

# Newbury Parkway West Berkshire



## Gazetteer of Historic Buildings



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# **Newbury Parkway Archaeological Investigations and Historic Building Recording**

## **Gazetteer of Historic Buildings**

### **Introduction**

The current document forms a gazetteer of buildings recorded related to the Newbury Parkway Development as part of a wider programme of archaeological works. The Parkway Development is the result of a collaboration between Standard Life Investments Ltd, Shearer Property Group and West Berkshire Council. Planning permission was granted, conditional upon a programme of archaeological building investigation and recording and below-ground archaeology and this report relates to the archaeological buildings programme.

The main aim of the programme was to provide a record and analysis of the buildings which would contribute to the understanding of the built heritage and history of Newbury. The recording of each building was carried out in accordance with its level of significance as set out in the Written Scheme of Investigation, 2008. The appropriate level of recording was undertaken in each case using guidelines issued by English Heritage (*Understanding Historic Buildings: a Guide to Good Recording Practice* (2006) and produced a range of records including hand measured drawings, photographic record, plans, and descriptions which have been incorporated into this report or included in the project archive. In addition historical research was conducted into the history of the town of Newbury itself as well as the individual buildings.

The building recording works programme was complicated by the piecemeal handing over of ownership of the various properties and other issues which delayed progress. Once the site was transferred to the Building Contractor the programme was adapted to key in with the stages of redevelopment of the site. The majority of the buildings within the archaeological buildings programme (thirty-six) were intended for demolition but a number of these either adjoined or formed part of a building which was to be retained. Two of the buildings were to be refurbished after adjoining parts of them were demolished. In addition to investigation and recording of the standing buildings, further recording was made of significant buildings during their demolition by way of Watching Briefs and the resulting information incorporated into the final report.

The recording has largely covered buildings which were demolished as part of the development but also a smaller number which were retained and refurbished. The gazetteer forms an appendix to the main archaeological report on the investigations at the site. The current document also includes a short introductory section before the gazetteer which summarises the findings and highlights common themes.

### **Structure of the gazetteer**

The gazetteer includes a standardised format for each building with a range of fields including:

- Building name
- Address

- National Grid Reference
- Level of recording
- Listed status
- Impact in development
- Significance (taken from previous OA *Historic Buildings and Conservation Statement*)
- Introduction to the site
- Outline history and map evidence
- Description
- Conclusion and analysis

Each gazetteer entry also includes a series of plates and a figure (or figures).

The same fields have been used for all the buildings but the description and analysis is more in depth for the structures recorded at a higher level.

In addition at the start of the document there are six further figures which relate to the overall site:

Figure A: Overall plan of site showing buildings recorded

Figure B: Wills' Plan of Newbury, 1768

Figure C: 1839 Tithe map

Figure D: 1878 Town Plan showing principal buildings

Figure E: 1910 Ordnance Survey map

Figure F: Aerial photo of site from 1954 (NMR ref: AFL03/Aerofilms/220845)

The numbering system used to identify the buildings has been taken from the previous *Historic Buildings and Conservation Statement* (2005) but some of the entries have been combined (eg OA12-15) where they are now essentially part of the same building and where this helps in understanding the structures.

The history and map evidence section for each gazetteer entry is largely based on the various Ordnance Survey maps, including the very useful 1:500 town plan (Fig D) which was published in 1881 but surveyed in 1878, as well as some earlier maps when they are relevant and the evidence of trade directories/censuses. There are 1:2500 (25inch to the mile) editions available from 1934 and 1967 which show significant detail for the buildings on the site although these maps have not been reproduced here. There are also various other 6 inch maps (or 1:10,000) which are much less detailed and show blocks of buildings rather than individual structures.

The map evidence is generally most useful for the later and less significant buildings which have been recorded at Level 1 because most of the significant buildings front onto Northbrook Street and pre-date the earliest detailed map of 1878. Therefore the subsequent detailed maps of 1899, 1911, 1933-4 and 1967 do not show any clear differences from the 1878 map whereas with some of the later buildings the maps are of considerable use in clarifying their likely date of construction.

There remains scope for further more detailed documentary research into the history of the buildings and site using title deeds and other such records but this was outside the scope of the current project.

The large majority of the on-site recording was undertaken by Georgina MacHugh with additional input by Deirdre Forde, Alison Kelly, Raphael Martinez-Jausoro and Jonathan Gill.

### Newbury Parkway: Summary Table of Buildings

OA No.	Name	Address	History and Description	Listed status	Significance	Impact	Level of recording
01	Charles Hoile Building	Rear of 17-19 Northbrook Street. Also once known as Park Way House	Modern 1970s-80s: Rectangular brick office block, 3 storeys, upper in hipped flat topped roof	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1
02	M&S Loading Bay	Rear of 22 Northbrook Street	Modern 1970s-80s Square brick loading bay at rear of Marks & Spencer.	Unlisted building in Conservation Area	Neutral significance	Full demolition	Level 1
03	Uncle Henry's Pub	Rear of 25 Northbrook Street	Modern rear part of the Castle PH. 2 storey flat roof plain brick extension to earlier pub, possibly built for industrial/commercial function (part of brewery) and later added to pub?	Part of Grade II listed building	Low significance	Full demolition	Level 1 and watching brief
04	Flex Gym, Car wash (former malthouse)	Former malthouse on Marsh Lane	Early 19 <sup>th</sup> century malthouse. Brick, on two levels, slate roof double gable on south, over open room with central brick piers, modern large openings on south and east, new walls on east. Original wall on west with small windows North section higher (2 storey), double gable roof hipped on north side (u-plan ridge). Original roof trusses.	Unlisted building in Conservation Area	Local interest as part of group of buildings associated with former brewery, but lacking individual features of importance	Full demolition	Level 2 and watching brief
05	Rear of Cheltenham and Gloucester	Rear of 25b/c Northbrook Street	Mid 19 <sup>th</sup> century building adjoining OA6. Red and dark brick, double pile 2 storey block with M gable roof, with inserted modern (50s, 60s) door and crittal windows, probably originally part of brewery/malthouse complex.	Unlisted building in Conservation Area	Local interest, moderate to low significance	Full demolition	Level 1
06	Rear of Cheltenham and Gloucester	Rear of 26 b Northbrook Street.	Early 19 <sup>th</sup> century. East end of two storey range extending from 26a Northbrook street, abutted by 10. Red brick with hipped gable. Lower inserted modern window, upper sash inserted below wider brick lintel. Probably part of brewery complex, possibly this a domestic range for workers.	Grade II Listed as range at rear of 26a Northbrook Street	Local interest as later rear range of listed building associated with former brewery..	Part demolition	Level 1
07	Former Brewery	Rear of 27 Northbrook Street	18th/19th century. West end of brewery range, ridge roof, solid brick wall on north. Bays on south separated by brick piers, some bays at west end with modern brick walls spanning between piers. Roof timbers possibly of c.1700 although map evidence suggests it post-dates 1762.	Unlisted building in Conservation Area (possibly in curtilage of Grade II listed No. 26 Northbrook Street)	Local interest as part of brewery group, with significant feature in traditional oak roof of c.1700	Full demolition	Level 2-3 record. and watching brief
08	Former Brewery	Rear of Northbrook Street	East end of probably 18th-century brewery range. Rectangular brick range. This end higher with half hipped south gable, gable edges	Unlisted building in Conservation Area	Local interest as part of brewery group,	Full demolition	Level 2-3 record.

OA No.	Name	Address	History and Description	Listed status	Significance	Impact	Level of recording
			extended or rebuilt. Solid wall on east, 4 bays on south separated by brick piers, openings fitted modern plywood doors and upper panels. Roof of c.1700 although map evidence suggests it is post-1762. Modern brick single storey lean-to on south end of earlier brewery range	(possibly in curtilage of Grade II listed No. 26 Northbrook Street)	with significant feature in traditional oak roof of c.1700		and watching brief
09	Nationwide Carpets	Rear of 26 & 27 Northbrook Street.	Early 20th century industrial building, probably part of brewery, specific function unknown. Small rectangular brick block with segmental arched windows, gabled roof clad in asbestos sheets, large modern opening across north wall.	Unlisted building in Conservation Area	Minor local interest as part of brewery group.	Full demolition	Level 1
10	Block to rear of Reed Employment	Rear of 28 Northbrook Street.	Modern featureless flat roof brick extension to 29 Northbrook street	Unlisted building in Conservation Area	Unattractive modern block neutral significance	Full demolition	Level 1
11	Scuba Centre	16 Park Way	18th/19th century brick building at extreme rear of plot behind 33 Northbrook Street. Brick structure of several phases, original function unknown, modern shop front to Parkway.	Part within curtilage of Grade II listed No. 35 Northbrook Street, part possibly of No. 35.	Local interest, of limited importance.	Full demolition	Level 2 record, and watching brief
12	Wilds Sports	34 Northbrook Street	Early/mid 19th century building. Northern half of listed address which covers adjacent structure. The building appears to have been entirely rebuilt in the 19th century and that this structure did not retain any meaningful core from an earlier structure.	Grade II group listed as early 19th century, refronting of older properties.	Local interest as listed building with historic section at front and later parts of lower interest behind	Street-front range retained and converted.	Level 2-3 record, and watching brief
13	Wilds Sports (rear)	Rear of 34 Northbrook Street	Victorian workshop at immediate rear of No. 34 Northbrook Street	Within curtilage of Grade II listed No. 34 Northbrook Street	Local interest as minor industrial building	Full demolition	Level 2-3 record, and watching brief
14	Wilds Sports (rear)	Rear of 34 Northbrook Street	Victorian brick workshop behind OA 13	Within curtilage of Grade II listed No. 34 Northbrook Street	Local interest as minor industrial building	Full demolition	Level 2 record, and watching brief
15	Wilds Sports (rear)	Rear of 34 Northbrook Street	Late Victorian brick workshop	Within curtilage of Grade II listed No. 34 Northbrook Street	Local interest, moderate to low significance	Full demolition	Level 2 record, and



OA No.	Name	Address	History and Description	Listed status	Significance	Impact	Level of recording
							watching brief
16	Part of The Mart (former printworks)	Rear of 34 Northbrook Street	Modern (post 1934) industrial single storey brick block abutting south end of OA 15.	Within curtilage of Grade II listed No. 34 Northbrook Street	Local interest, low significance	Full demolition	Level 1
17	Timpsons	35 - 35a Northbrook Street	Early 19th century, stucco frontage and interior of same date, but with few significant features. The building appears to have been entirely rebuilt in the 19th century.	Grade II group listed as early 19th century.	Local interest as listed building of 19th century but limited significance, and later parts of lower interest behind	Full demolition	Level 2-3 record, and watching brief
18	Timpsons (rear)	35 - 35a Northbrook Street	19th century rear range of no 35a , Northbrook Street	In curtilage of Grade II listed No. 35a Northbrook Street	Local interest, moderate to low significance	Full demolition	Level 2 record, and watching brief
19	Monarch microfilms	Rear of 35 Northbrook Street	Modern (1950s, 60s) industrial/commercial range, modern brick with concrete lintels, flat roof	In curtilage of Grade II listed No. 35a Northbrook Street	Low significance	Full demolition	Level 1
20	Carpet Warehouse	Former printworks, rear of 35 - 35a Northbrook Street	Modern (1950s 60s) industrial, rectangular single storey brick block abutting east side of 13, sawtooth roof with continuous skylight on west side.	In curtilage of Grade II listed No. 35a Northbrook Street	Low significance	Full demolition	Level 1
21	Argos	36-37 Northbrook Street	Early 19th century stucco facade which has been retained in front of a modern <i>Argos shop. Entirely modern behind facade.</i>	Grade II group listed as early 19th century.	Local interest as listed building with historic section at front; parts of lower interest behind	Full demolition	Level 1 and watching brief
22	Argos	37-38 Northbrook Street	Large modern brick block, rear of nos 36-7 Northbrook street.	In curtilage of No. 36-7 Northbrook Street Grade II	Low significance	Full demolition	Level 1
23	Rymans	38 Northbrook Street	Red brick frontage with modern shop front below. 18th/19th-century house with original features inside.	Grade II group listed.	Regional interest as listed building with historic section at front and later parts of	Street-front range retained and converted	Level 2-3 record, investigation and

OA No.	Name	Address	History and Description	Listed status	Significance	Impact	Level of recording
					lower interest behind		watching brief.
24	Rymans	38 Northbrook Street	Modern extensions at Rear of no 38 Northbrook Street	In curtilage of Grade II listed No. 38 Northbrook Street	Probably of low significance	Full demolition	Level 1 and watching brief
25	Going Places Travel Agent	38a Northbrook Street	Brick front of mid 18th-century, possibly with 17th-century elements within (trusses, framing, rear range)	Grade II group listed as mid 18th century.	Regional interest as listed building with historic section at front and later parts of lower interest behind	Street-front range retained and converted	Level 2-3 record, investigation and watching brief.
26	Going Places Travel Agent	39a Northbrook Street	Modern extensions	In curtilage of Grade II listed No. 39a Northbrook Street	Probably of low significance	Full demolition	Level 1
27	Rear of Going Places	Rear of 39a Northbrook Street	Modern (mid 20th century) industrial/commercial workshop behind 39a Northbrook Street, 2 storey rectangular Brick block single ridge roof,	In curtilage of Grade II listed No. 39a Northbrook Street?	Low significance	Full demolition	Level 1
28	Connexions	The Point, Park Way	Modern (late 20 <sup>th</sup> century) brick office block	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1
29	Paradyne	19 Park Way	Modern (late 20 <sup>th</sup> century) brick office block. Pair with OA34.	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1
30	Rear of Bakers Sound and Vision	Rear of 43 Northbrook Street	19th-century single-storey block with slate roof (listed) at rear of No. 43 Northbrook Street.	In curtilage of Grade II group listed No. 43 Northbrook Street.	Low significance.	Full demolition	Level 2 record, and watching brief.
31	Rear of Bakers Sound and Vision	Rear of 43 Northbrook Street	East of OA 30 at rear of No. 43 Northbrook Street. Crude, timber studwork, corrugated tin clad shed	In curtilage of Grade II group listed No. 43 Northbrook Street.	Low or nil significance	Full demolition	Level 1
32	Clere Printing	Rear of 44 Northbrook Street	Modern ridge roofed structure parallel to OA 33; appears all modern, with glass 'bridge' connecting roofspace to OA 33.	Possibly in curtilage of Grade II listed No. 44 Northbrook Street	Low significance	Full demolition	Level 1

OA No.	Name	Address	History and Description	Listed status	Significance	Impact	Level of recording
33	Suits, Newbury	Rear of 45 Northbrook Street	No 45a at rear of no. 45 Northbrook street. Brick and timber range of several phases, with remnants of possible 16th-century framed building.	Possibly in curtilage of Grade II listed No. 45 Northbrook Street.	Moderate significance for surviving timber frame	Full demolition	Level 2-3 record, investigation, and watching brief.
34	Alterian	20 Park Way	Modern brick office block (pair with 34)	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1
35	Rear of Blockbusters	47 Northbrook Street	Modern (1960s 70s) flat roofed utilitarian 2 storey industrial /commercial block, brick and metal panelling, loading doors to Park street.	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1
36	Hairdressers	1-3 Park Street	Late 19 <sup>th</sup> century brick double cottage (semi), gable ridge roof with single pitch 'service wing' each side, rendered and painted with modern window frames inserted. Interior much altered.	Unlisted building in Conservation Area	Low significance, modernised Victorian cottages.	Full demolition	Level 1
37	Cottage and Dentist	5-7 Park Street	Late 19 <sup>th</sup> century brick double cottage as 36 with modern extension on south-east. South half dental surgery. But not painted, red brick with gault brick quoins and lintels and dark brick string courses. Northern half still with wooden sash windows probably most original of the four. Still a cottage home and retains joinery etc.	Unlisted building in Conservation Area	Low significance, of local interest as northern cottage appears original and unmodernised	Full demolition	Level 2 record, and watching brief
38	Ross Brooke	21-22 Park Way	Modern (late 20 <sup>th</sup> century) brick office block on corner of Park Street and Park Way.	Unlisted building in Conservation Area	Low significance	Full demolition	Level 1

# **Newbury Parkway Archaeological Investigations and Historic Building Recording**

## **Outline History and Description of site**

### **Outline History**

The town of Newbury had a medieval foundation with changing fortunes throughout the medieval period and a mainly agricultural economy. By the end of the 16th century cloth had become very important to the town with all trades required to belong to five companies, three of which were cloth related, although Newbury was still strongly agricultural. With the 17th century came the decline of the cloth industry and the Civil War but apart from a brief period of civil and religious unrest in the town its prosperity continued. Newbury's location on routes to London, Bath and Winchester proved advantageous when road improvements and canal building took place in the 18th century. Its position led to increased trade links and diversity into provision of services for travellers and barge-building, two of the new type of business added to the traditional enterprises such as agriculture, malt and textiles. The town continued to expand throughout the 19th century with the Enclosure of common land in 1846 providing more building plots for the growing population.

### **Overall description of Site**

The Parkway site contains a roughly rectangular area of flat land on the eastern side of Northbrook Street. Park Way runs along the eastern boundary of the site, and beyond this lies an area of parkland known as Victoria Park, formerly known as The Marsh. Park Street, running along the northern boundary of the site, connects Northbrook Street to Park Way, Marsh Lane which runs east-west towards the southern end of the site has been pedestrianised along its western half, the eastern half being open to vehicles.

The buildings on the site are concentrated towards the west with a continuous row along Northbrook Street. All the buildings on the street are of three or four storeys suggesting a heavy demand for property with street frontage in the town, which was satisfied by building upwards. Landholdings are laid out in long, narrow rectangular plots perpendicular to the street frontage properties and further development has occurred within these plots.

There are also properties fronting onto Park Way but most of these are modern, late 20th century, buildings and only OA11 dates before this period. Maps show a series of buildings at this location from at least the 18th century with the watercourse leading down to the River running alongside. It is not until the 19th century that Marsh Road (later called Park Way) appears on maps on the route of the watercourse although a lane alongside the watercourse may have existed prior to this.

Narrow passageways perpendicular to Northbrook Street and running into the plots to the rear of the street frontage are reached by passing under the upper storeys of those buildings on the street. Buildings along these passageways have doors and windows opening onto them suggesting the pre-existence of the passageways.

At the southern end of Northbrook Street Newbury Bridge crosses the River Kennet, and this links the three streets of the medieval town - Northbrook Street, Bartholomew Street and

Cheap Street. Park Way also crosses the river, partly following the 18th century route of the earlier watercourse to do so but this crossing appears to date only from the 20th century as 19th century maps show the road terminating not far south of Marsh Lane.

A short distance north of the site Northbrook Street joins what was the main London to Bath Road (now Old Bath Road and London Road) and the current main road (the A4) now runs further north, bypassing the town centre.

### **Newbury Conservation Area**

The Parkway site falls within the Newbury Town Centre Conservation Area, which covers the majority of the town centre. There are two aspects of the site with regard to the Conservation Area, the Northbrook Street frontage and the Parkway 'backlands'.

The first of these is described in the Newbury Historic Character Study [§5.3]

#### ***Northbrook Street***

*'Northbrook Street was laid out during the medieval period although archaeological evidence would suggest that it was a later phase of the medieval town's development. Buildings extended along both frontages, but only the east side appears from layouts shown on post-medieval maps to have been laid out in burgage plots. The buildings were extensively rebuilt in brick during the post-medieval period. Both sides of the street are lined with shops and commercial premises, the street frontages of which preserve the early layout, even within larger retail establishments such as the Camp Hopson department store. The street lies within the Conservation Area and contains numerous Listed Buildings.*

*Buildings of the 18th and 19th century predominate although a few date from the 17th century and 24 Northbrook Street incorporates part of Jack of Newbury's House from c 1500. There is a mixture of two and three storey construction in a range of architectural styles, but forming a cohesive whole. Modern redevelopment has, for the most part, maintained this pattern, although the stone Methodist Church on the west side, with a small curtilage, interrupts it. There are few breaks in the frontages restricting views both into and out of the area. A number of alleys lead to yards containing small businesses. Cromwell Place is one such example and dates from the mid 18th century. Some of the later buildings, particularly east of Northbrook Street, have retained older structures to the rear.*

*Northbrook Street is the principal shopping street in Newbury and fairly busy. The sizes and appearances of the buildings form an appropriate context for a market town attracting the population from surrounding areas. The bridge at its southern end restricts traffic flow, which is one-way, but the impact of vehicular traffic keeps pedestrians to the pavements and there is still some limited roadside parking. Street furniture employs classic styling in black with gold trim. A pair of 19th-century Listed bollards in the pattern of cannon survive in the entrance to Marsh Lane. The modern telephone booths and shop signs are intrusive.'*

Nearly all the buildings in Northbrook Street contribute to its character, whether listed or not (and some were listed specifically for their 'Group Value'). The better quality buildings have fine brickwork and traditional windows, while the poorer quality ones have less good brickwork, coarser details and often modern windows. Within the range of building types and materials, variety is obviously a key feature of the street, and change can still be made without causing harm.

The 'backlands on Park Way are also described in the Newbury Historic Character Study [§5.3]:

## **Park Way**

*'Park Way covers the rear areas of the burgage plots along the east side of Northbrook Street which extended east to open grazing, The Marsh. These plots have been cleared and patchily redeveloped, mainly with warehousing and car parking. Some traces of earlier plot boundaries can be distinguished, mainly as changes in ground level or as sections of fencing. A few isolated older buildings do survive, including a former malthouse. Park Way itself is used for parking as well as forming a route to the central car parks south of the river. At present the area is messy and unattractive, spoiling the outlook from Victoria Park.*

*Access to Northbrook Street is limited. Marsh Lane is a narrow straight alleyway, but Jack Street doglegs through modern blocks. Further north lies Park Street, where there is some later housing, built to a suitable scale. Around its eastern end some modern office buildings have been constructed and this links this end of Park Way more to the London Road in appearance and usage.*

*The line of Park Way was that of a stream in the 18th century, but by the second half of the 19th century Marsh Road extended as far south as Winchcombe Place. It was extended and the bridge over the Kennet built during World War II for emergency access, when the road became Park Way.'*

This area has a rather nebulous architectural character, with a few historic buildings that have largely lost their context of boundary walls and burgage plot divisions, and may have a visual relation to buildings on the Northbrook Street frontage even if they are no longer under the same ownership. There are a few intriguing glimpses of back walls of Northbrook Street houses, but it is modern rear extensions of little interest or merit which predominate. This is an area where change has the potential to improve the urban character of the area.

### **Principal findings of the project**

The programme of building recording at Newbury Parkway has enhanced both our understanding of the individual buildings on the site and the evolution of the overall site as a whole.

In understanding the site it is perhaps useful to divide the buildings into a number of distinct groups:

- The brewery/maltings complex to the southern end of the site. This includes OA3, OA4, OA5, OA6, OA7, OA8, OA9
- The buildings of the former printworks to the north of the brewery. This includes OA13-15, OA16, OA19, OA20
- Town houses fronting onto Northbrook Street including OA12, OA17-18, OA21, OA23-24, OA25.
- Other light-industrial ranges to rear of Northbrook Street. These include OA27, OA30, OA32, OA33, OA35
- Domestic properties. These include OA36, OA37, OA11
- Later 20th-century town-centre offices which reflect the move away from the largely industrial use of the area. This group includes buildings OA1, OA10, OA28, OA29, OA38

The most significant buildings were the main townhouses fronting onto Northbrook Street (OA12, OA17, OA23, OA25) as well as the brewery (OA7-8), the malthouse (OA4) and a range to the rear of 45 Northbrook Street (OA33).

Various features of interest were found during the investigation such as numerous layers of wall paper in Wilds Sports (OA12), a series of letters from the mid 19th century (also in Wilds Sports) and numbers written above doorways in the brewery building (OA7) but in general the work confirmed our existing understanding of the buildings rather than altered it. There were relatively few areas where significant historic fabric was revealed behind secondary cladding or facades.

Two of the principal street-front buildings (OA12, OA17) which it had been thought may have been 19th-century re-frontings of earlier buildings were shown to have been entirely rebuilt in the 19th century and they did not appear to contain the core from earlier buildings. The main building where early timber framing was exposed (of possible 16th century date) was OA33 although the framing is in the face of the adjacent building (45 Northbrook Street) which is immediately outside the development footprint.

Another of the interesting aspects of the project is the extent to which the medieval burgage plots can still be partly traced, at least in the central part of the site with passageways behind the Northbrook Street frontage.

This has also been a site where census information has helped illuminate some of the buildings, particularly some of those fronting Northbrook Street, where we know some of the former inhabitants of the buildings.

Overall the work has proved to be a very useful project to record and document an historic part of the centre of Newbury before it is greatly altered in the Parkway Development. It has enhanced our understanding of the buildings and the evolution of this area.

# Newbury Parkway

# Gazetteer



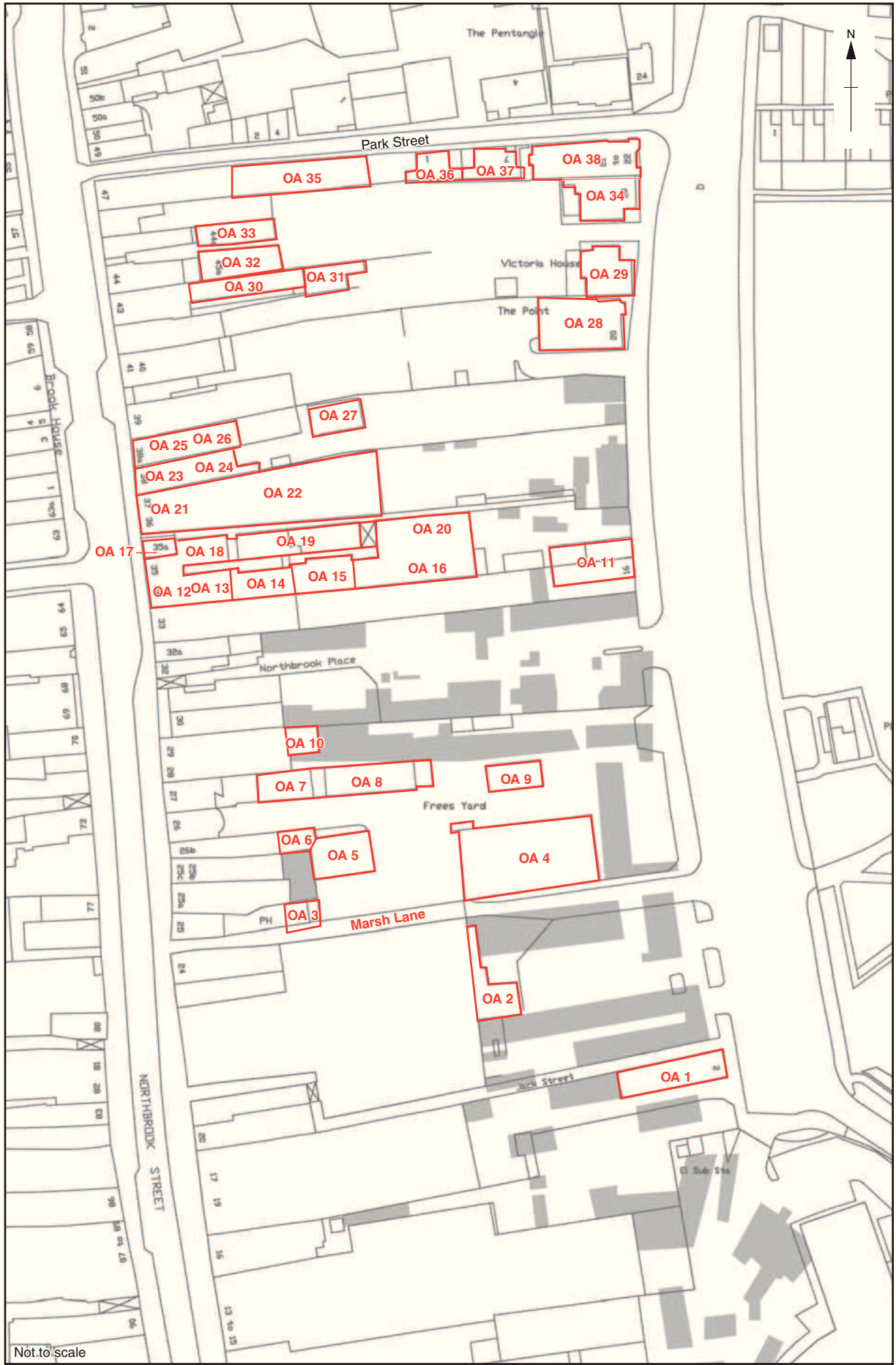


Figure A: Overall plan of site showing buildings recorded

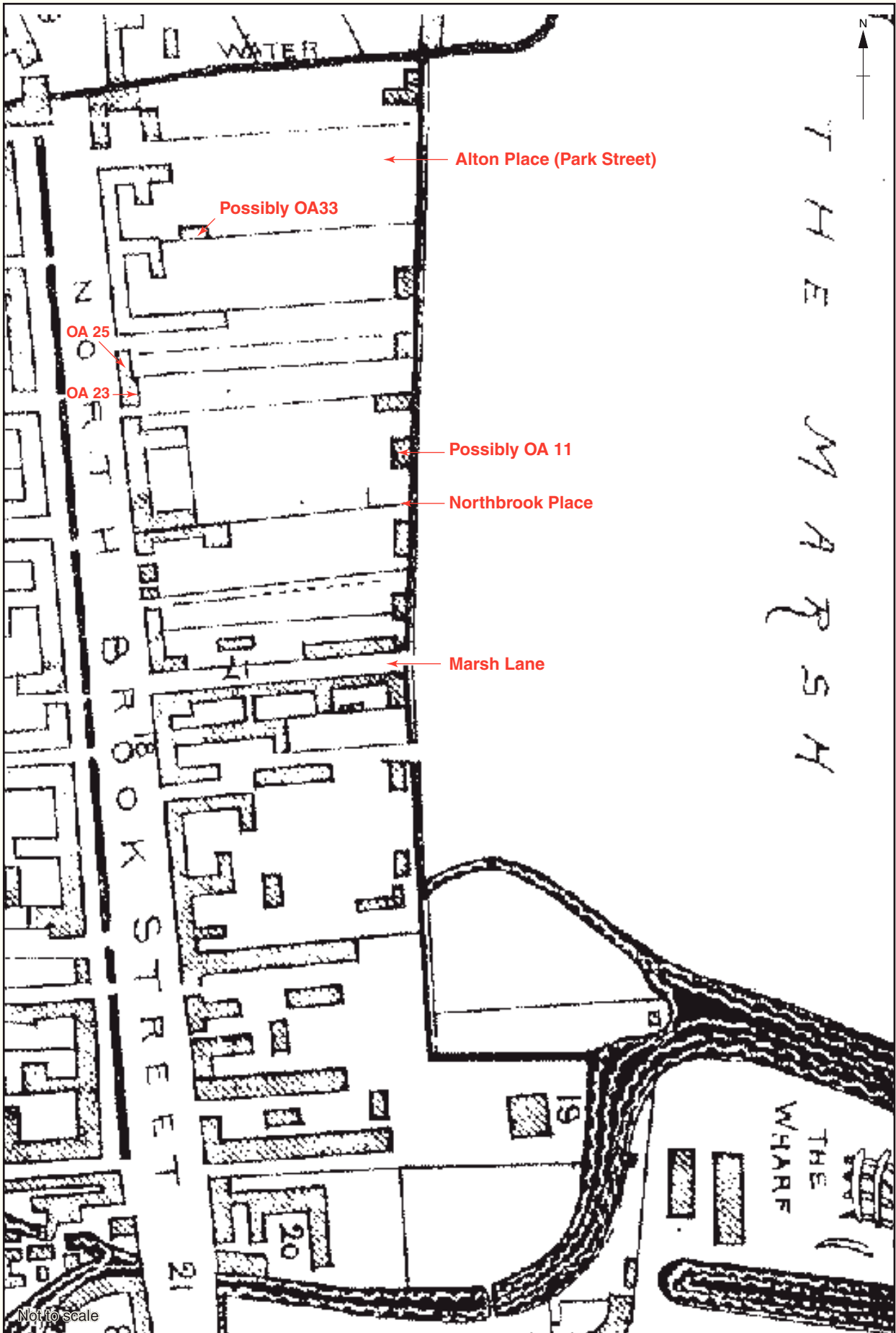


Figure B: Wills' plan of Newbury

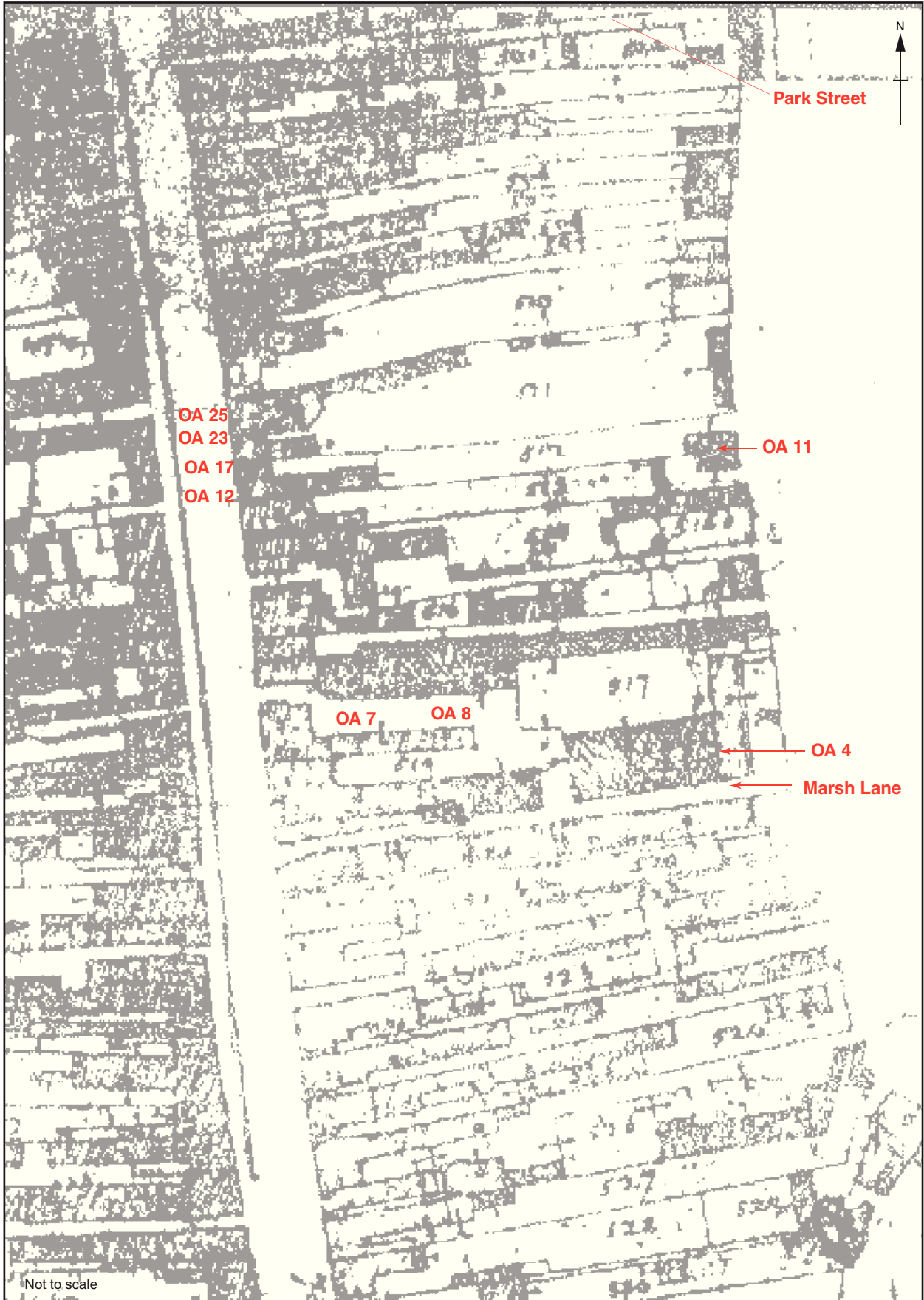


Figure C: 1839 Tithe map

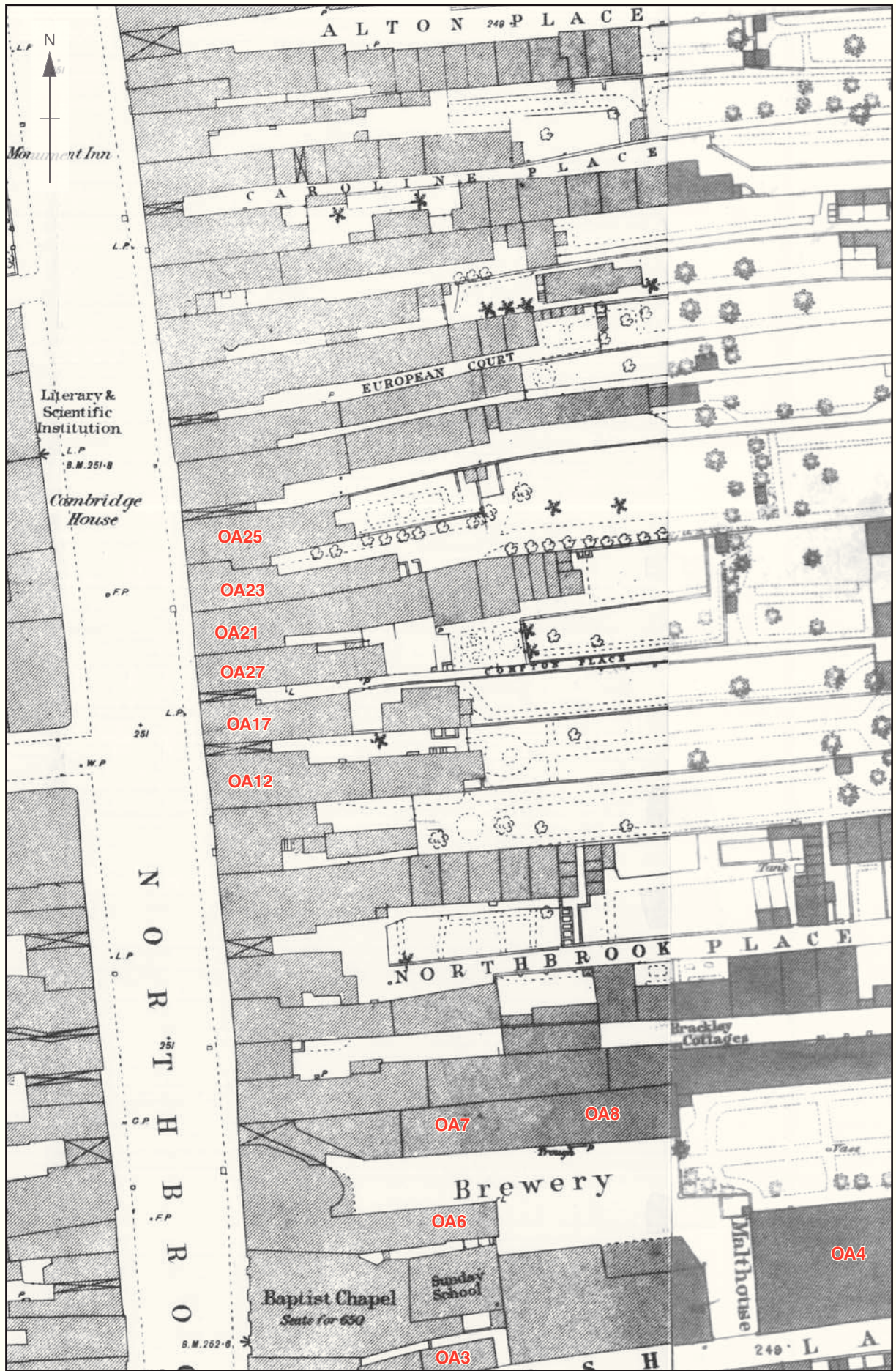


Figure D: 1878 Town plan showing principal buildings



Figure E: 1910, Ordnance Survey map



Figure F: Aerial photo of site from 1954

# Building OA1: Charles Hoile Building

**Address:** Park Way House

**NGR:** SU47203 67332

**Date:** Modern, probably 1980s

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed status:** Unlisted building in Conservation Area

**Significance:** Low significance

**Summary:** Modern office block called Park Way House at the south-east corner of development site. It most recently housed a firm of solicitors.

## Introduction

Building OA1 is a modern office structure called Park Way House which stands at the south-east corner of the Parkway site. It is free-standing and occupies an open area at the south end of Park Way, its east elevation a frontage onto Park Way. It lies to the rear of Numbers 17 to 19 Northbrook Street (currently Tesco Metro shop) and its north elevation aligns with the north wall of Number 19. To its immediate north runs a passageway to Northbrook Street. Charles Hoile is a local firm of solicitors.

The main recording of this building was undertaken in December 2008 after the building had been vacated. Some soft-strip work had been undertaken inside the building and this helped to expose the structural form of the building.

## History and map evidence

Later 20th-century maps have been consulted and these suggest the building was probably constructed in the 1980s. A building is shown on this plot on the maps from 1967, 1974 and 1982 but this structure is distinctly longer than the Charles Hoile Building which must be the shorter structure shown on the 1992 map.

## Description

### *Exterior*

Building OA1 has a rectangular plan and is constructed from brick supported by a steel frame. It has a mansard roof which is steeply pitched from the eaves up to a flat roof, tiled with dark brown roof tiles (Pl.1-2). At the east end of the building the brickwork has been laid in an English bond but for most of the building plain stretcher bond has been used and this has been painted. The English bond forms two pillars at either side of the glazed east end (Pl. 1) and continues westward along the north and south elevations for approximately 2 metres. The ground floor of the east end is almost fully glazed from floor to ceiling level within a timber frame which divides the glazing into four long rectangular lower windows with smaller, louvred windows above. The main entrance to the building is at the north end of this elevation and this contains a heavy timber door with timber frame. Above, at first floor level, the glazed theme has been continued although here a series of nine long casement windows fills the full width of the elevation but the lower half of the level is solid wall and this formerly held the signage for the building. Within the slope of the roof there are two Velux-style skylight windows which light the second floor.

The south elevation contains three levels of windows, the highest level being within the steep sides of the mansard roof. The fenestration at ground and first floor levels is very similar, with six square openings within the western half of the building containing metal horizontal sash windows with pairs of glass panes which slide to open. At each floor a further, similar, window is central in the eastern half of the elevation with two smaller windows to the west. Within the pitch of the roof there is a row of seven skylight windows of a similar design to

those in the western roof and two dormer windows, one at each end of the elevation, containing a horizontal sash window. All ground and first floor windows have a sloping sill of an unknown material and ground floor windows also have a lintel of a single soldier course of stretcher bricks. The top of the first floor windows reach to the roofline.

The west elevation has no windows at ground floor level, two square windows at first floor level and two skylight windows at second floor level all of a similar design to those in the south elevation; this elevation is otherwise featureless (Pl. 2). The east end of the north elevation contains the side entrance to the building and this is a single door which opens into a shallow brick porch with a sloping, tiled canopy. Ground and first floors contain two square windows with horizontal sashes, as seen in the other elevations. One is located in the centre of the eastern half of the elevation and the other centrally in the western half. Directly above each of them, in the roof, a further two square sashes are contained in dormers. Evenly distributed between the dormers are three sets of two skylight windows of the same design as the other skylights in the building.

### ***Interior***

#### *Ground Floor*

The main door leads into a small vestibule which probably had an inner door but which has now been removed. The vestibule opens into an open area the full width of the building which is lit by the glazed western wall. The walls are plastered and painted and have a plain, modern skirting board. The floor is of concrete and a ceiling of plasterboard formerly covered the first floor joists which are now exposed and their scissor bracing is visible. The vertical steel supports of the building (painted blue) are visible within this open area and they can be seen to continue along both north and south sides of the building. A corridor runs along the north side of the building from the open area at the front (east) of the building to another open area at the rear and doors lead off the corridor to rooms at the south (Pl. 6). The stairwell lies behind the front open area and in the centre of the building (Pl. 5). The staircase rising from the ground to the first floor is built of wood, with wooden boards forming stairs and landings. The handrails, strings, newel posts and balusters are of plain polished wood with reinforced glass panels. The staircase is made up of two quarter turns with landings. The southern rooms are of varying sizes and divided by plastered and painted brick and concrete block walls. At the west end of the building there is a small room with no windows and this may have been used for storage.

#### *First Floor*

At first floor level the vertical structural posts are also visible and there are narrow floorboards making up the floor and a plasterboard ceiling over joists with scissor bracing. The walls are plastered and painted and the remains of simple modern skirting boards are still visible. The rooms on the first floor, unlike those on the ground floor, are divided by walls of painted, plastered concrete block but they lead off from a north corridor as on the ground floor. The room at the east end of the first floor extends for the width of the building and is lit by the full-width, metal-framed window. The window catches and stays are metal and the window sill is of unpainted, polished wood. A staircase of a similar design to that of the floor below rises to the second floor.

#### *Second Floor*

The second floor is located within the space created by the mansard roof (Pl. 3). The upper part of all four walls slope and the skylight windows are located within this part of the wall. The dormer windows are visible from the interior as larger, upright windows and one of these lights the staircase. The stairwell acts as a division of the building and provides a large open area in the western part of the building and a smaller room at the east end. The walls are of plasterboard on a timber frame and behind this is an insulation material. Around the base of the walls of this second floor there is a plain, modern skirting board but this is the only architectural feature in the rooms. The location of former thin dividing walls can be seen by



the marks left in the ceiling and outer walls showing that this floor was previously divided into several smaller rooms.

### **Conclusion**

Building OA1 is a modern building which was purpose built as a commercial property in a single phase and appears to have had no significant alterations to its original structure. The metal window frames and use of brick suggests that the building is older than the other modern buildings towards the north-east corner of the Parkway site.

### **OA1 List of Plates**

Plate 1: General view from south-east

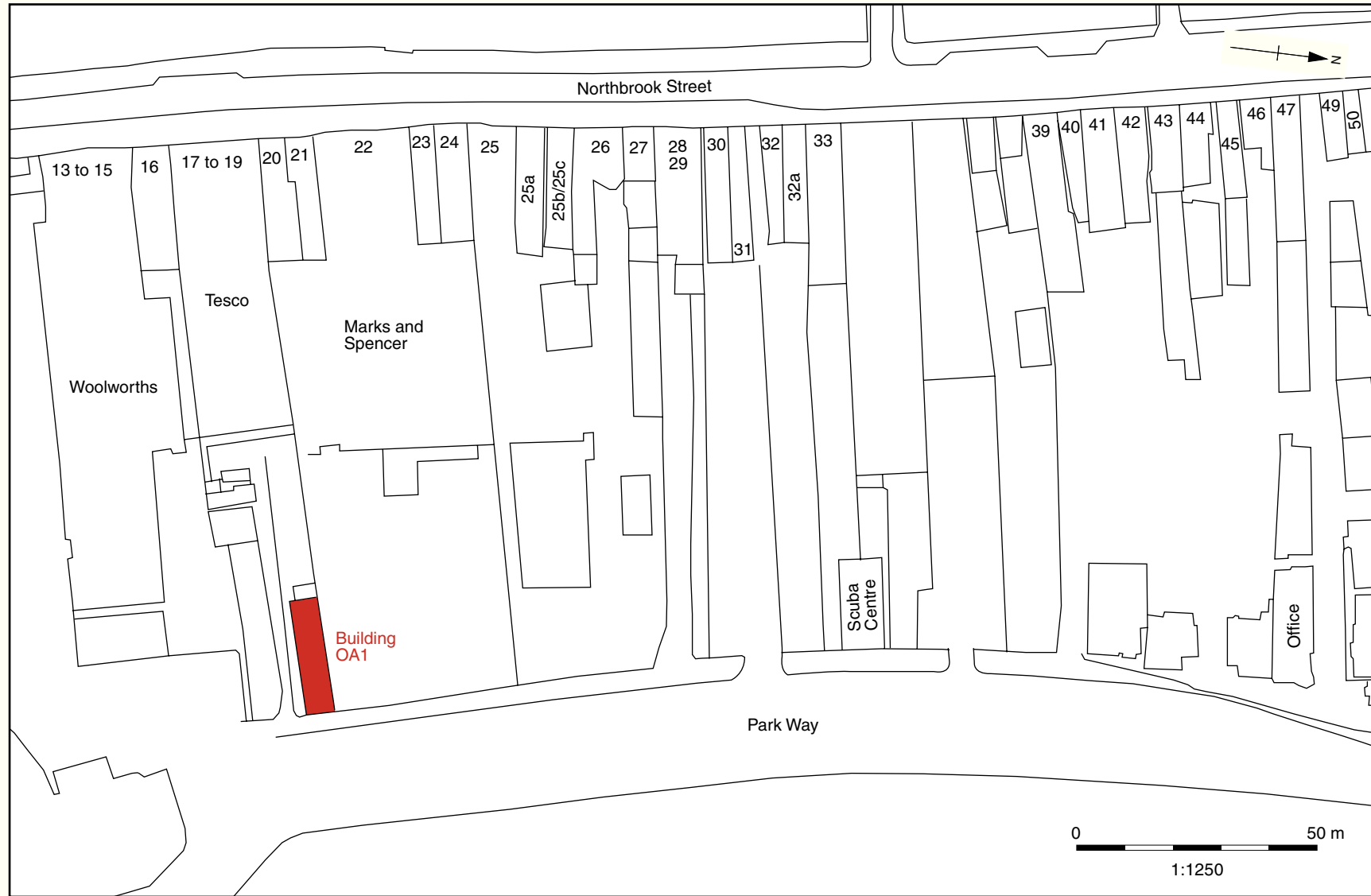
Plate 2: View from south-west

Plate 3: View of 2nd floor in roof

Plate 4: East end at 1st floor level

Plate 5: Staircase at ground floor

Plate 6: Corridor at ground floor.



OA 1 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 1 Plate 1



Building 1 Plate 2



Building 1 Plate 3



Building 1 Plate 4



Building 1 Plate 5



Building 1 Plate 6

# Building OA2: Loading bay behind Marks and Spencer

**Address:** Rear of 22 Northbrook Street.

**NGR:** SU47175 67343

**Date:** Modern, probably 1980s

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed status:** Unlisted building in Conservation Area

**Significance:** Neutral Significance

**Summary:** Modern loading bay to rear of shop.

## Introduction

This building is a small modern loading bay attached to the rear of 22 Northbrook Street (east side), currently a Marks and Spencers store. The M&S shop is situated between Jack Street and Marsh Lane while OA2 stands within a car park behind, accessed from Park Way. The loading bay adjoins approximately two thirds of the rear (east) elevation of the store to ground floor height.

## History and map evidence

The site of Building OA2 on the south side of Marsh Lane and east of Northbrook Street is shown as a built area on various maps dating back to Rocque's Map of Berkshire 1761 (Oxford Archaeological Unit 2000, fig 3). Northbrook Street shops, houses and rear outbuildings were probably the main Newbury clothworking area and Marsh Lane, which led down to the Marsh was used as a tenter ground (Astill 1978, 50). It is therefore highly likely that early buildings on this site related to the clothmaking processes. The O.S. Map of 1864 indicates that there was a large building on the corner of Northbrook Street and Marsh Lane with a row of buildings of varied but similar shapes and sizes leading east from it along Marsh Lane towards a north-south passageway beyond which lay a terrace of houses and gardens. The area is similar in the O.S. map surveyed in 1878 but by the 1900 map the row of buildings had been replaced by a single, long building, terminating at the passageway. The building existed until at least the 1933 map. By 1981 the building appears to have been altered as the outline showing on the O.S. map had changed, probably depicting the present store, and this changed again by the time of the O.S. map of 1992, probably incorporating the loading bay (OA2).

## Description

The OA2 building is an L-shaped loading bay, used exclusively by the Marks and Spencer shop which fronts onto Northbrook Street. It is mainly built of concrete breeze blocks, which can be seen in the interior (Pl. 4), and the exterior has been faced with modern pale brown factory bricks using stretcher bond (Pl. 1-3). A large metal door in the north elevation of the loading bay is divided horizontally into hinged sections and the door is raised by a mechanism, part of which is visible within the building and part outside. The jambs of this door have been constructed of the same bricks as the facing of the building. The flat corrugated metal roof is supported by metal girders and the flooring throughout the building is linoleum tiles probably covering a concrete floor. To the north of the brick construction an extension with corrugated metal walls has been added and this extension is of two sections, one of an equal height to the brick construction, the other approximately twice as high but sloping downwards to the north. The taller section contains a metal staircase which is used as a fire escape and the doorway is also currently used as a collection point for customers.

A short metal stair leads from the south side of the taller section into the lower section and this has a small cupboard containing the generator diesel pump room and a doorway to the west which leads to a goods lift within the store building. The main breeze block and brick building lies to the south and adjoining this section and in its western wall contains a doorway to a second goods lift and a doorway leading directly into the store, each with a concrete lintel. This second goods lift has dark brown brick quoins either side of the doorway. The large broadly square south part of the building with the large metal loading door contains an open storage area.

### **Analysis/development**

The loading bay appears to have been built onto the external east wall of the shop and was not part of the original store building. The western brick wall of OA2 is built using the same type of brick and coursing (English bond) as the external east wall of the store. The breeze block wall has been built onto it and the external facing of the loading bay is of a different type of brick coursing, suggesting that the bay is a later addition to the original building.

### **Conclusion**

Building OA2 is a modern utilitarian structure built between 1981 and 1992 and is of very little historical interest. Any significance lies in the contribution towards the overall history of changes to Marsh Lane and Northbrook Street from the Medieval period to the present. The building represents for the future an example of the processes of everyday life at the end of the 20<sup>th</sup> century.

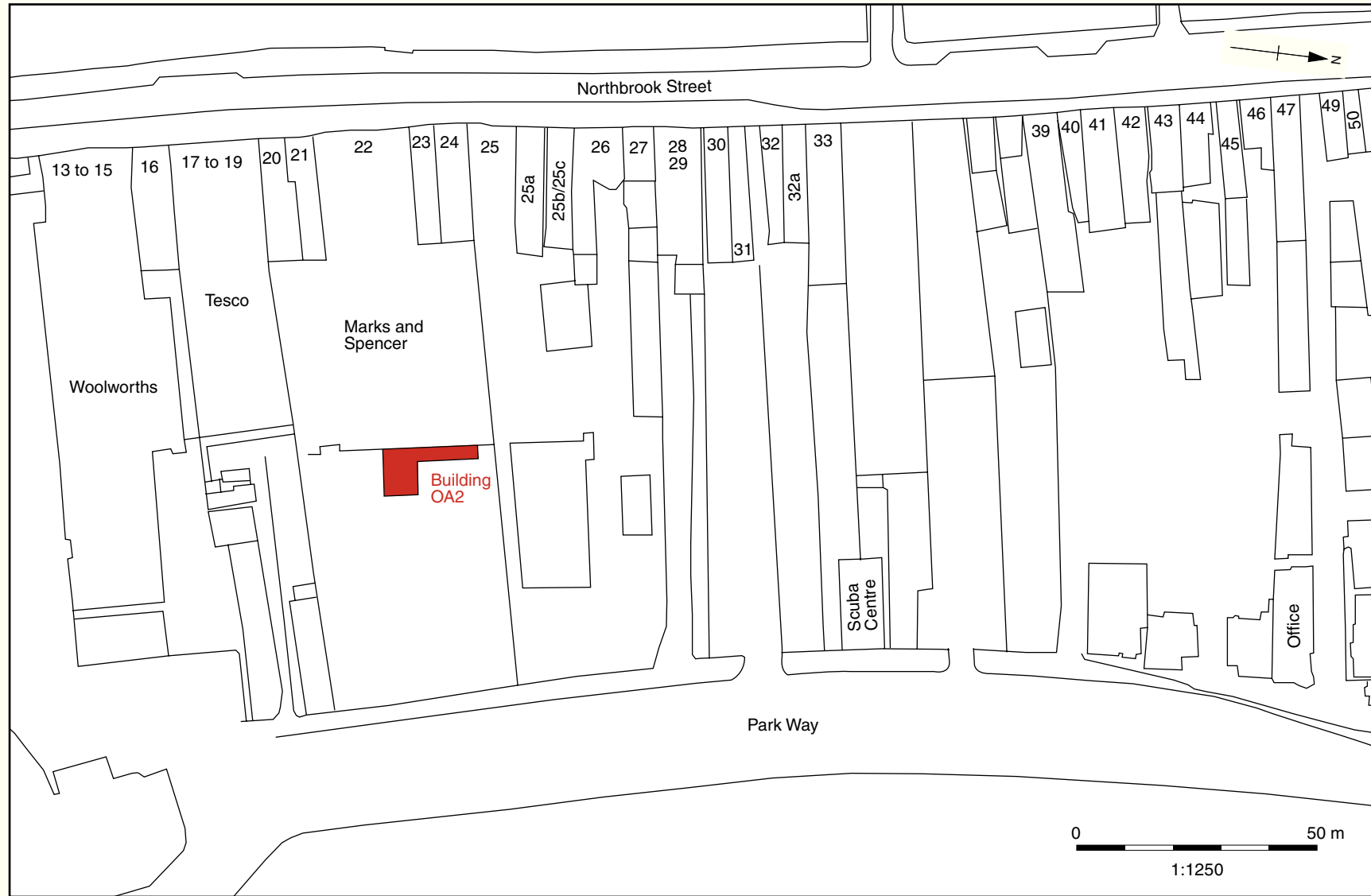
### **OA2 List of Plates**

Plate 1: General view of OA2 from east

Plate 2: View from east

Plate 3: View from north-east

Plate 4: Interior of loading bay



OA 2 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 2 Plate 1



Building 2 Plate 2



Building 2 Plate 3



Building 2 Plate 4



## Building OA3: Uncle Henry's Pub

**Address:** Rear of 25 Northbrook Street.

**NGR:** SU47122 67367

**Date:** Modern

**Level of recording:** Level 1 and WB during works

**Impact in development:** entirely demolished

**Listed status:** Part of Grade II listed building

**Significance:** Low significance

**Summary:** OA3 is a later 20th-century extension to the older public house. The main Uncle Henry's public house was outside the development and the original scope of recording but it was included following a fire. This structure appeared to be of later 19th-century date but it incorporated a set of older first floor joists which appear to be from an earlier building.

### Introduction

This building formed the rear (easternmost) section of 25 Northbrook Street, which is a listed building and which at the time of the current recording was occupied by Ernest Jones Jewellers. The rear section (OA3) contained part of Uncle Henry's Pub.

When the initial recording in the current project was undertaken in January 2008 access to the interior of OA3 was restricted as a substantial section of the building had been severely damaged by a fire in October 2006 and been disused for some time. However further recording was undertaken in December 2009, after the fire-damaged structure had been made safe by the erection of scaffolding. At this time the modern easternmost section of the building had already been demolished and the watching brief recording concentrated on the earlier western building which was technically outside the original scope of recording because it was not being directly affected by the development. However, due to the fire this section of the building would clearly also be altered and therefore recording was then extended into this area.

### History and map evidence

The 1:500 Town Plan of Newbury (1878) shows The Castle Public House on the site of what is today 25 Northbrook Street. The pub is shown facing onto Northbrook Street but there are two further distinct structures shown to the rear: a central block and an eastern range, both of which had a broadly similar footprint to buildings which survived at the time of the current survey. OA3 in the current project occupied the position of the eastern range on the 1878 map (although OA3 was modern) while the central block shown on the map is probably that which survived in 2008, with some alterations, and which suffered significant fire damage.

The 1967 OS map shows that at this date the east end of OA3 adjoined a building which no longer survives today.

Each of the censuses from 1861 to 1891 list the Castle Tap public house at Number 25 Northbrook Street with various publicans.

### Description

#### *Exterior*

Building OA3 occupies the east end of 25 Northbrook Street and it lies on the north side of Marsh Lane, a paved walkway, and opposite both Jack of Newbury's House and the Marks and Spencers shop. Building OA3 is a two storey building constructed of brick and the east elevation is rendered (Pl. 1). As referred to above the east wall formerly adjoined a building

which no longer survives (shown on 1967 map). It has a flat roof with a raised felted feature at the west end of the roof, which may have related to air conditioning prior to the fire but was empty at the time of the recording. A low brick wall has been built against the east elevation and the wall continued eastwards along Marsh Lane (Pl. 1).

The south elevation facing Marsh Lane contains three ground floor windows and a doorway but no openings above this level (Pl. 1 & 2). The exterior brick walls are painted but differ from those of the remainder of the building to the west by being sharper and less worn and those to the west are recessed at first floor level. The difference between OA3 and the remainder of the building is also shown in the east elevation by the roofline which is slightly higher than the rest of the building. The north and east elevations contain no openings but there is a small door in the north side of the west elevation leading onto a walkway which runs along the north of the remainder of Number 25 at first floor level. The south side of the west elevation adjoins the remainder of Number 25 which has a half-hipped east gable (Pl. 4).

The main entrance to OA3 is a doorway towards the east end of the south elevation (Pl. 1) and it appears to be contemporaneous with the windows. There is no evidence of alterations to the brickwork and each opening is square-headed with a straight lintel of soldier bricks. There are two windows of an upright rectangular shape and the third, and most eastern, is smaller, higher and of a horizontal rectangular shape.

## **Interior**

### *Ground Floor*

The ground floor of OA3 is entered through the south doorway which leads into an L-shaped corridor. The walls are of bare brick and there is a goods lift and a cupboard to the east of the entrance. A half-turn staircase built of concrete with two small landings rises from the north-east corner of the building to the first floor. The north-south entrance corridor turns west into the east-west corridor which continues along the north of the building towards the bar and it also has bare brick walls. A door closed off the corridor from the rest of the building to the west but the corridor continues beyond this to the west. Through the door and to the south of the corridor another doorway leads to an area containing the W.C.s serving this end of the building. The area coincides with the horizontal rectangular window seen from the exterior and was divided into two rooms sub-divided into cubicles with thin, light partitions and walls tiled using modern square, white ceramic tiles. A further door, at the end of the corridor, leads into the bar. The two doors are of the same simple design in unstained and unvarnished light-coloured timber with varnished door surrounds. OA3 has concrete floors throughout the rooms in the east end.

The west end of Building OA3 consists of the east end of the bar area of Uncle Henry's pub (25 NBS). The division between OA3 and the main Number 25 is marked by a steel north-south ceiling beam encased in asbestos supported to the south by a pillar. The bar area continues to the west of this beam but it is clear from the construction of the walls and ceiling that that part of Number 25 pre-dated OA3. The west part of OA3 is a plain, rectangular area lit only by the two sash windows in the east elevation. The walls are plain and painted with a moulded skirting board which continues into the remainder of the bar area. The floor appears to be at least partly tiled with stone tiles on the southern part of the room and with concrete to the north. The ceiling is of thin modern boarding which has been wallpapered and in one area the end of a timber floor joist above can be seen. A mural has been painted onto the east wall of the room depicting the right arm and leg of a man in jeans facing away from the viewer into a bright sunset with clouds across a ploughed field with the right hand holding a chainsaw. This is in stark contrast to the rest of the décor.

### *First Floor*

The first floor of OA3 is reached by the staircase in the north-east corner of the building and this enters centrally into the eastern upstairs room. The goods lift occupies the space to the north of the staircase while the south end of the room has been divided off into two storerooms by the construction of partition walls using concrete blocks. Room F1 is a featureless rectangular room with bare walls, concrete floor and painted ceiling. The east wall, lift and staircase are constructed of brick but the other walls of the room are constructed of concrete block. The door lintel above the doorway to the staircase is of soldier bricks. A door in the north end of the west wall of Room F1 leads into Room F2, currently used as a first floor 'cellar'. Both doorways to Room F1 have plain painted wooden doors with simple painted timber surrounds. Room F2 is a featureless rectangular room with painted walls constructed of concrete blocks. Various pipework and fittings around the room related to the supply of beer to the bar.

### **Fire-damaged central section of 25 Northbrook Street**

As referred to above the central third of 25 Northbrook Street suffered extensive damage in a fire c.18 months before the start of the current recording programme. This part of the building was not proposed for demolition and therefore it was outside the original scope of recording but due to the fire some emergency internal watching brief recording was undertaken in December 2009, once the structure was made safe, before the start of remedial works. Almost all of what was OA3 had already been demolished before this visit (Pl. 6).

The main ground floor area accessed was the hall and staircase towards the centre of 25 Northbrook Street, between Ernest Jones to the west and Uncle Henry's to the east. The west wall of this stair hall, adjoining Ernest Jones, is largely of brick but with two larger former openings that have been infilled in concrete blockwork.

The area to the east comprises a large open-plan room (the main bar of Uncle Henry's) but even after the erection of scaffolding this area was essentially inaccessible. A small hole in the east wall of the stair hall allows some visual access into this main eastern room and it is interesting to note a section in the western part of this room where the ceiling had been removed. This exposes c.4 old, square-section (c.12 x 12 cm), first floor joists extending across the building north to south (Pl. 15). It was not possible to make a close examination of these joists but they appeared to be relatively old (potentially 17th century) and in-situ and they may be a small fragment from a former building on this site. The walls in this room are largely covered by modern cladding but the visible parts were of brickwork suggestive of a later 19th century date.

The staircase is a straight flight rising from the north-eastern corner of the hallway/lobby, with closed treads. Similarly to all the timbers in this area, the staircase is heavily charred and fire damaged so it was not possible to determine its age or exact form. At the foot of the stairs there is formerly a doorway in the east wall into the bar but this was infilled in concrete blockwork. The north wall at the foot of the stairs was of brickwork suggestive of a 19th century date and it appears that the foot of the stairs was constructed within a small area that was formerly the western end of a narrow external yard (Pl. 17-18). Above the foot of the stairs there was an unusual vertical void c.1.25 m wide between the boundary with the property to the north and a further inner brick wall. Above this void is a modern single pitch roof and it appears that this inner wall may formerly have continued down to the ground to form part of a narrow external east to west passage along the side of the building. There would then have been a doorway into the building from the north, at the western end of the passage, but this was lost when the whole of the ground floor plan was stepped to the north to enclose this yard. A formerly external window remains in the north face of the wall above the stairs which has now been enclosed by the modern roof above.

The narrower plan remained at the time of the survey at first floor with the primary north wall remaining intact c.1.25 m to the south of the ground floor wall (Pl. 11-12). The first floor

comprises two main rooms and access is better than at ground floor. The main walls are of probable later 19th century brick and between the rooms there is a blocked fireplace in the central stack with segmental brick arch. The ceiling throughout the first floor is of lath and plaster with tall thin ceiling joists and narrow laths suggestive of a later 19th century date (Pl. 8).

The roof was very charred and it was not possible to make a full assessment but it had a thin ridge piece, a single clasped purlin to each slope and was steeply pitched (Pl. 10, 19). It incorporated various reused members and a single purlin was visible with two widely spaced raking struts pegged to a collar. These struts (only one in-situ) were lapped over the side of the collar.

### **Conclusion and analysis**

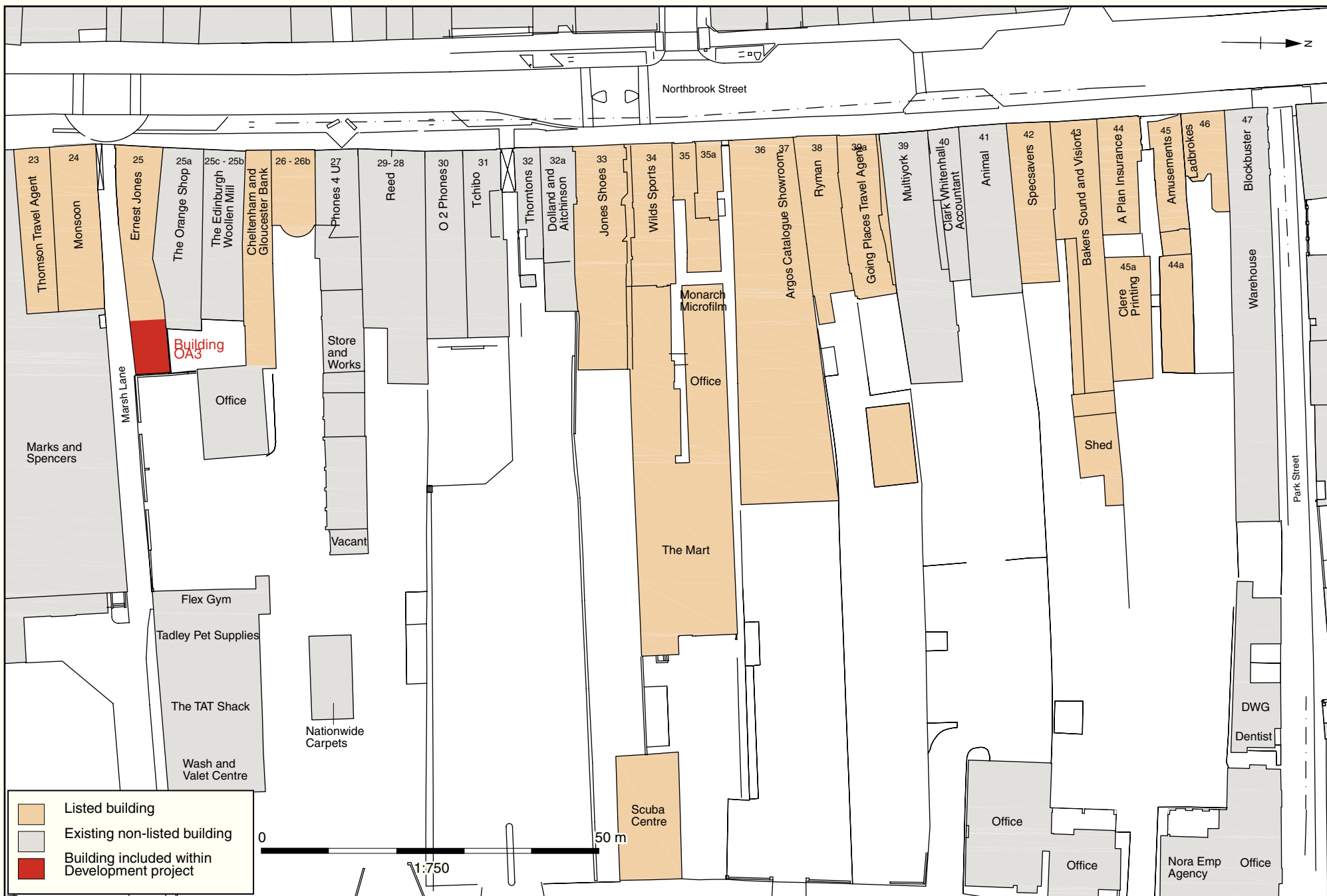
The building OA3 is a late 20th century extension of 25 Northbrook Street it was built in one phase and does not appear to have been altered. The construction of OA3 used late 20th century materials and the internal fittings of the building are contemporary with the exterior. OA3 may have extended further east at one time as the height of the eastern elevation exceeds the roofline suggesting that it was not designed solely as the end wall of OA3 additionally what may be the remains of north and south walls protrude at each side of the elevation.

The maps of 1878 and 1864 show a building with three divisions, or a series of three adjoining buildings, on the site of Number 25 and it is of a similar shape and size to Number 25. However, the east of OA3 is of late 20th century construction and the west of OA3 appears to be contemporary with it. The change in flooring of Room G3 may indicate that this is the remains of a floor of an earlier, narrower building which stood on the site of the south part of the current room. The maps record a building with a narrow unbuilt area, probably a passageway, to the north of the building and a wall or barrier some way along this area. The barrier may align with the west elevation of OA3 which is wider than the adjoining number 25 to the east, and a walkway at first floor level which runs the length of the north elevation of number 25.

The fire-damaged part of 25 Northbrook Street, to the west of OA3, appears to be largely a later 19th century construction but a set of first floor joists survive which appear to be from an earlier structure.

### **OA3 List of Plates**

- Plate 1: General view from south-east on Marsh Lane. Taken in 2005 before the fire
- Plate 2: View along Marsh Lane taken in 2005 before the fire
- Plate 3: View along Marsh Lane looking east after fire but before scaffolding
- Plate 4: Main east end of 25 NBS after demolition of OA3
- Plate 5: Part of south elevation of 25 NBS after fire
- Plate 6: East end of 25 NBS after demolition of OA3
- Plate 7: First floor main room, east wall
- Plate 8: First floor ceiling
- Plate 9: West wall at 1st floor adjacent to stairwell
- Plate 10: Roof detail
- Plate 11: North wall 1st floor above stairwell with former window overlooking former external yard
- Plate 12: Looking down stairwell to ground floor
- Plate 13: View into Uncle Henry's at ground floor looking east
- Plate 14: First floor ceiling joists in Uncle Henry's looking East
- Plate 15: Old 1st floor ceiling joists in main bar of Uncle Henry's
- Plate 16: North wall, at ground floor to north of stairs in area enclosing former external yard
- Plate 17: Secondary structure at ground floor enclosing former external passage (looking west)
- Plate 18: Secondary structure at ground floor enclosing former external passage (looking east)
- Plate 19: Roof detail
- Plate 20: First floor, south wall adjacent to top of stairs.



OA 3 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 3, Plate 1



Building 3, Plate 2



Building 3, Plate 3



Building 3, Plate 4



Building 3, Plate 5



Building 3, Plate 6



Building 3, Plate 7



Building 3, Plate 8



Building 3, Plate 9



Building 3, Plate 10



Building 3, Plate 11



Building 3, Plate 12





Building 3, Plate 13



Building 3, Plate 14



Building 3, Plate 15



Building 3, Plate 16



Building 3, Plate 17



Building 3, Plate 18



Building 3, Plate 19



Building 3, Plate 20

# Building OA4: Flex Gym/car wash (former malthouse)

**Address:** Former Malthouse

**NGR:** SU47172 67381

**Date:** Early 19th century

**Level of recording:** Level 2

**Impact in development:** entirely demolished

**Listed Status:** Unlisted building in conservation area

**Significance:** Local interest as part of a group of buildings associated with former brewery

**Summary:** Former malthouse, probably constructed in the earlier 19th century as part of the brewery complex but much altered in the second half of the 20th century so that it is difficult to now gain a clear understanding of the building's historic layout.

## Introduction

Building OA4 is a free-standing former malthouse building, lying on the north side of Marsh Lane within an area of open space currently used for car parking. OA4 lies back from, and to the west of, Park Way, it lies south of OA9 and north from OA2 which stands across Marsh Lane. OA4 lies east of OA3, OA5 and OA6 (the rear of 25 and 26 Northbrook Street). Most recently the building was occupied by the Hand Car Wash and Valet Centre, Flex Muscle and Fitness Gym, a garage workshop and a night club. The main recording was undertaken prior to the start of the development works but further recording was undertaken in October 2008 during the demolition of the building.

## History and map evidence

John Willis's plan of Newbury dated 1768 shows a building towards the eastern end of Marsh Lane but this was a distinctly longer and narrower range than the malthouse recorded in the current project. The building appears on the 1839 Newbury tithe map and possibly dates from after the opening of the Kennet and Avon Canal in 1797 which would have provided ideal transport facilities for bringing in grain for malting.

It is again shown on the 1:500 scale Newbury Town Plan surveyed in 1878 which shows the structure with a similar footprint as that which survives at the time of the current recording. In 1878 there was a garden on the north side of the malthouse with intersecting paths, trees and vases while on the east side was an adjoining row of cottages (Marsh Cottages). On the west side was the entrance through which carts and wagons would have entered the brewery yard. At the north-western corner of the building was a small walled enclosure and there was a further small projection at the eastern end of the north elevation. The 1899 plan shows the building with a similar form although the adjacent garden to the north appears to have been incorporated into the expanded brewery yard and the small projection at the east end of the north elevation is no longer shown. The enclosure at the north-west corner is still shown but it is unclear whether this was still external or whether this was now part of the roofed building.

The building is still named as a malthouse on the 1933-34 OS map and a new small projection is shown at the east end of the north elevation. The structure at the north-west corner of the building appears to have been divided into two roofed buildings. By this date new buildings had been erected in the yard directly to the north and these extended south to almost adjoin the malthouse. By the map of 1867 the cottages which formerly adjoined to the east had been demolished and OA4 was now part of a builders yard. The separate structure to the north which had almost adjoined in 1933-4 had been demolished as had the small projection at the eastern end of the north elevation. However, the structure at the north-western corner remained intact.

## Description

### Exterior

Building OA4 is a large, rectangular plan (30 m x 16 m) orange/red brick structure. The east half is of one storey with a double gable at the east end (Pl. 1-2), the west half is of the same brick build but is higher and of two storeys with a U-shaped ridged slate covered roof with double gable at the east end (Pl. 9-10). The east gable wall between the two roof levels is tile and slate hung. The brickwork is of inconsistent bond. The building is currently divided into four properties: the eastern half (a car washing and valeting business at the time of survey); the first floor of the western half; the south part of the western ground floor (a gym); and the north part of the western ground floor.

The *western elevation* would have been the main public front of the building, facing onto the entrance passage into the brewery yard, and due to this it is the most regular, coherent elevation of OA4 (Pl. 9-10). It contains rows of windows at ground and first floor levels; there are four evenly spaced upper windows and two at ground floor which do not align with the upper ones. There is also a double doorway to the south of the centre. The ground floor southern window and door align slightly to the south of the upper windows and the ground floor northern window aligns slightly north of the upper window. The lower windows are of twelve panes and the upper of nine, although all are of a similar metal-framed Crittall type of probable mid 20th-century date. The window openings appear to be primary. The lower windows have segmental arches constructed of two courses of headers and the upper windows have straight wooden lintels lying just below the roofline. All have stone or concrete sills. The doorway is also arched with doors of modern timber and it may have replaced an original window.

The elevation has a number of areas of disturbance, patching or rebuild and among these is a large area at ground floor towards the northern end of the wall (Pl. 9). This probably relates to a formerly adjoining projection and this may have removed evidence of a primary window in this location. There are two cross-shaped metal ties located towards the centre of the elevation at the level of the top of the window and the door (at the arch springs). At the north-west corner of the building a small, brick-built lean-to, with a single pitch roof sloping downwards towards the north, has been constructed against the main building (Pl. 8). It is currently used as a W.C. block and has a modern timber door in its north elevation with a straight lintel of soldier header bricks. The lower part of the wall at the north-western corner has been rendered. As referred to above the 1878 Town Plan shows an external walled enclosure in this location and it may be that that was an W.C. block. Towards the roofline there are two courses of headers and this is a feature which occurs around most of the building.

At present there is a timber canopy over the main doorway into the building which supports a large business sign and this is clearly a recent addition to the building (Pl. 10). A brick boundary wall has been built against the south-west corner of the building and continues from the corner west along the north side of Marsh Lane (Pl. 11). The wall stands to the height of the top of the arched window lintels, is of a different (later) type of brick to the building itself and has a coping of soldier header bricks.

The *south elevation* of OA4, facing onto Marsh Lane, is of two storeys to the western half and of one to the east (Pl. 13-14). The taller western section contains three first floor windows of the same Crittall type (mid 20th century) as those of the west elevation but not equally spaced, with the central window being offset towards the west. There is a boarded ground floor window of the same type as the ground floor windows in the west elevation which is roughly central to this part of the building and has a segmental arch of soldier stretcher bricks. However, the window frame is slightly wider than the extent of the brick arch suggesting that the arch relates to an earlier, narrower window. Just to the east of the

western window there is a distinct section of the brickwork that appears to have been rebuilt using very similar bricks to the originals. The shape of this possible former opening is suggestive of a former loading bay which extends down from the eaves to c.1m above ground level.

The eastern part of OA4 is single storied but it has only a slightly lower level roof than that of the western end. There are four small rectangular windows evenly spaced along this part of the building set immediately below the double course of bricks at the eaves (Pl. 13-14). These relatively long thin windows which are unglazed and barred are characteristic of malthouses and were probably for the ventilation of the growing floors where malt would have been allowed to germinate. These window frames were constructed using wooden pegs which were visible at the corners and each frame contains wooden bars - four in the western frame and three each in the other two. One of the four windows is hidden externally by a modern sign but it is visible internally.

The *east elevation* of the building has been considerably altered from its 19th century form when it was adjoined for its full length by a row of cottages and its current appearance is also dominated by a very large sign advertising the car-wash which entirely obscures the two gables (Pl. 2). Indeed, at ground floor the elevation appears to have been almost entirely rebuilt and it now divides into four bays divided by five brick piers with the two central bays wider than the outer ones. The bays are filled by secondary brickwork other than the second one from the south which has a large metal roller shutter door. The southern half of the elevation is tiled with red and white coloured ceramic tiles and some of the tiles have become detached exposing some of the brickwork underneath. The northern half of the elevation is of exposed secondary brick which contains two modern windows of different sizes and different designs both contained in the area between the central pillar and the pillar to its north. The windows are both wooden framed, the smaller one is to the north of the doorway and is of six square panes, the larger is further north, adjacent to the pillar, is of one large pane and has a wooden sill

The *north elevation*, (Pl. 1) similarly to the east wall, has seen considerable alteration, partly because it is known from map evidence that there was formerly an adjacent range which either adjoined or virtually adjoined this part of the building. The wall again divides into a taller western half and a lower eastern half.

At the centre of the east half is a wide doorway for vehicles with roller shutters and secondary brickwork to each pier (Pl. 4). This was presumably added for the current car-wash/valeting which occupies this part of the building. To the east of the roller-shutter doors there are two bays of modern stretcher bond brickwork and modern windows, divided from each other by a primary brick pier with a shoulder just below eaves height (Pl. 3). The character of the brickwork in the two bays is slightly different to each other but both are of relatively recent date.

The north-eastern corner of the building appears to be constructed from brickwork which is secondary but not modern.

Between the west of the doorway and the two storey part of the elevation there appears to be primary brickwork with a high window infilled with modern Fletton bricks and immediately beneath this is an inserted modern door and upvc window (Pl. 5). The blocked window is just beneath the wall plate and its shape is similar to the windows that survive in the south elevation. It appears likely that there were formerly similar thin, high windows along the north wall.

The primary part of this wall is essentially Flemish bond with generally blue-black headers and red-brown stretchers. The base of the wall has been covered with a concrete render up to

the bottom of the door which is reached via a step (Pl. 5). A brick buttress to the east of the door appears to have been built against the west pillar of the central doorway but is also covered with concrete render. Another brick buttress, to the west of the doorway, built to approximately the same height as the first and just below the top of the doorway, is of exposed brick and contains primary blueish-black bricks similar to the main wall itself (Pl. 5). At the top of the wall in this section two courses of header bricks can be seen at the roofline. At the juncture with the two storey part of the elevation the east wall can be seen to be clad in grey tiles or slates, laid flat but slightly overlapping.

The western part of the north elevation is of two storeys. Slightly west of its junction with the single storey part of the elevation there is an upper crittall-type metal window of nine panes the same as other windows in the south and west elevations. A large section of the brickwork around this window is secondary and presumably dates from the insertion of the window in the mid 20th century.

Directly below this window there is a wooden double door of a modern design with two narrow glazed panels. In an area around the door at ground floor level the brick wall has been covered with concrete render. To the west a large painted sliding corrugated metal door of probable mid 20th century date with an overhead metal track covers a ground floor opening into the building. The track extends across the centre of the two storey part of the elevation at a height just below the first floor window sill and into the area of cleaner brickwork. The door itself is approximately half the length of the track, allowing the door to slide eastwards for the door's full width. A small square area of orangeish bricks is visible at ground floor level below the eastern end of the metal track at ground floor level, showing repair or alteration here. The eastern jamb of the door's opening is also visible as a vertical edge to the brick which is of dark brown bricks, sharper and less worn than those in the rest of the wall.

At the west end of the elevation a brick built lean-to of probable mid 20th-century date, with a sloping roof of corrugated metal, occupies the ground floor (Pl. 8). This lean-to has three windows, two in the eastern part of wooden-framed square single panes and one long rectangular wooden-framed window of eight small panes in the western part. The eastern windows are built so that their lintels align with the roofline but the western window has a large lintel made up of a soldier course of stretchers. The eastern and western ends of the lean-to also have separate entrances with timber doors and doorframes and the western door has a lintel made of a soldier course of headers. The western end also extends beyond the western end of the rest of the building. The lean-to has an internal dividing wall and was used as two W.C. blocks.

## **Interior**

The building is divided into four different properties and the description below follows this arrangement. The eastern, single storey part of the building being Property A, the ground floor of the north-west part being Property B and that of the south-west, Property C. The first floor of the western part of the building is Property D.

### Property A (Car Wash)

Property A occupies the eastern, single storey half of the building and was most recently in use as a car wash. The property is a large area open to the roof (Pl. 16-23; Fig 2). The outer walls are of roughly painted brick in an inconsistent bond and there is a row of seven primary brick pillars running down the centre of the building which support the inner ends of the seven pairs of roof trusses. The two end pillars are rectangular and larger than the other five, which are square, and they support a central east-west beam along the spine of the range. The westernmost pillar could be seen to have a top which was stepped and this design is also seen in the first floor (Property D) at the top of the central pillar there. The easternmost pillar also serves as the north jamb of the eastern doorway. Two of the square pillars have been

removed but evidence of their original location is visible as square unconcreted areas in the floor and corresponding white markings on the roof truss ends.

The roof comprises two rows each of seven softwood trusses either side of a central roof valley and beam and they rest on the central primary pillars at one end and at the other on the north and south walls. The trusses are primary and they are all of the same type design comprising a king post, tie beam, principal rafters and north and south raking struts (Pl. 16, 19). The king post is wide but thin and plank-like with a projection to one side at the join with the tie beam which appears either to be a separate piece of wood used as a wedge to secure the king post or part of the king post itself. In some of the trusses a notch on the opposing side to the wedge is also visible. The king post travels through slots cut into the ends of each of the principal rafters and beyond them it supports the ridge piece which is cut into the top of the king post. A purlin to the south and another to the north rest on the principal rafters with a wedge-shaped piece of timber on top of each principal rafter supporting the purlin (back purlins and cleat). Seven common rafters between each pair of trusses sit on top of the purlins, adjoin the ridge piece and are notched to rest on the wallplate. All the timbers in the truss are held together with wooden pegs except the king post which appears to have been held in place within the tie beam by the combination of the notch and wedge at its base. The tie beams rest on a timber wallplate on the top of the north and south walls but on brick pillars at the north-east part of the Property. At the central brick pillars all the northern trusses are resting to the east of the southern trusses and both run over the central beam which also rests on the brick pillars so that the weight of each beam has the support of the full width of the brick pillar. The joints where these timbers meet are not clearly visible and many repairs have been made to the roof structure so the construction of these joints is unknown. The trusses are painted black but the rafters are of bare softwood and they may previously have been covered by a sloped ceiling.

At the west end of Property A there are four arc-shaped timbers, two attached to the central brick pillar and one each attached to brick pillars at the north-west and south-west corners of the property (Pl. 22; Fig 4). The bases of the timbers are embedded in the pillars at the same height above ground level and the features have the appearance of cruck-like structures which have later been sawn off. The timbers are chamfered and have a smoother surface and more refined shape than other timbers in the building. They are located at the far end of the car wash, at the junction with the taller western half, and the tie-beams of these trusses have been truncated immediately adjacent to these 'crucks'. It is likely that these 'crucks' were added to transfer the weight of the roof down onto the walls and allow the primary tie-beam in this area to be removed. It is likely that materials would have been transferred between the two halves of the building and a tie-beam here would have formed a considerable obstacle at the height of the upper floor in the western half.

The west wall is now covered from floor to gable with weatherboarding (Pl. 22) and this continues on the part of the west wall which is now hidden behind the concrete block wall. Within the planking on the northern half of the west wall there is a window and door which have been boarded over. This coincides with a timber frame, probably of a window or hatch, which was revealed on the other side of the wall, visible within Property D, the Night Club.

The four windows to the south are high in the wall (Pl. 23), below the timber wallplate and one course of bricks and each has a wooden lintel and a similar timber sill which are wider than the window. The windows are not evenly spaced along the wall although there is an area of uneven brickwork between the easternmost window and the next west which may indicate a former window, now blocked. There is also evidence of a similar former window in the north wall at the west end and it may well be that there was originally a set of high windows along the north wall similar to those which survive to the south. As referred to in the external description these thin windows provide the building with the classic appearance of a malthouse and they indicate that there was almost certainly a growing floor in this area where

germinating barley would have been spread. A growing floor would normally have a low ceiling height (hence the thin windows) and this would suggest that there would originally have been two storeys in this area, possibly with the upper floor only c.1 - 1.5 m below the tie beams. There was no clear evidence of a former floor such as this in the building but it may be that it has been lost or hidden by the rough nature of the south wall and the fact that it has been painted over.

The windows and doors in the east elevation all appear to be modern and the main doorway is also a modern design and addition as are the brick pillars forming the jambs. Various internal structures have been built in the modern period. A concrete block wall has been built across the northern half of the interior east elevation, creating two smaller rooms within the building with a ceiling below the roofline, one room used as a reception area the other as a store room. A door and adjoining window in the north wall and west of the reception area merely lead into the large open area and now serve no purpose although may previously have led into another separate room within the building. West of the north doorway two further structures each with an exterior door have been built within the building. Nearest the doorway an area has been boarded off with a light partition wall. Further west and adjoining this and filling the north-west corner of Property A is another, higher structure also of light board. The wall of this is as high as the wallplate of the building and there is what appears to be a door, above floor level, in the south wall of the structure. A further structure across the southern half of the west end of Property A, built of concrete blocks to a height below the wallplate and the south-western window encloses an area accessible only from the east of Property C (the gym).

#### Property B (Garage)

Property B occupies the ground floor of the north side of the western two storey part of OA4. The only access into it is through the wide north doorway of the building. This leads into a narrow area on the north side of the property which is open for the two storeys up to the roof.

Most of the walls are of exposed brick but there is an area of concrete block reaching from floor to ceiling and approximately central in the south wall (Property C stands on the south side of this wall) which is a similar width as the north doorway. A part of the wall structure, exposed in the south end of the east wall of the property reveals a beam which is midway between ground and ceiling levels. The beam is also visible on the other side of the wall within Property A, at the bottom of the stairs within Property D and it runs the width of the wall in Property C which shows that the beam continues across not only the north side of building OA4 but also across the full width of the building. This may have been the level at which there was a floor in the eastern part of the building. Maltings usually had two floors at different levels where each floor was used for a different part of the malting process and the grain would be moved from one floor to the other.

Running east to west is a very heavy principal joist and this runs parallel to the north wall but offset northwards from the centre of the property. Along its southern side the ceiling joists are morticed into the beam but along its northern side there is no ceiling but empty mortices run along the beam visible until the level of the doorway and from here a plank has been attached to the beam so if the mortices continue here they are obscured.

To the east of the door there is a rectangular structure consisting of brick pillars. It adjoins the brick north wall of the building but otherwise is contained only with hardboard walls. It has two large, square pillars at its west end, the northern one doubles as one of the door jambs. The southern pillar also supports both the heavy east-west beam of the western part of building OA4 and a north-south beam which runs across the whole of OA4. Down the centre of the structure runs a row of three smaller, short square brick pillars and these appear to have been increased in height by four courses of modern bricks at some time. Towards the south end of the structure another two large square pillars were visible but not accessible but appeared of similar size to those at the north end although were a similar height to the central



pillars and with the four courses of modern bricks. Resting on the top of the central short pillars were a number of light timbers the width of the structure and on those a hardboard floor. This floor is that of the staircase of Property D (the Night Club) and the staircase occupies the space above the structure. This structure may be the partially surviving base from the former steep, a large tank where the grain would have been soaked in water prior to the process of germination.

There are two windows in Property B. One is at first floor level and is the north-west window of the building. It is metal-framed with nine panes. The other is partially blocked by concrete blocks on the interior but is of the same design and as the other but of twelve panes. There is a single doorway visible in the west end of the north wall and this is boarded over but appears to lead into the west end of the lean-to at the north-west corner of the OA4 building but access to the lean-to was restricted so could not be confirmed.

### Property C (Gym)

Property C is entered via a double door in the southern half of the west elevation of the building. This leads into a large open, rectangular-shaped area with a low ceiling and exposed ceiling beams. The walls are of exposed brick but that at the eastern end is only partly of brick, the upper part being of weatherboarding. The ceiling is covered by plaster but beams are visible below this – one which runs north-south but is boarded over and two either side of this running east-west but which are not continuous along Property C. A substantial metal bracket is visible at the west end of one of these beams (near the west door).

Two steps down are required at the north entrance to reach the floor level of the property which lies below ground level and also that of the rest of the OA4 building. This suggests that the floor has been lowered from its original level. A large step at the east end leads up through a primary double doorway into a narrow room at the rear beyond the wall which is part brick, part weatherboarding. The wall is fairly thick (approximately 0.20m) and is constructed of brick from floor level upwards to approximately 1m. Resting on the brickwork is a beam approximately 0.15m wide and above that weatherboarding on a timber frame continues the wall. Immediately behind (east of) this wall the cruck-type timbers are visible, the northern timber with its base fixed into the large, rectangular central brick pillar of the building and the southern timber fixed into the lower part of the south wall of the building. The tops of both timbers are obscured by the ceiling. At the east end of the room is the concrete block wall which adjoins the southern half of Property A forming and enclosing what is actually the south-west end of Property A. South of the doorway there is evidence of a blocked doorway filled with brickwork. The blocking can be seen from within the narrow room and on the other side of the wall, within the open area, this coincides with an area of discolouration in the paintwork the size and shape of a doorway.

The open area has walls of exposed painted brick of an unidentified bond but containing both headers and stretchers. However, the north wall is panelled with light boarding and a continuous horizontal row of mirrors placed midway up the wall. The concrete floor is carpeted and the ceiling plastered with an artexed surface. The western part of the southern wall projects into the room approximately 0.10m. The projection begins approximately halfway along its length and coincides with the location of the north-south ceiling beam. At the base of the eastern part of the wall there is also a projection from floor level to approximately 0.40m high which has an uneven but smooth surface and coincides with the level of the step into the narrow room so may relate to alterations made during the lowering of the original floor level, suggested earlier. To the immediate west of the projection there is a blocked opening, filled with concrete blocks, which coincides with the ground floor central window of the exterior south elevation and this window would have overlooked the passageway which ran east from Jack of Newbury's House (Marsh Street). To the immediate west of this blocked opening there is a vertical feature of bricks in a distinct pattern of two

stretchers with four headers above repeated, from floor level to around the midpoint of the opening and this appears to be the remains of a brick pillar. The main two storey brick pillar of the building is visible towards the east end of the north wall of Property C. It has no purpose which relates solely to this property and here only marks the end of the row of mirrors.

There are a number of beams in the ceiling of the open area - one running north-south and three running east-west. The north-south beam is continuous across the whole building and can also be seen in Property B (the Garage). On the south side of the ceiling, south of the east doorway, there is also a substantial east-west beam which continues across the room. This beam, together with the beam running across the north part of Property B, and a third beam running centrally through the two storey part of building OA4 are the main supports for the second floor of the building and were revealed during its later demolition. The two east-west beams running along the north side of the ceiling do not coincide and are of different sizes. The smaller of the two runs from the north side of the east doorway to the north-south beam and appears to support the ceiling but also relates to the doorway (demolition revealed a large timber lintel here) and suggests that the doorway was part of the original plan of the building (the same ceiling structure is visible in Property B, lying the other side of the central beam of the building). The circular metal post below the beam serves as a support where it meets the north-south beam. The larger of the two beams runs from the north-south beam to the north side of the west doorway and at the doorway there is a large heavy metal stirrup brace held to the beam by four square bolts.

During demolition a beam at first floor level of the two storey part of the building, resting on the central brick pillar, was exposed in the east wall of the south area. Although there was no corresponding beam in the north area there appeared to be a gap above the pillar where one had previously been. This, along with the empty mortices in the beam in Property B (the garage) suggest that originally the floor of the second storey would have reached across the width of the building.

The west wall of Property C contains the western double doorway, reached by two interior steps, towards the north end and a window towards the south end. The window is partly obscured by a set of light wooden shelves which have been constructed in front of it but it is visible from the exterior at the north end of the west ground floor elevation and it is of a similar design to the other windows in the building. A modern counter, worktop and sink have been built in the south-west corner of the open area.

#### Property D (Night Club)

Property D occupies the first floor, western end, of building OA4. It has one entrance, a ground floor double doorway with modern hardboard doors in the north wall, which leads to a wide interior staircase ascending to the first floor and open to the roof. Winders at the bottom of the staircase lead to a short platform above the structure previously described which may be the partially surviving remains from the former steep. From here the straight stair continues. The staircase is awkwardly constructed and it strongly appears that it has been built around an existing structure. The wall to the east of the staircase is of mixed construction and continues upwards to the open roof. A low brick wall with a timber beam resting on the top (also visible in the south-east corner of Property B - the garage; and in the east wall of Property C - the gym) makes up the lower part of the ground floor level of the wall and the upper part is boarded over a timber frame (exposed during demolition). The boarded wall on the south side of the staircase does not reach the roof but is waist high at first floor level protecting occupants from the open stairwell. Boarding at the top of the staircase (west) reaches the roof and is visible on the other side as the wall above the rectangular, pillared structure in Property B (the garage). The stairwell is lit by the only first floor window in the

north elevation which abuts the wall east of the staircase and is of the same design as the other windows in Property D.

The first floor is open to the roof and divided by the central brick wall, which reaches to the height of the tie beams, into separate north and south areas. A wide doorway in this wall allows access between the two areas. Above each area a row of roof trusses supports the roof and these trusses are largely of the same design as those seen in the single storey part of building OA4, to the east (Pl. 25, 30). However, the two end trusses at the east end of Property D are slightly different in that the king posts do not appear to pass through slots in the principal rafters but to be attached to a solid timber at the top (most of which is obscured by the ceiling). These two trusses also appear to have been strengthened at some stage as large, substantial metal braces have been used to hold king post and tie beam together in each case and the northern truss has additional timbers attached either side of the tie beam. Also visible at the bottom of each tie beam are metal bolts which continue up through the king post to keep post and beam together. Carpenter's marks are visible on the tie beams and struts of each truss and the numerals run in an east to west sequence from the east end of the south area (I to IV) the central truss (V) and a west to east sequence to the east end of the north area (VI to IX).

The walls are of exposed painted brick and a large proportion of them have been painted with graffiti, obscuring the brickwork (Pl. 29-30). The south wall is contained within Property D and the western half is thicker than the eastern half and the change in thickness coincides with that at ground floor level and visible in the interior of the south wall of the gym. The wall also contains timbers within its construction. The reason for these anomalies is not clear. The interior of the northern wall is only visible from the garage and there does not appear to be a change in the thickness of this wall. The wall running along the centre of Property D at first floor level has a coping consisting of a soldier course of header bricks and the brickwork below is of an unidentified bond. Sitting on the coping is the main east-west beam of the first floor of the building. A gap in the wall provides the doorway. The wall end at the west side of the doorway supports the ends of Trusses IV and VI which sit on top of the main beam. The wall end at the east side of the doorway supports Trusses III and VII as well as the east end of Truss V. The doorway therefore occupies the gap under the eastern half of Truss V. The wall continues westward and below Trusses II and VIII there is a brick pillar incorporated into the construction of the wall with a stepped top. The design of the pillar here coincides with that seen at the west end of the single storey part of the building (Property A, the car wash) supporting the central east-west beam and the ends of the eastern trusses there. Here the pillar is two storeys high and was visible during demolition. This central pillar and the trusses (which are the two which differ from the others and which appear to have been strengthened) are the support for the eastern part of the first floor roof.

At the west end of Property D thin partition walls of boarding on a timber frame divide this end into three rooms, that furthest north being a W.C. and these walls appear to be modern additions. The south-west corner of the Property has been boarded off and probably contains a corner brace of the building which coincides with that seen at the wallplate in the north-west corner within Property B, the garage.

The east end walls of Property D are boarded with modern boarding but this is partly removed and beneath this there is a wall covering of laths nailed to a timber frame. Visible beneath the laths is the timber of the roofline of the single storey part of the building (Property A, the car wash). Attached to the other side of the timber frame is the boarding of the interior of Property A and, above the roofline, the tiles on the exterior of the wall. A layer of plaster would usually cover the laths but no remaining plaster is seen on them. Within the south half of Property D, offset north of centre of the east wall and behind the modern boarding, a rectangular form is visible within the timbers of the frame of the wall. The bottom timber of the rectangle is approximately 0.5m above floor level and the top is 0.5m below the tie beam

and the laths respect the outline of the rectangle. This suggests it was an original feature of the wall and may have been a window or hatchway. It would have looked into the northern half of the apex of the gable of the single storey part of building OA4. However, it is not clear how wide the window or hatch is because the boarding of the wall remains and may obscure more of the feature. The interior of the east wall in the north half of Property D is covered but the other side of the wall (within Property A, the car wash) reveals that there is a similar rectangular timber-framed feature here. The feature is offset to the north of centre of the wall but, again, the full extent of the window or hatchway is unclear because the wall is partly boarded over with a modern board. The planking, which is probably original, respects the outline of the window or hatchway.

Within the substantial beam supporting the main truss of the north-south roof at the west end of the two storey part of the building there were empty mortices visible during demolition. The dimensions of the beam and the mortices were similar to those seen in the main beams in the ground floor where examples of both empty mortices and mortices still containing the floor joists were seen. So, the mortices in the first floor substantial beam probably held floor joists originally meaning that the roof here was not open but floored, creating a loft or second floor. Interestingly there is no evidence that there was such a floor in the eastern part of the two storey part of the building and this is another special feature of this building which appears to have related to its original specific purpose in the malting process.

### **Conclusion and analysis**

Building OA4 is one of the more interesting and significant structures which has been recorded in the Newbury Parkway development. It was constructed in the earlier 19<sup>th</sup> century as a malthouse and is of interest as a surviving part of the brewery/maltings complex which occupied a considerable area towards the south-eastern corner of the development site.

The building has been heavily altered in the second half of the 20<sup>th</sup> century and most of the key malthouse structures or features have been removed but it has been possible to gain some indication of its former arrangement.

The process of producing malt from barley involves a number of distinct stages including:

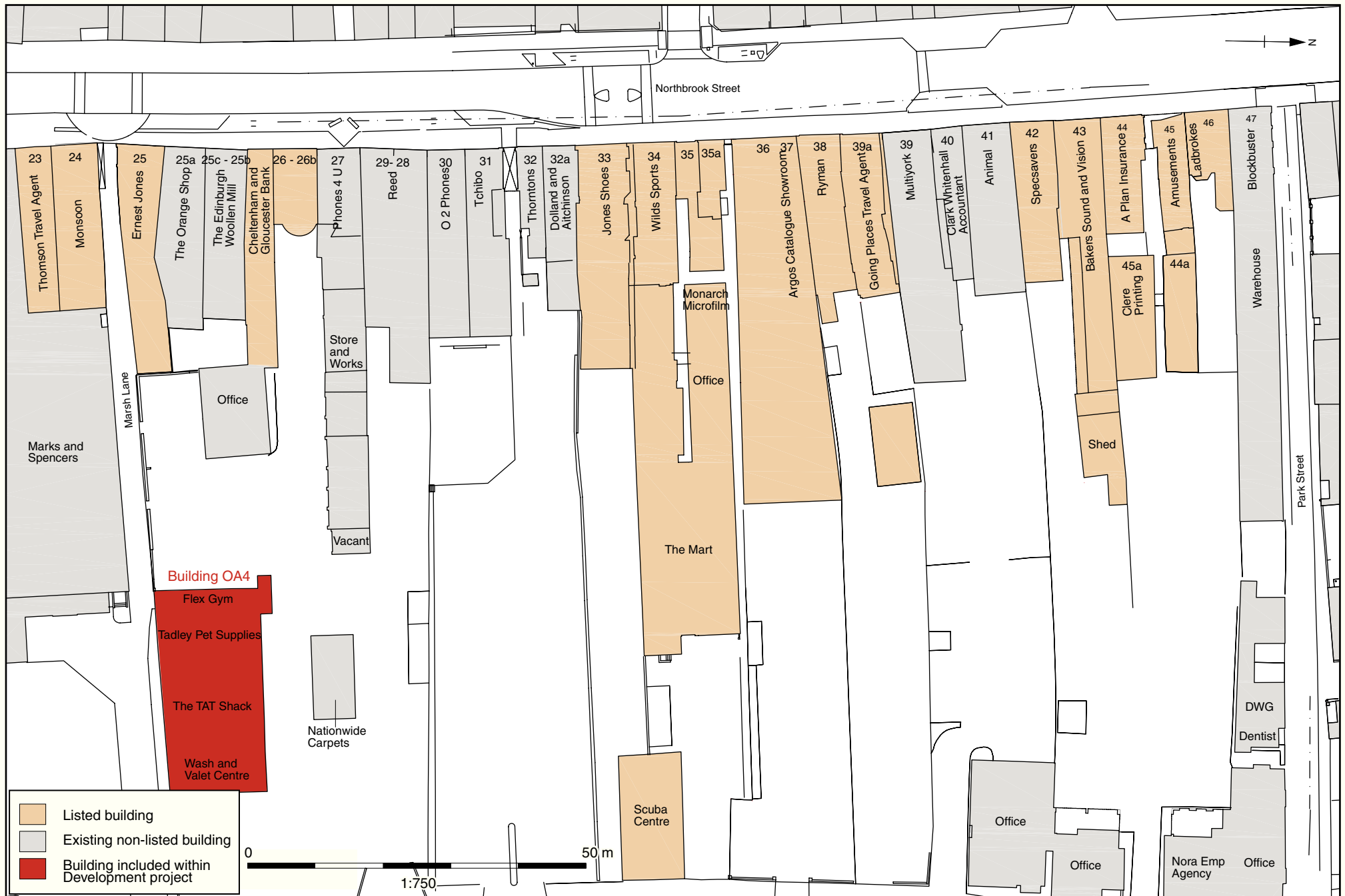
- 1) Steeping: this is an initial stage when the barley would be soaked in a large tank of water;
- 2) Couching: once the barley is removed from the water it would be hung in a large frame (a couch frame), partly to weigh it but also for the heat from the moist barley to start the process of germination;
- 3) Growing: after the process of germination has started the barley would be spread relatively thinly over the growing floor;
- 4) Kilning: once the germination had reached the correct point be put in the kiln and roasted gently to halt the germination.
- 5) Dressing: loose fragments would then be removed from the malt
- 6) Storage and despatch

Malthouses were constructed in many different forms and due to the extent to which OA4 has been altered it is difficult to know for certain where each stage of the process took place. The remnants from a structure which was probably the steep tank were located adjacent to the north wall, at the north-eastern corner of the two storey block, and the thin windows just below the wall plate of the south wall strongly suggest that there would have been a growing floor in the upper part of the building's eastern half. A similar blocked window in the north wall also suggests that the growing floor probably extended across the whole east half. This growing floor would have only required a low ceiling height and it is likely that it would have been at a low first floor level, above a ground floor which may have been for storage. Evidence of the former kiln was not found during the recording and it is unclear precisely where this would have been although somewhere in the western half is most likely.

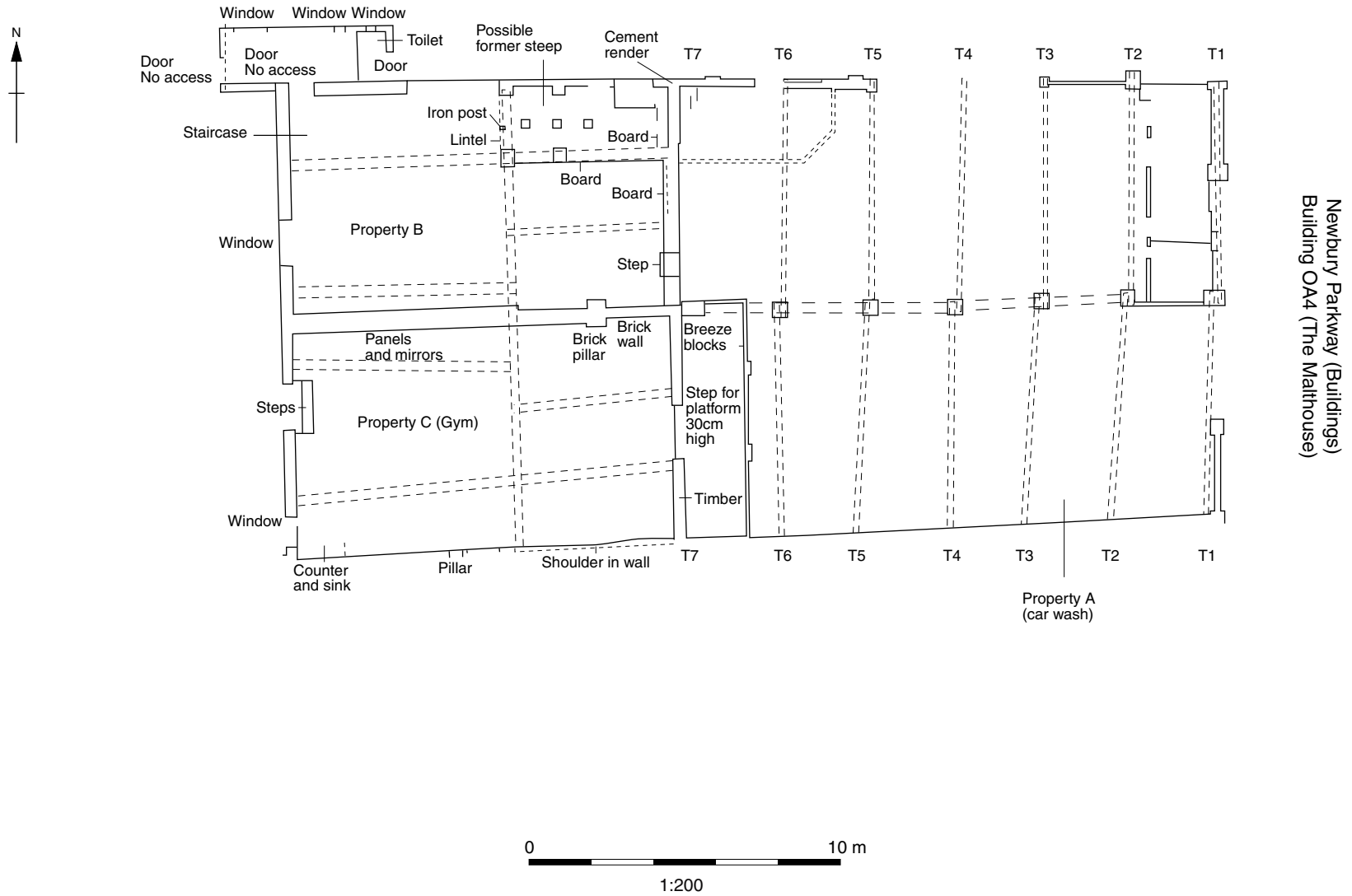
The current investigation has confirmed that the roof across the whole building appears to be from the same date.

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- Plate 30: Trusses at first floor
- Plate 31: King post detail at first floor
- Plate 32: Roof detail

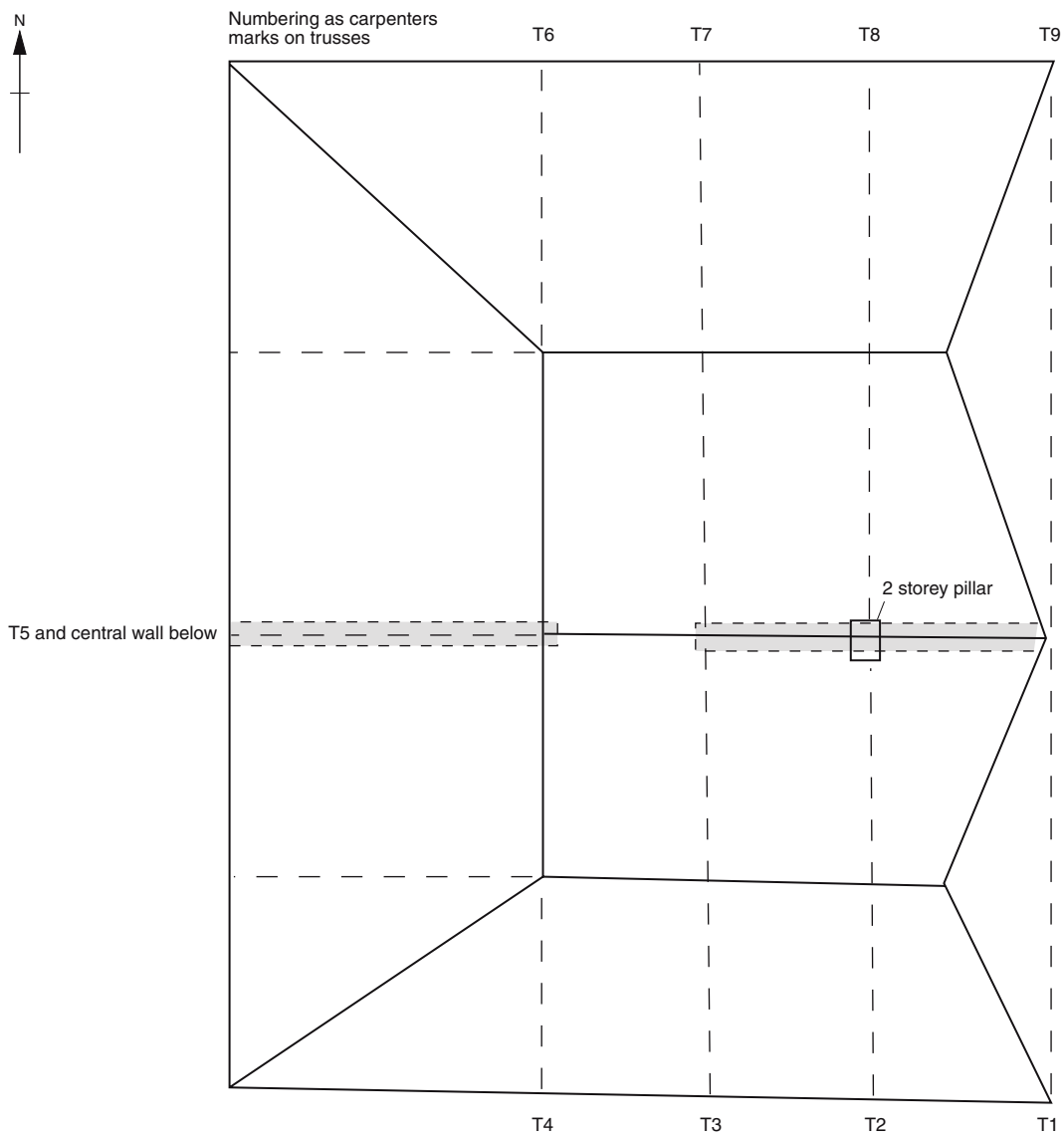


OA 4 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



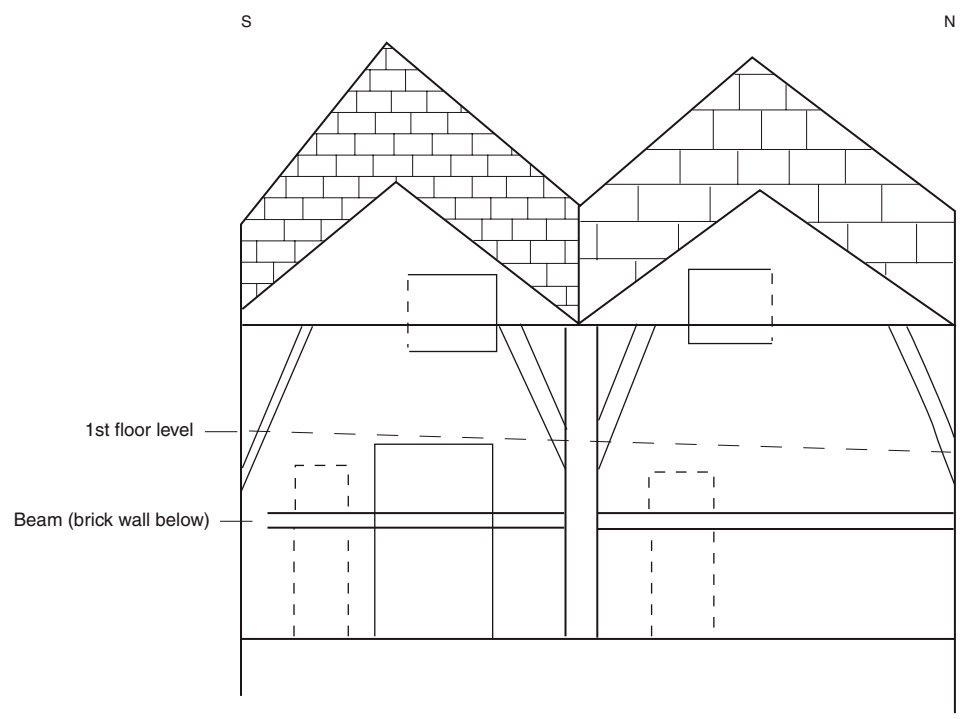
Newbury Parkway (Buildings)  
Building OA4 (The Malthouse)

OA4 Figure 2: Ground floor plan



OA 4 Figure 3: First floor trusses arrangement, 2 story west part of building (not to scale)





OA 4 Figure 4: Features east end of 2 storey part of building (not to scale)



Building 4, Plate 1



Building 4, Plate 2



Building 4, Plate 3



Building 4, Plate 4



Building 4, Plate 5



Building 4, Plate 6



Building 4, Plate 7



Building 4, Plate 8



Building 4, Plate 9



Building 4, Plate 10



Building 4, Plate 11



Building 4, Plate 12



Building 4, Plate 13



Building 4, Plate 14



Building 4, Plate 15



Building 4, Plate 16



Building 4, Plate 17



Building 4, Plate 18



Building 4, Plate 19



Building 4, Plate 20



Building 4, Plate 21



Building 4, Plate 22



Building 4, Plate 23



Building 4, Plate 24



Building 4, Plate 25



Building 4, Plate 26



Building 4, Plate 27



Building 4, Plate 28





Building 4, Plate 29



Building 4, Plate 30



Building 4, Plate 31



Building 4, Plate 32

# Building OA5: Rear of Cheltenham and Gloucester Bank

**Address:** Rear of 25b Northbrook Street

**NGR:** SU47130 67380

**Date:** Probably mid and late 19th century

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed status:** Unlisted building in conservation area

**Significance:** Local interest. Moderate to low significance.

**Summary:** This building is of limited intrinsic interest although it appears to have formed part of the brewery in this area and parts of the building appear to survive from a slightly older structure (albeit probably also 19th century in date).

## Introduction

Building OA5 is located at the rear of 25b and 25c Northbrook Street and at its north-west corner it is attached to the rear of Number 26 Northbrook Street. There is now open space to the north, east and south of the building currently used for car parking. Access to the west elevation was not available at the time of this recording.

## History and map evidence

Map evidence is of considerable interest in providing evidence relating to the complex development of OA5.

The OS Newbury Town Plan of 1878 is very detailed (1:500) allowing a close comparison between the modern layout of the area and the layout in the later 19th century. Building OA5 had not been constructed in 1878 but the historic map does show a substantial building (probably a brewery building) in this vicinity, the northern part of which is now overlain by OA5. A wall from the previous building is shown on the same alignment of the southern half of the current east elevation of OA5 and the north elevation of the 1878 building aligns with a thick internal wall within the current building. It is very likely that these two old walls were incorporated into the later building (OA5).

The 25 inch map of 1899 suggests that by this date the brewery building had been extended to the north, and that the northern wall of this building was on the same alignment as the north wall of the current OA5. The 1899 map still labels the yard *Brewery* whereas the 1:2500 map of 1934 does not. By this date the general area including OA5 was labelled 'Builders Yard' although the layout of buildings directly relating to OA5 is the same as in 1899.

Building OA5 is shown on the 1967 OS map but it then adjoined a further building to the south which extended as far as Marsh Lane and the west side of which was adjoined by OA3. Mid 20th

Building OA5 formed part of the brewery yard to the rear of 26 & 27 Northbrook Street which themselves were also formed part of the complex.

## Description

### Exterior

OA5 is a two-storey brick building with a rectangular plan (c.13.7 x c.9.4m) and comprises two adjacent gabled ranges orientated east to west (Pl. 1-3). The roof is slate covered.

As shown by the map evidence there was formerly an adjoining structure to the south side of OA5 and the relatively featureless, formerly internal, painted brick north wall of this building remains intact and now forms the *south elevation* of OA5 (Pl. 3). No openings remain in the wall but three equally spaced blocked windows are visible. Disturbance in the brickwork at the eastern end of the elevation suggests the possibility of an earlier fourth window. The windows presumably relate to the former building of which this was the northern wall which pre-dated OA5. Equally spaced rectangular features at the top of this wall appear to align with interior features of the southern part of OA5.

The two gables in the *east elevation* contain much evidence of alteration and some of this supports map evidence suggesting that the southern half of OA5 incorporate the heavily altered remains of an earlier structure. The southern half of the elevation appears to have originally been built of grey brick which can be seen in the north, south and top of this part of the wall whereas the taller north part appears to have been built of a combination of red and grey brick. Alterations to insert the current windows and door have introduced red brick into the southern half and disturbed the distribution of red and grey brick of the northern half and these changes are also shown by the difference in coursing. Nearest the windows the wall was constructed using stretcher bond, but away from the windows the wall is of English bond, suggesting that this was the construction technique used in the original building. The northern edge of the original (grey) building extends beyond the halfway line between the two gables, suggesting that the northern part was a later addition.

The *north elevation* is of English bond construction with even distribution of grey and red bricks similar to that in the northern part of the east elevation and although there appears to have been some disturbance around the windows it is less than that to the east. A central double door leads into the building's entrance hall. The west end of the north elevation joins approximately midway along the east end of 26 Northbrook Street and butts onto the wall of 26 and the roof of Building OA5 is built against the wall of Number 26, suggesting that it post-dates Number 26. The north-east corner of OA5 contains a small chamfer at ground floor, approximately 1.5m high, presumably to ease vehicular access around this area which would have formed part of a rear works yard with carts coming in and out of the area.

The windows throughout the building are metal-framed and of similar design and proportion with two exceptions. The middle window in the north elevation is slightly longer (fifteen panes instead of twelve) probably as it lights the first floor landing. The first floor window in the eastern elevation on the south side is of a more modern design and appears to be of timber, perhaps a later replacement. Above each window there is a soldier brick course forming the lintel and each sill is made up of ceramic or terracotta tiles, visible from both the interior and exterior of the building.

The roof has a low pitch with two east-west ridges and a valley between the north and south parts of the building. The wall plate/cornice consists of two courses of stepped bricks. This differs from the cornice of Number 26, which is dentilated and also suggests that OA5 was built at a different time to 26.

## **Interior**

The interior of the building has been laid out on a double rectangular plan, with two rectangular rooms in the northern half of the building and two in the southern half, in each floor. The remains of a thick wall which probably originally divided the building into two is particularly noticeable in the first floor corridor. As noted above map evidence shows that in 1878 there was a different building on this site and part of the north elevation of this structure appears to have been on the same alignment as this wall. Presumably this wall was incorporated into the current building although due to the fact that it was plastered it was not

possible to definitively confirm this. The interior of the building is now homogeneous with similar windows, internal doors and decoration throughout which are modern.

The main ground floor entrance leads into a wide north-south corridor running through to the rear of the building and including the stairs to the first floor (Pl. 6). A secondary, narrower corridor runs east-west within the northern half of the building and leads to a second, eastern, door and a western kitchen and W.C. A third corridor runs halfway along the south of the building and leads to a second W.C. in the south-east corner of OA5. On the first floor a wide corridor (Pl. 4) runs above that on the ground floor and this floor contains four similar sized rooms (the north-west room has been divided into two) (Pl. 5). All internal walls and ceilings were plastered.

### **Conclusion and analysis**

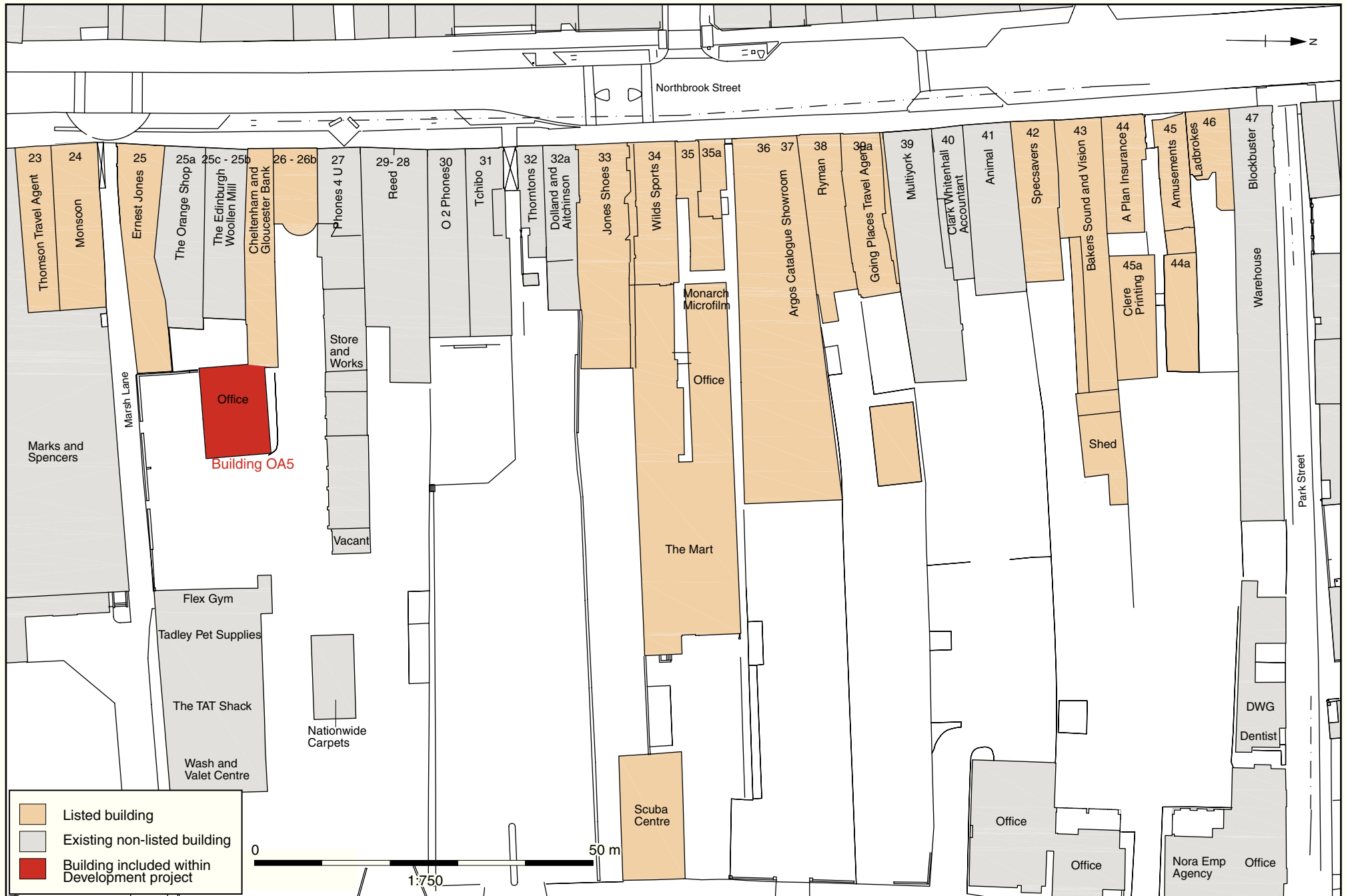
Although at first glance OA5 is a modest building of limited interest it does appear to contain several fragments from former structures which help to demonstrate the historical use and development of this part of Newbury.

There is strong evidence to suggest that the southern half of the east elevation and the east to west spine wall through the centre of the building, partially survived from a former building (probably a brewery building) shown on the 1878 map and that they were then incorporated into the later building (OA5). The northern part of the building appears to have been constructed by 1899 when the area was still part of a brewery. New windows were then inserted in the mid or later 20th century when the building was converted to offices.

OA5 is a relatively plain, simple building but the use of coloured bricks, English bond, chamfering of the north-west corner and the decorative cornice show a pride in the building's appearance. There are no chimneys or fireplaces and no evidence of removal. This suggests that the building was not intended for domestic use at any time.

### **OA5 List of Plates**

- Plate 1: General view from north-east
- Plate 2: East elevation
- Plate 3: General view from south-west
- Plate 4: First floor corridor
- Plate 5: First floor room on north side of building
- Plate 6: Ground floor corridor



OA 5 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



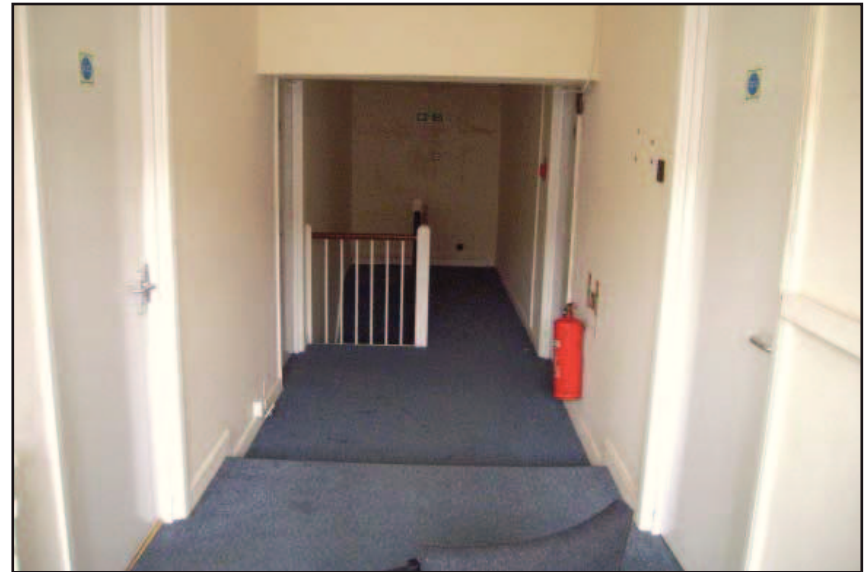
Building 5 Plate 1



Building 5 Plate 2



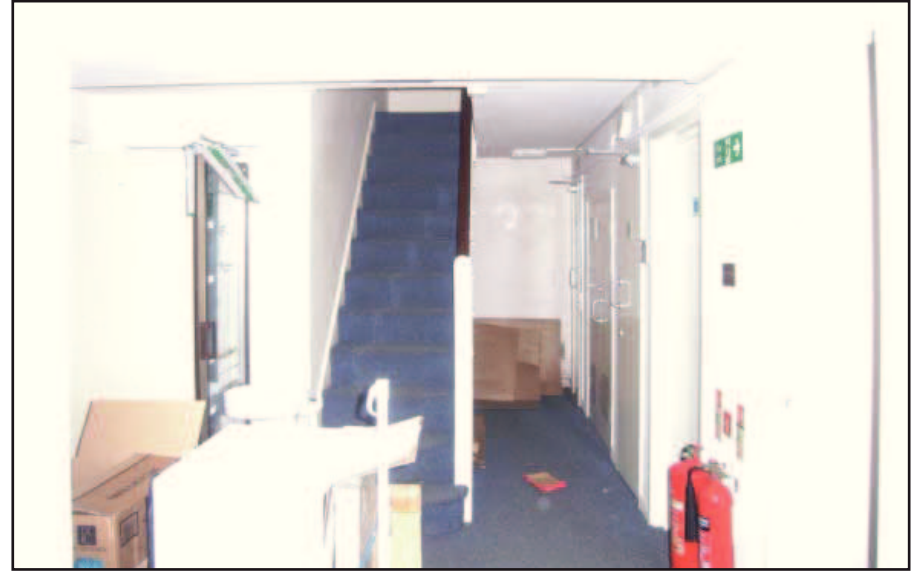
Building 5 Plate 3



Building 5 Plate 4



Building 5 Plate 5



Building 5 Plate 6

# Building OA6: Rear of Cheltenham and Gloucester Bank

**Address:** Rear of 25b Northbrook Street

**NGR:** SU47119 67384

**Date:** Probably 19th century

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed status:** Grade II listed

**Significance:** Local interest as later rear range of listed building associated with former brewery

**Summary:** OA6 forms the eastern end of a range which was probably constructed in the 19th century as a rear extension to 25 b-c Northbrook Street. This extension appears to be single phase and probably formed part of the brewery complex in this area. It may have been a domestic range for brewery workers.

## Introduction

Building OA6 forms the eastern end of an eastern extension of the building which makes up Number 26 Northbrook Street, currently the Cheltenham and Gloucester Building Society (Grade II listed). To the north of OA6 there is an open space but the area to the south is enclosed and the exterior of the building to the south was not accessible when the current recording was undertaken. OA6 is being demolished in the current Parkway development.

## History and map evidence

The 1:500 Town Plan of Newbury (1878) shows the range of buildings (including OA6) which adjoin the east side of 26 Northbrook Street with the same footprint as that which survives today. Similarly the building is shown on later maps.

The building which now forms the Cheltenham and Gloucester building society (26 NBS) is understood to be the former house of John Townsend whose brewery (which later became the Satchell and Somerset) was to the rear (see OA7&8).

## Description

### Exterior

Building OA6 is continuous with the rest of the eastern extension of Number 26 Northbrook Street and there is no distinct externally visible division between them; OA6 merely forms the easternmost bay of the structure (Pl. 2-3). The building is constructed of reddish orange brick with variations of colour throughout and the coursing is of Flemish bond. Towards the west end of the extension (ie not part of OA6) there are two rows of three sash windows, one at ground floor and one at first floor level (Pl. 1). Each have a voussoir made up of a row of thin compass bricks laid in a soldier course. Those at ground floor have been built of two bricks but those at first floor appear to have been built of only one. At the east end (ie OA5) there are two similar first floor voussoirs, suggesting that Building OA6 is contemporary with the rest of this building. The easternmost of these windows is longer than the others, probably to accommodate a wider original window.

A number of alterations are visible in the north elevation. The easternmost first floor window was probably originally wider, as explained above, while below the adjacent window the brickwork has been reformed suggesting that the original window was similar to the other sashes which survive today. The small window west of this is of modern design and has no lintel or sill suggesting it is a relatively recent addition. At ground floor level part of a low, small arch is visible between the east door and large window indicating a blocked earlier



window or low door. It consists of ordinary bricks alternately laid two headers followed by a stretcher. Another, west of the foul water downpipe and between the two brick arches appears to indicate a small, blocked window and this arch consists of single ordinary bricks, laid in a soldier course and cut to various sizes to fit below the brick course above. These two arches are not only dissimilar to each other but also to all other windows in the elevation. Two further arches, either side of the downpipe, seem to indicate doorways and from their similar brickwork appear to be contemporaneous with each other. The western doorway has been blocked using similar bricks and coursing to the original building but the lower part of the eastern doorway has been blocked less neatly and also using grey bricks, suggesting that the window inserted here was added at a different time. The large eastern ground floor window which transects the small arch seems to have been built at the same time that the large black lintel was inserted into the wall as the brickwork above each of them is consistent although the door may be more modern.

### **Interior**

The building is currently office space, forming part of a branch of the Cheltenham and Gloucester Building Society and it has recently been decorated.

Building OA6 is entered through the street frontage of Number 26 Northbrook Street and the branch area is open plan (Pl. 4). Towards the eastern end there is an internal wall of glass panels which divides the branch area from a small office and the remainder of the east end of the building. Immediately in front of this division, in the north and south walls, are small wall nibs which could be the remains of an earlier dividing wall. This, presumably, is the extent of Building OA6. The remains are to the west of the furthest east ground floor sash window and there are no coinciding external marks.

Beyond this point a southern corridor runs the remaining length of the building, terminating in an understairs cupboard, and the corridor floor slopes downwards towards the east. There are no visible historic features, the walls are plastered and covered with paint or wallpaper and recent modernisation has probably taken place to provide a ground floor disabled toilet east of the small office. The stairs occupy the east end of the building and lead up to a corridor running along the south wall. In the first, east, room uneven surfaces showing under the wallpaper on either side of the sash window coincide with the external changes in brickwork of the easternmost upper window. A bend in the south wall of the corridor coincides approximately with the space between the two small upper windows visible in the exterior north elevation. (The two small windows now relate to two W.C.s within the building). West of the W.C.s a small store room extends to the west side of the first floor 12 pane sash window frame.

### **Conclusion and analysis**

Detailed analysis of the building is limited by the fact that internal surfaces are all modern and that internal inspection (eg of the roof structure) was restricted. However OA6 appears to be contemporary with the rest of the rear part of 26 Northbrook Street which has not been demolished in the development so analysis of this building is still possible. This character of this building is suggestive of an early to mid 19th-century date.

Later alterations have slightly confused the original appearance of the north elevation but it contained at least eight similar sash windows. The two arched doorways may have been original but complementing rather than matching the design of the windows. The original appearance of the east end of the ground floor is not known but at some stage a large window was inserted at this point which blocked a previous small arched window or doorway. It was probably at the same time that the large lintel and an eastern door was inserted here. A change of use of the building probably prompted the blocking of at least the western arched doorway, now blocked, and the insertion of a small window between the two doors suggests that both arched doorways were blocked at the same time, the eastern one later re-opened as a

window at which time a rough blocking of the lower doorway was carried out. The care with which the blocking of the upper east window has been carried out is in contrast to all other work except the blocked ground floor arched doorway suggesting that this work may be contemporary. The middle upper window and the small window next to it are of a similar modern design and may therefore be contemporary.

#### **OA6 List of Plates**

Plate 1: 26 Northbrook St after demolition of OA6 at east end

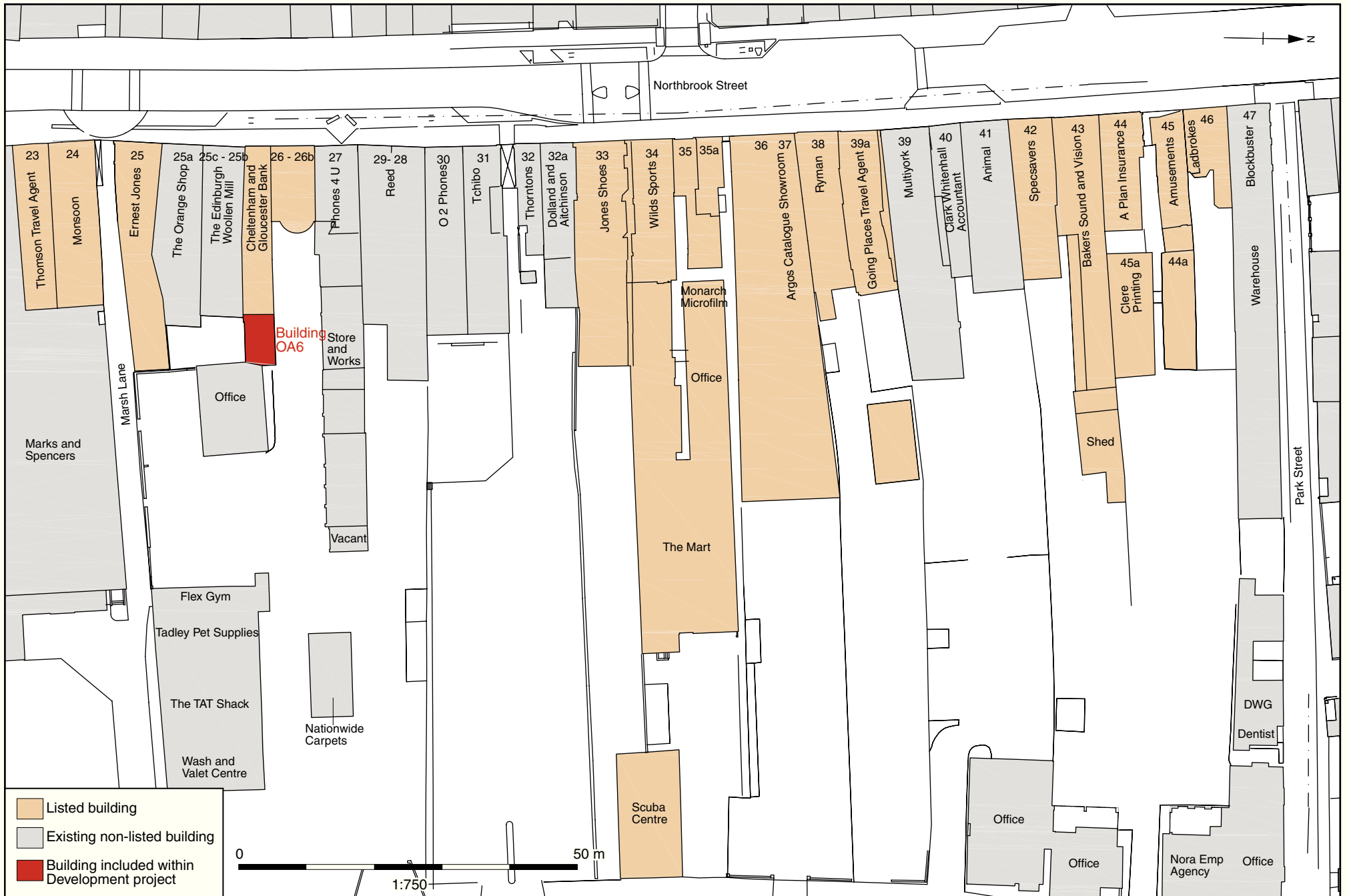
Plate 2: 26 NBS and OA6 to left of downpipe

Plate 3: North side of OA6

Plate 4: View in office looking east towards OA6

Plate 5: Store room in OA6 towards north-east corner

Plate 6: First floor room of OA6



OA 6 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 6 Plate 1



Building 6 Plate 2



Building 6 Plate 3



Building 6 Plate 4



Building 6 Plate 5



Building 6 Plate 6

<b>Building OA7 - OA8: Former brewery</b>	
<b>Address:</b> Rear of 27 Northbrook Street	
<b>NGR:</b> SU 47118 67395	<b>Date:</b> Probably later 18 <sup>th</sup> century
<b>Level of recording:</b> Level 2-3 and watching brief during works	<b>Impact in development:</b> entirely demolished
<b>Listed status:</b> Unlisted building in conservation area	<b>Significance:</b> Local interest as part of the brewery complex with traditional roof.
<b>Summary:</b> Long brewery building which was probably constructed in the later 18th century. It is not shown on the 1768 map. The building has been much altered by its reuse in the 20th-century and there is relatively little evidence surviving relating to its historic use. Its form suggests that it was probably not the main brewhouse itself. The roof structure is of interest and appears earlier than the late 18th century so it may have been reused from elsewhere.	

### Introduction

Building OA7 and OA8 comprise the eastern half of the range extending east from the rear of 27 Northbrook Street. It is a long narrow range which formed part of the former brewery which dominated this part of the site. The western part (OA7) has a lower roof than the eastern end (OA 08). To the north of OA7 and 8 there is an open space, currently used for car parking and to the south there is also an open area (the former brewery yard) giving access to several neighbouring buildings from the former complex. OA5 and OA6 lie to the south, OA9 to the east and OA4 to the south-east. The building is unlisted but it is within the conservation area. The building included in this programme of recording is continuous with the remainder of the building which fronts onto Northbrook Street. However, the building beyond Bay 11 does not form part of the Parkway Development site and this report therefore does not extend beyond Bay 11.

### History and map evidence

The building does not appear to be shown on the 1768 *Plan of the Town of Newbury and Speenhamland* and due to the proximity of the brewery to Marsh Lane, which is clearly shown, it possible to be confident of the location and the fact that the building had not been constructed at this date.

Both the western part of the building (OA7) and the eastern part (OA8) are shown on the 1839 Tithe map although the scale is too small to be able to gain detailed information on the form of the building. The 1878 Town Plan shows the current building clearly, without the modern extension at the east end, and there is no boundary or division shown between OA7 and OA8. The northern side of the building was entirely abutted by adjoining buildings and the plan shows that the western end of the building continued beyond the end of the structure which is being lost in the Parkway development. The only other minor feature shown is a trough adjacent to the south wall, presumably for the dray horses.

The 1899 and 1911 maps show a very similar arrangement although by 1911 a small extension had been added at the east end (not the current extension). Again a similar layout is shown on the 1933-4 map but by 1967 the current extension appears to have been added at the east end and the map also suggests that by this date the south side of the building was open fronted (or entirely comprised of doors so the elevation could be opened). The previous buildings on the north side of OA7 and 8 had been almost entirely demolished by 1967 so the previously hidden north elevation would by then have been visible.

There is an aerial photograph held at the English Heritage National Monuments Record showing the Newbury Parkway site in 1954 and this is particularly informative regarding Buildings OA7 & 8 (Fig F at front of gazetteer). This shows the south side of both buildings being open fronted, without any gates between the piers and apparently with a series of cars or vehicles parked in the building. Presumably the building had ceased to function as a brewery by the mid 20th century and it was being used as a simple garage/car park. The photograph appears to show the same extension at the east end.

It is believed that the site was occupied by the Satchell & Somerset Brewery for much of the 19th century and that it was reformed as The Newbury Brewery in 1892 by FF Somerset who lived at the Castle Inn (Godley 1981). The census and trade directories also provide useful corroborating evidence. The Somerset family are listed in the later 19th-century censuses from 1861 (Thomas Somerset as head) to 1871 (Francis Somerset as head) and 1891 (Henry Somerset as head). They were each listed as brewers or brewery managers living on Northbrook St (No. 26 in 1861-71 and No. 27 in 1891 and later). The 1911 census shows Vernon Knight as the brewery manager and the 1915 Kellys Directory confirms VC Knight as the manager of the Newbury Brewery Co. Ltd.

The brewery appears to have closed in 1931. The Berkshire Record Office holds a bundle of papers (not seen in current project) relating to the winding up of the Newbury Brewery Co and *Bygone Breweries of Newbury* also confirms that the Newbury Weekly News had a story dated 10 March 1932 referring to the sale of the site to WE Free & Sons.

Further internet research on the RootsChat.com website suggests that in the 18<sup>th</sup> century this was the brewery of John Townsend (died 1789) and that in c.1823 it passed to John Satchell and Robert Rowell. Later in the century Rowell was replaced by Francis Somerset (information from 'newburychap' on website: <http://www.rootschat.com/forum/index.php?topic=365555.0>)

The Castle Public House is understood to have been the brewery tap.

## Description

### Exterior

Building OA7 and OA8 is a long rectangular-plan building of eleven bays, four in a higher part to the east (OA8) and seven to the west (OA7). There is a clear straight joint in the north wall between the ranges and they are clearly of different (albeit probably similar) dates (Plate 13). A modern extension has been added at the east end (Pl.1). Some of the bays form enclosed units with walls to all sides while others are open. The building is constructed of red brick with a pitched, red-tiled roof with a half hip at the east end and it has a concrete floor. At the exposed junction of the higher and lower parts of the barn there is a section of wall tiled with terracotta tiles.

The *south elevation* of both parts of the building is formed by a series of brick piers dividing each bay from one another. In the current description the bays have been numbered 1 to 11 from east to west. Bays 1 to 4 (OA8) are relatively tall and are filled with modern, crudely constructed boarded panels in the upper half of the bay, with a modern stud frame, and equally crudely constructed modern double doors below (Pl.9-10).

As referred to above the map evidence suggests that by 1967 this elevation was either entirely open fronted or possibly with a series of wide doors (as now) filling each bay. The earlier maps did not suggest this arrangement and it is likely that there was a fuller wall, albeit no doubt with a number of doorways and other openings. Although the bricks used in the piers are not modern the piers themselves appear to be of relatively recent construction and were probably added in the mid 20<sup>th</sup> century alterations.

The construction of the piers of the western, lower part of the building is more complex than those of the east and contains stretchers, headers and half bricks in an English bond (Pl.2, 3, 11). The three bays to the east (Numbers 1-3) are of the same width (c.2.4 m between piers) but Bay 4 is considerably wider (c.3.9 m) and the piers to either side are also similarly wider. The 1878 Town Plan shows a water/feeding trough immediately outside the western half of this bay. The brickwork in the piers of OA8 appears to be of the same form to one another and to be of 19<sup>th</sup> century date.

Bays 5 to 10 (in OA7) have simple piers which use only stretcher bond bricks. Bays 5 and 6 are now filled with large, crudely constructed doors formed from three sections of metal plate (Pl. 11). They are hinged to the brick piers and also to one another so that the central plate can be opened individually. Above these there is a narrow space below the roofline which is filled with a wire mesh. Bay 7 has been enclosed from ground to roof level with modern boards and includes a single entrance door.

Bays 8 to 11 have been infilled with modern brickwork from ground to roof levels to form enclosed rooms to the interior (Pl. 2). In Bays 8 to 10 these inserted brick walls are recessed from the brick pillars between the bays. The elevations of each of these bays contain a modern metal-framed window of a similar design to the others and metal security bars are visible on the interior of the windows. Bay 8 has a metal framed window with two vertical panes and a small upper opening window. It also has a metal double door which serves as a fire exit for the building which fronts onto Northbrook Street. Both Bays 9 and 10 have a centrally placed window of two casements and a central pane with upper opening window. The brick wall of the westernmost bay aligns with the front of the brick pillars. The window of the westernmost bay (outside the area being demolished in the current works) is large and metal-framed with fourteen panes and it reaches to the roofline, occupying approximately half the area of the elevation.

A modern brick built lean-to of a lower height than the rest of the building has been attached to the east end of the building (Pl.1). It has a corrugated asbestos sheet roof and a high, wide recess in the south elevation which appears to have previously been for vehicular access but the large opening is now filled with a panel of a plastic or vinyl type material with a smaller conventional door with concrete ramp adjacent.

An interesting feature of the elevation is a sequence of numbers painted on the face of the wall plate to the lower, western part of the building (Pl. 5). The numbers were at the centre of each bay and clearly related to a wider numbering system at the brewery complex. The eastern bay of OA7 (Bay 5 in current study) had number 32 painted above it while the adjacent one had 33 and the sequence continued west up to 36 which is in the part of the building which has been kept in the Parkway development. The numbers are clearly old, probably of 19<sup>th</sup> century date. The numbers do not appear to continue in the eastern part of the building (OA8) but the members with these may have been removed as part of the reconstruction of this elevation.

The *east elevation* of the building is partially obscured by the modern lean-to and only the upper part of the wall is visible. The upper end of the elevation is constructed in a Flemish bond including header bricks with a blue-black surface (Pl.1). The majority of the blue-black surfaces are still visible but a number of the headers appear orange-red and this seems to have occurred where there has been surface damage to the headers or where there have been repairs to the elevation. This use of blue-black headers is a relatively common characteristic and can also be seen in other buildings in Newbury both within and outside the Parkway Development. These include OA4, (north elevation) and also the wall which crosses over the passageway alongside Casino Slots (outside development). The roof is half-hipped at this east end and it is tiled with ridge tiles on either side of the half hip. The lean-to roof joins the



main east elevation approximately 0.5m below the roofline of the main building. The roof of the lean-to has a low pitch and is covered in corrugated asbestos sheeting. Its east elevation is built of brick and incorporates two large rectangular metal framed windows of a modern design which occupy the central part of the elevation. Above the windows is a painted signage board. Watching brief recording was also undertaken during the demolition of this modern structure and although much of the wall inside the building is plastered some further wall was exposed. This was very similar to the external wall above.

As detailed above in the map evidence the *north elevation*, which today faces onto a car park, was historically adjoined along its full length by other buildings (Pl.13-14). A small number of these buildings had been demolished by 1933-4 (at east end) and they had been almost entirely lost by 1967. It is not known for certain whether these buildings were low sheds or the same height as OA7 and 8 but there is much evidence in the surviving walls of the former structures and there is a strong contrast between this elevation, which is largely solid, and the open south side facing the yard.

The north wall of both parts of the building is formed from red brick of several phases. There is a clear straight joint between OA7 and OA8, apparently confirming that they are of different dates, and much modern rebuilding at higher levels.

The north elevation of the taller eastern building is relatively featureless with no openings although there is evidence of a number of alterations to the brickwork in this elevation. The brickwork shows that at the bottom of the wall and from (current) ground level to approximately 1.75m the bond used consists of a single course of stretchers alternating with a single course of headers (English bond). This brickwork is relatively regular in nature and is more suggestive of a 19<sup>th</sup>-century date than 18<sup>th</sup> century. It is also quite different to the Flemish bond in the east elevation.

The brickwork in the upper half of the elevation is later and the bond used is of one header to three stretchers in each course (Flemish Garden Wall bond). Towards the western end there is a large patch of possibly mid 20<sup>th</sup>-century rebuild. There is a full height straight joint at the point where the two parts of the building adjoin and the nature of the bonding and brickwork to each side strongly suggests that the wall to the east (OA8) was added to the earlier west wall. Indeed it may well be that the west wall formerly continued east into OA8 but was replaced at some point, possibly during alterations such as if the roof of OA8 was raised.

The nature of the brickwork in the north wall of OA7 is less consistent to that of OA8 and incorporates numerous alterations, repairs, structural breaks and areas of paint surviving from when this was an internal wall. The wall is a patchwork of phases and changes in bond, some of which may simply be from a different bricklayer or a different batch of bricks rather than a clearly different phase.

There is a very clear full height straight joint towards the centre of the elevation and c.3 m to the east of this is another almost full height break. Between these two joints the brickwork is generally of Flemish bond with blue headers and red stretchers although it incorporates two possible bricked-up windows just below the eaves line and the brickwork towards the base appears later. To the west of the main break the brickwork in the lower half of the elevation appears different (broadly English bond) to that above. Two windows have been inserted in the upper part of the elevation each one of the same metal-framed design with six panes, concrete sills approximately 2m above ground level and lintels just below the eaves. Adjacent to these windows there is also the clear remains of two other former openings. Below the eastern of the two windows there is a recess which appears to have been a low doorway, blocked with brickwork. There are also numerous other more minor alterations and areas of patching. The roof of Building OA7 and 8 can be seen to continue further westwards,

however another building (outside the Parkway site and not one of the buildings included in the inspection and recording) adjoins to the north and obscures the elevation.

The brickwork of the modern lean-to at the east end of the elevation can be seen to be constructed in a Monk bond - using two stretchers to one header along each course of bricks. It is built from light and dark brown bricks in contrast with the wall of the main building.

At the step in the roof line between the two parts of the building the exposed west facing area of wall from the apex down to the level of the western roof is hung with reddish tiles which appear to be the same type as those used for the roofs of the building.

## **Interior**

### *Introduction*

The interior of the building largely has an open-plan, barn-type form with the roof visible above although some smaller rooms are partitioned off at the western end. There is also a minor division between the two sections of building in the form of a recent metal grille/screen across the building at this point. This grille has been recently erected and might simply be to stop birds which have got into the eastern part from moving into the western area. Prior to this the barn-type building extended throughout Bays 1-6.

### *Building OA7*

The **east wall** is of painted brick and there is a shoulder at the height of the wallplates in the adjacent walls (Pl. 15-19). The paint partially obscures the nature of the brickwork and the bond is not clear but it includes both headers and stretchers. There is a central brick pier above the shoulder which extends up to the half hip and this is presumably simply to add strength to the wall. A pair of common rafters as well as the east ends of the purlins rest on the sloping sides of this wall. The timbers of the hip end rest on the top of the wall which extends across the width of the half-hip. There are traces of plaster to the lower part of the elevation (beneath c.2.5 m) but this has been largely lost and it is interrupted by what appears to have been a blocked door in the southern half of the elevation. This may have been bricked up when the adjacent modern extension was constructed. There are no other clear features of historical interest.

The **north wall** of OA8 runs continuously from the east end wall to the pillar marking Bay 5 and the beginning of the lower part of the building (Pl.20). The wall is divided into four bays by substantial projecting brick piers which support the roof trusses and appear to be secondary additions, probably of later 19<sup>th</sup> or early 20<sup>th</sup> century date. Recessed behind the piers the lower half of the wall is thicker than the upper half and the change in depth is marked by a sloped shoulder. This shoulder may be indicative of a former first floor but there are no joist sockets visible. The brickwork of the lower part of the wall has sustained some damage over time but appears to be constructed of English bond and the upper wall is of Flemish Garden Wall bond which matches the bonds seen in the external elevation.

### *South Wall*

The **south wall** of OA7 comprises the series of free-standing brick piers which are also visible in the external elevation (Pl. 19, 21-22). The piers are of bare, unpainted brick, unlike the other internal walls and this suggests that they were probably entirely reconstructed in the mid 20<sup>th</sup> century when the form of the south elevation was altered. These square piers, the full height of the building, support the south ends of the roof trusses and horizontal wallplate at the east and north walls. From the interior their construction can be seen to be of the alternate courses of stretchers and headers visible in the external elevation. The easternmost pier is an extension of the east end wall and differs in thickness approximately eight courses from the top where there is a sloping shoulder similar to that in the north wall. There is no walling between the pillars below the horizontal timber but each bay has been filled to approximately mid-height with large, crude, modern doors of light boarded construction and, above,

boarding on a timber frame. It is likely that there was originally a single timber above each bay, similar to the wallplate arrangement above the north wall. The second timber above the south of Bay 1 runs from midway across Bay 1 to midway across Bay 2 and is attached to the other timber by a metal bolt with square nut to either side of the brick pillar. This was clearly added to strengthen the main wall plate.

### *Roof*

The roof of OA8 is supported by four trusses spanning the building north to south with the westernmost of these immediately adjacent to the easternmost truss in OA7.

The roof of OA8 is of oak or elm (possibly mixed, and with some re-use). It has trusses with tie and collar beams, and raking queen struts; the two tiers of butt-purlins are staggered, with their tenons one above the other where they meet at the rafter. The rafters (7 to a bay, and 10 at the west end) run from the wallplate up to the upper purlin, and are trenched and pegged to the lower purlins. The roof seems to have been built for a brick rather than a timber-framed building, and may date from the mid 18th century.

Although various alterations have been undertaken so some trusses differ from each other most of the primary timbers survive in-situ and it is possible to gain a good understanding of the original form of the roof. It is a butt-purlin roof with staggered purlins and although the common rafters are tenoned into the lower purlin they are notched over the upper purlins. There are simple trench-scarfed wall plates and while there is no ridge piece to the eastern three bays one has been added to Bay 4. Similarly while the common rafters in Bays 1-3 are largely primary (set horizontally) those in Bay 4 are largely altered or reused. Various carpenters marks are visible but these all appear to be chiselled and clearly of a post-medieval form.

*Truss 1* at the east end has been greatly altered, particularly by the removal of the original tie-beam and its replacement by other cross members which sit on the stump of the former tie (Pl.17).

*Truss 2* retains its primary tie beam which rests on the north wall and the brick pillar of the south elevation (Fig 2, Pl.s 33-35, 38). It has a collar above with two vertical struts below, joining the tie with the collar, and a vertical central post above linking the collar with the ridge. A north and a south raking strut also link the collar and tie beam. Although the north strut appears to be pegged to the collar with a wooden peg its inner edge appears rough and it has a mortice which does not coincide with any other feature of the truss. The vertical struts and raking posts are of insubstantial timbers and at the apex of the truss three wooden planks have been fixed to the west side of the vertical post. The south principal rafter continues over that to the north. Four of the staggered butt purlins are jointed into each principal rafter, two from the east and two from the west.

*Truss 3* has a tie beam which is supported by a metal beam. Attached to the principal rafters is a collar which has two rebates in its western side but which do not correspond with another feature within the truss. Between the collar and tie beam there are two raking struts near the ends of the collar and a further strut has been inserted beyond the southern strut and a short plank has been attached to the west side of the tie beam and north principal rafter. These two appear to be later additions to the truss.

*Truss 4* lies at the west end of the higher level barn and this point is also the east end of the lower level barn. At Truss 4 there is a steel joist on the top of the north and south pillars and presumably this replaced an earlier tie beam (Pl.37). The timbers on the east side of the truss are affixed to the east end of the lower barn. They form a frame to which are attached wooden battens and the external tiles of the west wall of the higher barn are attached to these.

From the west side it can be seen that two timbers have been sawn through, leaving their ends still attached to the principal rafters.

Within Bay 2 a short length of roof ridge is visible although the remainder of the roof has no roof ridge and the rafters overlap and are held in place by the use of wooden pegs at the apex. There are also two pieces of timber in the roof over Bay 4 above the higher purlins and these form a rectangular feature in the centre of the roofspace which may have had a specific function at one time.

#### *Bays 5 and 6 (OA7)* *North Wall*

The lower part of the building is similar to Bays 1 to 4 in the east half. These bays are also open to the roof with a north wall continuous with Bays 1 to 4 and a similar slope although the height of it varies. As in Bays 1 to 4 brick pillars have been used in the north wall to support the north ends of the roof trusses but the bond of the brickwork of the pillars and wall was inconsistent. The bricks at the top of the pillar supporting Truss 4 do not continue to the top of the pillar on the west side but here the principal rafter of the Truss continues beyond the pillar to the wallplate at the lower level wall in Bay 5. The east side of a further pillar is visible in the north-west corner of Bay 6 and the rest of the pillar is within Bay 7. The east end of the lower barn is divided off from the rest of the building by a wire grid supported on a wooden frame and with chicken wire attached to it to form a screen. The west end has been boarded over, dividing Bays 5 and 6 from Bay 7. Both these divisions appear to be fairly recent additions to the building.

#### *South Wall*

As in the higher part of the building, the south elevation of Bays 5 and 6 is made up of free-standing pillars between the bays which support the trusses and these are built of stretcher bricks. Stout timbers have been built into the top of the pillars extending across the bays and the wallplate rests on these.

#### *Roof*

As mentioned above Trusses 4 and 5 are immediately adjacent to each other with Truss 4 forming the west end of the higher building and Truss 5 forming the east end of the lower building. Truss 4 has been described above while truss 5 has been much altered by the truncation of both the collar and tie-beam.

Truss 6 consists of the tie beam and a collar and there are raking struts towards the north and south ends of the tie beam. There are also two mortices in the soffit of the collar with the remains of timbers within them suggesting that there were previously other struts than the present two and they may have been contemporaneous or these may have been replacements. Along the top of the tie beam empty rebates on both sides of the beam indicate that there were a series of floor joists here which have now been removed. Corresponding rebates are also visible on the top of the tie beam of Truss 6 (although the east side of the beam was obscured at the time of the site visit).

*Truss 7* has a tie beam, a collar and two curved inner principal rafters (Pl.40). Midway across the tie beam there is a vertical post but this is secondary and clearly does not support the collar. At either end of the collar there is an empty mortice and these are close to the tops of the curved inner principals. Modern light boarding has been attached to the west side of the truss, obscuring most of its construction from that side. The tie beam is visible from the west and here in the soffit a line of equally spaced and similar sized empty mortices can be seen. This suggests that there was a panel across the building at this point which used vertical

timbers. Also visible is a series of rebates running along the top of the tie beam, suggesting that the roofspace here was floored.

#### *Bay 7*

Bay 7 at the western end of the building covered by the current recording is divided from Bay 6 by a light-weight partition wall and is partly used as a store for the shop to the west.

The north wall is continuous with that of Bays 1 to 6 and is of a similar construction. The brick pillar to the east of the bay supports Truss 6, which is described above. Truss 8 is not visible within the bay as it has been obscured by vertical planking which covers the area from the level of the tie beam to the line of the roof. However, the east side of a brick pillar is visible on the west side of the bay and this probably supports Truss 8. Below Truss 8 there is a brick wall which blocks the west end of Bay 7 and this wall is constructed in an English bond. There are brick pillars on the south side of Bay 7, as those seen in Bays 1 to 6 and the timber, with wallplate above, has also been used in the construction of Bay 7. Beneath the timber there is a pair of doors which fill the space, the west door being the larger of the two. The doors are of vertical wooden planking braced and ledged, with at least four braces and a large diagonal brace, and a smaller brace midway on the larger door.

#### *Roof*

The southern common rafters on their interior side are darker up to a level midway between the two purlins than above and to this level show the remains of nails. Some rafters also have white stripes on their surface showing that they have previously had lath and plaster attached to them. To the north slope the common rafters have the remains of nails for their full length.

### **Conclusion**

Buildings OA7 and OA8 form part of a former brewery complex and although they appear to be of similar dates (probably later 18th century) they were almost certainly constructed in separate phases. This is suggested by the clear straight joint in the north wall as well as by the two adjacent, now much altered trusses between the ranges. It is also worth noting that the pillars to the south elevation are also different to each other:

It is uncertain what the original function of the building was but the form of the structure, with regular bays to the full south elevation, suggests it probably was not the main brewery itself. It is more likely that the building would have housed the drays and carts on ground floor, with storage accommodation above (although the upper floors have now all been lost).

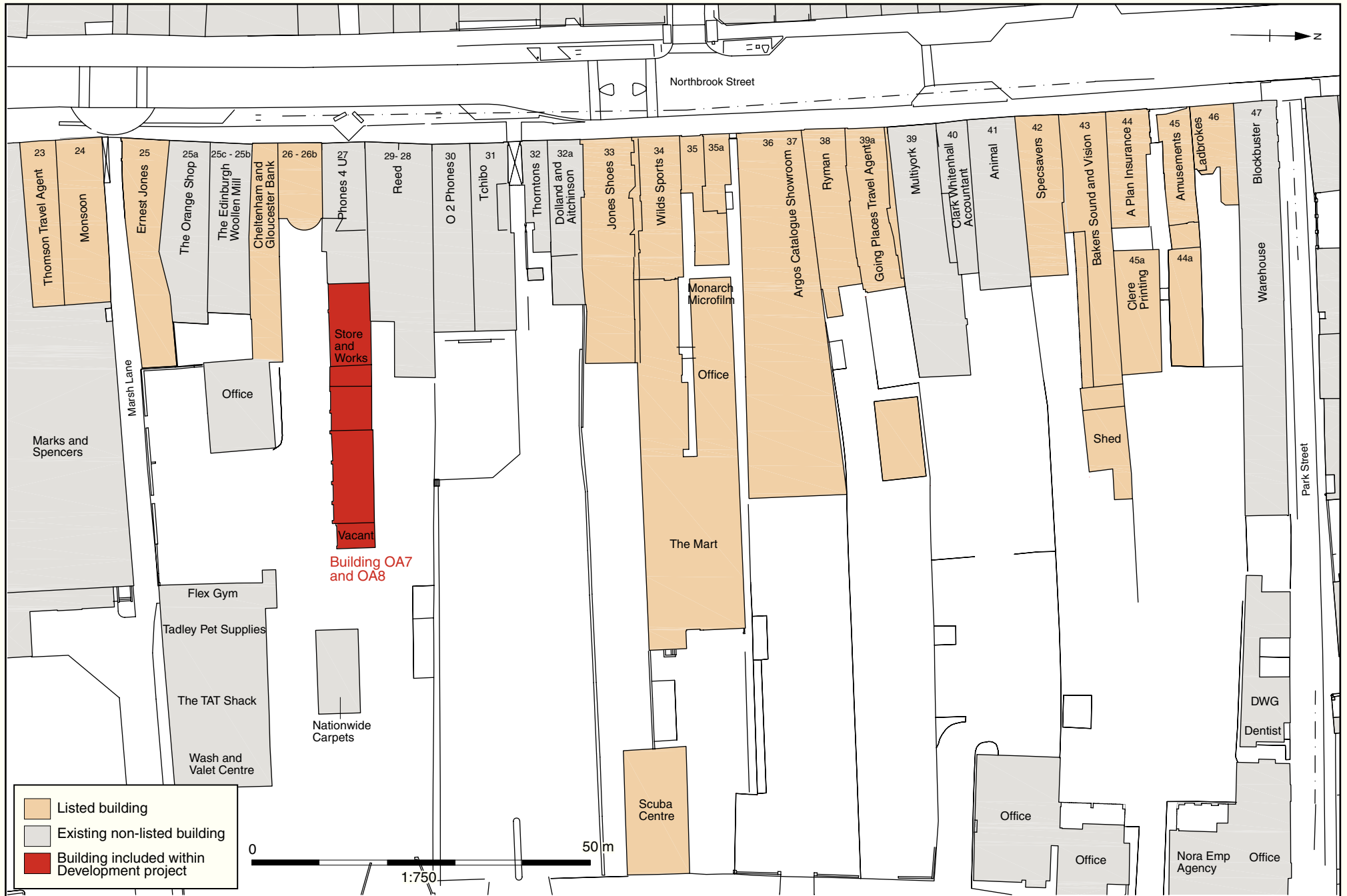
The 1954 aerial photograph shows that at that date all the bays were open to the southern side except for the westernmost bay (Number 11). The photograph also shows that there was a roadway leading into a yard at the southern side of the building and this may have given access to the building from Northbrook Street. By this date the site is believed to have ceased to function as a brewery although it still seems to have been used for vehicle storage.

The enclosing of Bays 8 to 10 with brick and the dividing off and enclosing of Bays 1 to 7 therefore took place after 1954.

### **OA7-8 List of Plates**

- Plate 1: General view of OA7 & OA8 from south-east
- Plate 2: South face of OA7, Bays 5-8
- Plate 3: South face of OA 7 Bays 5- 7
- Plate 4: South face of OA8 (Bay 4)
- Plate 5: Bay number on lintel above Bay 6
- Plate 6: General view of OA7

Plate 7: South side of OA7& 8 during demolition.  
Plate 8: East end of OA8 during demolition  
Plate 9: South side of OA8 (Bays 2&3)  
Plate 10: South side of OA8 (Bays 1&2)  
Plate 11: South side of OA7 (Bay 6)  
Plate 12: East end of OA8 looking south  
Plate 13: North wall, OA7 to right, OA8 to left  
Plate 14: North wall of OA7  
Plate 15: General view in OA8 looking east  
Plate 16: Half hipped roof at east end of OA8  
Plate 17: General view in OA8 looking east (Truss 1)  
Plate 18 East end of OA8  
Plate 19: General view in OA8 looking east  
Plate 20: North wall in OA8  
Plate 21: View in OA8 looking west  
Plate 22: View in OA8 looking west  
Plate 23: Detail of tie-beam and wall plate in OA7 (Truss 6)  
Plate 24: Detail of roof in OA7 (wall plate to south side)  
Plate 25: Bay 7 in OA7 looking north  
Plate 26: Bay 7 in OA7 looking south  
Plate 27: Roof detail in OA8. North slope  
Plate 28: Trusses 4&5 between OA7 and OA8 looking east  
Plate 29: Junction between OA7 and OA8 looking west  
Plate 30: North side of Truss 2  
Plate 31: Truss 3 looking east  
Plate 32: Truss 6 looking west  
Plate 33: Truss 2 looking west towards OA7  
Plate 34: South side of Truss 2 looking south-west  
Plate 35: Truss 2 looking west  
Plate 36: Bay 5 (OA7)looking north-east  
Plate 37: Truss 5 looking east  
Plate 38 Truss 2 looking west  
Plate 39: Partition between Bays 7 & 8  
Plate 40: Truss 7 looking west



OA 7+8 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)

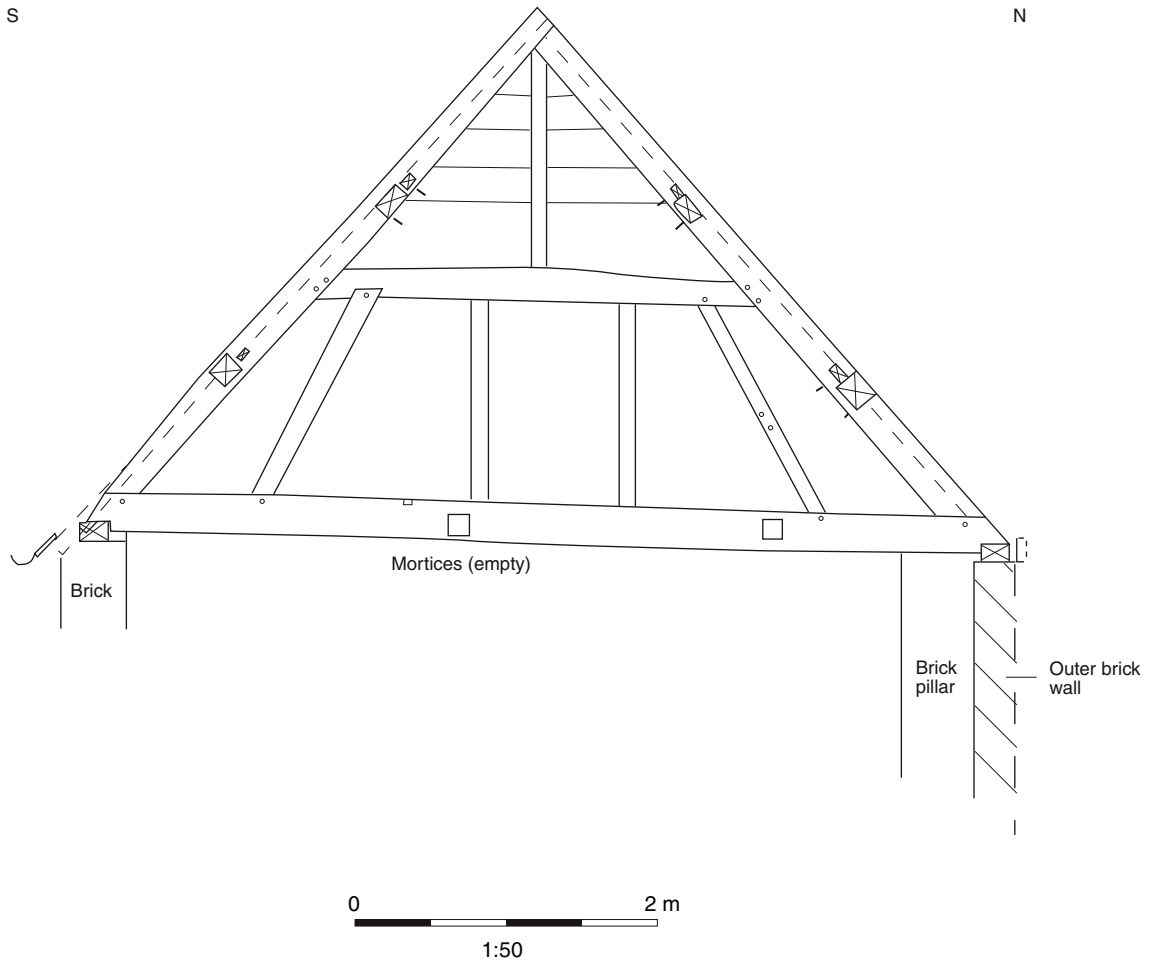
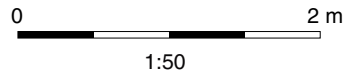
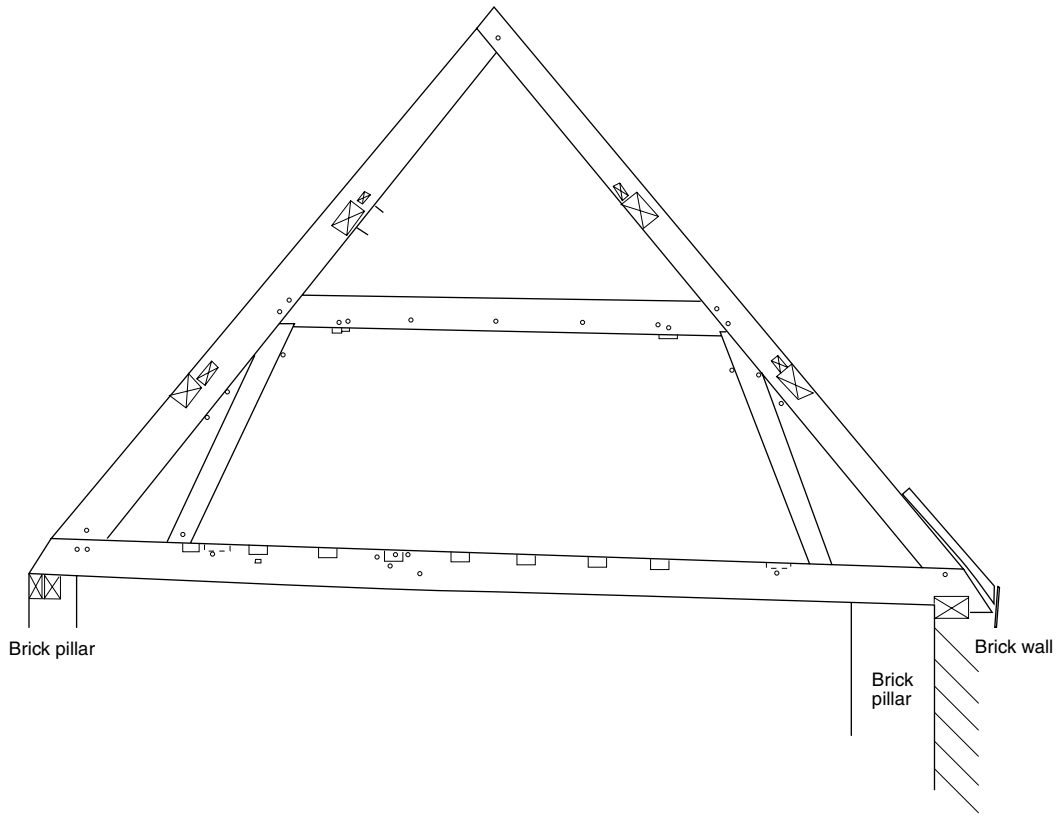


Figure 2: Buildings OA7 and OA8 - Truss 2 (East end)





OA 7+8 Figure 2: Building OA7 and 8 Truss 5 (West end)

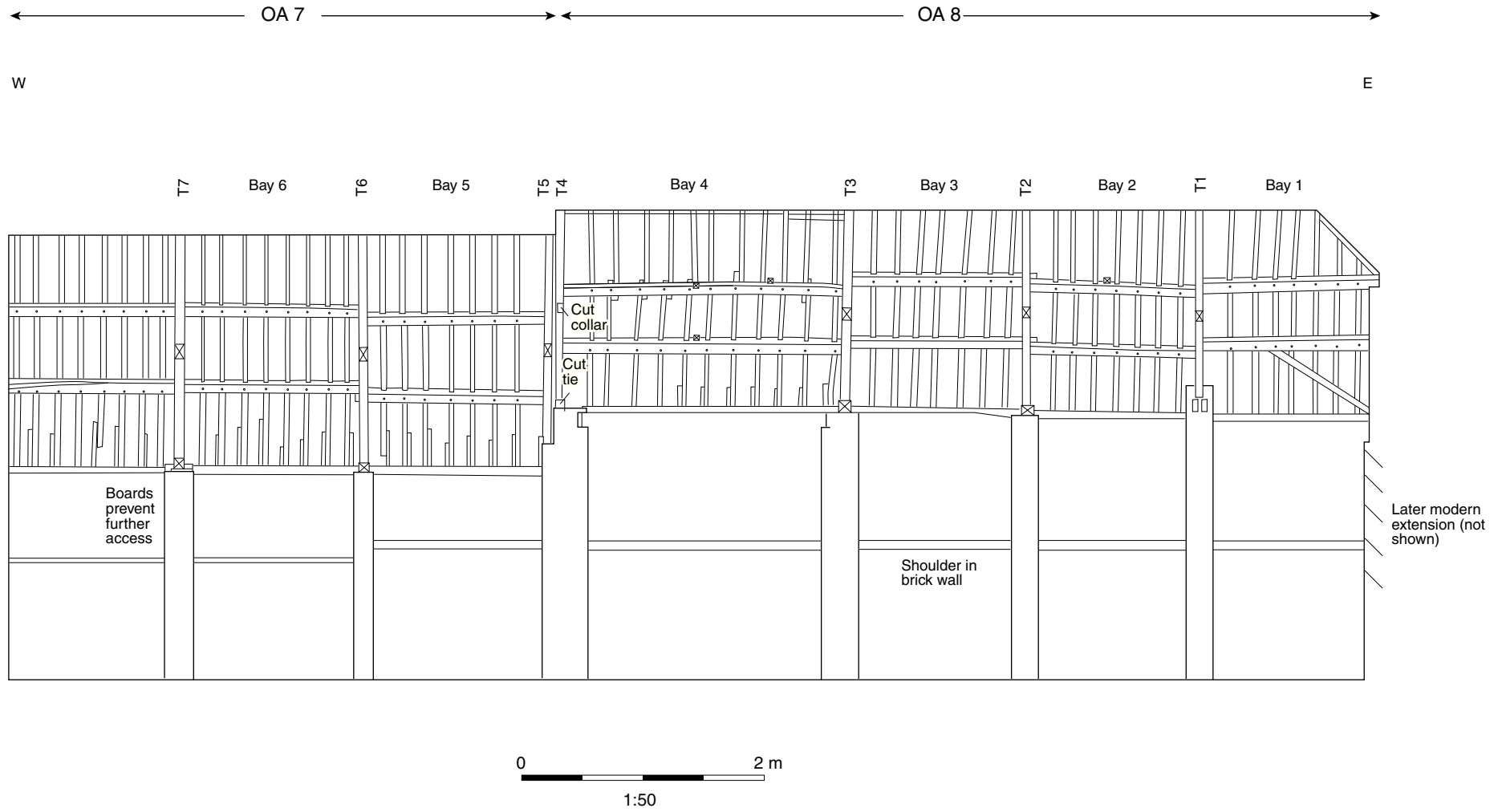


Figure 4: Buildings OA7 and OA8 - Long-section looking north

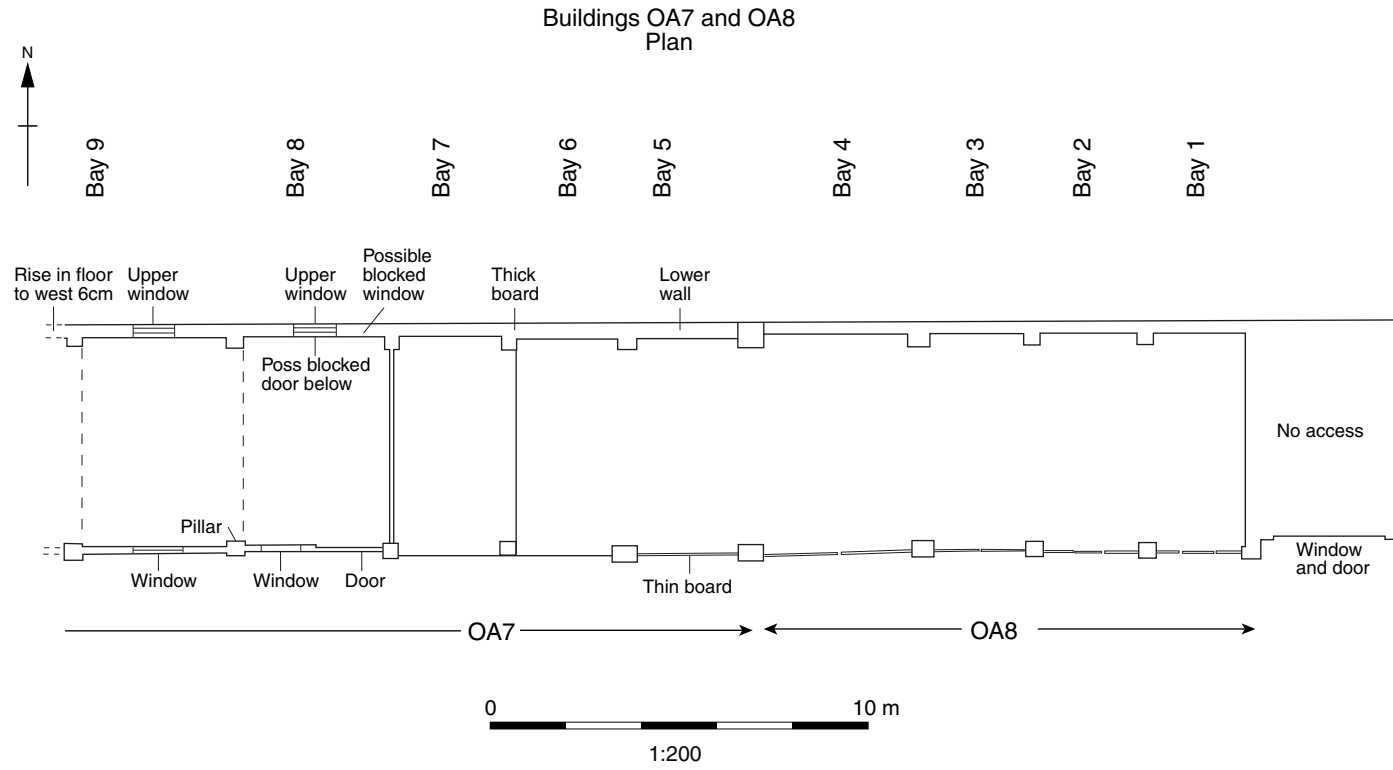


Figure 5: Buildings OA7 and OA8



Buildings 7 and 8, Plate 1



Building 7 and 8, Plate 2



Building 7 and 8, Plate 3



Building 7 and 8, Plate 4



Buildings 7 and 8, Plate 5



Buildings 7 and 8, Plate 6



Buildings 7 and 8, Plate 7



Buildings 7 and 8, Plate 8



Buildings 7 and 8, Plate 9



Buildings 7 and 8, Plate 10



Buildings 7 and 8, Plate 11



Buildings 7 and 8, Plate 12



Buildings 7 and 8, Plate 13



Buildings 7 and 8, Plate 14



Buildings 7 and 8, Plate 15



Buildings 7 and 8, Plate 16



Buildings 7 and 8, Plate 17



Buildings 7 and 8, Plate 18



Buildings 7 and 8, Plate 19



Buildings 7 and 8, Plate 20





Buildings 7 and 8, Plate 21



Buildings 7 and 8, Plate 22



Buildings 7 and 8, Plate 23



Buildings 7 and 8, Plate 24



Buildings 7 and 8, Plate 25



Buildings 7 and 8, Plate 26



Buildings 7 and 8, Plate 27



Buildings 7 and 8, Plate 28



Buildings 7 and 8, Plate 29



Buildings 7 and 8, Plate 30



Buildings 7 and 8, Plate 31



Buildings 7 and 8, Plate 32



Buildings 7 and 8, Plate 33



Buildings 7 and 8, Plate 34



Buildings 7 and 8, Plate 35



Buildings 7 and 8, Plate 36



Buildings 7 and 8, Plate 37



Buildings 7 and 8, Plate 38



Buildings 7 and 8, Plate 39



Buildings 7 and 8, Plate 40

# Building OA9: Nationwide Carpets

**Address:** Rear of 26 & 27 Northbrook Street.

**NGR:** SU47167 67397

**Date:** Early 20th century (probably Edwardian)

**Level of recording:** Level 1 and watching brief during works

**Impact in development:** entirely demolished

**Listed status:** Unlisted building in Conservation Area.

**Significance:** Minor local interest as part of brewery group

**Summary:** OA9 appears to have been constructed in the first decade of the 20th century as part of the brewery complex. Its use is uncertain but it may have been related to the loading/unloading of materials.

## Introduction

Building OA9 is a free standing building currently in an area used for car parking. It stands north of OA4 and east (and to the rear of) OA7 and 8 and Numbers 26 and 27 Northbrook Street. The building is now empty but it is labelled as Nationwide Carpets on a modern plan provided to OA showing the buildings' most recent uses. The main recording was undertaken in July 2008 when the building was empty but before the start of any development works but further watching brief recording was also undertaken in October 2010 when the roof had been uncovered. This allowed a clearer view of the trusses.

## History and map evidence

The Newbury Town Plan of 1878 shows that at this date the area in which OA9 was later constructed was a garden with intersecting paths, trees and at least three vases. This garden was located between the malthouse (OA4) to the south, Brackley Cottages to the north and Marsh Cottages to the east. It is unclear whether this was a private garden, possibly of the Brewery owner, or whether it was a shared amenity.

A map of 1899 (25 inch:1 mile) suggests that by this date the garden had become part of an extension to the brewery yard although OA9 had not yet been constructed. The OS map of 1911 shows clearly that OA9 had been constructed, with further adjoining open-sided projections to south and west, and that this formed part of the malthouse/brewery complex. The building is shown on the 1961 map (and subsequent editions) but without the southern and western projections.

## Description

### Exterior

Building OA9 is a rectangular plan (c.12.5 m x 6m), single storey structure with a gabled roof clad in corrugated asbestos sheeting. The walls are constructed from red brick (stretcher bond) and it has windows of two different types: three rectangular with metal frames of crittal-type, and two arched, metal-framed windows to the north. The windows were boarded externally when the current work was undertaken but they could be recorded internally.

The *west end* of the building consists of very large, industrial double doors formed from simple vertical boards braced by three horizontals. These doors fill virtually the entire wall other than short brick piers at each end, and clearly these would have opened into the adjoining, open-sided building shown on the 1899 map in this location. Above the doors corrugated sheeting covers the area up to the apex of the roof.

The *east wall* has similar corrugated cladding to the gable with plain red brickwork beneath and a central arched crittal type window probably inserted in the mid 20th-century.

The *north elevation* (Pl.1) incorporates two tall segmental arched windows and a square-headed doorway towards the eastern end. The arch of each north-facing window is built of a single course of brick and each has a tiled sill. The windows are each primary and they have a typical industrial form for the late 19th or early 20th-century with 16 cast-iron framed light of which the 4 central ones are casements. The door has a wooden lintel and no decorative brickwork but it appears to be primary. Five long narrow concrete bearers are visible c.3 courses below the eaves and these pads would have supported the ends of the trusses.

The *south elevation* (Pl.2) incorporates two segmental arch windows with a much more shallow profile than those to the north. These crittal-type windows have double brick arches and they appear to be secondary insertions probably dating from the mid 20th century. Towards the roofline on this side of the building there appears to be a change of brick type for approximately 5 or 6 courses where a lighter, reddish orange colour brick has been used and this may mark the line of a repair, possibly when the roof of the formerly adjoining building shown on the 1899 and 1934 maps was removed.

## **Interior**

The building is divided into two rectangular rooms, with dimensions of approximately one third to two thirds ratio, by a north-south internal brick wall. The smaller room is entered from the external door at the eastern end of the north elevation with access also from it to the larger room by a central doorway in the internal wall. The internal doorway has a double brick low segmental arch above, similar to that above the crittal windows. The internal wall from the floor to approximately 3 feet above ground level and around the doorway is slightly thicker than the rest of the wall. The timber frame of the central door fills the brick arch, displays some simple moulding and appears to be joined with wooden pegs, and at floor level on the side facing into the larger room, it has two pulley wheels attached but for unknown purpose. The smaller room currently has floor-standing shelving around the walls but this is a relatively recent addition, and has carpet tiles on the floor.

The interior walls of both rooms are of exposed but painted brick and there is a concrete floor and a ceiling of wooden tongued and grooved boards.

The windows are equally distributed centrally in the walls of each room, except for the arched window in the north wall of the smaller room which is positioned up against the internal wall. Neither of the arched windows have internal sills, although the other windows do have tiled interior sills as well as a concrete lintel above. There is a distinct L-shaped feature visible within the floor which fills much of the larger room and which has now been covered by fixed boarding flush with the concrete surface. The purpose of this is uncertain but it may relate to plant relating to the malthouse or brewery complex of which this building is believed to originally have formed a part.

At ceiling height in the smaller room a beam, made up of two machine-sawn timbers runs east-west from the centre of the east wall through the internal wall and some way into the larger room. However it stops abruptly and its purpose is unclear although a metal brace attached to it can be seen in the smaller room and may have been used as a support. Adjacent to this beam is a hatch into the roofspace.

The roof comprises five trusses, each of which is constructed from softwood with tie-beam, principal rafters and two raking struts. There are five purlins to each slope resting directly on top of the principal rafters rather than trenched into them and the purlins are supported by triangular shaped blocks set on the tops of the rafters. There is no ridge-piece but the two uppermost purlins are set very close to the apex and the corrugated sheeting rests directly on

the purlins rather than on common rafters. Each truss is braced at its apex by a bolted yoke to each side and also at their base by an iron strap which fixes the tie-beam to the principal rafter. The upper ends of the raking struts fit into notches cut within the underside of the principal rafters and the ends of the trusses rest on concrete pads within the walls. The trusses are primary and relatively typical for a date around the turn of the 20th century.

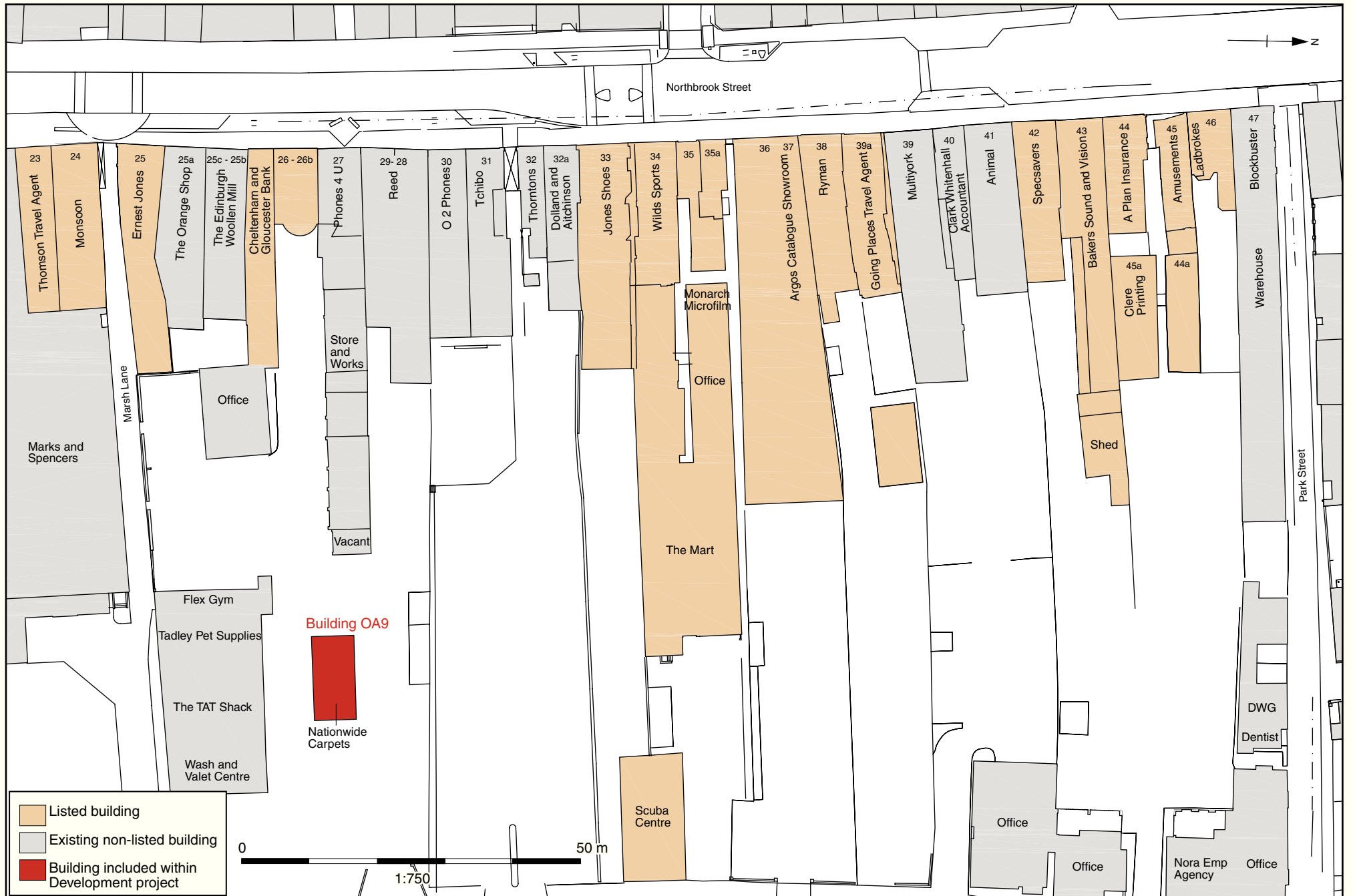
### **Conclusion and analysis**

Building OA9 appears to have been constructed in the first decade of the 20th century as part of the brewery and malthouse complex. Its original function is uncertain because little clear evidence of this survives but it may have related to the loading and/or unloading of materials. It has a relatively plain but attractive industrial character and is a reminder of the brewing history in this part of Newbury.

### **OA9 List of Plates**

- Plate 1: General view showing north and west elevations
- Plate 2: View from the south-east
- Plate 3: View from north-west during demolition
- Plate 4: Internal view of main room looking west
- Plate 5: Internal view looking east
- Plate 6: Doorway between main rooms looking north-west





OA 9 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 9 Plate 1



Building 9 Plate 2



Building 9 Plate 3



Building 9 Plate 4



Building 9 Plate 5



Building 9 Plate 6

# Building OA10: Rear of Reed Employment

**Address:** Rear of 28 Northbrook Street

**NGR:** SU47119 76405

**Date:** Modern, last quarter of 20th-century

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed Status:** Unlisted  
building in Conservation Area

**Significance:** Unattractive, modern block. Neutral significance.

**Summary:** Modern utility block.

## Introduction

Building number OA10 stands directly north of OA7 and 8 and to the rear of Numbers 28 and 29 Northbrook Street.

## History and map evidence

The 1878 Newbury Town Plan shows long rows of buildings extending east from Northbrook Street to Marsh Road (Later re-named Park Road) through the current study area. A long building is shown passing through the southern half of what is now the plan of OA10 but the northern half formed part of an open yard. The 1911 and 1934 maps show the area as being further developed and by this time a building had been constructed within the small yard (the current footprint of the north half of OA10). By 1967 many buildings had been cleared from the general area and this clearance appears to have included the creation of an open space where OA10 was later constructed.

## Description

### Exterior

Building OA10 is a featureless single storey rectangular rear extension to the main building on Northbrook Street. It is constructed of red brick in stretcher bond with a flat roof and at the roofline has a double course of soldier bricks. It has no doors or windows in the north or east elevations (Pl. 1-2) and is attached to the main building to the west. In the south elevation it has a double door and two windows, all of which have straight lintels of one course of soldier bricks (Pl. 3). A single course of special soldier bricks, with rounded headers form the window sills and the windows are glazed with vertical metal bars to the interior. The doors have no door furniture and are probably the rear fire exit for the building. They open onto a small paved yard onto which also face windows from the remainder of the main building to the west, and the rear of OA7.

### Interior

The interior of the building reveals its construction (Pl. 4). The internal walls are of concrete blocks, with the exterior faced with brick, the floor is of concrete and the ceiling of concrete slabs. The roof is supported by concrete beams and at the roofline two courses of red brick are visible. The building contained an open area and a separate area containing a washroom and W.C.s. The two separate W.C. cubicles with concrete block walls, had been built against the east wall of the building.

## Conclusion and analysis

Building OA10 was constructed in a single phase as a modern utility block as an addition to the building to the west. It is simple and undecorated with no visible alterations to the original building.

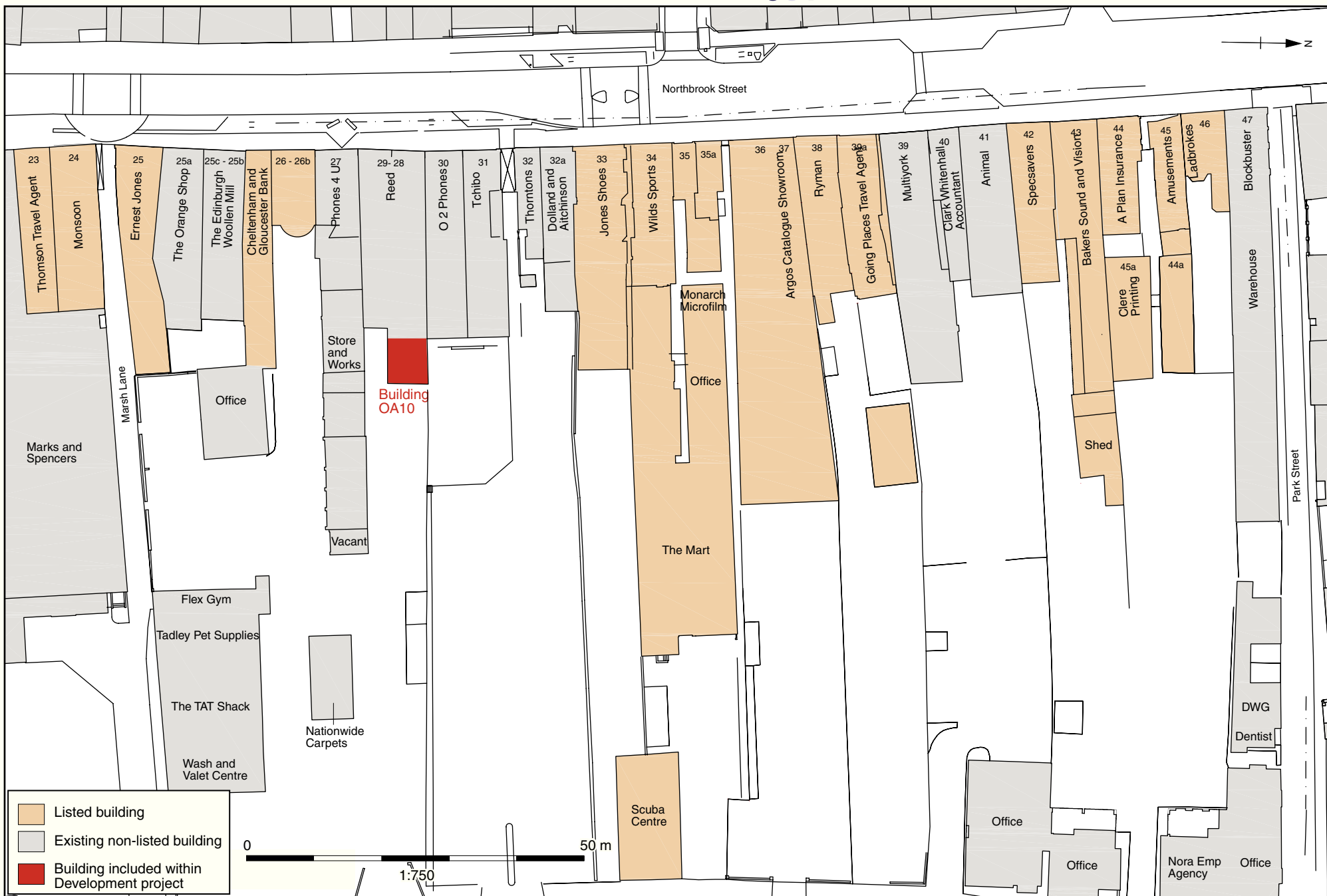
## OA10 List of Plates

Plate 1: East elevation

Plate 2: OA10 from north-east

Plate 3: South elevation

Plate 4: Interior looking east



OA 10 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 10 Plate 1



Building 10 Plate 2



Building 10 Plate 3



Building 10 Plate 4

# Building OA11: Scuba Centre

**Address:** 16 Park Way

**NGR:** SU47185 67444

**Date:** Later 18th or early 19th century

**Level of recording:** Level 2

**Impact in development:** entirely demolished

**Listed Status:** Part within curtilage of Grade II listed No.35 NBS.

**Significance:** Local interest of limited importance.

**Summary:** OA11 has some limited interest as almost the only surviving building of the many which formerly lined Park Way. It probably had a small scale commercial or industrial function rather than originally having been a residence. The building was probably constructed in the early 19th century (or possibly late 18th) and was then extended in several phases to the rear.

## Introduction

Building OA11 ( 16 Park Way) is located on the east side of the development site and faces onto Park Way. It is the only surviving building from the historic street front on this side of the site but it is now an isolated structure and stands in an open area currently used for car parking. It is at the east end of the long tenement plots which have OA12 to OA16 at the west end (33 & 34 Northbrook St which are both listed at Grade II). OA11 straddles the boundary between the two plots and comprises two separate properties. One of these has recently been in commercial use as the Dolphin Divers Scuba Centre.

## History and map evidence

The earliest map we have is Willis's map of 1768 and there is a building in the area of OA11 with a similar footprint to it. We cannot be certain that this is the same building (or exactly the same plot) but it does suggest that OA11 may well have been constructed by 1768.

The building appears on the 1839 tithe map and is shown again on the more detailed 1:500 town plan of 1878. The town plan shows a range of structures extending west from the building fronting onto Park Way (then called Marsh Road) and the map identifies the footprint of the main current L-shaped structure on the site. The map also indicates that the southern and northern halves of the L-shaped building were separate properties and that to the south is labelled '*Ebenezer Cottage*'. To the west of the southern structure there is one further structure shown while two further adjoining structures are shown to the west of the north half. The outline of the northern half of the structure matches the current footprint of the building (including the western extensions) but the southern half is shorter than the current building and had a yard at the western end. However, unlike today, the northern side of the building was not open fronted.

The footprint of the building shown on the 1899 map is essentially the same as that on the previous 1878 map. By the 1911 map the west half of the north elevation is shown as being open fronted and a new narrower range had been added at the west end of the southern half, partially infilling the previously open yard. The same arrangement is shown on the 1933/4 map.

The 1967 map shows the same footprint as today. The narrower building at the western end of the southern plot had been replaced by a wider structure and by now the building had become more isolated due to the demolition of a number of other buildings from the former street frontage.

## Description

## Exterior

OA11 is a complicated structure which has evolved in a number of phases from the mid 18<sup>th</sup> century onwards, and shows evidence of considerable alteration (Fig 2). The main building is an L-shaped, two-storey structure facing onto Park Way and behind this to the west are a number of single storey extensions. As outlined above the two storey building straddles the historic plot boundary which extends east across the entire development site, between Numbers 33 and 34 Northbrook Street, and it was clearly constructed as two separate properties.

The two-storey, L-shaped part of the building is built of orange-red brick with a red tiled roof which is hipped to the north and has a gable at the west end. Evidence in the walls (detailed further below) shows that the two-storey western projection is a secondary extension of probable later 19<sup>th</sup> century date and it is very likely that the southern end of the original rectangular plan building had a hipped roof to match that at the north end.

The *east elevation* (front) is entirely formed by the two storey brick structure and the division of the building into two properties is clearly visible with a central brick pier separating the two halves (Pl.1). Each half is now dominated by modern retail fronts: to the south half the glazed front of the *Park Way Retail Company* remained intact when the recording was undertaken while the front of the north half is boarded. The first floor brickwork above the shop fronts is largely of primary Flemish bond brick with some patches of repair and a larger area of infill in the southern half (Pl. 2). This infilled area is probably too large for a former window but it could be from a door (eg a first floor loading door to a storage loft).

The *south elevation* (Pl.3, 4) divides into the eastern half which contains the significant older parts of OA11 and the western half which is a low mid 20th-century range fronted in concrete block incorporating regular steel posts.

The taller eastern half of the elevation is constructed from orange-red bricks in a Flemish bond but there is an important full height structural break c.5.3 m to the west of the elevation's eastern end. Attempts were made to key the two walls together so there is not a straight joint but the brickwork to the east of this point is clearly primary (late 18<sup>th</sup>/early 19<sup>th</sup> century) while that to the west is later (probably mid to later 19<sup>th</sup> century). The building shown on the detailed 1878 Town Plan had a L-shaped plan and it is therefore probable that the western projection pre-dated this.

Another important feature in the elevation is what appears to be a full height infilled bay at the centre of the original elevation from the rectangular plan building. This has the appearance of a loading bay in an industrial building where there would be a door at each floor level. The brick infill is relatively old and may be of similar date to the western projection, although the brickwork has a different form. The rest of the primary brickwork has various areas of repair, including to the building's south-west corner, but no other particular features. There are no regular openings suggestive of former windows and no decorative brickwork.

At ground floor level there are two doorways, one to either side of the point where the single storey and two storey structures meet. The door in the older two storey structure now only leads to a small brick cupboard only accessible from the exterior. To the east of this is a window which has been boarded over and the east jamb of which abuts the western edge of the primary building. Both the door and window in the western rear projection have concrete lintels and in this area there is also a small first floor window with soldier course sill and rendered jambs. To the east, within the original rectangular plan building are two areas of infill, one at ground and one at first floor, which may be bricked-up former windows. There is also evidence of numerous other minor alterations to the brickwork.



The single storey range has a long window towards its midpoint which has been boarded over. This part of the building has a felted roof crudely attached with narrow wooden battens over

The *north elevation* of OA11 divides into three distinct sections: the hipped end of the primary building (Pl. 10), the long single storey range immediately to the north of this (Pl. 8) and the upper part of the two storey western projection behind the lower range (Pl. 9). The primary part of the elevation has a central bay with doors at ground and first floor, very similar to the infilled door in the south elevation and giving the building the strong appearance of a small scale industrial storehouse. Neither of the doors appears to have been used in recent years. The ground floor opening is visible from the interior as a door while the upper opening, which extends the full height of the first floor room, can be seen to have been a door by the presence of a large hinge visible from the interior. The wall to either side of the central loading bay is largely of primary orange/red bricks laid in Flemish bond although the brickwork in the lower half of the eastern side has been replaced. There are no other openings except a rectangular, two pane skylight in the roof above the doors.

The single storey structure to the north appears to have been an open-fronted shed in its final form but the open face had been boarded over before the current recording was undertaken. The north end of a cross wall is visible approximately a third of the way along this building from the east and it is interesting to note that a line is drawn in this location on the 1878 Town Plan suggesting that this wall probably existed at this date. The building shown on the 1878 plan was not open-fronted however and clearly this aspect of the current structure relates to a secondary alteration. The only other pier visible is at the western end of the structure while at the eastern end the lintel has been roughly inserted into the two-storey building. The current structure has corrugated metal sheeting to the roof.

The visible upper part of the two-storey western projection comprises three distinct phases of brickwork: two elements of the brickwork that are original to this extension; a bricked-up window within this; and at the eastern end a distinctive section of stretcher bond brick with a sloped edge and evidence of a former abutting sloped roof. It strongly appears that there was once a catslide type roof in this area where the slope of the original building's roof continued down towards the west rather than the north-to-south slope of the current open-fronted range.

The *west elevation* (rear) of the building is built of a combination of different materials and has two sloping roofs, one sloping downwards to the north the other downwards to the south, each covering the rear half of each of the two properties (Pl. 8).

The only section of the original building's elevation that is visible is the upper section of the northern half (Pl. 9). The construction here is largely primary red/orange brickwork laid in Flemish bond but there is a clear infilled window. The gabled end of the two-storey western extension is almost entirely clad in the same felt roof covering and battens that covers the adjacent single storey lean-to to the west. A small section of weatherboarding is visible towards the apex of the gable above the felt.

The southern single storey westward projection has a large doorway with concrete block to the south (extending around the corner to the south elevation) and older brickwork to the north of it. This brickwork is crudely constructed, painted white and it incorporates a soldier course at approximately the height of the adjacent door lintel. The character of this brickwork suggests that it is probably the former external yard wall shown in this area on the 1878 and 1899 maps.

The western end of the north property is also of rough brickwork of probable 19th-century date which may once have been from an external yard although a building is shown in this location in 1878. The upper part of this elevation is clad in metal corrugated sheeting.

## **Interior**

As OA11, divides into two properties, with no internal link between the two parts of the building, the description of the interior in this report is divided by property rather than by constructional phase (see Fig 2). Room 1 in Property A is referred to as 1(A) and Room 1 in Property B as 1(B).

### ***Ground Floor***

#### *Property A (Northern half of OA11)*

Property A is presently divided into three main rooms, each the width of the property. Room 1(A) forms the primary part of the building to the east with a street frontage onto Park Way (Pl. 11-12). The central front door leads through a modern glazed frontage into an open area most recently used as a surf shop and with entirely modern decoration. The walls can be seen to be built of brick and covered over with modern plasterboard with a metallic, silver lining with a plain modern skirting board continuing around the walls, and the ceiling has a coating of modern paint. The ceiling is fairly low (approximately 2.10m from floor level). The floor is of concrete with carpet tiles. A second external door occupies the centre of the north wall and the western door jamb has an oblique angle into the room and, apart from the frontage, there are no windows in the room. A small, square hatchway in the north-west corner of the ceiling leads into the roofspace. An internal doorway in the north end of the west wall leads into Room 2(A).

Room 2(A) (Pl. 13-14) is a rectangular room with bare, painted brick walls to south, east and west and a boarded ceiling which slopes down towards the north. The east wall of the room is built in a Flemish bond and the west wall of the room is of English Garden Wall bond (three courses of stretchers to one of headers) from ground level to approximately midway up the wall but of two courses of stretchers to one of headers from midway up to roof level. The south wall seems to be constructed mostly of Flemish bond but has suffered some disruption, particularly at the west end. At the top of the south wall a diagonal line in the brickwork appears to align, and be continuous with, the similar line mentioned above visible on the exterior of this wall above the roof and the disruption seen at the west end seems to coincide with the west end wall of Property B where the two storey part becomes one storey. The north wall is formed from what appears to be two wide timber garage-type doors but which have been fixed shut. The door leading to Room 1(A) has an architrave but this appears to be modern and made of plain timber.

Room 3(A) is an open-fronted lean-to (now covered by a boarded stud frame) and it has no door leading into the rest of Property A. It is open to the roof, with a concrete floor and bare brick walls except for the boarded north wall. The eastern wall is the western wall of Room 2 and reaches to the roof. The south and west walls do not reach the roof and a timber frame has been built onto the top of them with corrugated metal sheeting attached to form the upper part of both walls up to the ridge of the roof. The roof is of corrugated metal supported on one asymmetric wooden truss with two supporting timbers holding the ridge piece, and these appear to be supported by the wooden framing of the walls. The south wall is made up of two layers of walling, one above the other. The lower level is a mix of two bonds - three stretchers to one header (English garden wall bond) and two stretchers to one header with a course of soldier headers above. The upper layer of the walling is made up of a header bond with heavy mortar, again, with a course of soldier headers above. The west wall was obscured but appears to be of only one construction with a soldier header course above and the bond was unidentifiable. In the east end of the south wall the upper brick layer consists of a different type of orangeish brick in an unidentified bond which reaches to the roof and keys into the brickwork of the east wall and within this brickwork a blocked opening, probably a window, is visible. However, the south end of the east wall is not aligned with the rest of the

east wall but broken and misaligned by c.15cm although the wall is of a continuous construction.

### *Property B*

Property B is presently divided into four main rooms, each the width of the property. Room 1(B) is the primary building at the eastern end adjacent to Park Way. A glazed double door in the modern shop front leads into Room 1(B) which is a rectangular, relatively featureless open area with modern stud boarding which has been removed in places to expose the older brick walls beneath (Pl. 15). The wall beneath the plasterboard is largely of painted brick but traces of plaster is still visible in some areas on the north and south walls. At the west end of the south wall the removal of the plasterboard has revealed the recess of a small former window (c.0.60m x 0.40m) which has been bricked-up on the external face. The former window has a timber lintel and plaster remains around the opening. The ceiling in the room is higher than that of Property A, but comprises modern, painted exposed joists supported by two recent unpainted props. The concrete floor is covered by carpet tiles.

Room 2(B) is in the western 2-storey extension to the original building and it has a ceiling at a similar height to that of Room 1. Room 2 is a small, rectangular room with modern light boarding on timber battens covering the walls and ceiling (Pl. 16). The brick wall behind the boarding on the north and south walls has been partly exposed revealing a fireplace in the north wall. The fireplace is brick built and rises to approximately midway up the wall where a lintel of soldier bricks supports the chimney breast above which narrows and continues to ceiling height. To the east of this fireplace in the corner of the room there is a steep, narrow, crudely-built, open-tread staircase which leads to the first floor. The stairs are constructed of timber and light board and appear to be relatively modern. On the south side of the room there is a small, brick-built cupboard which is only accessible from an exterior door. Within the cupboard the walls are of bare brick and at the east end of the north wall there are two parallel, tapering, wooden projections, approximately 0.25m long, high in the wall, which have the appearance of a saddle rack. The location of the boarded window seen in the two storey part of the external south elevation of OA11 lies east of the projection within Room 2. However, this window was not visible from the interior as the wall at this location was covered with boarding. To the immediate east of the chimney breast and at ceiling height a modern, thin softwood joist has been inserted to support the first floor.

A doorway through the west wall of Room 2(B) leads into Room 3(B), the floor level of which is approximately 0.10m higher than Room 2. At the foot of this doorway there is a small square area of floor, within Room 3, which is at the same level as Room 2 and the floor level of Room 3 has been built around it. Room 3 is divided off from Room 4 by a narrow, light, modern timber framed and boarded partition with a gap at the north end for access. At the east end of the south wall a door, built against the east wall, leads to the exterior of the building. To the immediate west of the door a small rectangular room (Room 3a), apparently of light timber framing with hardboard attached and insulating material within, has been constructed within Room 3. The interior walls of this room are covered with small square carpet samples and the timber door, in the north-east corner, is also insulated. The space between this small room and the east wall forms a narrow corridor to the exterior door. Opposite the exterior door, in the east end of the north wall of Room 3 there is a recess containing wooden shelves and the location of this recess coincides with the disrupted brickwork at the west end of the south wall of Room 2 of Property A. The walls of Room 3 are boarded over but to the west of the recess a small area of wall behind the boarding was exposed and revealed the join between two different levels of brick walling. The wall to the west was lower with a course of soldier header bricks on the top and the wall to the east continued upwards under the boarding towards the ceiling. The location of this join appeared to coincide with that of the west wall of Room 2 of Property A.

Room 4(B) is an open area which extends from its doorway with Room 2 to the western wall of OA11. The walls are covered by a thin boarding on timber battens as is the sloping ceiling, which slopes downwards towards the south (Pl. 19-20). A wooden north-south beam approximately halfway down the room supports the roof and the ceiling from this beam to its join with the west wall of Room 3a is flat, has been enclosed and contains insulation material. The boarded window seen in the external south elevation of OA11 is not visible here. At the west end of the room a wide timber door opens onto the exterior open space to the rear of OA11. The concrete block construction of the southern wall is visible to the side of the door but the north side of the door is boarded over and the wall construction not visible here.

### ***First Floor/Roofspace***

#### *Property A (North half of OA11)*

As referred to above the only part of Property A with an upper floor is the primary building to the east which has a tall loft which must have been a storage loft. The fact that this must have been a storage area is partly shown by the fact that there is no staircase and the only access is via external loading doors but also by the rough nature of the room with unplastered, painted brick walls and no evidence of a ceiling.

Full access to this area was not possible in the current recording but photographs were obtained by looking up through the hatch from the ground floor. The loft space of Property A was divided from that of Property B by a full height brick wall (Pl. 23). The first floor door, seen in the external north elevation, was visible within the roofspace and had a wooden doorframe and hinged timber door with a wooden step at the foot (Pl. 24). A former window, blocked with brick, was visible in the lower part of the west wall which clearly coincided with the blocked window central in the external west elevation of Property A. A timber wallplate was visible on the top of the eastern brick wall on top of two courses of header bricks and a timber plate the length of the south wall at the same level. It seems probable that, although not seen, similar wallplates ran along the top of each wall. The roof, hipped at the north end, was braced by two slender east-west timbers and short corner braces across the north-east and north-west corners of the building. Otherwise the roof was constructed of common rafters held at the ridge piece and the wallplate with one purlin to each slope and with common rafters making up the hip end. The common rafters run directly over the purlins rather than being tenoned into them and there are no trusses. The middle rafter of the hip end is not continuous but interrupted by horizontal trimmers which, together with the rafters to either side, make up the frame of the skylight window (Pl. 24). The timber is all softwood and is more suggestive of an early 19th-century date than one of the 18th century. Centrally, near the apex of the south wall a rectangular brick feature protrudes from the wall and is made up of a 'one stretcher, two headers, one stretcher, two headers' sequence.

#### *Property B*

The first floor of Property B was divided into rooms with an enclosed roofspace above. Access into the roofspace was not possible and into the first floor was restricted to that above Room 2 with no access into that above Room 1 for safety reasons. Entry to the first floor is gained via the staircase in the north-east corner of Room 2 which ascends to the corner of the first floor room (Room F2) which has the same dimensions as Room 2. The newel post of the stairs ascends into the first floor with a board attached to divide off the stair opening in the floor. Also attached to the newel post is a small triangular platform which acts as a step which leads eastwards through a doorway into the room over Room 1 (Room F1). Inside the doorway there is a further step up to the floor level of this room. The difference in height of the floors may be explained by the higher ceiling found in Room 1 of Property B.

As access into Room F1 was restricted little information was obtained but part of the west wall and north-west corner of Room F1 appeared to be plastered. A small part of the east wall was visible and was seen to be of bare brick with boarding over the rafters.

In the north-east corner of Room 2 there was a window blocked with brickwork (Pl. 21) which had had a lintel of brick headers with wooden lintel above and the location of the window coincided with the area west of the chimney breast in the room below. The area above the chimney breast and at the east end of the north wall was built of stretcher bond up to the level of a timber placed diagonally from the top right hand corner of the north wall to the bottom left hand corner. Above the timber the wall consisted of rough brickwork and thick mortar. The west wall is boarded over with thin board some of which has been removed to reveal an area of broken weatherboarding on a timber and metal frame, although the weatherboarding faces inwards into the room. There is weatherboarding on the other, external, side of this wall at the gable so this may be an area where it has been re-used or re-positioned. Adjacent to this, a hole cut into the thin board reveals a metal framed window covered over on the exterior (Pl. 22). A large exposed north-south timber in the ceiling is rough hewn, possibly with an adze, and shows marks which may include carpenter's marks or tally marks. At the north end of the room near the stair a circular pole or post has been inserted between the floor and ceiling. The south-east corner of Room F2 has been divided off from the remainder of the room and includes a W.C. with a small window to the south, and the bare brick south and east walls of F2 can be seen.

### **Conclusion and analysis**

Building OA11 is a structure of limited architectural significance but it is of local interest as it is the only historic building to have survived from the many, probably similar structures which lined Marsh Road in the 19th century. The 19th-century maps show that this was an area with a mixture of rows of cottages and industrial concerns and the evidence suggests that OA11 had a small-scale commercial or industrial function rather than having originally been a residence.

The primary building was a small, relatively crudely built structure housing two separate properties, each one apparently with a single room at ground floor beneath a storage loft above. This was probably built in the early 19th (or possibly late 18th) century. Neither property appears to have had a fireplace or staircase and the only access to the upper floor was from external loading doors. There appears to have been no ceilings to the upper floor rooms or plaster to the walls.

Some evidence tentatively suggests that there may originally have been an additional catslide roofed extension to the rear of each property. This evidence particularly comprises the scar and imprint from a former sloped roof, against the north wall of Property B's Room 2. This roof must have extended over Property A's Room 2 and sloped down towards the west but due to the profile of the slope it would almost certainly not have continued as far as the room's current west wall. The brickwork towards the west end of the wall (the south wall of Property A's Room 2) is different to the rest of the wall and it may well be that the wall on the west side of Property B's Room 2 originally extended across the entire building. There may then have been small second ground floor rooms to each property.

The southern property was extended (or possibly converted), probably in the mid 19th century with a two storey structure to the west (possibly replacing the previous catslide roofed structure). This added a fireplace and staircase to this property and it is probable that the first floor loading door was bricked up at this time. Further single storey ranges were added to the west of both properties and although this have been altered traces of the 19th-century structures survive.

### **OA 11 List of Plates**

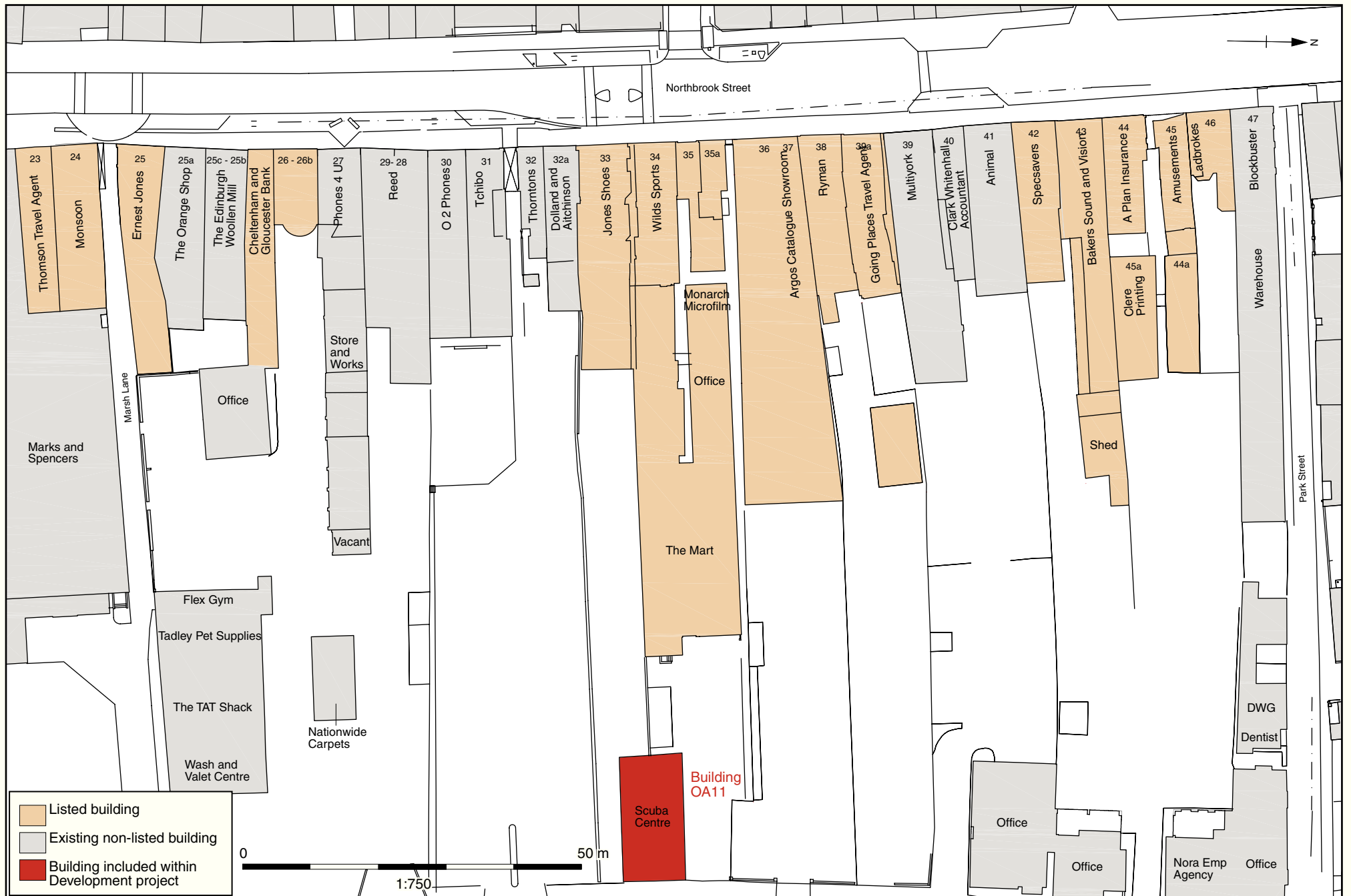
Plate 1: General view from north-east

Plate 2: Detail of blocked window in east wall of southern property

Plate 3: South elevation

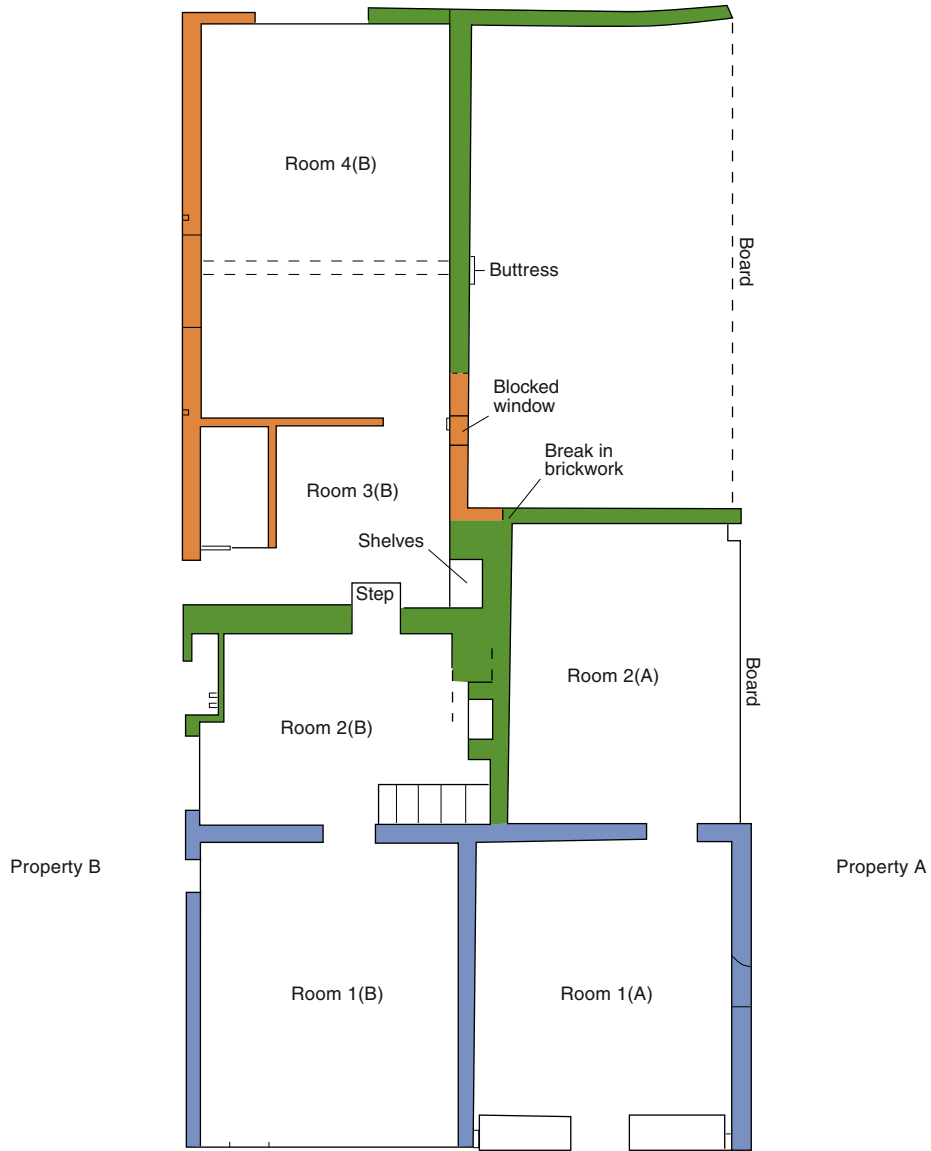
Plate 4: South elevation

Plate 5: General view from the west  
Plate 6: 20th century extension to west  
Plate 7: Western end of complex  
Plate 8: Buildings from the north-west  
Plate 9: Rear of primary part of building from north-west  
Plate 10: North elevation of primary part of OA11  
Plate 11: Main, easternmost room in northern property  
Plate 12: Main, easternmost room in northern property  
Plate 13: Room 2(A) looking east  
Plate 14: Room 2(A) looking north-west  
Plate 15: Room 1(B) north wall during demolition  
Plate 16: Room 2(B) looking north-east  
Plate 17: Room 3(B) looking south  
Plate 18 Room 3(B) looking north-east  
Plate 19: Room 4(B) looking west  
Plate 20: Room 4(B) looking east  
Plate 21: 1st floor room over Property B looking north-west  
Plate 22: First floor room in Property B  
Plate 23: Roofspace over Property A looking south  
Plate 24: Roofspace over Property A

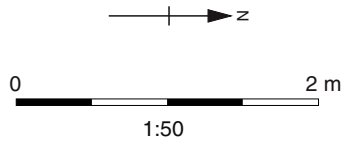


OA 11 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)

### Building OA11 Ground floor plan



- Mid 18th century
- Secondary, probably 19th century
- 20th Century additions



OA 11 Figure 2: Ground floor plan





Building 11, Plate 1



Building 11, Plate 2



Buildings, 11, Plate 3



Buildings, 11, Plate 4



Building 11, Plate 5



Building 11, Plate 6



Building 11, Plate 7



Building 11, Plate 8



Building 11, Plate 9



Building 11, Plate 10



Building 11, Plate 11



Building 11, Plate 12



Building 11, Plate 13



Building 11, Plate 14



Building 11, Plate 15



Building 11, Plate 16



Building 11, Plate 17



Building 11, Plate 18



Building 11, Plate 19



Building 11, Plate 20



Building 11, Plate 21



Building 11, Plate 22



Building 11, Plate 23



Building 11, Plate 24

# Building OA12 - OA15: Wilds Sports

**Address:** 34 Northbrook Street

**NGR:** SU47093 67439

**Date:** Mid 19th-century

**Level of recording:** Level 2-3 and watching brief during works

**Impact in development:** The main street-front building (OA12) has been retained and converted in the development but the rest has been demolished

**Listed status:** The street front building is Grade II while the rear ranges are in its curtilage.

**Significance:** Local interest as listed building with historic section at front and later parts of lower interest behind.

**Summary:** The street-front building was probably constructed in the mid 19th century and it appears to have entirely replaced the previous building on this site. The building does not appear to incorporate any fabric from an earlier building. The street front building is partly of interest due to its relatively high-status decoration and detailing but also because we can closely relate it to James Blacket who lived here in the mid and later 19th century. Blacket was a printer and bookseller whose company printed the Newbury Weekly News. A series of layers of wall papers were recorded in the work and a small number of letters were also found in the building from the 1850s addressed to James Blacket.

## Introduction

The buildings OA12 to 15 form a continuous block running east from the Northbrook Street front at Number 34 Northbrook Street, formerly the “Wilds Sports” shop. The descriptions are based on the original numbering from the Historic Buildings and Conservation Statement (2005) which broadly followed the historical phasing of the property but did not reflect the modern division of the buildings into separate properties. The current description has divided this block into three properties (A-C) to attempt to record the modern division.

34 Northbrook Street is a Grade II listed building and in the Parkway development the frontage range facing Northbrook St has been retained and refurbished while the rest of the block to the rear has been demolished.

## History and map evidence

The 1768 Plan of the Town of Newbury and Speenhamland shows the Northbrook Street frontage clearly built upon in the area of Building OA12 (Fig B at front of Gazetteer). The plan also appears to show a range projecting to the rear in this area although the accuracy of the plan should not be relied on.

The 1878 Town Plan (Fig D at front of gazetteer) shows the site in more detail and comprising is a long range extending back from Northbrook Street. This rear range appears to include OA14 but not OA15. The 25 inch: 1 mile OS map of 1899 shows that by this date OA15 had been constructed

The census and directory evidence shows that James Blacket, a printer, bookseller and stationer lived at 34 Northbrook Street from at least 1848 (Kelly's directory) to 1876 (Harrods Directory) and apparently to 1883 when a WJ Blacket was listed in the Cosburn Directory. James Blacket is also listed as having a stamp office, a circulating library (in 1848) and that he employed 4 hands in 1851 and 6 men and boys in 1861. The 1876 and 1915 directories show that the Newbury Weekly News was printed here and the Wikipedia entry on the Newbury Weekly News confirms that it was first published in 1867 and the company that still prints the newspaper is Blacket, Turner & Co (albeit now from a different site in Newbury).

The English Heritage online archives (<http://www.englishheritagearchives.org.uk/>) contains a significant number of images (20+) taken in 1947 of the Blacket Turner & Co printworks at 34 Northbrook Street (ref AA101532-AA101544). The images are mainly internal (post room, print room, board room, offices etc) and it is not easy to definitely relate them to the buildings in the current study.

## **External Description**

### ***West elevation***

The block faces onto Northbrook Street to the west, and is half of a Listed Building (33, 33a and 34 Northbrook Street). The west elevation is of three storeys and constructed of orangish-brown brick in Flemish bond to the upper two storeys although at ground floor the historic fabric has been replaced by a modern shop front (Pl. 1-4). The elevation of 34 NBS forms a matching pair with 33 Northbrook Street to the south (outside current development) and clearly the front of the two buildings were constructed in a single phase (Pl. 1). The adjoining building to the north however is of a separate, lower construction. The elevation of 34 NBS has two windows at first and second floor and there is a parapet which hides the roof behind. Behind the parapet the apex of a brick boundary wall dividing the building from the adjacent property to the north is just visible while to the south is a chimney of orange/brown brick.

At ground floor the elevation of 34 NBS is divided into two, modern shop fronts. That to the south (Wilds Sports) occupies most of the ground floor and that to the north occupies only the far end beyond the line of the upper floor windows. The modern southern shop front has a central, recessed, double doorway with window to either side consisting of small, rectangular panes which take up the remainder of the shop front. Of the northern shop front only the glazed metal door forms part of OA12 to OA15; this shop front straddles the historic boundary between 34 and 35 NBS. Wide shop signs above the windows occupy the space up to the string course and the shop frontages are currently boarded over crudely.

Above the ground floor the façade of the building incorporates two windows to each of the first and second floors (Pl.2). At first floor level the windows, which rest on the string course itself, are of a Venetian or serliana design with a central arched sash window and narrower, flat-headed, sash windows to either side (Pl.3). At second floor level the windows, which are of similar size to those of the first floor, have a shallow pediment window head over a central sash window, flanked by narrower, flat-headed, sash windows as on the first floor (Pl.4). The flat window heads over the flanking windows in each case are supported on plain pilasters which, like the west windows throughout are decorated only by simple moulding. The flanking window heads of the first floor are more prominent than those of the upper floor. The window panes of the second floor central windows and those of the first floor bottom sashes appear to have been replaced with larger panes as usually this design includes small panes (Calloway 2007, 81; 83). Examples of Venetian windows can be found at Prior Park, Bath, c.1748 to 1763 (Ison 1991, 128) and at Fountain House, 1742 (Ison 1991, 139).

### ***Rear ranges***

To the rear of the main street-frontage building was a long narrow east-to-west passageway which had clearly grown in a series of complicated phases. Views from the north of these ranges were limited by the restricted width of the passageways and by other buildings.

The westernmost part of the rear block was the three storey building on the street frontage (OA12) and although this is largely obscured by adjoining later ranges it is possible to see the uppermost section of the east wall. The visible part of the elevation is of red brick in Flemish bond, suggestive of a 19th-century date, and with dentilation at the eaves. The wooden bay window at the second floor is visible, flat-roofed, and appears to reach the roofline. The roof



of the building is bowed at the ridge and on the east side and a brick wall on the north side of the building projects above the slate-covered roof line. A join in the brickwork, possibly the repair of a gap, is visible where the building to the rear (east) of 35 Northbrook Street meets 34 Northbrook Street. Also visible is a two pane sash window at first floor level and a door at ground floor level, both of which have a segmental arch of two courses of soldier header bricks. The window also has a concrete sill and the door has a fanlight window.

Against this east elevation the next part of the block (*OA13 west part*) is a two storey building with a lean-to roof which joins with but is not keyed into the main east elevation. The north elevation of this two storey building was visible and was constructed of red brick, also in Flemish bond and suggestive of a 19th-century date. It had two 4-light windows at first floor level. There were no features at ground floor level which was part of the wall of the shop at Wilds Sports.

Adjoining this building to the east was a low single storey building (*OA13 centre*) which had a sloping (N-S) roof that was barely visible. The north elevation of this single storey building was visible and was built of red brick, also of Flemish bond and once again probably of 19th-century date. Within this elevation there is a door with four moulded panels built above ground level with two steps leading up to it. A rectangular 2-light, metal framed window (within an older wooden frame) lies above the door but overhangs it on the eastern side. Above the window a row of straight soldier bricks lies between the window and the roofline.

East of this building there was another two storey building (*OA13 east*) with a pitched roof, also of red brick with three upper sash windows of a design similar to those in the more westerly buildings. On the ground floor there are two windows, one a modern, wooden-framed window with a wooden sill, brick lintel similar to that above the door, and a second lintel above that; the other, a blocked window with lintel above and a row of header bricks above that, and a concrete sill. At the east end of the north elevation of this building a tall brick chimney occupies the corner and this coincides with the probable corner fireplace in the first floor of the Wilds Sports building.

Also at this end of the building and beyond the chimney there is a very narrow, single storey brick built structure (*at east edge of footprint of OA13*) with a sloping roof partly of corrugated metal sheeting and partly of slate. This has a door in its east end and coincides with the rear entrance and staircase of the ground floor of Property A. This, together with the evidence from the interior, shows that the staircase was an addition to the original building.

East of this single storey part-building and adjoining it, stands a longer two storey building (*OA14*) of red brick construction with concrete rendered plinth beneath the ground floor windows (Pl.11). This building appears to be shown on the 1878 Town Plan and it is likely to have been constructed in the third quarter of the 19th-century. It has a pitched roof running east-west of slate or tiles and at the roofline of the east gable there is a row of dentilated bricks. The north elevation shows rows of large rectangular windows at ground floor and first floor level but as they were boarded over. A series of metal cross-shaped ties sit within square areas of concrete inserted in the brickwork between the first floor windows and just below the roofline. There are also pairs of squares of concrete in the brickwork between the windows at first floor, floor level. These seem to relate to the metal supports seen on the interior.

At either end of this range there was a doorway with an attractive semi-circular arch above of two courses of header bricks (Pl.9). These doorways were flush with the brickwork of the walls but the doors were recessed and contained timber panelled doors with the arch above filled with bricks in stretcher bond. There is an infilled area above the eastern door suggestive of a bricked-up former doorway (Pl.6). The brick type is the same as those of the building OA19 (red bricks which have a surface decoration of striations) and this suggests that this area may have formerly been a first floor doorway, which was blocked at the time

OA19 was built. In the bottom corners of the infill, at approximately first floor level, there are two cream coloured blocks which seem to be inserts into the brickwork. These may indicate the position of an external stair or bridge across to the adjacent building OA19.

At the east end of this two storey building there is an amalgamation of later brick built constructions of different heights and widths which all form part of OA15. Built onto and blocking one course of the door jamb of the eastern door with the semi-circular arch, is a brick pier and a small area of single storey infill. Behind the small single storey infill block is another two storey building, but of a lesser height and width which does not project as far into the passageway. It is also of different bricks (distinguishable by their lighter colour) and has a window just off centre to the east which is of four panes in a wooden frame and reaches to the roofline. This range appears to post-date the 1878 Town Plan. East beyond this lower building stands another, higher and wider building which projects further into the passageway than both of these other buildings and this seems to coincide with the first floor L-shaped W.C. off Room F1 and the washroom, G9, both within Property B. None of these brick built constructions appeared to have been keyed into one another suggesting that they were all built at different times.

The eastern half of OA15 projects out into the passageway even further, narrowing it to half its width west of this end building. The view of this north elevation was severely restricted. It was seen to be built of red brick with a concrete render from ground level to the bottom of ground floor windows, which were boarded over but seemed to coincide with those of the interior (access to the interior ground floor was also severely restricted). The upper windows were multi-pane in probably a wooden frame with lintels above and sills below, with the two western windows lying under a north-south gable and a single, wider window under the roofline of an east-west roof. There was a chimney in the north-west corner of the building and terracotta ventilation grids had been incorporated into the west wall at ground floor and first floor levels.

The east elevation of the first floor of this east end of the block was partly visible from the car park to the south. It was built of red brick in Flemish bond with a pitched roof and east gable. The roof was of grey tile or slate with ridge tiles and there was a row of stretcher bricks at the roofline. At the apex of the gable there was a louvre window with sill and below at the extreme north and south of the east wall at the just below the level of the roof were two similar design windows of metal frames with sixteen panes and each had a lintel overhanging the windows and a window width sill. At ground floor level of the east end elevation, within the interior of OA16, the remains of a door, in the north west corner, and a central window, both now blocked and each with a segmental arch of two soldier courses of header bricks are still visible.

The brick south elevation of this part of the building (OA15) was largely visible and relatively featureless. Between OA15 and OA16 a flue for a chimney has been rebuilt.

During demolition, a short series of distinct tie bricks (4) were found which acted as links at regular intervals between two cavity walls at first floor level of the south wall in OA14 and 15. These bricks have a kinked form and they had an impressed stamp "C Jennings Poole Pottery Patent". It is interesting to note that the same type of brick, also made in Poole is included on the cover of the Shire Album *Bricks and Brickmaking* along with a range of other interesting bricks. The Shire Album confirms that this is a tie brick for cavity walls.

### **Internal Description**

Buildings OA12 to 15 currently form part of a larger collection of buildings with OA16 to 20, served by linked passageways running east-west between Northbrook Street and the open area west of Park Way. The buildings nearest the street frontage are three storey domestic style properties, those behind are of two storeys and the buildings furthest from the street are single

storey, commercial type properties. The block of buildings OA12 to 15 has a street front at Number 34 Northbrook Street but each property within the block is a combination of different parts of different levels of the buildings which do not coincide vertically. Because of this it has been necessary to describe the buildings by reference to the properties within them.

The ground floor of OA12 to 15 is divided into two properties, of roughly equal length east to west - Property A (the westernmost) and Property B. The first floor of OA12 to 15 is divided into three, roughly equal, properties - Property C (the westernmost); Property A (the middle property); Property B (the easternmost). The second floor consists of only Property C which only occupies the westernmost part of the block.

### ***Internal description***

The internal description has been organised by the current property division rather than by the OA numbers or by the historical phase.

### **Property A**

#### *Ground Floor*

The entrance to Wilds Sports (Ground floor of Property A) leads in from Northbrook Street through the modern shop front which is half-glazed across its width by a series of small panes set into two half-bow windows which meet at a centrally placed double door. The doors are also half-glazed with similar sized panes and to the south of the doorway, within the display area of the shop front, is a pillar. The open plan shop area occupies the whole of the ground floor of Property A (OA12 & OA13) except for the north-east corner which contains a storage area and stairs leading to the first floor. The shop area walls are clad in modern panelling and the ceiling is a false ceiling of polystyrene tiles (Pl. 15). Some small areas of wall and ceiling were exposed and revealed that the north and south walls were constructed of brick. The ceiling above the tiles did not appear to be of lath and plaster but of panels. There were a series of full height piers along the south wall, including two which coincided with similar features in the north wall opposite and presumably they were added to support a secondary floor above. These were covered by panelling but the westernmost of them was visible within the ceiling space and was seen to be brick-built.

The store room in the north-east corner (OA13) has a brick column in its south-west corner and its walls appear to be built of stud panelling with the remains of former shelving on each wall. One of the wall piers is contained within this room in the north wall and together with a further pier in the south wall it supports a floor joist. The store room has a small lobby to its east side from which the foot of a north-to-south staircase is accessed as well as a further door to the rear passageway between the various ranges of OA12 to 20. However, the interior door at the foot of the stairs has a well-worn stone doorstep and a stone lintel, chamfered and stopped on its eastern side. The construction of the walls on both the west and east side of the staircase is visible and shows both to be brick built. This all suggests that what is now the interior door at the foot of the staircase was originally the door leading outside to the passageway and that the staircase is a later addition. This is borne out by the exterior view of the building.

#### *Interior, Property A, Ground Floor - Demolition*

The preparation for demolition of the building involved removal of floor, ceilings and wall coverings. This confirmed that the walls were built of brick (Pl. 16) and the piers were square secondary brick pillars added for ceiling supports but at different heights. Of those on the south wall, the westernmost appears to have originally been built to a height below the current ceiling and raised later to ceiling height by the addition of what appears to be concrete blocks. The beam seen in the ceiling towards the rear of the shop area (OA13) and continuing into the store room was revealed to be a steel I-beam and the supporting brick piers are modern.

The remains of a cellar or basement was also uncovered by the demolition process when the flooring of the shop area was removed. When the timber floorboards and joists were taken up it could be seen that there was a thick concrete floor slab running north-south across the front area of the shop (OA12). There was also a similar adjoining concrete floor running east-west along what had been the interior of Building OA17 but which was now open to OA12. Each were supported by modern steel joists and below both areas of concrete there was a significant void. The south wall of the void was a continuation of the south wall of the building with similar brickwork in English bond. The floor of the space running along the shop front lay approximately 1m below the current floor level and it had a brick floor. A wall ran along the eastern side of the void and was built using modern unworn, orange bricks considerably different from those of the walls of the building. This seemed to be a supporting wall for the metal joists. The space below the east-west concrete had been partly filled with loose and broken bricks and building rubble but the walls of the below-floor space were clearly visible and seemed similar to the south wall. The north walls of the east-west space ran underneath OA17 and coincided with the walling between the front door and front window of OA17 and that between the door and corridor at the rear of OA17. The central shop area below the timber floor seemed to have been built up.

The property neighbouring Building OA12 to the south is not included in this Building Recording project but access was obtained to the western ground floor area as its construction is similar to OA12 and it was known to also have a cellar. The cellar in that property has been renovated and has modern plaster and paintwork and was recently used for storage and as a sales floor but is now closed off from the rest of the building. It is approximately 2m deep and runs below an internal east-west passageway on the south side of the property, widens approximately halfway down the passageway and is understood to extend the width of the building from north to south and beyond the east wall, currently the rear wall of the building. However, a close inspection was not undertaken of this property. It appears that the cellars were probably original with both buildings and that originally they would have followed the same layout as the buildings appear to be mirror images of each other.

The south wall of Building OA12 contained the remains of a chimney and former fireplace and marks on the wall suggested the location of a former staircase (Pl. 16). The marks on the wall consisted of a vertical area of wall approximately 1 to 1.5m in width from current floor level to a ceiling of lath and plaster approximately 1m above the current polystyrene tile ceiling level. Two parallel diagonal lines, at about 45 degrees from the ceiling line, and approximately 1m apart run from just below the lath and plaster ceiling to just below the mid point of the wall. Below this lower line the wall is covered in a white substance through which numerous small triangular and oval marks have been cut into the brick, suggesting that it was keyed for plaster. Above the upper diagonal line the wall seems to have the remains of an area of plaster and the bricks have a cream coloured coating although different from that on the lower wall. Between the two lines, but not filling the space, there is a rectangular area of a white substance. This seems to extend along a timber which is contained within the brickwork and then continues down to current floor level. Both this and the white rectangle may indicate repairs. Long horizontal timbers are visible within the brickwork of the south wall at approximately 0.5m, 2m and 3m above the current floor level.

Midway between the west side of the marks of the staircase and the western windows lie the remains of the chimney and fireplace. These are flush with the brickwork of the wall and the flue is open to the ceiling and sooted. The bottom of the feature lies above the current floor level and the east side of the flue is almost straight with a small deviation approximately halfway down its length. The west side of the flue is diagonal, with the flue widening from the top downwards. From approximately halfway down to the current floor level a U-shaped brickwork structure has been built inside the line of the chimney. The inner brick structure is of similar brickwork and mortar to the south wall but there seems to be a distinction between

the outer and inner brickwork. The top of the inner brickwork to either side slopes backwards as does the central open area nearer the bottom of the flue. The inner brickwork is likely to have been the back of the fireplace and the central area equates to what was probably the fireback with the base of the brickwork feature equating to the hearth.

What seems to have been the base of the fireplace is not at current floor level but approximately 0.5m above it and the ground floor level seems to have been lowered at some time. The base of the fireplace is also approximately 1m above the top of the cellar or basement. It appears the building formerly had a raised ground floor with the basement partially above ground level and possibly lit by a light well.

### *First Floor*

The current staircase located at the eastern end of OA13 is a straight flight with plain, wooden stairs and a banister of varnished wood affixed to the east wall and supported by a series of metal brackets (Pl. 10, 18). The staircase, with a sloping ceiling running parallel to the stairs, rises centrally in the first floor of Property A and at the top there is a small, square landing with three doors. Two of these doors lead to rooms in the east and west and a third, locked door, to the south leading outside onto a flat roof. The doors are of different widths - the western measured as 0.78m and the eastern as 1.83m. The west door leads into a small room (Room F1) with what appears to be a boarded former corner fireplace, in the north-east corner and a sash window in the north wall. The sash window is of six rectangular panes with a moulded surround and the lower sash has distinctive, decorative 'stops' at each end of the top of the frame. The north-west corner of this room has been divided off to form a small modern bathroom by a light-weight partition wall and a second sash window, similar to the first, is visible here. A further partition wall on the west of the bathroom divides off a smaller room with W.C. which has two windows - one in the south wall which, although of only four panes, is a similar design to those in the north wall; and one in the north wall which is smaller, higher and of only two rectangular panes. Through the window it could be seen that the building at the W.C. is narrower than Room F1 and that to the exterior of this part of the Property there is a flat roof running along the north. The exterior of the north and west walls of Room F1 are slate hung. Apart from the dividing walls, all walls and the ceiling in this part of Property A have been clad in vertical tongue and groove wooden panelling and several alterations are visible as plain boarding within the tongue and groove. The pitch of the roof is visible within these western first floor rooms as sloping areas, also tongue and groove clad, at the top of the north and south walls and this slope is also seen above the landing.

To the east of the stairs (in OA14) is a large open-plan room with brick walls covered by boarded panels and the floor is lineoleum covered (Pl.14). Presumably this room formed part of the printworks in the later 19th and 20th centuries. There are two north-south tie beams visible in the ceiling, which is also of boarded panelling, but the rest of the trusses are partly obscured. These tie-beams are supported on brick pillars incorporated into the north and south walls but they are additionally supported by steel joists and posts either side of each beam which are bolted to the brick pillars, apparently also supporting them. The boarded ceiling is a false ceiling and a small area was open revealing a lath and plaster ceiling above, which followed the pitch of the roof up to the level of the purlins. The roof comprised composite metal and timber trusses with steel rod-like King Post, but principal rafters and purlins of timber (Pl.40). These trusses could be consistent with a date from the third quarter of the 19th century (suggested by the exterior of this range). The lath and plaster ceiling contains the apex of the roof. There is no false ceiling east of the eastern Truss but the ceiling is boarded and any lath and plaster here would be concealed above this.

There is a storage room in the north-west corner of the main first floor room F2, divided off from the room by two walls standing floor to ceiling, each of which contains a doorway, the south of which contains a modern, unpanelled door. There are two windows in the north wall

of the storage room and these are wooden, rectangular four pane windows with a thick cruciform frame and one opening, inner window. There are three other windows of similar design but of six panes in the north wall east of the storage room. All the windows were boarded from the exterior as the property was vacant at the time of the site visit. There were no windows visible in the south wall but this wall is boarded with panelling.

A boxed-in and boarded staircase is located against the east wall together with what appears to be a locked lobby to the separate ranges further east.

#### *Property A - Demolition*

The structure east of the staircase (ie OA14) was demolished and it was revealed that the wall immediately west of the stairs coincides with that of the rear end of the ground floor open shop area. This clearly once formed the end of an earlier two storey building which occupied the area currently the north-east corner of the shop area. An external corner chimney coincides with the fireplace, and what was the interior door at the foot of the staircase does seem to have been the external door of this earlier building. To the exterior of the south wall of the earlier building the east end of the modern flat roof of the ground floor shop area was visible and reached a level halfway up the first floor of the earlier building containing Room F1.

#### **Property B**

Property B comprises OA14 and OA15 at ground floor and just OA15 at first floor. As outlined above these ranges are both Victorian with OA14 probably dating from the third quarter of the 19th century and OA15 from the last quarter. The windows of the property had been boarded over at the time of the site visit, allowing no light to enter.

#### *Property B Ground Floor*

The ground floor of Property B is entirely enclosed within the block of buildings making up OA12 to 15. The only access is via the passageway at the rear of 34 and 35 Northbrook Street, the entrance doorway being at the north-west corner of the property. The door, which appears primary to the 19th century, is wide and plain of painted wood with an outline of four panels etched into the exterior surface. These mirror the four panels on the interior, and door furniture of a letterbox and doorknob, which appear to be brass.

The front door at the west end of this property leads into a small vestibule with a second door at the far end and an internal glazed window in a dividing wall to the east of the external door. The walls of the vestibule which divide it from the larger room which encloses it to east and south are hung with pine tongue and groove cladding with black skirting boards over. The other walls of the lobby are plastered and the ceiling is of polystyrene tiles. The second door into the main room is modern and the walls of the main room are also clad in pine tongue and groove boarding with a polystyrene tiled ceiling. A large modern window in the north wall provides the only lighting in the room and a central modern, unpanelled door in the east wall leads into the adjoining room. Also in the east wall there are two brick pillars, standing from floor to ceiling, one in the south-east corner of the room, the other forming the north jamb of the door. At the foot of the south wall there is a closed-in bench-shaped feature of hardboard panels standing approximately 0.60m from the floor. The adjoining room (Room G3) is of a similar size to Room G2 with similar wall and ceiling cladding and the brick pillars seen in Room G2 are also visible in this room. In the north wall there are two windows of similar size and design which are also similar to those on the first floor (within Property A). They have a heavy wooden frame and six panes with the upper middle pane forming a small opening window. The wall cladding and ceiling tiles overlap the window frames suggesting that the windows pre-date these features. Two doors lead out of the room through the east wall, the southern door is modern and unpanelled and the northern door is a modern door with a small window in its upper half.

The southern door leads into a room to the south of the building (Room G4) which has plastered and painted walls and ceiling. In the south-east corner there is a recess above which there is a portion of the ceiling which is lower than the rest and this coincides with the landing of a staircase enclosed behind the east wall of this room. On the south side of this recess the wall is constructed of square decorative concrete blocks. Beyond the northern door lies a small room (Room G5) with a further door in its eastern wall. This room contains another of the six pane primary windows as seen in the rooms to the west (Rooms G2 and G3). Both doors are modern with small windows in their upper halves. East of this small room lies Room G6 which occupies the space at the bottom of the staircase (to the south) and an entrance with double doors (to the north). This entrance leads outside to the exterior passageway and appears to mark a change in the building as east of this the north wall projects northwards.

The straight staircase at the eastern end of OA14 leads to a small landing with doors to east and west. The stairs are carpeted and the wooden handrail on the west wall is affixed to the wall and supported by a series of straight metal brackets. The west wall is of painted brick to first floor level with plastered wall above and the east wall appears to be fully plastered. The floor of Room G6 is of floorboards which show a number of alterations, including what may be a former edge to the floorboarding and corresponding doorstep close to the bottom of the staircase. To the east of Room G6 a series of small corridor rooms run along the north side of the building. The first, a small, narrow lobby area has a concrete floor, a small, window, part-blocked by a door, to the north and painted brick walls to north and south. Beyond is another room also with a concrete floor and brick walls which appears to have originally formed one unit with the small, narrow lobby now divided by the door (Room G8). This room/unit has a glazed, sloping, lean-to roof of wire-reinforced glass on a timber frame. East of this room, the corridor narrows slightly as it passes through a doorway, with a concrete lintel, into Room G9 which is brick built and widens out again into a squarish area which formerly was fitted out as a washroom area although at the site visit some pipework and part of the floor and some walling had been removed. Part of the inner construction of the north wall was exposed showing that this was a brick wall with a central vertical cavity between two courses of brick. In the south wall a shallow recess appeared to have formerly been a window as the sill was still visible. In the north wall a metal framed window (now boarded over on the exterior) of twelve panes (the central upper four forming an opening window) and with a red tiled sill. At the east end of this room a separate, small room with W.C. was reached through a further wooden door of four horizontal panels in a brick wall. A window in the north wall of the W.C. had a metal frame with three horizontal panes.

To the south of the row of small corridor rooms stands a large rectangular room (Room G7) which, at the time of the site visit had no floor except exposed earth. The former floor appeared to have been recently removed as there was a large amount of broken reddish-orange bricks and rubble piled in an adjoining room (Room G13) which appeared to have come from here. Room G7 had brick walls and its reddish-orange brick foundations were exposed, as were a number of metal rods projecting from the south, east and west wall foundations. This suggested that there had previously been a concrete floor in the room. An area of broken wall in the east corner of the north wall revealed that the wall was of solid brick with no cavity. The walls were plastered and painted, except for the west wall which is covered with boarding apart from the north end. At the west end of the north wall an area of textured yellow bricks appears to have been inserted into the earlier reddish-orange brick wall and a modern door with a small upper window has been inserted into these. The ceiling is covered with a form of boarding. At the east end of the room an archway leads east into the smaller room (Room G10). This is a squarish room but the layout may have been altered as brick pillars are visible either side of the arch which coincide with similar pillars opposite in the east wall and beam-like features in the ceiling, which may indicate the location of earlier walls, now removed. The north wall of the room is boarded except for the extreme north-west corner and the south wall is built of brick. Each of these walls has a door at its extreme end.

The door in the north wall is an interior plain unpainted wooden door and leads into a small room (Room G12) with brick walls and a six pane, wooden-framed sash window to the north. The room to the south (Room G11) was not accessible but it had a decorative wooden door with four moulded panels and a brass coloured round doorknob. The room east of Room G10 (Room G13) was filled with rubble, broken bricks and pipework to approximately 1m height and neither it nor Room G14 were accessible. However, it was possible to see that the walls of Room G13 were of painted brick in a Flemish bond and that there was an arch visible in the east wall suggestive of a blocked window. The segmental arch was formed of two courses of soldier, header bricks. A door in the north wall appeared to be a modern, wooden, featureless fire door and the neighbouring window was of at least two panes. The entrance door to the room from Room G10 was a plain, modern half-glazed wooden door.

#### *Property B First Floor*

At first floor level Property B just comprises the footprint of OA15 which was constructed between 1878 and 1899. There was no light in the upper floor as all windows were boarded over.

From the ground floor the staircase rises to a small landing with doors to the west (boarded over at the time of the site visit) and east (with a sign marked "entrance"). Through the east door a small room led, through another door, into a larger room (F1 Property B) within the western half of the block and which extends across the full width (N-S) of the building. Both the landing and small room have been built under the pitch of the roof and the walls of each are of boarded panels with modern doors with small, square upper windows containing security glass, as on the ground floor.

The large room has painted brick walls and a plastered ceiling with the pitch of the roof visible to north and south. Exposed areas of the ceiling showed that it was of lath and plaster and was presumably primary. Plastered principal joists approximately 2m above floor level, were visible at the top of the west wall and above a glazed partition at the east end of the room. In the south-east corner of the room a small room, with light partition walls and a plain modern door has been built under the pitch of the south side of the roof within the previously larger original room in a similar way to the landing and its neighbouring small room. Against the north wall is a small room with W.C. which appears to be a secondary insertion.

At the south-west corner of Room F1 in its current layout (within the boarded dividing wall of the landing) is a blocked former door. A door in this position would now lead out above the staircase so it presumably pre-dates the current staircase. As referred to above there is also a blocked doorway in the external north wall adjacent to this staircase which presumably led to a first floor link between this and the adjacent range. This appears to be confirmed by the 1954 aerial photograph which seems to show a covered link at first floor between the ranges at this point.

The east end of the building is entirely occupied by one large room, open to the roof (Room F2 Property B). The form of the roof shows that this half of OA15 was a secondary addition to the west half, although map evidence suggests they both date from the last quarter of the 19th century. The roof of the east half of OA15 has a T-shape with a gable to the east and a slope to the west forming a gulley with the rest of OA15.

The room is roughly square, built of brick which appears to be of Flemish bond and has a timber roof and a boarded floor. The one entrance to the room is through the glazed partition at the west end. The north end of the west wall of the room forms the east wall of the L-shaped W.C. room and is built of brick. The remainder of this wall is made up of the painted timber partition which occupies the space below the low beam of the eastern end of Room F1. The lower half of the partition is constructed of wooden planking and the upper half contains windows of two different types. The south half of four rectangular panes in a cruciform



frame. The north half contains a six pane window (the lower right-hand pane being a single, small sash window with metal runners), an open doorway and a two pane window at its north end. All the windows in the building were boarded over but their locations could be seen. In its north wall the room has three windows, which are not equally spaced along the wall - the western two are closer together and located in the part of the wall under the north-south pitched roof. The third window lies in the eastern half of the north wall. There are two further windows in the east wall, at either end, and a third, louvred opening in the apex of the gable but there are no windows in the south wall. A protrusion at the west end of the south wall running from floor to roof, appeared to coincide with a chimney visible on the exterior of this wall, there was no access to this part of the building at ground floor level. A further feature was a hoist or lift with a metal 6 spoke wheel with the words "...or & Stephenson Ltd London & Northampton" in relief on it. The mechanism of the lift appeared to still be intact and in situ. The shaft led downwards to the floor below and further lift equipment was visible there with metal, probably steel, cables continuing down towards it. The lift itself was contained within a tall wooden cupboard which reached almost to the roof with two sets of double doors, one above the other opening into the room. Above the cupboard there was a metal box with pipework, which may have been a water tank.

### **Property C**

#### *Ground Floor Property C*

Property C occupies the first and second floors of the street frontage range (OA12); these are the most historic and significant parts of the entire OA12-15 block and Grade II listed. It is entered from the rear, through a door leading from the passageway running along the rear of 34 Northbrook Street into the north wall of the single storey part of the block. This door, above ground level, is reached by two steps and has a long rectangular window above which overhangs the doorway to the east (Pl.12). The door has four moulded panels and opens onto a small, square vestibule containing the staircase which ascends from winders in the east of the vestibule up to a straight staircase ascending to the west to a landing on the first floor (Pl.10, 18). The staircase is wooden and plain with undecorated string and banister and plain square balusters and newel posts. It is suggestive of a 20th-century date and was clearly not the original main domestic staircase. The upper part of the staircase is enclosed, has a sloping ceiling above and has a wooden handrail supported on metal brackets. At the top of the stair there is a distinct change, and the landing is narrower to both north and south than the staircase and first floor skirting boards on each wall begin at this point.

#### *First Floor Property C*

A tall, narrow, unlit corridor with plastered and wallpapered walls runs east to west from the head of the stairs into the main part of Property C. At the west end it opens out into a wider hall area (Room F7 [Prop C]) which leads directly into a large square room to the south (Room F6 [Prop C]) and a smaller narrow room to the north. The walls are plastered and painted and the room has a lath and plaster ceiling. Corner chamfers have been made into each wall at the west end of the corridor and these do not run the full height of the wall but from approximately 0.75m above floor level to approximately 0.50m below the ceiling. The area is lit by a window in the north wall which is a 2-over-2 sash in a wooden frame. A short, simple moulded skirting board continues around the open hall area and both rooms F5 and F6. The north room (Room F5) is approximately 1m wide, appears to be plastered and painted, has a ceiling of polystyrene tiles and the remains of shelving on the walls. In the north wall there is a four pane sash window with a wooden frame, similar to that in the open area outside the room. The window seems disproportionately large for the room suggesting this was formerly part of a larger room and the partition which creates it is secondary, probably dating to the construction of the staircase. The door has wide, moulded architraves both inside and outside the room and the centre of the door has been boarded over, suggesting that it may originally have been panelled.

The room to the south of the open area (Room F6) is squarish with plastered and wallpapered walls, a lath and plaster ceiling covered in polystyrene tiles and a floorboarded floor covered with carpet. This area was clearly a kitchen (Pl.27). At its east wall it is lit by two windows, each at the extreme north and south of the wall. Both windows are of the same sash design with similar sized panes and moulding surrounds but the northern being of four panes and the southern of six. The south wall contains a relatively plain built-in wooden cupboard of possible later 19th-century date, extending from floor to ceiling, with plain panelled doors and immediately to the west of this is a former fireplace/range with timber mantelpiece in situ (Pl.26). Half of the former fireplace has been boarded over but a small cast iron stove has been inserted into the open half (Pl.28). Another cupboard, wooden, with plain doors is built into a recess with a tongue and groove panelled back, almost the height of the wall, in the west wall. The north wall is fitted with a modern kitchen unit and pipework and there is a short length of wall running north-south at the west end of the wall. The room is reached through a modern, plain wooden door attached to this length of wall.

To the west of all these rooms stands a thick wall running north-south the full width of the building which was the original rear wall of the primary house. Entry to the original western part of the building is via a wide opening in this wall with a pair of large, highly decorative brackets (54 cm tall x 30 cm wide) ornamenting either side of the opening (Pl.29-30). Immediately beyond this opening to the west there is a landing (Room F3) which has plastered and wallpapered walls and a lath and plaster ceiling. Part of the ceiling was exposed and the plaster was seen to contain quantities of hair, unlike the plaster exposed in the ceiling to the east of the wide opening. The floor had a covering on it but is probably floorboarded. Doors to three rooms and the staircase up to the second floor lead off from this landing and aligned with the opening is the entrance to the north-west room along a short corridor between the walls of the south-west room (Room F1) and the north-east room (Room F1). Remains of a dado rail is visible in the exterior wall of Room F1 and there is a continuous skirting board around all walls of the landing.

Entry to the large *south-west room* (Room F1 [Prop C]) facing onto Northbrook Street is made through a door in the north end of its east wall with attractive architrave with roll-moulded top. The door appears to be a plain, modern wooden door without panelling. The walls of the room are plastered and wallpapered, the ceiling is covered with polystyrene tiles, and a linoleum type floorcovering covers a floor which is probably floorboarded. There is a fireplace in the west wall which was boarded over when the main recording was undertaken (Pl.24) but this boarding was removed to reveal a timber surround, cast iron hearth and green tiled reveals (Pl.25). This fireplace is of later 19th-century date. An area of exposed ceiling revealed that the tiles cover a lath and plaster ceiling. There is a second doorway in the north wall of the room which leads into the northern room (Room F2) and both doorways have a very deep surround which is heavily moulded and of the same design. In the west wall, which overlooks Northbrook Street, there is a grand Venetian window with panelled jambs (Pl.21, 22). The window incorporates a window seat and below there is some slightly projecting boxing running the length of the west wall and the skirting board has been affixed to it. The arch at the top of the Venetian window appears to break through the cornice, although on close inspection the cornice can be seen to have been designed to incorporate the arch (Pl.21). The cornice continues around all the walls of the room and is a deep, heavily moulded design with dentilation. Also around the walls there is a continuous picture rail and a skirting board (which coincides with the other skirting boards in Property C). Bumps in the walls under the wallpaper around the room at approximately 0.75m above floor level, suggest that beneath the paper are the remains of a former dado rail and this is also visible in the walls of the adjoining room (Room F2).

The doorway in the north wall of Room F1 is central in this wall, however it is offset to the east in the wall of Room F2 due to the narrower width of this room. The wall, which divides the two rooms, is a narrow partition wall and in the floor to its east there is a ridge which runs

almost the length of Room F2 and halfway into Room F1. Room F2 is of similar layout to Room F1 and again has relatively grand, high-status detailing. It has plastered and wallpapered walls with cornice, picture rail and skirting boards. The ceiling is plastered and the floor is covered with 20th-century lino, although an exposed area confirmed that there were floorboards beneath. The heavy moulding of the wide architraves of the doorways in the south and east walls of this room coincide with those elsewhere in the Property. The door in the east wall appears to be a modern, plain wooden door. There is no door in the doorway through the partition wall. There is a modern, red brick fireplace with wooden mantelshelves in the chimney breast in the north wall and a Venetian window of the same design as in Room F1 in the west wall (lower sash replaced). The box which runs along beneath the Room F1 window is not visible in this room however, a shallower ridge just above the level of the sill runs along the wall and another, higher, shallow ridge runs along the wall south of the window. These ridges run above and below the level of the remains of the dado rail. The cornice in this room, although heavily moulded, does not include the dentilation of the southern room suggesting that the southern room was of a higher status.

The wallpaper in the north-west corner of Room F2 was partially detached and exposed a plastered brick wall with 10 cm tall lacing timbers within the wall at dado rail level and above. Towards the top of the wall two wooden pegs were also visible within the wall. The visible brickwork is suggestive of a later 18<sup>th</sup> or 19th-century date. Attached to the back of the layers of wallpaper was a layer of hessian-backed brown paper and attached to the back of this was a layer of newspaper, part of which remained and was headed "The Morning Herald, Friday.....1850." Presumably a substantial refurbishment was therefore undertaken in 1850 or relatively soon after. As detailed elsewhere this building is known to have been occupied by the printer James Blacket from in the mid and later 19th century (certainly by 1848). Further detail on the wall papers is included below in the section on the watching brief works.

Both windows within Rooms F1 and F2 are wooden and have a central tall, arched sash window with shorter, narrower, flat-topped sash windows to either side. Wide, flat pillars now separate the windows and wide moulding surrounds all three windows down to the level of the sill. The windows are recessed and panelled with moulded panels inside the moulded surround. The panels reach down to the level of the bottom of the pillars but none reach the bottom of the sill. A plain panel fills this gap. The inner part of the moulded panels at the top of the flat-topped windows is not moulded and this coincides with the location of the pillars. This suggests that part of the structure of the windows have been removed. Eighteenth century windows typically had folding shutters which were stored in shutter boxes when not in use and hinges and evidence for former doorknobs on the side panels suggest that these are actually such window shutters. This also suggests that originally there were more shutters, contained in boxes either side of the central sash window which were removed, leaving the unmoulded pieces in their place. It is likely that the lower part of the central window, now two horizontal rectangular panes, would originally have consisted of small panes, similar to those in the upper part. In the window in Room F2 the glazing pattern within the arch of the central window was visible.

The room in the north-east corner of the primary range (ie OA12) is currently fitted as a modern bathroom with bath, sink and W.C. and built-in cupboard in the south-west corner. The walls of the room are wallpapered, with ceramic tiles behind the bath and the sink and there is a continuous skirting board around the room. The ceiling is plastered and papered and has a cornice which, although moulded is simpler than that in the other western rooms. This room is entered through a doorway in its south wall which has a wide architrave of the same design as the doors of the other western rooms. On the wooden door itself there is no evidence of panelling but one single plain panel covers the door almost entirely. The north-east corner of the room is angled strongly suggesting that there formerly a corner fireplace here but this has been removed, infilled and plastered. A sink has now been fixed here. The

room is lit by a single window in the north-east corner, to the immediate south of the angled corner wall and the window is a small, narrow sash with two panes. It has simple moulding but a moulded surround on only the south side of the window. This suggests that the window may originally have been wider or that the angled wall was a later addition to the building.

The staircase leading up to the second floor stands in the south-east corner of the western rooms occupying the south part of Room F3. It is a wide dog leg stair with winders and the winders start quite low, at the seventh stair. The string is wooden and plain and curves with the shape of the stair at the winders. The balusters and newel posts are turned, the newels tapering towards their top and the style of the staircase is suggestive of an early to mid 19th-century date. To the west and adjacent to the staircase there is a full height cupboard with a four panel wooden door. The cupboard walls are plastered and painted and along the west wall only there is a skirting board of the same dimensions of the rest of the western rooms. The slope of the stairs is visible at the back (south) of the cupboard and the space continues under the stairs to the east and back to the north. Below the stairs the construction of the wall is visible as some plaster has been removed. Red brick walling is interrupted by vertical timbers, evenly spaced, to which the remains of lath and nails are still attached and overlying plaster is still in situ over a large area. This plasterwork covers the area under the stairs.

#### *First Floor watching brief*

Further recording was undertaken during the softstrip and this included the removal of the first floor ceilings to reveal tall, apparently 19th-century joists at 2nd floor level. The wall between the two main rooms at first floor was shown to be a stud partition, probably of 19th-century date and contemporary with the main house. The partition has diagonal cross bracing.

The softstrip also revealed a remarkable stratigraphy of wall papers in both the front two rooms (Pl.41-44) with c.9-10 distinct layers on top of the base layer of newspaper from 1850 referred to above. The newspaper is directly on the plastered wall and it appears that the structure dates from the mid 19th century. The northern room had panelling/boarding up to c.80 cm and then there was a dado and an upper main wall that was plastered (1850s) and papered.

The stratigraphy of the wall paper layers in the southern first floor room were:

- 1) Subtle purple/green floral design with fine dots (Pl.41)
- 2) Reddish brown floral design (Pl.42)
- 3) 'Gothic' floral - grey with a geometric pattern on both sides of the paper.
- 4) Regular geometric pattern with circles around leaves (Pl.43)
- 5) 20th-century green floral (Pl.43)
- 6) Brown floral (1930s?)
- 7) 20th century
- 8) Orange geometric (1970s?)
- 9) Floral (1970s?)

Layers 3-9 appear to cover the whole section of the north wall but layers 1 and 2 are just above the dado.

Among the most interesting findings in the building was a small bundle of seven letters revealed behind the first floor panelling by the Venetian windows. These letters had not been kept as having sentimental value and it seems more likely that they were sealed up as a simple 'time capsule' when the windows were being overhauled. The only letter with a clear date was written on Christmas Eve 1856.

The letters were written to Mr Blacket who is known to have lived at 34 Northbrook Street for most of the second half of the 19<sup>th</sup> century and although it is hard to read or fully understand

some of the letters they do provide a glimpse into the day-to-day life of the printer/bookseller Mr Blacket. One letter from a Mr Valpy (?) to Mr Blacket says that he *'is rather surprised that he has heard nothing about the farmer's (?) Chronicle of Saturday fortnight which never reached him, he sent to Mr Blacket about it the following Monday and has asked twice for it since at the shop'*. He goes on to say that he *'is anxious not to be a number out of the set'*.

The letters will be added to the archive of the overall archaeological project.

### *Second Floor*

The second floor belongs entirely to Property C, consisting of four rooms and the staircase within the footprint of OA12. The ceiling had been entirely removed at this level leaving the joists exposed and the detailing was all slightly plainer than at first floor (eg plain topped skirtings).

The ceiling in S1 comprises 10 north-to-south common joists (10 cm x 3 cm) supported by six east to west principal joists (6 across full width of building). The principal joists are 14 cm tall x 12 cm wide and the common joists are secured with sliding tenons (Pl.36).

The stairs ascend in the south-east corner to a landing with a handrail and balusters continuing from the staircase. On the landing, in the south wall, there is a 6-over-6 sash window with a moulded wooden frame within a deep, boarded recess. There is now a boarded structure to the interior of the window, possibly a water tank, and a tall, unsophisticated, built-in cupboard with tongue and groove doors and large hinges adjacent to it. These seem fairly recent additions to the building. The door to the north-east room (Room S4) lies adjacent to the cupboard. The landing extends to the west into a narrow corridor which opens onto the three other rooms in the western part of this floor.

The room in the south-west corner of the second floor (Room S1) is of a squarish layout, entered by a doorway in the north-east corner which is slightly recessed from the landing corridor. The two panel wooden door is within a wide architrave with simple moulding. The walls are plastered and wallpapered and a wide, plain skirting board and picture rail are continuous around the walls. The joinery is probably of later 19<sup>th</sup> or even early 20<sup>th</sup>-century date. There was no ceiling but the timbers showed the remains of previous lath and plaster. The chimney breast occupies the east half of the south wall and set within it is a small cast iron fireplace with a heavily moulded surround and mantelpiece with motifs (Pl.34-35). Its design is suggestive of an 19<sup>th</sup> century date. Off-centre in the west wall there is a wide tripartite window with a central sash window of four panes and side sash windows of two panes (Pl.32). The whole window has a wooden frame and a moulded surround and this truncates the picture rail. The top of the window moulding reaches to the former ceiling line. The east wall and the east end of the north wall are constructed of tongue and groove panelling with wallpaper covering. There are two layers of floorboards, the older lower layer running north-south (22 cm x 3 cm deep) and the later layer over running east-west. The older boards could be pre 19<sup>th</sup> century in date but the joists supporting them appear mid 19<sup>th</sup>-century so the boards must be contemporary.

The north-west room (Room S2) almost mirrors Room S1 is of similar layout and design with features such as the window, walls and floor also of similar construction. The wooden, four panel door in the south wall leads into the room directly from the corridor. The fireplace in this room differs from that in the adjoining room and appears to have been altered from the original. The fireplace protrudes from the chimney breast and is approximately 1.25m high (Pl.38-39). The surround is of an 'eared' design (ie where the horizontal undermantel projects to each side beyond the pillars) and flat with a simple moulded edge and it has a plain wooden mantel shelf above it. Within the surround is a much smaller metal Victorian grate edged with heavy moulded decoration and headed with a semi-circular arch. The fire back is also decorated with a finely detailed cartouche containing a flower motif within a decorated

oval shape. The tongue and groove panelling seen at the east end of the north wall of Room S1 was also visible in the east end of the same wall within Room S2.

A small, rectangular room adjoins Room S1 to the east and the staircase to the west. It is entered directly from the corridor of the landing (Room S5) through a door in the west end of the north wall, which occupies half of this wall. The doorway, as with those of all the second floor rooms, has a wide, moulded architrave, but the door has been removed. The interior of the east and south walls are plastered and were seen to be made of lath and plaster containing hair, as was the ceiling. Nails attaching the laths were irregular, so may pre-date machine manufacture. The west wall was boarded (this coincides with the tongue and groove wall in Room S1) and the part of the north wall adjoining the door was also of boards.

The room in the north-east corner of the second floor (Room S4) is roughly rectangular, with an angled wall in the north-east corner which presumably formerly had a corner fireplace. Its entrance from the landing stands opposite the staircase through a four panel door with wide architrave. The walls of the room are plastered and painted with a picture rail and wide skirting boards as in the other second floor rooms. There is a bay window in the east wall which is built to protrude from the brick wall of the building. It has two four-pane wooden casement windows with two smaller rectangular windows above, each of two panes all within a cruciform wooden frame. Narrow windows to north and south also form part of the window and each of these have a large lower pane and small upper one which coincide with the dimensions of the north-facing window. The whole window reaches the ceiling of the bay and has a narrow wooden sill, below which there is approximately 0.5m of wall above the floor level. The bay itself extends almost from floor to ceiling level and both skirting board and picture rail continue into the bay. At the east end of the north wall, where the north wall adjoins the angled wall, there is a large crack running the height of the room. This corner coincides with the staircase and east wall of the western rooms on the second floor within 35 Northbrook Street (Building OA17 and 18). At that point in Number 35 there is a large window and light-well which is built over this east wall and a large crack was also present here.

### *The Roof*

Although access to the roof was not available at the time of the site visit, the ceiling of the second floor had been removed and it was visible from the rooms below. The roof of the building had an M-profile and was built of two parallel pitched roofs both north-south with chimneys at the north and south ends. The roof structure was strongly suggestive of a 19th-century date constructed from softwood and incorporating a ridgepiece. It had a simple form with tall rafters but no trusses. At the east and west sides the rafters sit on a small wall plate on brick walls. There is a gutter in the valley between the roofs and an internal lead-lined channel. The north-to-south valley plate is 18 cm<sup>2</sup>. At the southern end the valley plate is supported by a large modern bracket inserted to prevent it collapsing.

Above the south-west room (Room S1) the southern brick chimney was exposed and ascended through the east side of the front gable of the roof. This chimney was constructed of reddish orange bricks in stretcher bond and it appeared more modern than the walls behind it. The mortar between the bricks was more complete and the bricks themselves appeared less worn with sharper arrises. The chimney in the north wall was very similar except that the eastern side of the chimney was visible above the ceiling and the bricks could be seen to be stepped down to the chimney breast within the room.

Above the south-east room (Room S3) there is a square timber structure resting on the ceiling joists with laths still attached and a plastered wall to the east reaching to the rafters. This appears to have been the light well for a dormer window in the eastern gable of the roof. The timber around a dormer window in the roof can be seen from the north-east room (Room S4) but it is not clear whether this is connected to the remains of the square plastered structure in

Room S3, or whether this is another, separate window as no structure at ceiling level is visible from Room S4. Certain timbers within the roof at ceiling height were seen to have metal braces attached to them. Metal stirrup braces have been inserted on both sides of the north-south beam in Room S2 to tie the joists to the beam. Room S4 appears to have once had a corner fireplace but this has been removed, together with the chimney above, and the roof structure above rebuilt.

### **Conclusion**

The group of buildings which form OA12-15 are among the more interesting structures recorded in the current study at Newbury Parkway. This is partly due to the high-status decoration and detailing within the frontage block (Venetian windows, good joinery, fireplaces, staircase, moulded architraves etc) but also due to the fact that we can closely relate it to James Blacket who lived here in the mid and later 19<sup>th</sup> century. Blacket was a bookseller and printer whose company printed the Newbury Weekly News from the rear ranges behind 34 Northbrook Street. The interest of the building is considerably enhanced by the remarkable layers of wall paper in the front rooms and the surviving letters from the 1850s addressed to James Blacket which provide a glimpse into the day-to-day operations of the company.

It appears that the street-front building was built in the mid 19<sup>th</sup> century, presumably replacing a previous building on the site, and the structure examined in the current work did not suggest that the building incorporates the core of an earlier building. The mid 19<sup>th</sup>-century date is strongly suggested by the exposed structural elements such as the roof, partitions and floor structures as well as the newspaper from 1850 which formed the earliest base layer of wall paper in the main first floor room. The oldest decorative fixtures and fittings are also consistent with a mid 19<sup>th</sup>-century date.

The mid 19<sup>th</sup>-century building has a roughly square footprint and this structure was extended eastwards in a series of phases, both to extend the domestic dwelling and to provide the printing workshop, in the second half of the 19<sup>th</sup> century and first half of the 20<sup>th</sup>.

### **OA12-15 List of Plates**

Plate 1: West elevation of Wilds Sports (OA12) and 33 NBS (Jones)

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Plate 3: Venetian window in west elevation of OA12

Plate 4: Tripartite 2nd floor window in west elevation

Plate 5: Rear of OA12-15 during demolition

Plate 6: Central part of rear block (OA14-15) during demolition

Plate 7: Demolition of OA15

Plate 8: Western end of OA14 to rear

Plate 9: Door in north wall of OA14

Plate 10: Door in north wall of OA12 leading to staircase

Plate 11: General view along rear passage showing OA14 and OA15

Plate 12: Door in north wall of OA12

Plate 13: South wall junction between OA14 and OA15

Plate 14: Interior of OA14 at first floor looking west

Plate 15: Interior of main Wilds Sports shop looking east

Plate 16: Ground floor north wall of OA12 during strip out.

Plate 17: Exposed ceiling paper in OA12 by entrance inside shop

Plate 18: Main staircase to rear of OA12

Plate 19: North-west corner of OA12 at first floor level

Plate 20: Fireplace in main northern front room of OA12

Plate 21: Cornice/Venetian window detail in first floor front room of OA12

Plate 22: Panelling details in front room of OA12

Plate 23: Staircase up to 2nd floor of OA12

Plate 24: Southern first floor room at front of OA12

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Plate 44: Wall paper in southern first floor front room of OA12





Buildings 12-15, Plate 1



Buildings 12-15, Plate 2



Buildings 12-15, Plate 3



Buildings 12-15, Plate 4



Buildings 12-15, Plate 5



Buildings 12-15, Plate 6



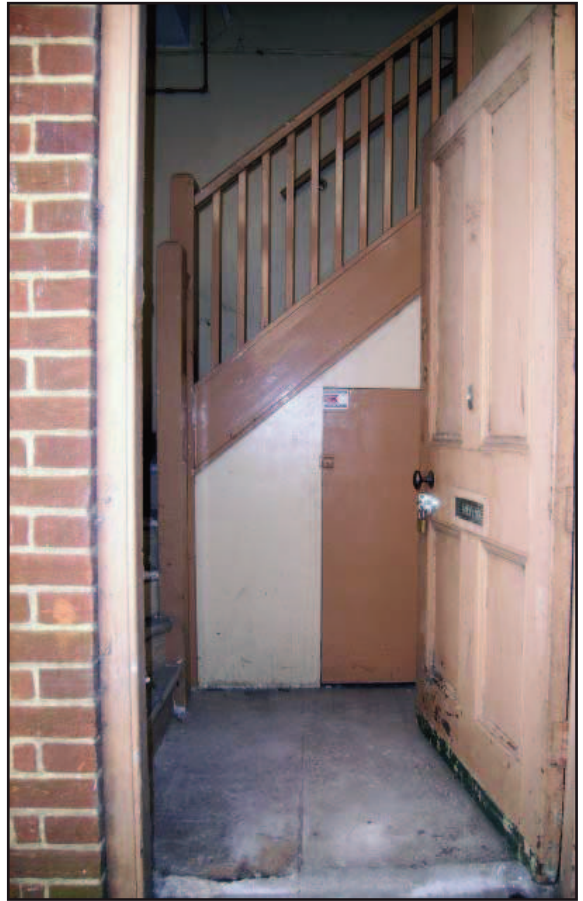
Buildings 12-15, Plate 7



Buildings 12-15, Plate 8



Buildings 12-15, Plate 9



Buildings 12-15, Plate 10



Buildings 12-15, Plate 11



Buildings 12-15, Plate 12



Buildings 12-15, Plate 13



Buildings 12-15, Plate 14



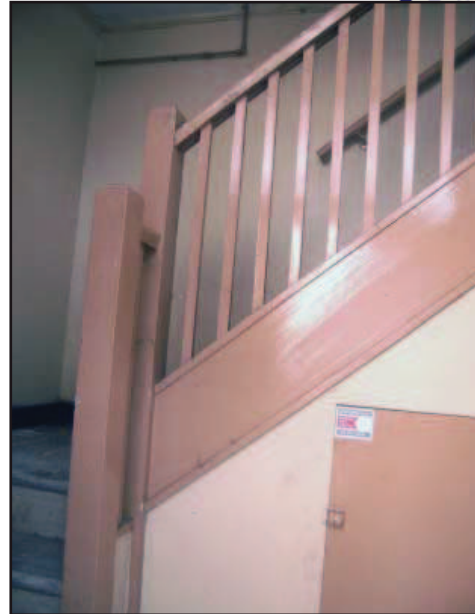
Buildings 12-15, Plate 15



Buildings 12-15, Plate 16



Buildings 12-15, Plate 17



Buildings 12-15, Plate 18



Buildings 12-15, Plate 19



Buildings 12-15, Plate 20



Buildings 12-15, Plate 21



Buildings 12-15, Plate 22



Buildings 12-15, Plate 23



Buildings 12-15, Plate 24



Buildings 12-15, Plate 25



Buildings 12-15, Plate 26



Buildings 12-15, Plate 27



Buildings 12-15, Plate 28



Buildings 12-15, Plate 29



Buildings 12-15, Plate 30



Buildings 12-15, Plate 31



Buildings 12-15, Plate 32





Buildings 12-15, Plate 34



Buildings 12-15, Plate 35



Buildings 12-15, Plate 36



Buildings 12-15, Plate 37



Buildings 12-15, Plate 37



Buildings 12-15, Plate 38



Buildings 12-15, Plate 39



Buildings 12-15, Plate 40



Buildings 12-15, Plate 41



Buildings 12-15, Plate 42



Buildings 12-15, Plate 43



Buildings 12-15, Plate 44

# Building OA16: Part of The Mart (former printworks)

**Address:** Rear of 34 Northbrook Street

**NGR:** SU47162 67444

**Date:** Mid 20th century

**Level of recording:** Level 1

**Impact in development:** entirely demolished

**Listed Status:** Within curtilage of Grade II 34 NBS

**Significance:** Local interest low significance

**Summary:** OA16 is formed from two structures which were probably both workshops or light-industrial ranges. The earlier was probably constructed in the 1930s and the later one in the 1950s. They were both probably part of the printworks which was located in this area.

## Introduction

Building OA16 stands at the easternmost end of a row of buildings running from the Northbrook Street frontage at Number 34. It adjoins OA20 to the north and OA12 to 15 to the west. East of OA16 lies OA11 on the street at Park Way. Internally OA16 essentially forms part of a single building with the adjacent ranges but externally it is clear that they are distinct buildings.

Evidence suggests that the building formed part of the printworks of Blacket Turner and Company who printed the Newbury Weekly News for much of the 20th century and had their offices at 34 Northbrook St (now Wilds Sports). Together with OA20 the building is labelled The Mart on modern site plans provided to OA showing the uses of buildings.

## Map evidence

The 1878 OS map shows the area of OA16 as part of what appears to have been a walled garden with a central path along its length. There appears to be no significant difference shown on the 1899, 1911 or 1933-4 maps with regard to this site but by the map of 1967 OA16 had clearly been constructed. The site of OA16 is shown as part of a much larger structure extending east from Northbrook Street and covering the current footprint of the buildings in this area. The 1957 Aerial photograph also shows the building (Fig F at front of gazetteer)

Further information on James Blacket and the printworks is included in gazetteer entry OA12-15.

## Description

### *Exterior*

Building OA16 comprises two principal elements. The larger structure, to the east, is a brick rectangular plan building of one storey with a gabled roof (Pl. 1-2). It is built of orange/red brick in Flemish bond with a roof of corrugated grey sheeting (probably asbestos) with full length roof lights to both slopes, just beneath the ridge. It has no openings in its south elevation (Pl. 2) and the only features of interest are five stone pads just beneath the eaves which hold the ends of the trusses. There is a double door with concrete lintel in the east elevation (the only other elevation visible to the exterior) and against the east wall is a lean-to building, with a chimney, which is of the same construction as the rest of OA16 and is contemporary with it. The lean-to has a door and window to the north, and two doors, one central in the wall and the other blocked, and a window to the east. The central door is at a lower level than the rest. A substantial projecting chimney stands against the exterior of the

east wall of the main building, suggesting this may have been a boiler house, and adjacent to this is a 3-light window towards the gable apex.

The other distinctive part of OA16 stands to the west of this first structure, is of a similar construction and also single storey but with a lower roof. At the time of the site visit the view of the exterior south wall was obscured but two large structures, possibly ventilation units, were visible on top of the south roof.

### *Interior*

The interior of the main part of OA16 is a large space of six bays open to the roof (Pl. 3). The interior walls are of painted brick with brick pillars supporting the roof trusses. The five trusses are of a very common form found widely in workshops or industrial buildings of the mid-20th-century formed from L-section steel and incorporating four raking struts. There are four softwood purlins to each slope; above the uppermost purlin are rooflights while below there are long cladding boards to the underside of the slope resting directly on the purlins. There are no common rafters.

There are three blocked windows visible in the north wall, in bays two, three and four (from the east wall) and in bay five a double door leads into building OA20. This wall would clearly have been external prior to the construction of OA20. The sixth bay has no features. A small 3-pane window in the gable at the east end overlooks a large area with kitchen facilities which has been divided off with light boarded partitions and in the south-east corner of the building there is an external double doorway. In the north-west corner of the building there is a short length of brick wall in which is visible the remains of a doorway, now blocked, with concrete lintel. The remainder of the west wall (above and to the south of the current doorway) is built of a light boarded partition with timber planking to the gable. Within the gable there is a boarded window, of similar dimensions and in a corresponding position to that at the east end.

The current doorway leads west into the second distinctive part of OA16 which is a large room adjoining the main part but narrower and with a lower level roof (Pl. 4). It is rectangular, with brick built walls and a timber roof with three trusses resting directly onto the north and south walls. The trusses comprise softwood collars and principal rafters with a vertical tie rod securing the truss apex to the underside of the collar. There is a single purlin to each slope, loosely clasped between rafter and collar, and there are strengthening bolted steel braces added between collar and rafter. The purlin supports common rafters to each slope above which are timber boards laid against the roof slope. There is a long light in the north slope, just below the ridge and trimmers visible in the south slope show that there was also formerly a small light on this side of the roof.

The lower part of the north wall is a light boarded partition wall with brick wall only at the extreme west and east ends but the adjacent corridor (described in the entry for OA20 below) has a concrete roof and appears to provide support for the roof of OA16. The west wall is a gabled end wall and visible within it are the remains of a door, in the north west corner, and a central window, both now blocked and each with a segmental arch of two soldier courses of header bricks. These are likely to be the remains of openings from when this was the external east end wall of Building 15.

As referred to above the chimney visible externally suggests that the lean-to at the eastern end of the main building may have been a boiler house and some machinery survives internally to confirm this. This part of the building is divided into two rooms, to north and south, that on the north side is a higher level than that on the south.

### **Conclusion and analysis**

Building OA16 has been formed from two distinct structures, probably both forming workshops or light-industrial ranges, but constructed in differing phases. The form of the smaller western range is suggestive of an early 20th-century date but as map evidence shows that it had not been constructed by 1933-4 we can speculate that it was built in the later 1930s, extending the existing workshop complex to the west. The larger range to the east was added slightly later, probably in the 1950s and again presumably formed part of the workshop. Both ranges are believed to have formed part of the former printworks located in this area.

**OA16 List of Plates**

Plate 1: General view of east wall of OA16

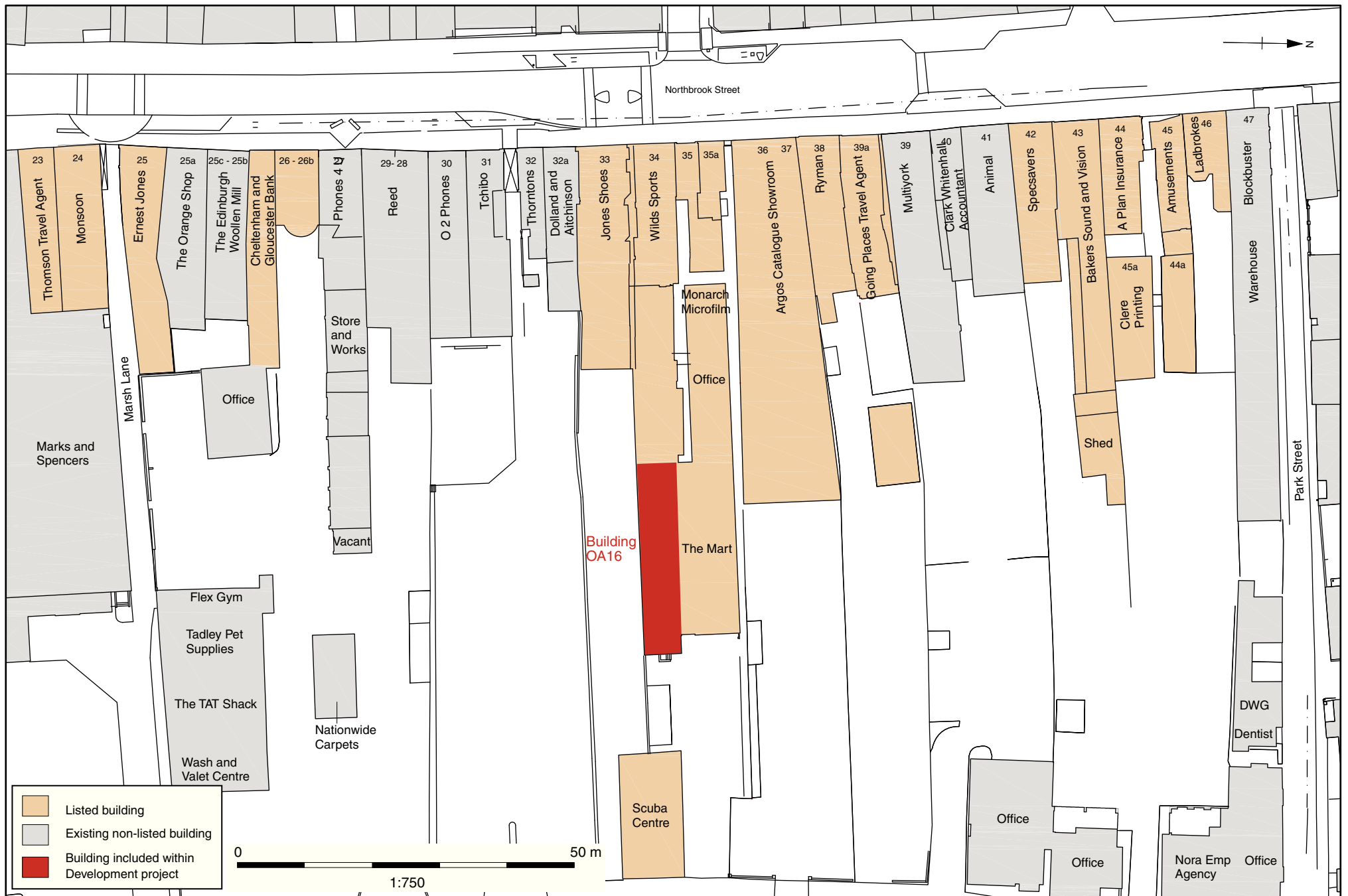
Plate 2: General view of OA16 from south-east

Plate 3: Interior of OA16 looking east

Plate 4: Interior of western part of OA16 looking west

Plate 5: Internal doorway looking towards OA16

Plate 6: Metal framed window at west end of OA16



OA 16 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Building 16, Plate 1



Building 16, Plate 2



Building 16, Plate 3



Building 16, Plate 4





Building 16, Plate 5



Building 16, Plate 6

## Building OA17-18: Timpsons

**Address:** 35 - 35a Northbrook Street

**NGR:** SU47094 67450

**Date:** 19th century

**Level of recording:** Level 2-3 and watching brief during works

**Impact in development:** entirely demolished

**Listed Status:** Grade II listed (OA17) and curtilage listed (OA18)

**Significance:** Local interest as listed building (OA17) but of limited significance and later ranges to rear of less interest.

**Summary:** The street-front building (OA17) appears to have been constructed in the 19th century to entirely replace a previous building on this site. No evidence was found to suggest that the building incorporated an earlier core. The rear range was probably added in the later 19th century to provide additional domestic accommodation.

### Introduction

These two buildings run eastwards from the Northbrook Street frontage and are numbered 35 and 35a Northbrook Street. They were described in the Historic Buildings and Conservation Statement as two individual but adjoining buildings (OA17 to the front and OA18 behind) but access to the interiors revealed that the properties were not neatly divided in this way but consist of a combination of different parts of different levels of the buildings which do not coincide vertically. They are part of a Grade II Listed Building numbered as 35, 35A, 36 and 37 Northbrook Street.

These buildings stand directly west of, but are separate from, Building OA19 and they adjoin buildings OA12 to 15 to their south and OA21 and 22 to their north.

This is the only substantially surviving, listed, historic street frontage range to be entirely demolished (only the facade survives to OA21-22)

The main recording was undertaken prior to the start of the development but further recording was undertaken in the form of a watching brief during soft-strip works.

### History and map evidence

The 1878 OS town plan (Fig D at front of study) shows a linear building extending back from the street front with no distinction marked between the frontage building and the rear ranges. The building shown appears to be the same length as the current OA17-18 but there are some minor differences in the northern side of the building's footprint. There is no clear significant difference shown on the later OS maps.

Each of the censuses consulted from 1851 to 1911 shows us that a series of brushmakers living at 35 Northbrook Street. They are likely to have operated from premises to the rear and the brushmaking company employed men and boys (shown in census).

### Description

The west elevation of OA17 faces onto Northbrook Street and is three storeys tall with two windows at each of the upper two storeys (Pl.1). The elevation is clad in stucco and the pitched roof is largely hidden behind a parapet and cornice. Although the fenestration matches the adjacent property (Numbers 36-37 NBS) with 6-over-6 sashes at first floor and 3-over-6 sashes at 2nd floor differences in the parapet and cornice suggest that this was a separate building.

At ground floor level the frontage of OA17 consists of two narrow separate shop fronts, although these were boarded at the time of the survey, and an entrance to a passageway, which runs along the north side of the building eastwards towards Park Way. The southern shop front lies partly within the ground floor of OA17-18 and partly within OA12-15 and the passageway appears to run under the boundary of OA17-18 with OA21-22. The windows have simple raised surrounds with stone sills and those of the upper windows are double surrounds. The first floor windows have simple shallow pediments. To the right of the left-hand side second floor window there is a circular metal tie-plate and above the left side of this window and almost at the roofline, there is a second, smaller circular metal tie. Each of these appear to be secondary insertions.

The block containing OA17 and OA18 is of three storeys and it is currently divided into two properties which do not respect the historical or 'vertical' division of the buildings. The ground floor of OA17/18 is divided into a north part and a south part, with the south part extending further east than the north while the first floor is also divided into two but into an east part and a west part. The second floor is undivided. One property is made up of the north part of the ground floor, the west part of the first floor and the second floor (called in this description A). The other property is made up of the south part of the ground floor and east part of the first floor (called in this description B).

### **Property A**

#### *Exterior*

Property A at 35a Northbrook Street, most recently Timpsons, occupies the ground floor of the northern part of OA17 and 18. It entirely occupies the wider part of the first floor of the building which fronts onto the street and it also occupies the ground floor and first floor of the narrow rear part of the building.

#### *Interior*

##### *Ground Floor*

The ground floor of Property A consists of the shop area (Room G1), a rectangular room with linoleum floor tiles covering a concrete floor, acoustic and timber panelling on walls constructed of brick and plastered and painted, and polystyrene ceiling tiles approximately 30cm below an earlier plastered ceiling (Pl. 2). The front of the shop is glazed across its width and columns with large square bases flank the doorway. To the east (rear) of the shop area is the staircase and a broadly square room (Room G2) beyond. These are outside the footprint of the primary building and a within a probably 19th-century extension. Room G2 has plastered and painted walls and ceiling and a concrete floor. It is entered by a door in the north end of the west wall and in the east wall a small, metal fireplace with a chimney, now blocked, remains. A cupboard at the south end of the west wall leads under the stairs and has a panelled wooden door (Pl. 5). The room has a high skirting board with simple moulding and timber framing around both doors. A sink and fixed shelving are clearly recent modern additions. The straight staircase leads to the first floor and has wide treads and straight treadboards with simple moulding similar to that on the skirting boards in Room G2.

##### *First Floor*

At first floor level Property A lies above the ground floor shop areas (the primary building) of both Property A and B and on its north side it is also built over the passageway leading from Northbrook Street into the passageways at the rear of buildings OA12 to 20. The first floor is divided into three rooms, two principal rooms to the front and a small room at the north-east corner, as well as a hallway or landing. The staircase, in the south-east corner, ascends from the ground floor into a short corridor between the flight leading to the second floor and the south-west room (Room F1). The lower flight of the staircase is straight with plain tread ends and a simple handrail affixed to the wall. It is a half-turn stair ascending to a landing, and then winders, to the first floor. Above this landing the bottom of the balustrade of the next

flight is visible in the ceiling which follows the direction of the stairs above and the plaster has been rounded and curved in a way which provides an elegant line to the staircase in keeping with the sweeping handrail of the upper flight. There is a cupboard under the upper flight and the door opens onto the landing at the first turn of the lower flight of stairs. The flight from the first floor is a dog leg staircase with winders leading to the second floor landing (Pl. 21-22). This flight has moulded tread ends and a slender wooden handrail with plain square wooden balusters and turned wooden newel posts, probably late 18th century or early 19th century (Calloway 2007, 194)

The ***south-west room (Room F1)*** is entered from a door which leads from the landing (Room F4) into the north-east corner of the room. The walls of the room have been wallpapered over plaster and the skirting board conforms to the design elsewhere in Property A. A window in the west wall was boarded over but appeared to be a square, sash window of the same dimensions as that in Room F2. The ceiling is of lath and plaster and the floor is boarded with wide floorboards (26 cm). An exposed area in the south-west corner revealed modern joists supported on concrete below but there was evidence of damp and water damage in this area so the flooring in this area may have needed recent repair. Another exposed area in the north of the room showed tall joists of 22cm x 6cm with a line of scissors-strut bracing, with lath and plaster below (Pl. 15). Central in the south wall is a fireplace in an Art Deco style with a mantelpiece and fire surround of timber with square, mottled, cream ceramic tiles within the surround and around the edge of the fire grate, moulded mottled brown ceramic tiles with moulded corner motifs (Pl. 11). The door, in the north-east corner of the room, is a four plain panel design.

The ***north-west room (Room F2)*** is slightly smaller than F1, has wallpapered walls with a picture rail, skirting board as in F1, and a painted ceiling (Pl. 12-13). The floor was covered with carpet tiles. The north-west corner was closed and in the corner was a small fireplace with a wooden mantelpiece and fire surround and a grate surround of beaten copper sheets held in place with round headed studs. The grate itself was filled with concrete blocks. To the south of the fireplace a square, twelve pane sash window, off-centre to the room, occupied the south end of the west wall. A doorway in the south-east corner of the room led to the landing (Room F4). The door was of four panels without moulding or decoration with a plain round door knob and keyhole (Pl. 14). The wall dividing Room F1 and F2 is not substantial, probably a boarded partition.

Northwards from the landing a six panel door with moulded panels, the upper two rectangular and narrow, and a painted metal door latch (Pl. 16-17), possibly dating from the early 19th or late 18th century (Calloway 2007, 142) led into the bathroom (Room F3). This is a small, squarish room with one long, rectangular sash window of eight panes, in the east wall (Pl. 18). The panes in this window are longer than those in the other sash windows in the building and the architrave moulding is wider than that of the two windows in the western rooms. The room has plastered and painted walls and is currently fitted as a bathroom.

The landing itself (Room F4) is the hub of the first floor with doors to all rooms opening from it. It has similar skirting boards to the other rooms and wide floorboards similar to those in the south-west room (Room F1). The walls either side of the staircase are non-structural partitions and a door at the top of the stairs closes them off from the landing. The next flight is open to this landing and is not enclosed. An alteration in the skirting board, where a separate piece has been keyed into the rest, coincides on the plan with an indentation on the other side of the wall within Property B, and this may indicate the site of a former doorway.

### *Second Floor*

Property A occupies the whole of the second floor of the building (OA17 &18), over the first floor western rooms and landing of Property A and the three westernmost rooms which make up the first floor of Property B. The historic west part of the second floor is of a similar

layout to that on the first floor - two large west rooms, a north room, landing and staircase. The two west rooms are the same dimensions as those on the first floor but the northern room is slightly larger, and the door to the north-west room is in the south-east corner, leading into the south-west room, rather than leading onto the landing, and a door in the east wall leads into the easternmost rooms.

The **south-west room (S1)** has plastered and wallpapered walls with skirting boards and a plastered and papered ceiling with what appears to be a boxed-in beam running east-west along the dividing wall with the north-west room (Pl. 28-29). The wall here is a light, probably boarded, partition wall. A nine pane sash window occupies the centre of the west wall and a small, plain fireplace with a metal surround, [probably 19th or early 20th century] stands centrally in the south wall within a wider chimney breast. A wooden cupboard has been built in the south-east corner in the space beside the fireplace and a short length of tongue and groove panelling (Pl. 24) has been built in the north-east corner of the room and this forms a lobby providing space for the doorways of Rooms S1 and S2 which then jointly lead onto the landing through a doorway in the east wall of Room S1 (Pl. 23). This east wall, unlike its equivalent in the floor below, is a solid brick wall. The doors into the two rooms are both of four plain panels and the doorway into the landing has no door attached.

The **north-west room (Room S2)** also has plastered and wallpapered walls and ceiling with skirting boards. It, too, has a nine pane sash window but this is not central to the west wall but offset to the south of the room. The door is a four plain panel door (Pl. 25). The wall dividing Rooms S1 and S2 appears to be a light boarded partition wall, similar to that in the rooms below. A vertical bulge is visible in the north wall under the wallpaper approximately one third of the way along from the north-east corner of the room and at the top of the wall a narrow feature running the length of the wall may indicate the location of a ceiling beam. A metal rod, approximately 2cm in diameter and about 10cm below the ceiling, runs across the middle of the room from west to east, passing through both west and east walls. This appears to be bracing for the building and further bracing is visible in the north-east room (Room S3) and on the west wall exterior. A further, similar, rod is visible appearing from the south end of the east wall of Room S2 and continuing across and above the door at an angle to the south wall until it disappears within the wall approximately halfway across the room.

The smaller **north-east room (Room S3)** was most recently used as a kitchen (Pl. 26). It has plastered and wallpapered walls and ceiling and a modern window to the east and a four plain panelled door stands in the south-east corner of the room. The two rods visible near the ceiling in Room S2 are also seen in this room where the northernmost rod is bolted to a second rod via a stirrup-shaped brace. This second rod continues across the room and through the east wall of the building. The southern rod also continues across the room and is held in place by a square metal nut, high in the east wall visible within the room to the east. The join of the ceiling with the east wall of the room instead of meeting at a right angle is, unusually, rounded.

All rooms in the second floor have boarded floors. Those in the western part of the building have wide, 26cm boards which run east to west. The exceptions are those on the landing and the southern part of the north room, Room S3, which run north-south. This suggests that this room was originally smaller and probably coincided with the layout of that on the floor below. The floors in this part of the building are very sloping as seen in the line of the door lintels across the landing which align with the floor but are wildly at odds with the line of the ceiling. The slope can also be seen in both rooms S1 and S2 and the second floor slopes downwards to the north. This probably relates to the bracing.

The eastern rooms which are contained within the narrower, later part of the building lie to the east of the thick, brick wall on the eastern side of the staircase and are reached by a doorway leading from the landing. This opens into a corridor which skirts around the west

and south sides of the first room (Room S5) and into a second room (Room S6). Over both this corridor and the second floor stairwell, and centrally over the east wall is a large square window in a splayed square horizontal bay, the centre of which rests on the east wall. The window itself is angled towards the south and appears to be metal-framed and of three rectangular panes. It appears to be hinged at the top and opened by means of an arc-shaped metal casement stay at the bottom and a pulley. A large crack runs from top to bottom of the splay on the east side of the window which lies over the corridor. The corridor is approximately 1m wide and is lit by the square splayed window above and another, currently boarded, square window in the south wall. It has plastered and wallpapered walls and ceiling and is featureless apart from skirting boards which match those in the other eastern rooms.

The westernmost of the eastern rooms (**Room S5**) in the rear part of the building is broadly square but elongated at the north end where it extends to the thick brick wall at Room S3. At this point the nut holding the supporting rod for the western rooms is visible. The room has plastered and wallpapered ceiling and walls with skirting boards matching those in the other rooms. A nine pane, square sash window is located in the north wall and this is central to the room as a whole rather than the north wall. The chimney breast in the east wall of the room contains a small fireplace with a metal surround, similar to that in the south-west room (Room S1) but with some moulding (Pl. 27). The door has four plain panels.

The eastern room (**Room S6**, Pl. 30-33) is reached via the corridor and the entrance is in the south-west corner of the room through a door with four plain panels. The room has plastered and wallpapered ceiling and walls and some of the lath and plaster of the ceiling was exposed at the time of the site visit. A square, timber-framed window in the east wall is currently boarded but lies central in the wall, opposite the chimney breast which contains a small fireplace of similar design to that in the adjoining room, Room S5. The room is otherwise featureless apart from skirting boards of a similar design to those in the other rooms, and a built-in wooden cupboard north of the chimney breast. An area of exposed floorboards revealed scissor bracing of the joists with lath and plaster below.

Little of the interior of the main **roof** was visible at the time of the initial site visit but further recording was undertaken in the form of a watching brief when the ceilings had been removed and this confirmed the nature of the trusses (Pl. 35-37). The main front range has a tall queen-post truss (E-W) with thin members and principal rafters up to the truss collar but terminating there. The truss also incorporates raking struts and vertical common rafters. All the timber members are suggestive of a 19th-century date and there is no evidence of there ever having been an attic. The light well clad in lath and plaster was also visible within this roof. The roof ridge for the western rooms ran north-south and for the eastern rooms ran east-west.

The roof in the rear range also has queen post trusses, again with principal rafters up to the collar but terminating here, but these trusses are much shallower than those in the front range. There is a single purlin to each slope and common rafters run over these rather than being tenoned into them. The queen posts are strengthened by a tall bolt immediately adjacent. The members appear to be of Baltic Pine and they again appear to be of 19th-century date.

## **Property B**

### *Exterior*

Property B at 35 Northbrook Street occupies the ground floor of the southern part of OA17 and 18 and the eastern end of the building. It also occupies the narrower end of the building to the east of the main three storey building, which fronts onto the Street, at mezzanine and first floor level.

At the rear (east) end of the building it can be seen that the eastern room of the block and the mezzanine rooms are contained within a later flat-roofed extension to the higher, earlier western part of the block. Whereas the western part is built of red brick in a bond of a

random mix of headers and stretchers, the eastern extension is of pinkish-brown and dark-brown bricks with sharp arrises in a clear stretcher bond. The east window of the western part has a brick arch and a nine pane sash window but that of the extension has a metal frame with side-opening rectangular windows and a flat arch of soldier bricks. The leaded roof of the interior staircase leading from the mezzanine floor up to the first floor can be seen emerging from the flat roof of the extension.

#### *Interior - Ground Floor*

The ground floor of Property B has a western doorway onto Northbrook Street (Pl. 3). This leads into a narrow, open shop area, Room G1, lit by a single window almost the full height of the shopfront. The walls in this area are clad from floor to ceiling height in hardboard with regularly-spaced holes, probably acoustic soundproofing (Pl. 4, 6). There is pine plank boarding to a dado rail at the shop front and the window and door have aluminium frames. There was no visible evidence of the earlier building front at ground floor level. There was a central boarded, square pillar at the shop front (west wall) and a similar feature at the east wall of the room. A hole in the floor revealed that the floor was concrete to a level of approximately 15cm depth with rubble below. The ceiling was a false ceiling of polystyrene tiles and, where some tiles had been removed some evidence of a lath and plaster ceiling was visible above.

At the south-east corner of the shop area there is a short rectangular corridor with a door leading outside to an external passageway at the rear of the building. The corridor has recently been used as a cupboard and the door blocked by the construction of shelves across it (Pl. 4). The height of this corridor is considerably more than the shop area and probably indicates the earlier ceiling height of the building. A 22cm (9inch) skirting board around this corridor is of similar dimensions and design to those found in the rest of the building. However, the stretch of walling between the south-east and north-east corners of the shop area appeared hollow on its southern side but not on the northern side, suggesting that the original wall may have been expanded to the south, making the south-east entrance. At the north-east corner of the shop area a doorway leads to an internal corridor leading to the rear (eastern part) of Property B. The door frame here matches that in the south-east corner.

Along the internal corridor an internal window of six panes in a narrow frame has been inserted high in the north wall, approximately 2 metres from floor level (Pl. 10). This lies opposite another, smaller window in the south wall at approximately the same height, overlooking the exterior passageway. Beams visible in the corridor ceiling align with walls on the north of the corridor and are probably the remains of the walls of a room to the north, previously lit by the internal windows but not accessible from Property B. In the area of the beams the corridor widens and provides an entrance across the diagonal of the south-west corner of a north room, Room G2. To the south of this room the 20th-century stairs ascend to a mezzanine floor, the south wall of Room G2 is glazed and this area is lit by a twelve pane sash window in the south wall (Pl. 9). Within the room there is another, similar, sash window in the north wall and cupboards in the west wall. Skirting boards around all four walls coincide with that in the shop area (Pl. 19).

A door in the north-east corner of the room has a solid doorstep which steps down into a further room at the east end of the building, Room G3. This room has plain plastered and painted walls with a concrete floor and two metal-framed windows with red tiled sills and horizontal metal bars on the interior. A door in the south-east corner leads to the exterior passageway at the rear of the building. The ceilings throughout Property B are of a height consistent with that of the south-east corridor of the shop area apart from the shop area itself and this eastern room G3.

#### *Interior - Mezzanine and First Floors*

The upper rooms of OA17 and 18 are contained in a mezzanine and first floor. A stair from the ground floor corridor rises to a square room (Room M1) on the mezzanine floor at the secondary east end of the block (rear range). To the north of this room doors lead to two rooms, one a kitchen (Room M2) the other a W.C. (Room M3). Each are lit by square, metal-framed, four pane windows, and have floorboards. The skirting boards are small and simple and the timber door frames appear modern design. A second stair ascends from the square room up to the first floor.

The first floor of Property B (is within the secondary rear range and consists of three rooms with a central blocked chimney and two square-built timber features standing to approximately 1 metre above floor level, which appear to have been built over staircases in the south-west and south-east corners of this floor. The eastern room (Room F1) is roughly square with a large rectangular, metal-framed modern window in the northern wall and a twelve pane sash window central in the southern wall. There are small, brown 4 inch ceramic tiles at the foot of the west wall of the room, suggesting that this was the site of a fireplace, although there is no trace left and the skirting board is continuous along this wall. The walls are featureless except for skirting boards which throughout the first floor are of a design consistent with most of the ground floor. Ceilings are of polystyrene tiles but the floors are of timber floorboards. To the north of the blocked chimney a door leads into the western room (Room F2) which is long and narrow with a twelve pane sash window in the north wall. The south wall of this room is a light board partition and through it leads a door into the southern room (Room F3). In the eastern wall of both rooms a blocked fireplace remains in the blocked chimney breast also visible in the eastern room. The partition wall, which clearly post-dates the fireplace, divides it so that part of it is visible in each room. The southern room has most recently been fitted as a modern kitchen. It has two windows, one large rectangular timber-framed window and another, in the south-west corner, small and narrow three pane, metal-framed with metal rests for the top light, which seems inconsistent with the current room layout. The remains of what may have been a partition are visible as a gap in the skirting board below the window. Some floorboards having been removed from the south-east corner of the room, it was possible to see the joists and scissor bracing underneath, the bricks of the eastern wall and the lath and plaster ground floor ceiling below. Similar joists and scissor bracing was also visible in the centre of the eastern room (Room F1) but, in contrast, narrower joists and floorboards had been used in the floors of the Mezzanine with insulaton and boarding below.

### **Conclusion and analysis**

Number 17 & 18 Northbrook Street historically divides into two distinct structures: the frontage block (OA17) and the rear range which was probably added to provide additional domestic accommodation. The front range incorporates uneven floors which initially suggested the building could incorporate the core of an older building but all the evidence revealed in the current project suggests that it was entirely rebuilt in the 19th century.

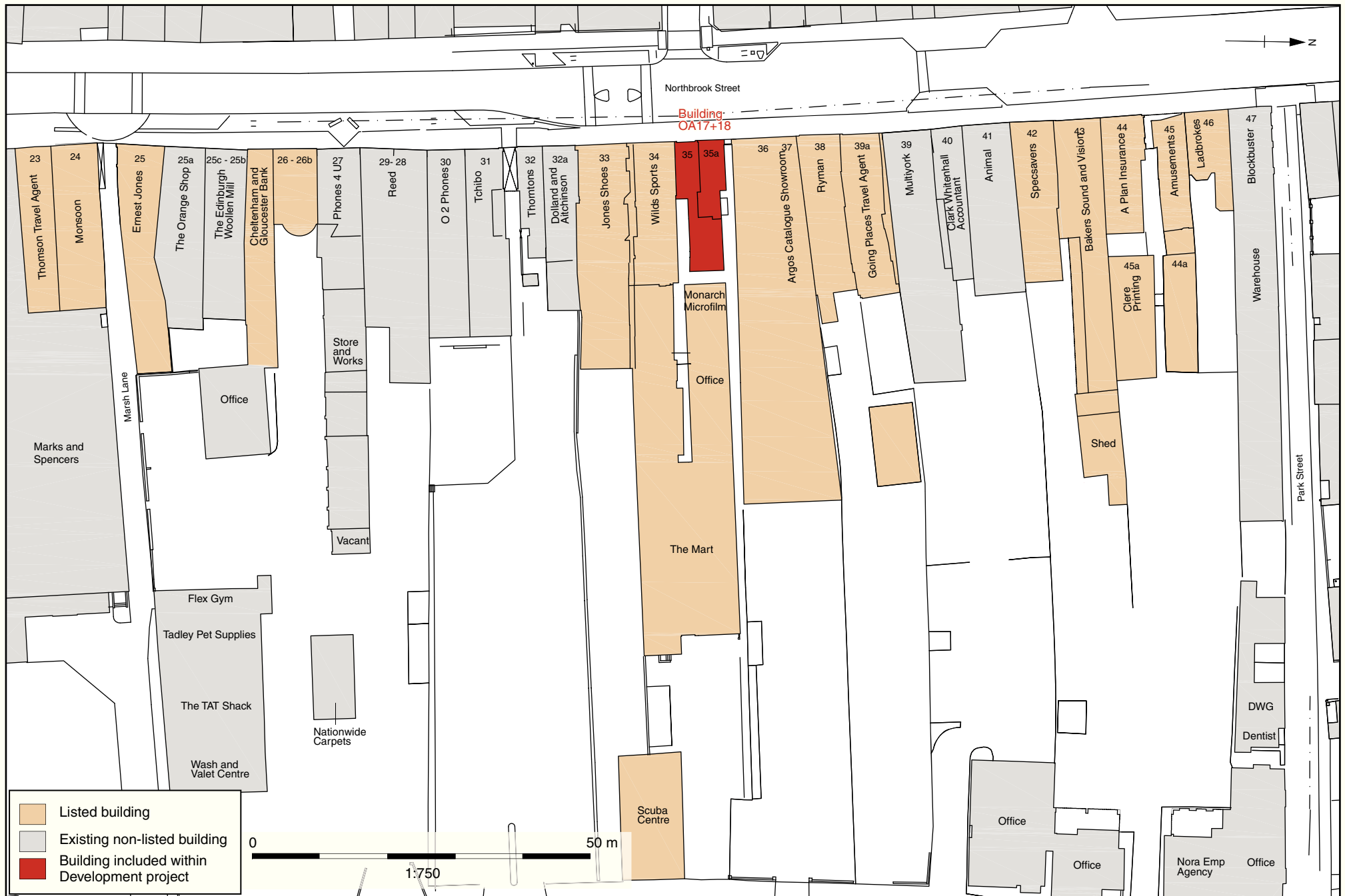
This evidence includes both all the internal features such as staircase, fireplaces, plaster and joinery but also features exposed in the current work such as roof trusses and floor structures. They are contemporary with the facade. The rear range is likely to be a secondary addition, suggested by differences in roof type, but it was almost certainly also of 19th-century date and probably constructed relatively soon after the original front range.

### **OA17-18 List of Plates**

- Plate 1: Front elevation of OA17 facing Northbrook Street
- Plate 2: Northern ground floor shop area (Timpsons) looking east
- Plate 3: Doors to northern ground floor shop area after softstrip
- Plate 4: Timpson's shop area looking east
- Plate 5: Room to rear of Timpons (secondary rear range)
- Plate 6: Timpson's shop area looking west



Plate 7: South property (35 NBS) at ground floor with Wilds Sports to right side of image  
Plate 8: South face of wall dividing the two ground floor shops (35 and 35a NBS) during softstrip  
Plate 9: Ground floor rear range main room  
Plate 10: Internal window in rear ground floor corridor to rear of south property (35 NBS)  
Plate 11: First floor room at SW corner of OA17  
Plate 12: First floor room at NW corner of OA17  
Plate 13: Corner fireplace in NW room at first floor  
Plate 14: Door to north-west room at first floor  
Plate 15: Expose section of floor in SW first floor room  
Plate 16: Latch in door to bathroom (1st floor NE room)  
Plate 17: Door and latch to bathroom (NE 1st floor room) in main OA17  
Plate 18: First floor room at NE corner of main street-front building  
Plate 19: Skirting in ground floor corridor to rear of Timpsons (35 NBS)  
Plate 20: Second floor landing at head of stairs (main OA17)  
Plate 21: First floor looking up stairs to 2nd floor in main street-front range  
Plate 22: Staircase detail at landing up to second floor  
Plate 23: View east into rear range from SW room of main primary building (2nd floor)  
Plate 24: View looking west at head of stairs into primary building (2nd floor)  
Plate 25: Door in NW room at 2nd floor level  
Plate 26: NE room in historic, street-front range (2nd floor)  
Plate 27: Western room in secondary rear extension looking east (2nd floor)  
Plate 28: SW room in historic building at 2nd floor level. Looking SE  
Plate 29: SW room of main street-front building at second floor level  
Plate 30: Easternmost 2nd floor room in secondary rear range looking NE  
Plate 31: Easternmost 2nd floor room in secondary rear range looking NW  
Plate 32: Easternmost 2nd floor room in secondary rear range looking east  
Plate 33: Underside of joists at 1st floor level in street-front building looking north  
Plate 34: Roof space looking south  
Plate 35: Roof space looking south-east  
Plate 36: Northern truss of OA17.



OA 17+18 Figure 1: Location plan (Based on a plan from Sutton Griffin Architects)



Buildings 17-18, Plate 1



Buildings 17-18, Plate 2



Buildings 17-18, Plate 3



Buildings 17-18, Plate 4



Buildings 17-18, Plate 5



Buildings 17-18, Plate 6



Buildings 17-18, Plate 7



Buildings 17-18, Plate 8



Buildings 17-18, Plate 9



Buildings 17-18, Plate 10



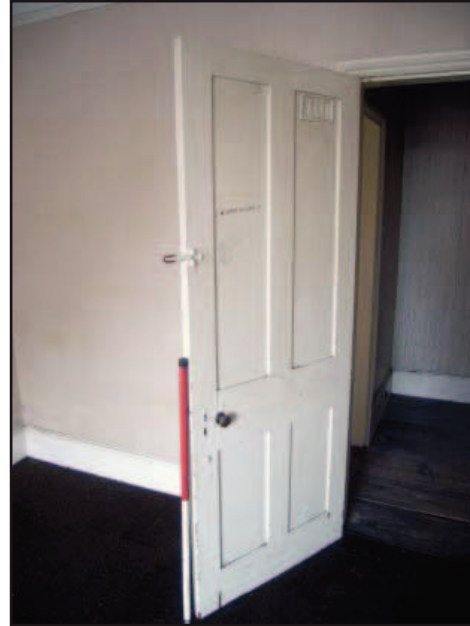
Buildings 17-18, Plate 11



Buildings 17-18, Plate 12



Buildings 17-18, Plate 13



Buildings 17-18, Plate 14



Buildings 17-18, Plate 15



Buildings 17-18, Plate 16



Buildings 17-18, Plate 17



Buildings 17-18, Plate 18



Buildings 17-18, Plate 19



Buildings 17-18, Plate 20



Buildings 17-18, Plate 21



Buildings 17-18, Plate 22



Buildings 17-18, Plate 23



Buildings 17-18, Plate 24





Buildings 17-18, Plate 25



Buildings 17-18, Plate 26



Buildings 17-18, Plate 27



Buildings 17-18, Plate 28



Buildings 17-18, Plate 29



Buildings 17-18, Plate 30



Buildings 17-18, Plate 31



Buildings 17-18, Plate 32



Buildings 17-18, Plate 33



Buildings 17-18, Plate 34



Buildings 17-18, Plate 35



Buildings 17-18, Plate 36