

A PHOTOGRAPHIC SURVEY OF BEESTON MALTINGS, DOVECOTE LANE, BEESTON, NOTTINGHAMSHIRE



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**A PHOTOGRAPHIC SURVEY OF
BEESTON MALTINGS,
DOVECOTE LANE, BEESTON,
NOTTINGHAMSHIRE**

M. Hurford and R. Sheppard

OS Grid Ref. SK 5323 3612
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SUMMARY

- Trent & Peak Archaeology was commissioned by Beeston & District Civic Society to undertake a Level 2 photographic survey of Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire, centred at SK 5323 3612. This was carried out both prior to and during its demolition ahead of the site being re-developed for housing. Access was limited during this time and no photographs could be taken within the building due to health and safety concerns on the part of the demolition contractors. The recording that was possible was carried between 10th September 2012 and 04th January 2012. Only the manager's house now remains on the site.
- Beeston Maltings was a former brewery and maltings located on the south-west edge of the town of Beeston, adjacent the Midland Main Line railway line. It was originally designed by Wilson and Co with construction commencing in 1878. It was extended in 1884 with a pneumatic malting and the full building was converted into a maltings before 1927 after a controlling interest in the company was taken by the Nottingham brewers James Shipstone and Sons Ltd. Further alterations were undertaken later in the 20th century, including a rebuilding of the kiln in 1936. The maltings closed in 2000.
- The structure in its final phase was mainly brick built beneath slate covered roofs. It consisted of a Main Range, aligned north-east to south-west, which was three stories tall with attics, and a shorter five-story section at the south-west end and a short four-storey section at the north-east end. Between these end sections the Main Range was 14 bays long and 5 bays wide, with another 2 bay wide range on the north-west side that featured a classical-style pedimented façade. The malt kiln was located at the north-east end.
- Beeston Maltings underwent several phases of development and change from its inception in 1878, through to the late 20th century. As the first pneumatic maltings in England, the building remains of some historical interest. However, the interior had been remodelled and most of the internal furniture had been removed from the building prior to its demolition. Only minimal fixed plant remained. Nevertheless, recording during the building's demolition has provided further evidence of the building's structural history.
- It is intended to deposit the site archive at Nottinghamshire Archives.

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Acknowledgements

The fieldwork was carried out by M. Hurford. The project was managed and this report edited by R. Sheppard. Thanks are due to Barbara Selwood and the Beeston & District Civic Society for lobbying so hard to have the site recorded and to the site manager G. Goldsborough for allowing access to the site.

1. INTRODUCTION

Background

Trent & Peak Archaeology was commissioned by Beeston & District Civic Society to undertake a Level 2 survey of Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire, centred at SK 5323 3612 (Figure 1). This was carried out both prior to and during its demolition, ahead of the site being re-developed for housing. Access was limited during this time and no photographs could be taken within the building due to health and safety concerns on the part of the demolition contractors. The recording that was possible was carried between 10th September 2012 and 4th January 2013. Only the separate manager's house now remains on the site.

The maltings was not listed and was situated outside Beeston Conservation Area. Although a feasibility study was completed by Latham Architects for potential reuse of the building permission for demolition was approved by Broxtowe District Council. An application for prior notice was made by Beeston & District Civic Society and the site owners Heineken agreed to allow site access for a full archival record to be made of the site (subject to the limitations set by the demolition contractors).

Building Recording

Where specific briefs are supplied by relevant planning authorities with regard to buildings they may require a survey based on classifications as outlined in English Heritage's guide *Understanding Historic Buildings* (2006). In this instance a Level 2 survey of the building was commissioned. This is principally a descriptive drawn and photographic record.

The methodology employed follows advice from the Institute for Archaeologists' (IfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2001). It was also informed in part by the client's contact with maltings specialist Amber Patrick and the Nottinghamshire County Council building conservation officer Jason Morden.

Access into the building prior to and during the demolition work was prevented by the site manager G. Goldsborough on health and safety grounds. As a result, only a photographic survey of the exterior and exposed parts of the interior could be achieved, rather than a full Level 2 building record. This complements an already existing set of mainly internal views of the building made by English Heritage in 2000, shortly after the closure of the site. These photographs and a set of accompanying notes are now deposited in the National Monuments Record in Swindon.

Report

This report provides a basic description of the building and its background, with 9 figures and plans, and 17 plates as illustrations. In compiling this report existing knowledge and interpretation of the site, historic architects' drawings and observations made during the demolition have allowed the study to be extended into a degree of Level 3 analysis, culminating in a suggestion of site phasing (see below).

This report takes into account previous comments about the building by A. Patrick and R. Hawkins for English Heritage (see references) and the feasibility study by Latham Architects which drew heavily on a recent article about the site in *Brewery History* (the journal of the Brewery History Society), a copy of which the present authors were not able to consult. The evidence from the present survey generally refutes the conclusion in the English Heritage listing (Hawkins 2008) that the site was largely rebuilt in the 1920s (see below).

The ground plan used within the report is one of several drawings of 1923 produced by Evans, Clark & Wollatt Architects, made prior to the building's remodelling for exclusive use as a maltings. Whilst showing most of the recent site they are not a fully up-to-date record of the site prior to its demolition.

The second part of the report (Section 7: Archival Record) comprises a list and illustrations to support the archival record. The latter consists primarily of 143 digital images, and the negatives and prints from all or parts of seven black and white 35mm films; the latter consists of a total of 111 negatives and 6 x 4 inch (15 x 10cm) prints held in archival quality sleeves. There are also negatives and prints from all or parts of two black and white medium format films, comprising a total of 26 negatives and 6 x 4 inch (15 x 10cm) prints, also held in archival quality sleeves. In the appendix of this report there are plans showing the viewpoints of the digital images. The full images are included on a separate CD affixed to the back of the hardback copy of the report.

It is intended to deposit the site archive at Nottinghamshire Archives.

2. SITE BACKGROUND

Beeston Maltings is a former brewery and maltings located on the south-west edge of the town of Beeston, adjacent the Midland Main Line railway line. A siding from this railway line once ran alongside the south-east elevation. The site is centred at SK 5323 3612. Although on the Local List of Broxtowe District Council and in the Nottinghamshire Historic Building Record the maltings was not listed or situated within the Beeston Conservation Area.

3. HISTORICAL BACKGROUND

The Beeston Maltings was probably started in 1878 as an integrated brewery and maltings for the Beeston Brewery Company, set up by Waite, Corbold and Faulkner. The building was constructed by specialist brewery builders Messrs. Wilson and Co. Some original drawings survive and these include one that is believed to show an extension of 1884 on the north-west side for a pneumatic maltings. This, or possibly the already existing original maltings from 6 years earlier, is believed to be the first such system used in England and was probably the French patented Galland process. In pneumatic malting fans created forced airflow to aid the germinating process, although at this stage grain on the malting floors was still turned by hand and not through mechanical means; this followed later.

By 1884 the company had changed its name to the Beeston Brewery and Maltings Company. A decision to concentrate more on the malting side of the business may have been influenced by the repeal of the Malt Tax in 1880. Although certainly in terms of floorspace alone the building's prime activity was malting grain it continued to be shown as a brewery on Ordnance Survey maps between 1885-1936.

In 1922 the Nottingham brewers James Shipstone and Sons Ltd of the Star Brewery, New Basford purchased a controlling interest in the company. By 1927 the building had been fully converted into a malthouse and was known as the company's No. 4 Maltings. Substantial alterations were made to the interior of the building including the enlargement of the building housing the malt kilns (Hawkins 2008). Further alterations were undertaken in the 20th century, including the heightening of the kiln in 1936.

Moray Firth acquired the maltings in 1991 and the site became the Beeston Malting Company, a trading name of its new owner. It supplied malt to micro-breweries. The maltings closed in 2000. It was the last operational floor maltings in Nottinghamshire at the time of its closure (Lathams 2011).

4. BUILDING SURVEY (*Figures 2-3 and Plates 1-17*)

The structure was largely brick built with slate covered roofs. It comprised a long Main Range of three stories and attics aligned north-east to south-west, and shorter but taller sections at either end. The Main Range was 14 bays long and 5 bays wide, with a lower 2 bay wide part on its north-west side (Plate 1). The bays of the main range varied in width with the central ones closer together than the outer ones. The original brewery part was at the south-west end and the north-east end was the Malt Kiln House.

Exterior

The north-west elevation of the Main Range featured close to a projecting stair-turret a classic-style pedimented frontage central to a seven bays section (Plate 2). The cornice comprised three courses of raised brickwork. Further decorative brickwork was present beneath the garret in the form of raised brickwork in a step pattern. The windows were all tall, brick arched and with stone sills. Original window panes set in cast-iron frames were still present on the second floor. On the ground floor both the original central and south-west doorways had been converted to windows. A projecting lucam and later metal shoot were present in the middle of the façade. The appearance matched a drawing of 1898 shown in the Latham report that indicated that this part had been added.

Beyond this section and the south-west corner of the building there was a 9-bay range built in a more orange-toned brick. Although largely obscured by an attached steel framed metal structure it could be seen that at least one bay lacked windows (Plate 3). The roof sloped back from the main part of the building behind it, to which it had been added (Plate 4). Both the 1898 drawing and the 1923 plans show a former kiln with a pyramidal roof situated centrally to the north-west elevation, indicating that this part was of a later 20th century date.

The south-west elevation (Plate 5) was part of the original building and the principal facade to what was probably the brewery section. An original drawing made by the builders Wilson & Co. show that it was later heightened; prior to this it was of a similar height and breadth to the Main Range behind it. It was later to be five stories tall. The brick banding between the second and third floors indicate the base of the original pedimented front. The majority of the entrances and windows had been blocked, including all those on the ground floor, the principal exception being the windows of the second floor, which appeared to be original, and the third floor central doorway which retained its timber door.

To the south of the main building there were 10 modern silos (Plate 6). The majority of their ancillary components were present including the pipework feeding from the silos into the maltings through the south-west wall. Steel framed metal structures, also of late 20th century date, are present at the south-west end of the building abutting the walls of both the Main Range and North-west Range.

The south-east elevation ran for 17 bays, as defined by buttresses and openings in all the bays. These included the 3-bay deep brewery section and the 14-bay long malting. It was partly obscured at the south-east end by a modern metal-framed hoist. The three storey height of most of the elevation featured squat windows with original cast-iron frames still in place in the top floor and taller windows in the lower floors. Because of this general appearance the building has previously been said to have appeared more like a textile mill than a traditional malting (Patrick 2012). However, inspection of the lower windows showed that they had been heightened by the removal of lower brickwork. Angled jambs showing in

the upper part were absent lower down. The building had once looked as portrayed in the builders' original drawings (Latham report, Fig. 2).

Some changes had since occurred, such as the removal of two original hoists, the loss of a short pedimented frontage at the attic level of the brewery (before its heightening) and the blocking of several doorways behind where a hoist had been positioned (Plates 7 and 8). The remains of a single set of a railway siding running parallel to the maltings was found to be still present once vegetation had been cleared (Plate 9). At the north-east end of the elevation where it adjoined the projecting Malt Kiln House there was evidence for alterations. A former chimney had been removed and whilst the maltings' brickwork coursing matched that of the kiln the uppermost window position had clearly been moved; some irregular brickwork and part of a former brick arch showed at a high level (highlighted on Plate 10).

Most of the existing Malt Kiln House at the north-east end of the building was later in date than the Main Range. It had probably been added to the original north-east end wall of the malting (Plate 11). The 1885 Ordnance Survey map shows the later footprint of the kiln in existence but by the time of the 1923 drawings this end of the building had probably been largely rebuilt, although still retaining part of the earlier build. The latter still showed in the building as a lighter orange brickwork and with two circular windows in the north-west elevation; one had been partly obscured by a buttress that was part of the rebuild. This rebuild created a building with no open windows. It was later heightened or the top part rebuilt and given a sloping roof of steel construction beneath a slate covering.

The kiln section was accessed by doorways leading from each of the malting's floors (Plate 11) and from the outside ground level through a projecting turret containing a spiral stairway. This had been entered from the south-west side but another entry was later inserted on the west face. Although shown on the early plans it appeared to possibly abut the remnants of walling belonging to the earliest phase of the Main Range's north-west wall. However, its corner position and purpose for reaching the maltings' floor levels suggests it was probably original to the build. It had distinctive narrow windows with pointed tops and a flat top, later heightened (Plates 12, 13).

Adjoining the north-west wall of the Malt Kiln House there was a two storey office block, contemporary to the main rebuild, two rooms in width and one room deep (Plate 13).

Interior

Most of the interior of the maltings was comprised of open floor areas. The timber floors of the main range were supported on metal columns, mostly original ones, and steel beams. Where internal walling had once been (e.g. where the brewery had started) three beams had been set together for added support (Plate 14). The slated roof was supported by

timber tie beams and uprights (Plate 15). Nearly all machinery and other internal furniture had been removed from the building prior to demolition, although a circular steep with a lower funnel remained in situ on the first floor at the south-west end of the building (Plate 16).

Removal of the adjoining 2-bay deep sections along the north-west side of the malting revealed part of the original outer face of the building, with squat windows (as found in the opposite wall) still showing along the full length of the uppermost level. Most of these had been blocked-up (Plate 17). Two doorways had been cut through at the upper level when the latest addition had been made. Prior to this there had been at least one kiln alongside the building at a lower level.

The lower walling was found to be open and supported on columns and beams, and this full opening up was probably contemporary with the later additions on this side of the building. However, there is reason to suspect that most, if not all, of the lower walling had not been fully exposed from the outset. The projecting brick columns showed only at the high level and were stepped at their bases, as though respecting an existing lower roof-line. A lower extension (although perhaps not running the full length of the building) is also suggested by the front elevation drawing by Wilson & Co. (Latham report Fig. 2) which shows the building extending on the west side to a two-storey height and with a chimney showing behind.

5. PHASING AND CONCLUSIONS

The survey of Beeston Maltings has ascertained that eight phases of building activity may have taken place (Figure 3).

Phase 1: The main body of the building, with a 3-bay deep brewery at one end and a 14-bay long maltings to the rear. At least one pyramidal-roofed kiln existed alongside the malting floors, as part of an adjoining range on part of the north-west side. The stair-turret at the north corner may have been original or added not long after. Some outbuildings stood alongside the Rylands Road (later renamed Dovecote Lane).

Phase 2: The kiln at the north-east end is shown on the 1885 Ordnance Survey map. The end section was retained later and its brickwork, being different from that of the main building, suggests it was added in a second phase, probably shortly after Phase 1.

Phase 3: The malting floor area was extended to the north-west side in the later 19th century (possibly in 1884 but certainly by 1901) with a 7-bay section featuring a classical-style façade with a pedimented frontage. The fact that this featured taller windows at two levels suggests a departure from the usual use of squat windows that in traditional maltings controlled ventilation. This may coincide with the introduction of the pneumatic scheme with mechanical air fans. The lowering of the windows on the north-east side to increase the internal lighting across five

bays may have followed this not long afterwards. Other outbuildings were probably added to the west of the main building; these show on the 1901 Ordnance Survey map but have since been lost.

Phase 4: The brewery section was heightened somewhere in the late 19th – early 20th century, reflecting the continuing joint use of the site for brewing and malting.

Phase 5: The north-east end was redesigned but with part of the earlier structure retained as a separate chamber. The building was probably heightened and embellished with external pillars. The 1923 plans show it at this stage with a pyramidal roof. A small two storey office projected from the north-west side. This probably dates from the early 20th century.

Phase 6: The kiln and remaining early extension on the north-west side were removed and replaced by a further expansion of the malting floorspace by a three-storey 2x9 bay section.

Phase 7: The Malt Kiln House was altered, with the upper section rebuilt and the roof altered in shape. This may have occurred in 1936.

Phase 8: In the later 20th century a steel hoist was added, along with grain silos and an additional storage capacity on the west side.

The building remains of some historical interest due to its status as the first English malthouse to employ the pneumatic means of ventilation. However, subsequent alterations had largely removed evidence for this and for its earlier use as a brewery. This is a consequence of its continued use and upgrading up until relatively recent times.

Although the chance to further record the interior was denied, views taken during the demolition from a distance have proved to be a useful addition to the fuller record of this industrial site. The survey has provided further evidence for helping to unravel the site's historical development.

6. REFERENCES

Hawkins, R., 2008. *Beeston Maltings*. English Heritage Listing File <http://pastscape.org/hob.aspx?hobid=1368753>

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Patrick, A. 2004. *Strategy for the Historical Industrial Environment Report No. 1. Maltings in England*. English Heritage.

Patrick, A. 2012. *Industrial Heritage at Risk: the case of Beeston Maltings*. Institute for Archaeologists Buildings Archaeology Group Newsletter 34, Summer 2012, 15-16.

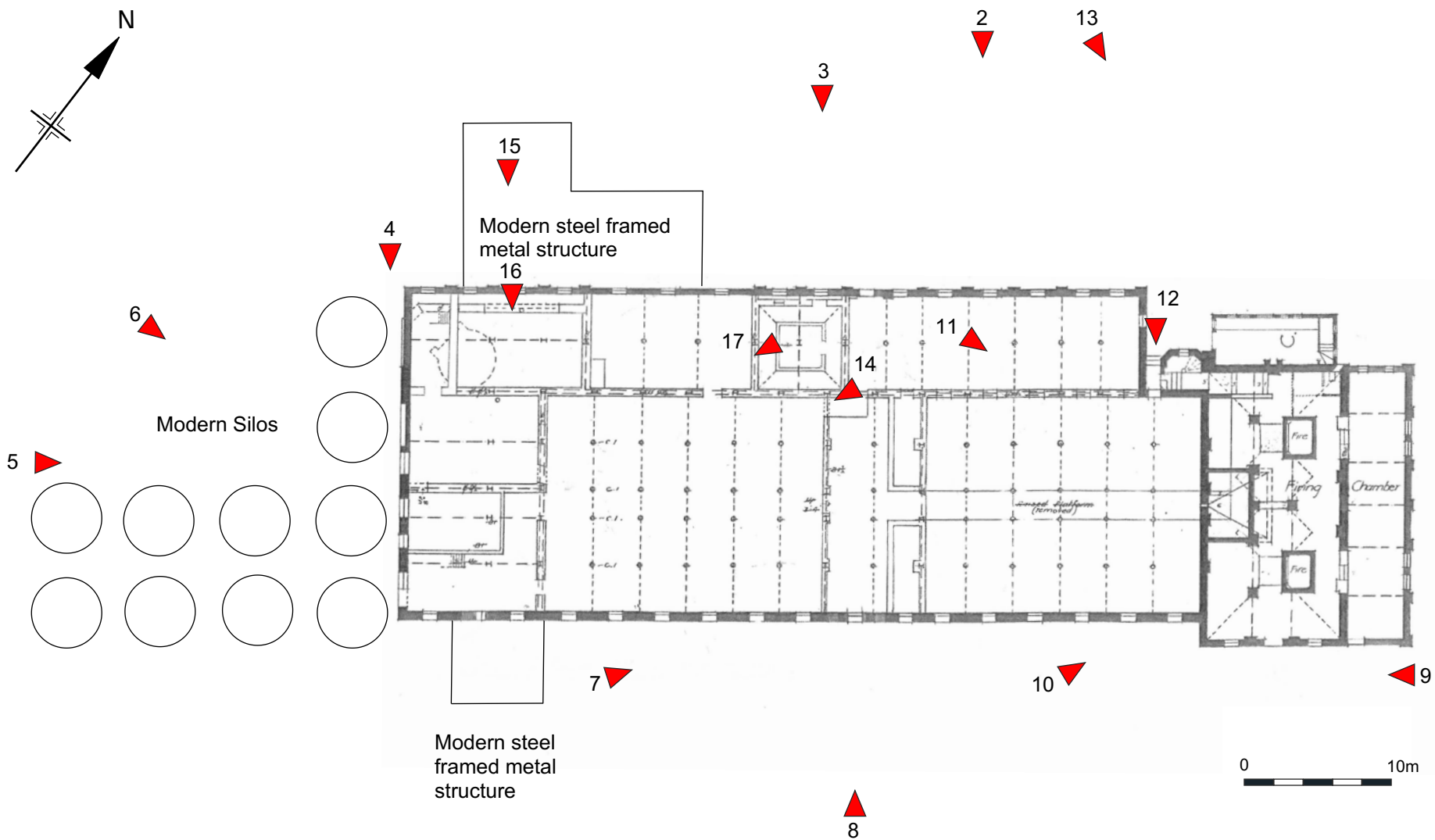
ILLUSTRATIONS



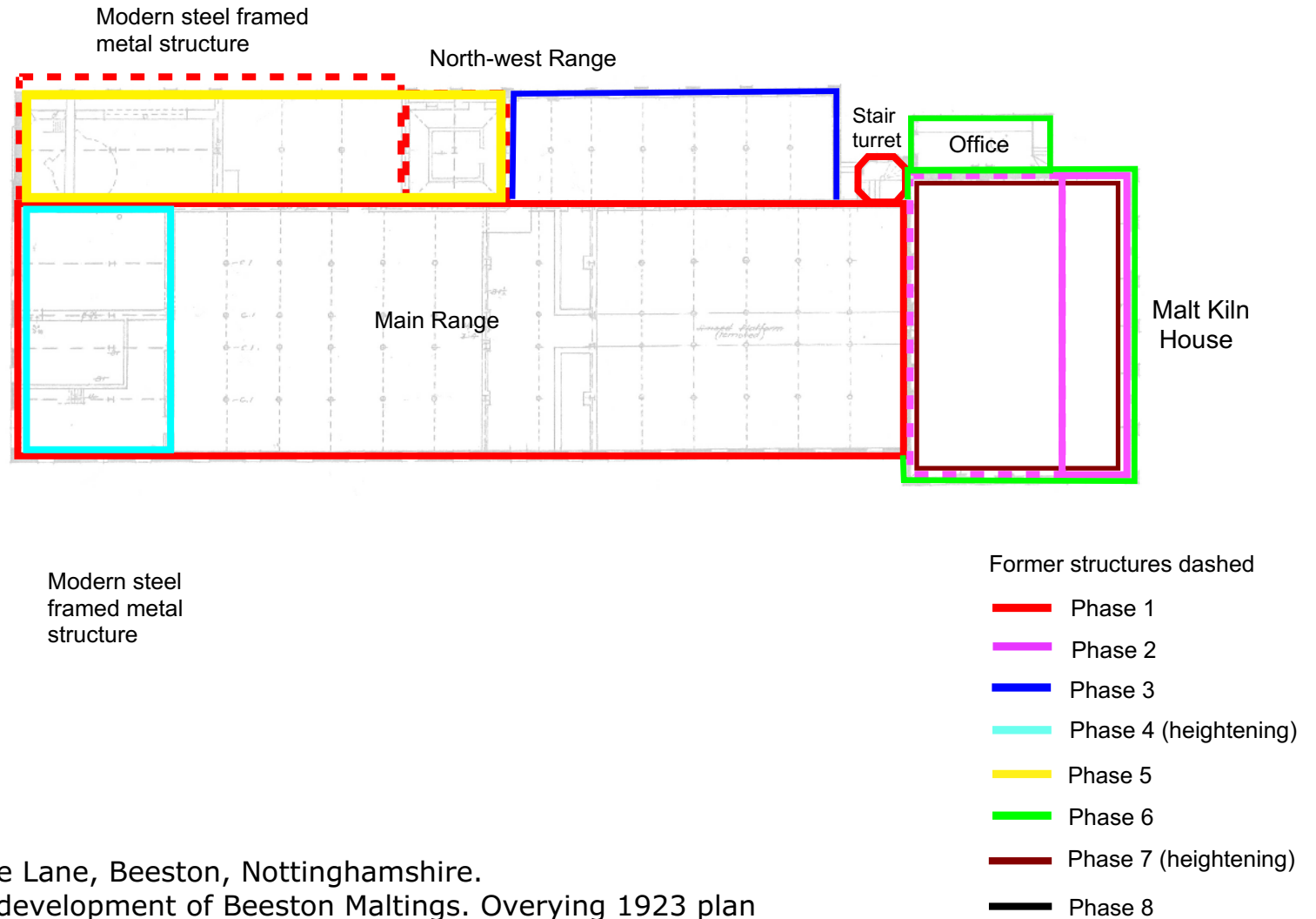
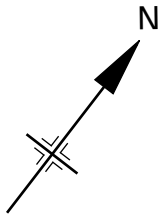
BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 1: Site location plan

Scale 1:25,000 at A4

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BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
 Figure 2: Viewpoints of plates shown in report, based on a 1923 plan of Evans, Clark & Wollatt Architects
 Scale 1:400 at A4



BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire.
Figure 3: Suggested historical development of Beeston Maltings. Overlying 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.



Plate 1: General view of Beeston Maltings, viewed looking west.



Plate 2: Part of the north-west elevation, viewed looking south-east.



Plate 3: Another part of the north-west elevation with earlier facade to the left, viewed looking south-east.



Plate 4: West corner of the maltings, viewed looking south-east.



Plate 5: South-west elevation after the removal of the silos and demolition of part of the later north-west Range, viewed looking north-east.



Plate 6: Modern silos located to the south-west of the maltings, viewed looking east.



Plate 7: South-east elevation, viewed looking north-east.

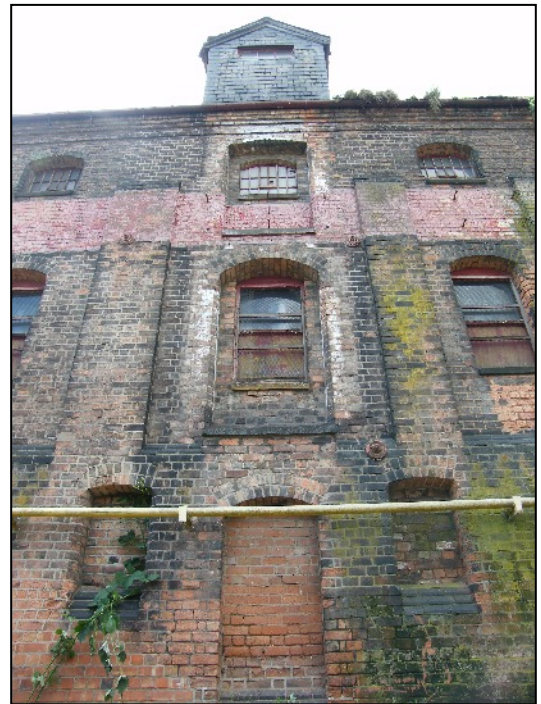


Plate 8: Location of the former hoist and associated doorways on the south-east elevation, viewed looking north-west.



Plate 9: Railway track to the south-east of the maltings, viewed looking south-west.



Plate 10: The south-east elevation of the maltings and the Malt Kiln House, viewed looking north.



Plate 11: The Malt Kiln House after the demolition of the Main Range and North-west Range, viewed looking east.



Plate 12: Position where stair-turret adjoined the Main Range's north-west wall and where the 1884 maltings extension was added.

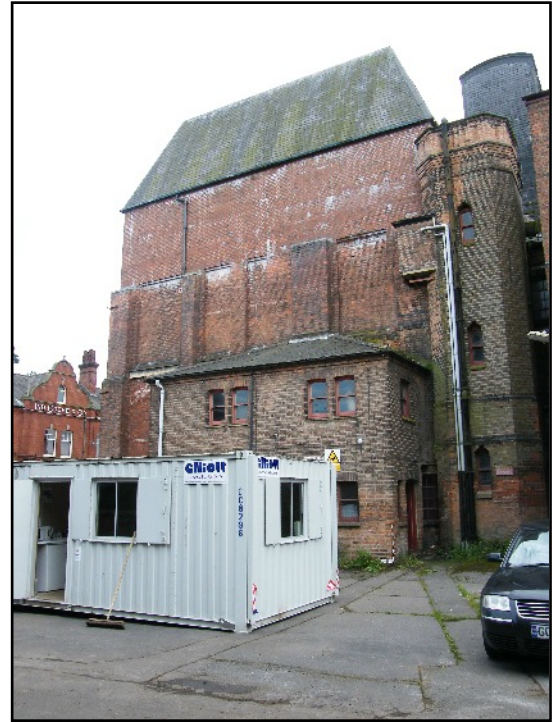


Plate 13: The Malt Kiln House and Office, viewed looking south-east.



Plate 14: Interior of the Main Range at the south-west end, viewed looking south.



Plate 15: Roof structure of the Main Range at the south-west end, viewed looking south.

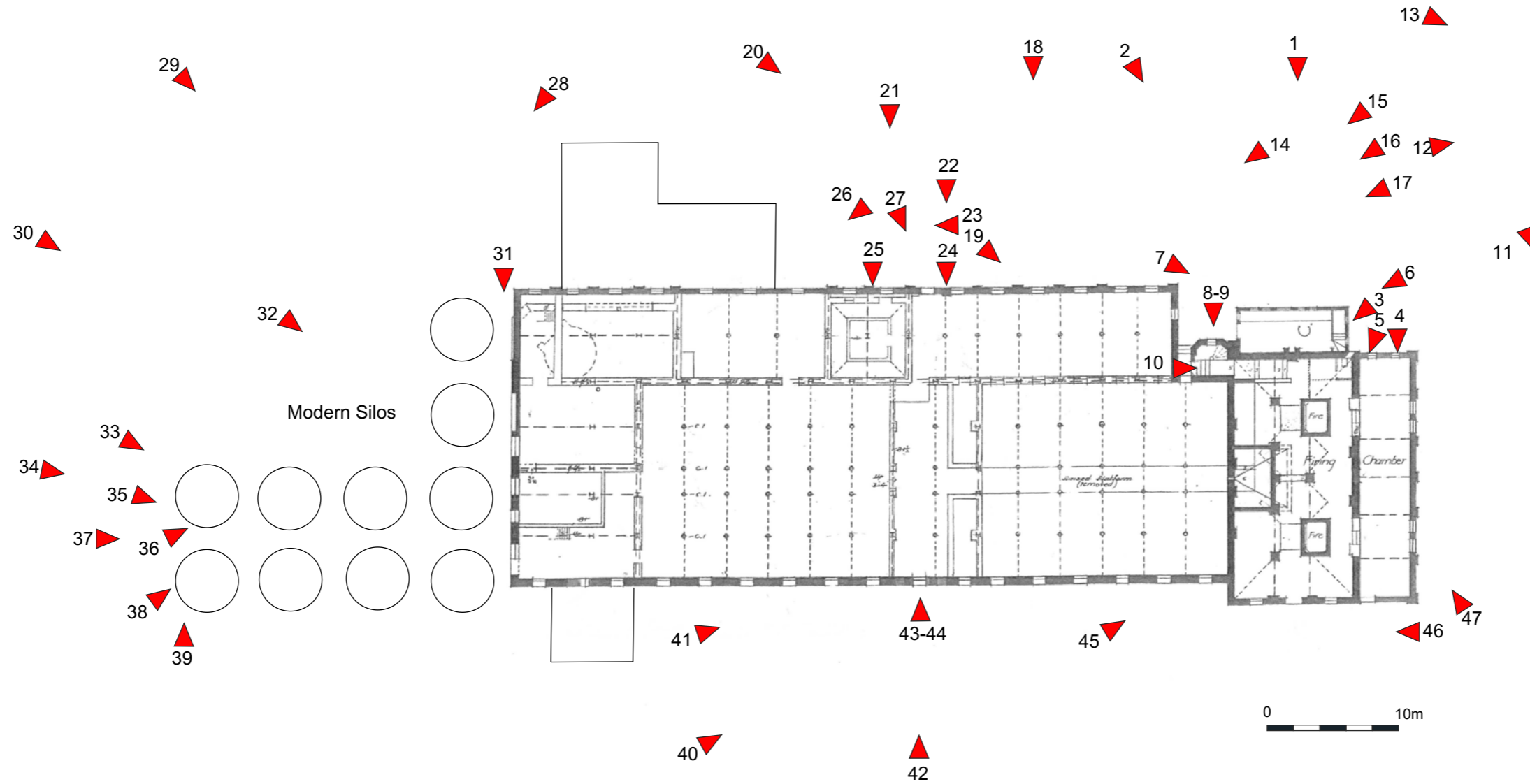
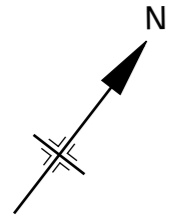


Plate 16: Metal funnel located in the south-west end of the Main Range, viewed looking south-east.

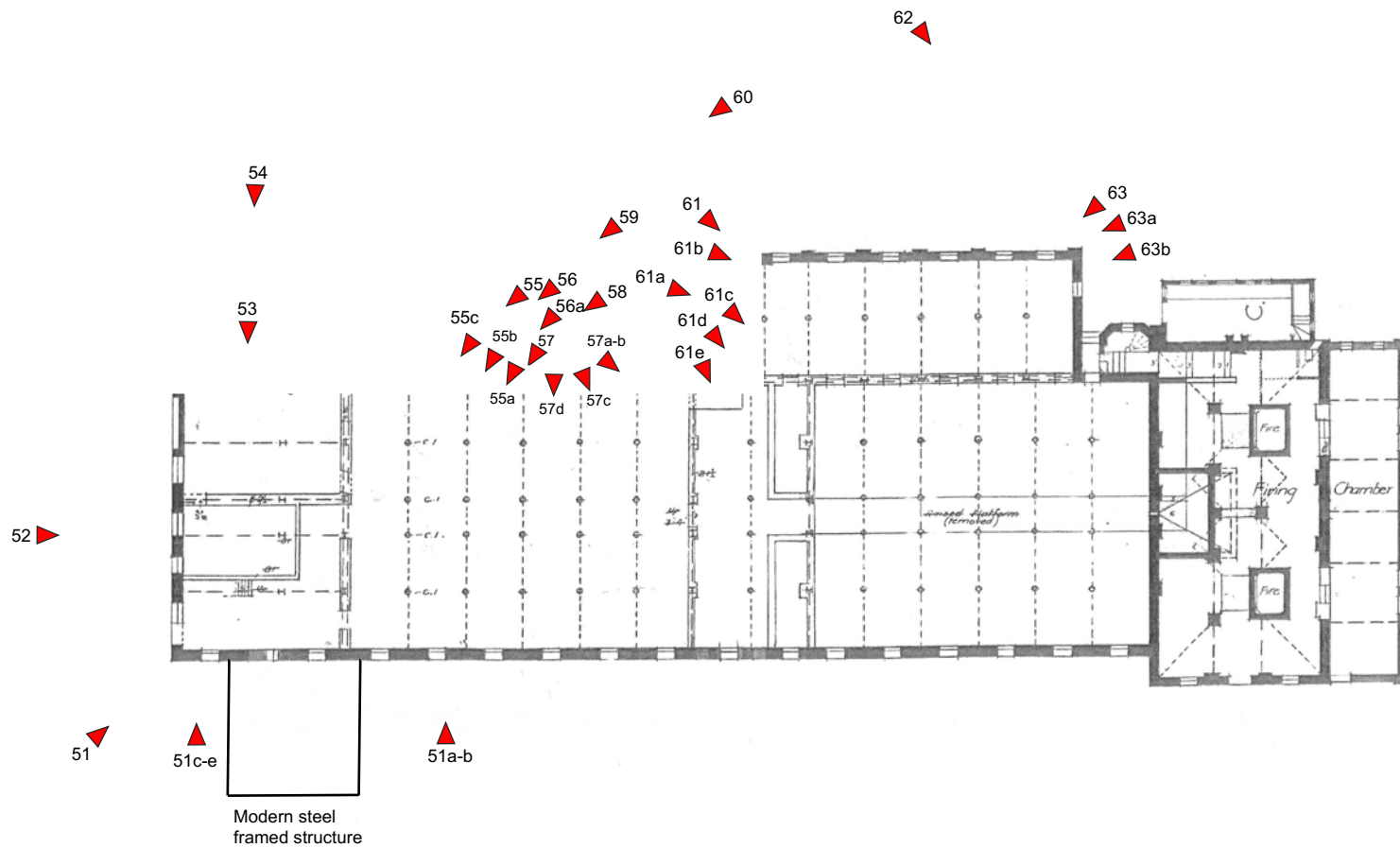
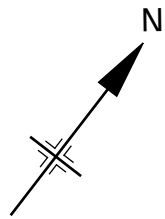


Plate 17: North-west wall of the Main Range, south western end, viewed looking south.

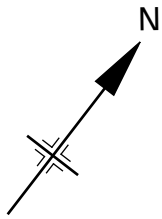
APPENDIX



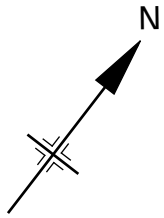
BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 4: Photographic viewpoints prior to demolition based on a 1923 plan of Evans, Clark & Wollatt Architects
Scale 1:400 at A3



BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 5: Photographic viewpoints during first stage of demolition based on a 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.

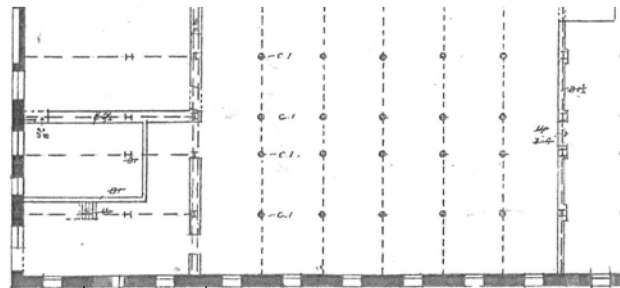


BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 6: Photographic viewpoints during second stage of demolition based on a 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.

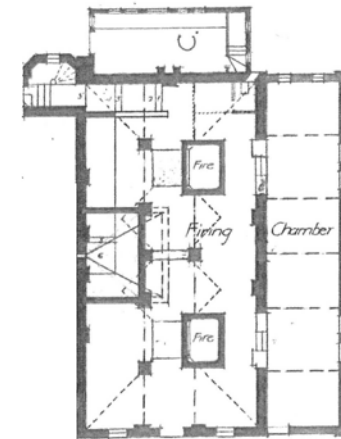


▲ 74d

▲ 74c



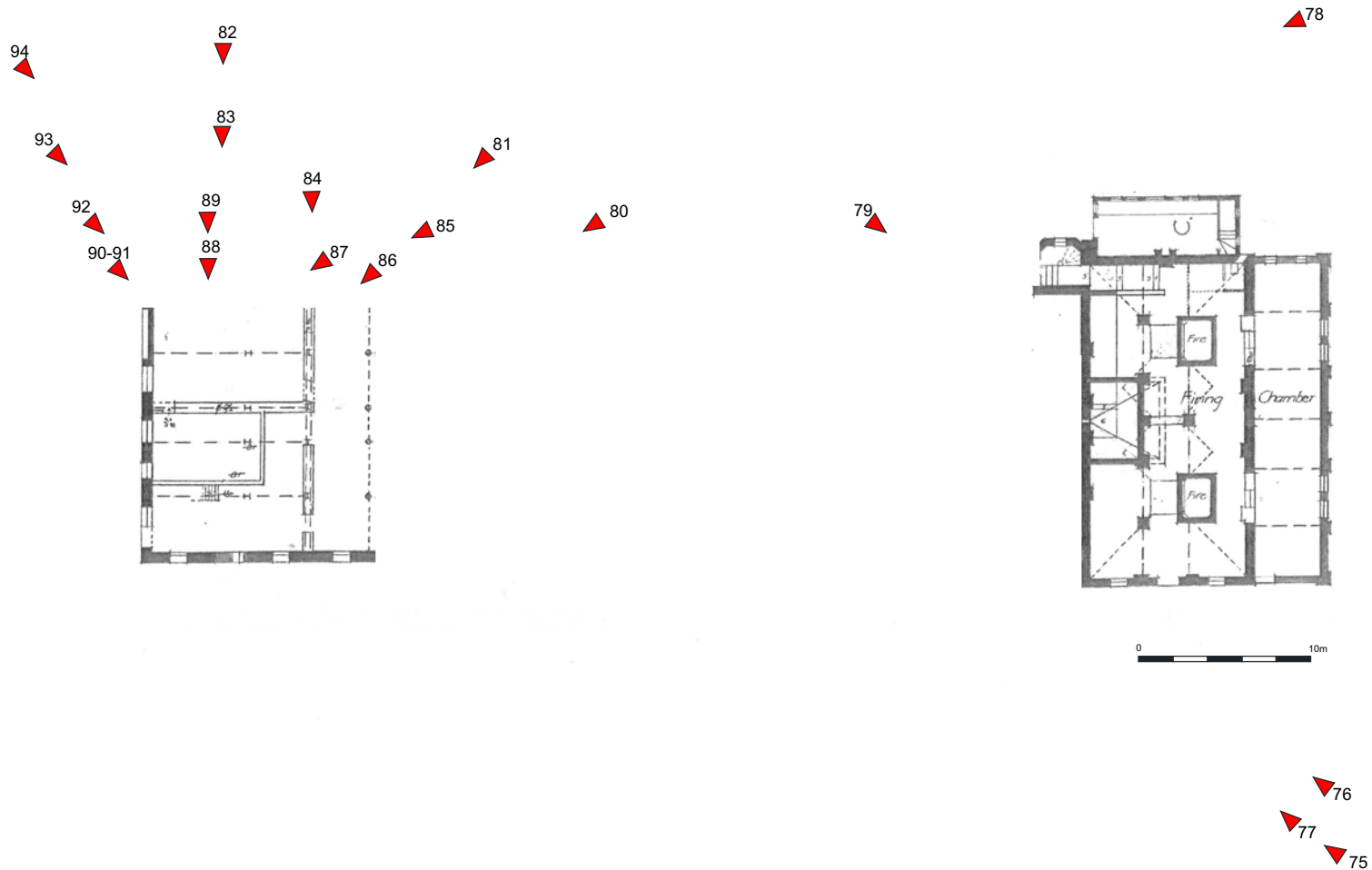
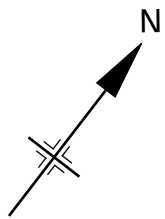
Modern steel
framed structure



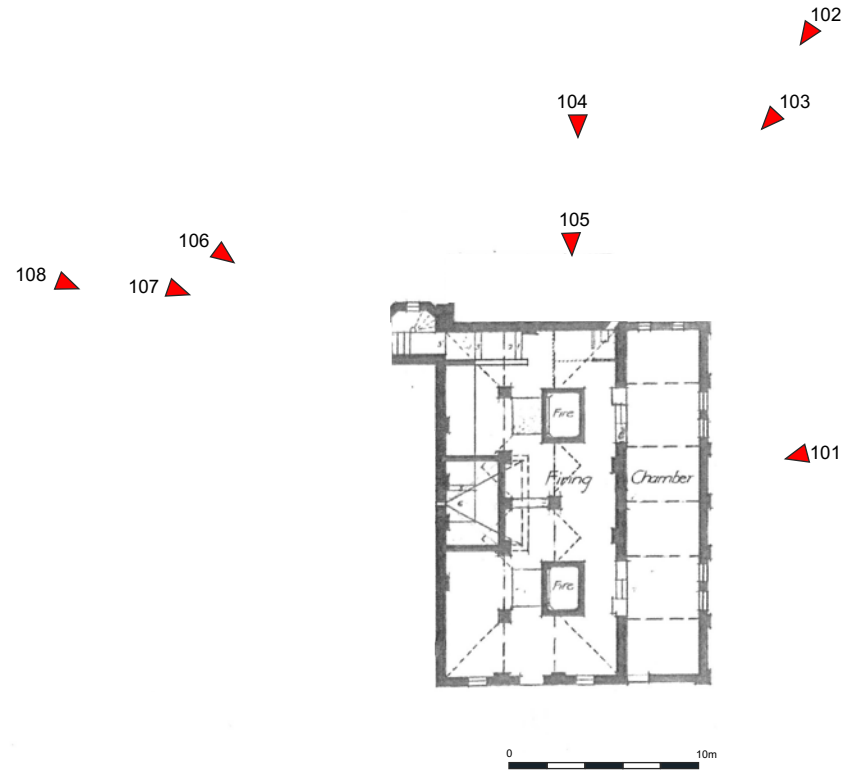
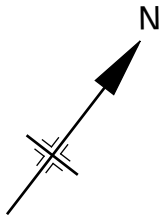
0 10m

▼ 73, 74, 74a-b

BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 7: Photographic viewpoints during third stage of demolition based on a 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.



BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 8: Photographic viewpoints during fourth stage of demolition based on a 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.



- 109-110 Malt bag found within demolition debris
- 111-113 Machinery removed from inside the building
- 114 Detail of writing on machinery removed from inside the building

- ▼ 99-100
- ▼ 97-98
- ▼ 95, 95a, 96

BMP Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire
Figure 9: Photographic viewpoints during fifth stage of demolition based on a 1923 plan of Evans, Clark & Wollatt Architects. Scale 1:400 at A4.