



Simpsons Maltings 45 The Vineyard Abingdon Oxfordshire

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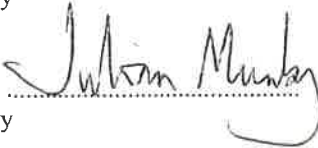
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THE MALTINGS, 45 THE VINEYARD, ABINGDON, OXFORDSHIRE

HISTORIC BUILDING RECORDING

CONTENTS

1	Introduction	1
1.1	Background	1
1.2	Aims and Objectives	1
1.3	Methodology	2
2	Historical Background	2
2.1	Brewing and malting in Abingdon.....	2
2.2	The Vineyard maltings.....	3
2.3	Summary of the floor malting process.....	4
3	Description	5
3.1	The site.....	5
3.2	The Old Malthouse	5
3.3	45 The Vineyard.....	9
4	Conclusion	15
5	Bibliography and references	17
6	Summary of Site Details	18

LIST OF FIGURES

- Figure 1: Site location map
- Figure 2: Site plan
- Figure 3: Rocque's map of Abingdon, 1761
- Figure 4: The site in 1844 (From the estates map of the Hospital of Christ, 1844)
- Figure 5: Plan from Tithe maps for the parishes of St.Helen's (1843) and St.Nicholas (1844)
- Figure 6: First Edition 1:2500 Ordnance Survey map (surveyed 1874-5)
- Figure 7: First Edition 1:500 O.S. map (surveyed 1874)
- Figure 8: Second Edition O.S. 1:2500 map (revised 1898)
- Figure 9: Provisional Edition (revised 1932)
- Figure 10: The site in 1966-7
- Figure 11: The site in 1972
- Figure 12: The site in 1979
- Figure 13: Plan showing the site in 1990
- Figure 14: Malthouse floor plans
- Figure 15: Malthouse sections and elevations
- Figure 16: 45 The Vineyard floor plans
- Figure 17: 45 The Vineyard elevations

SIMPSON'S MALTINGS, 45 THE VINEYARD, ABINGDON, OXFORDSHIRE

HISTORIC BUILDING RECORDING

SUMMARY

Oxford Archaeology has undertaken a programme of archaeological survey and recording on a late 18th/early 19th-century townhouse and a mid 19th-century maltings at the above address, during their refurbishment and conversion to hostel accommodation. The house, latterly used as offices and worker's accommodation, was worthy of note on account of its high-status exterior and its well-preserved attic and basement service areas, notably the servant's bedrooms, kitchen, scullery, cool room/pantry, and wine and coal cellars. The three-storey brick-built maltings, dated to between 1864 and 1874, had also been converted to worker's accommodation during the 1950's. It still retained significant elements from its primary use, in particular two growing floors, hoist, malt kiln and steeping tank. Vestigial evidence remained relating to barley/malt storage on the second floor, chutes between the floors, blocked taking-in doors, and, adjacent to the steeping tank, the area in which the steeped malt was couched.

1 INTRODUCTION

1.1 BACKGROUND

1.1.1 Oxford Archaeology (OA, formerly the Oxford Archaeological Unit) has been commissioned by Jewell & Co, acting on behalf of Vale of White Horse District Council, to undertake a programme of archaeological recording at 'the Maltings', 45 the Vineyard, Abingdon (NGR SU 4987 9737). The work was undertaken in 1997, during the conversion of a Grade II listed 18th/early 19th-century townhouse and a mid 19th-century malthouse to hostel accommodation, and was required as a condition of listed building and planning consent. The recording was undertaken as specified in a brief set by the Deputy County Archaeologist (Historic Buildings).

1.1.2 Both the townhouse and the malthouse were converted to flats in the 1950s and were subsequently acquired by the Vale of White Horse District Council. However the buildings fell into disuse and became vandalised but each retained many historic features.

1.2 AIMS AND OBJECTIVES

1.2.1 The principal aim of the work was to produce a record the building prior to (and during) its conversion concentrating on the structure's construction, development, history and use.

1.3 METHODOLOGY

- 1.3.1 The recording brief for the archaeological building survey was limited to only those buildings which were subject to development proposals. Thus the house, number 45 the Vineyard, and the old No.1 malthouse were recorded whereas those parts of the malting complex still in use were not. Much of the development site had already been cleared at the commencement of survey. This clearance had included the secondary lean-tos and annexes to number 45, including the old single-storey office building which had formerly faced onto the Vineyard to the north-east of number 45 itself.
- 1.3.2 The two buildings were recorded over a three week period in April 1997. The exterior walls and floor plans were recorded by making a series of annotated overlays over the architect's plans supplied using pencil on acetate film. Selected details and sections were also recorded, again using pencil on acetate film. The drawn record was supplemented by a detailed photographic survey comprising fully referenced images taken in both black and white print and colour transparency film. A brief search has also been made for primary and secondary sources with the Centre for Oxfordshire Studies. Further information has been supplied from the site office of Simpsons Malt, the present operators of the still-active portion of the Vineyard maltings. Simpsons' own archives have not been consulted.
- 1.3.3 The site archive will comprise all the photographs taken, the photographic negatives, the site drawings, a copy of this report and other relevant material. It will be deposited with the County Museums Service (or other agreed body).

2 HISTORICAL BACKGROUND

2.1 BREWING AND MALTING IN ABINGDON

- 2.1.1 The brewing and malting industries have historically been of great importance in Abingdon and this part of Berkshire generally (now within Oxfordshire). The Victoria County History, written in 1906, states that *brewing and malting have been for many years the staple industries of the county* and that its 18th-century malting trade was *considerable*¹. This was largely based on the town's proximity to the rich barley-growing region of the upper Thames basin and the malt was then largely either used locally in one of the large Berkshire breweries or transported to the major London breweries. In the middle decades of the 19th century the malting industry grew greatly, partly stimulated by the coming of the railway to Abingdon making it easier to transport coal to the town and malt away from it.
- 2.1.2 However the expansion of the industry was principally in the scale of the maltings operations rather than in the number of individual malthouses as trade directories of the mid 19th century show the number of maltsters fluctuating during this period

¹ Victoria County History of Berkshire i 404-407

and gradually decreasing towards the end of the century. Pigot's Directory of 1830 lists five maltsters within Abingdon and by 1842 this number had risen to eight. Billing's Directory of 1854 lists six maltsters and the Post Office directory of 1864 lists five. The Post Office Directories of 1877 and 1887 show the number of maltsters in Abingdon reducing from seven to three between these years. The first edition Ordnance Survey map for Abingdon (surveyed in 1875) shows five malthouses and the second edition map of 1900 (revised in 1898) shows three.

- 2.1.3 The initial fluctuation in the number of maltings listed partially results from the nature of the industry earlier in the century when there were many occasional or small-scale maltsters, operated as little more than domestic concerns, which would sometimes have been listed and sometimes not. The gradual reduction in the number of maltsters towards the end of the century results from the establishment of much larger scale maltings adopting new technologies and rendering the smaller older concerns uneconomic. It was in this period in the second half of the 19th century that the malthouse in the current study was established.

2.2 THE VINEYARD MALTINGS

- 2.2.1 The road called the Vineyard to the north-east of the town centre is believed to have formed the northern boundary of the vineyard of Abingdon Abbey. There was a medieval row of tenements on both sides of the road which may have continued under the buildings of the current study (45 Vineyard). These tenements would have been outside the original town defences and probably date to the twelfth century. The development site on the Vineyard, is shown on Rocque's map of 1761 and appears to be developed but the map is too stylised to be site specific (Fig. 3). The site is not listed as being a malting site in Pigot's directories of 1830, or 1842.
- 2.2.2 The Tithe map of 1842 is not detailed in terms of housing plots, but it does show Number 45 as the only specific building and plot identified in this section of the Vineyard (Fig.5). It is listed in the schedule as a house and premises held by William Graham from the 'Mayor, Aldermen and Burgesses of Abingdon.' The building and plot at 45 The Vineyard also appear on the Christ's Hospital map of 1844 with a slightly angled eastern plot boundary (Fig.4). The map shows the relationship between the house and its neighbours, identifying an area to the east of the property boundary of number 45 that is seemingly undeveloped and was not assessed for the 1842 tithe map. Neither Billing's directory of 1854 or the Post Office Directory of 1864 lists a maltster in the Vineyard.
- 2.2.3 The first reference to a malthouse on the site is on the 1:500 O.S. town plan of Abingdon of 1874 where the malthouse is shown in great detail (Fig.7). The map also shows the divided 45 The Vineyard. The building is divided roughly in half, with the eastern portion probably being used for offices associated with the malthouse, and the western portion as a house, with a large walled garden to the rear apparently shared with the adjacent properties. The map also shows that the area to the east, if previously undeveloped, was by this time developed and

contained a Methodist chapel as well as housing. Similarly the first edition 1:10,000, and 1:2500 maps of 1875 also show this and other malthouses. It must be concluded that as the malthouse does not appear on the 1864 directory, but does appear on the 1874 map, that its construction must date to the ten years in between.

- 2.2.4 The Post Office directory for 1877 lists the owners of the maltings as being the executors of Mr Walter Joseph Powell, and by the time of the 1887 directory, the Vineyard malthouse is one of only three left in the town, the owners being William Thomas and Co. (who in the 1925 directory have a head office in Wolverhampton). W. Thomas and Co. remain the owners until at least 1925² when they are the only listed maltsters in Abingdon. The second edition 1:2500 O.S. map of 1899 (revised 1898 sheet XLV. 6b), shows another building, probably another malthouse, had been constructed in the north-east corner of the undeveloped land to the south of the original malthouse (Fig. 8). It also shows that an extra siding from the railway line had been built up to each of the malthouse buildings, presumably to deliver coal (and perhaps barley) direct to site. The 1914 1:10,000 O.S. map (revised 1910-11 sheet Oxon XLV.NW) shows further building on the Vineyard site with the construction of three buildings to the south of the original malthouse. It also shows that by this date number 45 had lost its division and that the adjoining buildings to the west had been demolished. It is interesting to note that Kelly's Directory for 1928, does not list the Vineyard maltings, but they are listed still under the ownership of W. Thomas in Kelly's Directory of 1939 and are shown on the O.S. maps of 1936 and 1938. These two maps 1936, (sheet XLV. 6.) 1:2500, and 1938 (provisional edition, sheet Oxon XLV. NW) 1:10,000, show the site as it is shown in 1914. The 1967 O.S. 1:2500 map (sheet SU 4897-4997) show that the malting site has again grown, with all the later malthouses being extended into each other (Fig. 10). By this date the original malthouse however seems to have fallen into disuse and appears to be walled off from 45 the Vineyard. J.R. Gray writing in 1971 observes that "Morland's still use the old Vineyard maltings...as a malt extract plant"³, and the site is still listed in 1974-5 in the trade directory as a maltsters, owned by S. Thompson and Sons Ltd.

2.3 SUMMARY OF THE FLOOR MALTING PROCESS

- 2.3.1 An appreciation of the floor malting process and its impact on the building is of vital importance in understanding the malthouse and a short summary is therefore included here.

- After harvesting barley was stored in the malthouse (or separate building nearby).
- The barley was then cleaned
- The barley was then soaked in a large tank called a steep to allow it to absorb moisture. This often took between 60-72 hours during which time the water would be frequently changed.

² From the Post Office directories of 1907 and 1920, and the trade directory of 1925.

³ *Berkshire and Oxfordshire Breweries and Maltings*,. J.R. Gray, CBA, Group 9, Newsletter.

- In some maltings the soaked barley was then measured/assessed in a couch frame. This was required prior to the repeal of the malt tax in 1880 but the practice continued in some maltings due to the beneficial effect of heaping the grain and assisting the start of germination.
- The grain was then spread out on the growing floor(s), 4-8 inches deep and allowed to begin the process of germination. It was turned and gradually moved along the growing floor towards the kiln (in the piece method) or laid in a long strip and left untouched (in the strip method). This could take up to 14 days in the 19th century. Turning the grain was usually undertaken by hand but there were some mechanised turners with paddles and there is a picture of such a mechanised turner on the wall of the maltings in the current study. However it is not known whether the picture is of the Vineyard Maltings.
- The partially germinated barley (green malt) was then transferred to the kiln, spread on the kiln drying floor constructed of perforated ceramic or cast iron tiles (or wedge wire) and heated to stop the germination process.
- The malt was then removed, cleaned again and stored for at least a month, usually in the malthouse due to freshly kilned malt being unsuitable for brewing

3 DESCRIPTION

3.1 THE SITE

- 3.1.1 The development site is located close to the centre of Abingdon on the south side of The Vineyard, the main approach to the town centre from the north-east. The development site is an L-shaped plot of land, adjacent to the corner between The Vineyard and Abbey Close, and is part of a larger site which was to continue in use as a maltings after the current survey. The only two buildings covered in the current survey were located towards the north-eastern corner of the development site and consisted of a late 18th/early 19th-century townhouse (45 The Vineyard) and a mid to late 19th-century malthouse. The malthouse was to the east and 45 The Vineyard was to the north of an open yard which may originally have been a garden for Number 45. None of the more modern maltings buildings which were to continue in operation were covered by the current recording programme.

3.2 THE OLD MALTHOUSE

- 3.2.1 The Old Malthouse is a three storey, red brick building with a slate-covered roof and its form is typical for a medium-sized, purpose-built malthouse of the mid to later 19th century. As detailed in the historical background above the malthouse is known to have been constructed between 1864 and 1874 and the first edition Ordnance Survey map of 1874 shows that it was constructed with the same footprint as that surviving today. None of the subsequent maps show any significant changes to the malthouse other than the construction of a single storey extension at the north end between 1898 and 1932 which was demolished before the current recording was undertaken.
- 3.2.2 Its plan consists of a slightly projecting square block (or tower) at the south end which housed the kiln and an 11-bay long main body which contained the growing

floors. The roof over the growing floors is gabled but the taller, square plan roof over the tower is hipped and is easily identifiable as a kiln with square vent at the apex and the roof profile curving out slightly towards the eaves. Historical photographs (eg Pl. 1) show a large upstanding vent on top of the kiln roof which is no longer in-situ. The lower floor of the malthouse is a half-basement with its southern end close to external ground level but, due to the slope of the ground level across the site, its northern end almost entirely underground. Although it is only partially beneath the ground level for the purposes of this study the lower floor has been called a basement and the middle storey the ground floor.

- 3.2.3 The *west elevation* (facing the rear yard) consists of a series of windows and doors within the main block which would originally have had shutters or louvres to allow good control of the ventilation across the growing floors. It is usual at malthouses of this period for the windows to growing floors to be small and very regular but here the ground and first floor openings are slightly taller than usual and less regular. Each opening on the upper two storeys is beneath a concrete lintel and it appears likely that these openings have been increased in size from their original form. Those to the basement are beneath primary segmental blue-brick arches. The windows and shutters had all been removed prior to the current survey. Each bay is divided by a brick pilaster with simple blue-brick detailing towards the top and at the eaves. Towards the north end there is a double-width bay which reflects the internal location of the steeping tank and there is evidence of a small former blocked vent above every other ground floor window. The tower at the south end is slightly more decorative with three blue-brick string courses and blue-brick semicircular arches with stone keystone over the two second floor windows. These windows have vertically hung shutters and deep sloped sills formed of four courses of chamfered blue brick. There are two cast-iron plates at one of the blue string courses (just above second floor level) which are the ends of two iron joists that support the kiln drying floor.
- 3.2.4 The *east elevation* shares broadly similar detailing to the west elevation with relatively regular windows and doors divided by brick pilasters. As with the west elevation the majority of the windows had been removed prior to the current recording but one primary window survives on the second floor, towards the southern end (Pl. 39). It is cast-iron framed and consists of 12 lights and a 4-light casement within it. It has a primary blue brick chamfered sill. Immediately to the south of this window is a primary taking-door and the first edition OS map shows a staircase rising up to this door. This set of stairs appears to have been removed some decades ago but a further set (possibly the same set relocated) has been removed as part of the current conversion works. These stairs were supported by decorative iron brackets (Pl. 41). The kiln block has two second floor windows again with blue brick semi-circular arches and shutters.
- 3.2.5 The *north elevation* faces onto The Vineyard and was partially obscured prior to the current works by a single storey 19th-century extension. The elevation consists of three former openings at the lower two floors, each of which have been infilled. Due to the higher ground level towards the northern end of the site the lowest

floor is substantially below ground and the windows at this level are adjacent to light wells and external floor grilles. The central former opening on the middle floor (ground floor) was a doorway and is flanked by two former windows. There is a single central former opening on the upper floor (first floor) which would have been a doorway and two projecting supports survive immediately above it from a former hoist. All these openings are beneath brick segmental arched lintels. Towards the apex of this elevation is a circular bulls-eye window with small ventilation openings within it.

- 3.2.6 The *south elevation* of the malthouse again shares the same general detailing as the other faces of the kiln tower with blue-brick string courses, two semicircular arched second floor windows and a cast iron framed first floor windows beneath segmental arched blue-brick lintel. A series of eleven small cast-iron square plates are visible just above second floor level which secure and support the drying floor above the kiln.
- 3.2.7 The *basement* consists of a long single room, which would have housed a growing floor, and a small separate kiln room at the south end. The former growing floor is divided by a central row of 11 circular cast iron columns with plain heads each one supporting an I-section iron joist (E-W) and shallow brick jack-arch ceiling resting on the lower flange of each joist. Each column rests on a stone foundation block (77 cm²) the tops of which are at approximately the same height as the current floor surface. Within the northernmost bay of the basement there survives the partially truncated remains of the steep, a large brick tank in which barley would have been soaked in water for up to three days to take on moisture in order to start the germination process. The steep extends the full width of the building and is 1.8 m wide by 80 cm deep. It is brick built and its internal faces are clad in tiles to make it water tight. The northernmost column is a shorter version of the other columns and it sits on top of the south wall of the steep.
- 3.2.8 After steeping the barley would have been weighed and assessed for taxation in a couch frame adjacent to the steep and although the couch frame itself is no longer in-situ what appears to be evidence of a former couch does survive. This evidence consists of vertical brackets c.0.75 m tall fixed to either side (east and west) of the first iron column beyond the steep. The brackets would have allowed the base of a frame to be slid down into them and to hold it securely. At some maltings the couch frame was a permanent structure but it appears that at the Vineyard maltings the couch would have been a temporary removable frame. Couching in a frame was obligatory in all malthouses prior to the repeal of the malt tax in 1880 but the practice continued in some maltings after this date.
- 3.2.9 The soaked barley would then have been removed from the couch and spread over the adjacent open floor (growing floor). The floor is covered with terracotta quarry tiles (23 cm² x 3 cm deep) although in several areas large sections of this historic flooring has been lost. Towards the southern end of the former growing floor there are a series of small concrete features which are secondary and relate to the post-maltings phase of the building.

- 3.2.10 The kiln at the south end of the basement substantially survives. It comprises a square-plan brick base (c.3.1 m²) along the central line of the building with access space around each side of it. Within the base is a small brick lined chamber into which a fire box would have been inserted through an arched opening within the south wall. Anthracite would almost certainly have been the fuel used due to its high quality and relatively low smoke emissions. Two horizontally split cast iron doors survive in-situ which would have closed onto this opening. Infilled former openings survive in both side walls of the kiln base although in one (to the east) there survives a smaller iron door on a pulley which would have slid up to allow ventilation to the kiln. The firebox would have generated a moderate heat which would have risen up to the drying floor just above the highest floor (first floor) level (detailed below).
- 3.2.11 Prior to the current study the **ground floor** was divided into a series of small rooms by mid 20th-century partitions and a staircase dating to the conversion of the building to flats in the 1950s. However when the survey was undertaken these partitions had been removed so that the ground floor was a single open space and it was therefore closer to its original form. This floor would have housed the middle growing floor where, similarly to the basement, the partially germinated barley would have been spread, turned and gradually moved along the floor. The floor is divided by ten circular cast-iron columns supporting a steel joist along the spine of the building. The steel joist supported a series of softwood joists spanning across the building braced by herringbone struts. At the southern end of the growing floor there are infilled hatches both below, within the ground floor, and above, within the first floor, which would have allowed the transfer of partially germinating 'green' barley between the growing floors. The floor surface now consists of screed. At ground floor the southern end of the building would have comprised the wooden stud frame on top of the kiln base which would have fanned out up to the drying floor at first floor. This would have consisted of a series of timber studs, with a lath and plaster surface, but these studs have now been largely lost and the plaster surface has entirely gone.
- 3.2.12 The **second floor** had again been partially subdivided in the mid 20th century by the erection of partitions, a ceiling and a staircase in the partial conversion of the building to flats. When the current survey was undertaken however these features had been removed and the floor was a single open space open to the roof trusses. There are 11 trusses, each one consisting of a softwood tie-beam (28 x 9.5 cm), two raking struts (9.5 cm² softwood), two principal rafters (23 x 7.5 cm softwood) bolted to the tie-beam, a collar (again bolted to principal rafters) and a vertical tie rod between the apex of the rafters and the underside of the tie. Each slope has a single softwood purlin (28 x 75 cm) running over the principal rafter and supported by a sloped block on the principal rafter. Common rafters (6.5 x 8.5 cm) run over the purlins.
- 3.2.13 At the southern end of the upper growing floor there survives a trapdoor (1.34 m x 1 m) and opening within the floor structure immediately north of the upper part of the kiln. Above this trapdoor is a hoist mechanism consisting of a simple wooden

frame with a raised drum, a large pulley wheel, a chain and small pulley wheel. To the east of this feature, within the external wall was a primary loading door. The first edition OS map (Fig. 7) shows an external staircase (now removed) rising up to this doorway.

- 3.2.14 The principal feature of the kiln at this level is the drying floor which is c.30 cm above the height of the second floor. When the green barley had germinated as far as was necessary and had been moved up through the building along the drying floors it was passed onto the drying floor to be gently heated to stop the germination process. The floor consisted of an iron frame with two principal rolled joists (E-W), each one supported at its mid point by an octagonal iron column, supporting a series of smaller secondary joists (N-S) 31 cm apart. This frame held perforated ceramic floor tiles (31 cm² x 5 cm) typical for a maltings of this period which allow the heat generated in the kiln below to rise through the floor, through the grain and out through the up-turned hopper (or hood) above. The holes in the tiles are conical shaped so that the openings in the lower face are large but those in the upper face are small to prevent grain falling through. The walls of the kiln are vertical for c.2 m above the drying floor and above this the roof rises in a pyramidal shape to a small square opening at the apex. The upstanding chimney which formerly sat on top of the vent opening had been previously removed. There are two window openings in each of the four walls of the kiln, above the height of the drying floor. The windows in the three external walls have vertically hung shutters. The two openings in the north wall of the kiln (internal) would have been used to fill the kiln with green barley and to remove the kilned malt. The kilned malt would probably have been put directly into sacks from the kiln, and either dropped down to the ground floor through the hatch or through the adjacent door in the east wall which was originally accessed by a staircase. The malt would then presumably have been stored in another building or immediately transported away from site.

3.3 45 THE VINEYARD

- 3.3.1 Number 45 The Vineyard is a late 18th or early 19th-century building which is located to the west of the northern end of the malthouse. It is to the north side of the open rear yard and forms part of the street frontage. Prior to the start of the current programme of works the two buildings were linked by two later 19th and 20th-century single storey office buildings but these were removed before the current recording was undertaken.
- 3.3.2 The earliest map to show number 45 is the 1844 Christ's Hospital map (Fig. 4) which shows the building straddling a property boundary and therefore consisting of two dwellings. The first edition OS map of 1874 (Fig. 7) also clearly shows what is now 45 as consisting of two properties and the west half appears to have shared a large garden with its neighbours to the west. Again the 1898 map (Fig. 8) shows the building as two properties but by the 3rd edition map of 1910 number 45 was a single free-standing building. The architecture of the building (detailed below) strongly suggests that the current structure was constructed as a single

house, probably in the very early 19th century (or possibly late 18th) and incorporating the partial remains of a previous building. It then appears to have been divided into two dwellings in the early to mid 19th century and subsequently reunited into a single property in the first decade of the 20th century.

- 3.3.3 Number 45 is a largely brick-built five storey building (including basement and attic) and has a rectangular plan with a small full-height secondary extension to its east side. The main building has a U-shaped, slate-covered hipped roof and the extension has a small, separate hipped roof. Although it is essentially a brick building of late 18th or early 19th-century date it incorporates a substantial amount of uncoursed stonework at ground floor which may survive from a previous building. This includes the south half of the west wall, the west half of the south wall and an east-west spine wall the length of the building with several secondary openings.
- 3.3.4 The *north elevation* fronts onto the street and is the most architecturally impressive face of the building. It is of red brick with a parapet that partially hides a hipped roof. On the ground floor there is a central pair of doors (6-panels with upper two glazed) within a projecting porch with two stone columns supporting a simple stone entablature. This appears to be shown on the 1874 OS map (Fig. 7) and at that time was presumably a shared doorway to the two separate properties. To the east of the doorway is an attractive bay window with brick piers and stone detailing. This feature is again shown on the 1874 map but stylistically it appears to be a mid 19th-century addition. To the west side of the doorway is a primary sash window with two softwood mullions and margin lights. There are three first floor sash windows; the central one is beneath a shallow stone arch and has a central mullion while the two side windows match the ground floor window with two mullions and margin lights. There are three second floor Diocletian windows each of which is beneath a stone semi-circular arch. The two side windows have two mullions and margin lights while the central window has a single central mullion. There is a projecting string course at second floor level.
- 3.3.5 The *south elevation* (rear) is again largely of brick but is plainer than the north elevation and there is an area of uncoursed stonework within the wall towards the west end of the ground floor. The stonework is likely to survive from an older building. The ground floor now consists of two large openings created to link the primary building with two small extensions (now demolished). There are four sash windows to both first and second floor each one beneath a brick lintel with square top and cambered underside. The three windows to the west at each level have 16 small lights while the easternmost window at each level has only nine lights but is a larger window. The small extension on the east side of the elevation is of 19th-century brick similar to the main building but there is a clear straight joint between the two sections of wall.
- 3.3.6 The southern half of the *east elevation* projects c.2 m from the original line of the building and is formed by a secondary extension. It is constructed of mid 19th-century red brick but is set on a rubble stone foundation which may survive from a

previous building. Towards the northern end of this part of the elevation are three sash windows (one at each floor) beneath brick segmental arches. The southern half of this part of the elevation has two secondary openings: a small first floor window inserted adjacent to the north corner and a doorway to a fire escape (dismantled in the current works). The northern third of the east elevation survives from the primary (late 18th/early 19th-century) building and is again of red brick of a different character to that of the later extension. There are no windows in this part of the elevation and the lower half is covered with internal plaster which survives from the recently demolished secondary link structure between 45 The Vineyard and the Maltings.

- 3.3.7 The *west elevation* is constructed of primary red brick. There are no primary windows; the only openings being doorways to a small two storey extension (now demolished) and to a 20th-century fire escape (also now dismantled).
- 3.3.8 The main walls of the *basement* are constructed of uncoursed rubble stone and are likely to survive from a previous building (or more than one building) on the site pre-dating the current brick-built No 45. There are various brick alterations and additions which contrast with the primary stonework and which date to both to the main late 18th/early 19th-century building and to later phases of work. The main internal stone walls are a thick, east - west spine wall which is off-centre towards the south and a thinner north-south wall towards the centre of the basement. The only opening in the north-south wall is a doorway lined with 19th-century brickwork inserted into the stone. The fact that this is the only doorway in the wall and that it appears to have been a secondary opening suggests that the basement may previously have related to two properties with separate basements and that these were united into the current building.
- 3.3.9 The walls and ceiling of the basement are largely plastered and it was clearly a high status functional basement that acted as the service area of the main house rather than just being a rough cellar used for storage. It is also relatively well preserved retaining significant elements of the former kitchen, scullery, cool room/pantry and wine and coal cellars.
- 3.3.10 *B/1.0* is the main room in the western part of the basement and is likely to have acted as a cool room and pantry. Its floor is covered with quarry tiles and its ceiling is supported by a principal joist (N-S) itself supported by two square posts (Pl. 13). The walls are plastered and there are two large cupboards against the east wall each accessed by 19th-century 6-panel doors. In the north wall of the northern cupboard there is a tall thin window formed within a previous wider arched opening which would have extended beneath the pavement.
- 3.3.11 *B/2.0* is a small room at the south-west corner of the basement (Pl. 16, 17). Its walls and ceiling are plastered and its east wall is of 19th-century brick having been inserted to allow the construction of a staircase on the other side of the wall (Pl. 22). The room has a cement floor and from the trace of coal on the floor it appears to have served as a coal cellar.

- 3.3.12 **B/3.0** is the main room at the north-east corner of the basement and it appears to have served as the scullery of the house. Several smaller secondary rooms have been created in the larger room with partitions consisting of brick lower parts and glazed upper sections. The walls and ceiling are again plastered but much of it has come away, particularly from the secondary brick partitions. At the north-east corner of the room are the fragmentary remains of a former washing copper adjacent to a brick arched fireplace. Within the fireplace there is what appears to be a small former bread oven with a cast iron door (Pl. 19). The north wall of the room links to a vaulted coal cellar which projects beyond the front wall of the house and beneath the pavement. It comprises a brick vault on stone walls.
- 3.3.13 **B/6.0** is the large room at the south-east corner of the basement. It acted as the kitchen for the house and is dominated by an impressive 19th-century cast iron range in the east wall (Pl. 23). The range has a name plate which shows that it was made by *Brook Phillips & Co of Paddington Green, London*. The floor in this room is of parquet blocks set on cement and the ceiling above is supported by two oak principal joists. There are three doors in the north wall of the room each of which is 6-panelled and is of 19th-century date (Pl.24). A brick-lined opening has been created in the stone south wall to a small further room.
- 3.3.14 The **ground floor** would originally have divided into six rooms: two to the north, either side of the entrance hall, and three to the south. The two halves were divided by the thick (c.50 cm) east - west stone wall which continues up from the basement. but several large secondary openings have now been created in it and the building's original plan form has been partially lost. As referred to elsewhere it is likely that this stone wall survives from a previous building together with stonework in the basement, in the western half of the southern external wall and the southern half of the west wall.
- 3.3.15 The ground floor is entered through a central doorway with portico in the north elevation into a hallway (**G/7.0**). At the southern end of the hall a section of the stone spine wall has been removed and replaced by a thinner, secondary brick wall of late 19th/early 20th-century date. It appears that this section of the stone wall was removed as part of the construction of the main existing building, probably in the early 19th century, to link the hall through to a square plan central room to the rear of the house. The hall would presumably have been divided from this room by a doorway or screen. This room was then subdivided into two smaller rooms (**G/4.0**, **G/8.0**) at the same time as the construction of the brick wall at the southern end of the hall.
- 3.3.16 Immediately north of the spine wall are two secondary corridors, accessed from the southern end of the hallway, created by the insertion of partitions into the two formerly larger front rooms. This work was probably undertaken in the first decade of the 20th century when the two former properties were combined. **G/10** is the western corridor and has a moulded plaster cornice which extends around its three primary walls (south, west and east) and which clearly dates from when the corridor formed part of the large front room. **G/11.0** is the eastern corridor and it

similarly has a plaster cornice around its three primary walls that continues through from the formerly larger front room (G/3.0). At its east end G/11.0 has a 6-panel door with raised upper and lower panels and glazing to the middle two panels.

- 3.3.17 As referred to above the original central room to the rear of the house is now two rooms (G/4, G/8). The original window has been crudely divided into two small windows and the tall cornice on the east wall of G/8.0 continues into G/7.0. G/4.0 has a staircase down to the basement although the hand rail had been lost before the start of the current recording.
- 3.3.18 **G/1.0** is the room at the north-west corner of the ground floor and, as detailed above, it has a cornice around its three primary walls (north, west, east) which continues through the adjacent secondary corridor. It also has a moulded skirting. The chimney piece and mantel have been removed but the Art Nouveau cast-iron surround and grate (possibly later replica) survive. A plain secondary staircase, probably of mid-20th-century date, has been inserted against the east wall of the room.
- 3.3.19 **G/2.0** is the room at the south-west corner of the ground floor and its north wall, which would originally have been the thick stone wall, has been replaced by a thinner concrete block wall; presumably done to marginally increase the floor space within the room. The very top of the stone wall survives, immediately beneath the ceiling, and a tall 19th-century cornice extends around this and the rest of the rest of the room. The original fireplace surround has been replaced by a early to mid 20th-century tiled surround.
- 3.3.20 **G/3.0** is the room at the north-east corner of the ground floor and it has a bay window to its north wall with three sash windows. It is significant to note that beneath each of the three windows are raised panels with the same detailing as several doors in the building (eg east end of G/11.0). G/3.0 has a small moulded cornice that extends around the adjacent section of corridor to the south of the room (G/11.0) confirming that this was formerly part of a larger room.
- 3.3.21 **G/6.0** is the room at the south-east corner of the building and it has a small moulded plaster cornice around each wall, together with a skirting with simple moulded top and a moulded architrave around the door. The chimney piece and mantel have been removed but the 19th-century grate and surround survives.
- 3.3.22 The staircase up to the first floor is against the east wall of the main hallway (quarter turn with winders). The balusters were removed before the current recording works but it has square plain newels and stylistically it strongly appears to be of early 20th-century date, presumably having been inserted when the two former houses were combined into a single property.
- 3.3.23 The **first floor** consists of a corridor along the spine of the building with regular rooms to each side and a stair hall to the centre of the northern half.

- 3.3.24 *1/1.0* is the room at the north-west corner of the first floor. It has a moulded skirting and a partially surviving softwood 19th-century fire surround (mantel lost) with cast iron grate.
- 3.3.25 *1/2.0* has a cornice, a plain secondary skirting and a mid 20th-century fireplace. The door to 1/4.0 is 6-panelled (with raised panels) and appears of earlier to mid 19th-century date whereas the door to 1/11.0 is 4-panelled and is probably of early 20th-century date. *1/3.0* has a simple cornice and a plain skirting. It retains its historic softwood fireplace (smaller than in 1/1.0) but the mantel has been removed thus exposing the squared brick lintel. *1/4.0* and *1/8.0* are two small rooms either side of the surviving primary brick wall where the property was formerly divided in two. These rooms have a plain skirting and no cornice.
- 3.3.26 *1/6.0* has a moulded plaster cornice and a small plain fire surround. At the south-east corner is a built-in cupboard with 19th-century moulded architrave around the door.
- 3.3.27 The *second floor* consists of a corridor the full length of the building, off centre to the south, with a series of regular rooms to either side of it. The corridor was created in the 20th-century, probably in the 1950s conversion to flats, by the construction of concrete block partitions on the south side of the corridor.
- 3.3.28 *2/1.0* is the large room at the north-west corner of the second floor. Its original fire surround has been replaced by an early to mid 20th-century tiled surround. There are cupboards to either side of the chimney breast and that to the north has a 4-panel door with ovolo detailing of late 19th-century date.
- 3.3.29 *2/2.0* is the room at the south-west corner of the second floor and it has a small cornice around each wall other than the secondary concrete block wall to the north. There is a small fireplace but the chimney piece, mantel and grate have all been removed (probably looted in recent years).
- 3.3.30 *2/6.0* is the room at the south-east corner of the second floor. It retains its historic softwood chimney piece and mantel but the grate and fire surround has been lost. The room has a plain coved cornice around each of its primary walls (ie not the north wall).
- 3.3.31 The *third floor* is an attic and parts of the east half of it have historically been habitable although not in the more recent phases of the building. The attic would originally have housed the servants quarters when the house was a single large dwelling in the first half of the 19th century. The east half of the attic has three habitable rooms (3/3.0, 3/4.0, 3/5.0) each with plastered walls (lath and plaster) of 19th-century (or possibly 18th-century) date. The main room is the central one (3/4.0) and the two primary frames that form the north and south walls of the room are plastered on the 'internal' face of the wall. There is plaster on the 'outer' faces of the two frames but it is inserted between the studs. Room 3/4.0 (and possibly the two adjacent rooms) would probably have originally provided accommodation

for the servants of the house. There is no evidence of the west half having ever been more than an unused (or non-habitable) loft.

- 3.3.32 The roof is U-shaped (in plan) with hips to the two ends. Its structure comprises two pairs of two aligned queen-strut trusses, each one orientated east - west. One of the pairs of trusses is in line with the spine of the return range (ie the north half of the roof) and the other pair is in line with the top of the two hipped ends. Each truss is constructed of regular machine-cut softwood with chiselled Roman numeral carpenters marks and mortice and tenon joints. Each comprises tie-beam, principal rafters, collar and raking struts between tie and collar. There is a single purlin to each slope tenoned into the principal rafters. The roof structure substantially (or entirely) survives from the late 18th/early 19th-century building.

4 CONCLUSION

- 4.1.1 Malting and brewing are industries of great historical importance to Abingdon and this part of Berkshire (now Oxfordshire) generally. The industries have now all but totally disappeared from the town, particularly with the closure of Morlands in recent years, but a number of buildings do survive having been adapted for reuse and these monuments to the industry are of local significance as an indication of the town's past and of how the area has grown and developed.
- 4.1.2 The maltings in this study is just such a building having been constructed as a purpose-built malthouse in the second half of the 19th century (sometime between 1864 and 1874) when the local malting industry was concentrating into larger but fewer concerns. It is very typical of its period and is a recognisable landmark easily identifiable as a maltings. Externally its historic function is particularly indicated by its regular windows (although not as small as in some maltings), relatively low ceiling heights and overall plan form with kiln at one end adjacent to a long rectangular block which housed the growing floors. Internally it is further identified by the remains of the steep, the couch frame, the kiln and a hoist.
- 4.1.3 The way that the building would have functioned is relatively straight forward and again typical for other maltings of this period. Barley would have been soaked in the steep at the north end of the basement before being weighed in the adjacent temporary couch frame. It was then spread over the adjacent floor and gradually turned and moved southwards towards the kiln. Immediately in front of the kiln the 'green' barley would have been transferred up to the middle growing floor and continued to be turned and moved northwards away from the kiln. At the north end it would again have been passed up to the upper growing floor and then moved back towards the kiln where it would have been spread on the drying floor over the kiln and gently heated to stop the germination process. It would then have been unloaded, removed from the building either through the doorway adjacent to the kiln or by using the hoist, and stored elsewhere on site.
- 4.1.4 Number 45 The Vineyard is similarly an important local landmark which faces onto the street. It has an architecturally distinguished front elevation and appears

to have been constructed in the late 18th or early 19th century as a large single house of some distinction and pretension. It had an attic to house the servants quarters, a high status service basement and three further floors for the principal rooms. The historic form of the house has been partially lost through secondary alterations including its partial conversion to hostel accommodation in the 1950s but it still retains a significant amount of historic joinery, plasterwork and features such as the basement range and washing copper.

4.1.5 Ordnance Survey maps from the second half of the 19th century show the building as consisting of two properties but the layout and architecture of the building strongly suggest that it must originally have been constructed as a single dwelling. This is particularly shown by the fact that it is three bays wide with a single central front door so that the central line of the building (and the division shown on the OS maps) would have been at the centre of the main rooms and within the central windows of the front elevation. In addition a house such as this with a service basement and servant's attic would almost certainly have been double pile. The original house was presumably divided into two dwellings in the mid 19th century and then reunited into a single property in the early 20th century.

4.1.6 One of the more interesting archaeological features of the building are the stone sections of wall incorporated into the main brick-built house. The walls of the basement are of uncoursed stone, other than brick linings around secondary openings, as is the east-west spine wall at ground floor and the external walls at the south-western corner of the ground floor. The likelihood is that the stonework is incorporated from a previous building on the site with the same footprint as the current property. It is quite possible that when the late 18th/early 19th-century house was being constructed it was decided to use cheap local rubble stone in the non-visible areas such as the basement, the spine wall and parts of the rear but those areas which are of stone are somewhat random (ie patches in the rear and side walls) and seem more likely to survive from a previous structure than having been purpose built for this structure.

Jonathan Gill
Oxford Archaeology
March 2003

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O.S. map First Edition 1875 1:2500 (surveyed 1875, sheet Oxon. XLV a)

O.S. map First Edition 1875 1:10000 (surveyed 1875, sheet Oxon. XLV a)

O.S. map Second Edition 1899 1:2500 (revised 1898, sheet XLV. 6)

O.S. map Second Edition 1900 1:10000 (revised 1898, sheet XLV. NW)

O.S. map Second Revision 1914 1:10000 (revised 1910-11, sheet XLV. NW)

O.S. map Second Revision 1936 1:10000 (revised 1936, sheet XLV. NW)

O.S. map Provisional Edition 1938 1:2500 (boundaries revised 1932, sheet XLV. NW)

O.S. 1:2500 map 1967 (revised 1967, sheets SU 4897-4997 & 5097-5197)

O.S. 1:2500 map 1973 (revised 1972, sheets SU 4897-4997 & 5097-5197)

O.S. 1:1250 map 1980 (revised 1979, sheets SU 4997NE, 4997SW, 5097SW & 5097NW)

O.S. 1:1250 maps 1990 (revised 1990, sheets SU 4997NE, 4997SW, 5097SW & 5097NW)

6 SUMMARY OF SITE DETAILS

Site name: The Maltings, 45 The Vineyard, Abingdon

Site code: ABVINE97

Type of evaluation: Building Recording

Date and duration of project: On site survey undertaken April and September 1997

Location of archive: The archive is currently held at OA, Janus House, Osney Mead, Oxford, OX2 0ES. It will be deposited with the County Museums Service.

List of Archived Items

10 Films of colour slide photographs

10 films of black and white print photographs

10 black and white photographic negatives

A copy of this report

A copy of the Oxfordshire County Council specification for the work
Plans, sections and elevations of The Maltings and 45 The Vineyard

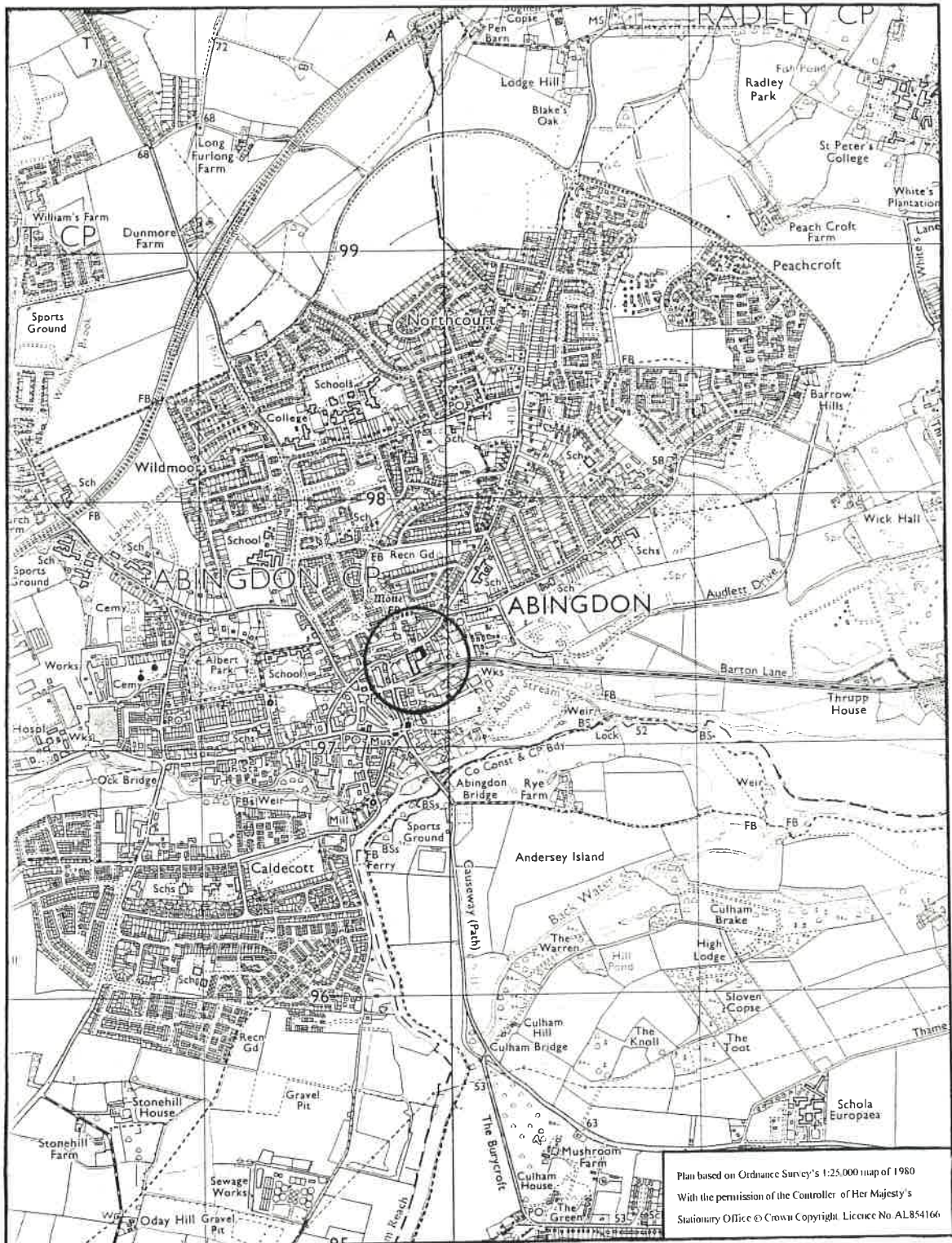


Fig. 1: Location plan

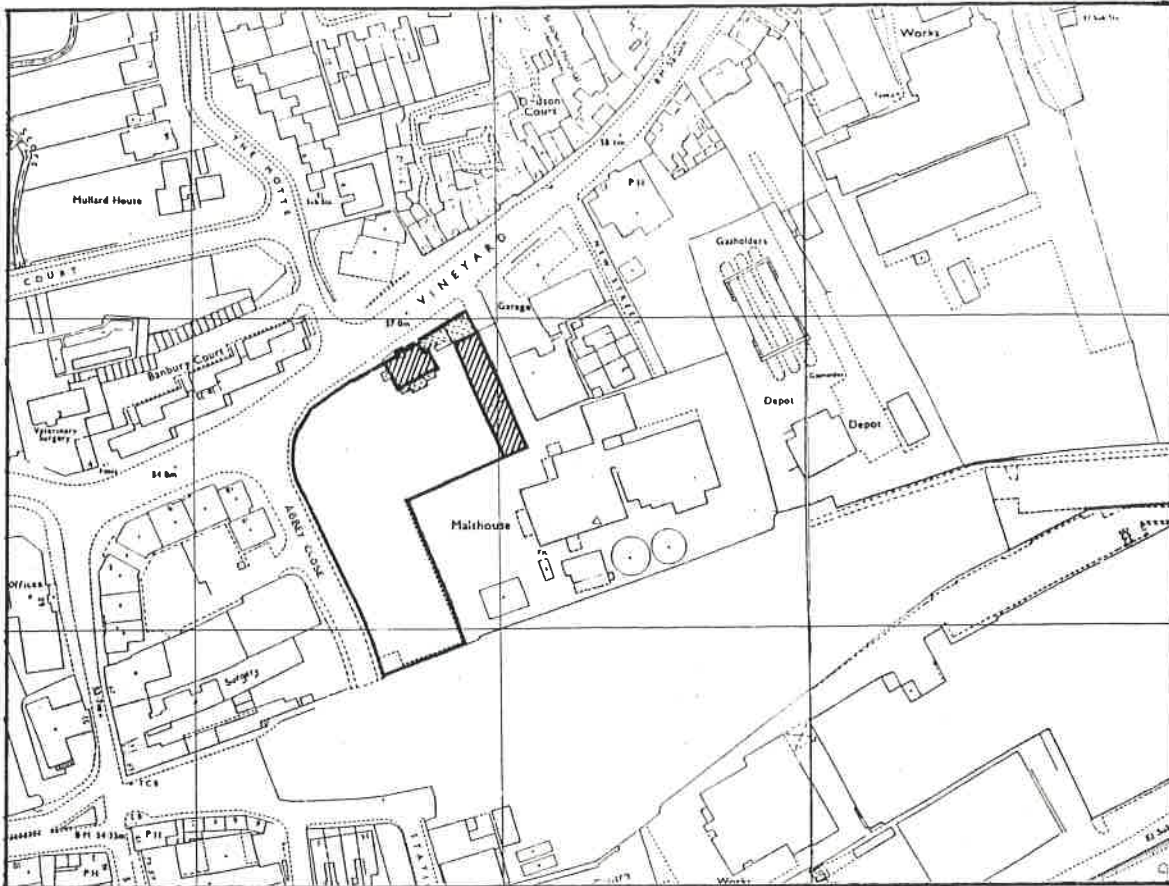


Fig.2: Site plan



Fig.3: Rocque's map of Abingdon, 1761, showing the street frontages of the Vineyard already developed.

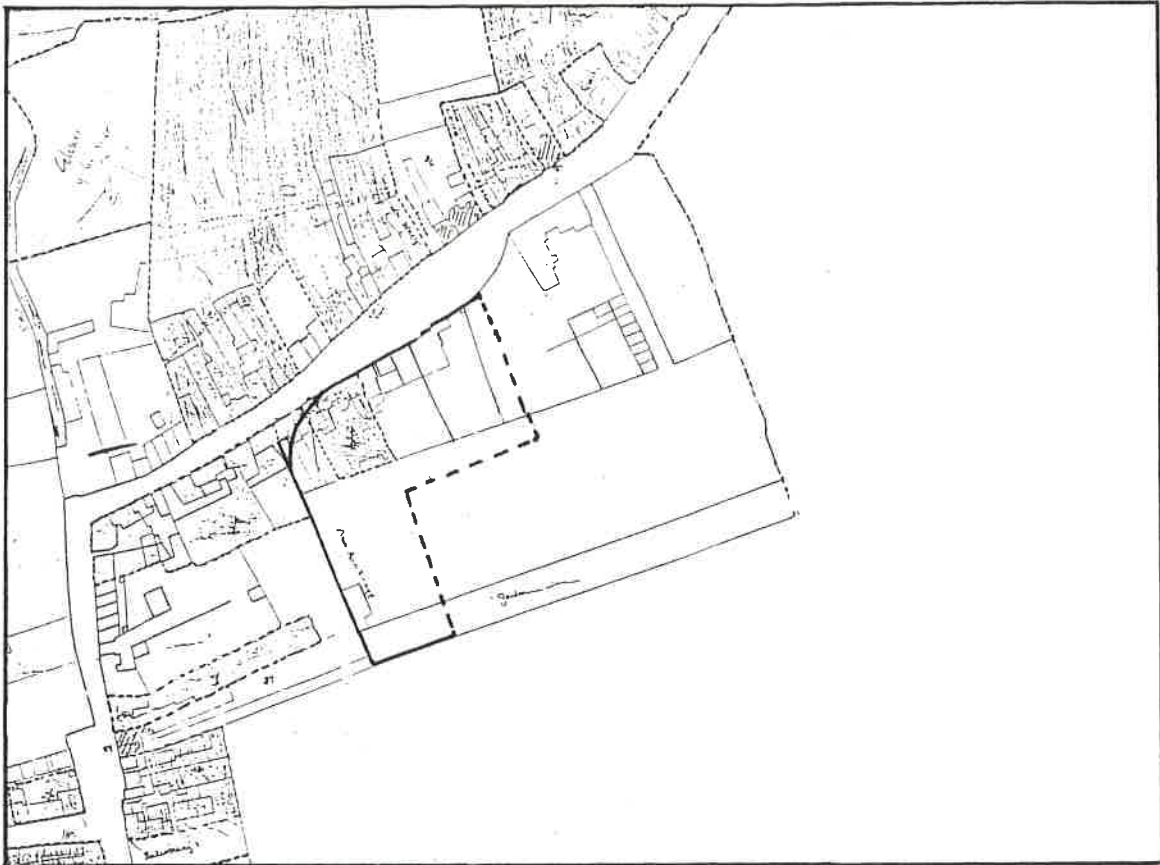


Fig.4: The development site in 1844 showing no.45 straddling a property boundary. The office wing on the north east (or an earlier structure on its site) is shown as is the widening of the Vineyard. (From the estates map of the Hospital of Christ, 1844) (at 1:2500).

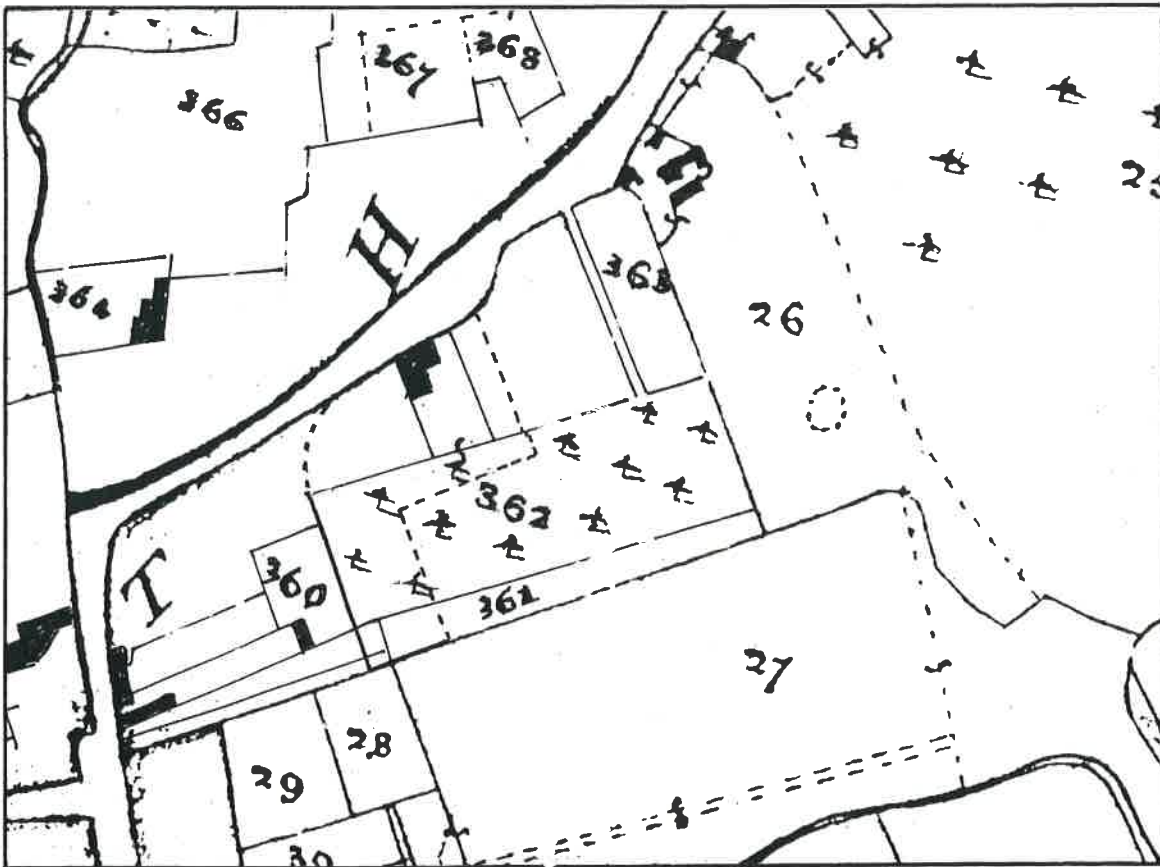


Fig.5: Composite plan of the site from the Tithe maps for the parishes of St.Helen's (1843) and St.Nicholas (1844), reproduced at 1:2500. Plot 362 (which included the garden and eastern half of no.45) is described as 'House and Premises', owned and occupied by Ann Knapp.



Fig.6: The First Edition 1:2500 Ordnance Survey (surveyed 1874-5), showing the railway station to the south of the site. This, and the 1:500 version (below) are the first to show the malthouse surveyed (later No.1 malthouse) (O.S. sheet Oxon. XLV a).

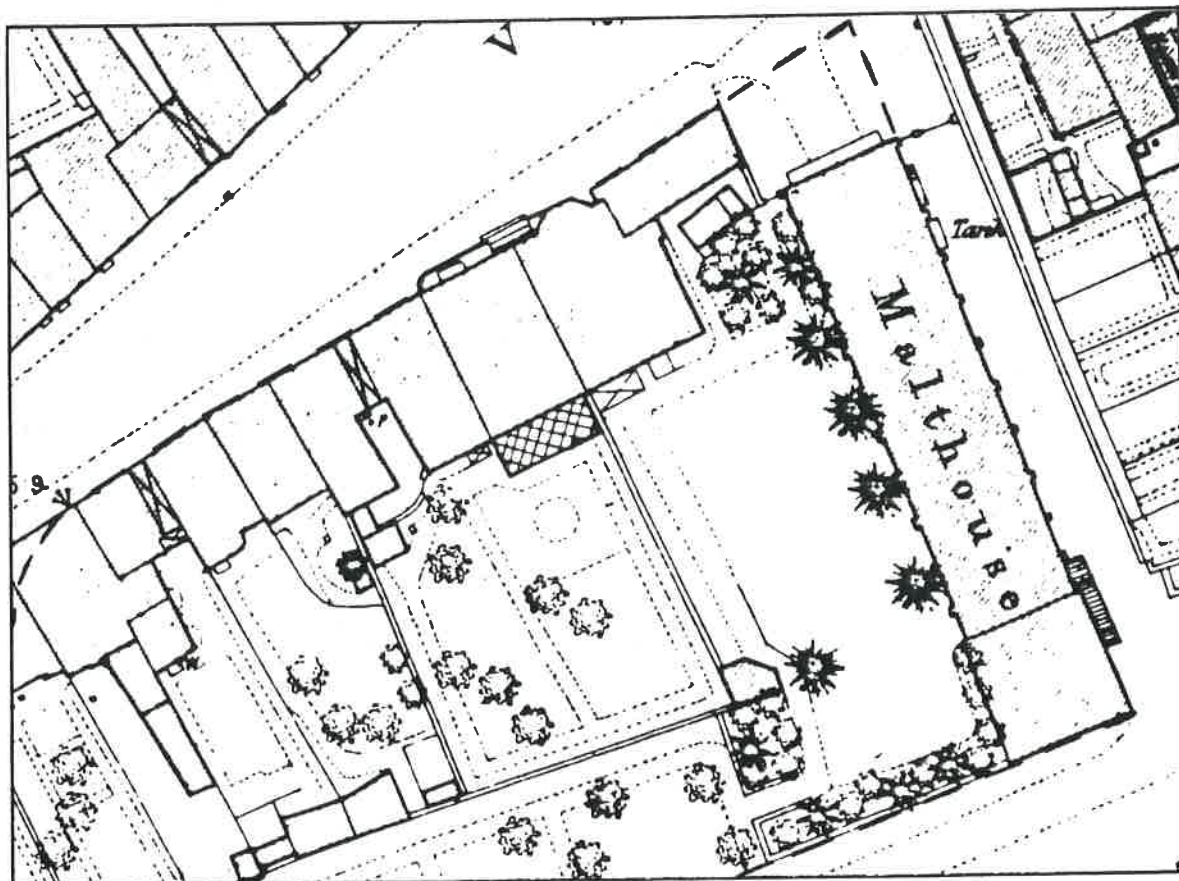


Fig.7: The First Edition 1:500 O.S. map (surveyed 1874) shows very clearly no.45 straddling the property boundary. Note the front steps serving both halves, the separate lean-tos and the bay window and office block to the north east (OS sheet AB. X: 6: 9).

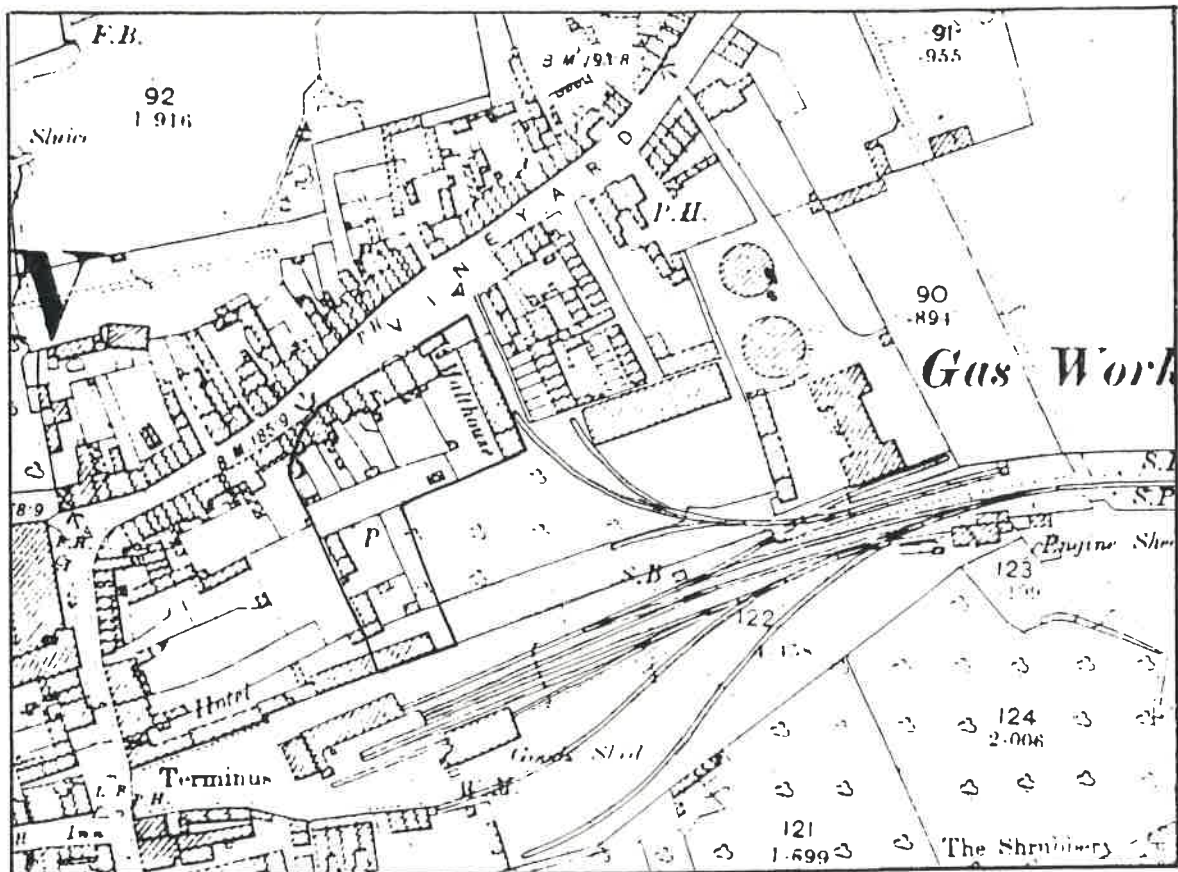


Fig.8: The Second Edition O.S. 1:2500 map (revised 1898) clearly shows the increasing industrialisation of this part of the town. A rail-served gasworks has been built and sidings have been built to serve the developing malting, now consisting of two malthouses (Nos.1&2) (O.S. sheet Oxon. XLV. 6)

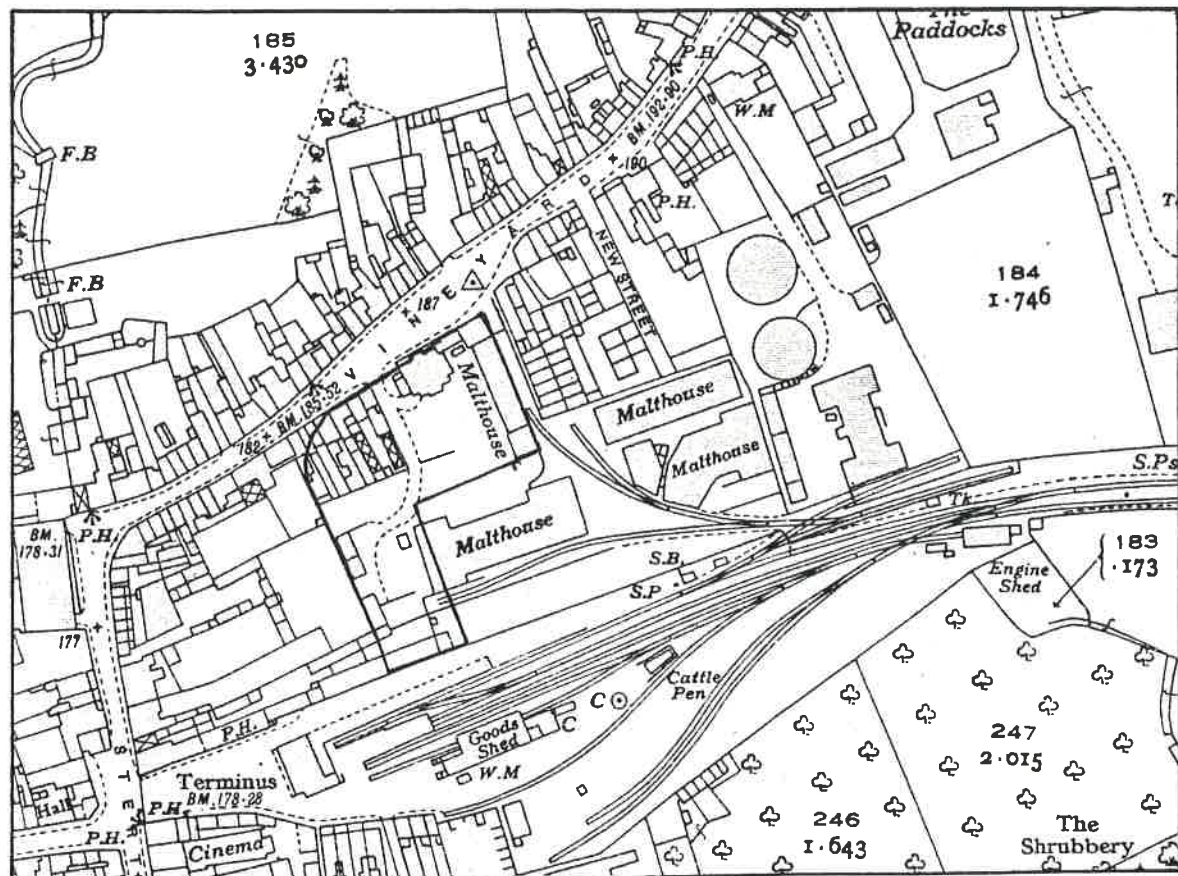


Fig.9: The Provisional Edition (revised 1932) clearly shows the expansion which took place in the maltings. Two further malthouses (Nos. 3&4) have been constructed and no.45 is now an undivided and free-standing building. Both of these changes are known to have taken place between the 2nd and 3rd O.S. editions (1898 and 1910) but the 1:2500 sheet of the Third Edition was not available for copying (O.S. 1:2500 Oxon. sheet XLV. NW).

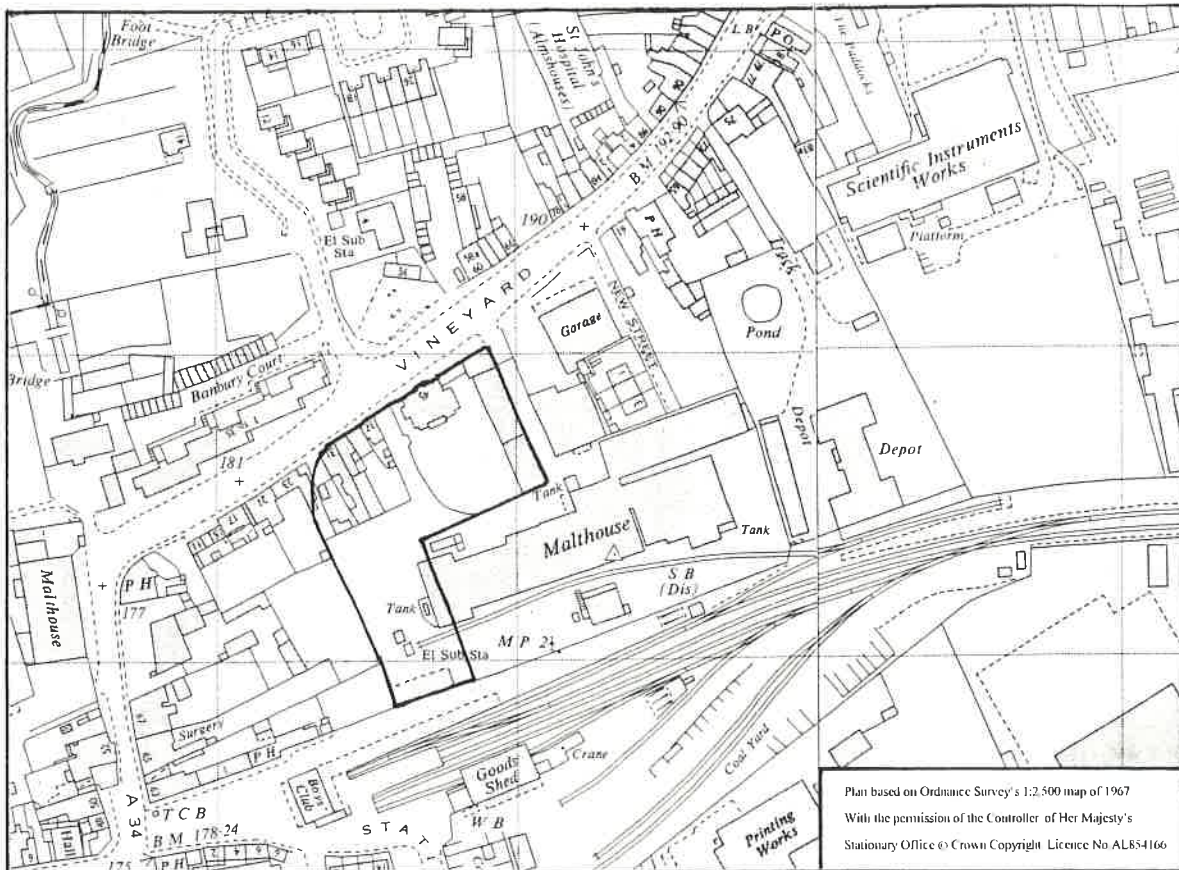


Fig.10: The site in 1966-7 showing the maltings at its fullest extent. The principal changes are that whilst much of No.3 maltings has been destroyed by fire, the large silo building has been built, connecting up its remains to No.2 and No.4 malthouses. The original No.1 malthouse has been divided up and is no longer titled, implying the change of use to accommodation/workshops (O.S. 1:2500 1967, sheets SU 4897-4997 and 5097-5197).

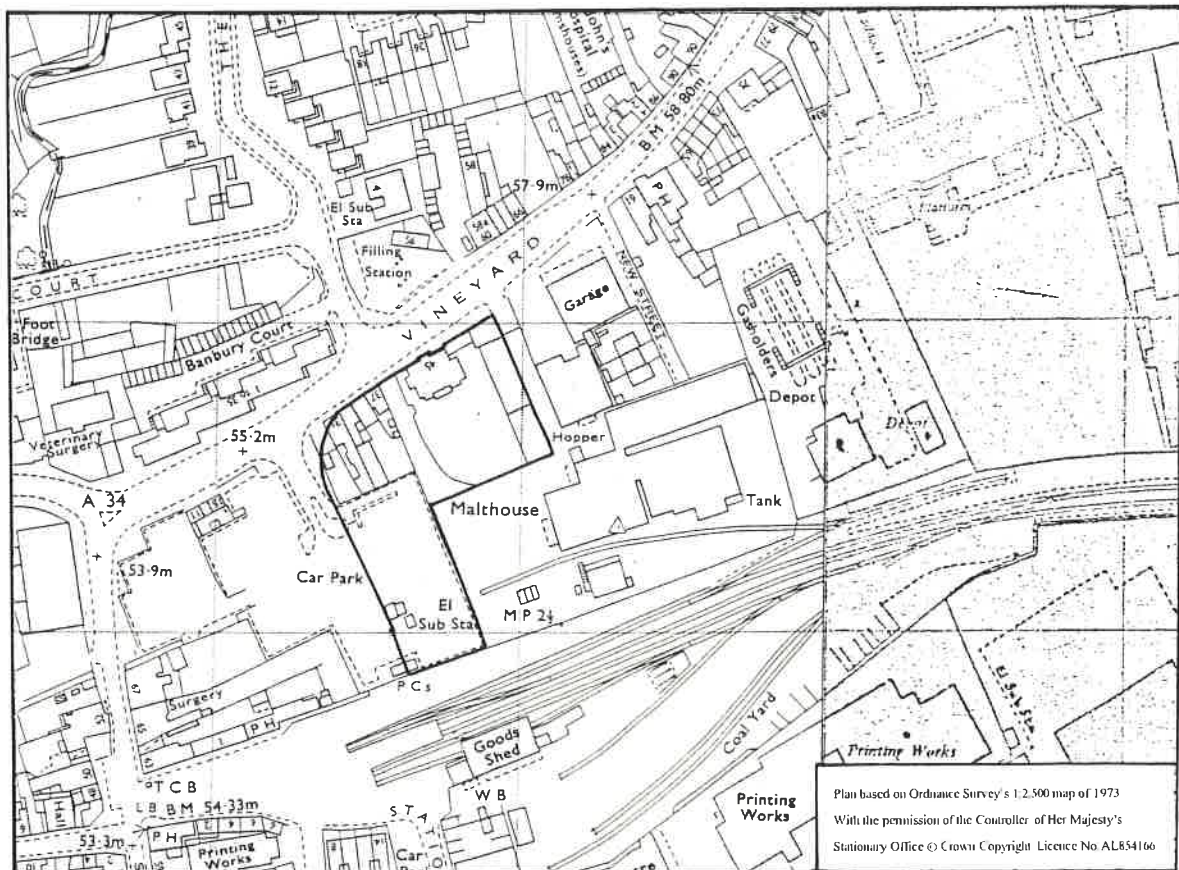


Fig.11: The site in 1972 following the destruction of most of No.4 malthouse by fire (O.S. 1:2500 1973, sheets SU 4897-4997 and 5097-5197).



Fig.12: The site in 1979 after the demolition of the eastern end of No.2 malthouse (O.S. 1:1250 map 1980, sheets SU 4997NE, 4997SW, 5097SW & 5097NW)

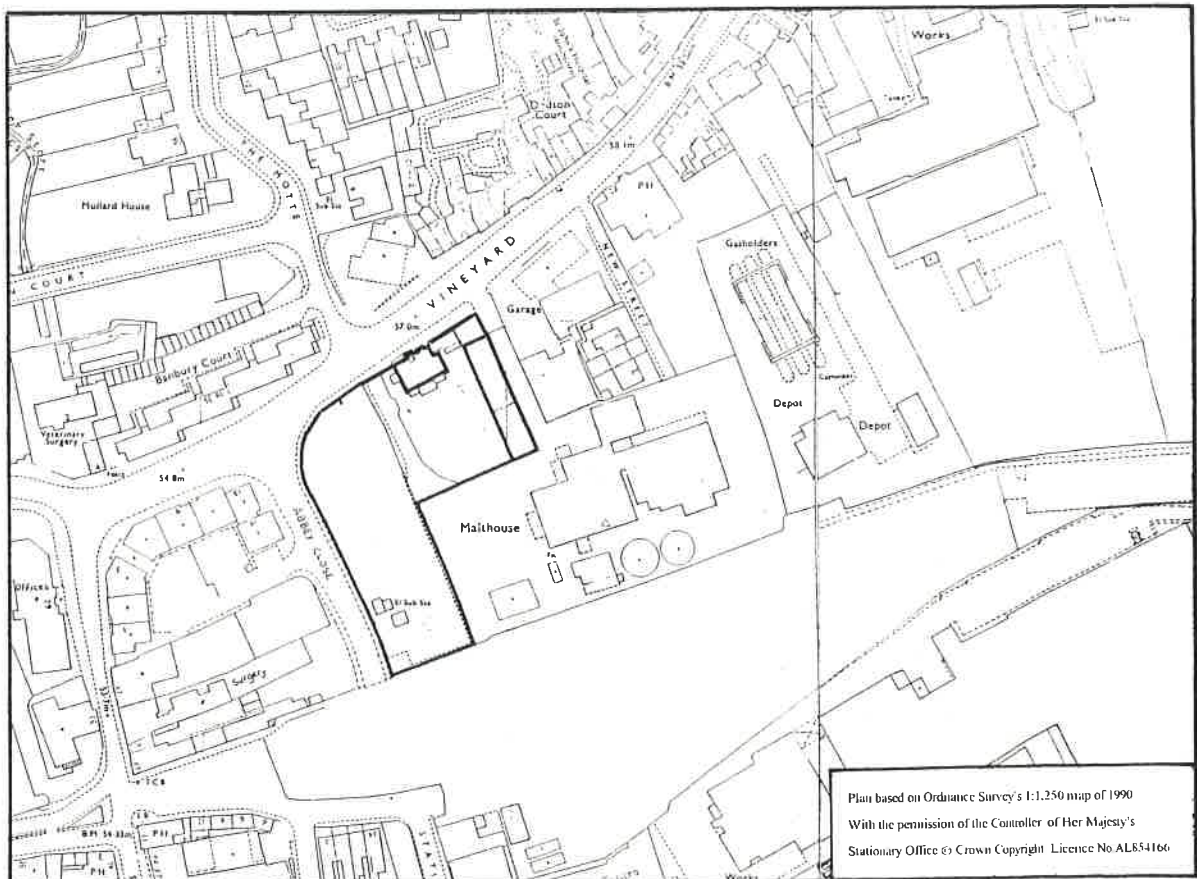
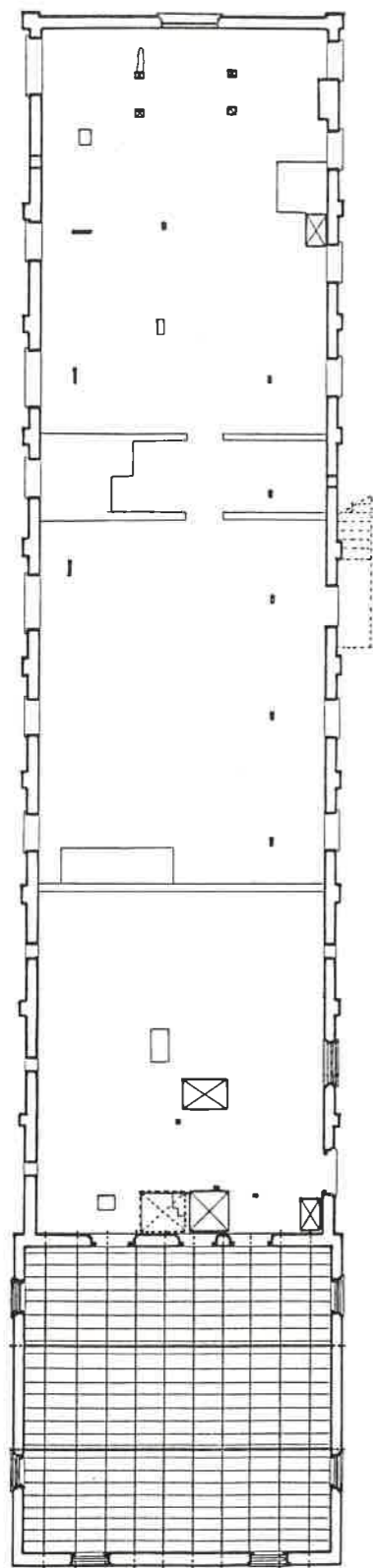
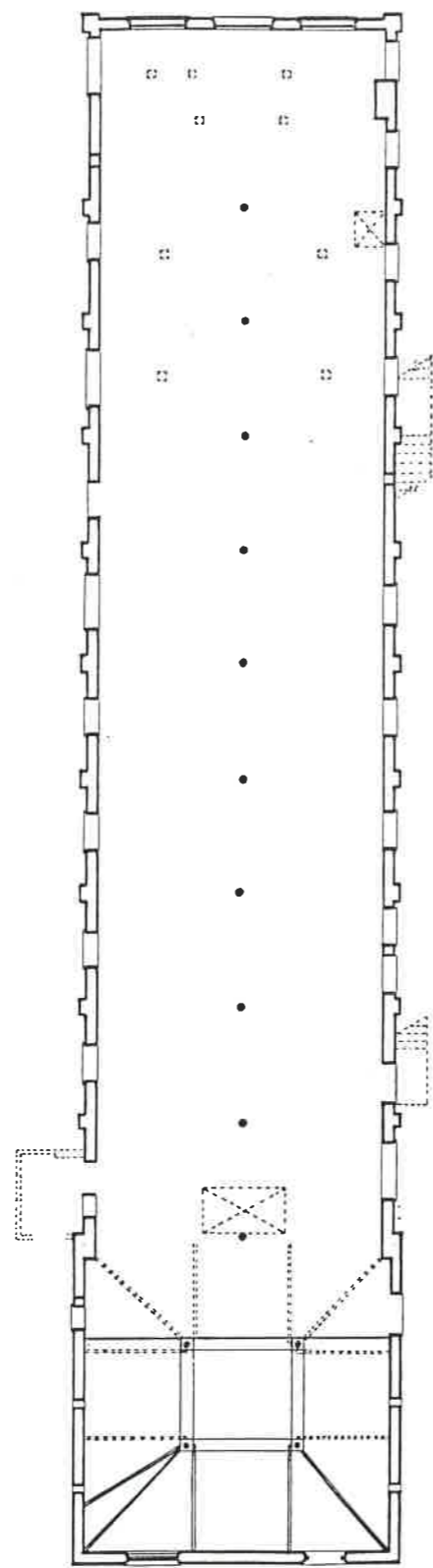


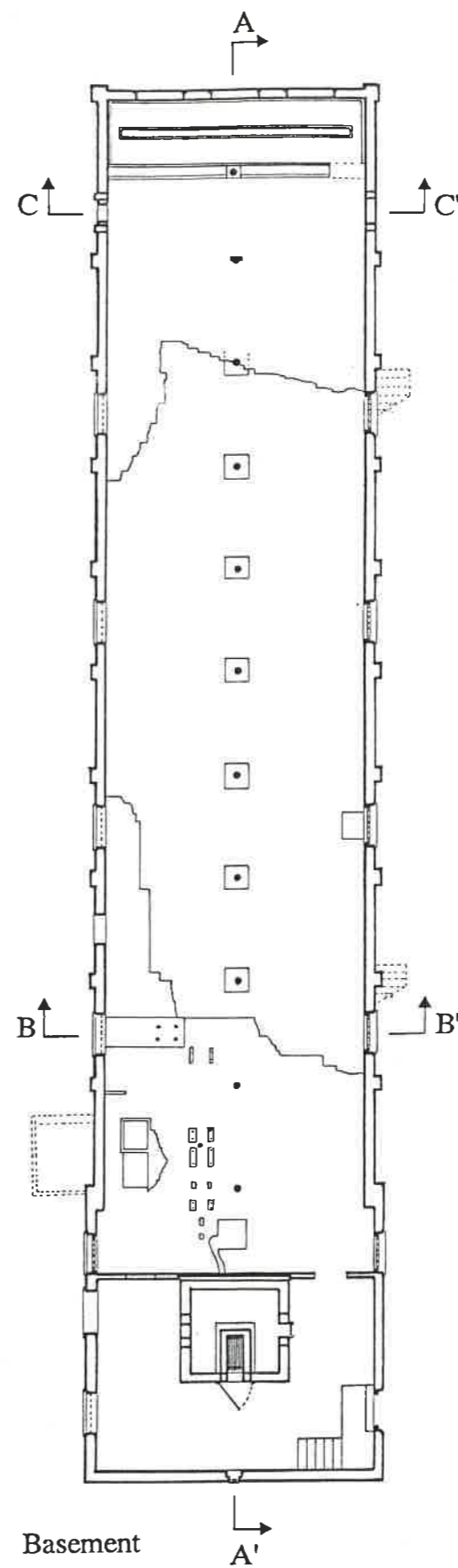
Fig.13: Plan showing the site in 1990, with the western part of the site already cleared and the railway closed and lifted (O.S. 1:1250 map 1990, sheets SU 4997NE, 4997SW, 5097SW & 5097NW).



1st Floor



Ground Floor



Basement



Oxford Archaeological Unit
Architectural Survey



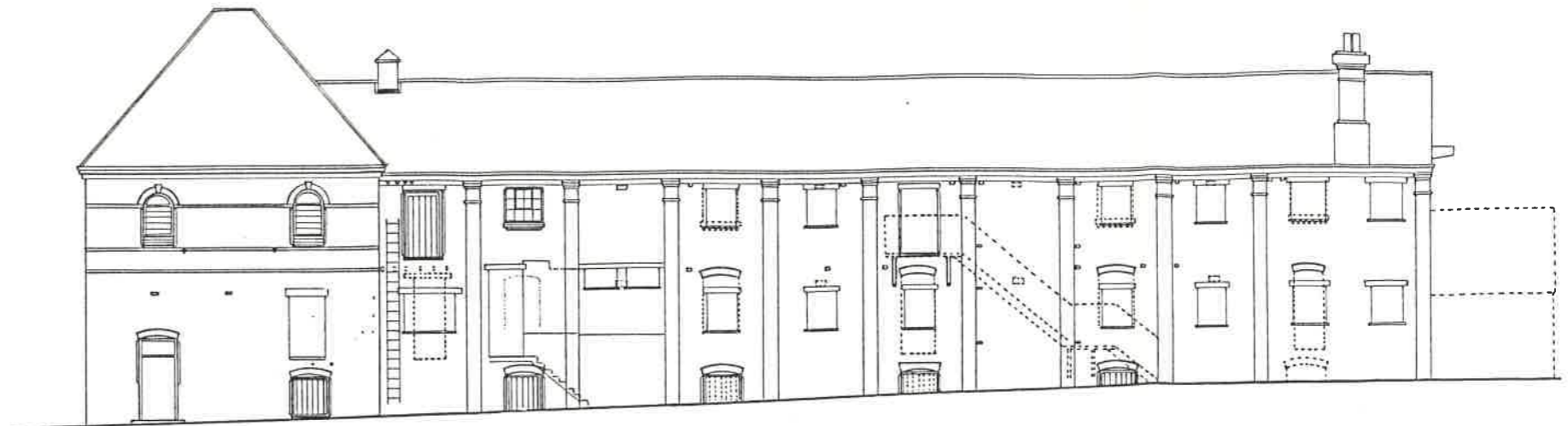
45 VINEYARD, ABINGDON, OXON
Simpson's Maltings, Old No.1 Malthouse
Floor Plans

Survey Date: April 1997
Surveyed by: RKS

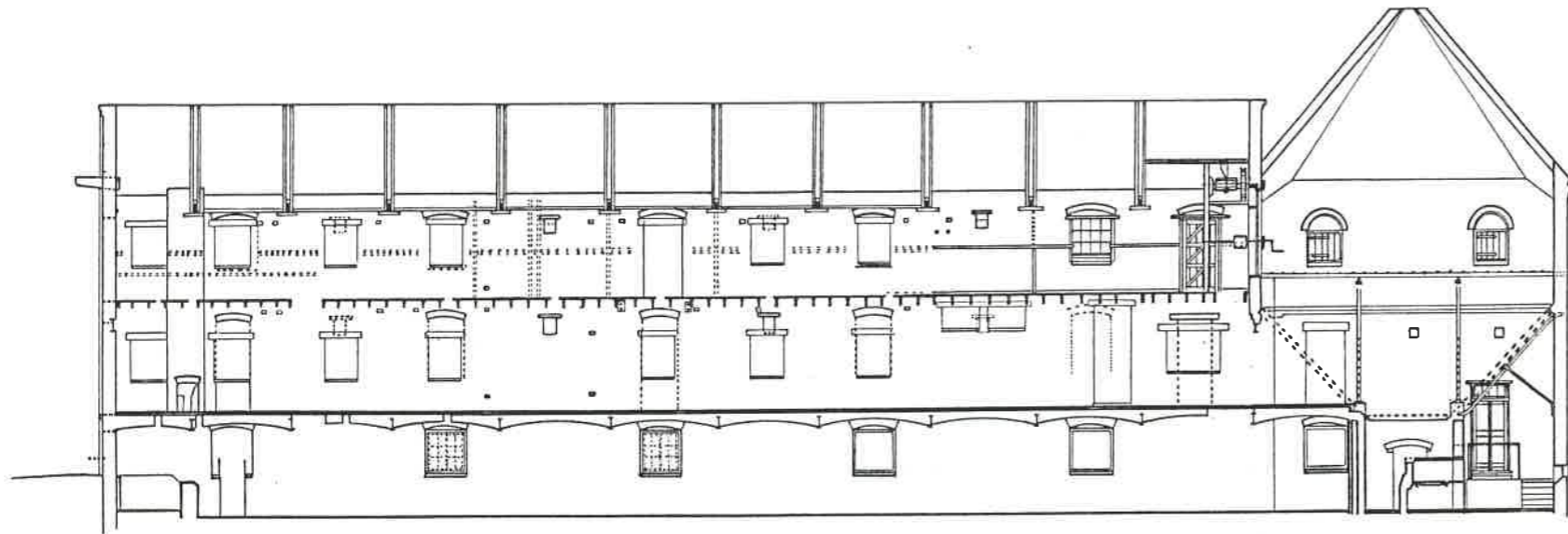
Scale: 1:100 at A1, 1:200 at A3 Figure No: 14



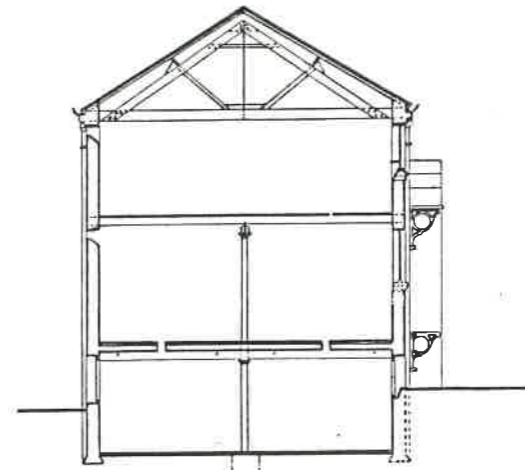
North Elevation



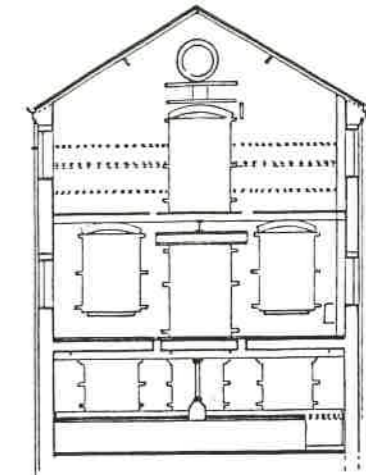
East Elevation



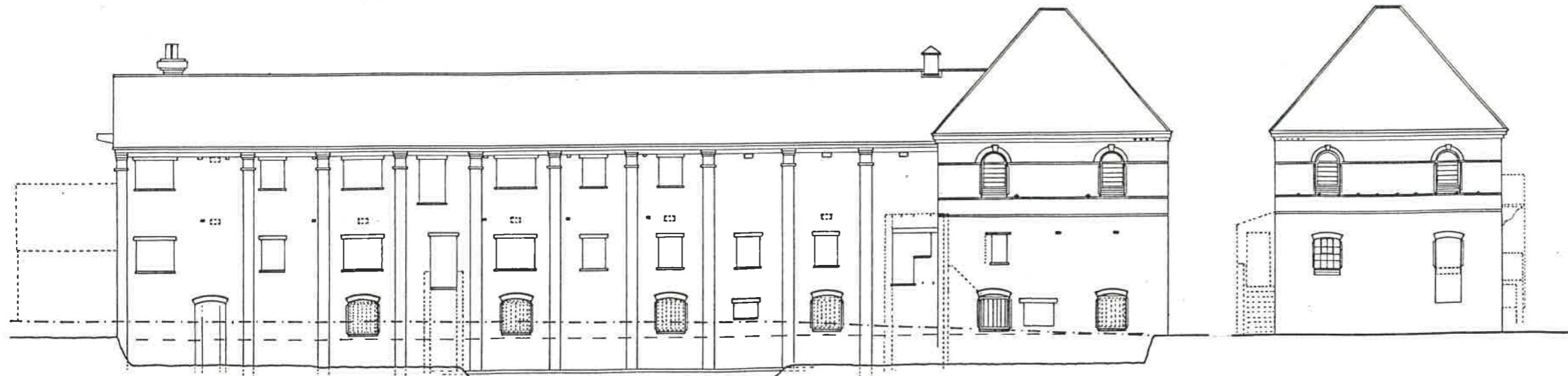
Section at A-A'



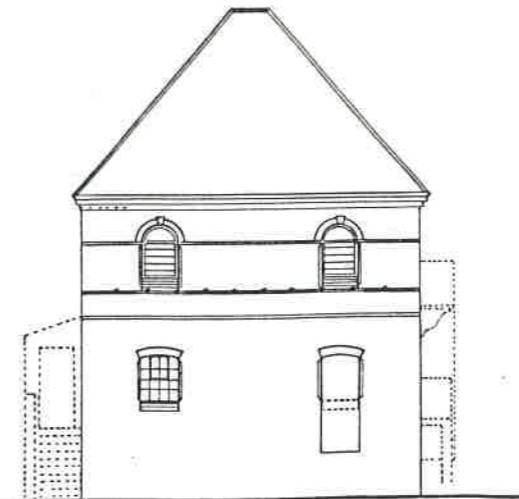
Section at B-B'



Section at C-C'



West Elevation



South Elevation



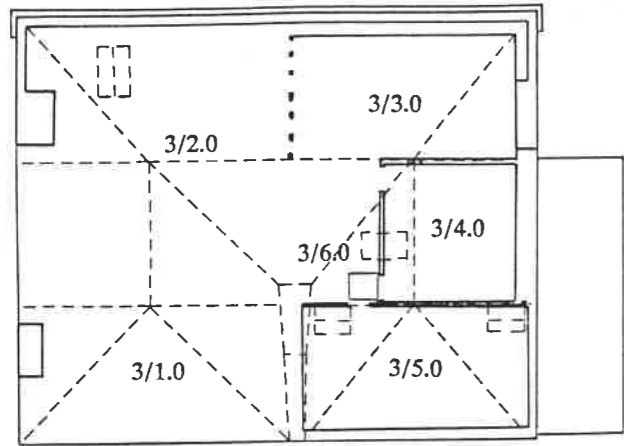
Oxford Archaeological Unit
Architectural Survey



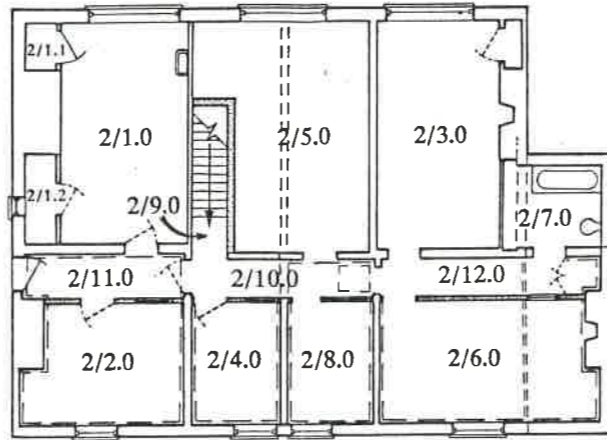
45 VINEYARD, ABINGDON, OXON
Simpson's Maltings, Old No.1 Malthouse
Sections and Elevations

Survey Date: April 1997
Surveyed by: RKS

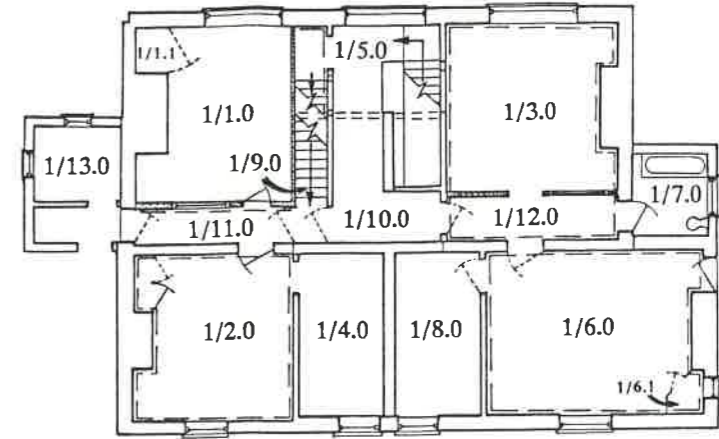
Scale: 1:100 at A1, 1:200 at A3 Figure No: 15



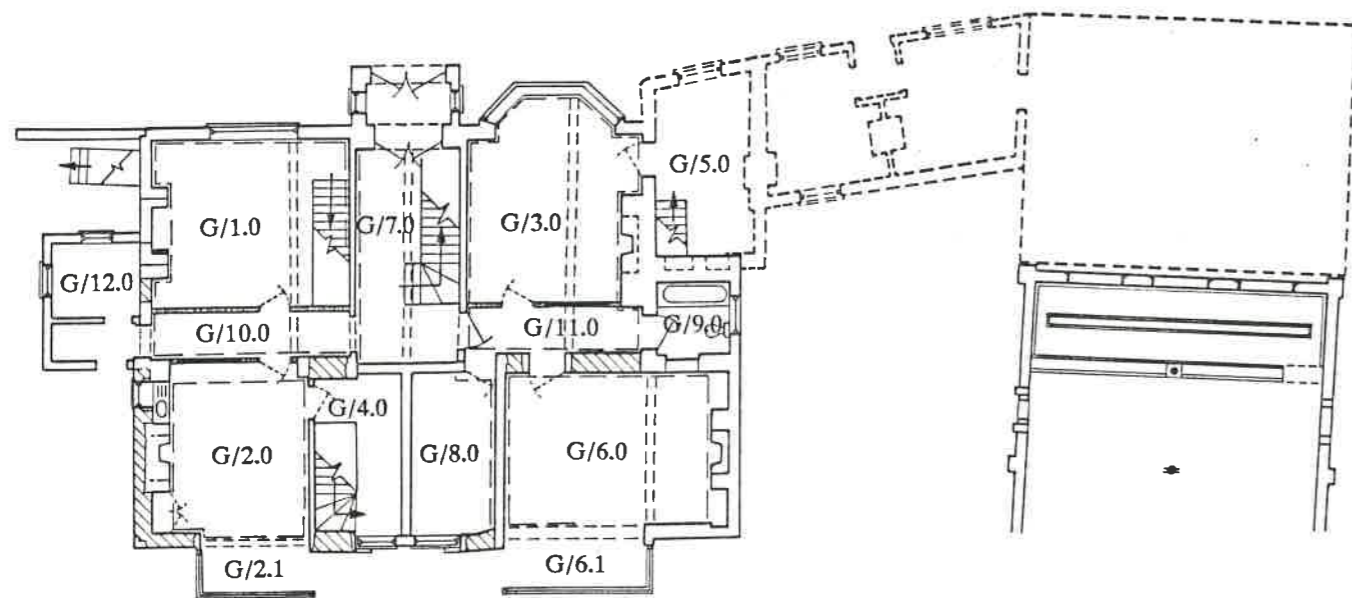
3rd Floor



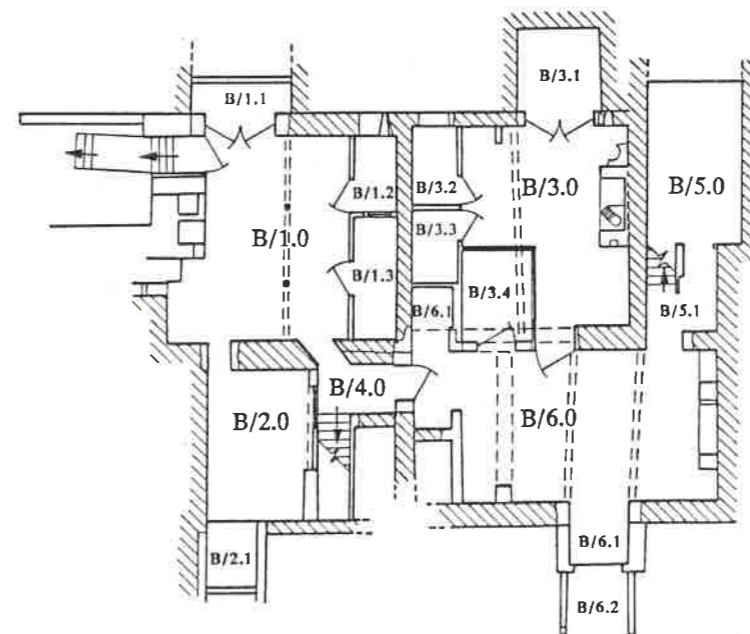
2nd Floor



1st Floor







Ground Floor



Basement



Key

-  Wall with Coving
-  Stone
-  Brick
-  Concrete Block



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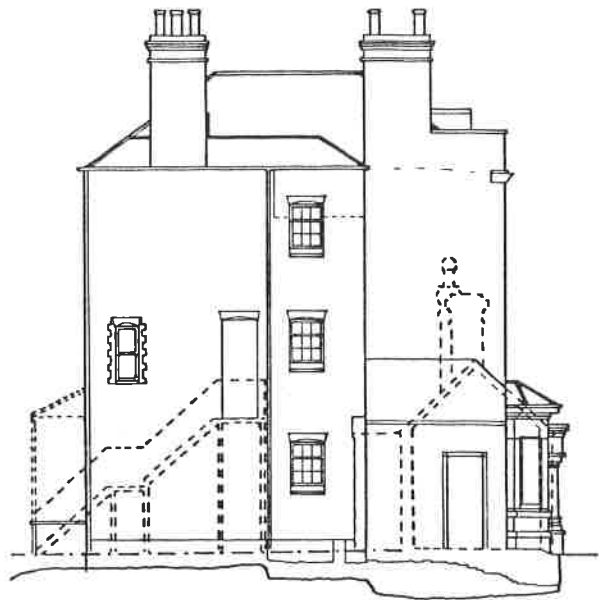
45 VINEYARD, ABINGDON, OXON
Floor Plans

Survey Date: April 1997
Surveyed by: RKS

Scale: 1:100 at A1, 1:200 at A3 Figure No: 16



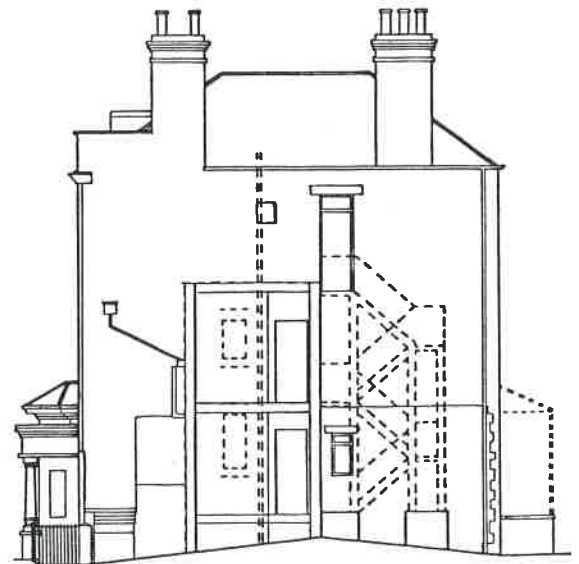
North Elevation



East Elevation



South Elevation



West Elevation



Oxford Archaeological Unit
Architectural Survey



45 VINEYARD, ABINGDON, OXON
Elevations

Survey Date: April 1997

Surveyed by: RKS

Scale: 1:100 at A2, 1:200 at A4 Figure No: 17

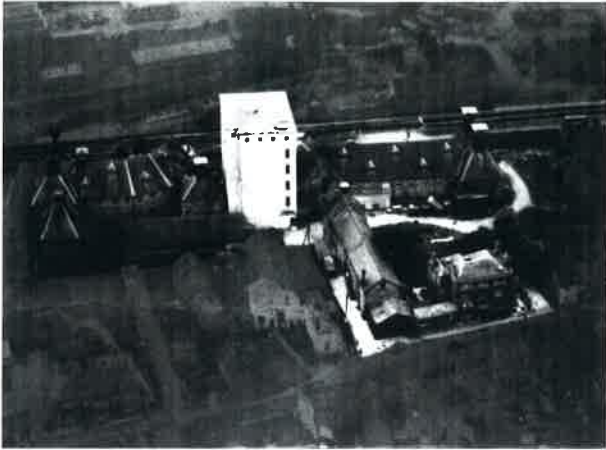


Plate 1: Aerial view of site from c. 1947 on wall of maltings (Acrofilm C9581)



Plate 2: Typical historical view of maltings workers turning the malt in kiln



Plate 3: General view of the site from North-West



Plate 4: General view from the South-west



Plate 5: North elevation of 45 The Vineyard



Plate 6: Bay window in North elevation of 45 The Vineyard



Plate 7: South elevation of 45 The Vineyard

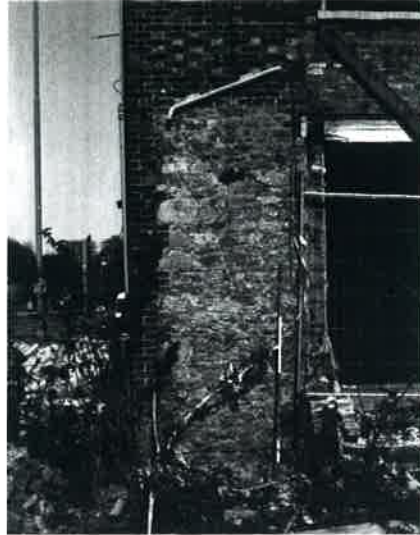


Plate 8: Area of stone wall towards west side of south elevation of No 45



Plate 9: East elevation of 45 The Vineyard



Plate 10: Detail from West elevation



Plate 11: North-east corner of the building

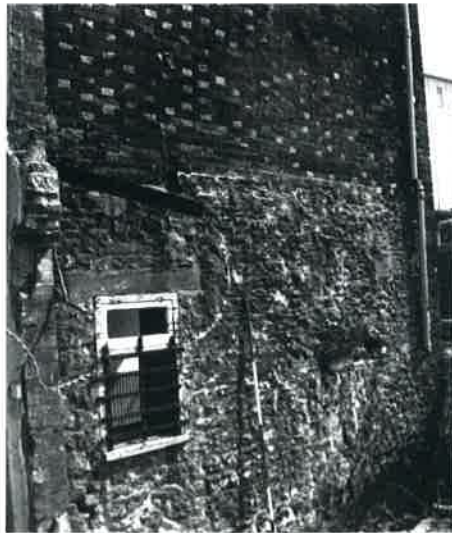


Plate 12: Stone walling in West elevation



Plate 13: Cellar, B/1.0 from North-west corner



Plate 14: Thin window formed from previous wider opening in North wall of B/1.2



Plate 15: Internal window between B/1.2 and B/1.2



Plate 16: B/2.0 from South-west



Plate 17: B/2.0 from South-west



Plate 18: General view in B/3.0



Plate 19: Fireplace in B/3.0



Plate 20: Vault B/3.1 in North wall of basement



Plate 21: Thin 'arrow slit' window in B/3.0



Plate 22: Staircase in basement B/4.0



Plate 23: Range in B/6.0



Plate 24: Central door in North wall of B/6.0



Plate 25: Chimney breast in West wall of B/1.0 and G/1.0 during works



Plate 26: North-east corner of B/6.0 and G/6.0 during works



Plate 27: G/11/0 looking East



Plate 28: Stud wall in 1/5.0



Plate 29: Corner detail of hipped roof



Plate 30: Queen post truss in roof



Plate 31: Truss detail showing queen post, collar and principal rafter



Plate 32: Truss between 3/3.0 and 3/4.0



Plate 33: View of malthouse from South-west



Plate 34: South elevation of malthouse



Plate 35: 2/7.0 after removal of roof



Plate 36: Grate detail in malthouse



Plate 37: Blocked door in Bay 1 of West elevation of malthouse



Plate 38: West elevation window detail



Plate 39: East elevation cast iron window detail



Plate 40: Malthouse vent cover detail

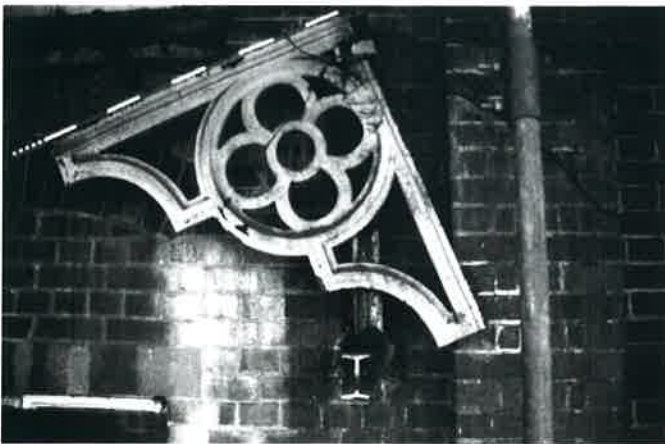


Plate 41: Staircase bracket detail

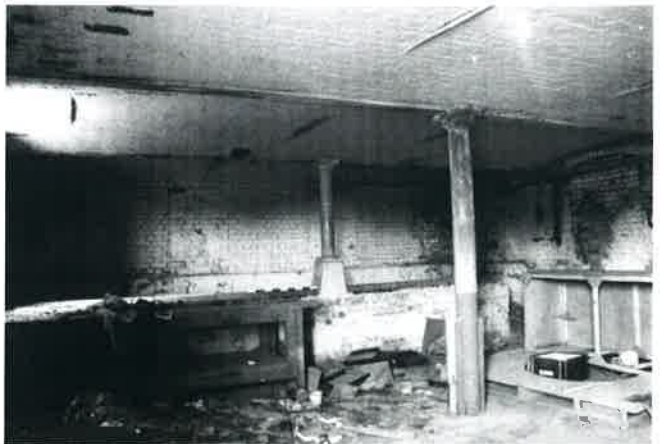


Plate 42: View in basement of malthouse looking towards steep



Plate 43: Steep in basement of malthouse



Plate 44: Detail of column in basement with bracket for removable barrier



Plate 45: Brick-vaulted ceiling in basement of malthouse, note hatch



Plate 46: First floor of malthouse



Plate 47: First floor of malthouse



Plate 48: Second floor of malthouse

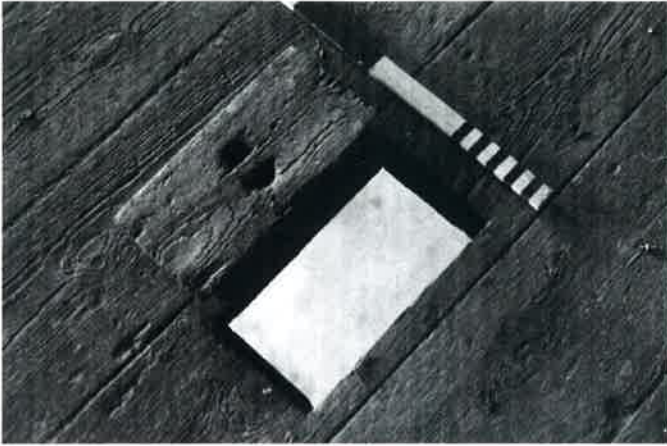


Plate 49: Hole and plug hole in 2nd floor of malthouse

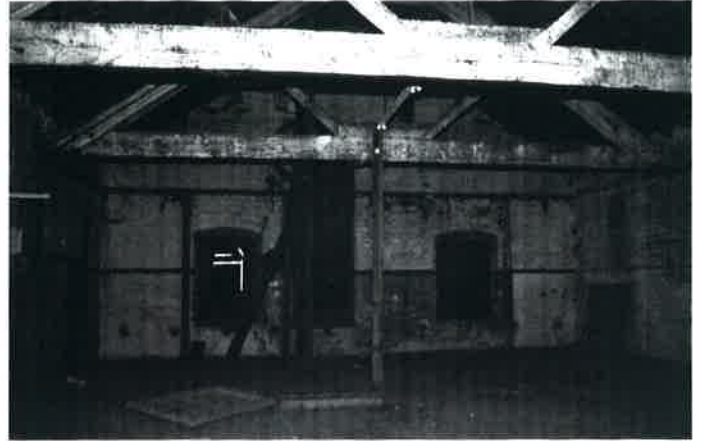


Plate 50: View of 2nd floor towards kiln



Plate 51: View of kiln base and partially surviving frame



Plate 52a: View of kiln base



Plate 53b: View up towards drying floor above kiln



Plate 54: View across drying floor



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