

FORMER TRINITY PRESS PRINTING WORKS

London Road, Red Hill, Worcester

(NGR SO 86700 53850)

Historic Building Record

(Planning ref: **P14G0153**; Condition 13)



Trinity Press under construction, December 1935

FINAL REPORT

Report Ref.: 2014_018_v.2

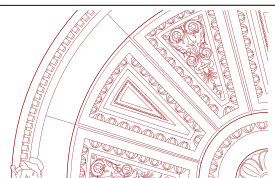
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Project Data: Summary

Site Name: Former Trinity Press Printing Works, London Road, Red Hill, Worcester

NGR: NGR SO 86700 53850

Project Type: Historic Building Record

Project Code: 2014_018

Planning Authority: Worcester City Council

Planning Reference: **P14G0153** (Condition 13)

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FORMER TRINITY PRESS PRINTING WORKS LONDON ROAD, RED HILL, WORCESTER

Historic Building Record

Planning Reference: P14G0153 (Condition 13)

Summary

An historic building record was undertaken in December 2014 in respect of former Trinity Press printing works at London Road, Red Hill, Worcester (centred on NGR SO 86700 53850). The record was required by the archaeological officer of Worcester City Council (WCC) as a condition of planning consent (ref. P14G0153, conditions 13-15) for the demolition of all buildings on the site to allow for redevelopment comprising the erection of a new foodstore together with associated infrastructure, car parking and landscaping. It complements an earlier archaeological 'desk-based assessment' of the site, submitted to WCC at an earlier stage in the planning process, and forms part of a wider ranging scheme of mitigation works associated with the redevelopment project.

The Trinity Press works were erected in 1935 to the designs of Sir John Brown and AE Hanson, architects of Northampton, as a purpose-built print works for the company of Ebenezer Baylis and Son Ltd, originally founded in The Tything in 1858 and formerly located at Trinity Street, Worcester, from which the 'Trinity Press' name derives. The original complex comprised an office building facing towards the London Road behind which were located a series of three, steel-framed ranges extending to a total of 22,500 sq. ft. for the accommodation of printing machinery and processes. As the company expanded in the middle-later years of the 20th century, the original works were extended sequentially to the north and a series of paper-storage buildings of simple design erected to the north-west. A total of six principal phases of development have been identified during the current project, the dating of which has been greatly enhanced by the survival of original design drawings and a series of historical planning applications lodged with Worcester City Council.

The recorded structures are simple and utilitarian in nature, save the principal office range to the south-east of the site which displays a degree of architectural pretension hinting at an understated 'art-deco' influence in its detailing, and are of a form readily paralleled elsewhere. They are assessed to be of limited aesthetic or architectural value and accordingly of only limited historical significance, the latter due more to their historical context and associations with the long-lived Worcester firm of Ebenezer Baylis and Son Ltd. rather than in the fabric of the buildings themselves. Significance is enhanced somewhat by their use during the Second World War for the manufacture of aircraft fuel tank coverings and the printing of material for the US forces based in England and the buildings were included within the Defence of Britain project.

Given the limited significance of the recorded buildings, the current recording action has allowed for a proportionate visual and interpretive record to be made in advance of demolition and redevelopment of the site, in effect a 'preservation by record', and has thus fulfilled the project aims as specified by the pertinent planning conditions, in accordance with the project WSI.

FORMER TRINITY PRESS PRINTING WORKS LONDON ROAD, RED HILL, WORCESTER

Historic Building Record

Planning Reference: P14G0153 (Condition 13)

1 INTRODUCTION

The current report outlines the results of a programme of historic building recording undertaken in December 2014 in respect of the former Trinity Press printing works of Ebenezer Baylis and Son Ltd. located at London Road, Red Hill, Worcester (centred on NGR SO 86700 53850). It has been prepared in response to a condition of planning consent (ref. P14G0153, condition 13) for the demolition of all buildings on the c.1.9ha site to allow for the erection of a new foodstore together with associated infrastructure.

1.1 Planning Background

1.1.1 A planning application (ref. **P14G0153**) was submitted to Worcester City Council (WCC) on 4th April 2014¹ by Barton Willmore of Solihull, West Midlands, acting on behalf of Opus Land (Worcester) Ltd. in respect of the redevelopment of a c.1.9ha site on the north side of the A44 London Road, Red Hill, Worcester, centred on NGR SO 86700 53850 (see Figures 1 and 2). Specifically, the application proposed the demolition of all existing buildings on the site, formerly the Trinity Press printing works of Ebenezer Baylis and Son Ltd.,² and the construction of a new foodstore, together with associated infrastructure, car parking and landscaping etc. The application was approved by WCC on 8th October 2014.³

1.1.2 The Historic Building Record, which forms part of a wider ranging programme of archaeological mitigation works, was required by the archaeological officer of Worcester City Council as a condition of planning consent (conditions 13-15). The full wording of the conditions reads as follows:

13. No development shall take place until a programme of archaeological investigation including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing.
14. No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 13.
15. The development shall not be occupied until the archaeological investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

¹ http://planning.worcester.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files\P14G0153%2FApplicationFormNoPersonalData.pdf&module=pl

² Occupied variously at the time of survey by VolkerLaser Ltd., RAM Extrusion Ltd., and Ringway Infrastructure Services, highways maintenance providers to Worcestershire County Council.

³ http://planning.worcester.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files\P14G0153%2Fdecdnot20141008120712COPY.pdf&module=pl

For the following reason:-

To allow the historical and archaeological interest of the site to be recorded in accordance with Policy BE21 of the City of Worcester Local Plan 2004 and the aims and interests that the National Planning Policy seeks to protect and promote with regard to heritage assets.'

1.2 Requirement for Work

- 1.2.1 The historic building record has been required under the terms of **Policy BE21** of the City of Worcester Local Plan, 2004, viz.

POLICY BE21

DEVELOPMENT WITHIN ARCHAEOLOGICALLY SENSITIVE AREAS: DESIGN PRINCIPLES

In discharging its duties as Local Planning Authority the City Council will seek the preservation of the City's varied but finite archaeological resource and its setting. The most extensive areas which are currently known to be archaeologically sensitive are defined on the proposals map, and other sites of archaeological significance are registered on the city sites and monuments record. The City Council will ensure that any development in these areas is designed to minimise damage to features or remains of archaeological interest, preserving such features or remains in-situ wherever possible.

- 1.2.2 The former printing works, although not statutorily listed, is nonetheless included on the Worcester City HER as an historic building of local interest (ref. **WCM92407**) and, as such, it represents a non-designated heritage asset under the terms of National Planning Policy Framework (NPPF; DCLG 2012).⁴ Paragraph 141 of NPPF stipulates that any permitted development affecting a heritage asset should include the provision to record that asset and that Local Planning Authorities should:

"...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

1.3 Scope of Report

- 1.3.1 The current report was commissioned by Mrs Cathy Patrick of CgMs Consulting, working on behalf of Opus Land (Worcester). No official brief was issued in respect of the current recording action, which has been undertaken in accordance with a Written Scheme of Investigation (WSI; Tyler, 2014) reviewed and approved by the planning archaeologist of Worcester City Council in advance of work. A copy of the project WSI is included below as **Appendix A**.
- 1.3.2 The recording, research and report preparation have been undertaken in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006), the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (IfA, 2008), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).
- 1.3.3 Site survey was undertaken between 9th and 12th December 2014 with archival research being undertaken on at Worcestershire Archives on 16th December 2014.

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2 AIMS AND OBJECTIVES

- 2.1 The aim of the historic building record was to provide a visual record of the buildings to be demolished and to generate a descriptive and illustrative account and rapid interpretation of the buildings, including a brief discussion of their history and development, character, date and techniques of construction. The record is commensurate with a hybrid 'Level 2/3' descriptive and analytical record as defined by English Heritage in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (EH, 2006; 14, §.5.2-3).

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 As an archaeological desk-based assessment has previously been undertaken in respect of the site (Patrick 2014), no significant programme of new archival research was undertaken at this stage. However, to expand upon the previously completed DBA, and to enable the recorded structures to be placed within a general historical context, a rapid review of readily available published and unpublished documentary source material including trade directories, historical planning applications and relevant company histories held by the Worcestershire Archives and Worcester City Historic Environment Record (HER) was made.

3.2 Historic Building Recording

The historic building record comprised three elements; photographic recording, together with limited drawn and written recording, as follows:

Photographic Record

- 3.2.1 The core of the historic building record, the photographic survey, comprised high resolution digital coverage using a Nikon D3000 digital single lens reflex camera. The record extended to include both general and detail shots, contextual views and accessible exterior and interior elevations, visible structural and decorative details (interior and exterior), general interior views of principal spaces. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date. A register of project photographs is included below as **Appendix B**.

Drawn Record

- 3.2.2 An overall measured plan of the buildings under consideration was prepared on site, together with representative cross-sections and principal elevations as required, sufficient to illustrate the external appearance and internal arrangements of the buildings.

Written Record

- 3.2.3 A brief written account of the buildings was made as free text to accompany the drawn and photographic records, covering the general development of the site together with the character, date, materials and techniques of construction of the buildings as evident from a fairly cursory inspection.

4 HISTORICAL BACKGROUND

The archaeological and historical background to the site has been addressed in some detail in an archaeological desk-based assessment (Patrick, 2014) previously submitted to WCC during an earlier stage of the planning process in respect of the current development and will thus not be repeated here. A brief overview of the evolution of the site, in particular the later development during the course of the 20th century, as apparent from

historic mapping and other sources, is however included for reasons of completeness and so as to give an historical context for the interpretation of the recorded structures.

4.1 Map Regression

- 4.1.1 The first edition Ordnance Survey 1:10,560 map of 1884-6 (Figure 3) illustrates the essentially open, semi-agricultural context of the site at the end of the 19th century, with woodland, scattered farmsteads (Nunnery Farm, Upper and Middle Battenhall Farms) and fields, and with only limited residential development along the London Road⁵ (including Red Hill House immediately south of the current development site) and of larger properties at Lark Hill to the north-west, south of Perry Wood. This contrasts with the increasing sub-urban development evident to the west of the Great Western Railway line.
- 4.1.2 The open nature of the site is seen again in the Ordnance Survey map of 1904 (Figure 4a) when the essentials of the surrounding road pattern was being set out to the southern side of London Road (Olivers Mount, Cromwell Crescent etc.) with gradual infill of large detached properties evident in the edition of 1940 (Figure 4b); the latter map also shows the Trinity Press printing works, erected in 1935, for the first time. By the time of the 1962 edition map (Figure 4c) the Trinity Press works had begun to expand northwards within the bounds of its original site (see Figure 5), while the surrounding area had witnessed extensive growth with the laying out of new roads (Hillery Road, Silverdale Ave etc.) and associated residential development. The open field lying to the west of the Trinity Press, labelled as a 'playing field' in the edition of 1962, had been subsumed into the works complex by the time of the edition of 1967-73 (Figure 4d), and partially occupied by a series of ranges extending westwards from the north-west corner of the enlarged original works, a process which can be seen to have continued in the edition of 1994.
- 4.1.3 The origins and development of the printing works themselves will be addressed in more detail at section §.5 below.

4.2 Ebenezer Baylis and Son Ltd.

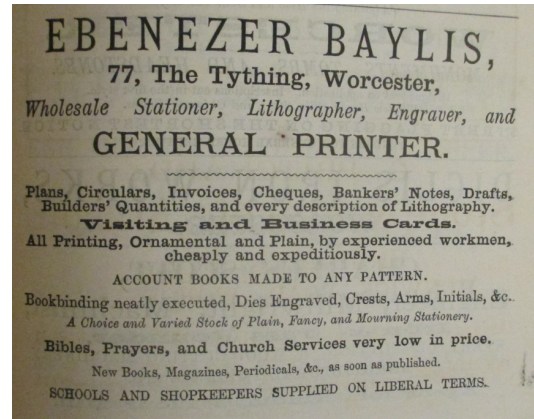
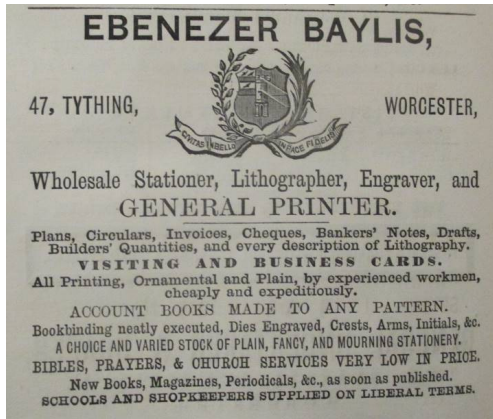
- 4.2.1 A short, 18-page history of Ebenezer Baylis and Son Ltd. and Fleming and Humphreys (Baylis) Leicester Ltd., entitled 'A Century of Fine Printing', was published by Trinity Press in 1961 to commemorate the firms centenary; unfortunately, it has not proved possible within the timescale of the current project to trace a copy of this publication and thus the short outline history of the firm included here is necessarily based upon secondary sources.
- 4.2.2 Ebenezer Erskine Baylis was born in 1834 in Worcester and is first listed in the 1841 census,⁶ aged 7, living at St. Martin's Street, Worcester with his father Joseph Baylis, a glover, his mother Anne and seven siblings including an elder brother Alfred Michael, then aged 13, who was also to become involved in the printing industry (see below). By 1851 Ebenezer, then aged 17, is listed as a printer's apprentice, living at No.4 Park Place, Worcester with his mother Anne and five siblings; elder brother Alfred, by then 23 years old, had left the family home and is listed as a 'printer compositor' at 13 Tallow Hill, Worcester. By 1861, Ebenezer is also listed as a 'printer compositor' at 76 Tything Street,⁷ while his brother Alfred had established a printing firm at No. 5 New Street, employing two men and five boys. Early trade directories (Billing's of 1855; Cassey's of 1860) list the firm of 'Baylis Brothers', printers and news agents, operating from New Street and it would thus appear that Ebenezer and Alfred initially worked together. By 1868, however, the brothers had apparently parted company and Littlebury's directory of that year lists two independent firms; viz. Ebenezer Baylis (wholesale

⁵ The London Road leads south-east out of Worcester city centre to Red Hill Cross where the road forks to Pershore and Alcester. The present London Road was built up in the 18th century with two major cuttings at Wheatsheaf Hill and Red Hill, the latter cut through the southern tip of Perry Wood (Gwilliam 1993, 168).

⁶ Accessed via www.ancestry.co.uk.

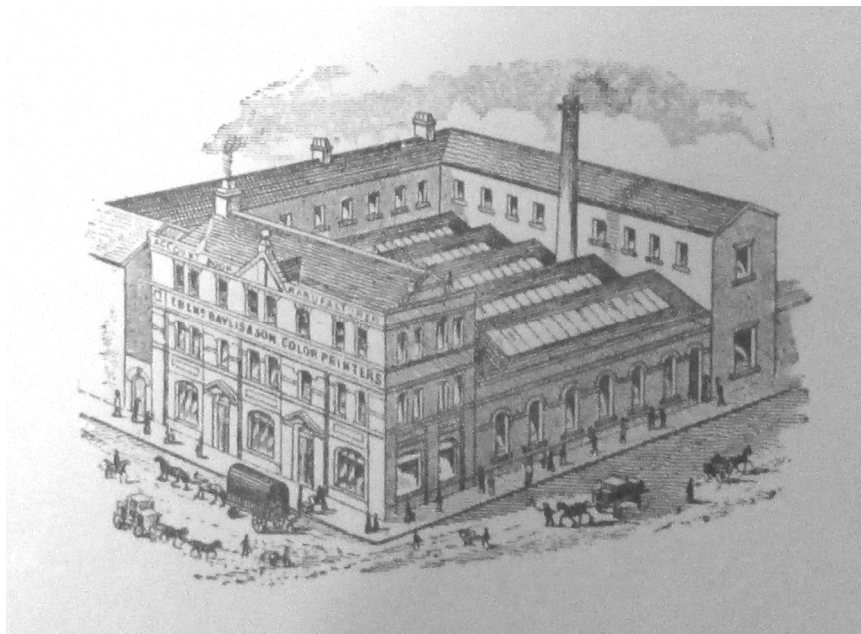
⁷ Ebenezer is also recorded at this address in the 1861 census return, living with his wife Sarah, 2 children, sister-in-law and 1 servant.

stationer, lithographer, engraver and general printer) at 47 The Tything (see advertisement 1, below left), and Alfred Baylis who continued to be based at 5 New Street (the 'Eagle Steam Press').⁸



Early trade directory advertisements for Ebenezer Baylis at 47 (left) and 77 (right) The Tything, Worcester (1869 and 1873 respectively).

4.2.3 Littlebury's directory of 1873 records E. Baylis at 46 The Tything while later directories list No. 77 as the headquarters of the firm (see advertisement 2, above right), referred to as 'The Minerva Printing Works' in Littlebury's directory of 1879. By 1892, Ebenezer Baylis's venture was evidently achieving considerable success, moving to the 'Trinity Printing Works' on the western side of Trinity Street at the corner with Trinity Passage (see engraving below),⁹ and having expanded to a secondary premises at 22 The Cross; the 1891 census confirms his success, recording that he was living at No. 24 Britannia Square, a high-status Regency development laid out in the 1820-30s to the north of the city, in Barbourne.



Baylis's original, 19th-century 'Trinity Printing Works' at Trinity Street, Worcester
(NB: only partly built as illustrated – see fn.9).

⁸ Alfred's firm was later to become Baylis, Lewis and Co. (Kelly's directory, 1892) and expanded to occupy additional premises at Nos. 4 and 9 New Street (Kelly's directory, 1904).

⁹ It would appear that only the front office range of the building was constructed as illustrated with the rear works taking a different form (J Dinn, *pers.comm.*); the office range is still extant at Nos. 9-11 Trinity Street, currently in use for commercial/residential purposes.

- 4.2.4 By the early years of the 20th century, the company had expanded again with a third premises listed at New Town Road, Worcester, east of the city centre (Kelly's directory, 1916), while by 1928 a further premises/outlet at Market Place, Evesham is recorded. It would seem reasonable to assume that it was this continuing success and growth of the company that drove the decision in the early 1930s to centralise production at a new, purpose-built premises outside of the city centre,¹⁰ on a large, open site with the potential to accommodate further expansion.

4.3 Trinity Press Works, London Road

Original Premises

- 4.3.1 The new site at London Road, Red Hill on the eastern boundary of the city were purchased from AP Parker Esq. on 2nd April 1935 (see conveyance documents at **Appendix D**; Figure 5) and the new Trinity Press works were erected later that year (Figure 7) to the designs of Northampton architects Sir John Brown and AE Hanson FRIBA (Figure 6) using main contractors Bowles and Son, general builders of Leicester (see Figure 7b; Plate 8). As built, the works comprised a simple, single-storey, brick-built office range facing towards London Road (**A**; Figure 10) with three parallel ranges of steel-framed working sheds to the rear, aligned north-south, **B**; Figure 10) the latter extending to a total area of 22,500 sq. ft.¹¹ A single-storey, brick-built suite of rooms flanked the eastern side of the sheds (**C**; Figure 10) housing stores, offices and mess room, while the northern and western sides of the structure were closed by vertical asbestos sheeting, a temporary arrangement effected with a view to facilitating future extension. Discrete entrances for male and female staff were located to east and west respectively, together with separate cloakrooms and toilet facilities.
- 4.3.2 During World War II, the Trinity Press buildings were used for the manufacture of fuel tank coverings for aircraft, whilst also printing material for the US forces based in England.¹² The buildings were gutted by fire in 1943 (HER Press cutting 1999, quoted in Patrick 2014, 14), though they were subsequently reinstated and extended to the west (**E**; Figure 10) and were fully functioning within a matter of months.

Company expansion: 1950s-1970s

- 4.3.3 A review of historical Ordnance Survey mapping (see §.4.2) and deposited planning applications (see §.4.5) illustrates the gradual expansion of the company and the accompanying extension of its premises during the 1950s and particularly during the 1960s and early 1970s. This expansion saw, *inter-alia*, the northern extension of the main works over several phases (**F, H, I, J**; Figure 10), the creation of additional office and canteen space (**M**; Figure 10) and the erection of a series of paper storage buildings to the north-west of the site (**G** and **K**; Figure 10). The development of the site is discussed in more detail in the building descriptions below (see §.5).

Later History

- 4.3.4 Ebenezer Baylis and Son Ltd amalgamated with John Goodman and Sons of Cardigan Street, Birmingham in 2003 to form 'Goodman Baylis', centred on the London Road site and employing a combined staff of 150.¹³ The company was sold to Media and Print Investments (MPI) in January 2008, though continuing difficulties lead to the firm going into administration in October of that year.¹⁴ The company assets including plant, machinery, fixtures and fittings, were purchased by Vertis Group Ltd. (owners of the site), who initially operated as Vertis Print and Vertis Digital, re-employing 20 former staff.¹⁵ Vertis Group themselves, however,

¹⁰ A 'town office' was retained at Trinity Street at least as late as 1937 (Kelly's directory).

¹¹ Principal measurements will be given in imperial units, reflecting the system in use at the time of the building's construction.

¹² The Trinity Press buildings were included within The Defence of Britain Project.

¹³ <http://www.bournemouthecho.co.uk/news/7606130.print/>

¹⁴ http://www.worcesternews.co.uk/news/3813467.Print_firm_jobs_under_threat/

¹⁵ <http://www.printweek.com/print-week/news/1125997/vertis-launched-goodman-baylis-owner>

went into liquidation in January 2011;¹⁶ the site was occupied variously at the time of survey (December 2014) by VolkerLaser Ltd., RAM Extrusion Ltd. and Ringway Infrastructure Services.

4.4 Historical Planning Applications

4.4.1 The definition of a general site development has been greatly aided by a series of historical planning applications, the most pertinent of which (though not all) are listed below:

Planning Ref.	Date	Summary
BA 8625/30 s705:907	May 1935	Plans for printing works and offices for Ebenezer Baylis and Son Ltd.
BA 8406 705:907	1943	Plan of proposed spraying shop
6880	10.05.1937	Re-erection of pavilion
7818	21.01.1944	Rebuilding after fire
8208	11.03.1946	Canteen
9911	24.07.1951	Erection of storage building (paper)
10544	19.12.1952	Extension of main factory at rear
11709	03.12.1954	Erection of paper store and connecting passage to existing store
12069	03.06.1955	Erection of first floor offices
13112	07.12.1956	Erection of new packing bay and male lavatory block
15623	20.01.1961	Demolition of existing lean-to building and the erection of a store
15623/5	14.08.1964	Use of existing warehouse for printing. Demolition of packing department and rebuilding with extension for printing.
15623/9	20.11.1964	Extension of letter press book and colour printing, formation of heating chamber and alterations to existing block
15623/10	18.12.1964	Erection of offices, garages and canteen
15623/13	21.01.1966	Erection of an office building
15623/15	01.07.1966	Erection of single-storey office block
15623/16	01.07.1966	Erection of single-storey building and canopy to form covered area for loading purposes
20038	30.09.1966	Erection of a paper store and loading bay
20153	04.11.1966	Erection of single-storey pre-fab office
20174	18.11.1966	Erection of a paper store and loading bay and re-siting covered area and entrance
69/0121	21.02.1969	Erection of an extension to an existing office block to match adjoining units
70/0070	20.02.1970	Provision of paper store and loading bay
71/0488	18.06.1971	Provision of paper store, loading bay and heating chamber to match adjoining store
73/0486	04.05.1973	Provision of paper store, covered area to match existing and extension of existing car park
73/1041	03.08.1973	Provision of paper store, covered area to match existing and extension of existing car park
77/1103	16.12.1977	Proposed extension to waste paper extraction plant room and erection of a cyclone for existing printing works
82/1028	19.10.1982	Provision of an open-sided canopy at workshop entrance for covered loading and unloading
P95J0192	07.07.1995	First floor extension (main office range)

Table 1:

Summary of relevant historical planning applications at Worcestershire Archives and as supplied by Worcester City HER.

4.4.2 Copies of selected deposited drawings are reproduced below, cross-referenced as appropriate to the building descriptions and discussion of the site development.

5 SITE DESCRIPTION AND DEVELOPMENT

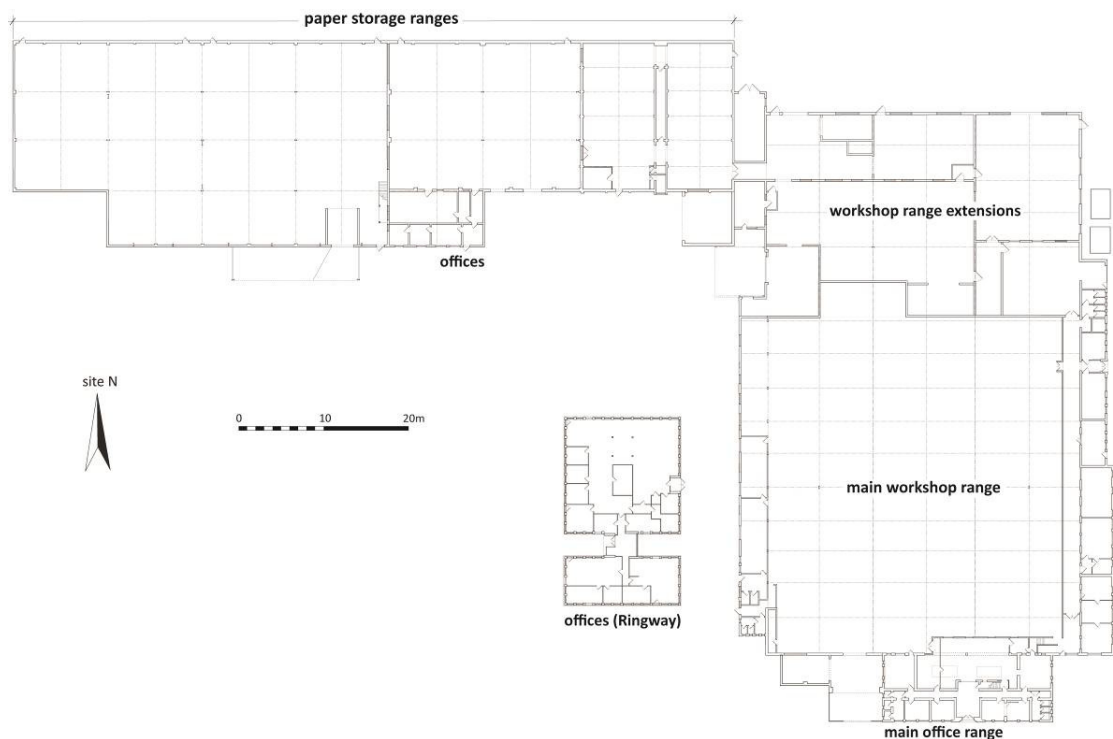
5.1 Overview

5.1.1 The Trinity Press site extends to c.1.9ha, accessed via a semi-circular driveway opening off the north side of London Road (Plates 1 and 2), and is bounded to north, west and partially to the south by the rear of

¹⁶ <https://www.thegazette.co.uk/notice/L-59681-1287577>

residential plots fronting onto Hillery Road, Silverdale Road and Yew Tree Close respectively. The site is bounded to the east by a 1930s industrial unit, now in use as offices (currently occupied by Halcrow Group).

5.1.2 The Trinity Press buildings comprise a primary office and workshop range (1930s), located to the south-east of the site, extended to the north in the 1950s/60s, and with a series of single-storey storage ranges of 1950s-1970s date extending westwards from the north-west corner. The principal building elements are shown in the inset plan below, and in more detail in Figure 10.¹⁷ The buildings are purely utilitarian in nature, essentially a series of steel-framed workshop and storage ranges, with the exception of the brick-built office range facing onto the semi-circular lawn area at the entrance to the site, which alone displays a degree of architectural pretension in its form and detailing.



Trinity Press: Overall plan of factory buildings illustrating main elements of complex referred to in text (see also Figure 10)

5.1.3 Reference to historical planning applications (see §.4.5) has allowed the fairly detailed definition of site development and the buildings will thus be described here broadly in chronological order. The general development of the print works is illustrated in Figure 21.

¹⁷ The principal axes of the buildings are angled slightly away from true grid north-south/east-west. For ease of reference, however, the buildings will be assumed to conform to true grid bearings, such that the office range will be described as facing south, for example, and the print works ranges will be referred to as being aligned north-south. All figures are accordingly marked with an arrow indicating 'site north'.

5.2 Primary Buildings

- 5.2.1 The primary ranges as built in 1935 comprise the office range (A) and three, parallel, steel-framed workshop ranges (B) extending northwards from the rear thereof.

Office Range

- 5.2.2 The principal **office range** (Figure 11; Plate 3) is brick-built in buff brick laid to Flemish bond above a purple stretcher bond plinth (Plate 4), and with articulating horizontal bands of stretchers on end. It has overall dimensions of 82ft long (E/W) x 32ft wide (N/S) and stands 16½ft tall to the flat head of a parapet wall, capped in simple concrete slabs. Initially of a single storey, the range has been extended by the introduction of secondary office accommodation at first floor level, added in two discrete phases in 1955 and 1995. The southern façade is furnished with a central doorway picked out in red brick with stepped jambs, approached via a short flight of brick steps (Plate 5) and protected by a projecting canopy (modified in the 1990s). Above the central section of the elevation, the axial entranceway is emphasised by a taller section of parapet wall, further heightened in matching brickwork in the 1950s coincident with the creation of the initial phase of first floor office space (see Figure 12b). To either side of the central doorway, horizontal bands of windows lighting interior offices are furnished with and accentuated by a continuous, moulded concrete head (Plate 7). Fenestration has been upgraded throughout by the introduction of double-glazed units, though reference to historical sources indicates primary, steel-framed windows similar to those partly surviving within the eastern elevation (see below; Plates 21 and 22). The eastern return (Plate 6) is pierced by four narrow windows to the south, lighting toilets internally, while a tri-partite window to the north lights office accommodation; all are furnished with heads of stretchers-on-end. The corresponding western return is masked by a recent loading bay clad in profile sheeting, though reference to historical photographs indicates similar fenestration; slightly to the west of the range, an iron inspection cover in the tarmac forecourt is embossed with the legend 'BOWLES AND SON, BUILDERS, LEICESTER', the original contractors for the construction of the works in 1935 (see Figure 7b).
- 5.2.3 The office range is entered via the central doorway of the southern façade, opening onto a small entrance hall (Plates 9/10) off which open axial corridors leading east and west (Plate 12). Corridors serve a suite of small offices and rooms occupying the southern part of the range (Plate 13),¹⁸ with toilet facilities to the two southern angles. The north side of the range houses larger, private offices to the eastern and western angles flanking a generously proportioned, central 'general office' occupying the central section (Plate 14), accessed from the axial corridors and also originally directly from the entrance hall. The general office has been modified with a secondary stair to the south-east (Plate 15), inserted in 1955 to serve first floor office accommodation, while the northern wall has been removed and the office extended into the area of the print shops. An original ceiling level and picture rail (Plate 16) and framing for two former skylights (Plate 17)¹⁹ are visible above the modern suspended ceiling.
- 5.2.4 First floor is accessed via an inserted, enclosed straight-flight stair rising from east to west against the southern wall of the general office (Plate 15). The upper level comprises two suites of offices, boardroom and small kitchen, those to the south added in 1955 to the designs of Norman Rowe and Son of Worcester (Figure 12b; Plate 18)²⁰ occupying the area behind the elevated section of parapet wall, and those to the north in 1995 (Plate 19), to the designs of JCT Cole and Partners of Kidderminster, extending to the full length of the office range.²¹ Fenestration has been renewed throughout, new floors and ceiling introduced such that the rooms retain no fittings/fixtures of any age or significance.

¹⁸ See Figure 11b for original room uses. The eastern offices have subsequently been combined by the removal of their dividing wall (absent by time of 'as existing' plan in 1955; Figure 12b).

¹⁹ See Figure 12b; made redundant when the first floor office accommodation was extended to the north side of the range in 1995.

²⁰ Planning Application refs. **12069**; 03.06.1955.

²¹ Planning Application ref. **P95J0192**; 07.07.1995.

Print Works

- 5.2.5 To the north of the office range, the primary section of the **print works** comprises three parallel, steel-framed ranges (**B**; Figure 10), flanked to the east by a suite of offices and stores running the full length of the works (**C**), and to the west by a short entrance / toilet block (**D**), the latter both brick-built and of a single storey beneath mono-pitch roofs. The eastern exterior elevation (Plate 20) is brick-built in common Fletton brick laid to Flemish garden wall bond pierced by regular, rectangular window openings furnished with projecting brick cills; fenestration has been variously renewed with double-glazed units though original 'Crittall'-type steel-framed windows survive in parts (Plates 21/22), as do primary timber doors (Plate 23). Towards the northern end of the range, a double-width opening, accentuated by a shallowly projecting brick frame, represents the primary, male staff entrance, denoted by the legend 'MEN' located centrally above the passage (Plate 24).²² To the north, the junction between 1930s work and 1960s extension is clearly discernible in the brickwork of the elevation (see Plate 25). To the west side of the print works, only a short block to the south end of the range represents part of the primary structure (**D**, Figure 10; Plate 26), originally housing female toilets and cloakroom to either side of the female staff entrance (Plate 27), mirroring the arrangements of the male entrance of the east elevation.
- 5.2.6 Internally, the body of the print works is formed of three parallel ranges of steel-framed construction (Figure 13; Plates 29/30), each range measuring 50ft wide (E/W) x 150ft long (N/S) and standing 24ft to apex giving a total floor area of 22,500 sq. ft. Each range is of ten, 15ft bays defined by modified-queen trusses formed of steel-angles (Figure 14a; Plate 31) with a substantial trussed-girder aligned longitudinally to the centre-line of each range (Figure 14b), a robust system of construction allowing the working floor below to be left relatively free of supporting columns (only three fall within the working area; Plate 32). Longitudinal roof-lights light the working floor in combination with artificial lighting.
- 5.2.7 The nature of the primary buildings, essentially large, open-plan sheds for the accommodation of free-standing machinery, negates the detailed identification or reconstruction of historical usage, although a series of publicity photographs from the early 1950s (Figures 8 and 9)²³ are of interest in illustrating the general arrangements of the main working floor together with the scale and massing of the print machinery in use at that time.
- 5.2.8 To the eastern side of the range, a longitudinal corridor (**B1**, Figure 10; Plate 33) has been formed by the recent introduction of a breeze-block wall, though the original brick wall defining the eastern flanking range of offices and stores survives, including a number of primary doorway and window openings with bull-nosed jambs (Plates 34-6). At the south-west corner, original timber partitioning of the original female toilet block also survives (Plate 37).

5.3 Early Reinstatement and expansion following fire in 1943

- 5.3.1 Historical sources record a fire at the Trinity Press in 1943 resulting in damage to the primary print works. Surviving drawings of 1944,²⁴ prepared again by Sir John Brown and AE Hanson of Northampton, detail the 'reinstatement' of the original buildings and the extension of the western flanking range (the female entrance/toilet block) to the full length of the range (**E**; Figure 10). The latter was achieved by appending steel 'rakers' to the external face of the steel columns (Plate 38), the exterior walling being in brick and, in its current state, including a number of blocked windows and openings (Plate 28).

²² This entrance is mirrored by a separate female staff entrance to the west elevation (see below).

²³ WAAS BA 11163, parcel 10(xi); ref. x899:1045.

²⁴ Planning Application ref. **7818**, 21.01.1944.

5.4 1950s expansion

5.4.1 The 1950s saw the initial, small-scale extension of the print works to the north,²⁵ and the introduction of two adjacent paper-storage buildings to the north-west (**G**; Figure 10), to the designs of Henry Rowe and Son of Worcester. The latter are identical, though they were added in two discrete phases, the western range in 1951²⁶ followed by the eastern range in 1955 (Figure 17a),²⁷ at which point the two were interconnected. Both are simple, rectangular ranges aligned north-south of steel-framed construction with external walls of red-brick laid to stretcher bond (Plate 39), measuring 36ft wide (E/W) x 72ft long (N/S) and standing 17½ft to the apex of pitched roofs, providing a storage capacity of just over 5,000 sq. ft. Internally, the ranges are each of six 12ft bays, defined by steel double-fan trusses (Figure 16a; Plate 40) supported on shallowly projecting piers of brick to the exterior walls. The narrow space between adjacent longitudinal walls was covered over to form a store (Plate 42) while the western range includes a small office area to the south-west corner (Plate 41), enclosed by ½-glazed walls. As-built, the ranges were discrete from the main print works though they were subsequently linked (Plate 43) when the latter was extended in the early 1960s.

5.5 1960s/70 expansion

5.5.1 The 1960s and 1970s witnessed a period of significant expansion for the company and for the print works premises, as is readily evident from a review of historical Ordnance Survey mapping (Figure 4). The principal developments included the extension of main works to the north in two phases (1961 and 1964), the sequential enlargement and extension of paper storage capacity by the addition of extra ranges to the north-west (1966, 1971 and 1973), and the provision of office/canteen facilities within a free-standing building to the west of the main works (the 'Ringway' building) in 1964/69.

Extension of Main Works

5.5.2 The main print works were extended in two principal phases, first in 1961 (**F**, Figure 10; Figure 15a)²⁸ and then again in 1964 (**H**, Figure 10; Figure 15b).²⁹ In both cases, new buildings comprised simple portal-frame extensions of the original three print-shop ranges (Plates 44, 48-9),³⁰ with red-brick northern gables pierced by regular window openings (subsequently blocked and/or adapted; see Plates 44/46).

Paper Storage Sheds

5.5.3 Expansion of the print works was accompanied by an increase in paper storage capacity which saw a series of 'in-line' extensions to the west of the 1950s buildings described above (§.5.4), introduced over a number of separate phases, all to the submitted designs of Norman F. Nind, chartered architect (Worcester). The initial two conjoined ranges (**K1**, Figure 10; Plate 50) were erected in 1966 (Figure 17b),³¹ each measuring 46ft wide (E/W) x 72ft long (N/S) and standing x 27½ft to apex, providing an additional c.6,500 sq. ft. of storage capacity. The ranges were of simple, portal-frame construction (Plate 51), of three 24ft bays with brickwork exterior walls, the eastern wall being glazed above eaves level of the adjacent (1950s) range (Plate 52). The western of the two ranges was originally furnished with a wide, loading-bay door to the south gable, though this has subsequently been blocked (Plate 53) when the two-storey office block (**L**; Plate 54) was introduced.

²⁵ Planning Application ref. **10544** (19.12.1952), later demolished and enlarged – see §.5.5.

²⁶ Planning Application ref. **9911**, 24.07.1951.

²⁷ Planning application ref. **11709**, 03.12.1954.

²⁸ Planning Application ref. **15623**, 20.01.1961.

²⁹ Planning Application ref. **15623/9**, 20.11.1964

³⁰ ie. maintaining and extending the established range/bay pattern, height etc.

³¹ Planning Application ref. **20174**, 18.11.1966.

- 5.5.4 Subsequent enlargement saw further ranges appended to the west (Plate 55), two in 1971 (**K2**; Figure 10)³² and two in 1973 (**K3**; Figure 10),³³ all of similar portal-frame construction and of similar proportions, originally of three bays with 'covered areas' to the south, all but the westernmost range were subsequently extended by one bay and enclosed to the south, the southern walls being clad in profile sheeting above a low brick wall (Plate 57).

'Ringway' Building

- 5.5.5 The 'Ringway' building (**M**, Figure 10; Figure 19, Plates 58/9) is located to the west of the main print works range, comprising a series of conjoined pre-fabricated, single-storey, flat-roofed office buildings of modular, concrete post and panel construction on the 'Superspan' system by Banbury Building Ltd. (Industrial Division) of Banbury Oxon. Deposited drawings are again from the hand of Norman F. Nind of Worcester.
- 5.5.6 The extant buildings form two units with a narrow, secondary link range (Plate 60), occupying a combined footprint measuring 92ft x 56ft., having evolved over a series of phases of development in the mid-late 1960s, initially combining office, storage and canteen facilities. The first elements were erected in 1964/5,³⁴ comprising the surviving southern block (offices) and eastern part of the northern block (garages/store); a further block to the north (since demolished), mirrored that to the south and formerly housed a works canteen. The garage/stores block was subsequently enlarged to the west in 1969³⁵ to provide enhanced office accommodation (Figure 20). Internally, the modular system is eminently adaptable allowing for the sub-division of the space to form discrete office spaces (see Plate 61).

5.6 Later additions/modifications and other structures

- 5.6.1 Later additions to the works complex included the introduction of a cyclone extractor (represented by structure **N**; Plate 62, though now used simply as a storage area)³⁶ in the angle of the main works and the paper storage ranges, and the introduction of varied loading bays (**O/P**; Figure 10 - Plate 62) and covered areas.³⁷ A number of inserted breeze block walls within the main print works, including that forming corridor **B1**, date to recent times (c.2008 and later – K. Reynolds, *pers. comm.*).
- 5.6.2 A final structure worthy of note is the brick-built electricity sub-station located to the west of the main office range (Plate 64), built to a standard design initially contemporary with the main print works and extended in 1942.³⁸

6 DISCUSSION AND CONCLUSION

- 6.1 The recorded structures of the Trinity Press are essentially utilitarian in nature, of a form readily paralleled elsewhere and are of no particular architectural or aesthetic merit, save the principal office range to the south-east of the site which hints at an understated 'art-deco' influence in its use of horizontally accentuated fenestration³⁹ and in the original detailing of its central doorway. Internally, the buildings retain little evidence for their former printing uses, though a number of historical photographs are of interest in this respect. As such, the significance of the site lies more in its historical context and its associations with the long-lived Worcester firm of Ebenezer Baylis and Son Ltd., than in the fabric of the buildings themselves. Coupled with

³² Planning Application ref. **71/0488**, 18.06.1971.

³³ Planning Application ref. **73/0486**, 04.05.1973.

³⁴ Planning Application ref. **15623/10**, 18.12.1964.

³⁵ Planning Application ref. **69/0121**, 21.01.1969.

³⁶ Planning Application ref. **77/1103**, 16.12.1977.

³⁷ eg. Planning Application ref. **82/0128**, 19.10.1982.

³⁸ Planning Application ref. **7765**, 12.10.1942.

³⁹ The original effect (see Figure 7b) has been compromised somewhat by the renewal of windows throughout the principal elevation.

the World War II manufacturing uses recorded in the Defence of Britain project, the site can be assessed to be of local interest though of limited significance at a wider level.

6.2 Reference to original design drawings and a series of historical planning applications has greatly enhanced the understanding of the development and expansion of the building complex, reflecting the success of Baylis and Son's as a company during the course of the 20th century. A total of six principal phases of development have been identified, illustrated at Figure 21 below and summarised as follows:

- **PHASE I:** Original build, 1935, to designs of Sir John Brown and AE Hanson, Northampton.
- **PHASE II:** Re-instatement and extension after fire, 1944; Sir John Brown and AE Hanson, Northampton.
- **PHASE III:** 1950s expansion, storage sheds/offices; Norman Rowe and Son (Worcester).
- **PHASE IV:** 1960s expansion, main works, storage ranges; Norman F Nind (Worcester).
- **PHASE V:** 1970s expansion, paper storage sheds; Norman F. Nind (Worcester).
- **PHASE VI:** Post-1970s expansion, various modifications.

6.3 Given the limited significance of the recorded structures, the current building recording action has allowed for a proportionate visual and interpretive record to be made in advance of demolition and redevelopment of the site, in effect a 'preservation by record', and has as such fulfilled the project aims as specified by the pertinent planning conditions in accordance with the project WSI.

7 ACKNOWLEDGEMENTS

7.1 The project was commissioned by CgMs Consulting working on behalf of Opus Land (Worcester). Thanks to Mrs Cathy Patrick of CgMs and Ms Melanie Booth of Opus Land for assistance throughout; also to Mr Keith Reynolds of VolkerLaser for arranging safe access to all areas of the site for the purposes of recording.

7.2 Thanks also to staff at the Worcestershire County Archives, The Hive, Worcester; to Mr James Dinn (archaeological officer at Worcester City Council) and in particular to Ms Sheena Payne-Lunn (HER officer) of Worcester City Council for supplying copies of historical planning applications pertaining to the site.

7.3 Documentary research and site recording/assessment were undertaken by Mr Ric Tyler MCI(f)A who also wrote, collated and illustrated the current report.

8 SOURCES

a) Cartographic Sources (in chronological order)

- 1884-6 Ordnance Survey, 1:10,560 map, first edition.
- 1904 Ordnance Survey, 1:2500 map.
- 1940 Ordnance Survey, 1:2500 map.
- 1962 Ordnance Survey, 1:2500 map.
- 1967-73 Ordnance Survey, 1:2500 map.
- 1994 Ordnance Survey, 1:2500 map.

b) Primary Sources

Archives of Worcestershire Archives and Archaeology Service (WAAS)

- BA8625/30 ref. s705:907: Plans for Printing Works and Offices for E Baylis and Son Ltd, 1935.
BA8406 ref. 705:907: Plan of proposed spraying shed for E Baylis and Son Ltd, 1943.
BA 11163/10(xi) ref. x899:1045: x 27 photographs of Trinity Press works, 1953.

Worcester City Historic Environment Record (WCC HER)

- See list at section §.4.4, table 1 in main text

Trade Directories (in chronological order)

- 1850 Slater's Directory.
- 1855 Billing's Directory.
- 1860 Cassey's Directory.
- 1868 Post Office Directory.
- 1869 Littlebury's Directory.
- 1873 Percy, Butcher and Co.'s Directory.
- 1873 Littlebury's Directory.
- 1876 Post Office Directory.
- 1879 Littlebury's Directory.
- 1892 Kelly's Directory.
- 1896 Kelly's Directory.
- 1900 Kelly's Directory.
- 1904 Kelly's Directory.
- 1908 Kelly's Directory.
- 1912 Kelly's Directory.
- 1916 Kelly's Directory.
- 1822 Littlebury's Directory.
- 1928 Kelly's Directory.
- 1932 Kelly's Directory.
- 1936 Kelly's Directory.
- 1937 Kelly's Directory.
- 1940 Kelly's Directory.
- 1948-9 Midland Counties Directory.
- 1955 Worcester Directory.
- 1960 Worcester Directory, Trades and Industrial Register.

c) Secondary Sources

ALGAO, 1997. *Analysis and Recording for the Conservation of Works to Historic Buildings*.

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Tyler R, 2014. 'Written Scheme of Investigation for an Historic Building Recording at Former Trinity Press, London Road, Worcester, Worcestershire.' Dated 23.11.2014.

d) On-line Sources

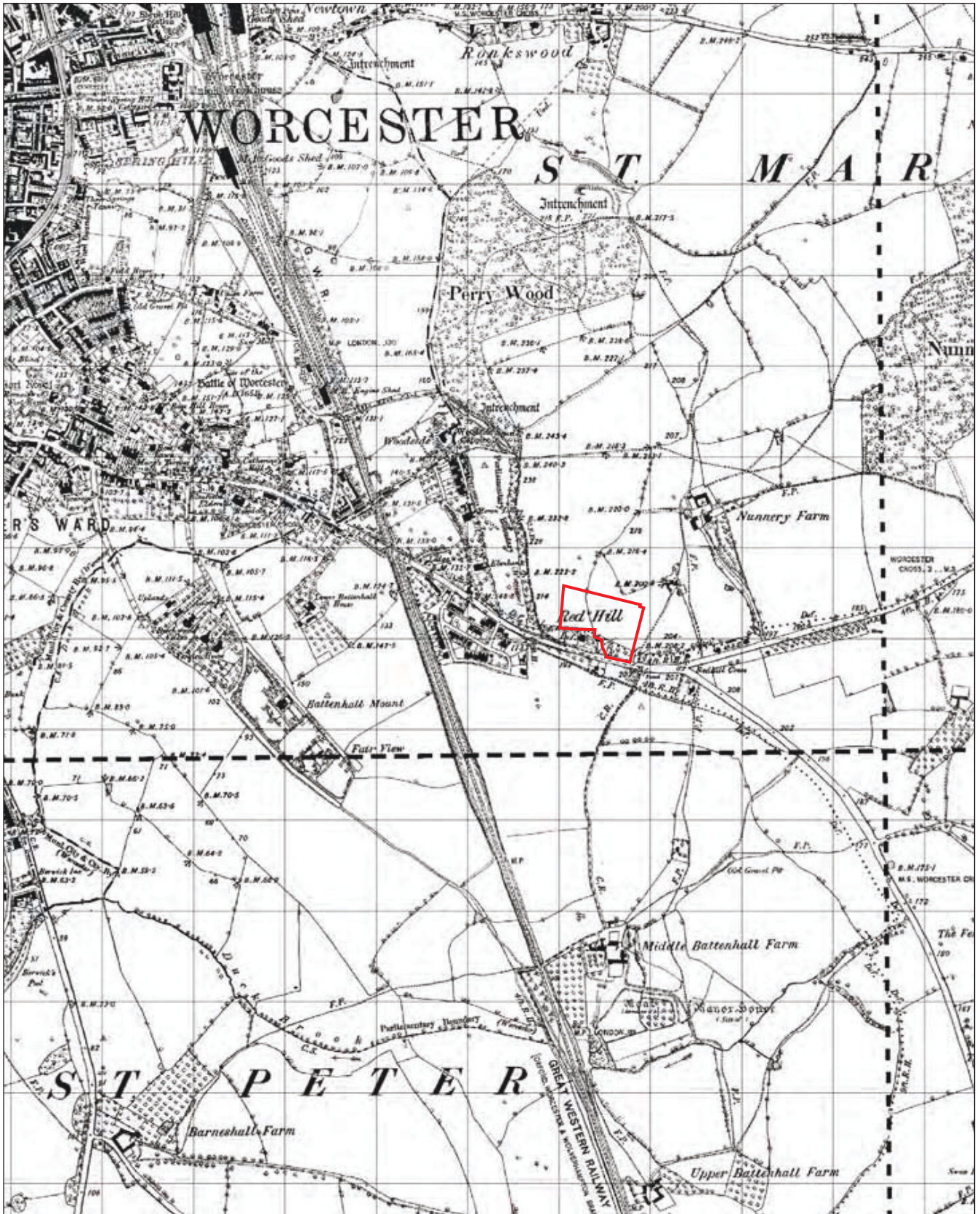
- www.ancestry.co.uk
- www.worcesternews.co.uk
- <http://planning.worcester.gov.uk>
- <https://www.gov.uk>
- <http://www.printweek.com>
- <https://www.thegazette.co.uk>



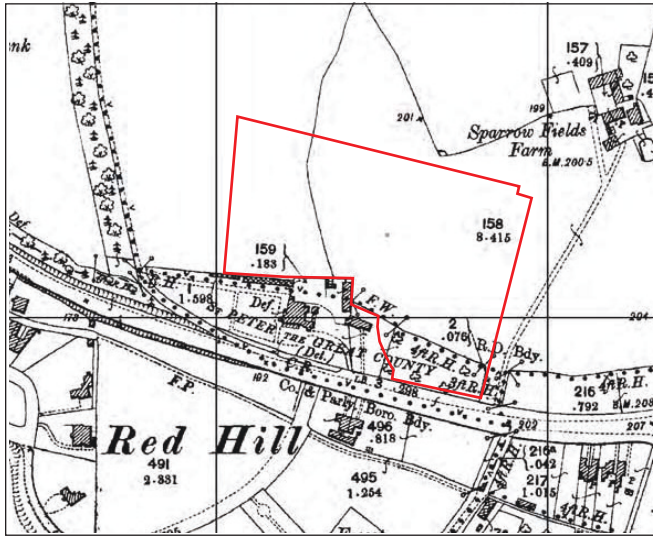
Based upon Explorer 1:25,000 map (Sheets 204)
 Ordnance Survey © Crown Copyright 2010.
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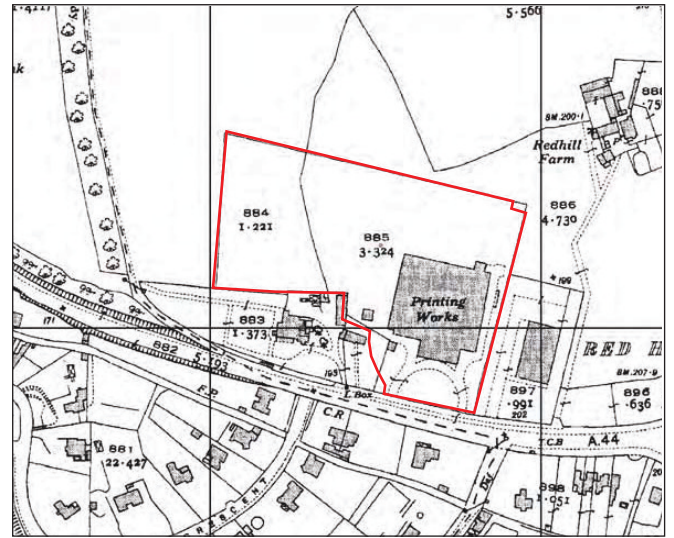




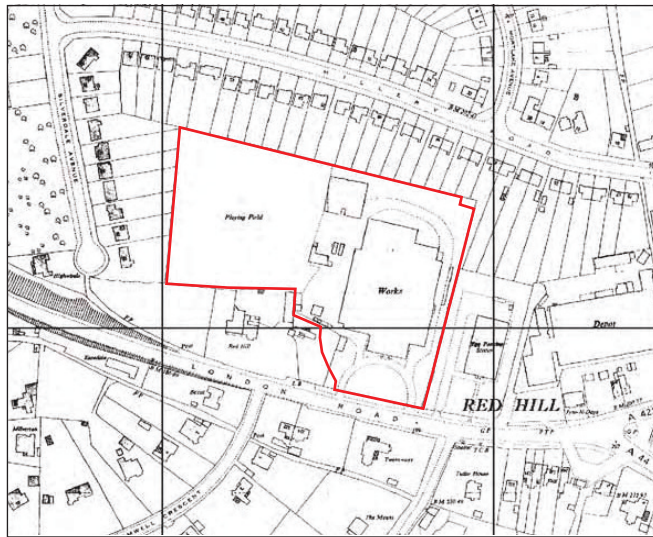
Ordnance Survey 1st edition 1:10,560 map of 1884-6



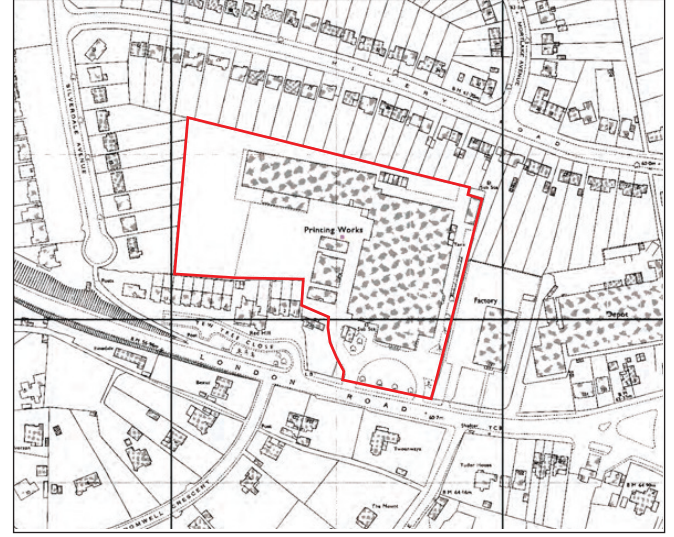
(a) 1904



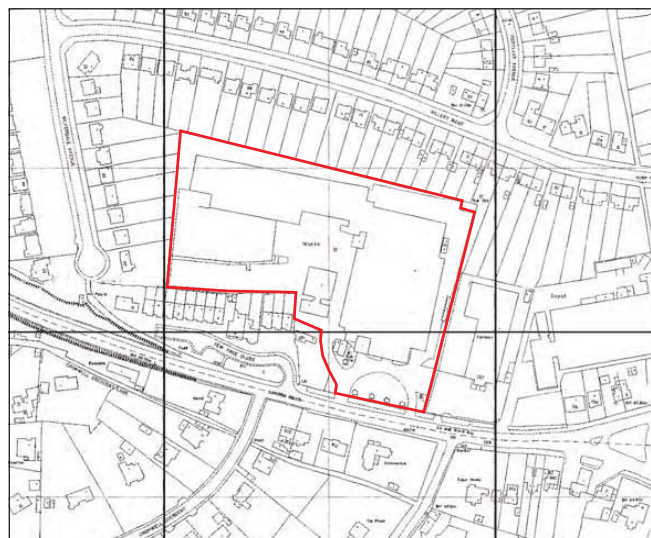
(b) 1940



(c) 1962



(d) 1967-73

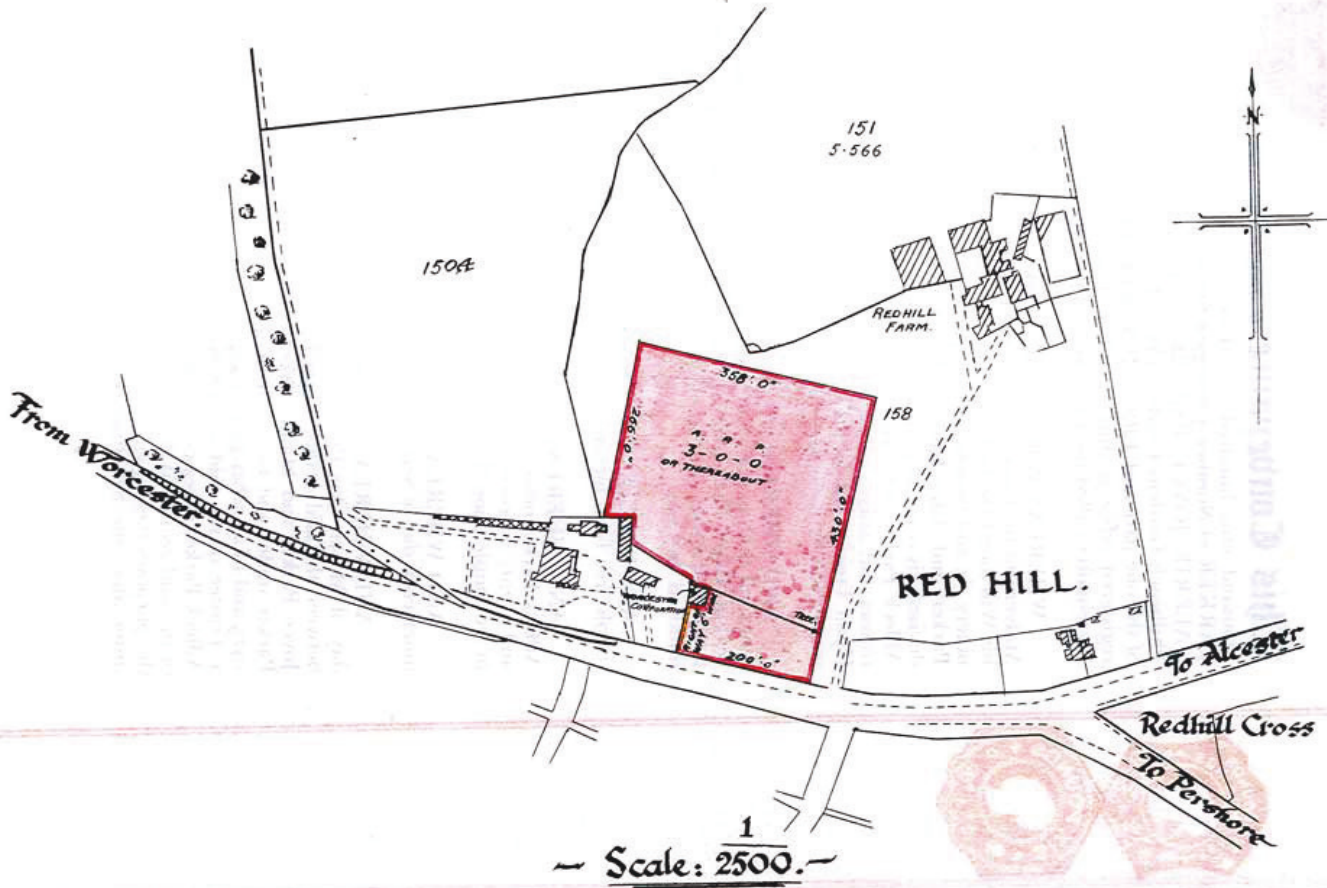


(e) 1994

**Former Trinity Press Printing Works
London Road, Red Hill, Worcester**

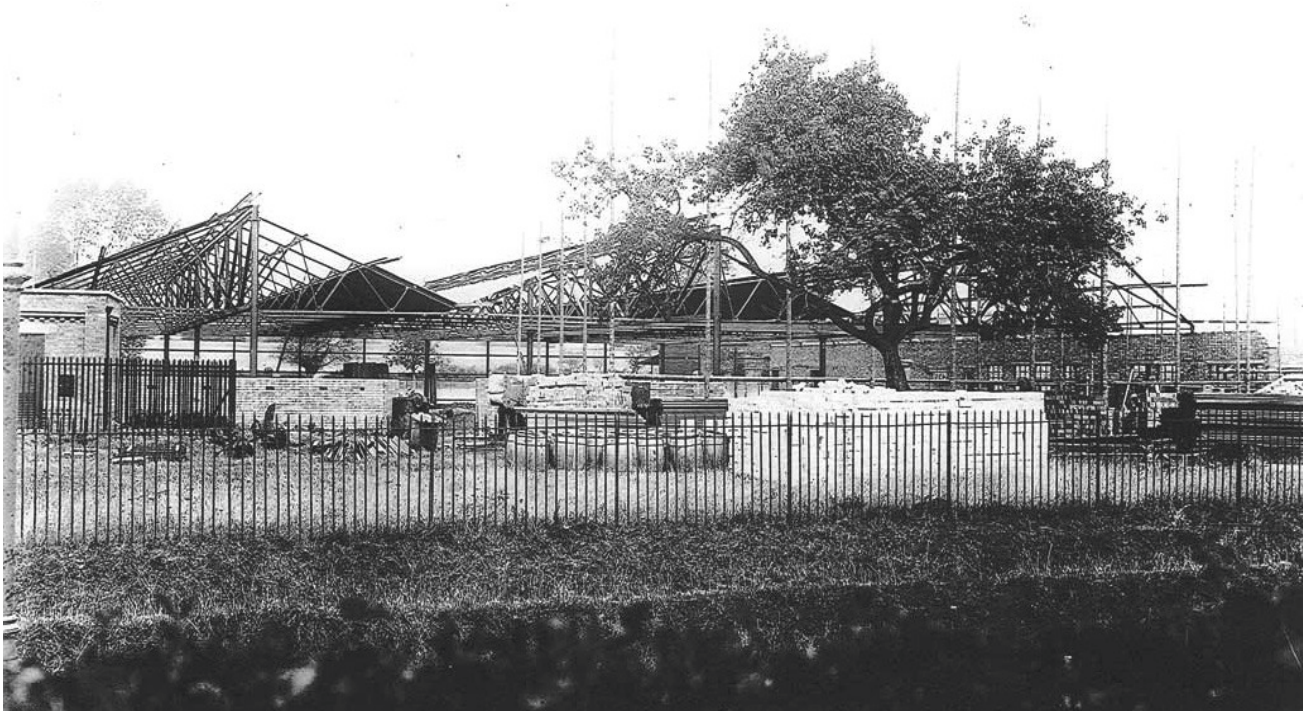
Figure 4: Historical Ordnance Survey mapping (2);
20th-century site development

— PLAN REFERRED TO. —

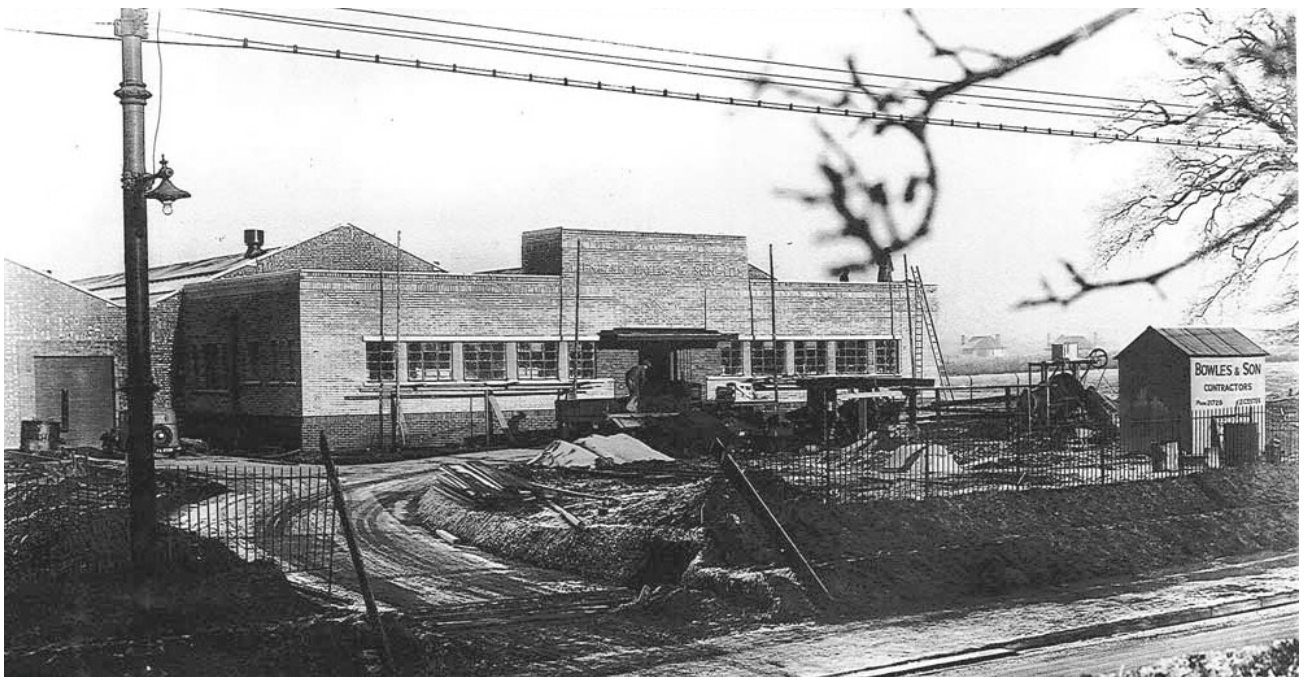




WAAS: BA 8625/30, ref. s705:907



(a) Buildings under construction, 3rd September 1935.



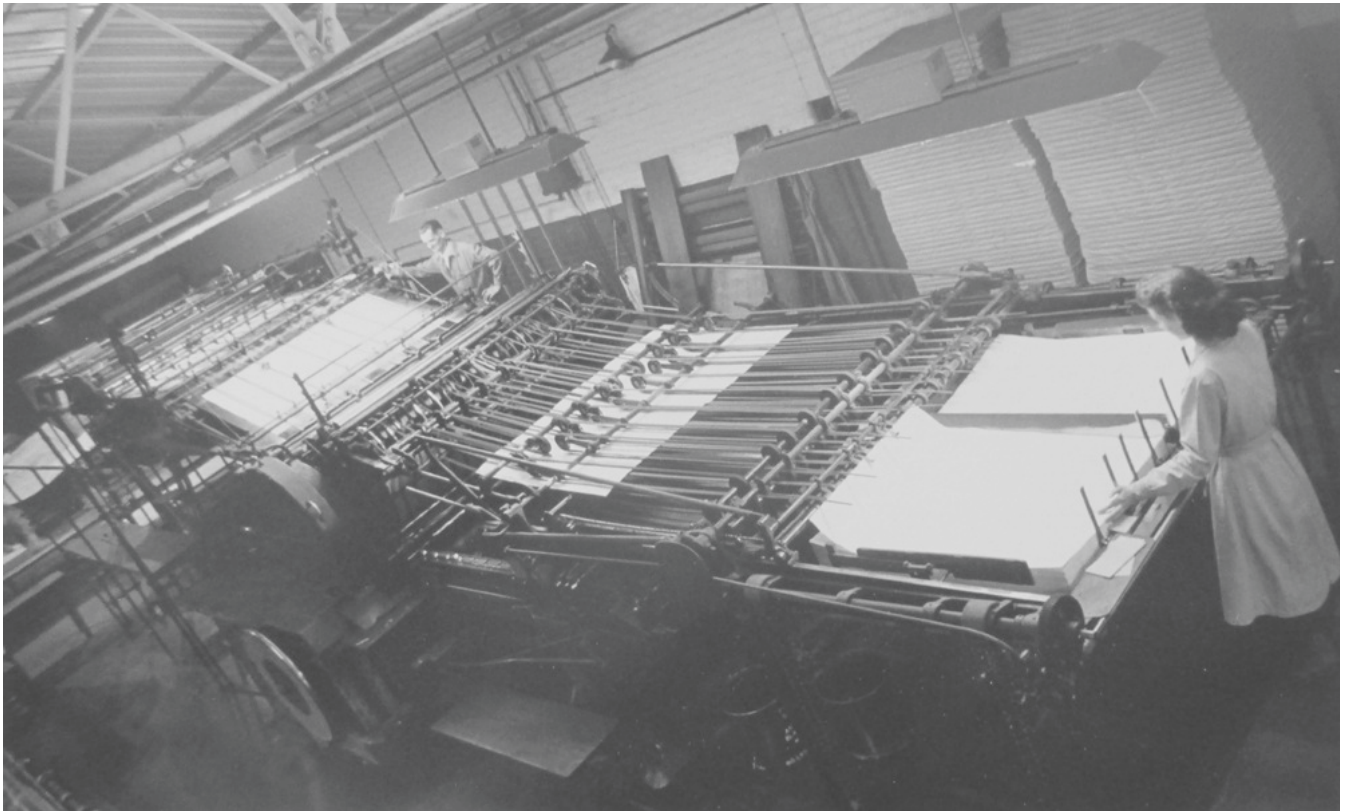
(b) Buildings under construction, 22nd December 1935 NB: Bowles and Son Contractors site hut (see Plate 8).



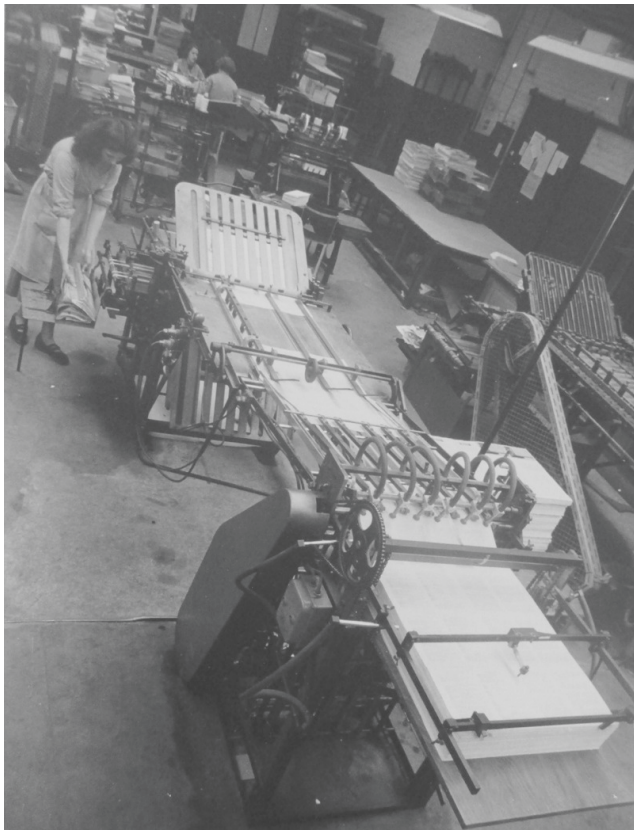
(a) Printing machinery in main workshop area, image dated 1953: WAAS ref. **BA 11163**/parcel 10(xi), ref. x899:1045



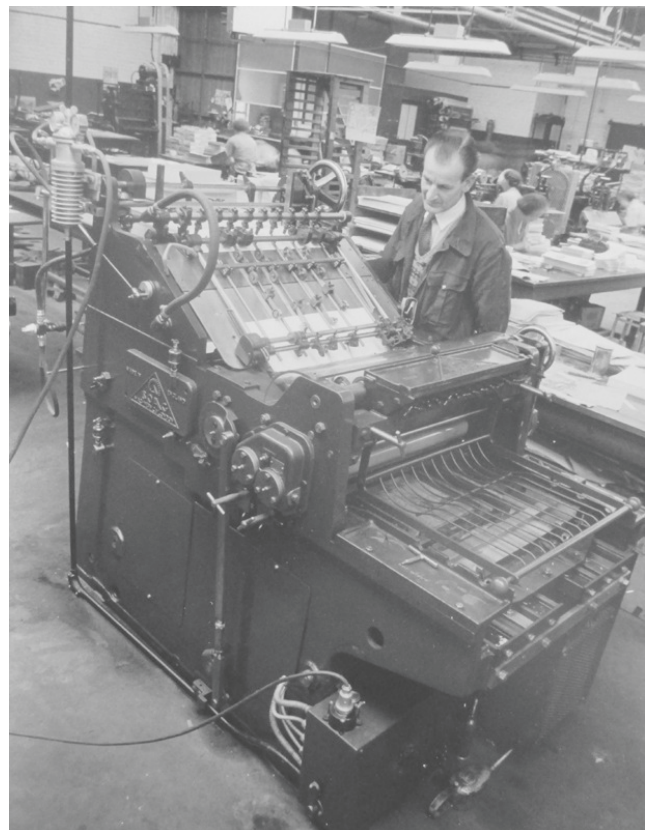
(b) Printing machinery in main workshop area, image dated 1953: WAAS ref. **BA 11163**/parcel 10(xi), ref. x899:1045



(a)

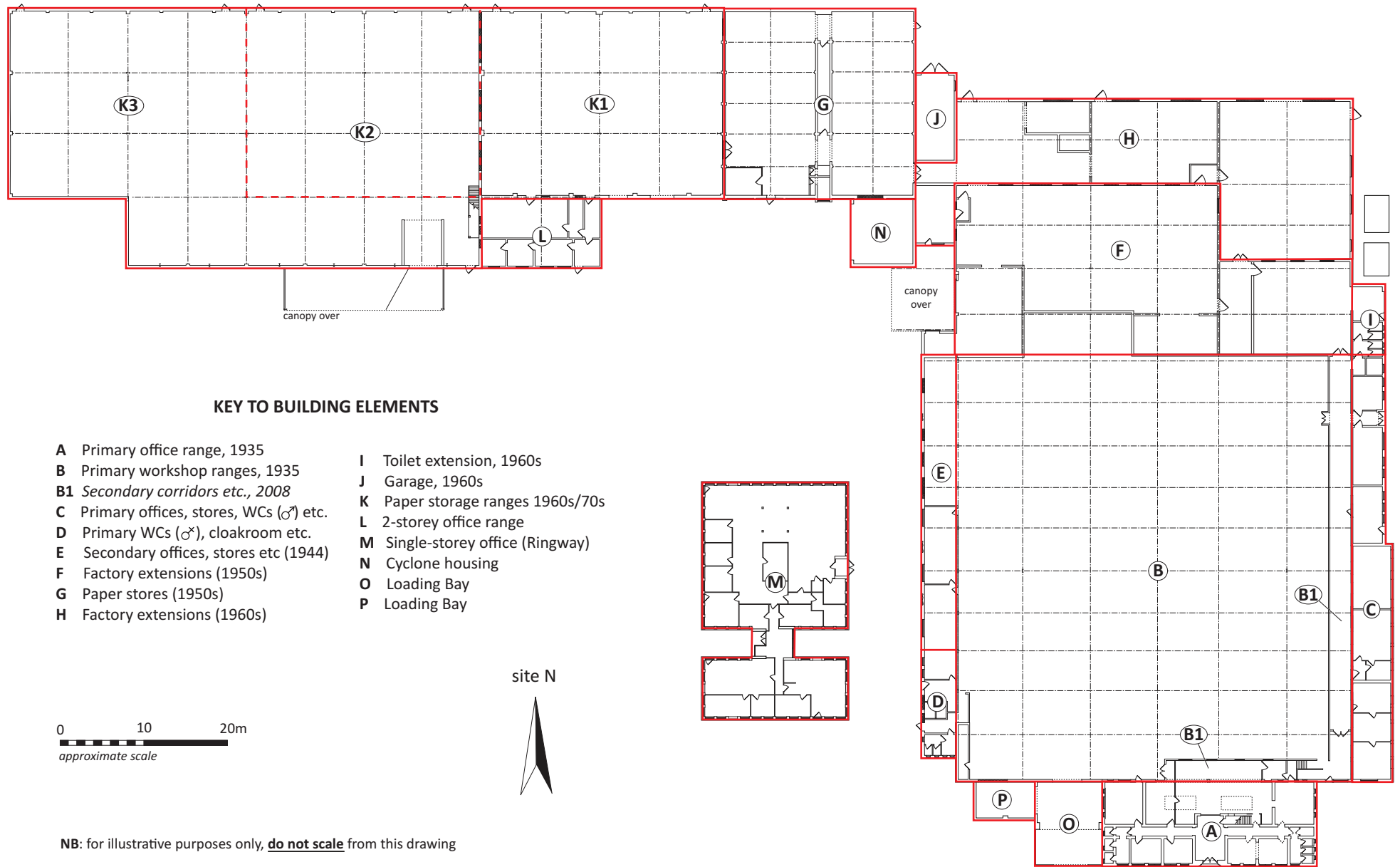


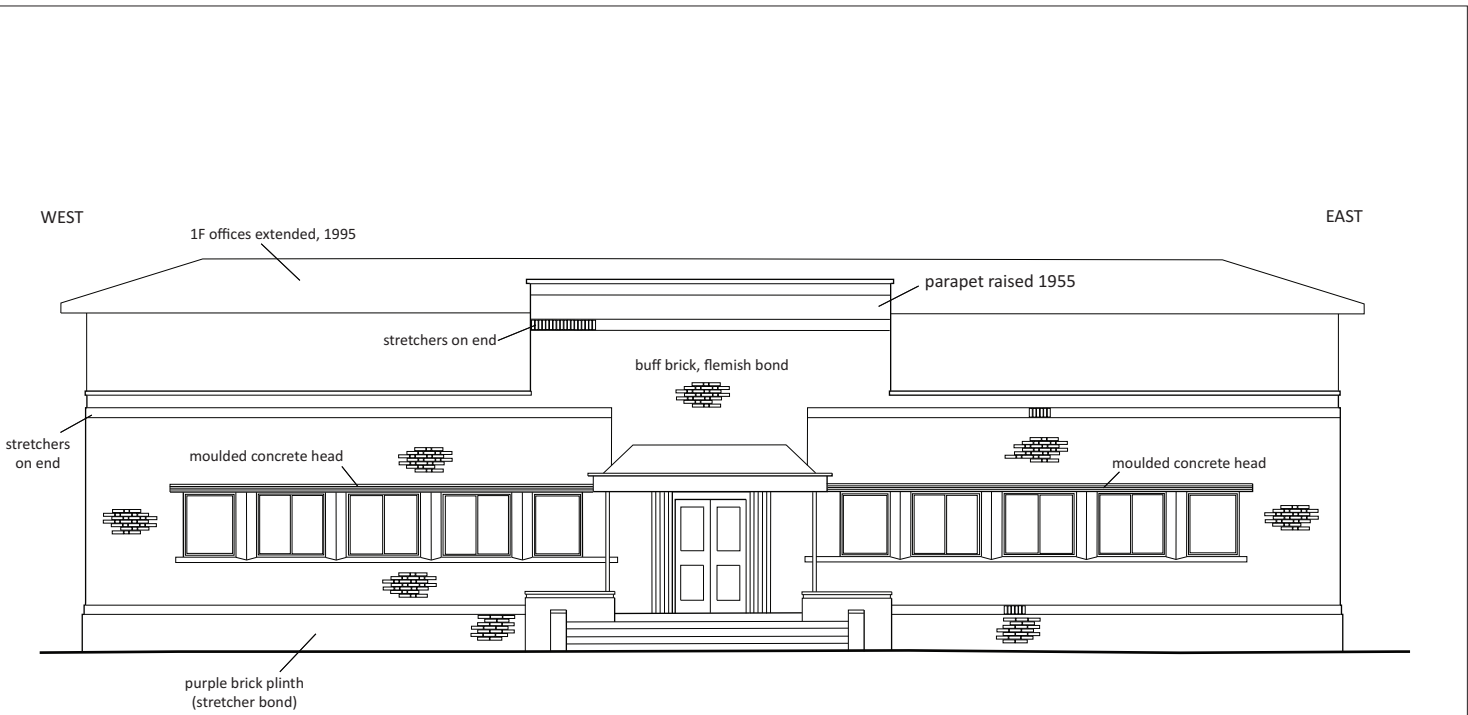
(b)



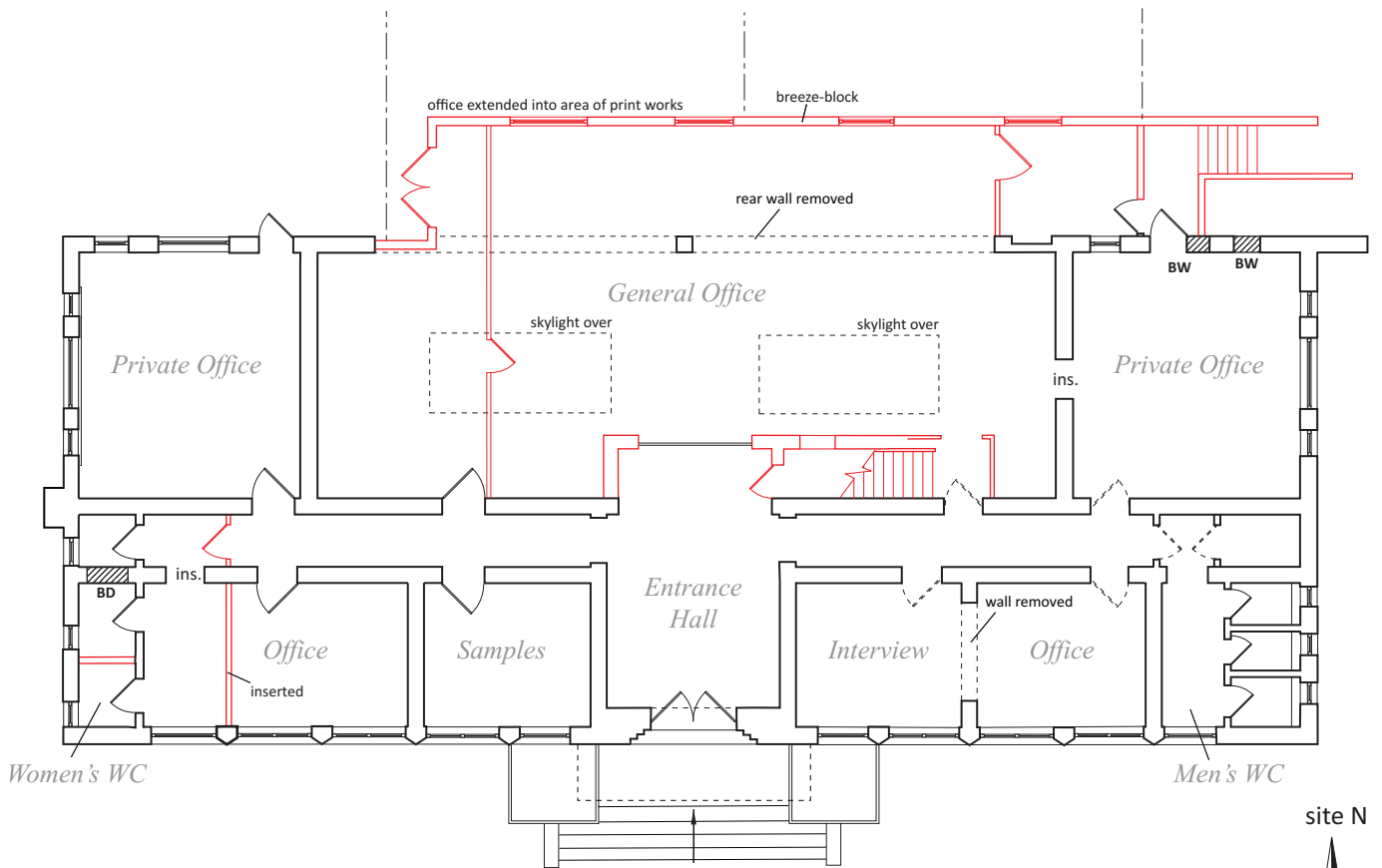
(c)

Printing works in operation, 1953; all images Worcestershire Archives. WAAS ref. BA 11163/parcel 10(xi), ref. x899:1045, used by permission



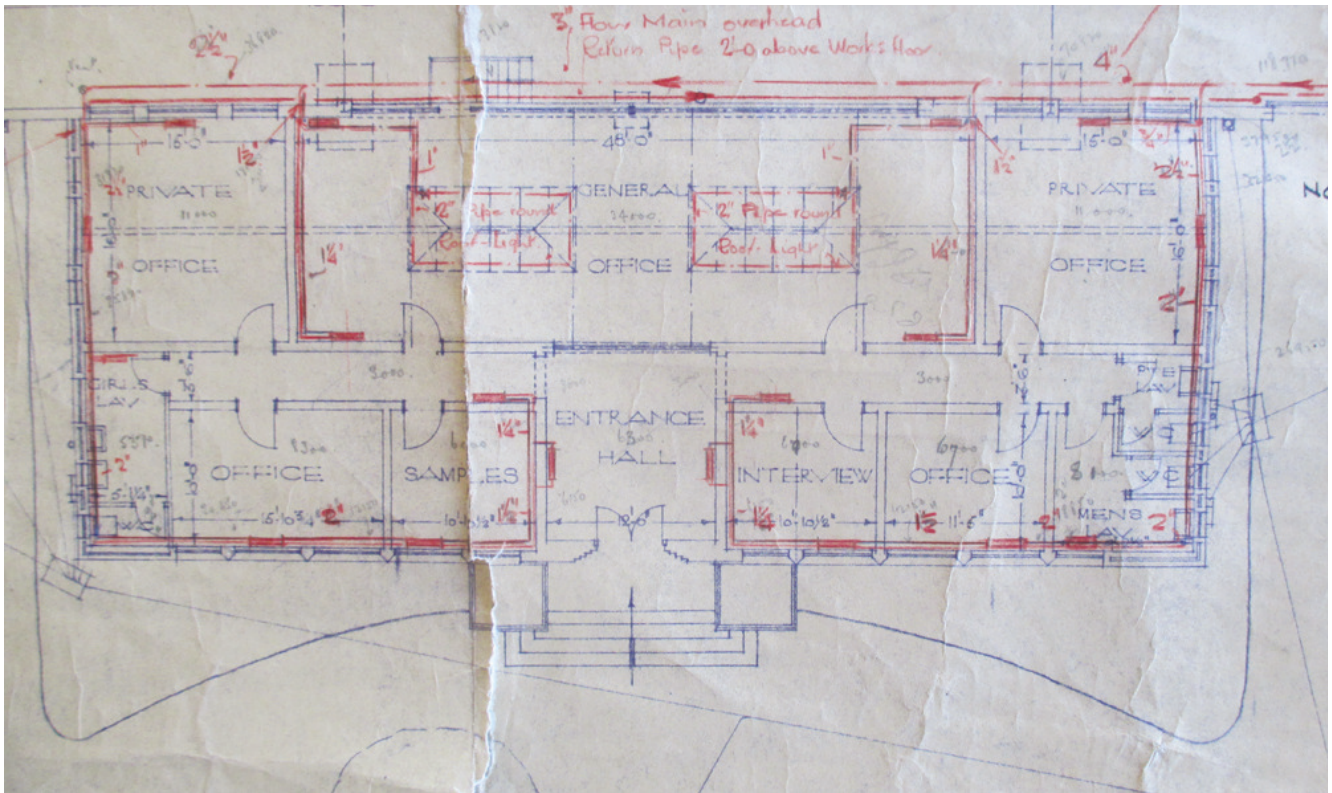


(a) South elevation

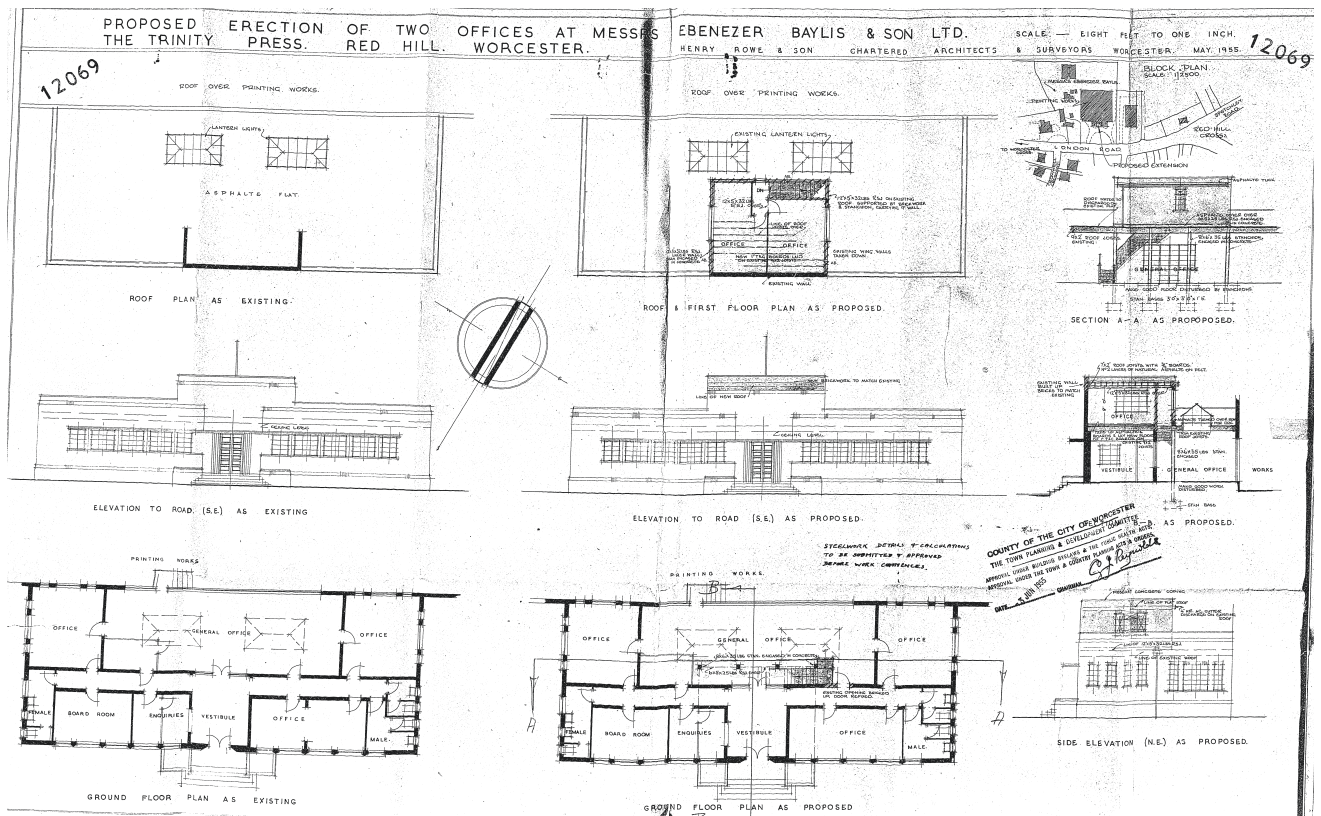


(b) Ground floor plan (including original room uses)

0 10m
Scale 1:150 @ A4



(a) Detail of office range, 1935; planning application ref. BA 8625/30 s705:907

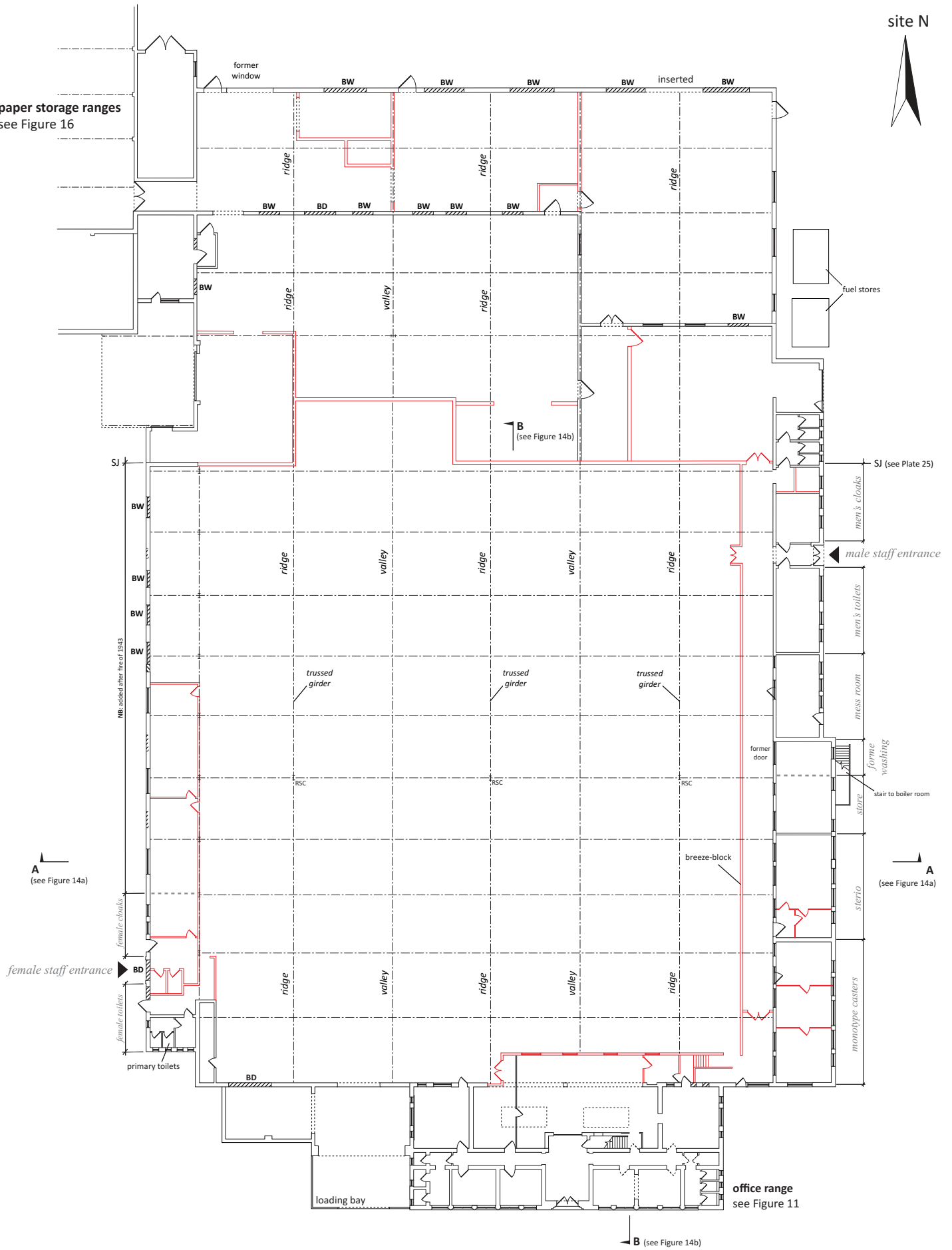


(b) 1955 extension of office range (insertion of stair and first floor offices); planning application ref. 12069

site N



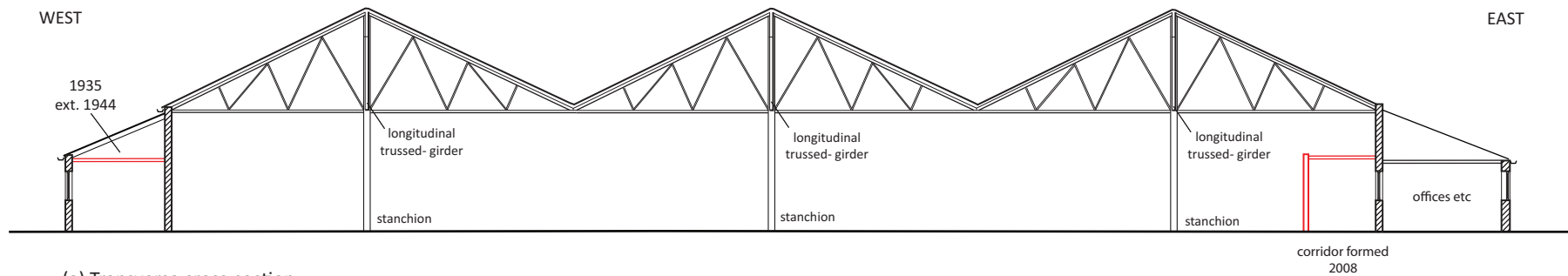
paper storage ranges
see Figure 16



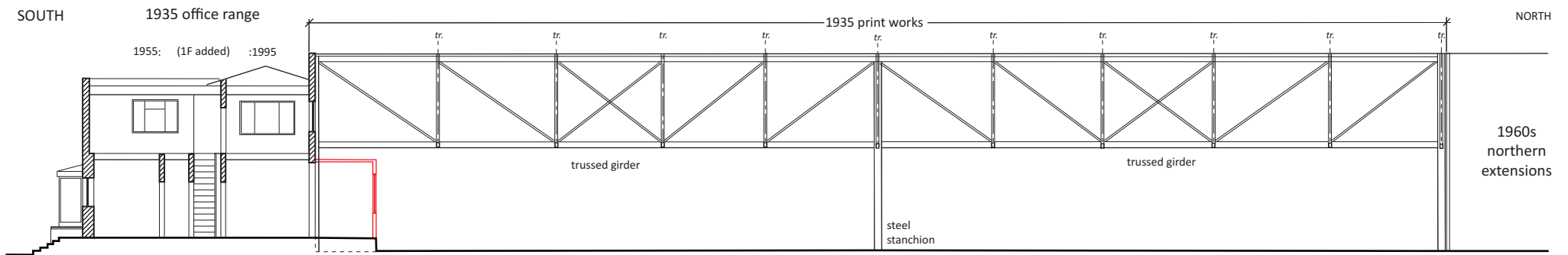
0 10m

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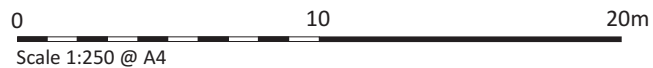
Former Trinity Press Printing Works
London Road, Red Hill, Worcester
Figure 13: Plan of main print works range



(a) Transverse cross-section

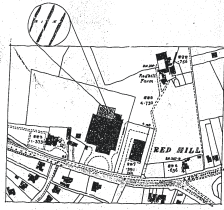


(b) Longitudinal cross-section

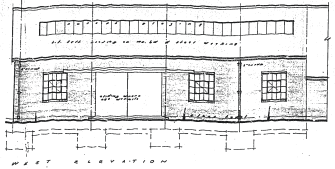
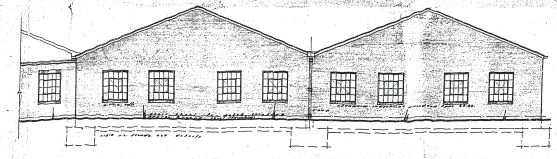
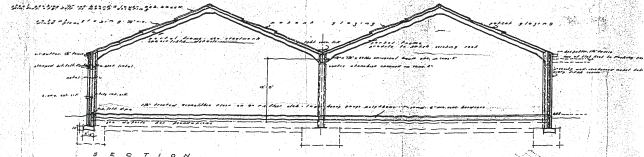


1 523

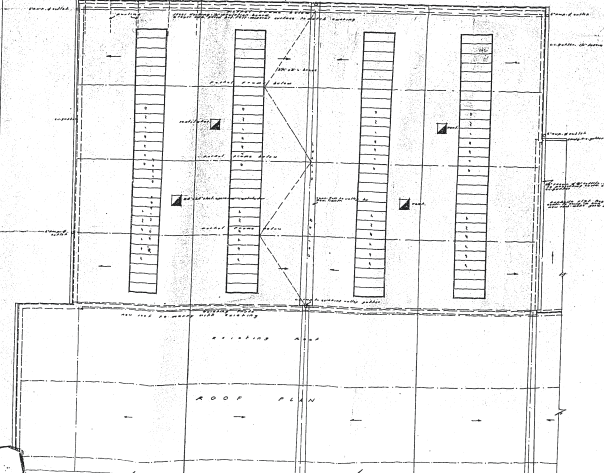
EXTENSIONS TRINITY PRESS WORCESTER EBENEZER BAYLIS & SON



Roofing compartments illustrated with
existing roof and extension
construction shown in light and heavy
lines on larger scale horizontal
scale to assist in setting out
© value = 2500 design 1961/62

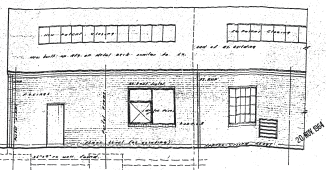
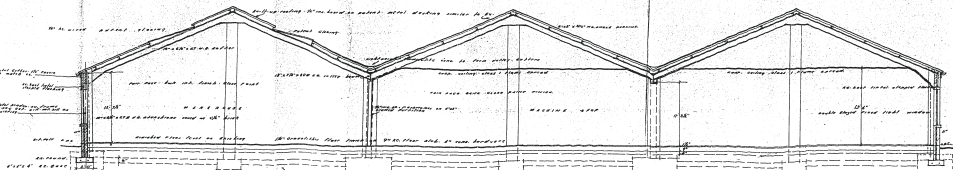
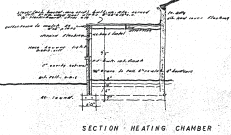
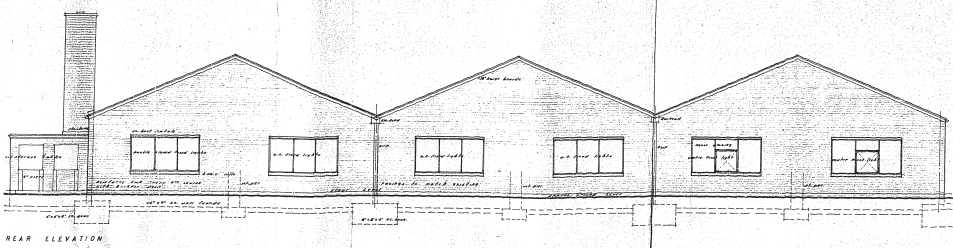
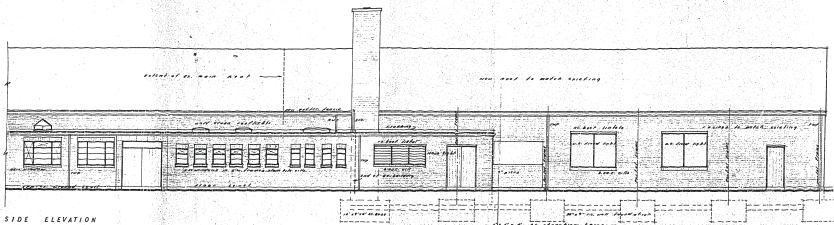


COUNCIL OF THE CITY OF WORCESTER
THE TOWN PLANNING & DEVELOPMENT COMMITTEE
I HEREBY APPROVE THESE PLANS & THE TOWN PLANNING
COMMITTEE'S RECOMMENDATION THAT THE TOWN PLANNING
COMMITTEE SHOULD GRANT A CHANGE PLANNING ACT & ORDER.
20 JAN 1961
MAYOR



(a) 1961 extension of print works range (F); planning application ref. 15623

PROPOSED EXTENSIONS EBENEZER BAYLIS & SON LTD LONDON ROAD WORCESTER SCALE 1/4" = 1'-0" DRG. NO. 5757/2 DATE OCTOBER 1964

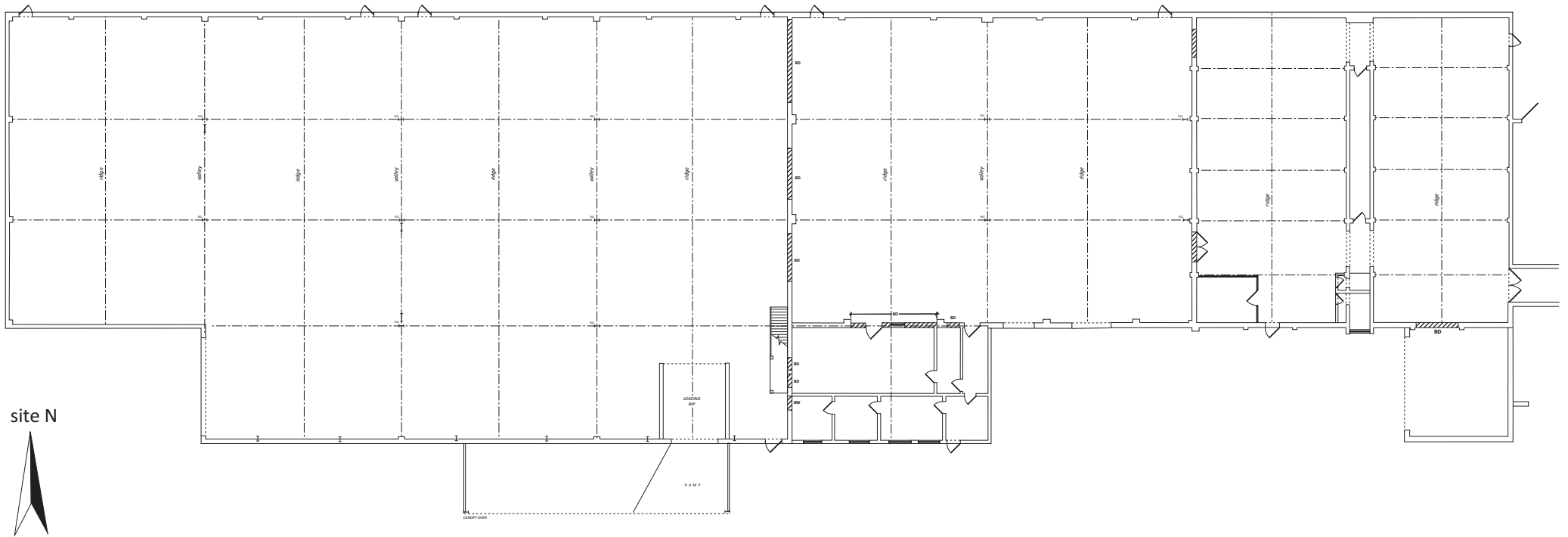
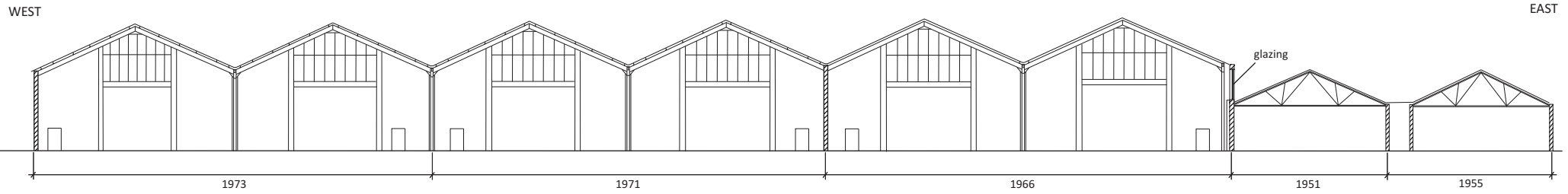


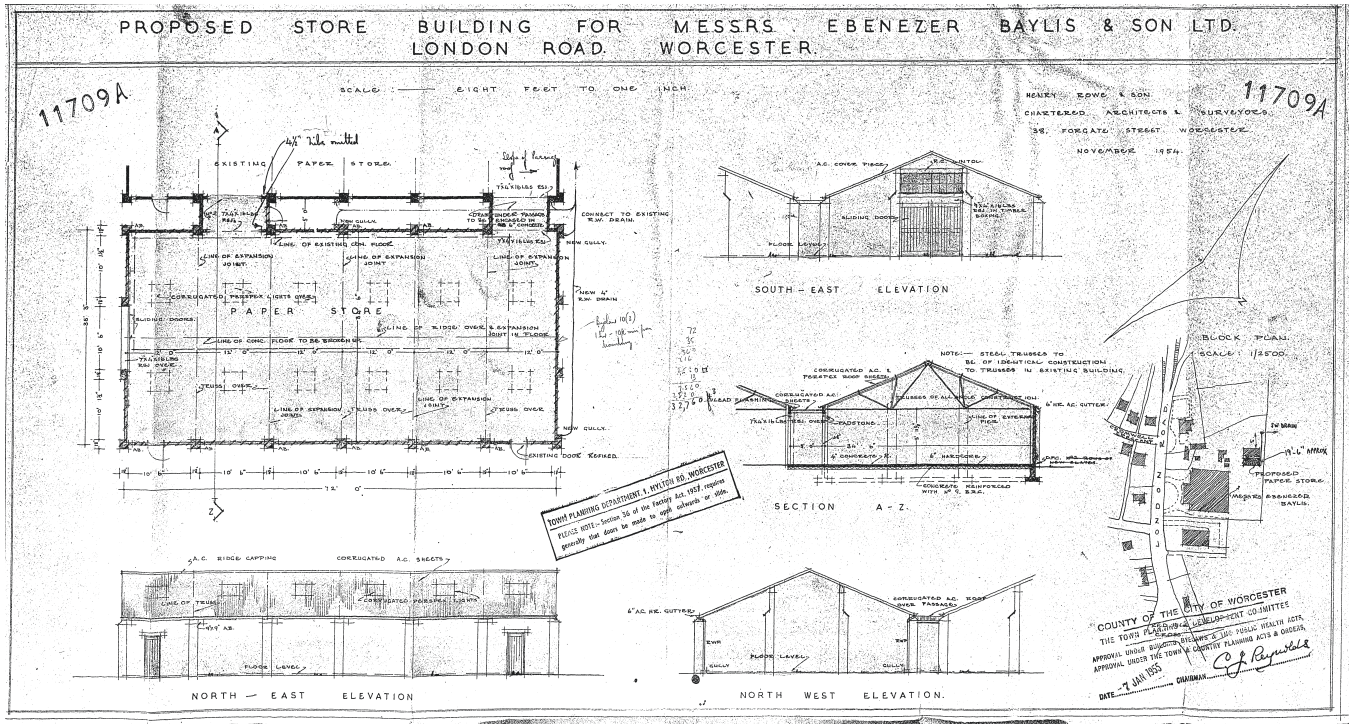
(b) 1964 extension of print works range (H); planning application ref. 15623/9

Former Trinity Press Printing Works London Road, Red Hill, Worcester

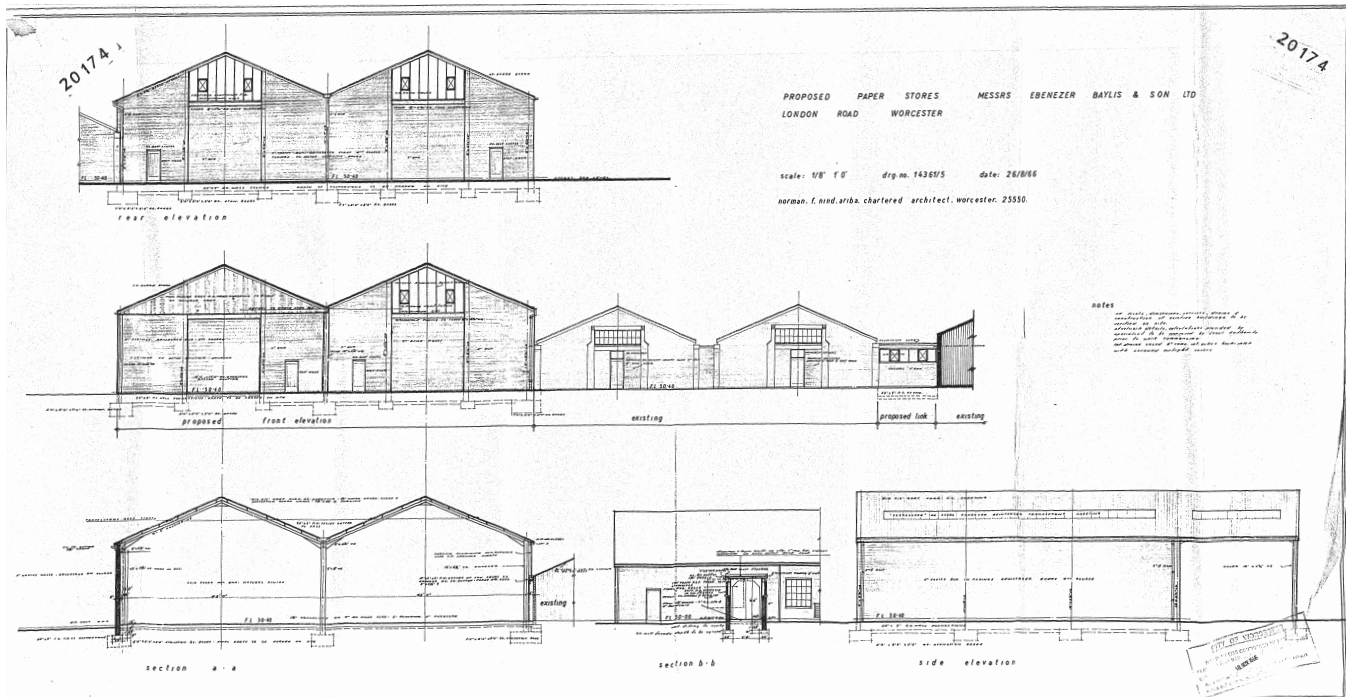
RIC TYLER
MCIFA FGCert. Arch. Hist (Oxf)

Figure 15: 1960s extensions of print works range (F/H)
Planning Application drawings of 20.01.61 and 20.11.64





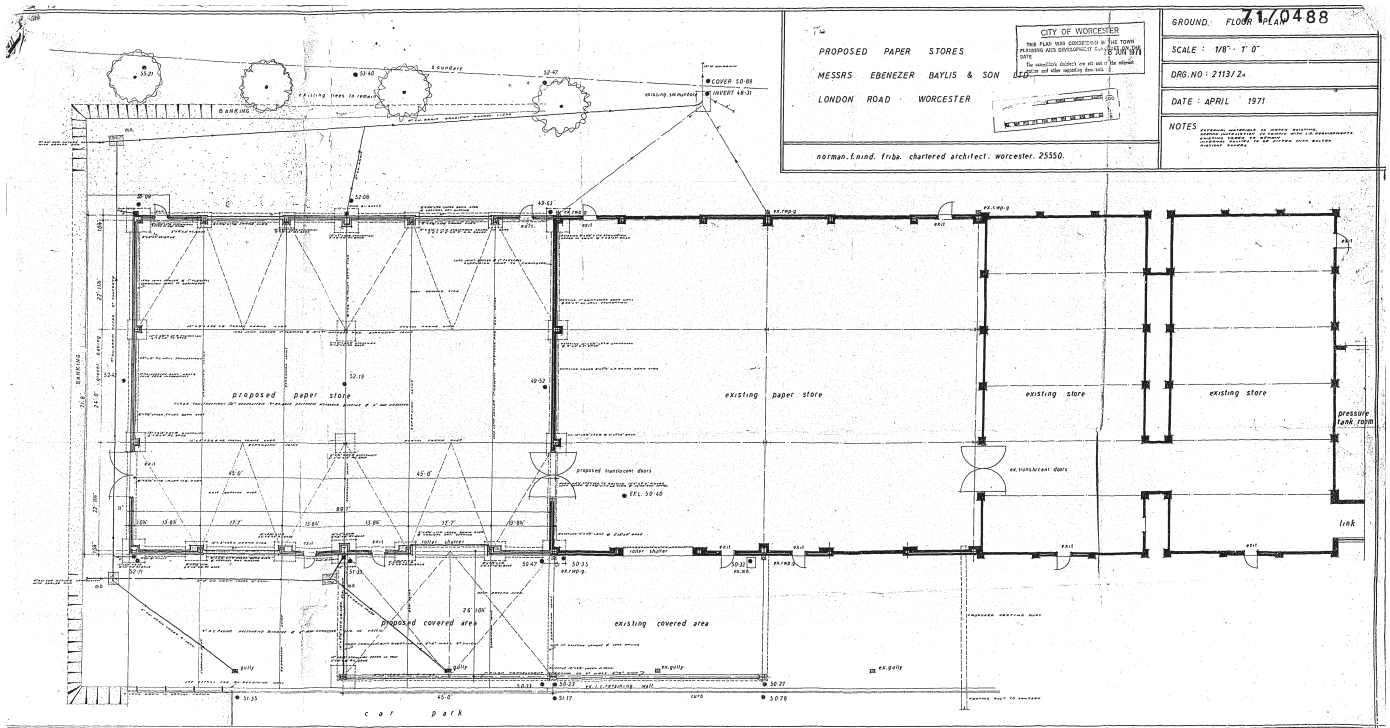
(a) 1952/5 Paper Storage Ranges; planning application ref. 11709A



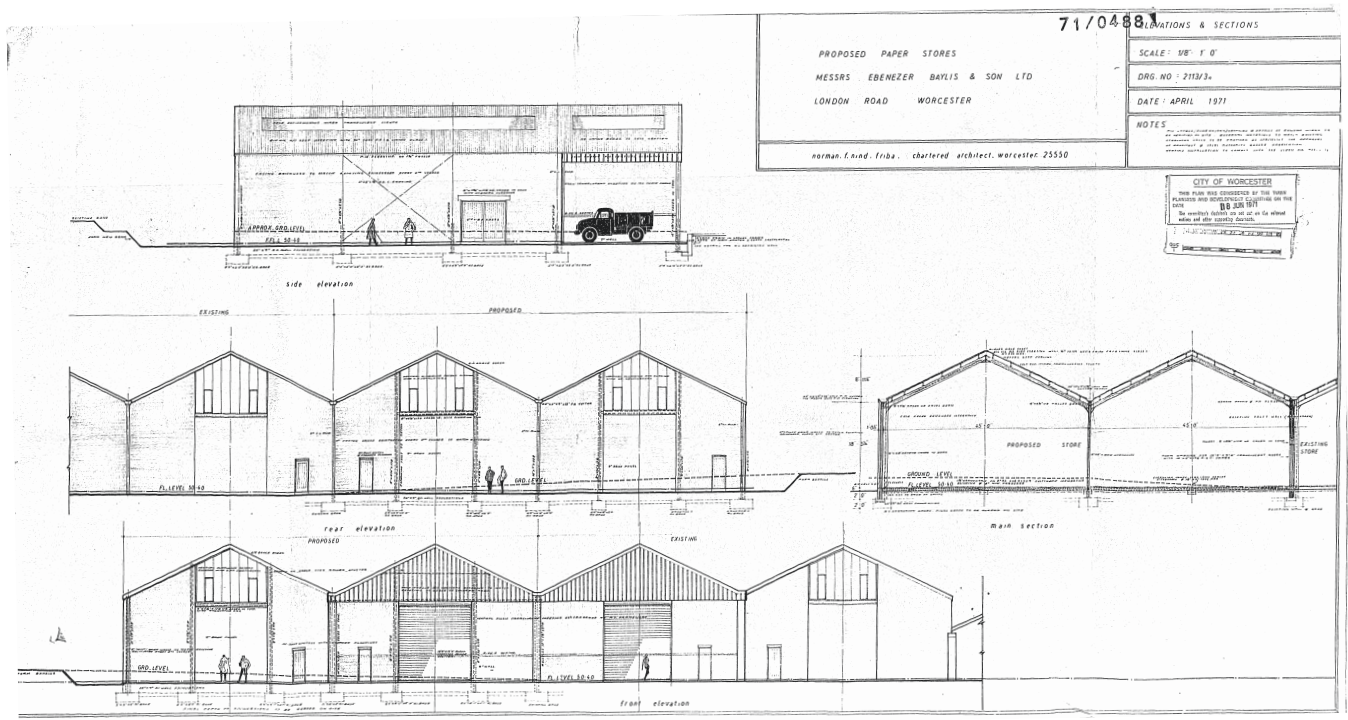
(b) 1952/5 Paper Storage Ranges; planning application ref. 20174

Former Trinity Press Printing Works
London Road, Red Hill, Worcester

Figure 17: 1950s/60s paper storage ranges (G/K1)
Planning Application drawings of 03.12.54 and 18.11.66

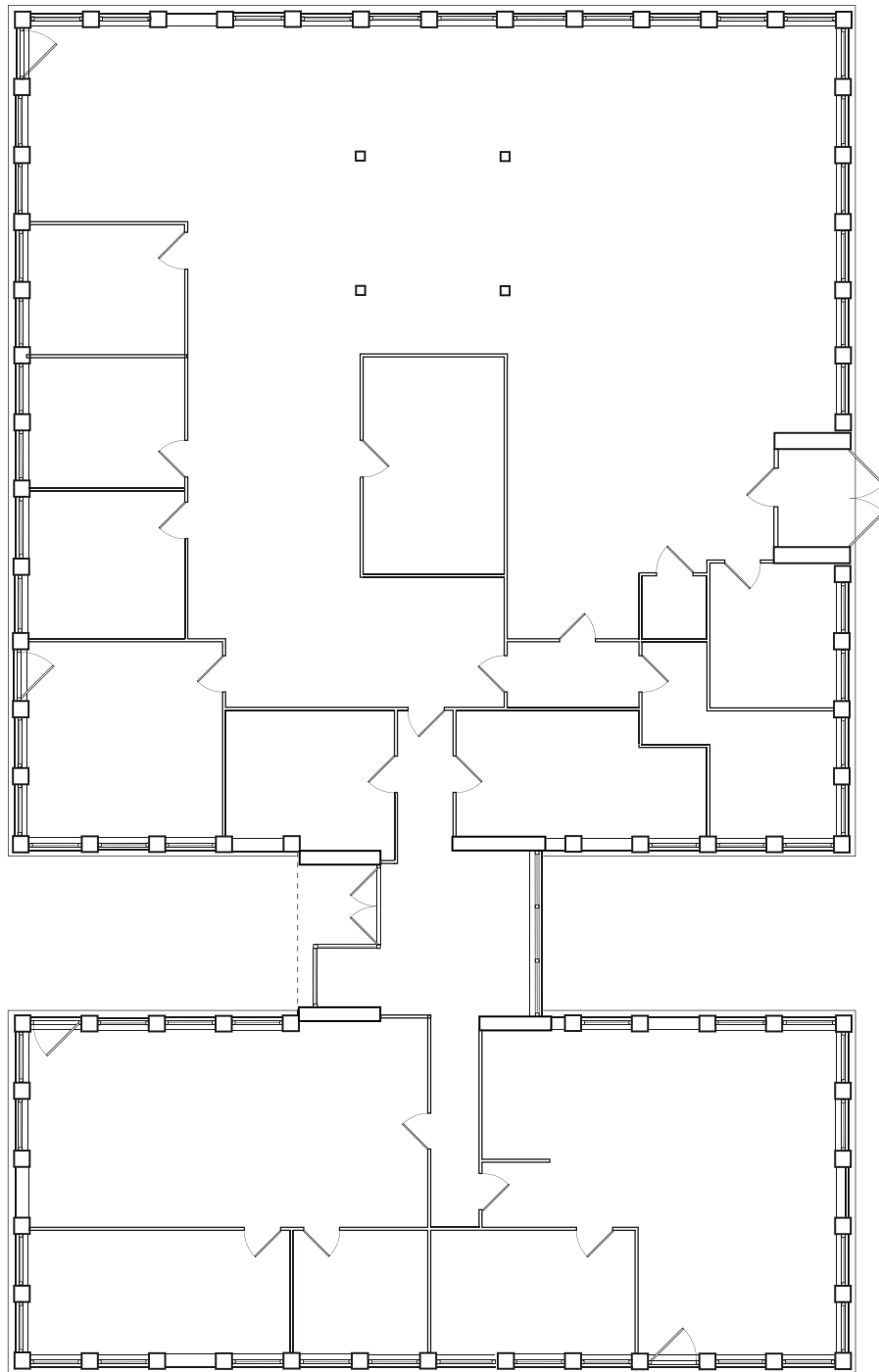


(a) Plan; planning application ref. 71/0488

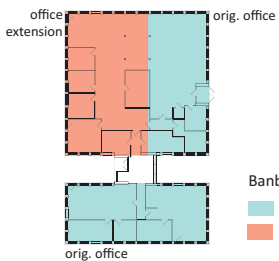


(b) Elevations/sections; planning application ref. 71/0488

site N



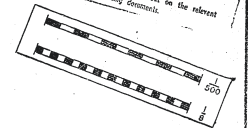
orig. canteen, 1964
(demolished)



0 10m
Scale 1:150 @ A4

69/0121

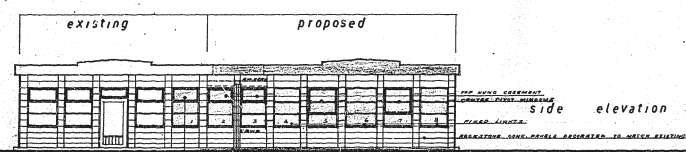
CITY OF WORCESTER
THIS PLAN WAS CONSIDERED BY THE TOWN
PLANNING AND DEVELOPMENT COMMITTEE ON THE
DATE 21 FEB 1968
The committee's decision is set out on the relevant
notice and other supporting documents.



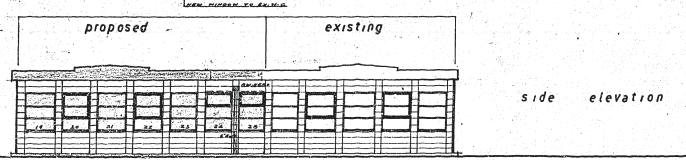
PROPOSED OFFICE EXTENSION
MESSRS EBENEZER BAYLIS & SON LIMITED LONDON ROAD WORCESTER

MAIN PRINTING WORKS

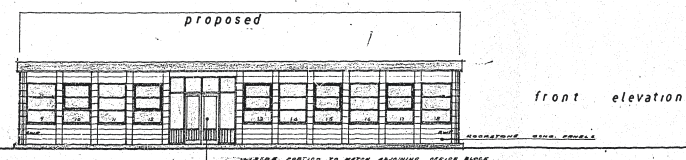
ROADWAY



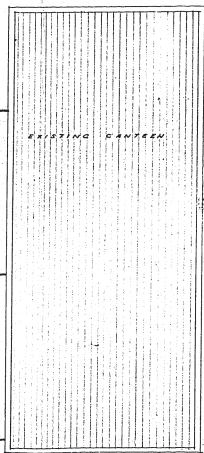
side elevation



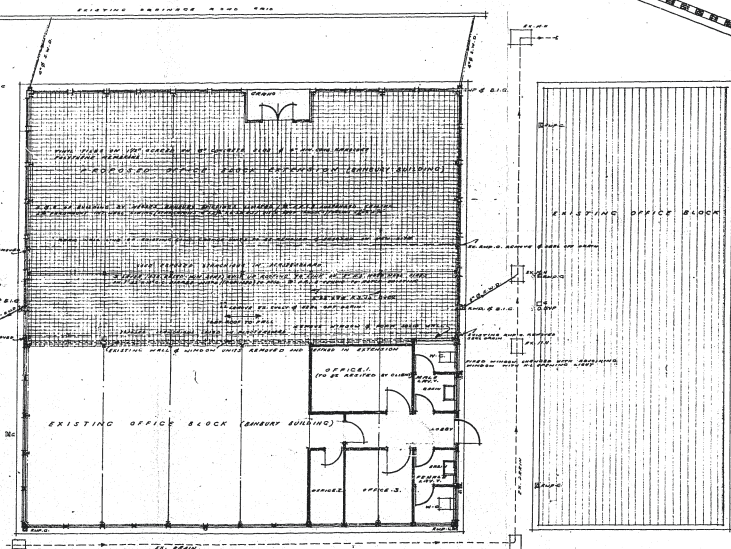
side elevation



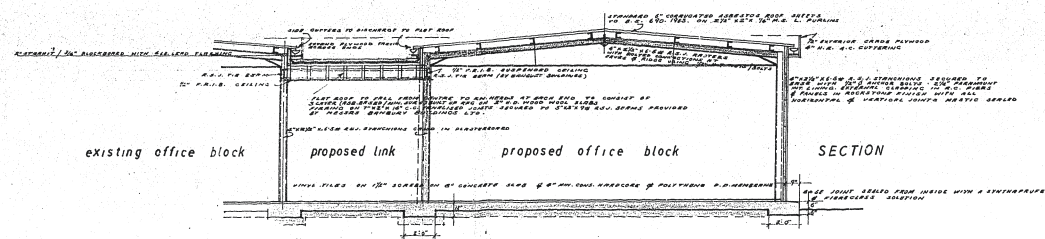
front elevation



EXISTING CANTEEN



ground floor plan



SECTION

notes
GENERAL MATERIALS TO MATCH EXISTING IN COLOUR, TEXTURE ETC.
WORKING INSIDE BUILDINGS TO BE CARRIED ON CONCRETE
DETAILS OF EXISTING BUILDING, DIMENSIONS, SERVICES & LEVELS
TO BE CHECKED ON SITE.
EXISTING PREMISES CHARGE UNITS & SERVICES TO BE REMOVED & DIVERTED
AHEAD OF COMMENCEMENT OF WORK.
SABURY SUPERSPAN OFFICE BLOCK BY SABURY COMMERCIAL BUILDINGS LTD.
scale: 1/8" = 1' 0" drg.no: 600/1A date september 1968
norman.f.nind.ariba.chartered architect worcester 25550

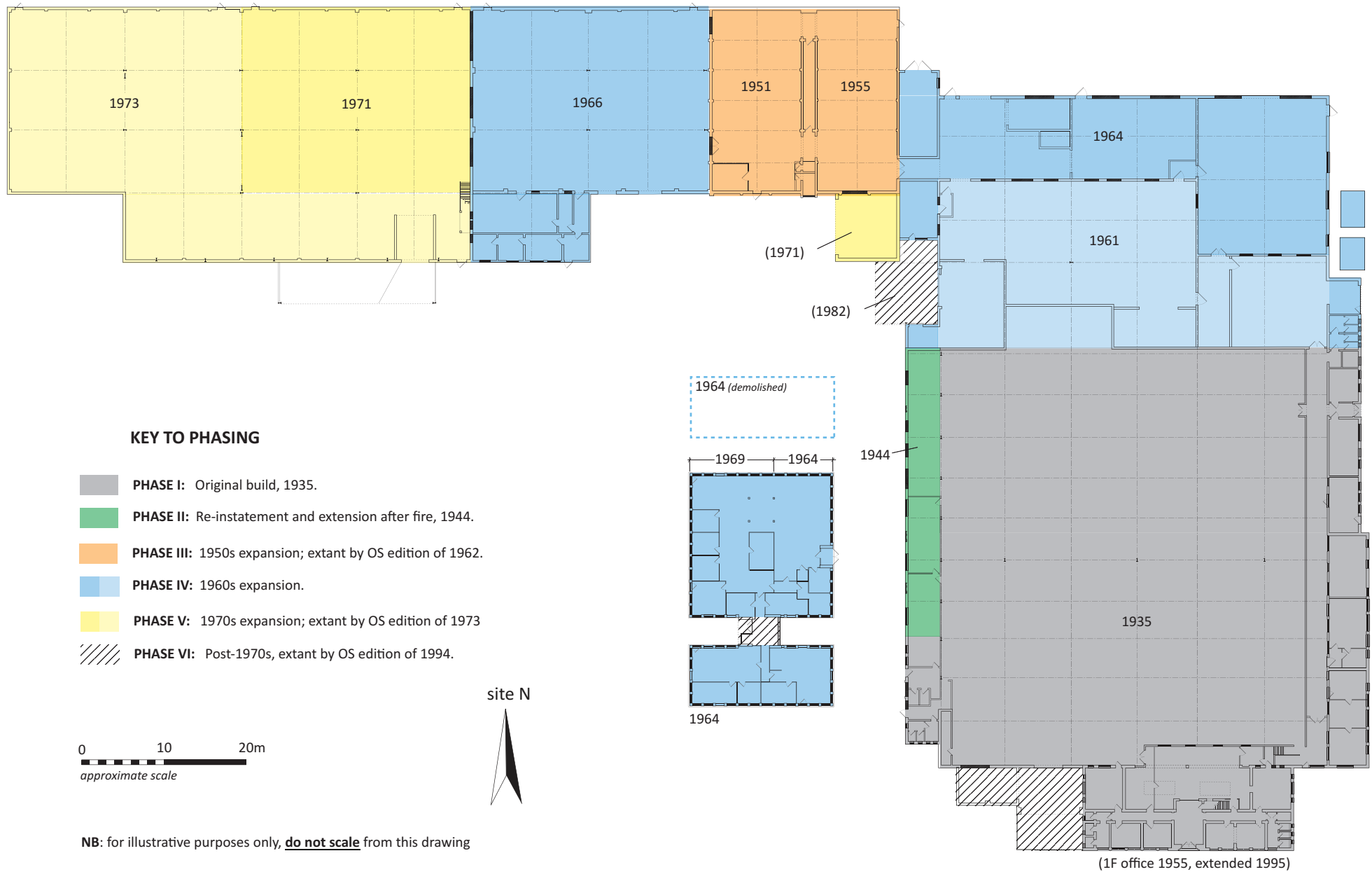




Plate 1: Aerial view of Trinity Press complex; primary ranges to right, paper storage ranges to top left (image: Bing Maps).



Plate 2: Contextual view of works from London Road, looking north-east (compare Figure 7b).



Plate 3: Primary office range of 1935, south elevation (with secondary modifications and additions).



Plate 4: Representative section of walling with purple, stretcher-bond plinth.



Plate 5: Main axial entrance.



Plate 6: Oblique view of office range showing 1995 1F extension.



Plate 7: Detail of moulded, cast-concrete window head.



Plate 8: Inspection cover adjacent to office range, embossed 'Bowles and Son, Leicester' (original contractors - see Figure 7b).



Plate 9: Entrance hall looking south-east.



Plate 10: Entrance hall looking north-west.

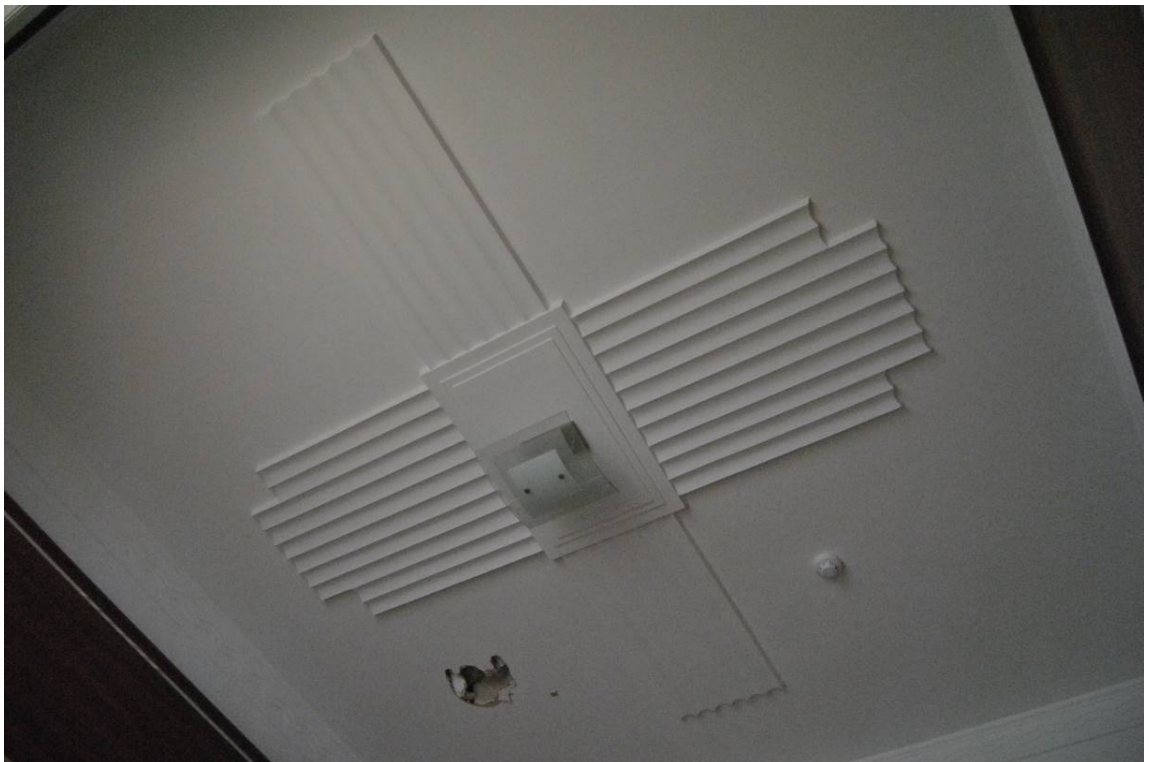


Plate 11: Decorated ceiling to entrance hall.



Plate 12: Axial corridor looking east.



Plate 13: Primary office space, NB. original lath and plasterwork above inserted suspended ceiling.



Plate 14: Former general office looking west (original north wall removed; supported by column).



Plate 15: Stair rising to first floor offices (1955).



Plate 16: Picture rail and original ceiling visible above modern suspended ceiling.



Plate 17: Original sky-light visible above inserted ceiling.



Plate 18: 1950s office area (modified).

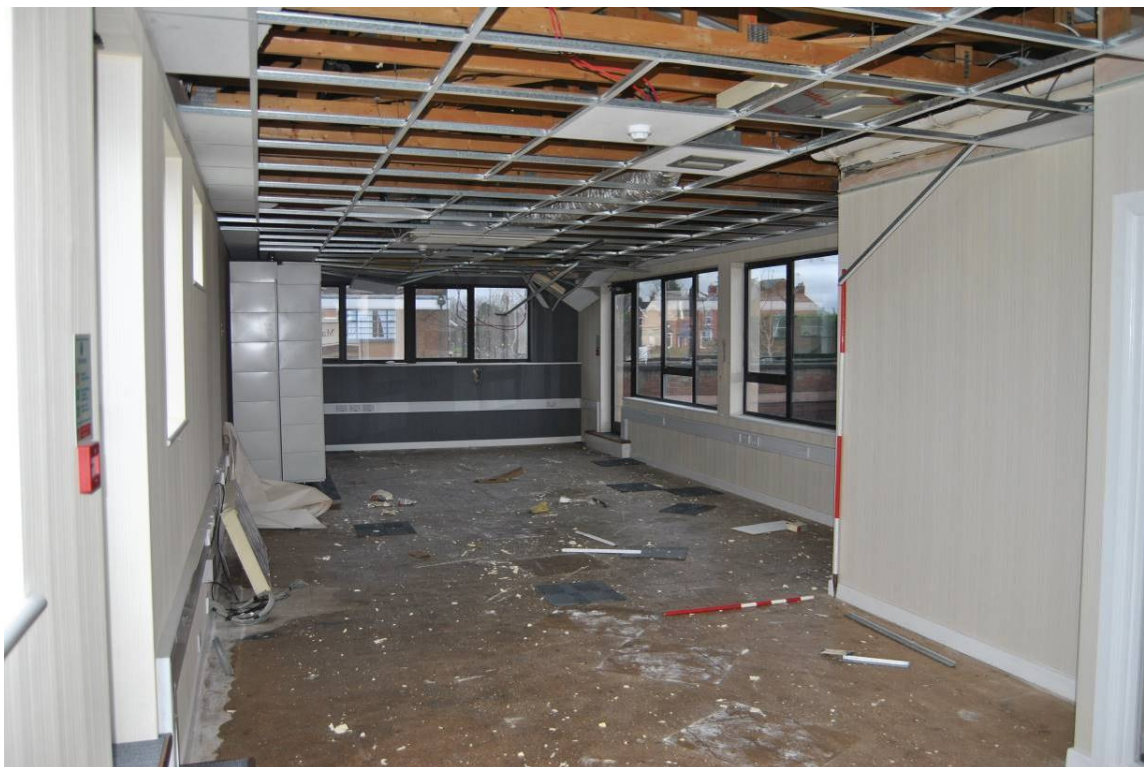


Plate 19: Extended first floor offices, 1995.



Plate 20: Range of offices etc. flanking eastern side of primary printing shops, looking north along eastern access road.



Plate 21: Range of offices etc. flanking eastern side of primary printing shops, note partial retention of early fenestration.



Plate 22: Original, steel-framed window.



Plate 23: Original door.



Plate 24: Primary male staff entrance.

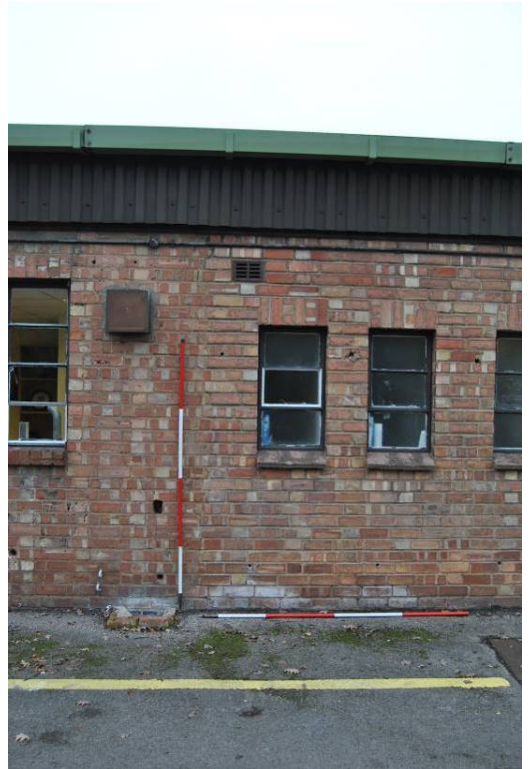


Plate 25: Clear change in fabric at junction of 1935 work (left) and 1960s extension (right).



Plate 26: Primary female entrance and toilet/cloakroom block to west side of print workshops.



Plate 27: Primary female staff entrance.

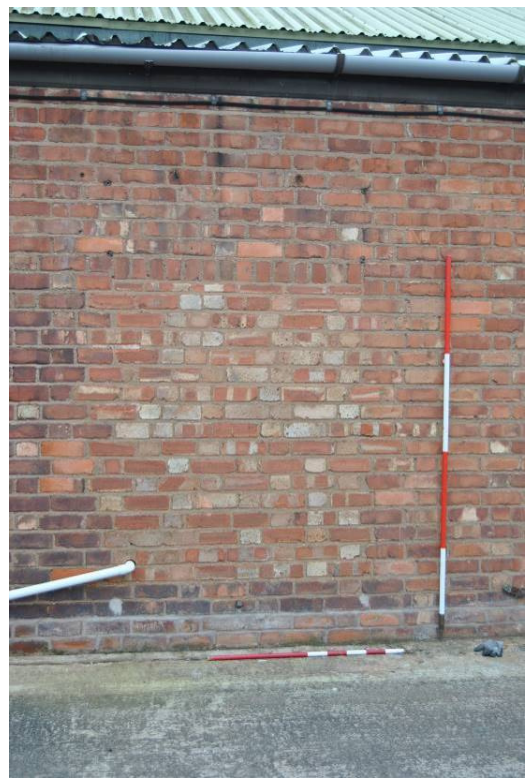


Plate 28: Area of patching (low window) within 1944 extension.



Plate 29: General view of main print shop working floor (B; Figure 10), looking south-west.

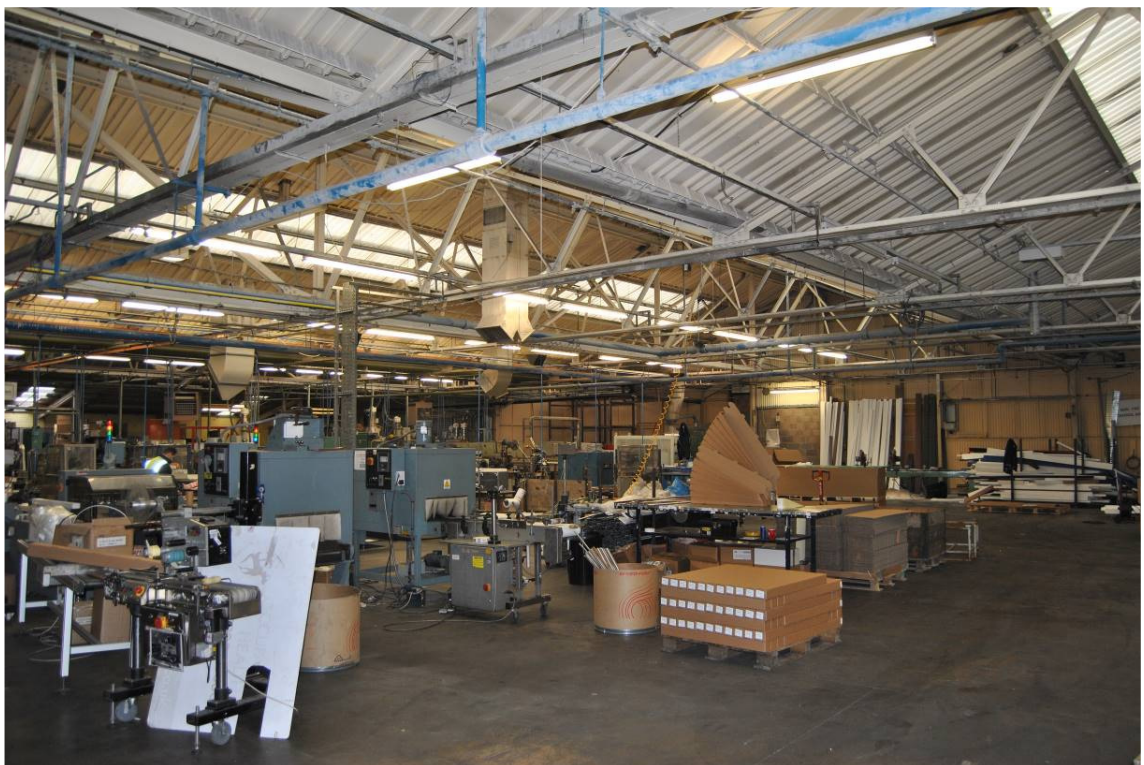


Plate 30: General view of main print shop working floor (B; Figure 10), looking north-west (compare Figure 8a).



Plate 31: Detail of roof truss and longitudinal trussed-girder.



Plate 32: Longitudinal trussed-girder supported by primary steel stanchion.

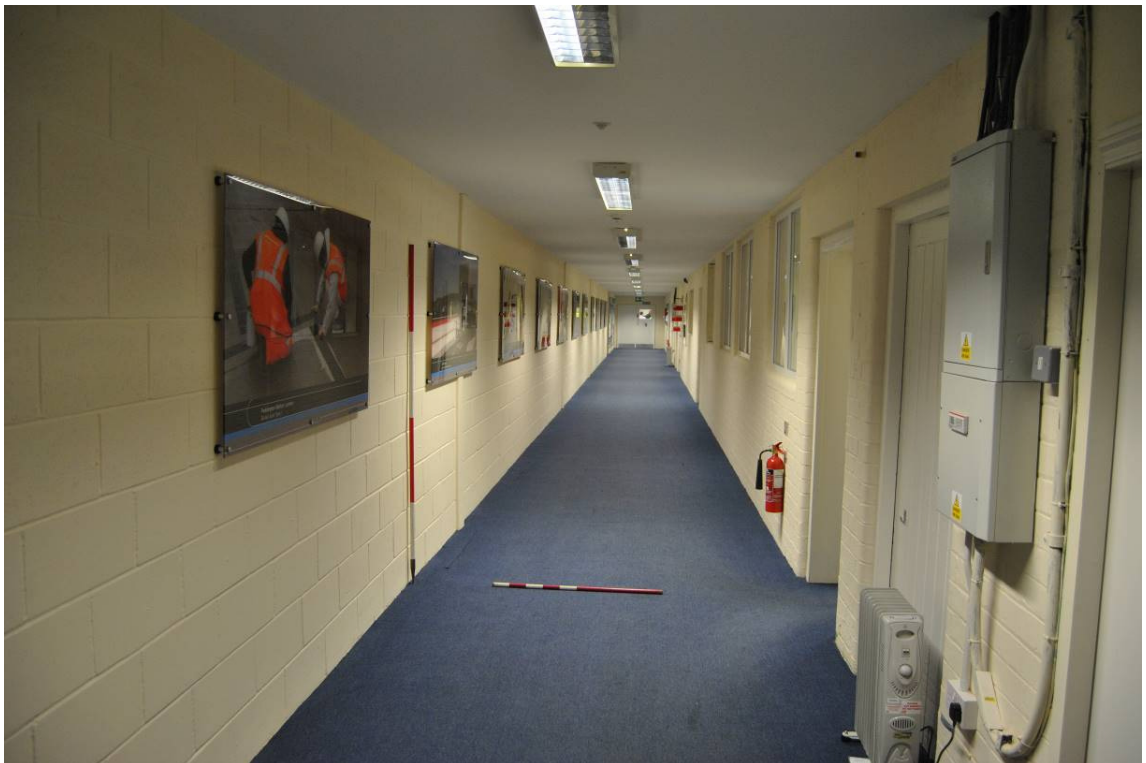


Plate 33: Corridor (B1; Figure 10) formed to east side of print works by insertion of breeze-block wall (left); looking north, primary brickwork wall (1935) to right.



Plate 34: Primary door with bull-nose jambs opening onto corridor B1, formerly directly to main print works.



Plate 35: Primary window opening onto corridor B1, formerly directly to main print works (see Figure 8b).



Plate 36: Primary wide opening: male staff entrance (see Plate 24).



Plate 37: Primary timber partitions to original female toilet block.



Plate 38: Secondary rakers (right) over 1944 extension to western side of print works.



Plate 39: 1950s paper storage range (G; Figure 10) looking north-west.



Plate 40: 1950s paper storage range (G; Figure 10); interior looking north-west.



Plate 41: 1950s paper storage range (G; Figure 10); enclosed office to south-west corner.



Plate 42: Storage area between 1951 and 1955 paper storage ranges.



Plate 43: Link from print works to paper storage range formed when print works extended in early 1960s.

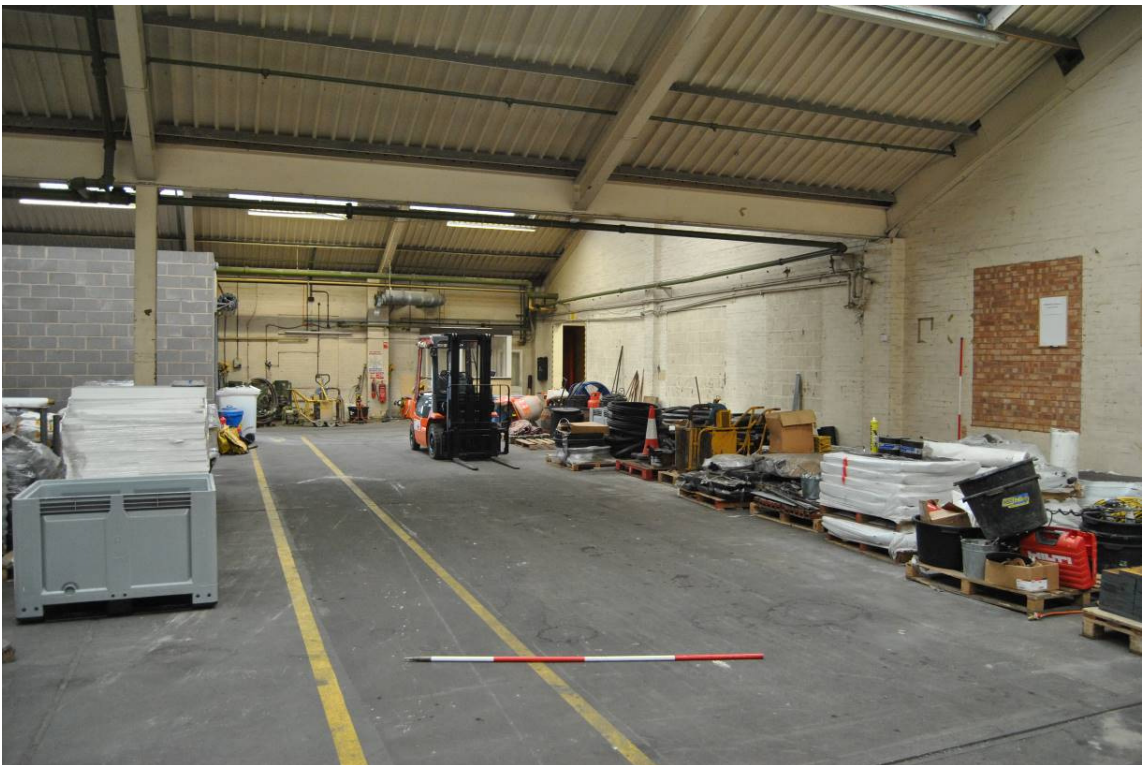


Plate 44: 1961 northwards extension of print shop (F; Figure 10), NB: blocked windows within (now) internal wall (right - see Figure 15a).



Plate 45: 1961/4 print shop extensions (F/H; Figure 10) and fuel/solvent stores.



Plate 46: 1964 northern print shop extension (H; Figure 10) looking south-west, NB. inserted roller door (see Plate 44) and blocked primary windows.



Plate 47: Detail of central range showing blocked windows x 2 (see Figure 15b).



Plate 48: 1964 northern print shop extension.



Plate 49: 1964 northern print shop extension; workshop to north-east corner with inserted roller door (see Plate 46).



Plate 50: South gable end of 1960s paper storage range (K1; Figure 10).



Plate 51: Interior of 1960s storage range K1 looking north-west.



Plate 52: Interior of storage range K1; east wall with glazing above eaves level of adjacent range (G).



Plate 53: South gable of 1960s paper storage range; former loading door with concrete lintel, infilled for creation of two-story office (L; Figure 10).



Plate 54: Two-storey office block (L; Figure 10) formed in angle of 1960s/70s paper storage ranges.



Plate 55: 1970s paper storage ranges (K2/3; Figure 10) looking north-east.



Plate 56: Interior of 1970s paper storage ranges (K2/3; Figure 10) looking north-west.



Plate 57: Interior of 1970s paper storage ranges (K2/3; Figure 10) looking south-west.



Plate 58: 'Ringway' building (M; Figure 10); modular, pre-fab 'Banbury superspan' construction (1964) looking north-west.



Plate 59: 'Ringway' building (M; Figure 10); modular, pre-fab 'Banbury superspan' construction (1964/69) looking south-east.



Plate 60: 'Ringway' building; secondary link block between formerly discrete ranges.

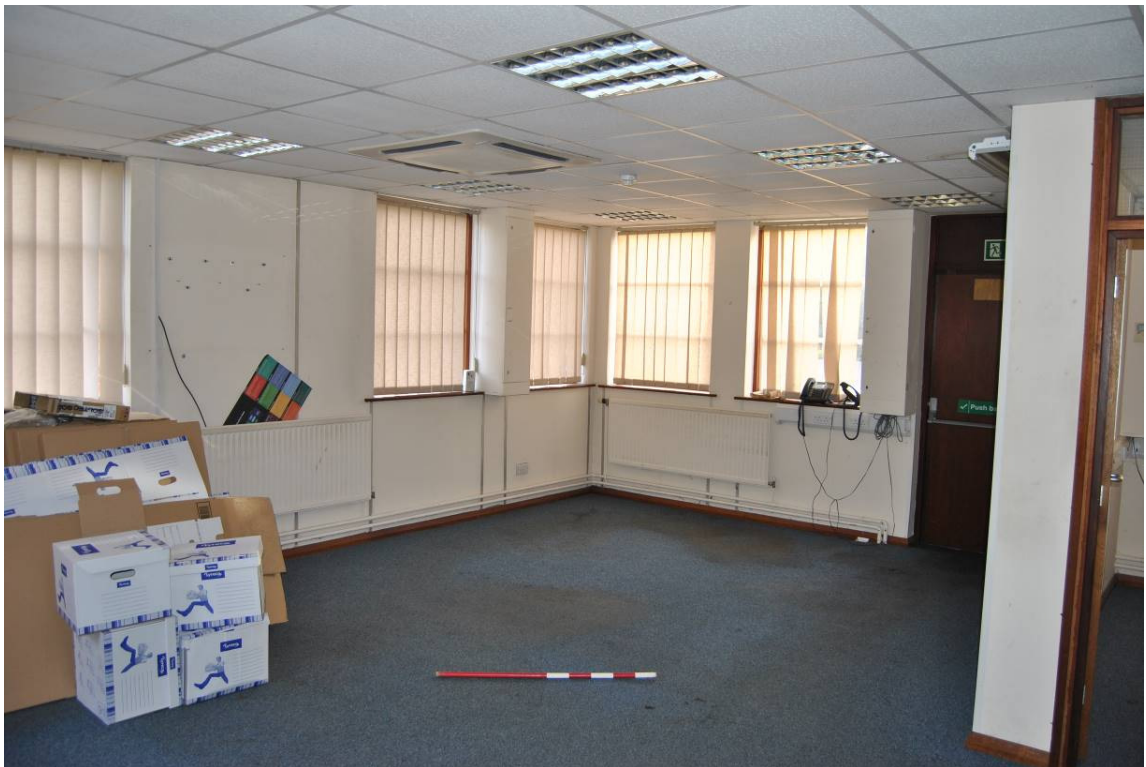


Plate 61: 'Ringway' building; representative interior.



Plate 62: Housing for former cyclone extractor (N).



Plate 63: Covered loading bay (O) to west of office range.



Plate 64: Electricity sub-station (Red Hill S/S 33497), 1935 extended 1942 (PA 7765).

APPENDIX A: Written Scheme of Investigation (WSI; Tyler 2104)

FORMER TRINITY PRESS LONDON ROAD, WORCESTER, WORCS.

Historic Building Record

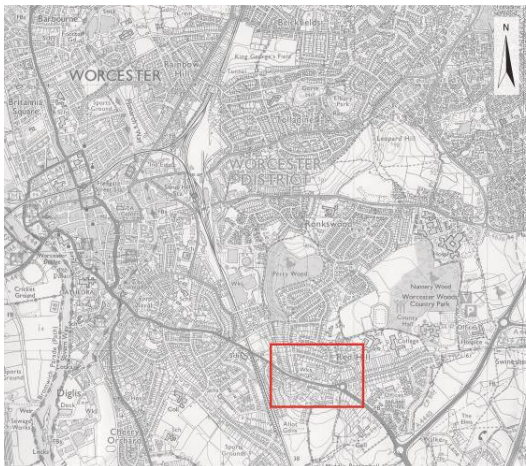
Planning Reference: P14G0153 (Conditions 13-15)

1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 The following document represents a Written Scheme of Investigation (WSI) for an Historic Building Record to be undertaken in respect of a complex of 20th-century industrial units, formerly the premises of the Trinity Press of Baylis and Son Ltd., located at a site at London Road, Worcester (centred on NGR SO 86700 53850).

1.1.2 The site is located to the north side of the A44 London Road at Red Hill c.2km south-east of Worcester city centre; it extends to a total area of 1.9ha, extending up to the line of the London Road to the east and wrapping around the northern side of the Grade II listed Red Hill House to the west (see inset plan above). The application has been the subject of an archaeological desk-based assessment (Patrick, 2014) which concluded that the site remained essentially undeveloped until the early-20th century.¹ The first evidenced development within the site boundary was the construction of the Trinity Press printing works for Ebenezer Baylis and Son Ltd. in 1935,² first mapped in 1940. The building served as an aircraft manufactory during the Second World War and the premises were latterly extended, apparently in a piecemeal fashion, principally from the mid-1960s on.



Development site; location plan

¹ Dinn (2014) has highlighted the potential for archaeological remains related to the prehistoric, Anglo-Saxon and post-medieval periods, though these are beyond the remit of the works covered by the current WSI.

² Original architect's plans, conveyancing deeds and contemporary photographs of the construction survive (see Patrick 2014, Appendix 2).

1.2 Planning Background

1.2.1 A planning application (ref. **P14G0153**) was submitted to Worcester City Council (WCC) on 4th April 2014³ by Barton Willmore of Solihull, West Midlands, acting on behalf of Opus Land (Worcester) Ltd. in respect of the redevelopment of the London Road site. Specifically, the application proposed the demolition of all existing buildings on the site and the construction of a new foodstore together with associated infrastructure, car parking and landscaping etc. The application was approved by WCC on 8th October 2014.⁴

1.2.2 An Historic Building Record, which will form part of a wider ranging programme of archaeological mitigation works, has been required by the archaeological officer of Worcester City Council as a condition of planning consent (conditions 13-15). The full wording of the conditions reads as follows:

13. No development shall take place until a programme of archaeological investigation including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing.
14. No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 13.
15. The development shall not be occupied until the archaeological investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

For the following reason:-

To allow the historical and archaeological interest of the site to be recorded in accordance with Policy BE21 of the City of Worcester Local Plan 2004 and the aims and interests that the National Planning Policy seeks to protect and promote with regard to heritage assets.'

1.3 Requirement for Work

1.3.1 The photographic record has been required under the terms of **Policy BE.21** of the City of Worcester Local Plan, 2004, viz.

POLICY BE21

DEVELOPMENT WITHIN ARCHAEOLOGICALLY SENSITIVE AREAS: DESIGN PRINCIPLES

In discharging its duties as Local Planning Authority the City Council will seek the preservation of the City's varied but finite archaeological resource and its setting. The most extensive areas which are currently known to be archaeologically sensitive are defined on the proposals map, and other sites of archaeological significance are registered on the city sites and monuments record. The City Council will ensure that any development in these areas is designed to minimise damage to features or remains of archaeological interest, preserving such features or remains in-situ wherever possible.

1.3.2 The former printing works, although not statutorily listed, is nonetheless included on the Worcester City HER as an historic building of local interest (ref. **WCM92407**) and, as such, it represents a non-designated heritage asset under the terms of National Planning Policy Framework (NPPF; DCLG 2012).⁵ Paragraph 141 of NPPF

³ http://planning.worcester.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files\P14G0153%2FApplicationFormNoPersonalData.pdf&module=pl

⁴ http://planning.worcester.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files\P14G0153%2FDecnot20141008120712COPY.pdf&module=pl

⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

stipulates that any permitted development affecting a heritage asset should include the provision to record that asset and that Local Planning Authorities should:

"...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

2 AIMS AND OBJECTIVES

- 2.1 The aim of the historic building record is to provide a detailed visual record of the buildings to be demolished and to generate a descriptive and illustrative account of the buildings, including a brief discussion of their origin, history and development together with a summary of their character, date and techniques of construction. The record will be commensurate with a hybrid 'Level 2/3' level as defined by English Heritage in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (EH, 2006).
- 2.2 No official brief has been issued in respect of the current recording project; as such the current WSI will serve to define the parameters of works to be undertaken.

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 As an archaeological desk-based assessment has recently been undertaken in respect of the application site (Patrick 2014), no significant programme of new archival research is envisaged at this stage. However, to expand upon the previously completed DBA, and to enable the recorded structures to be placed within a general historical context, a rapid review of readily available published and unpublished documentary source material including trade directories and any relevant company histories held by the Worcestershire County Record Office and Worcester City HER will be made.

3.2 Historic Building Record

The historic building record will comprise three elements, principally a detailed photographic record backed up by drawn and written accounts as follows:

Photographic Record

- 3.2.1 The core of the historic building record, the photographic survey, will comprise high resolution digital coverage using a Nikon D3000 digital single lens reflex camera. The record will extend to include both general and detail shots, contextual views and all accessible exterior and interior elevations, visible structural and decorative details (interior and exterior), general interior views of principal spaces. Where possible, photographs will include graded photographic scales. All photographs will be recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date.

Drawn Record

- 3.2.2 An overall measured plan of the buildings under consideration will be prepared on site at an appropriate scale, together with representative cross-sections and principal elevations as required, sufficient to illustrate the external appearance and internal arrangements of the buildings.

Written Record

- 3.2.3 A summary written account of the buildings will be made as free text to accompany the drawn and photographic records. The recording will be undertaken to a hybrid Level 1/2 as defined by English Heritage and will extend to cover the general development of the site together with the character, date, materials and techniques of construction of the buildings as evident from a fairly cursory inspection.

4 REPORTING

- 4.1 Upon completion of supplementary archival research and associated fieldwork, a summary of the results of the study will be presented as a fully illustrated, interpretive report. The contents of the report to be as follows:

Text

- Non-technical summary
- Introduction and site location
- Aims and objectives
- Methodology
- Historical background
- General description of the recorded buildings and their features
- Discussion and conclusion
- List of sources consulted

Figures

- Location plan and a selection of historic maps / images where relevant
- Plans, elevations and/or cross-sections (as appropriate)
- A selection of colour plates

Appendices

- Copy of project WSI
- A register of project photographs with location plan
- CD containing copy of all digital images

5 STAFFING

- 5.1 Supplementary documentary research, site assessment and recording, and report preparation will be undertaken by Mr Ric Tyler MIfA, working on behalf of CgMs Consulting.

6 TIMETABLE

- 6.1 Subject to approval of the approach outlined in the present WSI, it is envisaged that documentary research and fieldwork will be undertaken in the week commencing 08.12.2014. A draft report will be submitted to the planning archaeologist of Worcester City Council for approval normally within 4 weeks of completion of fieldwork with final report to follow soon thereafter, prior to commencement of works on site.

7 MONITORING

- 7.1 The Planning Archaeologist of Worcester City Council will be invited to monitor the project during the course of fieldwork (**NB:** fieldwork is expected to be completed in accordance with the timetable set out at section §.6.1 above).

8 PROFESSIONAL STANDARDS

- 8.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA, revised edition 2008a) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IfA, revised edition 2008b). Recording work will conform to guidelines set down by English Heritage's *Understanding Historic Buildings: a guide to good recording practice* (EH 2006) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO 1997).
- 8.2 The *Code of Conduct of the Institute for Archaeologists* (IfA, revised edition 2010) will be adhered to at all times.

9 HEALTH AND SAFETY

- 9.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

10 REFERENCES

Association of Local Government Archaeological Officers (ALGAO), 1997. *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.

Department for Communities and Local Government (DCLG), 2012. *National Planning Policy Framework*.

Dinn J, 2014. 'Internet Web Consultation: Archaeological comment' 15.05.2014; ref.OWPC483.

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

IfA, 2008a. *Standard and Guidance for Archaeological Desk-Based Assessment*

IfA, 2008b. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

IfA 2010. *Code of Conduct*.

Patrick C, 2014. 'Land at London Road, Worcester: Archaeological Desk-Based Assessment'. Unpubl. archaeological DBA prepared for Opus Land (Worcester) Ltd.

Ric Tyler MIfA
23.11.14

APPENDIX B: Register of Project Drawings

Drg. No.	Subject	Format	Scale	Date	Recorder
2014_018/001	Principal office range; south elevation	A3, pencil on film	1:100	December 2014	R Tyler
2014_018/002	Print shop range; south elevations	A3, pencil on film	1:100	December 2014	R Tyler
2014_018/003	Principal office range; ground floor plan	A3, pencil on film	1:100	December 2014	R Tyler
2014_018/004	Eastern flanking office range; ground floor plan	A3, pencil on film	1:100	December 2014	R Tyler
2014_018/005	Western flanking range; ground floor plan	A3, pencil on film	1:100	December 2014	R Tyler
2014_018/006	Paper storage ranges (1); ground floor plan and cross section	A3, pencil on film	1:200	December 2014	R Tyler
2014_018/007	Paper storage ranges (2); ground floor plan and cross section	A3, pencil on film	1:200	December 2014	R Tyler
2014_018/008	'Ringway' building; ground floor plan	A3, pencil on film	1:100	December 2014	R Tyler

APPENDIX C: Register of Project Photographs

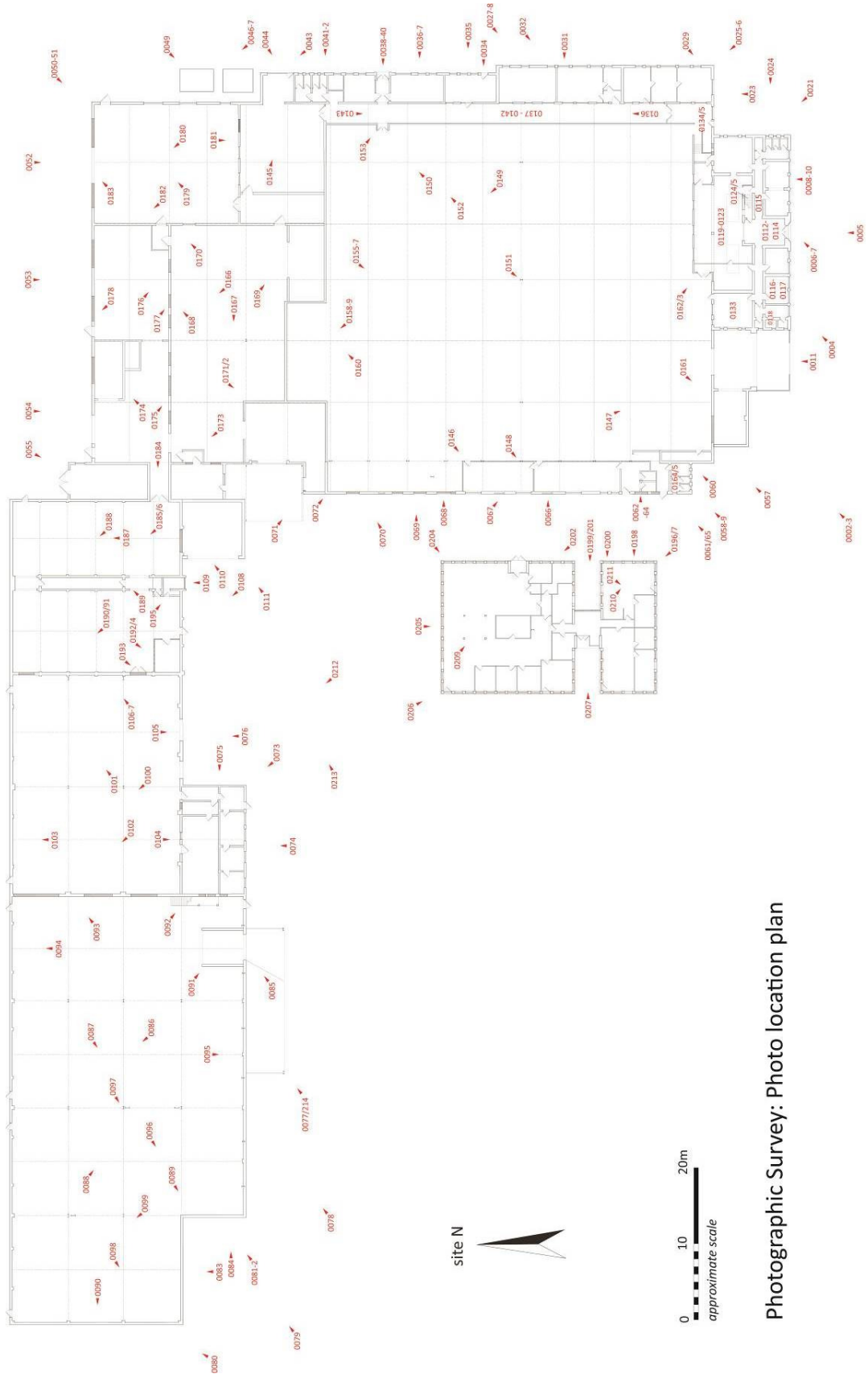
NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photo locations are illustrated on the plans on the following pages while files are included in .jpg format on the CD appended at the back of this report. Photos marked with an asterisk (*) are reproduced as plates within the current document. See Figure 10 of main report for building identifications and inset plan below for photo locations.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
DSC_0002		Main office range (A); long view from south-west	→ NE	09.12.14	R Tyler
DSC_0003*	2	Main office range (A); long view from south-west	→ NE	09.12.14	R Tyler
DSC_0004		Main office range (A); south elevation, oblique	→ NE	09.12.14	R Tyler
DSC_0005*	3	Main office range (A); south elevation	→ N	09.12.14	R Tyler
DSC_0006		Main office rang (A); central doorway	→ N	09.12.14	R Tyler
DSC_0007*	5	Main office range (A); central doorway	→ NE	09.12.14	R Tyler
DSC_0008*	4	Main office range (A); fenestration	→ N	09.12.14	R Tyler
DSC_0009*	7	Main office range (A); moulded window head	→ N	09.12.14	R Tyler
DSC_0010		Main office range (A); moulded window head	↑	09.12.14	R Tyler
DSC_0011*	63	Covered loading bay (O) to west of office range	→ N	09.12.14	R Tyler
DSC_0013*	8	Inspection cover with legend 'BOWLES AND SON, LEICESTER'	↓	09.12.14	R Tyler
DSC_0014*	64	Electricity sub-station	→ NE	09.12.14	R Tyler
DSC_0015		Electricity sub-station	→ NW	09.12.14	R Tyler
DSC_0016		Electricity sub-station	→ NW	09.12.14	R Tyler
DSC_0017		Electricity sub-station detail	N/A	09.12.14	R Tyler
DSC_0019		Electricity sub-station, west elevation (2 phases)	→ E	09.12.14	R Tyler
DSC_0020		Main office range (A); 1F office	↑	09.12.14	R Tyler
DSC_0021*	6	Main office range (A); oblique view	→ NW	09.12.14	R Tyler
DSC_0023		Eastern flanking range (C); south elevation	→ N	09.12.14	R Tyler
DSC_0024		Main office range (A); east elevation	→ W	09.12.14	R Tyler
DSC_0025*	20	Eastern flanking range (C); oblique view looking north	→ NW	09.12.14	R Tyler
DSC_0026		Eastern flanking range (C), south end; oblique view	→ NW	09.12.14	R Tyler
DSC_0027*	21	Eastern flanking range (C), south end; oblique view	→ SW	09.12.14	R Tyler
DSC_0028		Eastern flanking range (C), stair to basement boiler room	→ SW	09.12.14	R Tyler
DSC_0029		Eastern flanking range (C), south end; parapet wall	↑	09.12.14	R Tyler
DSC_0031*	22	Eastern flanking range (C); primary steel-frame window	→ W	09.12.14	R Tyler
DSC_0032		Eastern flanking range (C); primary steel-frame windows	→ SW	09.12.14	R Tyler
DSC_0033		Eastern flanking range (C); primary windows and door	→ NW	09.12.14	R Tyler
DSC_0034*	23	Eastern flanking range (C); primary door	→ W	09.12.14	R Tyler
DSC_0035		Eastern flanking range (C); primary windows and door	→ W	09.12.14	R Tyler
DSC_0036		Eastern flanking range (C); primary steel-frame windows	→ W	09.12.14	R Tyler
DSC_0037		Eastern flanking range (C); primary steel-frame windows	→ NW	09.12.14	R Tyler
DSC_0038*	24	Eastern flanking range (C); MEN's entrance	→ W	09.12.14	R Tyler
DSC_0039		Eastern flanking range (C); MEN's entrance (detail)	→ W	09.12.14	R Tyler
DSC_0040		Eastern flanking range (C); MEN's entrance (detail)	→ W	09.12.14	R Tyler
DSC_0041		Eastern flanking range (C); meeting of Phases I/IV	→ W	09.12.14	R Tyler
DSC_0042*	25	Eastern flanking range (C); meeting of Phases I/IV	→ W	09.12.14	R Tyler
DSC_0043		Eastern flanking range (C/I); meeting of Phases I/IV	→ NW	09.12.14	R Tyler
DSC_0044		Print works (I); Phase IV extensions	→ SW	09.12.14	R Tyler
DSC_0046		Print works; Phase IV extensions (H) and solvent stores	→ NW	09.12.14	R Tyler
DSC_0047*	4	Print works; solvent stores	→ NW	09.12.14	R Tyler
DSC_0049		Print works; solvent stores	→ SW	09.12.14	R Tyler
DSC_0050		Print works; Phase IV (H) north elevation	→ SW	09.12.14	R Tyler
DSC_0051*	46	Print works; Phase IV (H) north elevation	→ SW	09.12.14	R Tyler
DSC_0052		Print works; Phase IV (H) north elevation (east range)	→ S	09.12.14	R Tyler
DSC_0053*	47	Print works; Phase IV (H) north elevation (centre range)	→ S	09.12.14	R Tyler
DSC_0054		Print works; Phase IV (H) north elevation (west range)	→ S	09.12.14	R Tyler
DSC_0055		Print works; Phase IV extension (H) and garage (J)	→ SW	09.12.14	R Tyler
DSC_0057		Western flanking range; south end (D)	→ NE	09.12.14	R Tyler
DSC_0058		Western flanking range; south end (D)	→ NE	09.12.14	R Tyler
DSC_0059		Western flanking range; south end-primary entrance/toilet block (D)	→ NE	09.12.14	R Tyler
DSC_0060		Western flanking range; south elevation – windows to WCs	→ NE	09.12.14	R Tyler
DSC_0061*	26	Western flanking range; south end-primary entrance/toilet block (D)	→ NE	09.12.14	R Tyler
DSC_0062*	27	Western flanking range; WOMEN's entrance	→ E	09.12.14	R Tyler

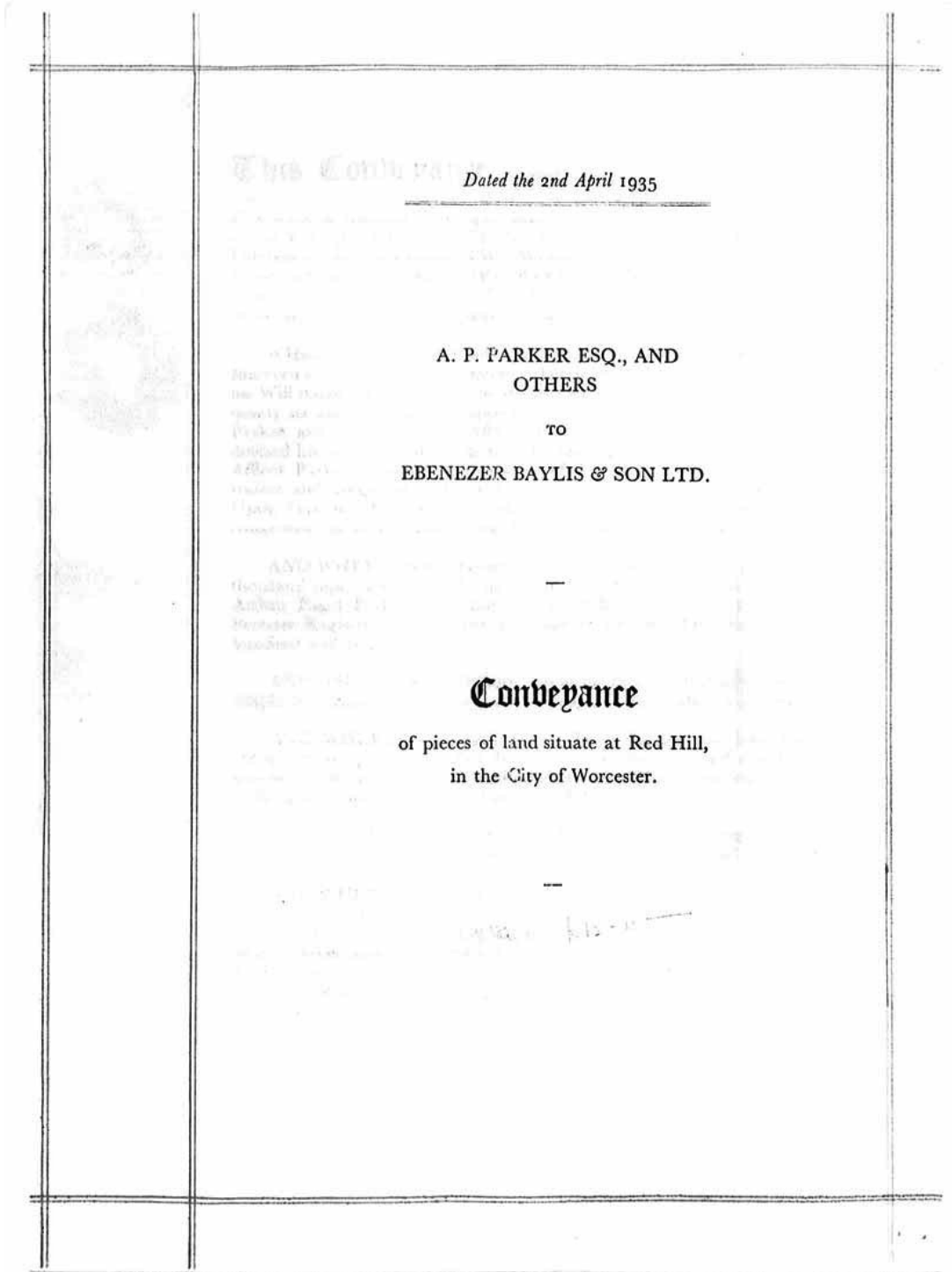
DSC_0063		Western flanking range; WOMEN's entrance (detail)	→ E	09.12.14	R Tyler
DSC_0064		Western flanking range; WOMEN's entrance (detail)	→ E	09.12.14	R Tyler
DSC_0065		Western flanking range; south end-primary entrance/toilet block (D)	→ NE	09.12.14	R Tyler
DSC_0066*	28	Western flanking range (E); blocked window	→ E	09.12.14	R Tyler
DSC_0067		Western flanking range (E); blocked window	→ SE	09.12.14	R Tyler
DSC_0069		Western flanking range (E); blocked window	→ E	09.12.14	R Tyler
DSC_0070		Western flanking range (E), north end; blocked window	→ E	09.12.14	R Tyler
DSC_0071		Western flanking range (E); 1980s extensions	→ SE	09.12.14	R Tyler
DSC_0072		Western flanking range (E); 1980s extensions	→ E	09.12.14	R Tyler
DSC_0073*	54	2-storey office block (L); paper-storage ranges	→ NW	12.12.14	R Tyler
DSC_0074		2-storey office block (L); paper-storage ranges; south elevation	→ N	12.12.14	R Tyler
DSC_0075		2-storey office block (L); paper-storage ranges; east elevation	→ W	12.12.14	R Tyler
DSC_0076*	50	1960s paper-storage range (K); south elevation	→ N	12.12.14	R Tyler
DSC_0077		1970s paper-storage range (K); covered area	→ NE	12.12.14	R Tyler
DSC_0078*	55	1970s paper-storage ranges (K); south elevation oblique view	→ NE	12.12.14	R Tyler
DSC_0079		1970s paper-storage ranges (K); south elevation oblique view	→ NE	12.12.14	R Tyler
DSC_0080		1970s paper-storage ranges (K); west elevation oblique view	→ N	12.12.14	R Tyler
DSC_0081		1970s paper-storage ranges (K); west end loading bay	→ NE	12.12.14	R Tyler
DSC_0082		1970s paper-storage ranges (K); west end loading bay	→ E	12.12.14	R Tyler
DSC_0083		1970s paper-storage ranges (K); west range, south elevation	→ N	12.12.14	R Tyler
DSC_0084		1970s paper-storage ranges (K); west end loading bay	→ NE	12.12.14	R Tyler
DSC_0085		1970s paper-storage ranges (K); covered door	→ N	12.12.14	R Tyler
DSC_0086*	56	1970s paper-storage ranges (K); interior looking north-west	→ NW	12.12.14	R Tyler
DSC_0087*	57	1970s paper-storage ranges (K); interior looking south-west	→ SW	12.12.14	R Tyler
DSC_0088		1970s paper-storage ranges (K); interior looking south-east	→ SE	12.12.14	R Tyler
DSC_0089		1970s paper-storage ranges (K); interior looking south-west (door)	→ SW	12.12.14	R Tyler
DSC_0090		1970s paper-storage ranges (K); interior detail of cross-bracing to west wall	→ W	12.12.14	R Tyler
DSC_0091		1970s paper-storage ranges (K); inserted loading bay	→ SE	12.12.14	R Tyler
DSC_0092		1970s paper-storage ranges (K); interior stair to east wall	→ SE	12.12.14	R Tyler
DSC_0093		1970s paper-storage ranges (K); interior blocked doors between 1966/1971 ranges (K2/K1)	→ NE	12.12.14	R Tyler
DSC_0094		1970s paper-storage ranges (K2); interior looking north	→ N	12.12.14	R Tyler
DSC_0095		1970s paper-storage ranges (K2); interior looking south	→ S	12.12.14	R Tyler
DSC_0096		1970s paper-storage ranges (K); detail of portal-frame roof	↑	12.12.14	R Tyler
DSC_0097		1970s paper-storage ranges (K); detail of portal-frame roof	↑	12.12.14	R Tyler
DSC_0098		1970s paper-storage ranges (K3); detail of portal-frame roof and air vent	↑	12.12.14	R Tyler
DSC_0099		1970s paper-storage ranges (K3); detail of air vents	↑	12.12.14	R Tyler
DSC_0100*	51	1960s paper-storage ranges (K1); interior looking north-west	→ NW	12.12.14	R Tyler
DSC_0101		1960s paper-storage ranges (K1); interior looking north-east	→ NE	12.12.14	R Tyler
DSC_0102		1960s paper-storage ranges (K1); blocked doors to K2	→ NW	12.12.14	R Tyler
DSC_0103		1960s paper-storage ranges (K1); interior looking north	→ N	12.12.14	R Tyler
DSC_0104*	53	1960s paper-storage ranges (K1); interior looking south (blocked loading door to west range)	→ S	12.12.14	R Tyler
DSC_0105		1960s paper-storage ranges (K1); interior, east range looking south	→ S	12.12.14	R Tyler
DSC_0106		1960s paper-storage ranges (K1); glazed upper wall to east	→ NE	12.12.14	R Tyler
DSC_0107*	52	1960s paper-storage ranges (K1); cross-bracing	→ NE	12.12.14	R Tyler
DSC_0108*	39	1950s paper-storage ranges (G) looking north-west	→ NW	12.12.14	R Tyler
DSC_0109		1950s paper-storage ranges (G) looking north	→ N	12.12.14	R Tyler
DSC_0110		1950s paper-storage ranges (G) looking north-east	→ NE	12.12.14	R Tyler
DSC_0111*	62	Cyclone housing (N); now store	→ NE	12.12.14	R Tyler
DSC_0112*	10	Main office range (A); entrance hall looking north-west	→ NW	12.12.14	R Tyler
DSC_0113*	9	Main office range (A); entrance hall looking south-east	→ SE	12.12.14	R Tyler
DSC_0114*	11	Main office range (A); entrance hall ceiling	↑	12.12.14	R Tyler
DSC_0115*	12	Main office range (A); axial corridor	→ E	12.12.14	R Tyler
DSC_0116*	13	Main office range (A); primary office area	→ SE	12.12.14	R Tyler
DSC_0117		Main office range (A); original lath and plaster ceiling	↑	12.12.14	R Tyler
DSC_0118		Main office range (A); toilets to west end	→ SW	12.12.14	R Tyler
DSC_0119*	14	Main office range (A); former 'general office' looking north-west	→ NW	12.12.14	R Tyler
DSC_0120		Main office range (A); removed north wall	→ W	12.12.14	R Tyler
DSC_0121*	16	Main office range (A); original picture rail and ceiling visible above suspended ceiling, general office	↑	12.12.14	R Tyler
DSC_0122*	17	Main office range (A); former skylight visible above suspended	↑	12.12.14	R Tyler

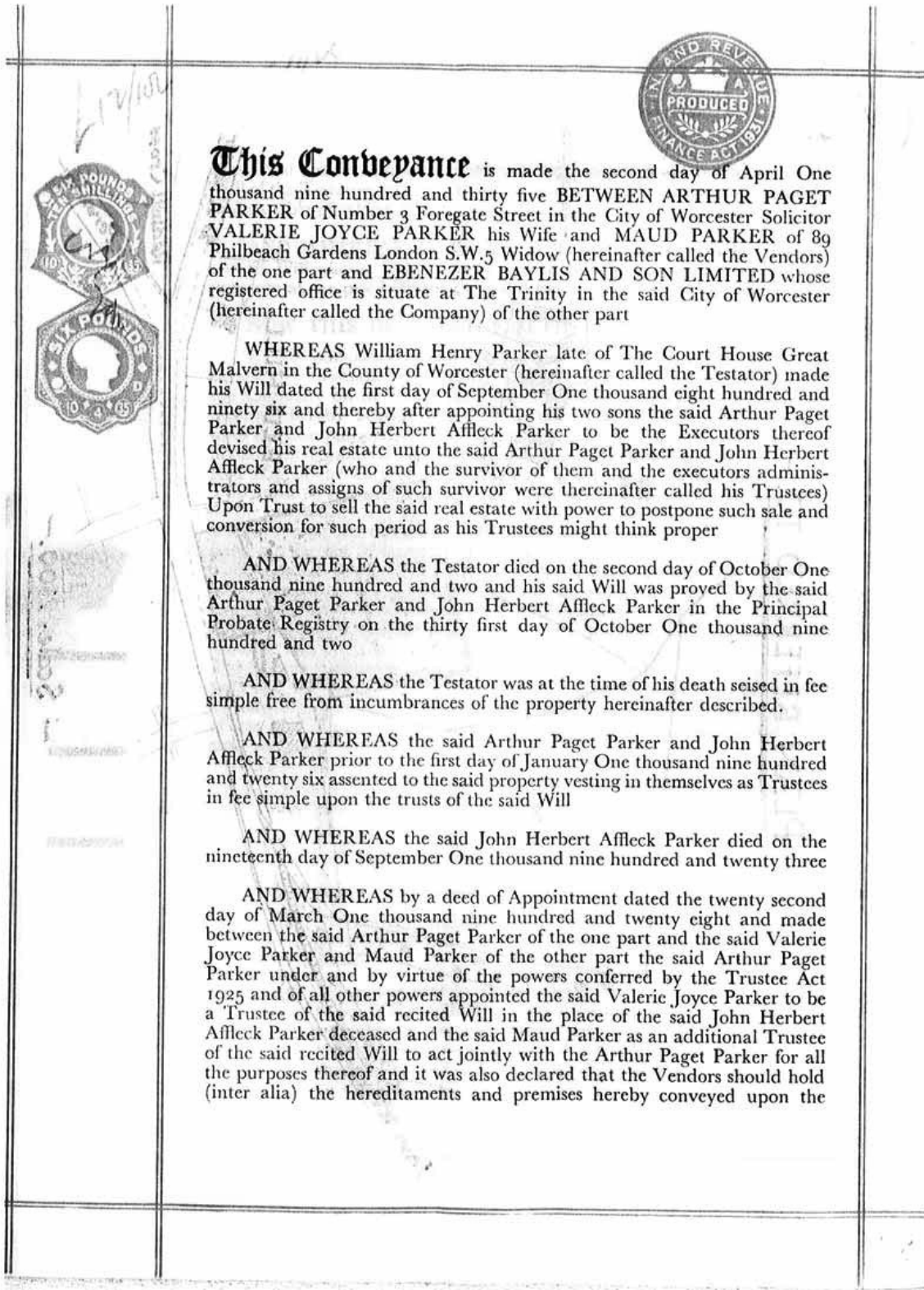
		ceiling			
DSC_0123		Main office range (A); 'general office' inserted wall to stair	→ SE	12.12.14	R Tyler
DSC_0124*	15	Main office range (A); inserted stair serving 1F offices (1955/95)	→ W	12.12.14	R Tyler
DSC_0125		Main office range (A); inserted stair serving 1F offices (1955/95)	→ W	12.12.14	R Tyler
DSC_0126*	18	Main office range (A); 1F office (southern part - 1955)	→ SW	12.12.14	R Tyler
DSC_0127		Main office range (A); 1F office (northern part - 1995)	→ NW	12.12.14	R Tyler
DSC_0128		Main office range (A); 1F office (southern part - 1955)	→ W	12.12.14	R Tyler
DSC_0129*	19	Main office range (A); 1F office (northern part - 1995)	→ E	12.12.14	R Tyler
DSC_0130		View over print works (B) roof from Office Block (A)	→ N	12.12.14	R Tyler
DSC_0131		View over print works (B) roof from Office Block (A)	→ N	12.12.14	R Tyler
DSC_0132		Main office range (A); 1F office (northern part - 1995)	→ SW	12.12.14	R Tyler
DSC_0133		Main office range (A); GF 'private office' @ NW corner	→ N	12.12.14	R Tyler
DSC_0134		Stair rising 3ft from main works to GF of office (A)	→ W	12.12.14	R Tyler
DSC_0135		SE corner of print works (B1)	→ S	12.12.14	R Tyler
DSC_0136*	33	Looking north along corridor (B1); breeze-block wall to left inserted c.2008	→ N	12.12.14	R Tyler
DSC_0137		Corridor (B1); original doors in brick east wall	→ SE	12.12.14	R Tyler
DSC_0138*	35	Corridor (B1); original window in brick east wall	→ SE	12.12.14	R Tyler
DSC_0139		Corridor (B1); original window in brick east wall	→ E	12.12.14	R Tyler
DSC_0140*	34	Corridor (B1); original door in brick east wall	→ E	12.12.14	R Tyler
DSC_0141		Corridor (B1); original door in brick east wall converted to window	→ E	12.12.14	R Tyler
DSC_0142*	36	Corridor (B1); primary MEN's entrance (see DSC_0038)	→ E	12.12.14	R Tyler
DSC_0143		Looking south along corridor (B1); breeze-block wall to right inserted c.2008	→ NE	12.12.14	R Tyler
DSC_0145		Modern office/reception area within 1961 extension (F)	→ E	12.12.14	R Tyler
DSC_0146		Secondary (1944) extension (E) to west side of main print works with inserted breeze-block partitioning	→ SW	12.12.14	R Tyler
DSC_0147		Main print works ranges (B) looking south	→ S	12.12.14	R Tyler
DSC_0148*	38	Secondary (1944) extension (E) to west side of main print works	↑	12.12.14	R Tyler
DSC_0149*	30	Main print works ranges (B) looking north-west	→ NW	12.12.14	R Tyler
DSC_0150		Main print works ranges (B); detail of roof with longitudinal trussed girder	↑	12.12.14	R Tyler
DSC_0151*	32	Main print works ranges (B); steel stanchion support	→ SE	12.12.14	R Tyler
DSC_0152	31	Main print works ranges (B); detail of roof trusses	↑	12.12.14	R Tyler
DSC_0154		Main print works ranges (B); inserted breeze-block wall forming corridor (B1) to east side	→ S	12.12.14	R Tyler
DSC_0155		Main print works ranges (B) looking south-west	→ SW	12.12.14	R Tyler
DSC_0156*	29	Main print works ranges (B) looking south-west	→ SW	12.12.14	R Tyler
DSC_0157		Main print works ranges (B) looking south-west	→ SW	12.12.14	R Tyler
DSC_0158		Main print works ranges (B) north end	→ NW	12.12.14	R Tyler
DSC_0159		Main print works ranges (B) north end	→ NW	12.12.14	R Tyler
DSC_0160		Main print works ranges (B) north end	→ E	12.12.14	R Tyler
DSC_0161		Main print works ranges (B) south end, loading doors x 2 (1 blocked)	→ SW	12.12.14	R Tyler
DSC_0162		Main print works ranges (B), office (A) extended into body of works	→ SE	12.12.14	R Tyler
DSC_0163		Main print works ranges (B), office (A) extended into body of works	→ SE	12.12.14	R Tyler
DSC_0164		Primary toilet partitioning at (D)	→ SW	12.12.14	R Tyler
DSC_0165*	37	Primary toilet partitioning at (D)	→ W	12.12.14	R Tyler
DSC_0166		1961 extension (F) to print works	→ NW	12.12.14	R Tyler
DSC_0167*	44	1961 extension (F) to print works	→ W	12.12.14	R Tyler
DSC_0168		1961 extension (F) to print works; blocked windows to north wall	→ NE	12.12.14	R Tyler
DSC_0169		1961 extension (F) to print works with inserted breeze-block walls	→ SE	12.12.14	R Tyler
DSC_0170		1961 extension (F) to print works, NE corner	→ E	12.12.14	R Tyler
DSC_0171		1961s extension (F) to print works with inserted breeze-block walls	→ W	12.12.14	R Tyler
DSC_0172		1961 extension (F) to print works with inserted breeze-block walls	→ SW	12.12.14	R Tyler
DSC_0173		1961 extension (F) to print works	→ W	12.12.14	R Tyler
DSC_0174*	48	1964 extension (H) to print works with inserted breeze-block walls	→ E	12.12.14	R Tyler
DSC_0175		North wall of 1961 extension (F) visible from 1964 extension (H)	→ SE	12.12.14	R Tyler
DSC_0176		1964 extension (H) to print works	→ NW	12.12.14	R Tyler
DSC_0177		North wall of 1961 extension (F) with blocked window visible from 1964 extension (H)	→ S	12.12.14	R Tyler
DSC_0178		1964 extension (H) to print works, blocked window to north gable	→ N	12.12.14	R Tyler
DSC_0179*	49	Workshop within 1964 extension (H)	→ NE	12.12.14	R Tyler
DSC_0180		Workshop within 1964 extension (H)	→ NW	12.12.14	R Tyler
DSC_0181		North wall of 1961 extension (F) with blocked windows visible from	→ S	12.12.14	R Tyler

		1964 extension (H)			
DSC_0182		Workshop within 1964 extension (H)	→ NW	12.12.14	R Tyler
DSC_0183		Workshop within 1964 extension (H); inserted roller door to north gable	→ NE	12.12.14	R Tyler
DSC_0184*	43	Link from print works (H) to paper storage ranges (G)	→ W	12.12.14	R Tyler
DSC_0185*	40	1955 Paper-storage range (G) looking north-west	→ NW	12.12.14	R Tyler
DSC_0186		1955 Paper-storage range (G) looking north-west	→ NW	12.12.14	R Tyler
DSC_0187		1955 Paper-storage range (G) looking north	→ N	12.12.14	R Tyler
DSC_0188		1955 Paper-storage range (G); detail of roof	↑	12.12.14	R Tyler
DSC_0189*	42	Store between 1951/55 storage ranges (G)	→ NE	12.12.14	R Tyler
DSC_0190		1951 Paper-storage range (G) looking north-west	→ NW	12.12.14	R Tyler
DSC_0191		1951 Paper-storage range (G) looking north-west	→ NW	12.12.14	R Tyler
DSC_0192*	41	Enclosed office at SW corner of 1951 Paper-storage range (G)	→ SW	12.12.14	R Tyler
DSC_0193		Steel doors between storage ranges (G) and (K1)	→ W	12.12.14	R Tyler
DSC_0194		SW corner of 1951 Paper-storage range (G)	→ SW	12.12.14	R Tyler
DSC_0195		Inserted toilet/shower area between 1951/55 storage ranges (G)	→ SE	12.12.14	R Tyler
DSC_0196*	58	'Ringway' building (M) looking north-west	→ NW	12.12.14	R Tyler
DSC_0197		'Ringway' building (M) looking north-west	→ NW	12.12.14	R Tyler
DSC_0198		Detail of pre-fab 'Ringway' building (M)	→ W	12.12.14	R Tyler
DSC_0199		Link between formerly discrete units of 'Ringway' building	→ E	12.12.14	R Tyler
DSC_0200		Detail of pre-fab 'Ringway' building (M)	→ W	12.12.14	R Tyler
DSC_0201		'Ringway' building (M) – south unit - looking south-west	→ SW	12.12.14	R Tyler
DSC_0202		'Ringway' building (M) – north unit - looking north-west	→ NW	12.12.14	R Tyler
DSC_0204		'Ringway' building (M) looking south-west	→ SW	12.12.14	R Tyler
DSC_0205		'Ringway' building (M) former link looking south	→ S	12.12.14	R Tyler
DSC_0206*	59	'Ringway' building (M) looking south-east; 1969 block to foreground	→ SE	12.12.14	R Tyler
DSC_0207*	60	Link between formerly discrete units of 'Ringway' building	→ W	12.12.14	R Tyler
DSC_0209		'Ringway' building (M) – representative interior	→ SE	12.12.14	R Tyler
DSC_0210*	61	'Ringway' building (M) – representative interior	→ SE	12.12.14	R Tyler
DSC_0211		'Ringway' building (M) – representative interior	→ SW	12.12.14	R Tyler
DSC_0212		Paper-storage ranges (K); general view looking north-west	→ NW	12.12.14	R Tyler
DSC_0213		Paper-storage ranges (K/G); general view looking north-east	→ NE	12.12.14	R Tyler
DSC_0214		Paper-storage ranges (K); general view looking north-east	→ NE	12.12.14	R Tyler



APPENDIX D: Site Conveyancing Documentation, 1935





This Conveyance is made the second day of April One thousand nine hundred and thirty five BETWEEN ARTHUR PAGET PARKER of Number 3 Foregate Street in the City of Worcester Solicitor VALERIE JOYCE PARKER his Wife and MAUD PARKER of 89 Philbeach Gardens London S.W.5 Widow (hereinafter called the Vendors) of the one part and EBENEZER BAYLIS AND SON LIMITED whose registered office is situate at The Trinity in the said City of Worcester (hereinafter called the Company) of the other part

WHEREAS William Henry Parker late of The Court House Great Malvern in the County of Worcester (hereinafter called the Testator) made his Will dated the first day of September One thousand eight hundred and ninety six and thereby after appointing his two sons the said Arthur Paget Parker and John Herbert Affleck Parker to be the Executors thereof devised his real estate unto the said Arthur Paget Parker and John Herbert Affleck Parker (who and the survivor of them and the executors administrators and assigns of such survivor were thereafter called his Trustees) Upon Trust to sell the said real estate with power to postpone such sale and conversion for such period as his Trustees might think proper

AND WHEREAS the Testator died on the second day of October One thousand nine hundred and two and his said Will was proved by the said Arthur Paget Parker and John Herbert Affleck Parker in the Principal Probate Registry on the thirty first day of October One thousand nine hundred and two

AND WHEREAS the Testator was at the time of his death seised in fee simple free from incumbrances of the property hereinafter described.

AND WHEREAS the said Arthur Paget Parker and John Herbert Affleck Parker prior to the first day of January One thousand nine hundred and twenty six assented to the said property vesting in themselves as Trustees in fee simple upon the trusts of the said Will

AND WHEREAS the said John Herbert Affleck Parker died on the nineteenth day of September One thousand nine hundred and twenty three

AND WHEREAS by a deed of Appointment dated the twenty second day of March One thousand nine hundred and twenty eight and made between the said Arthur Paget Parker of the one part and the said Valerie Joyce Parker and Maud Parker of the other part the said Arthur Paget Parker under and by virtue of the powers conferred by the Trustee Act 1925 and of all other powers appointed the said Valerie Joyce Parker to be a Trustee of the said recited Will in the place of the said John Herbert Affleck Parker deceased and the said Maud Parker as an additional Trustee of the said recited Will to act jointly with the Arthur Paget Parker for all the purposes thereof and it was also declared that the Vendors should hold (inter alia) the hereditaments and premises hereby conveyed upon the

trusts and with and subject to the powers and provisions contained in the Will of the Testator or such of them as were applicable thereto and subsisting and capable of taking effect

AND WHEREAS the Vendors as Trustees for sale under the said recited Will of the Testator have agreed to sell to the Company the said property at the price of One thousand two hundred and fifty pounds.

NOW THIS DEED WITNESSETH:—

1. IN pursuance of the said agreement and in consideration of the sum of One thousand two hundred and fifty pounds paid to the Vendors by the Company on or before the execution hereof (the receipt whereof the Vendors hereby acknowledge) The Vendors as Trustees hereby convey unto the Company ALL THOSE pieces or parcels of land containing three acres or thereabouts situate on the north side of and fronting to London Road Red Hill in the City of Worcester having a frontage to the said road of Two hundred feet which said pieces of land are more particularly delineated on the plan drawn hereon and thereon coloured pink and brown TO HOLD the same unto the Company in fee simple subject to a right of way for all purposes for the Worcester Corporation over the land hereby conveyed from London Road aforesaid to an Electricity Sub-station belonging to the Corporation and measuring six feet in width and eighty two feet in length and coloured brown on the said plan granted to the Corporation by a Conveyance dated the fifteenth day of September One thousand nine hundred and thirty one and made between the Vendors of the one part and The Mayor Aldermen and Citizens of the City of Worcester of the other part and together also with the benefit of a covenant by the Corporation contained in the said Conveyance to keep the gate between the said right of way and London Road shut and locked at all such times as the same shall not be in use

2. THE Company hereby covenants with the Vendors as follows:—

- (1) Before commencing any building or other operation on the said land to erect and for ever after maintain a good suitable and substantial fence on the north east and west sides of the land hereby conveyed such fences to be erected to the satisfaction of the Agent for the Vendors
- (2) No house or building or any fence or wall except a boundary fence or wall shall be erected nearer than thirty feet to London Road.
- (3) Not at any time to use exercise or carry on or permit or suffer to be used exercised or carried on in or upon the land hereby conveyed or any part thereof any noisy noisome or offensive trade business or manufacture whatsoever but this covenant shall not apply to a Printing Works or similar business properly conducted.
- (4) To pay to the Vendors or the person or persons for the time being paying the Tithe Rentcharge of Eighteen pounds four shillings and sixpence charged on fifty five acres the yearly

sum of One pound by equal half-yearly payments on the first day of April and the first day of October in every year as the Company's proportion of the Tithe Rentcharge charged upon the land hereby conveyed until legal apportionment is effected but the Vendors shall not be required to obtain legal apportionment of the same

3. THE Vendors hereby acknowledge the right of the Company to the production of the hereinbefore recited Deed of Appointment of the twenty second day of March One thousand nine hundred and twenty eight and to delivery of copies thereof

IN WITNESS whereof the Vendors have hereunto set their hands and seals and the Company have caused their Common Seal to be hereunto affixed the day and year first before written

SIGNED SEALED AND DELIVERED by the above named Arthur Paget Parker in the presence of:-

Arthur D Tennant M Parker
Solicitor Worcester

SIGNED SEALED AND DELIVERED by the above named Valerie Joyce Parker in the presence of:-

Dorothy Parks
Shinster Redgates Malvern

SIGNED SEALED AND DELIVERED by the above named Maud Parker in the presence of:-

William Charles Hillier
52 Coombe Road Fulham S.W.

COMMON SEAL of Ebenezer Baylis and Son Limited affixed in the presence of:-

Russell Baylis
Efford Baylis Directors

Efford Baylis Secretary

