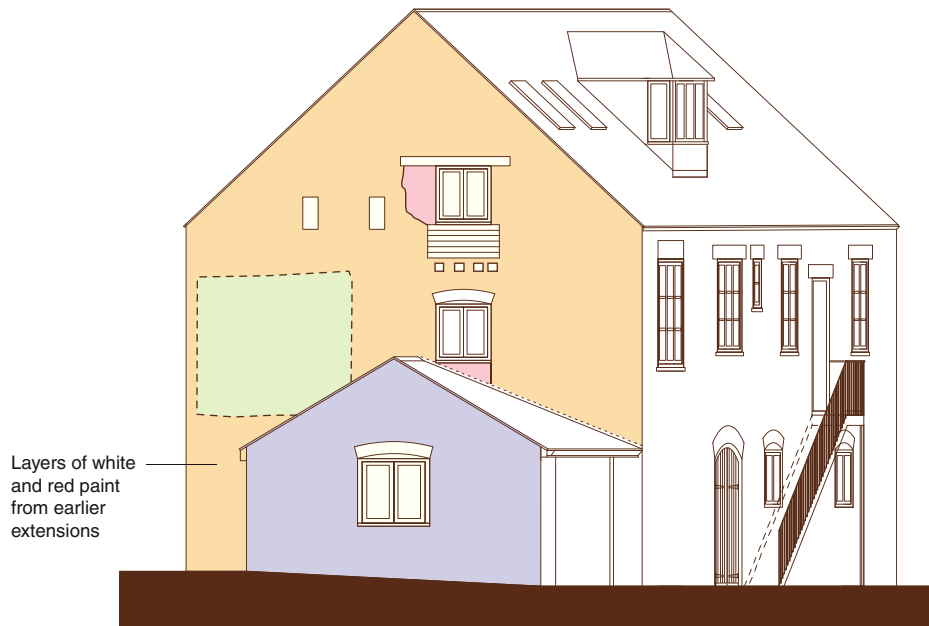
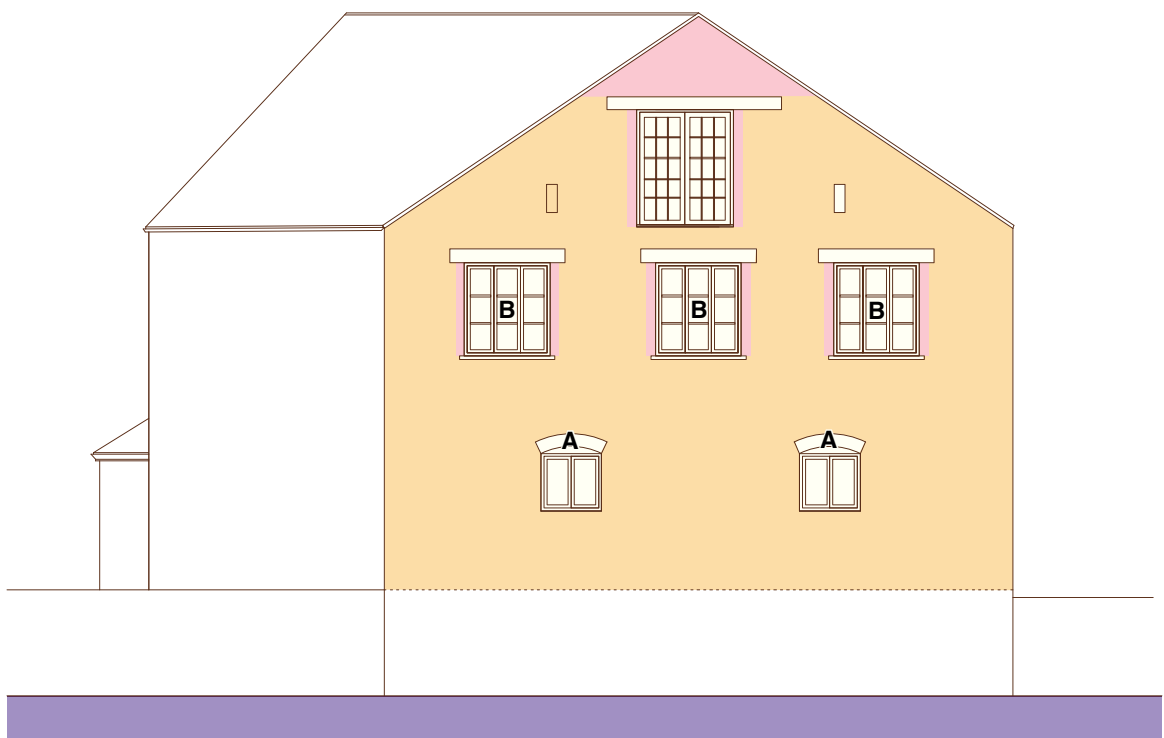


Figure 3: North and south elevations



EAST ELEVATION



R i v e r

WEST ELEVATION





| | |
|---|--|
|  | Primary stone |
|  | Apparent imprint from former adjoining range |
|  | Infill/rebuilt jambs |
|  | 20th-century extension |
| A | Primary lintel |
| B | Secondary opening with concrete lintel and sills |



Figure 4: East and west elevations

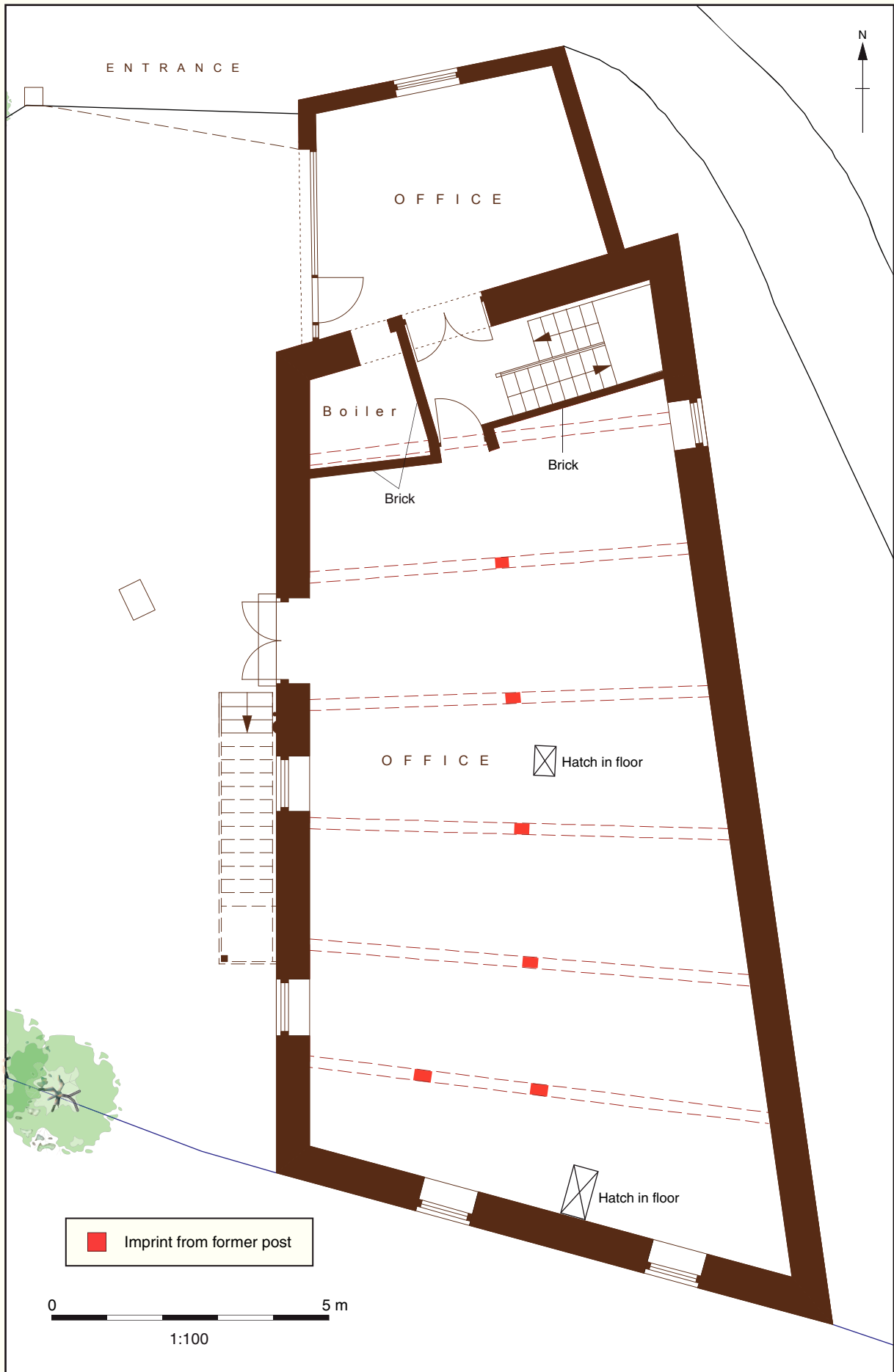


Figure 5: Ground floor plan



Plate 1: General view of north elevation



Plate 2: East half of north elevation



Plate 3: West half of north elevation



Plate 4: 20th-century extension at east end



Plate 5: General view from east



Plate 6: Primary upper part of east elevation



Plate 7: Loading door in east elevation converted to window



Plate 8: Traces of paint on east elevation



Plate 9: General view of south elevation



Plate 10: Central part of south elevation



Plate 11: Oblique south-west corner of building



Plate 12: General view from north-west



Plate 13: West elevation



Plate 14: Upper part of west elevation



Plate 15: Ground floor general view



Plate 16: Ground floor, south-east corner



Plate 17: Ground floor north wall



Plate 18: Ground floor towards door



Plate 19: Ground floor window



Plate 20: Third principal joist from east at ground floor



Plate 21: Marks in underside of joist at ground floor level



Plate 22: Importers marks in underside of joist at ground floor



Plate 23: Importers marks in underside of joist at ground floor



Plate 24: Westernmost joist at ground floor with imprint from former posts



Plate 25: West end of ground floor showing hatch in ceiling



Plate 26: East end of first floor



Plate 27: General view of first floor



Plate 28: West end of first floor



Plate 29: General view towards east at first floor



Plate 30: Visible sections of older floor at first floor



Plate 31: Older floorboards visible at first floor



Plate 32: Loop exposed in floor at first floor level



Plate 33: Exposed beam at first floor



Plate 34: General view of roof structure looking west



Plate 35: General view of roof towards west



Plate 36: Base of queen post



Plate 37: Head of queen post



Plate 38: Importers marks on the post at the eastern end



Plate 39: Importers marks on the post in the second truss from the east



Plate 40: Base of queen post



Plate 41: Head of queen post



Plate 42: Roof detail – raking strut to purlin



Plate 43: Roman numeral carpenter's marks at base of queen post



Plate 44: South west corner of building



Plate 45: West end of building



Plate 46: West end of north slope of roof



Plate 47: General view of roof from west



Plate 48: Importers marks on side of collar



Plate 49: General view of east end of building



Plate 50: Purlin scarf detail



Plate 51: East end at second floor level



Plate 52: Detail of window at east end



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