



# Historic Building Recording at the former Anchor Brewery, Mill Road Oundle, Northamptonshire May 2015 – March 2016

Report No. 16/51  
Author & Illustrator: Amir Bassir



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Project Manager: Amir Bassir  
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**OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		OASIS molanort1-246569
Project title	Historic Building Recording at the former Anchor Brewery, Mill Road, Oundle, Northamptonshire, May 2015-March 2016	
<p>MOLA was commissioned to carry out a programme of historic building recording at the former Anchor Brewery, Mill Road, Oundle, Northamptonshire, ahead of a proposed scheme of renovation and conversion of the buildings to residential dwellings. Recording encompassed the Brewery and associated Stables and outbuildings as well as the Maltings, oast house, and blacksmith's workshop and cart shed. No.99 South Road, a late-18th century cottage which formerly served as the Brewery office was also recorded. The Brewery was founded in 1854 and the majority of the recorded buildings are of this date. Remains of earlier, stone-built structures relate to former late-18th century buildings which were demolished ahead of the construction of the Brewery. The buildings have been largely cleared of brewing equipment; however, the supporting timbers for mash tuns and water tanks survived within the Brewery, and a well-built timber hoist remained at ground floor. A brick kiln with metal platform and kiln tile drying floor above remained within the oast house. Other surviving features included a blacksmith's forge, the Brewery's copper underworks, a water pump, elevated dovecote and stable fittings.</p>		
Project type	Historic England Level 3, Historic Building Recording	
Previous work	Unknown	
Future work	Unknown	
Monument type and period	Mid-19th-century Brewery and associated buildings	
<b>PROJECT LOCATION</b>		
County	Northamptonshire	
Site address	Anchor Brewery, Mill Road, Oundle	
NGR	TL 03740 87900	
Area	c960 sqm	
<b>PROJECT CREATORS</b>		
Organisation	MOLA Northampton	
Project brief originator	Assistant Archaeological Advisor (NCC)	
Project Design originator	MOLA Northampton	
Director/Supervisor	Amir Bassir (MOLA)	
Project Manager	Amir Bassir (MOLA)	
Sponsor or funding body	Karen Pollock	
<b>PROJECT DATE</b>		
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**Historic Building Recording at  
the former Anchor Brewery, Mill Road  
Oundle, Northamptonshire  
May 2015 - March 2016**

**ABSTRACT**

*MOLA was commissioned to carry out a programme of historic building recording at the former Anchor Brewery, Mill Road, Oundle, Northamptonshire, ahead of a proposed scheme of renovation and conversion of the buildings to residential dwellings. Recording encompassed the brewery and associated stables and outbuildings, as well as the Maltings, oast house, and blacksmith's workshop and cart shed. No. 99 South Road, a late 18th-century cottage which formerly served as the brewery office, was also recorded. The brewery was founded in 1854 and the majority of the recorded buildings are of this date. Remains of earlier, stone-built structures relate to former late 18th-century buildings which were demolished ahead of the construction of the brewery. The buildings have been largely cleared of brewing equipment; however, the supporting timbers for mash tuns and water tanks survived within the brewery, and a well-built timber hoist remained at ground floor. A brick kiln with metal platform and kiln tile drying floor above remained within the oast house. Other surviving features included a blacksmith's forge, the brewery's copper underworks, a water pump, elevated dovecote and stable fittings.*

**1 INTRODUCTION**

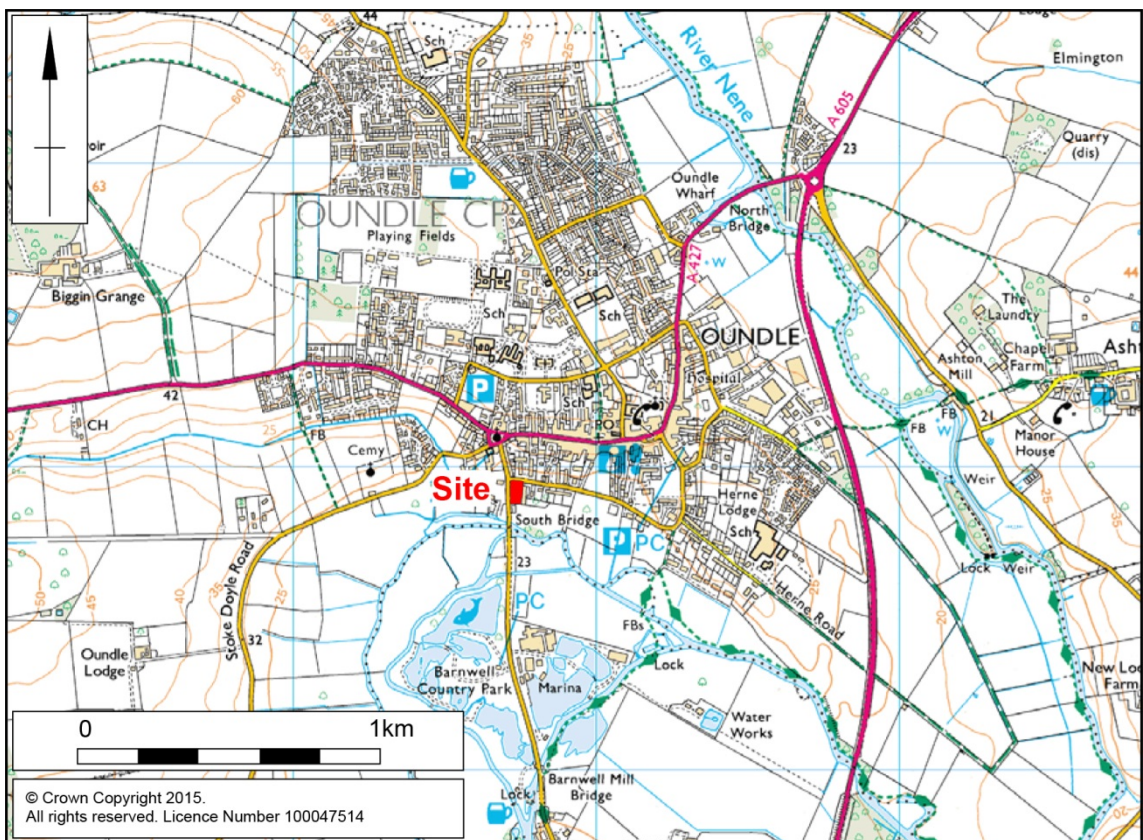
MOLA Northampton was commissioned to carry out a programme of historic building recording of the former Anchor Brewery, Oundle, Northamptonshire and its associated outbuildings (Figs 1 and 6, TL 03740 87900). Planning consent has been granted for the buildings to be renovated and converted to private residential dwellings (Planning Ref: 15/01967/FUL). The consent was granted with a condition attached for a programme of historic building recording on structures to be effected within the development area. Recording encompassed the main brewery building and adjacent cottage, a linear range of stables, outbuildings and carriage house, a blacksmith's workshop and cartshed, and an oast house. The Maltings, a contemporary linear range adjacent to the oast house, was withdrawn from planning and as such is not subject to the same work; however, the building was recorded in less detail and will be briefly discussed in this report in order to provide a more comprehensive review of the larger site.

The archaeological work is in response to a brief by the Northamptonshire County Council Assistant Archaeological Advisor, which determined that recording should be carried out in accordance with Historic England Level 3 Building Survey (NCC 2015). This report follows an approved Written Scheme of Investigation outlining the methodology under which the work and subsequent reporting was carried out (MOLA 2015). This report is intended as a comprehensive description of the buildings and their contents rather than an interpretation of the findings and they relate to the former function of the site.

This report was preceded by the release of an interim statement which outlined the fieldwork methodology and preliminary findings of the work (Bassir 2015). This

document supersedes the interim statement and provides a comprehensive assessment in accordance with Historic England Level 3 guidance as set out in the document *Understanding Historic Buildings, a guide to good recording practice* (HE 2015a).

The brewery is included within the revised Oundle Conservation Area which formerly encompassed the frontage of buildings which faced West Street, North Street and Market Place (Figs 1 and 2). *The Oundle Extensive Urban Survey Character Appraisal* (The Conservation Studio 2009) stated a need to expand the Conservation Area boundary in order to protect the medieval burgrave plots which were not included in the original boundary. The brewery is not listed but was identified as a *Positive Building*, being an example of a relatively unaltered historic building whose style, detailing and building materials provides the streetscape with interest and variety (The Conservation Studio 2009).



Site location Fig 1

## 2 OBJECTIVES AND METHODOLOGY

The objective of a Historic England (HE) Level 3 building recording is to provide an analytical record of an extant structure in accordance with the HE procedural document *Understanding Historic Buildings: a guide to good recording practice* (HE 2015a, section 5.2)

Level 3 is defined as follows:

- Introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support historic analysis.

The recording was carried out in May 2015 and February 2016 and included the brewery, cottage, stables and outbuilding. The Maltings were withdrawn from planning application and are not included in this work except for a brief overview. The applied methodology included the following:

- An overall photographic survey of the buildings in their present condition comprising general and detailed shots. Photography was carried out using a Nikon D7000 16.2mp DSLR equipped with Sigma 35-17mm and Nikon 18-70mm lenses. Black and white 35mm film photography was carried out using a Nikon F80 SLR equipped with a Sigma 10-20mm lens. Additional photography was carried out using a FujiFilm FinePix S44500. Scales of 1m and 0.5m were utilised in all photographs where possible and appropriate.
- In keeping with the level of recording, photography comprised general views of the buildings and their external appearance, and the overall appearance of the principal rooms and circulation areas, as well as external and internal detail. Any remaining machinery and plant, and any dates, inscriptions, graffiti and building contents relevant to the building's history and development were also recorded.
- Existing survey drawings were verified for accuracy and amended to reflect any changes to the rooms' layout and blockings to former openings.
- Written notes on the buildings' construction, present and former use and where appropriate, the buildings' past and present relationship to their setting in the wider landscape.

All works were conducted in accordance with the procedural documents *The Management of Research Projects in the Historic Environment* (HE 2015b) and *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2014).

A non-archaeological photographic survey was carried out prior to this work by RJP Photographers (©RichardPrimrose2015) and the images were kindly supplied to MOLA. This survey incorporated views which were not possible during the archaeological survey. As such, photographs from that survey are included in this work where necessary and are appropriately copyrighted.

### 3 HISTORICAL BACKGROUND

*Oundle lies in the middle Nene valley on a spur overlooking the river. It is an area of largely permeable geology providing good agricultural land which was extensively exploited since the Neolithic and Bronze Age...However the extensive boulder clay capping of the plateau away from the valley provides far poorer land which was not settled until the Iron Age. Although substantial areas of the latter were cultivated at the high points of population growth, particularly in the medieval, this land always remained marginal and most suited for woodland or pasture (Foard and Ballinger 2002).*

*The Parish, covering some 800 hectares, occupies an irregular area of land west of the River Nene, on both sides of Lyveden Brook which joins the Nene just south of the town. Along the alley of the brook and on the lower ground around the town, limestones and marls outcrop. On the higher west parts are deposits of clay which are mainly overlain by Boulder Clay. The importance of this settlement, continuously occupied from the Iron Age and Roman periods was further emphasised in the Saxon era by the establishment of St Wilfred's monastery. The equally large Roman settlement-area north east of Oundle is also relevant in this context (RCHME 1975).*

The early development of Oundle was driven by the abbots of Peterborough as part of profit-driven capital investment in their estates following the revival of monastic life in the 11th century. The commercial prospects of the town were encouraged by the development and improvement of the road network and construction of new bridges. By the 12th and 13th centuries the economy had expanded substantially.

Despite the economic recession of the 14th and 15th centuries, Oundle remained the main market centre for the middle Nene valley. This was aided by a lack of competition with nearby towns, high agricultural wealth and high population levels. In addition to its agricultural tradition, the town had a limited industrial economy comprising production of leather goods in the 16th and 17th centuries, and brewing and malting from the 18th century. It is noted that the overall economy of Oundle was based on general commerce, serving its hinterland, rather than focussing upon a single specialist industry. Due in part to this lack of specialist industry, unlike other towns such as Wellingborough and Kettering, Oundle failed to benefit from and exploit the specialist economies offered by the Industrial Revolution. It was bypassed by the developing rail network, therefore avoiding the large-scale redevelopment and expansion, and has remained a comparatively small town.

The Oundle Extensive Urban Survey (Foard and Ballinger 2002) notes that the town was commercial rather than industrial, although it had a limited shoe-making industry, which in 1777 comprised ten shoemakers; a small number when compared with the 111 shoemakers listed for Wellingborough at the same date. This industry was confined to small outhouse buildings rather than established shoemakers' workshops. It is estimated that in the 15th and early 16th centuries, there were as many as 48 brewers and typlers in the town. From this date there is a significant decline in these numbers with twelve being recorded in 1538. Brewing experienced resurgence in the 17th century, with 44 brewers recorded in 1673, but again the numbers declined to 18 by 1828. A report carried by the Stamford Mercury (1 August 1823) described the ease with which beer could be brewed at home for as little as 6d a gallon (Parker 2001). By the 19th century, it appears to have been quite common for local inns to brew some or all of their beer on the premises.

*The main industry was brewing and there were at least four breweries operating in Oundle in the 18th and 19th centuries. These included Union Brewery (1835-*

1853), Anchor Brewery (1854-1906), T Barnes brewery (demolished 1883) and Smiths Brewery (1775-1962), in addition to a large number of maltings throughout the town centre and in close proximity to the River Nene. In John Smith's Day Books he indicates that the former tan yards in the town were giving way to maltings and breweries in the late 18th century. Smith's brewery in particular was influential. The brewery was in operation between 1775 and 1962 and the majority of public houses in the town were owned by the brewery. John Smith gained a wider local influence and purchased the Rectory as well as the title of the Lord of the Rectory Manor (Foard and Ballinger 2002).

Public Houses and inns were also prolific with between 13 and 17 public houses listed in the town in all sources used for the 18th, 19th and early 20th centuries; it is likely that these may have changed name and location over times. Of the buildings which it has been possible to locate three have been demolished, five have been converted to other uses, one (Railway Hotel) is currently standing derelict and the remaining four (The Talbot Inn, Rose and Crown, The Angel, The Ship and George Inn) all remain in use as public houses. Eight public houses or former public houses are listed buildings, including the Talbot Inn, originally called the Tabret Inn, the oldest public house in the town (established in 1552 and rebuilt in 1626) and is a grade 1 listed building reputed to have been built with stone from Fotheringhay Castle (Foard and Ballinger 2002).

The Enclosure Map of 1810 (Fig 2) is unfortunately rather faded, however it is clear that the site of the future brewery was occupied by a number of buildings, including a linear, north-south range positioned approximately on the site of the current stables. This range had an east-west annex projecting westwards midway along the western side of the building. The area to the east of the site remained undeveloped at this time.

The Anchor Brewery was founded in 1854 by Paul Durrans, a former bank clerk, and was listed at this time as a brewer and maltster. In the following year Paul's son, Richard, founded the Lascelles Hall Brewery in Yorkshire. The Lascelles Brewery was operated by Richard until the August of 1873 when it was put up for sale by auction, being described as a freehold brewery and bottling plant. The Anchor Brewery was built on the site of the former Anchor Cottage which was part of a row of stone-built cottages still extant at the time of this survey. This row of cottages was historically known as Tate's Row. The 1851 census records that the corner cottage (at the intersection of South Road and Mill Lane) was unoccupied. An accounting of the occupants of the other cottages of the row states their occupations primarily as agricultural labourers with one shoemaker and a gardener

It is unclear if Anchor Cottage was demolished to allow the construction of the brewery, or if it remained adjacent to the brewery and formerly served as the brewery office. It is reported that Anchor Cottage may have previously served the brewery as a public house:

*At various times in the nineteenth century there were at least four breweries in Oundle. Smith & Co., Oundle Union Brewery Company, Barnes's Brewery and the Anchor Brewery. Paul Durrans founded the Anchor brewery (South Road) about 1854, and one of his public houses was the Anchor. This particular public house was at that time possibly the Anchor next door to the Anchor Brewery, rather than the Anchor in St Osyth's Lane. (Parker 1998).*



Further, it is recorded that:

*According to a report in the Peterborough Advertiser (23rd September 1865) one of his beers had achieved international recognition: Among the successful competitors at the International Exhibition held at Cologne, Prussia, we find the name Durrans, Anchor Brewery, Oundle, who was awarded a medal for "excellence of quality of ale" exhibited by that gentleman at the above exhibition. (Parker 2001).*

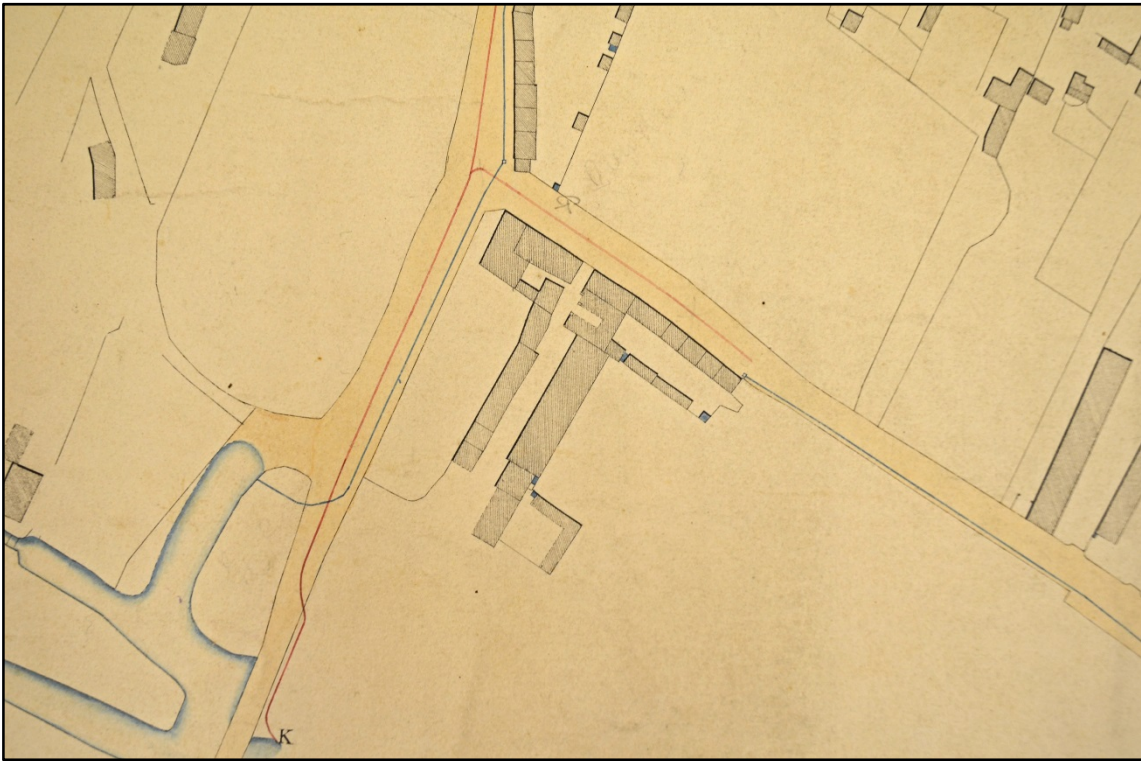
By late 1875, declining health had forced Durrans to sell horses and other items from the brewery. "A sale notice relating to "9 very valuable harness horses and hunters" belonging to Paul Durrans, at the Mill Lane Paddock, explained that the sale was taking place "in consequence of ill health" (Parker 1998).

On the 24th May 1875 Arthur Bent Beardsley brought into the Anchor Brewery for a sum of £616 10/- and the business began trading as Durrans and Beardsley, Brewers and Maltsters. In 1882, at the end of a seven-year partnership, Beardsley took over ownership of the brewery but died shortly thereafter. The business was purchased by Charles Frederick McKee in 1886. Kelly's Business Directories list the Anchor Brewery as "brewer, maltster and mineral water manufacturer". The brewery continued operations under McKee until 1906 when brewing ceased and the building went into disuse. An undated historic photograph (c1900, Fig 5) provides a view of the brewery from the south and shows a number of workers standing outside of the Maltings and stables along with horses and carts. The buildings are essentially unchanged since the time of this photograph with a few minor alterations which are discussed in this report.

The Oundle sewerage plan of 1877 (Fig 3) clearly shows the arrangement of the brewery and adjacent cottages. The site is effectively much the same as found at the time of recording except for at the rear of No. 99 where an open-fronted 'C-plan' building has since been removed. The Anchor Brewery is marked as disused on the Ordnance Survey map of 1926 (Fig 4).

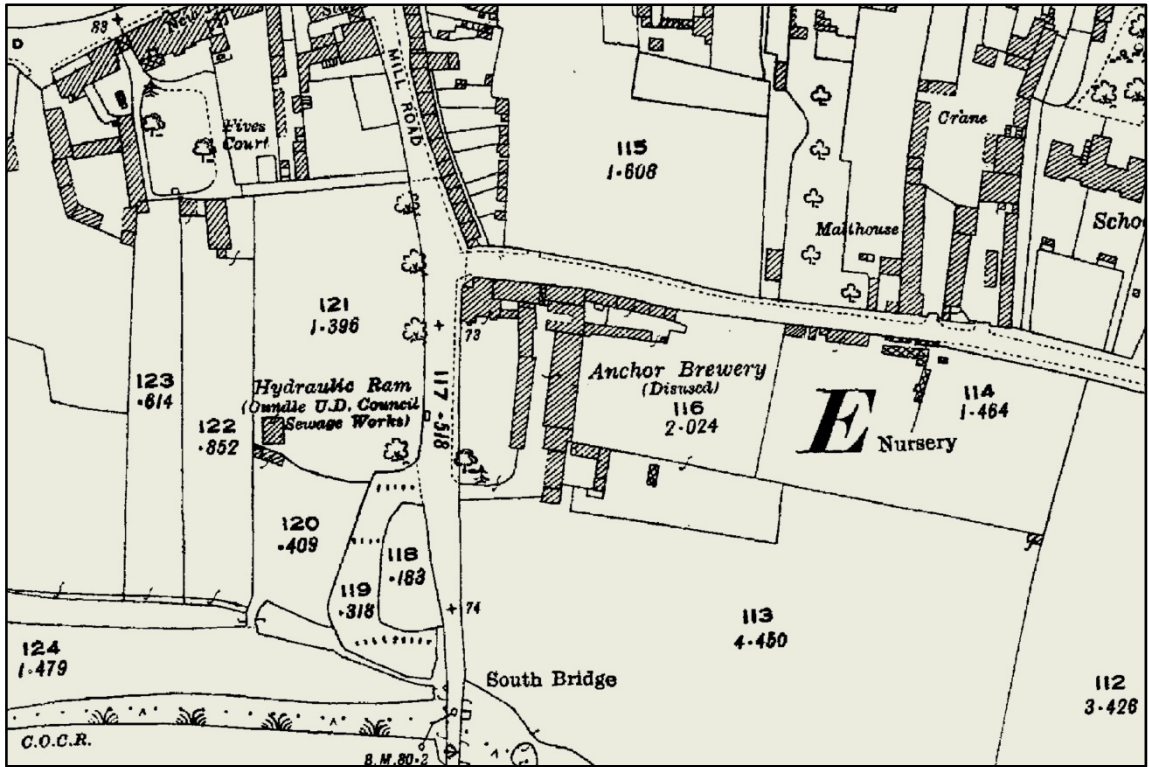


Enclosure map of 1810 Fig 2



Oundle sewerage plan of c1877 Fig 3





Ordnance Survey map of 1926 Fig 4



Undated photograph, c1900, looking north Fig 5

## 4 SITE LOCATION AND LAYOUT

The underlying geology of Oundle has been mapped by the British Geological Survey as comprising Middle Jurassic limestone and mudstone of the Blisworth Limestone formation (<http://www.bgs.ac.uk/geoindex>). This stone is common in the southern and eastern parts of Northamptonshire, and is often overlain by boulder clay. Oundle Limestone is a regional variation of the formation, and comprises shelly and sparry thinly bedded limestone. The Blisworth limestone is a common construction material of many of the buildings in Oundle, and many quarries were formerly located in and around the town, providing good rubblestone and ashlar material (Sutherland 2003).

The *Oundle Conservation Area Character Appraisal* describes the layout of the town as follows:

*The plan form of Oundle provides a “textbook” example of a medieval planned settlement, with its linear form of development focused on a market place and church. To either side of the principal roads...are long thin burgage plots which on the north side of West Street terminate in Milton Road and on the south side terminate in South Road...The survival of these medieval boundaries, which still create a distinctive rhythm of narrow plots with an historic building fronting the main streets, is of utmost importance (The Conservation Studio 2009).*

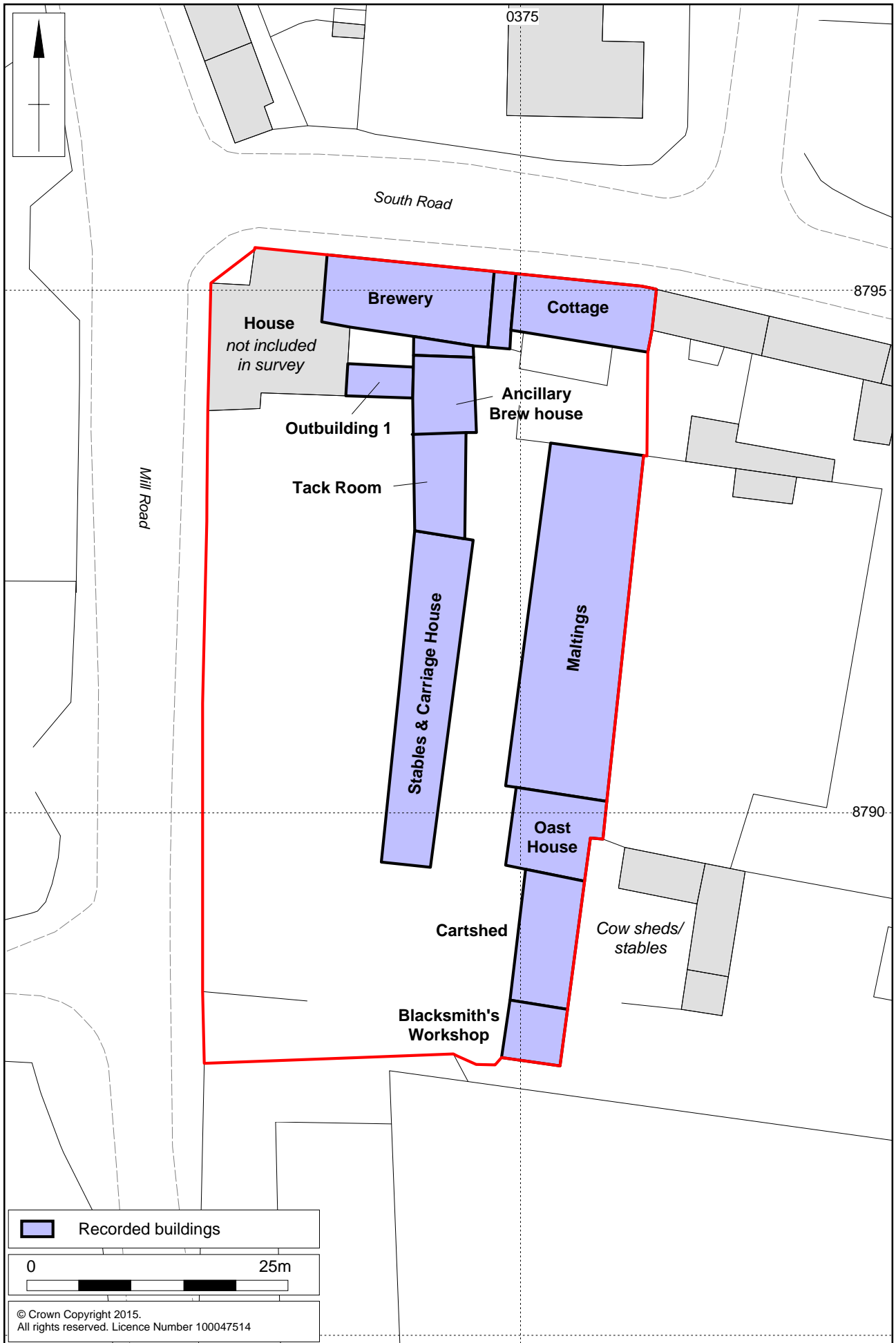
The former Anchor Brewery is located at the intersection of South Road and Mill Road, at the southern periphery of Oundle. A spur of the river Nene flows a short distance to the south of the brewery, which is separated from the river by a small field with established trees. Within the meander of the river, the Oundle Marina is located in a former gravel extraction area.

The brewery's location near to the river was important to allow economical transport of the raw materials, such as barley and malt, which were required in the brewing process. Following the expansion of Britain's rail network, breweries and maltings were often sited with access to both rail and water links:

*...to make the malt in a rural area close to the barley crop and transport the lighter commodity to where it was needed made economical sense, especially when large quantities of the product were required. So, Victorian maltings, like their predecessors of the 18th century and earlier periods, were often established where there were good transport links (Patrick 2006).*

Mill Road continues south from Oundle and crosses the river at South Bridge. To the east of the site are residential properties facing onto South Road, with large gardens to the rear. To the west, on the site of a former sewage works, is a small residential development with fields beyond. South Road effectively marks the southern extent of the village.

The recording area encompasses the main brewery building which presents its main façade to the South Road, the adjacent cottage (99 South Road) and a range of outbuildings to the rear comprising stables and carriage house, oast house, blacksmith's workshop and cart shed. The Maltings were withdrawn from planning and are excluded from this work. The former brewer's house (15 Mill Road), located at the corner of Mill Road and South Road is associated with the recorded buildings but does not fall within the planning application and is excluded from this report. At the south-eastern corner of the site are a range of derelict former cowsheds arranged on an L-plan. These buildings are also excluded from this survey.



Scale 1:500

The recording area Fig 6

## 5 THE BREWERY

### 5.1 Main facade and gable elevations (Figs 9-16)

The main, north facing elevation of the brewery is of red brick with an irregular scheme of fenestration of varying sizes at three levels. The brickwork is in English Bond, consisting of alternating courses of stretchers and headers:

*This was a very strong bond, lacking any continuous vertical joint in any part of the brickwork...After its flourish in the medieval period and up to the early 17th century English Bond passed out of general use until revived in the 19th century for structural purposes (Brunskill 1990).*

The general size of bricks used in the construction of the brewery are 210x70x100mm, with three courses being 230mm high.

The lowest two courses of the wall are rendered in protective cement though this has been lost from a large portion of the elevation at its western end. Above this, ten courses of brickwork project slightly from the main plain of the wall and are capped with a stone string-course which is level with the floor within the room. The bricks that make up these ten courses are a darker red colour to those which make up the bulk of the elevation above. At the eaves is a single course of projecting headers with a course of dog-tooth dentils over. The timber wall plate, comprising lengths of timber beams with scarf joints, is carried atop these courses.

A large number of the bricks throughout the elevation display horizontal skintling marks on the stretcher faces.

*Skintlings or hack marks are formed when bricks are set out to dry after moulding and before being placed in the kiln... Skintlings are not found before the mid-16th century and generally disappear in the late 19th century with the introduction of the Hoffman kiln (James and Rose 2004).*

A carriage or coach arch is located at the far east of the elevation. The opening is c2.8m wide and c3m in height, with an arched brick lintel externally. Hidden behind the brick lintel is a large timber beam which carries the weight of the wall over the arch. The double doors are externally constructed of vertical planks and bound with curving top rails that match the curve of the opening. The planks are strengthened by horizontal bracing on the inner face of the door, and custom-made curving strap hinges are installed on the inner side of the top rails. Straight strap hinges are positioned at the bottom rail of each door (Fig 21). The western side door can be opened with an iron vertical thumb latch and the eastern door can be secured at the top by a vertical bolt lock. A rim lock is also installed on one of the horizontal braces or lock-rail, and a padlock and latch are positioned above the thumb latch. A mid-20th-century *Briton B* manual door closer has been installed at the top corner of the western door. The joinery of the door is of a good quality and the door remains in relatively good condition, though with some deterioration of the planks at the very bottom.

An elevated double door is located centrally to the building at ground floor level. The door is at a convenient height to allow easy loading from carts. This door measures c1.5 in width and c2.3m in height. The opening has a red brick cambered flat arch with curved base externally, with a timber beam behind this. The four-panel doors are held within a timber frame and are moved on tapered, iron, strap hinges on the upper surface of the bottom rails. To secure the doors when not in use an iron strap, which fully spans the door opening from one side of the frame to the other, can be secured behind the doors and held in place by an iron bar. A number of hooks and tools can be attached to the reverse face of the door when not in use. This door is located before

trap doors to the cellar within the ground floor room. It is evident that a light well or perhaps a loading chute to the cellar was formerly positioned below the door. This has been unsympathetically blocked in brick and an air brick is located centrally to the blocking.

A white-painted, single-width door is located at second-floor level at the east of the elevation. This is also a four-panel door of a similar style to the central elevated doors and has a cambered flat arch lintel with curved base. A curving safety rail protrudes from the door frame. This door formerly allowed loading and access to a small second floor office or gallery.

A narrow, sloping chute is located just above and to the west of the carriage arch door. This has a rectangular opening with a damaged flat arch over. The chute opens at first-floor level, close to the access stair, near the firebox. It was used for discarding spent grain from the first-floor copper into a cart or barrel outside the building.

There are four windows located at ground level. Three are equally spaced to the western side of the central door, and a fourth located off-centre between the central door and the carriage arch. These are sixteen-light windows, 4/4 with elongated panes set within white painted wooden glazing bars and frame. The windows are mounted on central pivot points to allow the windows to be tilted outwards. Iron catches on the inner side of the frame prevent the windows from tilting into the room. The window openings have cambered flat arch brick lintels and stone sills. Three windows in the same style are also located at first floor.

Three large openings with distinctive louvered shutters are at first-floor level. The slats form two panels which are separated by a central timber mullion. The slats are secured by wooden pegs to the central mullion and the outer stiles. They are opened by means of hand-operated vertical combs with straight wooden pegs that fit between each slat, pushing them outwards as the comb is rotated. As the comb is twisted in the opposite direction, the weight of the slats allows them to fall back into a closed position. The combs are pegged into curving timber mounts which are fixed to the top and bottom rails of the window. As with the other window openings, these have cambered flat arch brick lintels externally and stone sills.

The brewery has a gabled roof which is hipped at the western end. The surface is of slate tiles with slate tiles at the ridge and hip. Modern uPVC drain pipes are positioned below the eaves and connect to a cast iron downpipe at the west end of the brewery. The west gable elevation is built against the east side of the main house. It is plain, with no openings. The scheme of projecting headers and dog-tooth dentils is continued at eaves level.

The east gable elevation similarly has no openings and comprises plain brickwork. The dentil course seen at the eaves of the north and south elevations are here replaced with inverted bullnose bricks. The line of a former drain pipe can be seen running horizontally from the eaves to the chimney with a downpipe descending to the ground. The modern drainage runs diagonally across the elevation from the corner of the roof with an uPVC downpipe located alongside the brackets of a now removed pipe. The brickwork above the south pitch of the cottage roof indicates that a rectangular cistern or tank was formerly attached to the wall alongside the former downpipe, to which it probably connected.

A tall chimney at the south-east corner of the building rises from ground level to ridge height. As with the brewery, the chimney is constructed of red brick in English Bond, comprising alternating courses of headers and stretchers. The structure partly stands clear of the main structure and projects from the walls at the east and south. An

undated historic photograph shows that the chimney was previously much taller and tapered to a flat top. The same photograph also shows that the building formerly had a louvered cupola with a pyramidal, concave-sided roof with finial. This was located on the roof ridge, adjacent to the existing chimney. During the survey a square opening with stone lintel could be seen on the east face of the chimney at first-floor level. Due to the poor condition of the firebox it is unclear how this relates to the furnace. However, it is possible that it acted as a chute through which coal ash from the furnace would be expelled. Blackening which is visible on the interior of the opening would support this notion. The lack of blackening on the brickwork below the opening would indicate that some form of flue or shoot would have been attached to the opening to contain the material and guide it towards a container.

## **5.2 South elevation (Figs 17-19)**

Stylistically, this elevation is similar to the main frontage, with large louvered openings at first floor and regularly spaced windows at second and ground floors. However, the majority of openings are blind and likely never contained windows, acting merely to break up an otherwise blank wall. The openings have cambered flat arch lintels and stone sills, and the blind windows are blocked in English Bond, matching the brickwork of the main elevation which is also in English Bond.

The three louvered openings are offset westward by 0.8m from those in the north elevation. The openings are the same dimensions and operate in the same manner with vertical combs pushing the slats outwards. The corner of the eastern window is partly obscured by the roof of the later brewhouse.

At ground floor level there are four windows, two of which, at the eastern end of the elevation, were blocked with red brick in Stretcher Bond, most likely as a result of the construction of the brewhouse. The remaining two windows, like those at ground floor on the north elevation are sixteen lights, 4/4, and are centrally pivoted. A curved, cast iron, cross tie-plate is positioned above the easternmost window. Its height is level with the joists and beams of the platform around the first-floor firebox.

At first floor, aside from the louvered windows, there are two windows; one blind, the other being three lights of elongated panes with a white painted wooden frame. Whilst the window opening is original, it is possible that the window might be a later replacement as it is not in keeping with the majority of windows in the building. At second floor there are five blind windows and one which contains a single light window.

A wall-mounted pump with timber plate is installed in the south-east corner of the ground-floor brewery room. The mounting plate is fixed to the wall by two pairs of ties which pass through the wall and are secured by small round iron ties which can be seen between the carriage arch and covered passage to the outhouse and courtyard. An iron water pipe protrudes from the room at the base of the pump and descends into the cellar.

A circular arrangement of six circular tie plates can be seen between the two easternmost windows at first floor level. From within the room it is clear that these formerly secured a circular plate to the wall, most likely relating to machinery, perhaps a mill.

At ground floor, between the two western windows overlooking the courtyard, are two wall-mounted brackets. These have elongated rectangular plates with ties that pass through the wall and connect to elongated plates on the inner face. It is likely that these brackets formerly supported a water tank, perhaps the tank which can be seen in the courtyard.



### 5.3 Cellar (Figs 7 & 29-33)

The cellar occupies the footprint of the main brewery and also connects with the cellar of the adjacent brewhouse. Access to the brewery cellar is from the ground floor of the brewery. The central loading bay from South Street opens onto a double trap-door opening, allowing direct loading from carts to the cellar. A wooden ladder is positioned alongside a modern mechanical conveyor. A timber-built chute or slide was also located in the cellar, presumably having been replaced by the conveyor but not discarded.

The cellar has a well-built ceiling of four arched header-brick vaults. Sturdy brick-built square columns with rounded edges of bullnose brick are located centrally to room below the join of each vault, with wide brick arches supporting the vaults from the columns and the north and south walls. The columns are chamfered where they meet the arches.

The cellar floor is of red brick with the sailor edge facing upwards. The walls and columns have been whitewashed, although in many areas this has been worn away. A drainage channel is located off-centre in the room, running east to west alongside the central columns. The channel is lined with tiles and has a brick bottom.

The easternmost extent of the cellar is enclosed into three storage alcoves. The alcoves are each of an equal size, 1.8m x 3.2m and are separated from each other by brick partitions (in English Bond). The ceiling level drops by about 1m from the main cellar space, and each alcove has an arched vaulted ceiling. The floor level in the northern alcove is slightly higher than in the main cellar space and is stepped up, level with the entrance. A tile-lined drainage channel is positioned alongside the alcove entrances, and joins with the main drainage channel of the cellar. The northern alcove contains a number of projecting brick niches with stone shelves and it is likely that a stonework bench was also formerly located along the northern wall of the alcove. It is possible that these alcoves served the brewery as a bottling area.

A lagged pipe is located above the alcove entrances and at the north intrudes into the north cellar wall, with a separate pipe rising through the ceiling to ground floor, and up to the water tanks at first- and second-floor levels. To the south, the pipes connect with a larger water pipe that descends from the ground floor, where it connects to a wall-mounted water pump. Two branches from this pipe run through the south cellar wall.

It is unclear if electrical lighting was installed within the brewery cellar, although it seems possible that gas lighting was used. Copper pipes leading to small flow valves could be seen on the central columns where gas lights would be fitted. It is unclear where the gas supply was housed. A light well with an iron grate was located on the southern wall of the cellar, above a low access space that runs below the covered passage, and allows passage between the main brewery cellar and the cellar of the adjacent building.

### 5.4 Ground floor (Figs 7 & 20-28)

At ground floor level, the brewery footprint comprises the covered passage from the carriage-arch, and the main room of the brewery. The covered passage is 3m wide and allowed cart and carriage access from South Road to the Maltings at the rear of the brewery. Its floor is constructed of strips of cobble. The central strip is 1.1m wide and made of squared, blue-grey paving cobbles. This is flanked by two pairs of cobble strips, each strip being 0.4m wide. The cobbles of the flanking strips, in contrast to the central strip, are in a variety of sizes and are much greyer in colour. A portion of the cobbles are missing from the eastern side of the flanking strips and a length of timber has been laid into the gap.

The first-floor firebox is located directly above the passage, an unusual choice of location, and the weight of it has caused structural problems in the passage roof. In order to mitigate the weight of the firebox, the passage ceiling is formed of five shallow vaults, with steel beams at the joint of each vault. The external face of the vaults is formed of brick headers. Externally, at its southern end, the passage presents a segmental brick arch, spanning the width of the opening. The roof of the passage is at a much higher level than the arched opening, and a large timber beam spans the width of the passage, hidden behind the arch.

At the western side of the passage, wooden steps lead up to elevated double doors that allow access to the ground floor of the brewery. The doors are plank and framed with a central horizontal ledge on the inner face. The doors turn on pairs of steel butt-hinges and the south side door can be secured at the top and bottom with bolts. Security is provided by a rim-lock and it is evident that a mortis lock was formerly installed. A vertical thumb latch is the primary means of opening the door from outside. A pair of timber beams serves as a lintel over the door. The exterior beam to the passage has a noticeable sag in the middle, as do the bricks immediately above it, likely due to the weight of the firebox. The internal jambs are bullnose bricks. Two painted signs on the external face of the doors provide guidance on weight allowances in the basement and ground floor: *Ground Floor, Floor load not to exceed ¾ cwt per square foot, Basement, Floor load not to exceed 2cwts per square foot*. A circular cat hole is cut into the bottom of the door.

A single-width door in the eastern wall of the passage provides access into the western room of the cottage / former brewery office. The door opening has a grey-painted plaster and timber surround, chamfered from the top, with a painted timber lintel over. The door is fairly deeply recessed within the opening and is somewhat Edwardian in style, with a large square moulded panel at lower half with a four pane light with moulded wood glazing over. An internal shutter has been installed on the internal face. This fits into the window panel and can be removed by means of a latch at the bottom. A circular door knob with steel plate is positioned unsympathetically on the central ledge, with a locking latch positioned over, on the internal face. Another lock was formerly located below the present one but has been removed. These elements interrupt the moulding around the window panel and do not fit the general design of the door. A circular Bakelite light switch on a square wooden plate is located on the external face of the north jamb, with a circular Bakelite doorbell below. An iron door hook is installed on the south jamb but there is no corresponding catch on the door. The door's threshold is constructed of stone flags which extend into the cobble surface of the passage.

The ground floor space is an open plan room, accessed primarily through the carriage arch passageway and with double doors to the street to allow for unloading materials. The loading bay comprises a sunken flagstone floor, 1.6m x c3.2m, with double trapdoors to the cellar. On the eastern side of the loading bay is a large and well-built hoist. The hoist pivots at the bottom on an iron bolt mounted on a timber beam, and at the top on an iron bolt which turns within a cast-iron bracket on the underside of the mezzanine platform tie beam. This allows the hoist to be easily swung towards to the doors and back into the room. The hoist is well balanced so that this movement requires little effort. Between the pivot points, the vertical frame has a box construction, 0.4m in width, with iron straps at the top and bottom to secure the joinery. The hoist mechanism is in the form of a hand-turned, cast iron, geared winding wheel, with chains leading to a pair of cast-iron guiding wheels mounted on a horizontal arm. A double hook allows loads to be secured to the end of the chain. A toothed wheel is mounted alongside the winding wheel and interacts with a hand-operated brake. The horizontal arm is formed of two lengths of timber with iron pegs and bolts between, and

is secured to the inner face of the vertical box by cast iron straps. The arm is braced by curved timbers mounted above the winding wheel. The hoist was still functional at the time of this survey and required little effort to operate.

The cellar trapdoors lie flush with the loading bay floor, and each door is formed of three planks aligned north-south with four braces nailed to the underside. The doors are held within a wooden frame which is flush to the loading bay floor. Cast iron strap hinges allow the doors to be swung upwards and fully flat within the sunken bay. The hinge straps of the western door are of a different design to those of the east door and may be a later replacement. The doors can be padlocked by means of a hook and hinged strap.

The brewery floor is of squared flagstones of varying sizes and has a central drainage channel of stone that runs the length of the room. A simple stair in the north-east corner of the room allows access to the first floor. The newel post has a square profile with decorative stops and a flat crown. The treads, which have metal strips at the edges, are quite narrow and would have been fairly difficult to climb when carrying loads.

A hand pump was formerly located in the south-east corner of the room. The pump has been removed leaving the timber wall-mounted back plate and the lower portion of the water pipe.

A first floor platform at the western end of the room reduces the height of the ceiling in that area. The platform is supported at either end by tie beams carrying un-trenched east-west joists. The underside of the platform is partly hidden behind a fascia of planks which also rise above the joists to form a toe board. A tie beam forms the top of the toe board. Two vertical posts rise from the floor to the underside of the tie beam, providing additional support. These posts are off-centre to the room and one is positioned within the central drainage channel. The platform surface is of floorboards lain north-south. A short step in the north-east corner of the platform rises to a former higher floor level which had been removed by the time of this survey. The remains of a former raised structure can be seen at the far west of the room below the platform. A tie beam, supported centrally over a cast-iron post spans the width of the room, alongside and at a lower level than the western beam of the platform. Defunct joist slots on the western side of the lower tie beam correspond with empty joist slots on the west wall. This suggests that the platform stepped down again at its western end, though the purpose of this is unclear.

## **5.5 First floor (Figs 8 and 34-46)**

A large portion of the floor surface had been removed prior to this survey, leaving only the eastern platform and firebox accessible. A number of tie beams spanning the width of the building formerly supported boards which were nailed directly onto the beams. The layout of the supporting beams and areas of surviving floor boards suggests that the level was not fully floored; instead walkways were positioned around open areas in order to allow access to the brewing equipment.

The firebox is located on the south-east corner of the first floor of the brewery. It is rectangular in plan measuring c4m x 2m and aligned north-south, abutting the east and south walls of the building. The primary construction material is of red brick laid in English Bond, with alternating courses of headers and stretchers, and with bullnose bricks at the corners. The bricks measure 220mm x100mm x70mm, with three courses being 230mm high. A large portion of the outer face of the structure bears remnant whitewash. The structure survives to approximately 16 courses. Between the brick courses is a pale buff-yellow lime mortar c1cm in thickness. To the north, the elevation is

recessed inwards to approximately 0.5m, with short returns forming a narrow entrance to a rectangular space within the northern half of the firebox, measuring 0.9m x 0.6m and 0.8m in height. The rear, upper edge of this box is spanned by a square-profile iron bar which is embedded at either end in the brickwork of the structure. Over this, at a height of 1.45m are two smaller iron bars which project inward from the rubble, directly opposite each other. Similar pairs of iron bars were recorded directly above the brick returns at the entrance. These have all been bent and twisted from their original position and form by the dismantling and collapse of the firebox. A possible square drainage hole is located in the west side of the firebox. It is likely that the firebox stood to a height of c2.2m. A single, shaped stone can be seen projecting from the east wall of the brewery, in line with the firebox entrance, indicating perhaps a stone lintel. A little above this, and spanning the full east and south extent of the firebox can be seen four courses of protruding brickwork which probably formerly supported the roof.

The floor surface around the firebox is a mix of materials, comprising flagstones around the north-west corner of the firebox and brick between the flagstones and north and east walls. Midway along the western side of the firebox the flagstones give way to a concrete surface, with a straight join between the two materials. The iron column is supported on the concrete. A circular drainage hole with raised, square, brick surround is positioned alongside the firebox.

The location of the firebox at first-floor level is an unusual one. The furnace would be fed by coal which would have to be manually lifted via the stairs or winched to the firebox, or to a nearby store room. Occasional examples of first-floor fireboxes have been recorded at Calke, Queen's College, Oxford and at Stackpole Court, Pembroke, but this arrangement seems to be fairly unusual and seen mainly in later breweries (Sambrook 1996). The positioning of the firebox means that its whole weight rests directly over the carriage passage. The passage roof is formed of arches which are strengthened with cast-iron collars but this has not prevented damage from the overlying weight. At ground floor, within the brewery room, a cast-iron column has been inserted below the spine beam to help support the firebox.

When in use, the firebox would have housed a copper or brewing kettle, in which beer wort would be boiled with hops. This copper would be held suspended over the firebox to receive a continuous, even heat during the boiling process. Due to the ruinous nature of the structure, no remains of the copper or its housing were evident.

Above the firebox, in the eastern part of the building and continuing into the second-floor rooms is a fairly complex arrangement of timber beams which formerly supported walkways and equipment. These have, unfortunately, been removed in the years following cessation of brewing, and reconstructing the positioning of brewing equipment and the sequence of movement of materials around the building comes with a degree of conjecture.

In the south-east corner of the room, over the firebox, is the scar of a rectangular water tank which would have fed water into the copper. Immediately below this can be seen three empty joist sockets in the east wall which would have supported the ends of the beams that carried the tank. Below the joist sockets a horizontal timber remains *in-situ* in the east wall.

Above the lower water tank, three east-west joists, with chamfered stops at the east, formerly supported a higher level tank, the scar of which is visible high on the east wall, its top edge level with the eaves. It is likely that a high-level walkway atop the joists allowed access to this tank. At their western ends, the joists form short notched hooks over a supporting beam which protrudes into the room from the north wall and is in turn supported at its southern end by a cast iron circular column which rises from the first-floor platform adjacent to the firebox.

A water pipe runs diagonally across the east elevation, from the top of the south wall to just above first-floor level to the north, with east-west returns where it meets the walls. The pipe runs between the scars of the two water tanks and presumably had feeder pipes to these tanks. To the north the pipe descends through the floor and continues down to cellar level.

A short length of timber is fixed to the western face of the supporting beam and carries the ends of two east-west joists which pass into the second floor room, Room S1. This room is enclosed from the eastern end of the building by a plank stud partition wall. A circular hole in the partition wall allowed a pipe to pass through the wall between, and just above, the two joists. On the east face of the partition, two vertical posts with horizontal beam over are supported over the two joists. The function of this arrangement is unclear. A short timber with a semi-circular timber plate on the underside is carried between the two joists. The remains of a walkway can be seen above this area.

Prior to this survey, a small elevated office was located in the north-east corner of the brewery. The office was enclosed from the main room by simple bead-board style walls and had a sloping ceiling to eaves level, enclosing one of the upper windows. The office was supported over a number of joists which projected from the north wall, and were in turn supported at the southern end by an east-west beam from the east wall. Steps from the first floor led to a walkway which ran from the office to the second floor partition wall with steps up into Room S1. From the walkway, steps also allowed access to the second-floor loading door to the street outside. The whole arrangement was supported at the western end by a floating beam which was suspended by iron brackets from the easternmost spine beam of the second floor. This suspended beam also supported a wooden chute that leads to Room S1. The walkway was partly cut to accommodate a circular mash tun which would have been elevated above the first floor platform and supported over a sturdy arrangement of upright posts carrying horizontal beams to the firebox. The horizontal beams were removed prior to this survey, leaving the two upright posts and beam. The posts have chamfered edges with stops at the top and bottom. A shelf is positioned between the two posts which are tenoned into a horizontal beam bearing the painted notation *Brewing Room* on its western face. The beam is chamfered along its lower edges and has been cut short at its southern end. The north end projects past the north post and has a curving finish. Diagonal pairs of timbers forming grooves are positioned on the north and south sides of the southern post, just below the horizontal beam. A return on the west side of the post has been lost. The grooves point upward toward the firebox and the function of this feature is uncertain. Defunct bolts on the west face of the two posts, above the shelf, show that a feature has been lost from here.

## 5.6 Second floor (Figs 8 and 47-59)

The second floor is divided into two rooms which were originally accessed from the walkway adjacent to the office. The first room, Room S1, measures 4.4m x 6.1m and is bound to the east and west by thin stud partition walls. The room is lit by opposing windows in the north and south walls and is open to the roof. A collar truss spans the width of the room, off-centre to the space. The tie beam rests on timber wall plates on the north and south walls. The rafters are cut to fit the angle of the roof and rise to the ridge. An iron tie hangs from the ridge and passes through the centre of the tie beam where it is bolted to the underside. The tie beam shows a distinctive scalloped pattern on its surface caused by shaping with an adze. This pattern is not seen on the purlins or rafters which were machine sawn. The underside of the roof surface is covered by tightly-spaced planks.

The two joists which pass into the room from the eastern side of the building project into the centre of the room. A square-profiled post rises from the floor to support the joists via a short beam between the two. A second pair of beams is positioned directly

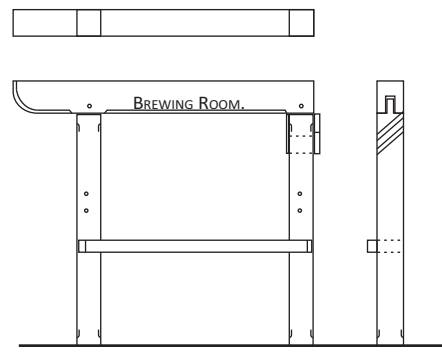
above the two joists and spans the width of the room where the beams connect at their western end to the underside of the collar truss embedded in the partition between the two rooms. Two pairs of posts connect the underlying and overlying pairs of beams. The upper beams terminate directly below the tie beam and are supported by it by iron strap braces. The floor below this arrangement of beams forms a separate panel to the overall floor of the room. A small rectangular chute opening is located off-centre to the panel at its eastern end and connects to a long rectangular chute that descends towards the firebox and the former coppers. An elongated recess is cut into the floor panel along its southern edge. On the underside of this recess and hanging from the floor between the floor joists is a curved feature with plank sides and riveted metal plate base. An identical feature is located on the northern side of the room with a square chute at its eastern end.

A square recess is located at the base of the south wall, below the window. The recess does not pass through the wall and the brickwork does not show signs of having been blocked. Remnants of diagonal timbers remain to either side of the recess.

Access to Room S2 is through a single-width door at the north of the partition wall. The door is formed of four moulded planks with four plank braces on its western face. The notation *R M & H. Corn, Malt, & Hop Room.* is painted in black and white on the east face of the door. An iron thumb latch is installed on the south side of the door and an iron rim lock is positioned below this. A circular cat hole at the base of the door has been blocked with metal plates. The door swings to the west on iron strap hinges. The western faces of the partition wall and door retain a significant amount of scratched calculations, dates, notes and possible tallying marks.

Room S2 is a large open space measuring 9.7m x 6.1m. It is evident that historically the room was partly partitioned at its south-eastern corner, having perhaps a small store room or office there. A distinct linear change in the paintwork is in line with a floor to roof post with trenched notches on its west face that formerly held noggins or rails for a partition. The walls are bare and retain a pale blue paint scheme which changes to a light yellow at the former corner partition. The room is crossed by two collar ties with a third being incorporated into the eastern wall. The tie beams show a distinctive scalloped pattern associated with adze working. This pattern is not seen on the rafters, or on the purlins, of which there are four on each side of the roof.

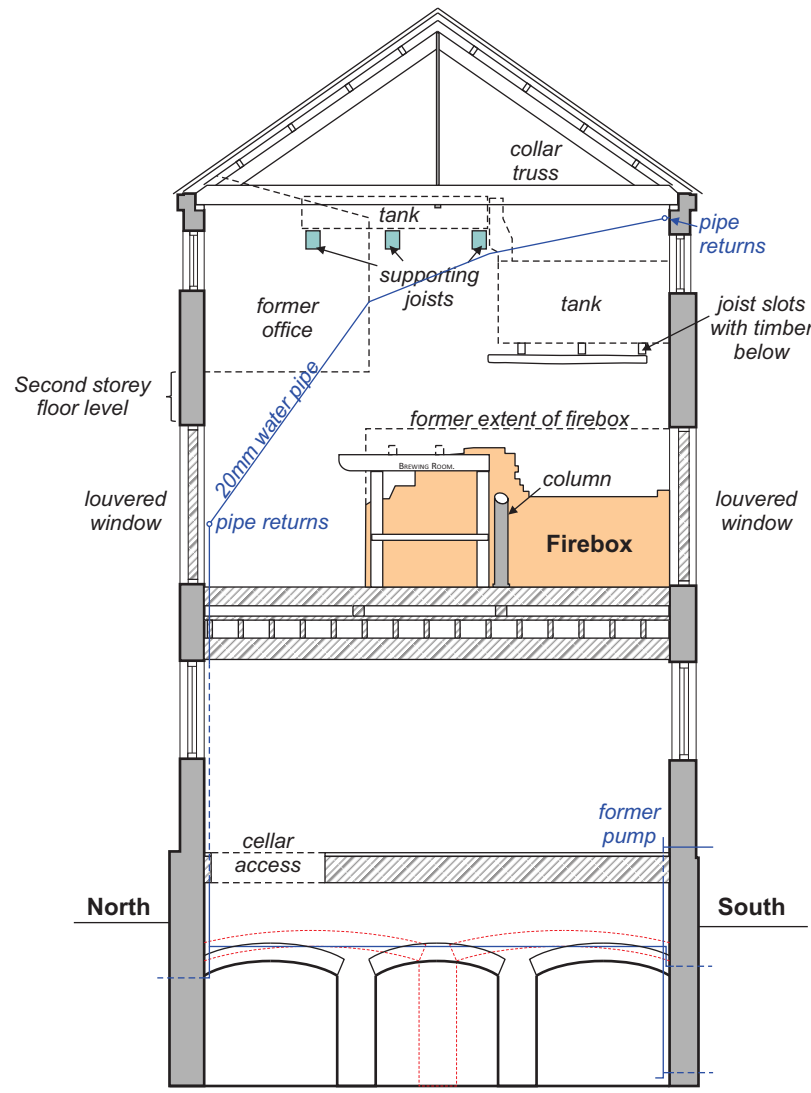




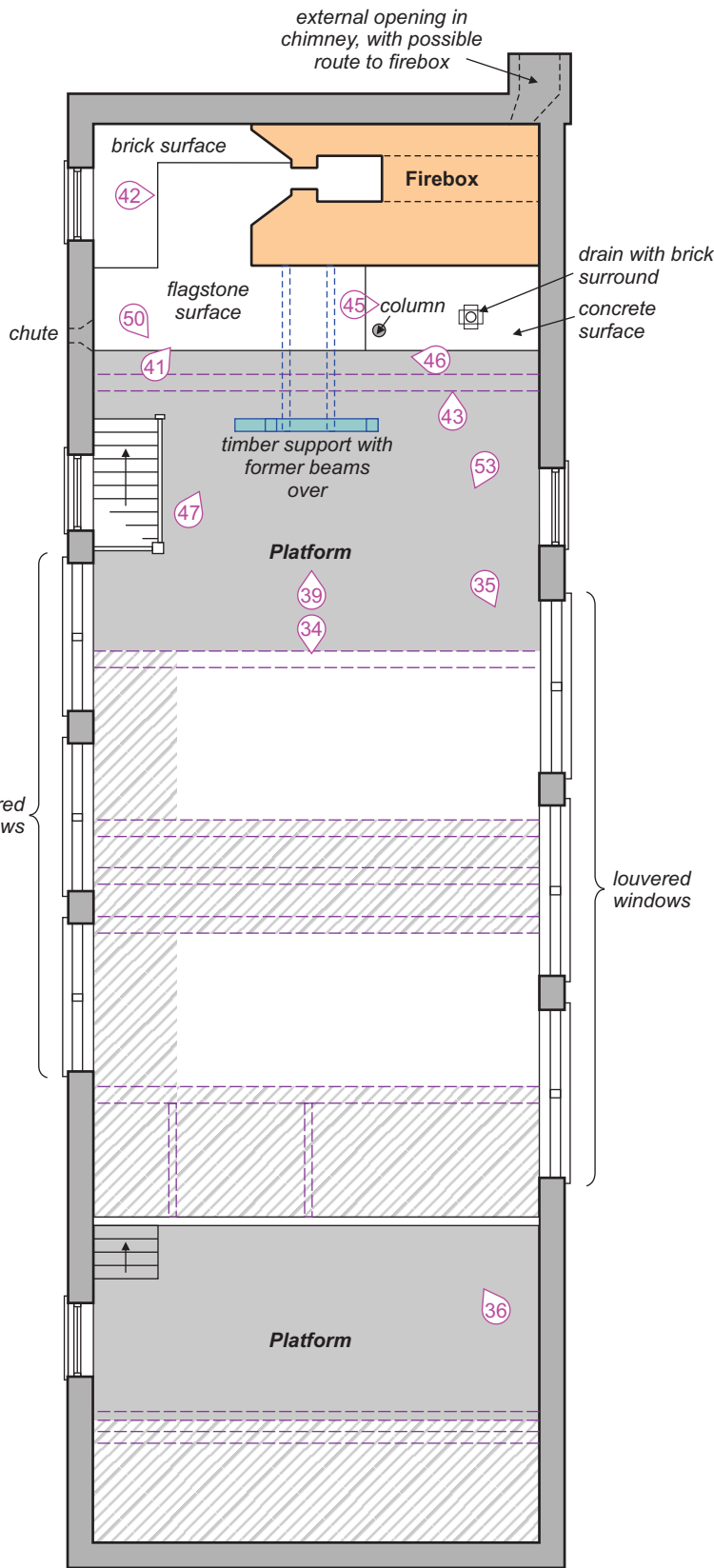
Detail of supporting beam

0 1m

- Probable extent of former platforms
- Existing platforms
- Beams below floor surface
- Timber supporting structure
- Photograph locations

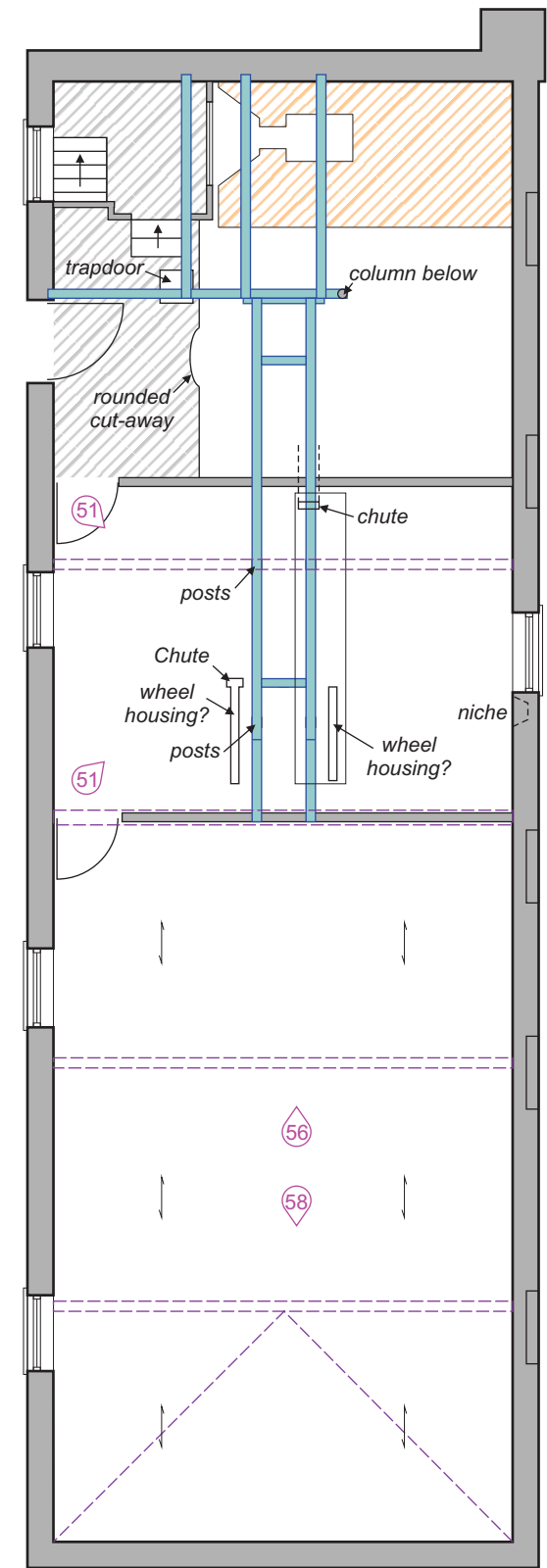


Sectional elevation of east gable wall



0 5m

- extent of former raised platform & office
- Collar truss locations
- Elevated beams of supporting structures
- Photograph locations







General view of the Brewery, looking south-east Fig 9



North elevation of the Brewery (photo-composite) Fig 10



Elevated loading door to brewing floor Fig 11



Carriage arch with chute over Fig 12



The first floor louvered windows Fig 13





The second floor loading door Fig 14



East elevation of the Brewery Fig 15



Opening to the firebox, with scar of tank to the right Fig 16



The south elevation of the Brewery Fig 17



The south elevation viewed from the rear courtyard Fig 18



The carriage arch, looking north Fig 19





Carriage arch roof, showing supports for the firebox Fig 20



Interior face of carriage arch door Fig 21



Access to the Brewery Fig 22



Brewery, ground floor, looking west Fig 23



The ground floor, looking east Fig 24

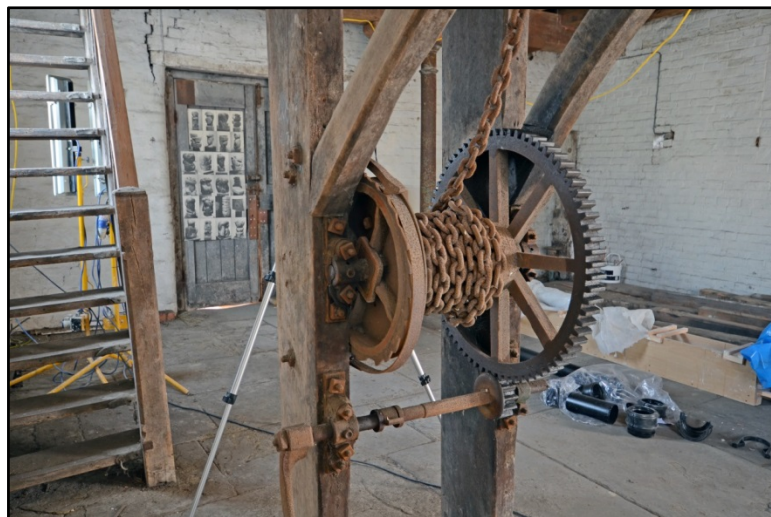


The ground floor loading bay with adjacent hoist Fig 25





The hoist Fig 26



Detail of the hoist winding mechanism and brake Fig 27



The cellar access Fig 28



The cellar with conveyor and steps, looking north-east Fig 29



The cellar, looking west Fig 30



The cellar, looking east Fig 31

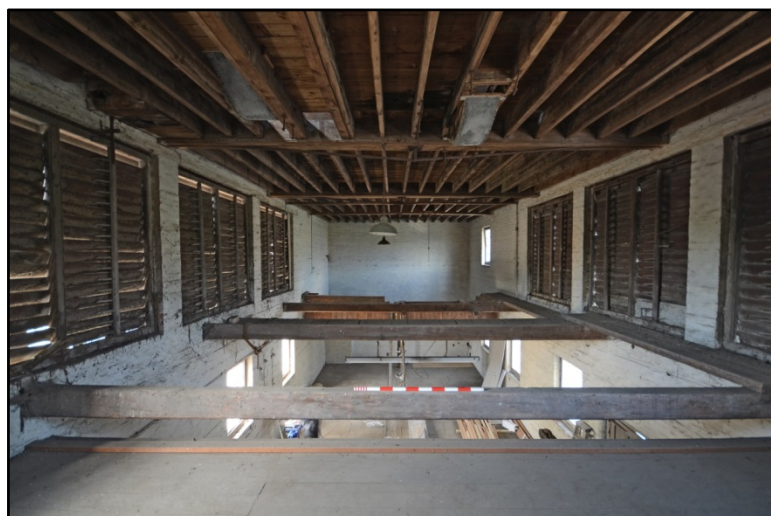




The northern alcove Fig 32



Crawl space to adjacent cellar Fig 33



The Brewery, first floor, looking west Fig 34



The internal face of the louvered windows Fig 35



The first floor, looking north-east (©RichardPrimrose2015) Fig 36



The office and platform (©RichardPrimrose2015) Fig 37





The office and platform prior to their removal (©RichardPrimrose2015) Fig 38



The first floor, looking east Fig 39



Painted notation on supporting beam Fig 40



The firebox, looking south-east Fig 41

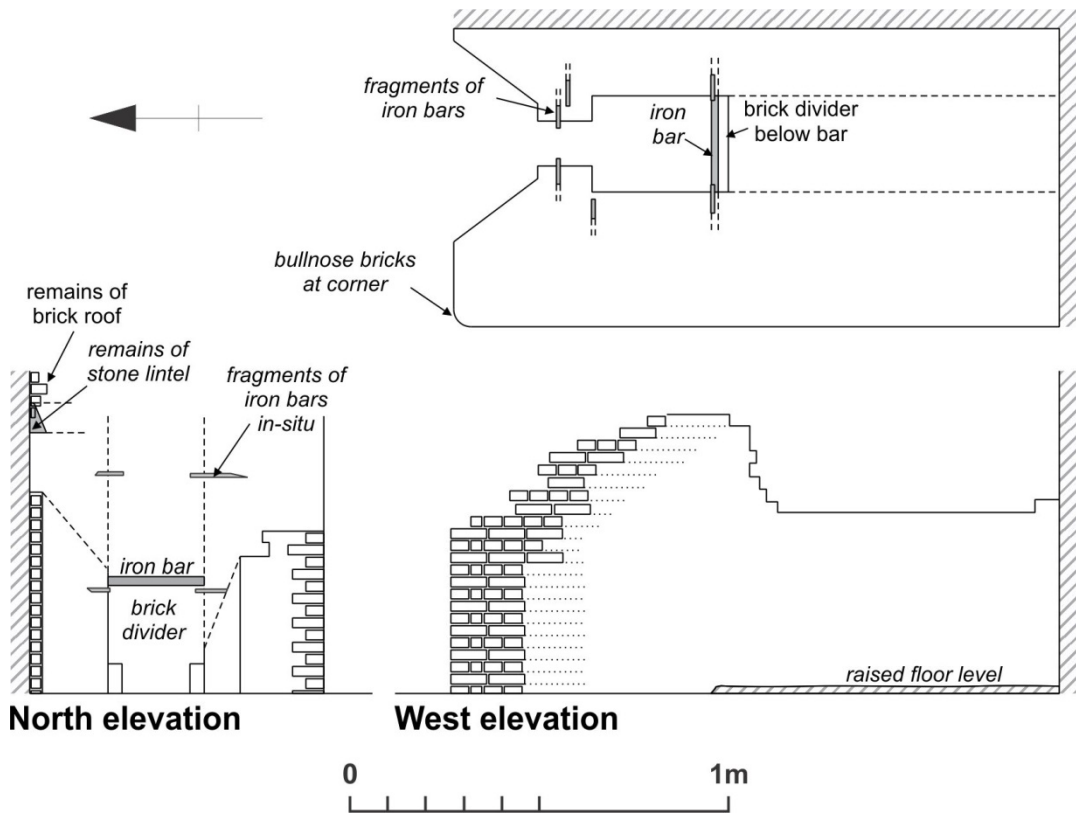


The firebox, looking south Fig 42



Remnant features adjacent to the firebox Fig 43





Plan and elevations of the firebox Fig 44



Empty beam slots and bolts for former equipment Fig 45



The north-east corner of the first floor following removal of the office level Fig 46



The east elevation with empty joist slots and scars of former water tanks Fig 47



Remnant supporting timbers for overhead brewing equipment and walkways Fig 48





Example of c1930s vitreous enamelled steel factory shades Fig 49



The second floor rooms, looking west Fig 50



Room S1, looking south-east Fig 51



Room S1, looking south-west Fig 52



Wheel guards below Room S1, looking north-west Fig 53



Detail of wheel guard and chute Fig 54





Detail of signage on door between the second floor rooms Fig 55



Room S2, looking east Fig 56



Detail of graffiti on the east wall of Room S2 Fig 57



Room S2, looking west Fig 58



Detail of adze marks on the western tie beam Fig 59

## 6 THE WEST BLOCK

### 6.1 Brewhouse / Bottling Room (Figs 60-71)

The exact function of this building is somewhat uncertain. For the purpose of this report the overall structure will be referred to as the brewhouse and the cellar will be referred to as the bottling room. This structure occupies the northern extent of the long range of buildings to the south of the brewery. The floor levels are such that while the building is essentially single storey, the ground floor is raised c1m from the external ground level and the cellar ceiling extends c1m above the ground level. The building partially abuts the south wall of the brewery and a covered passage is formed between the two buildings.

The building is accessed from the east where timber steps lead to a raised timber platform next to the door. The door comprises a simple timber surround with two large single glazed panes and was likely installed upon the buildings conversion to a painters' studio, in order to increase natural light within the room. The doorway is flanked by a pair of small windows with brick flat arch lintels. These windows retain internal shutters consisting of wooden planks and bracing with pairs of iron strap hinges.

The gable roof of slate tiles has a shallow pitch with the central ridge running north to south and is hipped at the southern end. Lead flashing is present where the roof meets the brewery wall at the north. Two roof lights are built into the west facing side of the roof surface. Internally the roof structure comprises basic trusses with iron tie rods serving as king posts between the upper chords and the timber tie beams. The hip construction has a typical layout of hip and jack rafters. The roof structure rests upon a timber wall plate. Defunct joist slots can be seen at regular intervals at the top of the east and west walls. These slots are present in both the brick and stone fabric. It is unclear if the room formerly had a ceiling or has been entirely re-roofed.

The building clearly incorporates the remains of an earlier stone-built structure. The lower portion of the east-facing wall is constructed of coursed limestone, and the south elevation as well as the southern corner of the west wall is also constructed of coursed stone. The stonework continues into the cellar where the south and eastern walls are entirely constructed of stone. The brickwork is keyed into the earlier stone structure and comprises red brick in English Garden Wall Bond. It is likely that the earlier stone building was in a ruinous state when the new structure was constructed as the join between the two phases, particularly at the western side, is fairly ragged rather than clean cut.

It is evident that this building is a later addition to the site and is not contemporary with the main brewery building. The roofline fully cuts across two of the brewery window openings which have been blocked in brick. Although several of the south-facing brewery window openings are blind, the brickwork within these is in English Bond, matching the overall scheme of the structure. The roof also partially intrudes upon the lower corner of a first floor window. A cast iron, curving cross tie-plate can be seen above one of the blocked windows.

The ground floor room was quite plain with whitewashed walls, and no fixtures or fittings were present at the time of this survey. At the north side of the room is a raised platform over the covered passage. A simple steel ladder is positioned against the platform and could be repositioned along a wooden rail running the width of the room. It is likely that this area was utilised for storage.

The cellar (possible bottling room) contains a number of low brick walls, c1.3m in height, which project into the room from the west and south walls. A much lower wall was located in the south-western corner of the cellar. No associated shelving or equipment remained in the room.

A former square opening, blocked in brick, with a timber lintel is located at the southern extent of the west wall, below a small square trapdoor for which the ladder still remains, though the trapdoor is no longer functional. The cellar can also be accessed via a low crawlspace or passageway to the north, which runs below the covered passage and into the brewery cellar. The crawlspace appears to pre-date the brewery as it is lined with coursed limestone rubble, presumably serving one of the cottages which formerly occupied this position. A brick relieving arch has been inserted over the crawlspace above its entry in the bottling room. A light well with iron grate is positioned above the crawlspace, opening into the covered passage between the main brewery and adjacent building. The north wall is constructed of brick from the floor to c1.5m, just above the crawlspace. Above this, the fabric comprises red brick in English Garden Wall bond. The south wall is constructed entirely of coursed limestone. The west wall is primarily constructed of red brick in English Garden Wall bond except at its southern corner where a vertical join from floor to ceiling separates the brick from coursed limestone. A blocked square window with timber lintel is contained entirely within the stonework and its blocking is most likely contemporary with the construction of the brewhouse. The vertical join continues up through the floor above and to the roof level, marking a return wall that runs east to west, forming the rear of the outhouse range.

The cellar ceiling comprises a large beam spanning centrally between the east and west walls which supports the north-south joists. The joists are carried over a timber wall plate with brickwork between each timber.

Brick dimensions: 220 x 70 x 100mm, three courses: 225mm in height.

## **6.2 Outhouse 1 (Figs 72–78)**

This single-storey, east-west range occupies a rectangular plot 3.5m x 5.8m between the stables and house, and forms a small courtyard to the rear of the brewery. It is divided into three rooms, a narrow privy at the east, a store with an oil tank, and a larger outhouse at the west.

The courtyard has a blue-brick surface with a central square drain, and a path of stone flags leading to the house from the covered passage. A rectangular riveted water tank is located against the west wall of the brewhouse, supported on a brick plinth. Drain pipes of uPVC receive rainwater from the brewhouse and outhouse range and deposit it into the tank. It is possible that this tank was originally positioned atop a pair of brackets located nearby on the south wall of the brewery.

The range has a cat-slide roof of slate tiles with lead flashing where it meets the adjacent buildings. A modern uPVC drain spans the length of the roof which is carried over pine rafters that are supported by timber wall plates at the north and south walls. A small, raised roof light is positioned to the rear of the privy and a flush roof light is located over the workshop. The roof structure appears to be a modern replacement with waterproof membrane below the tiles, though it is likely that the tiles are re-used from the earlier roofing scheme.

The south elevation is constructed of coursed limestone, with courses of larger blocks interspersed between courses of smaller, shaped rubble. The wall is plain except for a single width door to the western room. The door and frame are constructed of green-

blue painted timber, with a painted timber lintel over. The door has two square panels with a circular cat hole in the lower panel. The door operates on two iron butt hinges on the western stile. To the east the elevation is keyed into the stone wall at the rear of the brewhouse that also continues to the back of the tack room.

The north elevation is of four bays with a door opening to each of the three rooms and a large window to the workshop. The wall is constructed of red brick in English Garden Wall Bond, comprising rows of headers with three rows of stretchers between, though occasional headers are sporadically found within the stretcher courses. The bricks making up the wall have skintling marks on the stretcher faces. Two small, round iron ties are located between the workshop door and the window. These connect to and secure a hand pump which is fixed to the inside face of the wall in the workshop.

The privy is a narrow rectangular room measuring 1.1m x 2.8m. The room is sparse except for a high-level traditional toilet with chain. The cistern bears a maker's mark *The Don, A&W Bull, Peterborough*. The toilet is quite plain, with simple iron and wood brackets. The water pipe to the cistern exits the room through the east wall into the adjacent building. A small vent with iron grille is located in the south wall, above the cistern and an overflow pipe leads out through the south wall. The lower portion of the walls, to a height of c1m, has been covered with a simple scheme of painted bead board. The door is a simple plank and batten door with vertical thumb latch.

The central room is 1.5 x 2.8m and contains a rectangular steel oil tank which is raised upon a pedestal of modern bricks. The west wall of the room appears to present three phases of brickwork which suggest that the privy and store were formerly open to each other rather than being separate, enclosed rooms. A mid-height brick partition, 1.4m in height, with bullnose brick edging protrudes out from the present western wall of the store room. Adjacent to this is a panel of whitewashed brick in Stretcher Bond which rises in-line with the edge of the partition but stops short of the ceiling. The remainder of the wall comprises unpainted red brick in stretcher bond.

The larger, western room is roughly square in plan, measuring c2.8 x c2.8m. It has a brick floor, partly lost in the south-west corner of the room and replaced with gravel. The function of this room is uncertain; it may have been a workshop, washroom or bake house, but it is also possible that the function of this range might be associated with the adjacent bottling room below the brewhouse.

A wide brick fireplace protrudes into the room centrally from the eastern wall. This narrows and connects to a chimney rising from the floor to c2m from the roof surface. A wooden shelf on iron brackets is located at the top of the fireplace and a crude timber shelf on wooden supports has been positioned just in front of the fire opening. One side of a double opening decorative iron grate remains *in-situ* below this shelf.

A coal store constructed of modern brick separates the southern extent of the room. It is possible that the coal store replaces an earlier brick structure for which remnant brickwork survives around the southern edge of the fireplace and chimney. This earlier structure may have had a sloping slate roof though its function is unclear. Three wooden shelves on simple iron supports span the length of the south wall of the room and surviving brackets suggest that these shelves also continued across the west wall as well.

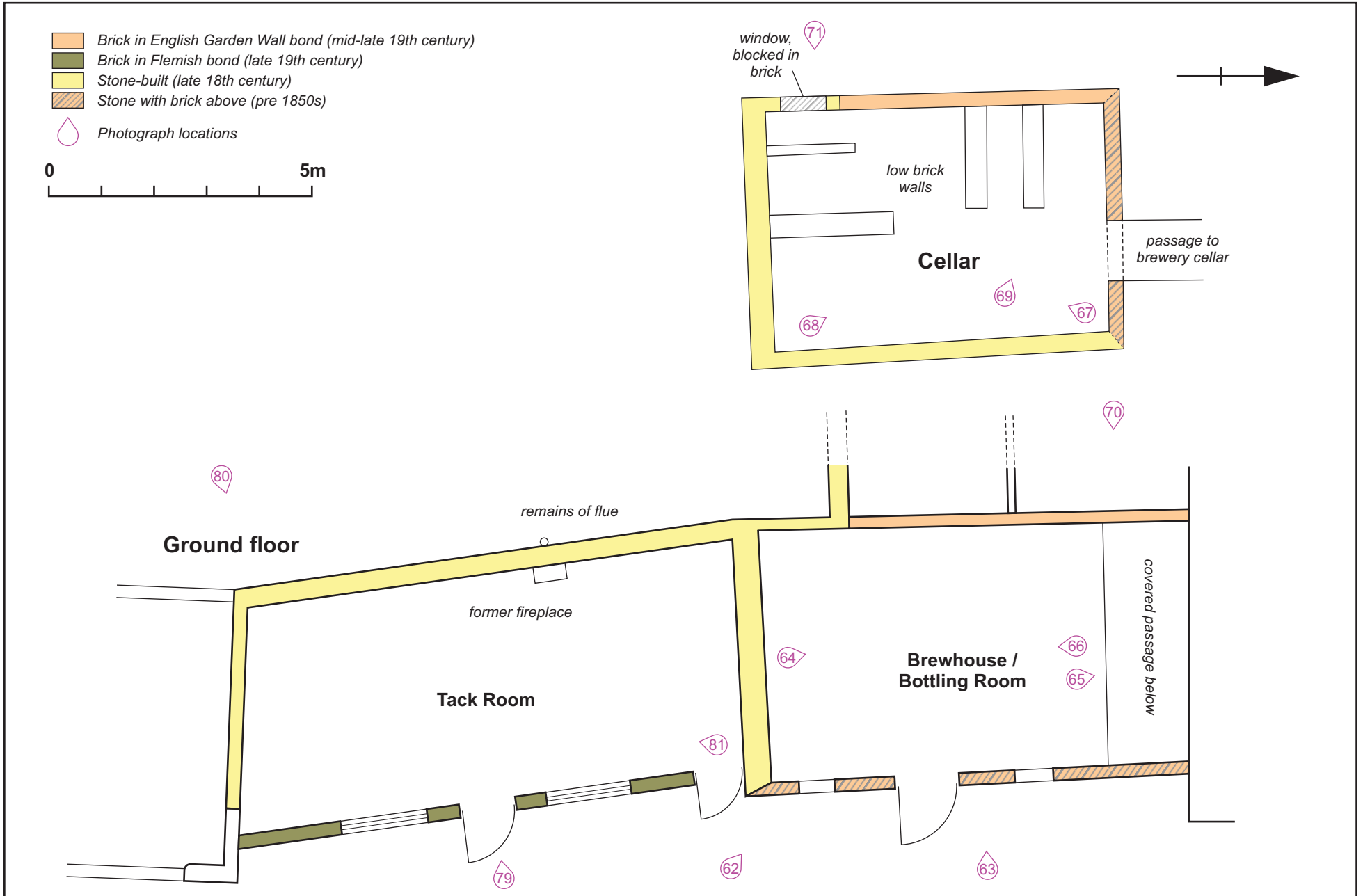
A shallow stone sink is located in the north-east corner of the room, adjacent to the fireplace. This is shaped from a single limestone block and has sloping sides to a fairly flat bottom with a circular drain and iron drain cover central to its northern edge. Cement render has been used to make the edges watertight with the surrounding wall

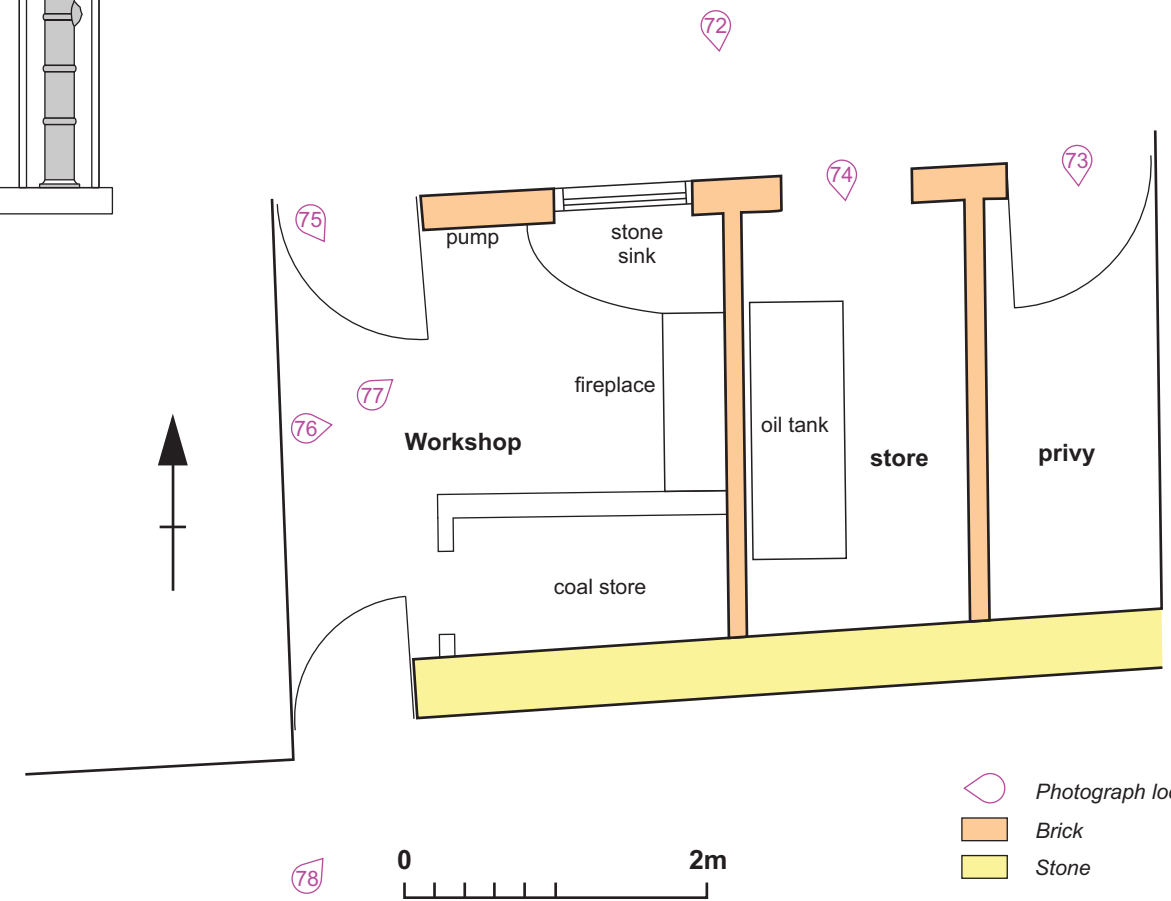
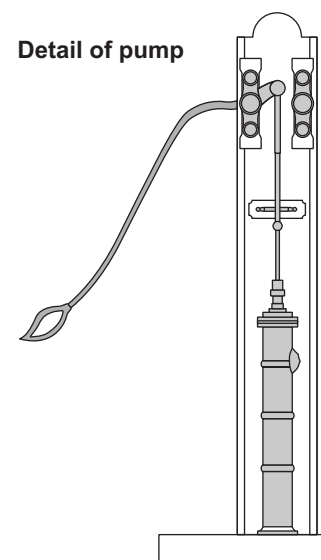
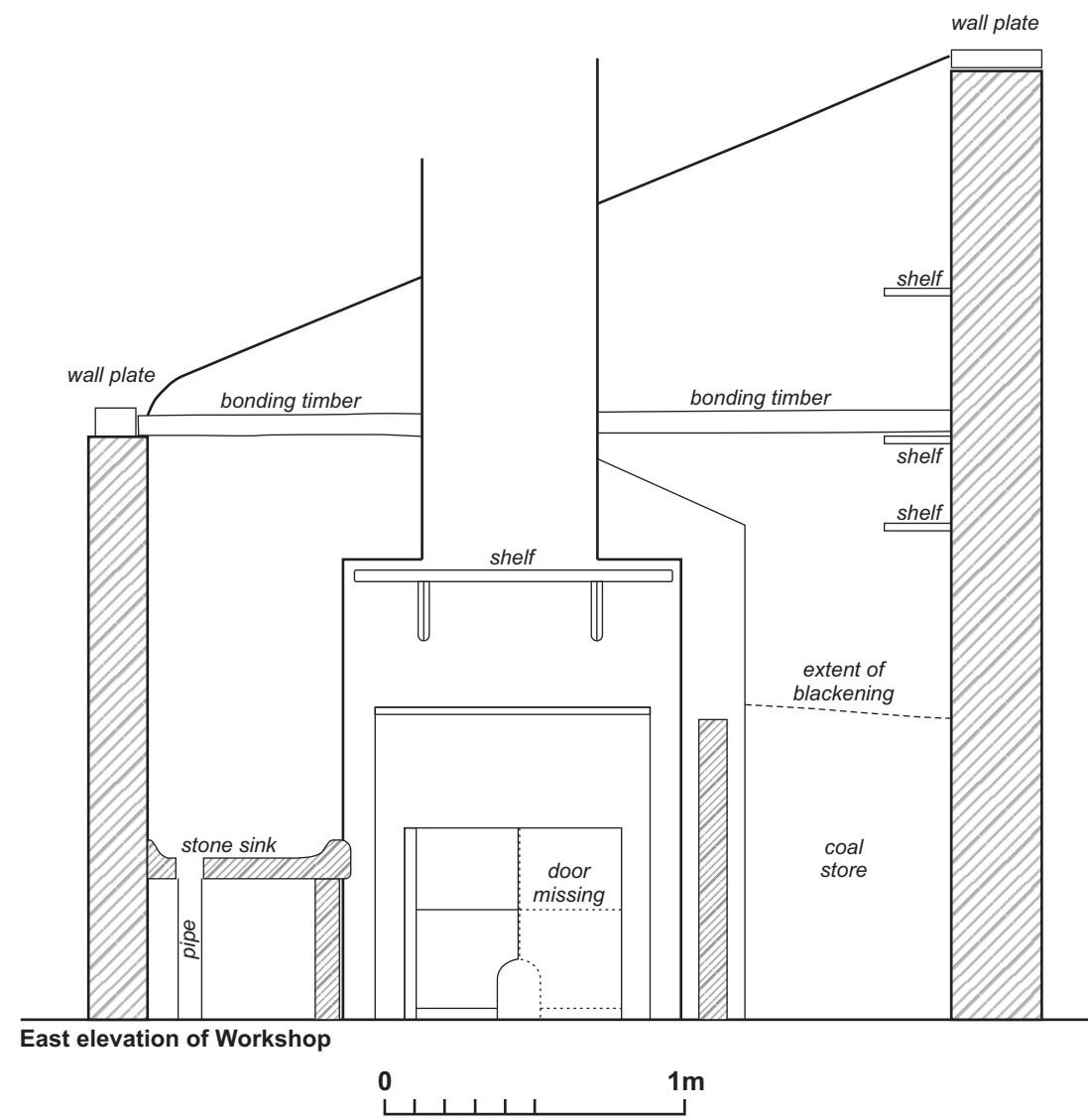
and window ledge. Although the sink appears to be contemporary with the room, it is supported by more modern brickwork at its western edge.

A hand pump is installed adjacent to the sink. The pump is attached to a moulded wooden plate which is fixed to the north wall and secured through the wall with two circular iron ties. The pump was operated by means of a cow tail force rod pivoted at the top of the pump and connected to the piston within the cylinder below. The spout or outlet has been positioned so that water can be pumped directly into the stone sink. Unfortunately a manufacturers' mark was not present or visible.

This range is probably contemporary with the construction of the adjacent brewhouse and is of a later date than the main brewery building. As with the brewhouse, it utilises remnants of an earlier stone building within its structure.







Scales: elevation and pump, 1:25, plan 1:50 (A3)

Plan of Outhouse 1 and details of the Workshop Fig 61





The Brewhouse, looking north-west Fig 62



The east elevation of the Brewhouse Fig 63



The Brewhouse interior, looking north Fig 64



Blocked windows above the covered passage Fig 65



The Brewhouse, looking south Fig 66



The Brewhouse cellar, looking south-west Fig 67





The Brewhouse cellar, looking north-west Fig 68



The Brewhouse cellar, looking west Fig 69



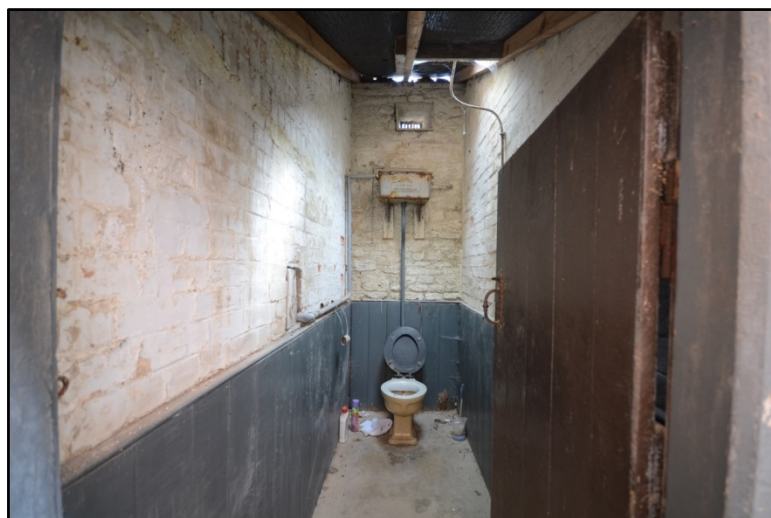
The west elevation of the Brewhouse, looking east Fig 70



Blocked window to Brewhouse cellar Fig 71



The north elevation of the Outbuilding Fig 72



The privy Fig 73





The oil store Fig 74



The workshop, looking south-east Fig 75



Detail of the fireplace Fig 76



The workshop, looking north-east, showing pump and stone sink Fig 77



The south elevation of the Outbuilding Fig 78

### 6.3 Tack Room (Figs 60 & 79-81)

Formerly used as a sculptors' studio, this room most likely historically served as a tack or harness room, where equipment and materials were stored and also a dry room for workers. A round chimney flue projecting from the rear wall formerly connected to a free standing range, now removed. Defunct nail holes and surviving iron nails indicate the former presence of shelving and tack hooks.

The building is on an irregular, rhomboid plan on a roughly north to south alignment, measuring c9.8 x c5m. The roof is effectively a cat-slide roof of slate tiles, although it is angled at its northern edge to meet the adjacent building. Internally the battens and rafters are supported by purlins which are carried over a pair of white-painted tie beams with vertical posts to the purlins. Iron straps are fixed to the western ends of the tie beams and pass through the wall where they are attached to iron ties. Four fixed rectangular roof lights, flush with the tiles are positioned at regular intervals on the roof surface.

The building was constructed against the stone wall of an earlier structure which has dictated the alignment of the tack room compared to the adjoining stable block. The original roof line was raised c1m in brick to match the eaves level of the stables.

The east-facing elevation is brick in Flemish Bond variation, three stretchers to one header, and has a central single width door flanked by a pair of windows. The door is white painted, with six moulded panels and a decorative circular brass knob on the lock rail. A thumb latch is also installed. The door operates on three butt hinges on the north stile. Circular Bakelite switches are located adjacent to the door inside the room. The windows are single glazed, of 15 lights each, arranged 5/3, with white painted wooden glazing bars. The lower two rows form a sliding unit. A timber wall plate spans the full length of the wall, above the windows and door.

Brick dimensions: 220mm x 70mm x 100mm, three courses: 230mm in height





The Tack Room, looking west Fig 79



The west elevation of the Tack Room, showing brick over earlier stone wall, and join with the Stables Fig 80



The Tack Room, looking south (©RichardPrimrose2015) Fig 81



#### 6.4 The Stables (Figs 82-115)

The main part of the stable block is a long, two-storey building on a north-south alignment, measuring 22.6m x 5.7m. It has a gabled slate-tile roof, hipped at the north and south ends, with dog-tooth dentils over a projecting course at the eaves. The primary roof supports are formed by seven pairs of principal rafters jointed to tie beams, with iron tie rods connecting the roof ridge to the centre of each tie beam. Three un-trenched purlins span the full length of the stable block. The underside of the roof tiles has been hidden by unpainted plank cladding.

The east elevation is brick in Sussex Bond (three stretchers to a header), with spacers around window or door openings. A large percentage of the bricks display skintling marks. The elevation has irregular fenestration with seven bays at ground floor and four bays at first floor level. Three of the first floor window openings do not sit comfortably within the overall design and may be later insertions.

To the rear (west) is a continuous, blind elevation which steps down to be shared by the two smaller structures that abut the main stable block. A number of small, regularly spaced, square ventilation holes pierce the wall below the ground floor ceiling level

Internally, at ground-floor level, the stable is divided into four enclosed rooms while at first floor there is a large open hay loft over three of the rooms and an enclosed loft over the north room. In this document the four rooms are referred to as Carriage House and Stables 1-3.

Modern uPVC rainwater goods have been installed though the original iron downpipes still remain *in situ*. To the west, a uPVC drain spans the full length of the stables and connects to an earlier iron downpipe. The smaller adjacent buildings also retain iron downpipes though the drains are later replacements. Lead flashing is installed at the joins of the roofs and walls to make the buildings water tight.

A cobbled-stone surface is located along the full length of the east elevation. This is patchy and overgrown and stops in line with the join to the north tack room.

Brick dimensions: 210mm x 70mm x 100mm, three courses: 230mm.

##### ***Carriage house***

The carriage house is located at the north of the stable block. It has a roughly square plan, 4.8m x 5.1m (internal measurements). The room is accessed through a wide arched double door with arched brick lintel externally. The doors are constructed of white-painted vertical planks with pairs of iron strap hinges on the external face and horizontal rails with diagonal bracing internally. Secondary horizontal bracing, possible of a later date, has been fixed at the top of both doors on the internal faces. A rim lock has been installed below the central rail of the northern door. The strap hinges operate on a simple gudgeon and pintel mechanism wherein the pintels are fixed to limestone blocks, pairs of which are located alongside the top and bottom of each door. Internally, the brickwork surrounding the door opening projects from the main wall face, with bullnose bricks preventing damage or injury to both equipment and animals. As the doors are outward opening these bricks are not needed on the external side of the doors. The north wall of the room was primarily constructed of coursed limestone with brickwork keyed in at the eastern end of the wall. The stonework represents the southern return of the wall of an earlier building on the site.

Waist-high shelving or work benches are located around the south, west and north walls of the room. To the south the bench is made up of re-used timber beams, one with defunct slots, which are carried over a pair of brick supports. The western bench is made of timber planks supported by timber posts. The northern bench is at a lower level than the others and is constructed of timber planks with timber supports. It seems likely that only the southern bench was original to the room and that the others were added later. Empty slots for tack hooks can be seen above the bench on the south wall and adjacent to the doorway on its southern side.

The spine beam is located central to the room, spanning between the north and south walls. This carries the ceiling joists of machine sawn pine which are supported over the east and west walls by bonded timbers. The joists are given lateral support by two lines of scissor bracing. The room is lit by a c1930s vitreous enamelled steel factory shade, of a similar type to those used in the main brewery and cottage. The light is attached centrally to the main ceiling beam.

An iron ladder, formerly fixed to the wall provided access, via a square hatch to the loft above. A defunct joist slot central to the hatch suggests that the hatch is a later addition and that joist was shortened to accommodate access. A tack hook, also in line with the hatch and ladder would also have had to have been removed to allow use of the ladder. The loft retained several wooden tack hooks along its southern wall and simple wooden shelves on the western wall.

A door is located at first-floor level in the north wall, just above the roof line of the adjacent building. Iron brackets matching the slope of the roof are positioned in front of the door, formerly supporting a platform or step. The door is constructed of white-painted vertical planks with three horizontal braces on the internal face. Two white-painted strap hinges are fixed to the inner face, allowing the door to open inward to the room. The door can be secured by a rimlock, and a thumb latch is located above the lock. A circular cat hole has been cut into the door and was later blocked. The lower portion of the door, below the bottom rail seems to have been either extended to fit the door frame or repaired. The top of the door frame intrudes into the dentil and projecting course at eaves level. That the door brackets respect the pitch of the tack room roof suggests that the doorway was inserted after the construction of the building. However, the brickwork surrounding the door does not seem to have been modified to accommodate it, and it could be that only the brackets postdate the tack room, perhaps replacing an earlier external stair or platform. The presence of the cat hole suggests that the door may have been re-used from a different location.

The first floor window was likely formerly a door which had been modified. The window is single glazed with 16 panels 4/4, with white-painted wooden glazing bars. The lower portion of the opening is made good with wooden planks. The base of the opening is level with the base of the doorway to the north and also another doorway further south on the same elevation. The top of the window opening, however, is one course lower than the door opening to the north, and the lintel intrudes into the projecting brick course. An upside-down horseshoe is fixed to the timber wall plate above the window, internally to the room. The external facing brick courses below the opening are slightly deformed and sag downwards, an indicator that the opening may be a later insertion.

### ***Stable 1***

This is a small ground-floor room to the south of the carriage house, measuring 3.6m x 5.1m. The room is accessed through a top and bottom-opening stable door located off-centre to the east wall. The door is constructed of vertical planks, strongly framed and braced on the internal face. The two parts of the door are moved on gudgeon and

pintel-mounted strap hinges keyed into the brickwork on the south side of the door opening. The upper door has a replacement modern sliding latch whilst the lower door has an original sliding latch and a flush, circular latch with mortis lock. A sliding latch at the upper part of the lower door is missing. A transom window is located above the door, below the flat arch brick lintel. The transom is likely not contemporary with the building, perhaps replacing sliding louvers. Internally to the room the brickwork surrounding the doorway comprises bullnose bricks that project from the wall face.

The room is quite plain, with whitewashed brick walls all around. Timber benches or shelves, supported on timber posts, span the full length of the north and south walls. Missing bricks in the south-west corner of the room indicate that a trough or manger was formerly positioned there. The benches or shelving clearly post-date the use of the room as a stable. A single iron tethering ring is located centrally to the west wall. Marks in the paintwork indicate that a square cupboard was formerly positioned in the north-east corner of the room, above the bench.

The ceiling joists are aligned east to west and are supported over a timber course within the brickwork. Lateral support is provided by scissor bracing. Two feed chutes are cut into the overhead floor boards, one central to the room and another in the north-west corner. A small rectangular vent with an iron grill is located below the timber course of the west wall.

An electrical socket has been installed on the north side of the doorway and the room is lit by a fluorescent light fixed to the underside of the central joist. The baseplate and valve for a former gaslight, and the remains of associated pipes can be seen on the east wall, adjacent to the doorway.

The room has a concrete floor with a square drainage hole centrally to the room.

### ***Stable 2***

Measuring 6.5m x 5.1m, this room was plain, with whitewashed brick walls and had been cleared of all fixtures and fittings. As with Stable 1, the room had a smooth concrete floor with a square drainage hole off-centre to the room.

The doorway to Stable 2 is identical to that of Stable 1, comprising a top and bottom-opening stable door with iron strap hinges. The door formerly had a flush circular latch which was removed prior to this survey. A single glazed transom window is located over the door, below a flat arch brick lintel.

A single rectangular vent with iron grill is positioned centrally to the top of the west wall. Three feed chute openings are located above the west wall. Two high level scars on the western wall pertain to former iron fixings or brackets, most likely for stalls or feed equipment.

It is evident that Stable 2 and Stable 3 were formerly a single continuous room which was later partitioned. The dividing wall is awkwardly positioned so that it intrudes upon a former shared window opening. The wall was not keyed into the main eastern elevation of the stable and there is a small gap between the two. The room has two windows, both in the east wall. To the south of the doorway is a fixed, two-light, high level window with simple timber lintel. The brickwork around the opening seems to have been modified to accommodate this opening and it likely a later insertion. The second window, which is intruded upon by the partition wall is contemporary with the building and comprises a pair of sliding windows (though one window is missing). The remaining window is of four lights, 2/2, with white-painted surround and glazing bars. The opening has a flat arch brick lintel.

**Stable 3**

Measuring 6.3m x 5.1m, this is the only stable room to remain fairly intact. It retains a large complement of fixtures and fittings, these having been removed from the other former stable rooms. The space has been divided into three stalls which are separated by timber stall partitions from the centre of the room to the western wall. The stalls are fairly well made and are jointed to timber posts connected to a central beam below the ceiling joists. Each stall has a wall-mounted, lined, wooden trough at its western end and the central trough also has an underslung iron bracket for additional support. Two iron tethering rings are fixed to the trough of the northern stall. The other stalls each have one tethering ring, again fixed to the trough in each stall. Round, wall-mounted mangers, each located below a feed chute from the upper floor, were formerly installed central to each stall. These were no longer present at the time of this survey but were evident from scars on the west wall. Three rectangular vents with iron grills were also located centrally to each stall, above the mangers.

The room retained a well-made tiled floor comprising square Staffordshire blue pavers, with a tile-lined drainage channel spanning the length of the room. The tile floor rises to meet each stall partition and the north and south walls, and the floor slopes slightly towards the drainage channel. The remainder of the floor on the east side of the room is smooth concrete.

The room is lit by natural lighting from the east facing window and by a florescent tube light which hangs from the central spine beam. A single c1930s vitreous enamelled steel factory shade is also installed in the room, crudely hanging from a rope tied to a joist, with the electric cable dangling loosely and plugged into an electrical socket adjacent to the door. This light is likely to have only recently been installed in the room.

A poorly-made corner cupboard is located in the north-east corner of the room, near the door. The cupboard has been fixed to bonding timbers in the east wall and is secured directly into the brickwork of the north wall.

A former opening, blocked in with brick and painted over, can be seen in the eastern side of the south wall. The former opening, which has a simple timber lintel, measures 0.9m x 0.7m and is quite low down on the wall, its lower edge being only 0.6m from the floor. Above the blocking, an opening in the wall allows for a loft access stair from the adjacent room to the hayloft over the stables. This stair sits uncomfortably within the room and the insertion of the opening has caused structural weakness within the brickwork, leading to cracking and splitting of the joints between the bricks.

The room has a central beam between the north and south walls, a later insertion which is contemporary with the division of Stables 2 and 3. The stall partitions and associated fixtures, as well as the tile floor are also very likely to be contemporary with the reduction of the room. This room lacks the inter-joist scissor bracing which can be seen in the other ground floor rooms.

Access to the room is through a top and bottom opening stable door located off-centre to the east wall. This door is a little different to the other stable doors as it lacks diagonal bracing between the horizontal rails and is hinged on the north jamb. A panel of hit and miss sliding louvers is above the door, below the flat arch brick lintel.

**Hay loft**

Above the ground-floor stable rooms is a continuous hayloft measuring 17m x 5.1m. It is bound to the north by a brick partition in line with the carriage house which has an enclosed loft. To the south the loft is bound by the south wall of the stables where it



meets the outhouse. At the time of this survey the hay loft was accessible only from the outhouse loft access. Original access to the hay loft was through a first-floor loading door in the southern half of the east elevation, over Stables 2 and 3. An undated historic photograph shows an I-beam projecting outward from the top of this door, presumably for raising loads to the loft. The primary purpose of the hay loft would have been for the storage of hay which would have been unloaded from a cart through the loading door directly onto the loft floor. The hay could then be pushed through hay chutes along the western wall directly into mangers and feeders. The nine chutes are positioned at regular intervals along the wall and are formed of rectangular gaps between the floorboards with removable iron coverings when not in use.

A scheme of repair is visible on the interior face of the wall above the loading door. The repair comprises a five-course panel of unpainted brick between the door's lintel and the wall plate above. The bricks within the repair have been laid as Stretcher Bond with header spacers to help match the surrounding brickwork. Externally the door and its surround appear unchanged. Two fixed, single light windows to either side of the loading door are likely later insertions.

The roof is supported over five collar trusses with iron tie rods between the tie beams and ridge. The tie beams rest upon timber wall plates that stretch the length of the building. Each side of the roof has three untrenched purlin spanning the length of the room. Fascia boards are positioned at the angle between the wall plate and the roof surface, which has been covered with interlocking planks.

### ***Outhouse 2***

Abutting the south side of the stables, this is a two-storey building, roughly square in plan, with one room at each level. The main, east facing elevation has two bays at ground level and a single door opening at first floor. The building is constructed of red brick in Sussex Bond (three stretchers to one header), and has a slate tile roof which is hipped to the south and joined at its north to the south facing elevation of the stable block. At the eaves is a course of dog-tooth dentils above a projecting brick course.

At ground floor, access is through a single-width doorway comprising a poorly made and much repaired plank door which has been roughly braced with planks and lined on the inner face with flattened corrugated sheets. The door operates on two gudgeon and pintel mounted strap hinges on the north jamb. Adjacent to the door is a wide, three-panel window, each panel comprising four lights, 2/2, with the central panel being fixed and the outer panels being outward opening side-hung casements. The glass is held within a simple frame of white-painted timber with a timber sill below. The lintel is a segmental construction comprising two courses of headers with brick stops. The first floor door or loft hatch opening is fairly square, measuring 1.2m x 1.1m, with a simple plank and batten door, side-hung to the south with short, iron strap hinges. An iron rim lock is installed on the inner face of the door. The timber lintel is built into the projecting brick course below the dog-tooth dentils.

The window appears to be a later insertion, perhaps replacing an earlier opening. Its insertion necessitated the modification of the surrounding brickwork and has had a detrimental impact upon the structural stability of the elevation with the courses above the lintel showing a noticeable sagging.

Whilst the outhouse and the adjacent stable block and smaller stable / garage appear to be contemporary with each other, sharing continuous, common elevations to the east and west, the roof of the outbuilding does not sit comfortably with its taller neighbour. The ridge is higher than the eaves level of the Stable, and the pitch of the

roof cuts across the eaves courses, the roof surface then projecting a short way onto the roof hip. When viewed from within the loft of the outbuilding, it can be seen that the dentil course of the stable continues across the full width of the wall. The joint between the roof surface and wall is made good with lead flashing.

The ground floor space comprises a single room with a somewhat unusual layout, the purpose of which is unclear. The floor is on two levels, with a flagstone-paved platform at the south side of the room which steps down 0.5m to a brick paved sunken floor that occupies the remainder of the room. Whilst the primary construction material of the building is red brick in Sussex Bond, the walls surrounding the sunken floor, approximately level to the adjacent platform surface, are constructed of coursed limestone blocks with a lime plaster covering surviving in places. Above this, from the stonework to a varying height of one to three courses above the platform level are projecting courses of red brick in English Bond (alternating courses of headers and stretchers). The main brick wall surfaces step back slightly from the level. It is possible that the sunken floor and associated stonework represent the remains of a former stone-built building whose foundations were incorporated into the stable and outbuilding construction. As English Bond is generally a stronger bonding scheme, this was used as a foundation for the brickwork above and provided a level platform for the newer walls. It is less certain if the stone-surfaced platform is contemporary with the sunken floor and stonework, but if this was added with the construction of the stables it would presumably be made level with the door rather than stepped. The function and use of the sunken area within the subsequent outbuilding is also uncertain though is evident that a large rectangular object was formerly fixed to the north wall; possibly a large industrial refrigeration unit which was in storage on site at the time of this survey. Green mould on the floor surface forms a straight edge where the base of the object was formerly located and other patches of mould or algae on the surrounding stonework also indicate the presence of damp, though this might not be related.

A blocked former door opening with timber lintel can be seen centrally to the south wall. As with the main entrance, this door is higher than the platform and would have been stepped. The blocking has a sharp, full-height vertical joint to the west and also at the upper half of the east edge, but is then keyed into the surrounding brickwork. The scars of two round wall ties can be seen on the bricks flanking the blocking, just below the lintel. Above the former doorway, three wall-mounted wooden tack hooks remain *in situ*.

Access to the first floor is via a wooden ladder adjacent to the ground floor door. As with the carriage house, this access appears to be a later insertion as defunct joist slots can be seen on the east wall above the doorway. These joists were shortened to allow for ladder access. The joists are supported by a central north-south spine beam and rest upon timber rails in the east and west walls. A trip guard of braced planks is located on the north side of the ladder within the loft.

The first floor loft room was empty, and was likely used primarily as storage and a means of accessing the hay loft over the stables. In several places the floor timbers have been removed and the resulting gaps filled in with cupboard door panels as crude repairs. Access between the two lofts was formerly via small ladder-like run of steps which bridge the height difference of the two floor levels. The door opening could be closed off by a plank and batten door with a circular cat hole. A portion of wooden steps, cut to fit, with balusters and hand rail still attached was later inserted into the opening, on top the earlier steps. These steps intrude into the room and prevent the door from closing. Centrally to the room is a machine-sawn pine tie-beam with a tie rod king post to the ridge. Untrenched purlins supporting the rafters are carried over the upper chords of the collar truss. Natural light is allowed into the room from the east through a roof light.

A square opening, 1m x 1m, is positioned centrally to the south wall and overlooks the adjacent stable room. The opening has a plain timber frame and timber lintel over. A secondary lintel or support is also located directly above the main lintel. The opening has latterly been partially boarded up with planks.

#### **Stable 4**

This is a single-storey building which forms the southern extent of the block and the south elevation abuts Outhouse 2. It presents its main elevation to the south and has a slate tile roof which is hipped to the south. The primary construction material is red brick in Sussex Bond with a projecting course of headers at ground level and a course of dog-tooth dentils over a projecting course at the eaves. The east elevation is plain and the brickwork has a noticeable sag off-centre to the wall.

The main south facing elevation is dominated by a wide, full height sliding door which is mounted on a rail at eaves level. The door is constructed of vertical planks with horizontal rails on the internal face. An undated historic photograph shows that a top and bottom-opening stable door was formerly located in the south elevation. It is clear that the south elevation has been almost entirely re-built. A reused timber beam with defunct slots visible on one edge spans the full width of the elevation, supported at the east and west on bullnose brick pilasters. The top of the beam is level with the wall plate over the surrounding walls and it supports the rafters on this side of the building. A centre hinged, single light window with timber lintel is built into the south elevation beside the doorway. When open, the door slides over the window and obscures it.

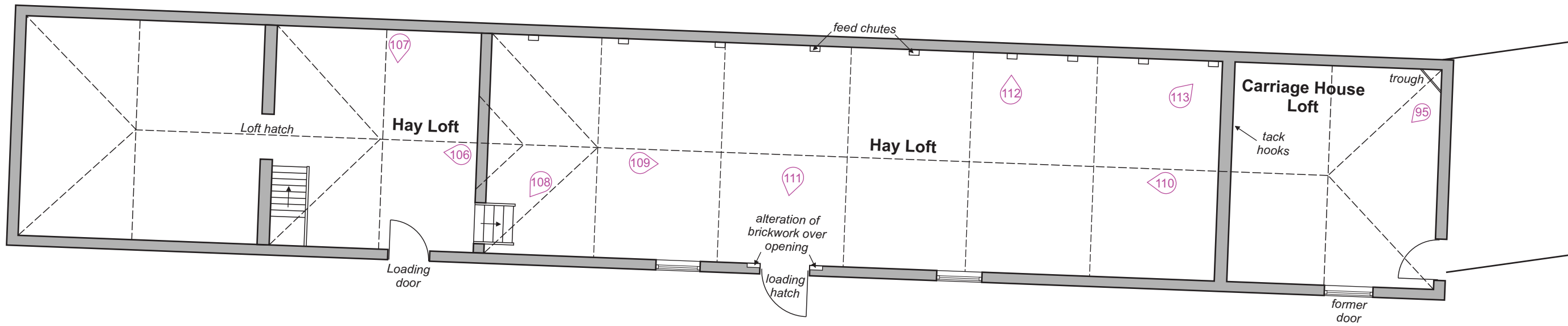
The roof is supported over a central collar truss with a tie beam central to the room between the east and west walls. An iron tie rod passes through the tie beam and connects to the ridge. Unlike in other rooms the purlins are trenched into the truss collars.

The room has a concrete floor covering the former brick surface, which can be seen in places where the concrete has been damaged.

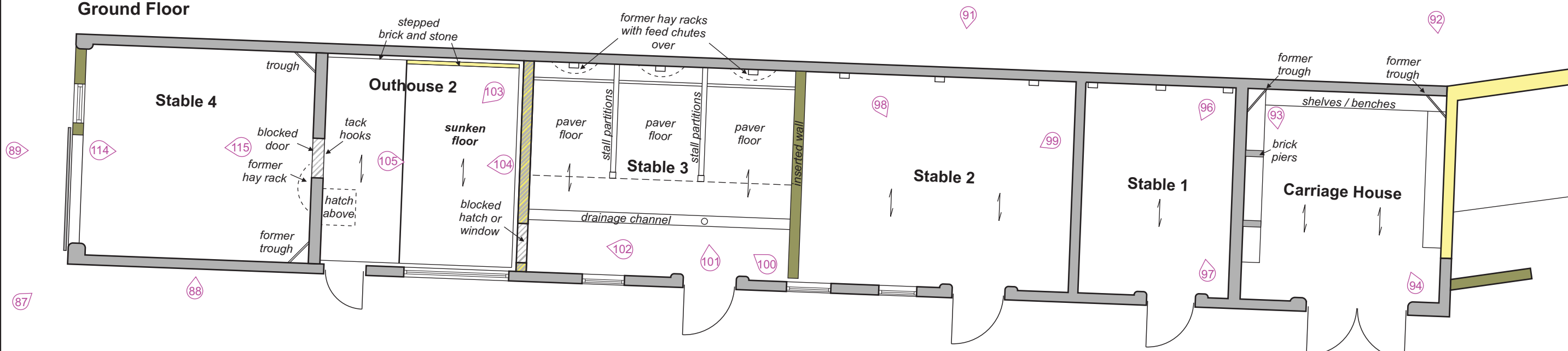
Of the former stable fittings, a wooden wall-mounted trough remained in the north-west corner of the room. An iron tethering ring was fixed to the centre of the trough edge. A smaller iron ring was fixed to the wall above the trough. It is likely that another trough was formerly located at the opposite corner of the room. The scars of two circular wall-mounted feeders can be seen midway up the north wall. The scars continue over the blocking on that wall. A 1930s vitreous enamelled steel factory shade remains *in situ* within the room.



**First Floor**



**Ground Floor**



- Brick insertions (late 19th century)
- Stone structure (pre 1850s)
- Stone with brick above (pre 1850s)
- Photograph locations







The Stables, looking south Fig 83



The Carriage House and Stable 1 Fig 84



Stables 2 and 3 Fig 85





Outhouse 2 Fig 86



The Stables, looking north-west Fig 87



Stable 4, detail of subsidence in the brickwork Fig 88





Stable 4, looking north Fig 89



The southern extent of the west elevation of the Stables Fig 90



The west elevation of the Stables Fig 91



The northern extent of the Stables, showing join with adjacent stonework Fig 92



The Carriage House, looking east (©RichardPrimrose2015) Fig 93



The Carriage House, looking west (©RichardPrimrose2015) Fig 94





The Carriage House loft (©RichardPrimrose2015) Fig 95



Stable 1, looking east Fig 96



Stable 1, looking west Fig 97



Stable 2, looking north-east Fig 98



Stable 2, looking west Fig 99



Stable 3, looking south-west Fig 100





Stable 3, looking west (©RichardPrimrose2015) Fig 101



Stable 3, looking south, showing blocking Fig 102



Outhouse 2, looking south-east Fig 103



Outhouse 2, looking south, showing blocked door Fig 104



Outhouse 2, looking north Fig 105



Outhouse 2 loft, looking south Fig 106





Outhouse 2 loft, looking east Fig 107



Detail of steps to hay loft Fig 108



The hay loft, looking north Fig 109



The hay loft, looking south Fig 110



Access hatch with modified brickwork over Fig 111



Detail of feed chute and cover Fig 112





Detail of the wall plate and collar truss Fig 113



Stable 4, looking north Fig 114



Stable 4, looking south-east Fig 115

## **7 THE EAST BLOCK (Figs 116-159)**

### **7.1 The Maltings**

This building was withdrawn from the planning application during the archaeological works and as such does not form an integral part of this report. It will, however, be briefly described in order to allow for a more complete accounting of the site.

The Maltings comprise a single large building, rectangular in plan, measuring c35m x 9.3m, on a north-south alignment. At the north, the building abuts the stone wall of the former building which stood behind the cottage and to the south it shares a common wall with the oast house. The Maltings are located along the eastern property boundary, parallel with the Stable block, with a grassy track between the two buildings allowing cart access between the brewery and associated buildings to the south. It is constructed of red brick, in English Bond to roughly 24 courses high, level with the tops of the lower windows, and in Sussex Bond to the eaves, where the wall is crowned with a course of dog-tooth dentils. The building has a gabled roof of slate tiles, hipped at the north and south ends, which is supported by nine collar trusses, carried over brick pilasters that project from the inner faces of the east and west walls. The roof is pierced by five pairs of roof lights and the underside of the roof surface is covered by planks.

The west elevation is seven bays with fenestration at ground and first floor level. Steps at the north end of the building descend to a single-width wooden door to the malting floor. Adjacent to this door are square windows at ground and first floor level. All of the upper level windows of the elevation retained wooden shutters whilst the lower window openings were covered by iron security bars and iron grilles. A raised doorway at first floor level allowed for loading and unloading onto carts. Within the room, brick piers are located to either side of this door and likely formerly supported a platform. At the south of the wall is a tall, double width door opening with a large wooden sliding door which moves on a rail at the top of the door. A former window opening above the door was blocked in brick to accommodate the door. A ground-floor level window to the north of the double door was also blocked in brick. The east elevation could not be viewed externally but contained square window openings at ground and first floor level, with wooden shutters remaining. Two of the ground floor windows have been blocked in brick.

Within the building is a single large room, open to the roof, though formerly with a first floor which was removed after the brewery fell into disuse. At the northern end of the room is an enclosed brick steep, the sides of which are lined with red tiles. Stone flags are laid over the top of the walls. The steep's floor is of square tiles, with a line of perforated kiln tiles along the centre. It is possible that a hoist may have been located alongside the steep, at its western side. The remains of a brick return for a neighbouring enclosure can be seen at the south-west corner. Above the steep, the north wall has a line of filled-in joist slots which likely formerly supported a platform. For the most part the room is an empty space, ideal for storage. The walls are white painted and bare, with no fixtures or fittings. Above the low level windows the wall surface steps back, the brickwork changing to Sussex bond. The pilasters which support the collar trusses rise from this step. The room has a concrete floor which is patterned with the imprints of heavy barrels and boxes.

At the south end of the room is a timber platform supported centrally over a brick pier. Short joists project from the south wall and connect to a large beam which spans between the east and west walls. Defunct joist slots on the north side of the beam formerly served to support the first floor. An iron ladder positioned at the west side of



the platform allows access to the upper level. The ladder was previously positioned within a trap door in the south-west corner of the platform.

The south wall of the Maltings is shared with the oast house. Access between the two rooms is at ground floor in the south-west corner and at first floor through a central doorway atop the platform. The central door is flanked by a pair of hatches which descend from the first floor of the oast house to the ground floor of the Maltings, through square gaps in the platform. The upper portion of each is enclosed to prevent material spillage. Three iron tie rods which help to support the oast house floor protrude through the wall below the platform. The ends of the ties have circular plates which feature a decorative radiating “sun-burst” pattern at the centre.

## **7.2 Oast House and Kiln**

This is a roughly square-plan building, its footprint measuring 7.1m x 7.5m. At the north it shares a common wall with the Maltings, and to the south it encloses the cart shed. It is a two-storey building with a kiln at ground floor and a drying floor over.

The building is constructed of red brick, fully in English Bond. The bricks measure 220mm x 100mm x 60mm, with three courses being 230mm in height. The mortar between the brickwork of the west facing elevation is much thicker and rougher than elsewhere, likely having been repointed. As with the other buildings on site, the top of the walls at the eaves are crowned with a course of dog-tooth dentils. The west elevation contains the sole external access, an off-centre, single width doorway with arched brick lintel, containing a simple plank and batten door with steps dropping to the lower floor level of the kiln. A circular iron tie plate at the top right corner of the lintel fixes a tie rod below the first floor. At the south wall, three tie plates with radiating “sun-burst” decorations connect to iron ties which run north-south below the drying floor. A single glazed casement window is located centrally to the west elevation at first floor level, with identical windows also being in the south and east elevations. The windows have plain timbers lintels below the dentil course, and wooden sills. They are two light windows, one fixed, the other side hung with cast iron window furniture. Cast iron downpipes at the west and south walls connect to modern uPVC drains at the eaves.

The oast house has a square plan pyramidal roof of grey slate tiles, rising to a central point, with a circular chimney stack at the apex. A tall, wind-operated oast cowl was formerly located atop the stack and can be seen on a pre-1900 historic photograph. The cowl would have prevented the backdraft of smoke into the drying room, caused by strong winds, and would also prevent rain from entering the room. Lead flashing is installed along the four edges of the roof and around the base and top of the chimney. A clear plastic sheet has been installed within the chimney to seal it after the building ceased to function as an oast. The chimney is formed of upright studs with lath and plaster around the studs, plastered over internally, and with grey slate tiles on the external face.

The ground-floor room is at a slightly lower level to the external ground surface and can be accessed externally from the west and through the Maltings to the north. The room lacks windows and thus no natural light enters except through the doorways. At the time of this survey, no electric lights were present and no fittings were noted. The room has a central enclosed kiln measuring 3.4m x 3.4m, with walkways around the outside. The bricks forming the central kiln measure 220mm x 110mm x 70mm, with three courses being 230mm in height. The walkways are c1.6m in width with flagstone floors. From the central kiln, the brick ceiling curves outwards in four half-arches, from a height of 1.1m at the kiln to 2.3m where they join the outer walls. The walls and the

kiln are constructed of white-painted red brick in English Bond and the ceiling is of white-painted red bricks in Stretcher Bond. A bench of planks over brick piers is located in the south-west corner of the walkways.

The openings for the kiln / furnace are located at its western side, facing the door. This elevation comprises two recessed panels with square openings at the top, flanking the central kiln furnace. The square openings have cast iron frames which can be closed by the means of simple, side-hung, cast iron doors. Timber lintels span the width of both panels but not the central furnace. The kiln has a square, upper opening (0.6m x 0.6m), with a cast iron frame, which can be enclosed by two side-hung cast iron doors. The doors operate on pairs of cast iron strap hinges installed on the edge of the frame. Below the door is an iron beam which spans the opening and projects into the brickwork to either side. Circular tie plates, approximately 200mm in diameter are located to either side of the furnace, connecting to tie rods that support the furnace structure. They had a different design to those seen elsewhere on the building. Below the furnace doors is a flue to allow air to circulate into the furnace. The flue is paved with red bricks laid sailor up, each measuring 100mm x 220mm. The brick floor had become buried by a thick layer of organic material, likely falling from the floor above.

The kiln is accessed through a low-level hatch to the south. The hatch formerly had a side-hung door on strap hinges which was removed prior to this survey. The kiln / furnace is rectangular in plan, measuring 1.8m x 1.1m, and connecting to the west wall. It is brick-built, with a square body 0.95m in height and an arched brick roof of 0.45m. A cast iron collar is positioned at the middle of the furnace roof, over a gap in the brickwork. Remnants of plaster indicate the top of the roof was formerly fully covered with plaster. Within the furnace, at mid-height to the main body is a shelf of iron fire bars covering the width and breadth of the kiln. Below this shelf, iron tie rods run east-west and north-south within the kiln structure, with circular plates at the ends of each tie. Above the kiln is a platform of iron bars covered with thin metal plates, which spans the full width and breadth of the room, above the arched brickwork. Six metal posts with projecting teeth to allow for variable height, support the platform above. The central pair of posts is full height and are supported within short brick piers. The outer pairs project from the brickwork of the kiln's edge. As with the flue below the furnace, the kiln floor is of red-brick laid sailor up.

Above the metal platform is the drying floor of perforated kiln tiles. The tiles are square, measuring 0.3m x 0.3m. The upper surface, 1mm thick, is pierced by circular arrangements of eleven small holes, each 2mm in diameter, with a central hole to each circle. The perforations are arranged in rows of 10 x 12. From below the upper surface, the patterns of perforations expand into individual holes, 20mm in diameter. One edge of each tile bears the manufacturer's stamp *Stanley Bros Ltd Nuneaton – Patent*. This firm was established in 1830 and shortly thereafter traded as Broadbent & Stanley Brothers Nuneaton. Benjamin Broadbent withdrew his business interest in 1871, after which the company operated as Stanley Brothers Ltd. In 1895 the company was incorporated as Stanley Bros Ltd ([www.discovery.nationalarchives.gov.uk](http://www.discovery.nationalarchives.gov.uk) & [www.nuneatonhistory.com](http://www.nuneatonhistory.com)). The manufacturer's stamp would indicate that the kiln tiles post-date the incorporation of 1895, likely replacing an earlier scheme of tiles.

The first floor of the kiln houses the drying floor. The room is open to the roof and has a roughly square plan measuring 6.6m x 6.7m. No fixtures or fittings remained in the room at the time of recording. The brick walls and ceiling are plastered and painted white. The floor is of perforated tiles, in rows of 22 x 22, with those at the edges being halved. At the centre of the floor, above the furnace, the tiles are heat damaged. Where the walls meet the floor, perforated tiles have been used to form a sloped joint between them. The north wall of the room has a central door opening, the bottom of

which is level with the sloped tiles. The doorway has an unpainted timber lintel and the door is a roughly-made plank and batten type with cast iron strap hinges. Hatches, c1.2m high x 1m wide are positioned to either side of the door in an asymmetric formation. The hatches have unpainted timber lintels and unpainted wooden frames and have been blocked with planks. They protrude through the sloping tiles to the floor to allow for ease of shovelling material. On the opposing face of the wall, the hatch openings are enclosed within wooden chutes. Bonding timbers span the full width of the inner face of the north wall at a height of 1.4m, and between the curves of the ceiling at a height of c2.5m.

### **7.3 Cart shed and blacksmith's workshop**

This is a simple rectangular plan building on a north-south alignment, measuring 17.8m x 6.5m. The building is free-standing except at the north where it abuts the south elevation of the oast house. The main portion of the building is a cart shed, open fronted to the west, and the southern part of the building is an enclosed room which functioned as a workshop and store. The building has a gable roof of slate tiles over waterproof sheets, supported over simple trusses of machine-sawn pine with central iron ties between the ridge and collar beams. The trusses carry a pair of mid-height purlins with pine rafters above. At the east, the trusses are supported over brick pilasters which protrude from the inner face of the eastern wall, and over posts to the west. A timber wall plate spans the top of the eastern wall of the cart shed and the west elevation, between the three posts. The posts are machine-sawn fast-grown pine, rectangular in profile, with chamfered stops at the top and bottom. To prevent rotting of the timber, they are placed on concrete pads which raise them above the ground. Modern uPVC drainpipes span the west elevations at the eaves, leading to a base iron drainpipe at the south-west corner of the building. A historic photograph (Fig 5), shows downpipes formerly installed at the west and east ends of the south elevation, with the drainpipes extending around the corners of the building to connect to them. At its north end, the roof is partly enclosed by the south elevation of the oast house. Above this the upper portion of the gable is made good with planks, with short battens on their inner face.

A small dovecote, square in plan, measuring c1m x 1m straddles the roof's ridge, with lead flashing at the joins. The dovecote has two tiers with three arches at each side of each tier. It has a square plan pyramidal roof of planks with a decorative wooden finial at the apex. The dovecote is roughly central to the blacksmith's workshop and is accessed from an enclosed platform above the room. It is not an original feature of the building and is not present on the historic photograph of the site. Another dovecote remained within the upper floor space above the workshop. This was of a different style and was perhaps replaced by the current dovecote.

The brickwork of the east elevation of the cart shed and the walls of the workshop is in Sussex Bond, comprising three stretchers to a header. The south gable elevation has a central window to the workshop, with a smaller opening above leading to the upper platform over the workshop space. The ground floor window has a white-painted timber frame with three mullions. Timber glazing bars between the mullions separate the six tall lights. Smaller horizontal glazing bars separate the lights into small panes. The current window is a replacement of an earlier window which can be seen on the historic photograph. The early window comprised a single central mullion glazing bars separating the two lights into 12 panes. The window opening formerly had low railing at the bottom, with three brackets rising from the sill. A course of bonding timbers spans the elevation at eaves level separating the two windows. The upper opening has an unpainted frame and a side hung plank shutter with cast iron hinges. The brick course level with the top of the window was formerly painted, the paint now largely eroded

away. The east and west corners of the south elevation are of bullnose bricks which appear to have been repointed.

The cart shed is an open plan room with space for four carts, one per bay, though it is likely that the room would have also stored spare cart wheels, tack, and tools. A crude partition formed of waney-edged, halved branches partly survives at the southern end of the room, rising from floor to roof, affixed to the north face of a truss. It is unclear if this is an original feature or a later addition to the room, and whether it fully or partly spanned the width of the room. The floor is formed of compacted earth with a high stone and gravel content. A doorway in the north-east corner of the cart shed allows passage to the cowsheds and other buildings to east. A first-floor level shuttered opening in the south wall of the cart shed allows access to the platform over the workshop.

The workshop is accessed from the west via a full height sliding door in the north-west corner of the room. The door is formed of vertical beaded planks with five horizontal rails on the inner face. A small, circular cat hole is positioned centrally to the door, roughly 0.5m from the ground. The external brickwork on the south side of the door opening is of bullnose brick. A large, irregular patch of repair or repointing is visible adjacent to the door, on the lower half of the west elevation. The sliding door moves along an iron rail fixed to a timber course at the top of the west wall, below the wall plate. A pair of iron wheels connect to iron brackets at each end of the door.

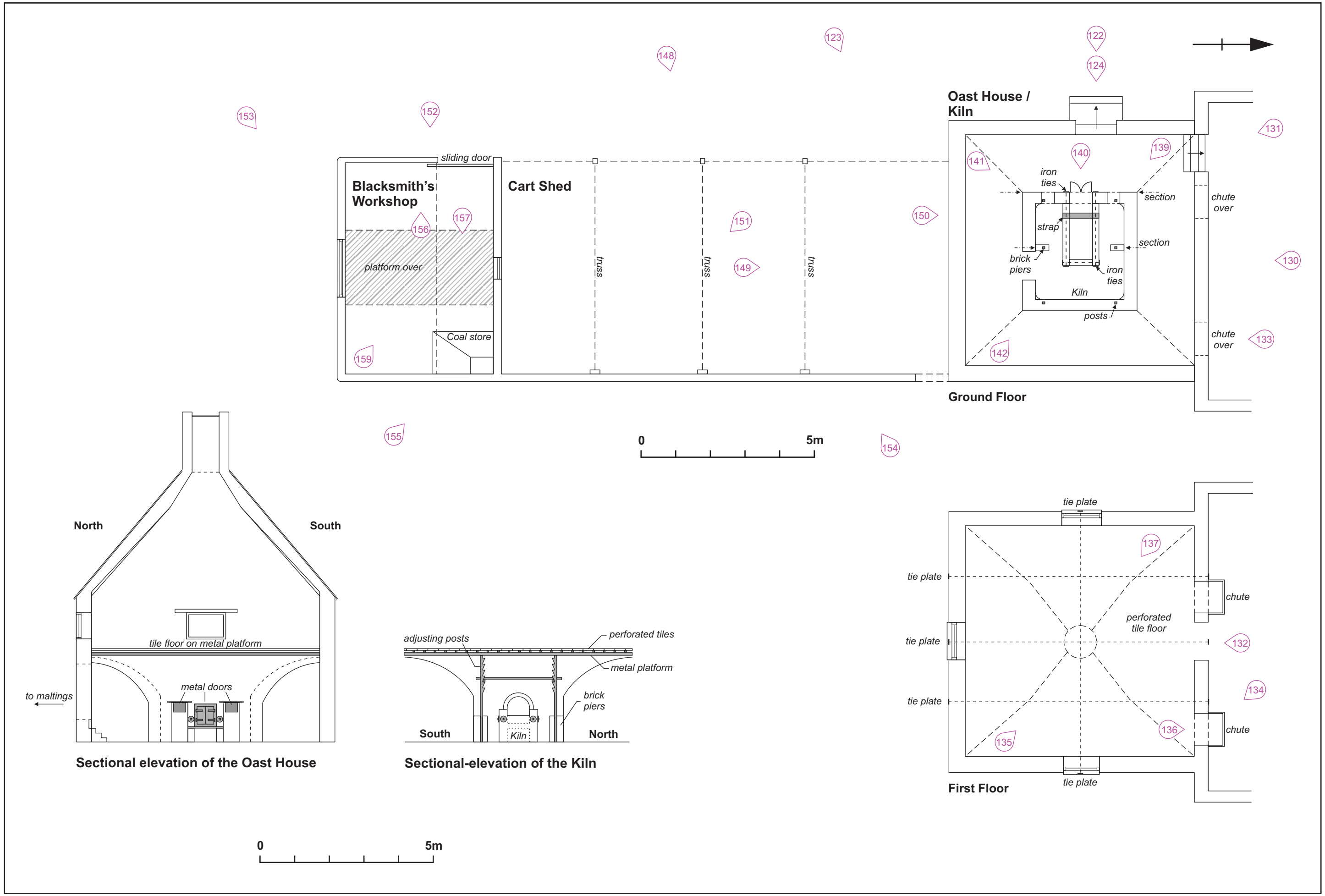
The principal feature of the room is an enclosed brick forge in the north-east corner. The forge has a rectangular footprint measuring 1.8m x 1.2m. The main body of the forge rises to a height of 1.5m and is covered with a stepped brick roof which rises to the top of the wall at a height of 2.7m. The top of the forge roof or flue measures 0.8m x 0.4m and formerly connected to a brick chimney which can be seen on the historic photograph of the site, rising roughly level with the ridge of the roof. It seems likely that the building has been entirely re-roofed following the disuse of the brewery. The removal of the chimney and rearrangement of the rainwater goods are likely contemporary with this work. Short iron bars on the underside of the forge roof provide additional support for the stepped brick courses. At the time of this survey the forge was used as a coal store. The forge opening is at its western side. Two iron bars span the underside of the opening, providing support for the brick roof. The brickwork within the forge is free from smoke blackening and heat damage, and the underside of the forge roof is also largely clean of soot. The lower portion of the external face of the forge is white-washed and the paint continues along the east and part of the south wall of the room. The north and west walls are unpainted.

A range of tack, leather belts and stirrups hung from hooks nailed to a bonding timber at the top of the north wall, below the upper platform. Tightly-spaced rows of cast iron nails have been driven into the mortar between the bricks of the south and east walls in the south-east corner of the room. Nails have also been driven into the wall plate of the east wall.

The platform above the workshop is c3m wide, and spans the full width of the room from north to south. It is supported by eight joists which run between the north and south walls. These are given additional support by a beam between the east and west walls. Two upright posts have latterly been inserted below this beam. The floor and sides of the platform are formed of unpainted wooden planks. A small six light window in the east side of the platform allows additional light into the space.

A c1930s vitreous enamelled steel factory shade is the only electric light within the room.







The Maltings, looking north-east (©RichardPrimrose2015) Fig 117



The Maltings, blocked window Fig 118



The Maltings, example of first floor window with shutters Fig 119





The Maltings, blocking over the double doors Fig 120



The Maltings, door to ground floor room Fig 121



The west elevation of the Oast House Fig 122



General view of the Oast House, looking north-east Fig 123



The Oast House chimney stack, looking east Fig 124



Interior of the Maltings, looking north Fig 125





The steep cistern, looking north Fig 126



Interior of the Maltings, looking south Fig 127



Example of ground floor window with shutters Fig 128



The Maltings, detail of floor and imprints Fig 129



Platform with hatches at the south of the Maltings Fig 130



Door to kiln with adjacent hatch to drying floor Fig 131





Detail of tie plate Fig 132



Hatch to drying room Fig 133



Hatch chute Fig 134



The oast house drying floor, looking north-west Fig 135

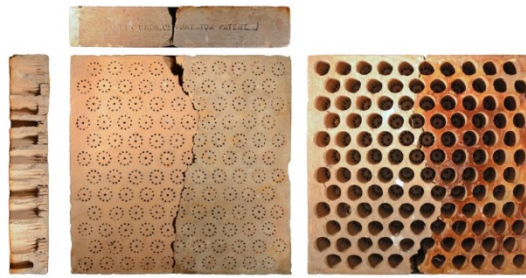


Detail of hatch Fig 136





The kiln tile drying floor, looking south-east Fig 137



0 200mm

Detail of perforated kiln tile Fig 138



The kiln, looking south-east Fig 139



The west elevation of the kiln, with doors to furnace Fig 140



The kiln, looking north-east Fig 141



The kiln with hatch to interior, looking north-west Fig 142





The kiln interior, looking north-west Fig 143



Detail of fire bars within the kiln Fig 144



Detail of tie plates Fig 145





Detail of cast iron collar and remnant plaster on the kiln Fig 146



The underside of the drying floor Fig 147



The Cart Shed and Blacksmith's Workshop, looking east Fig 148



The south elevation of the Oast House, looking north Fig 149



Detail of tie plate Fig 150



The Cart Shed, looking south-east Fig 151





The Blacksmith's Workshop, looking east Fig 152



The Cart Shed and Blacksmith's Workshop, looking north-east Fig 153



The east elevation of the Cart Shed, looking west Fig 154





Detail of the dovecote Fig 155



The sliding door of the Blacksmith's Workshop Fig 156



The blacksmith's forge Fig 157



Interior view of the forge chimney Fig 158



The platform over the Blacksmith's Workshop Fig 159

**8 THE COTTAGE, NO. 99 SOUTH STREET (Figs 160-178)**

The Cottage is a single-storey building aligned east-west and is part of a row of stone-built cottages which front onto South Road. This row of cottages likely extended to the junction of South Road and Mill Road with the western end of the row being demolished to allow for the construction of the brewery. The row of cottages, which likely date to the late 18th century, are not listed and lie outside the Oundle Conservation Area. The continuous roof line and street facing elevation of the row is disrupted at No. 99 which has a higher roof line and a distinct vertical join to the neighbouring property, No. 97. The layout of the building suggests that the Cottage was originally subdivided into two individual properties which were later opened up into a single space. This is corroborated by the Ordnance Survey map of 1886 which splits the building into two unequal spaces, roughly corresponding with Rooms 1-2 and Room 3. By the Ordnance Survey map of 1900 this dividing line is no longer shown.

The cottage is constructed of Blisworth Limestone, shaped and laid in regular courses, with quoins where the building adjoins the neighbouring property. It has a gable roof of Collyweston slate with terracotta ridge tiles, and is pierced by two brick chimneys. To the south the Collyweston tiles have been partly replaced with Welsh slate. The roof surface is undulating due to structural weakness in the underlying frame.

The north, street-facing elevation, is of four bays comprising an irregular fenestration. To the east is a roughly square, white painted 4/4 window with wooden glazing and timber lintel over. The window is flush with the external face of the wall and the internal surround of the window opening is plastered and painted. Sawn timber planks serve as a sill. An iron hook or latch is attached to the bottom rail of the wooden window frame and allows the window to be secured. A circular cast-iron tie-plate is installed in the wall over this window.

The inward-opening door into Room 2 is of white painted timber planks with diagonal and horizontal bracing internally and has a single pane transom window over. Door furniture consists of a vertical latch externally and a rim lock internally. Adjacent to the door is a smaller square window of 2/2 casements with iron grille, looking out to the road.

The southern, rear elevation also comprises an irregular fenestration. The ground floor window to Room 1 has 3/3 panes with wooden frame and dividers. The window is flush with the external face of the wall. Internally, it is set within a deep reveal, splayed to the east but flat at the west. The stonework of the western jamb is largely plastered over but appears to be good so this asymmetrical arrangement seems to be original. At the base of the window frame there is a sloping sill to a wooden window seat. A clerestory window is set above this and is a single pane, centrally hung which can be opened by a string or rope attached to the top of the window. The doorway to Room 1 is made of wide unpainted planks with horizontal bracing at the centre, top and bottom of the door internally. The door is hinged with long cast iron straps and has a vertical latch externally. The adjacent window, to Room 2, is a square single pane. The stonework below the window suggests that this was formerly a door opening which has been reduced. The two windows and the door between them share a common timber lintel. To the left, the south door to Room 2 is a modern double door each door with two glass panes. It seems likely that this door is a later addition; the stonework adjacent to the door has been re-pointed and partly made good with red tiles. The south elevation of Room 3 appears plain but on close examination a single vertical join can be seen. Upon removal of the modern plasterwork within the room a former door opening was revealed, of which the external join represents the eastern edge.



The cottage is subdivided into three equally sized rooms, Rooms 1-3. These were empty and retained no original fixtures and fittings. These were latterly plastered, with a concrete floor and suspended ceilings which were partly removed to expose the underlying historic fabric.

### **Room 1**

Located at the eastern end of the cottage, this room is square in plan, measuring 3.7m x 4.2m. The room is plain, with plastered and white painted walls and a concrete floor, and at the time of recording had been stripped of all fixtures and fittings. A wooden dado rail remained on the south wall and markings indicate that it was also installed on the western wall as well.

The main point of interest in the room is a 1.8m wide fireplace which protrudes 0.7m into the room, centrally to the east wall. The surround stands to a height of 1.8m and has a flat shelf at the top. It is possible that the chimney is shared by an opposing fireplace in the adjacent property to the east. The outer brickwork of the jambs is of bullnose brick up to the arched header, above which the edges are squared. The arched header is braced from below by a curving iron strap. A wood burner is located centrally to the fireplace which has a splayed central flue.

The ceiling structure has been covered by a suspended ceiling of square chipboard sheets. The overlying machine-sawn pine roof structure was unsound at the time of recording and was propped by timber posts. Where the panels have fallen away, it is possible to see that several of the rafters show a degree of warping, and additional pine rafters have been added to the structure to improve structural integrity. The room was lit by a c1930s vitreous enamelled steel factory shade, of a similar type to those used in the main brewery. This light is suspended by a chain from an overhead truss or tie-beam.

A timber beam spans the width of the room, north to south. At its north end the beam is secured by the iron tie which can be seen on the external face of the north wall. It is probable that a second tie is located on the south wall, but it was obscured by vegetation.

### **Room 2**

The central room of the cottage can be accessed from the road to the north and from the garden area to the south. It also provides internal access to Room 3 to the west. The room is roughly square, measuring 3.8m x 4.2m, and is quite plain, retaining only electrical fittings, and was, at the time of this survey, used as the site workers' canteen.

The stone walls are plastered and painted throughout, though a strip, c1m high of the plaster work has been removed from the east and western walls to expose the underlying stonework. Where exposed it can be seen that there are two phases of plasterwork, the earliest being a daubed plaster applied directly over the stonework, and a later plaster which was applied onto a light wooden frame of laths nailed to the walls. A short column of red bricks with cement has been inserted off centre to the east wall of the room. The original stonework appears to continue over these bricks and their purpose is uncertain. Given that Rooms 1 and 2 were rooms within the same property, it is likely that a doorway through the east wall formerly provided internal passage between them; however, a blocking was not apparent at the time of this survey.

The doorway to Room 3 is a later insertion and the western wall has been made good in red bricks which are partly keyed into the stonework. A uniform change in the

stonework, 0.9m wide with clear vertical joints, can be seen adjacent to the door to Room 3. This area corresponds with a brick fireplace in Room 3 and the chimney which rises through the roof.

The room has a modern ceiling of suspended chipboard sheets that hide the overlying structure.

### **Room 3**

This room occupies the western extent of the cottage and is a narrower space than the adjacent rooms, measuring c3m x c4.2m. A modern scheme of lath and plaster had been removed prior to this survey, revealing the earlier fabrics beneath, though the timber frame to which the plasterwork was fixed remained. Again, the room had been stripped of all fixtures and fittings prior to recording. Similarly to the other two rooms, Room 3 retains an early scheme of daubed plaster, applied directly onto the stonework. This is likely original to the construction of the building.

Room 3 has a higher floor level than the other rooms, reflecting its former status as a separate property. A simple beaded-plank and braced door with iron strap hinges encloses this room from Room 2, with two brick steps transitioning between the floor levels. The door has a simple sliding lock and a steel, circular door knob. The underscored letters *AJS* are crudely drawn on to the inner face of the central plank. The floor surface is a black-coloured bitumen or asphalt over screed.

A fireplace is located off-centre to the east wall of the room. This is a later addition to the room and is roughly constructed of red brick, soot-blackened on the inner face. The fire opening is flush to wall and comprises splayed cheeks with a flat header, c1m high. The fireplace was rendered obsolete with the modern plastering of the room which covered it over.

A tall recess, 1.2m wide, is located within the south wall of the room, its eastern edge corresponding with a vertical joint on the south face of the wall. The opening of the recess has flat sides faced with planks. The bottom edge of the recess is 0.4m from the floor level. The rear face of the recess is also faced with planks and retains a possible shelf which projects from the rear face. Four more shelves were formerly contained in the recess which probably functioned as a cupboard. It is unclear if the cupboard is original to the room. Whilst there does appear to be a vertical joint on the exterior face of the wall, no corresponding joints are evident for the other sides of the opening. A timber lintel is positioned above the cupboard, alleviating the weight of the stonework over the opening.

The western wall of the room is a later brick construction to the earlier, stone-built structure. It is contemporary with the construction of the brewery in 1854, and forms the eastern wall of the adjacent carriage passageway. A panelled, glazed door is located centrally to the wall, which is otherwise plain. The brickwork was plastered following its construction and subsequently plastered again more recently.

The north wall is dominated by a wide recess 2.1m wide and 1.8m tall, within which is a central window 1.2m wide x 1.5m tall. Although the recess is wider than the window opening, there does not appear to have been any reduction of the opening.

Unlike Rooms 1 and 2, Room 3 retains a lath and plaster ceiling which is likely contemporary with the construction of the brewery and alterations to the cottage. A plain, plaster ceiling medallion is located centrally to the room. This ceiling was latterly

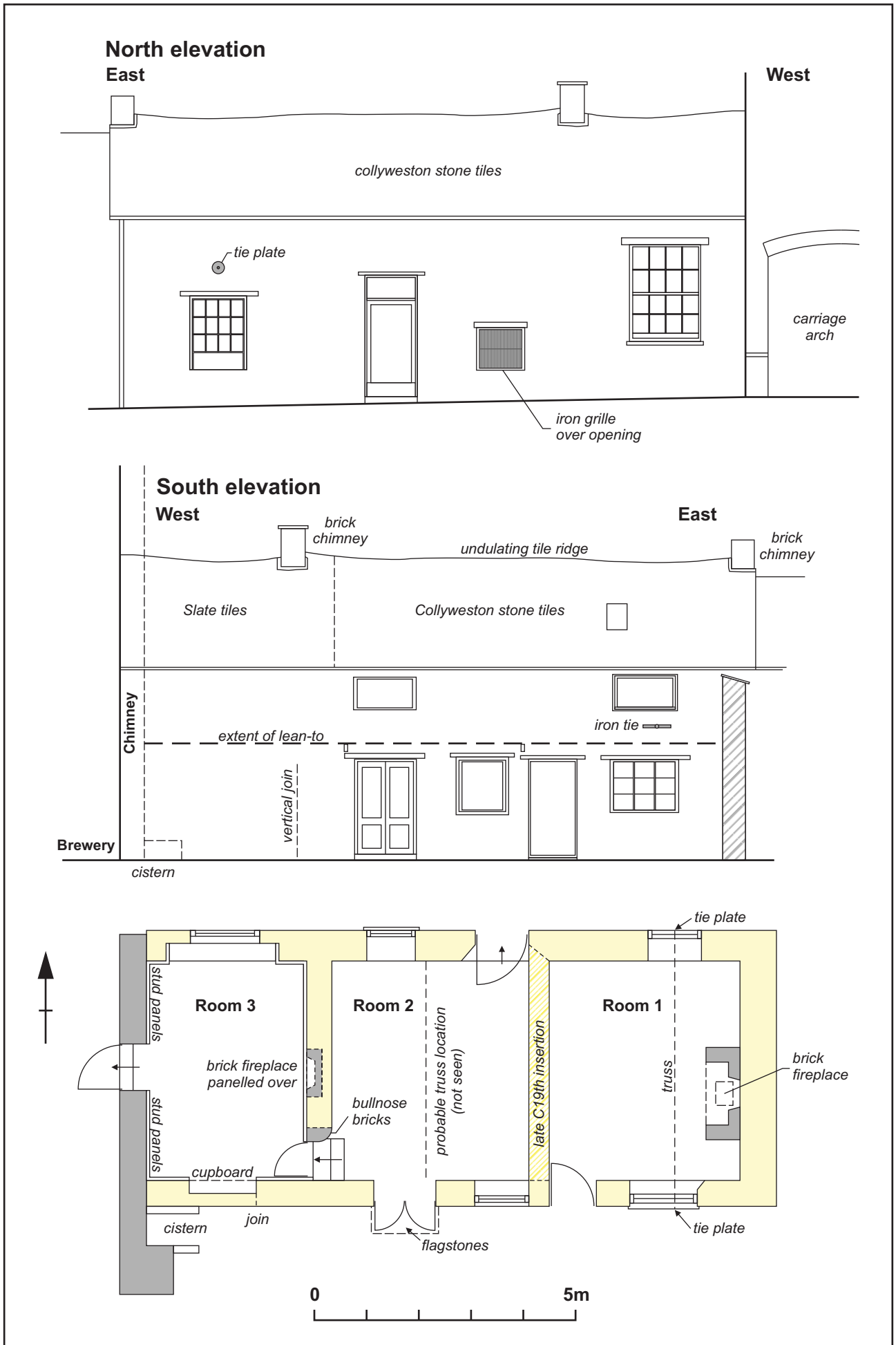
hidden above a suspended ceiling of chipboard sheets attached to a light wooden frame.

To the rear (south) of the cottage is a simple lean-to roof of corrugated fiberglass sheets, supported to the south over three iron posts. The corrugated sheets are carried over white painted rafters which are fixed at the north to a timber wall-plate attached to the cottage wall by iron brackets, and a timber beam which spans the gap between the iron posts. Three tie beams with iron straps span from each post to the cottage wall. The roof provides covered shelter over an area of brick pavers and cobbles. The cobbles appear to be an earlier scheme of paving and are confined to the area immediately adjacent to the cottage. Flagstones are located in front of the door to Room 2. The irregular line of the brick pavers indicates that the cobbled area had suffered from deterioration for some time, resulting in the loss of cobbles. This area was then re-surfaced in brick, retaining and making good the area where the earlier cobbled surface remained.

A recessed channel has been formed at the junction of the brewery and cottage, where the covered passage extends past the south wall of cottage. A drain pipe is contained within this recess and leads down to a small cistern of brick dwarf walls where rain water was formerly collected for use on site.

Ordnance survey mapping of the mid-late 19th and early 20th centuries shows that a C-plan building was formerly located to the rear of the cottage with its ranges to the north, south and east, with access from the brewery to the west. A small courtyard was formed between the ranges which were depicted as being open-fronted to the courtyard. This building was partly demolished by 1969, and the present lean-to built at the location of the north range on the same footprint. Whilst the north range was built against the rear wall of the cottage, the south range partly utilised the eastern malting block as its rear wall. To continue the range beyond this building, the wall was continued westward, with a short return to enclose the room. These walls are constructed of alternating courses of narrow and large blocks of shaped limestone, with rounded capping bricks over the south wall. It is clear that the three ranges had sloping cat-slide roofs, likely of slate. The eastern wall of the building survives but was completely covered by ivy and other vegetation at the time of this survey.





Scale 1:100 (A4)

Plan and elevations of the cottage Fig 160



The north elevation of the Cottage Fig 161



Detail of fenestration with tie plate Fig 162



Overhead view of the rear of the Cottage and enclosed garden  
(©RichardPrimrose2015) Fig 163





The Cottage, looking north Fig 164



Cistern adjacent to the Cottage Fig 165



The paving scheme to the rear of the Cottage, looking east Fig 166





Detail of fenestration Fig 167



Room 1, looking north-east Fig 168



The fireplace and chimney in Room 1 Fig 169



The south facing window of Room 1 Fig 170



The north facing window of Room 1 Fig 171



Room 2, looking north-east Fig 172

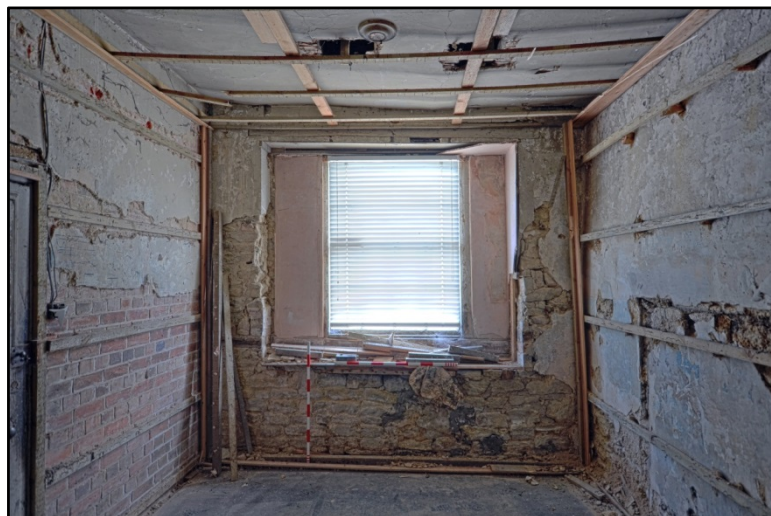




Detail of construction and alteration to the east wall of Room 2 Fig 173



Room 3, looking east, showing brick fireplace Fig 174



Room 3, looking north Fig 175





Former cupboard in the south wall of Room 3 Fig 176



The west wall of Room 3 Fig 177



External view of the west wall of Room 3 Fig 178

## 9 DISCUSSION

Historically, Oundle has primarily functioned as a market town with a substantial retail industry, with much less emphasis on industrial output and agriculture. The industries which were present comprised a number of shoe makers and individual tradesman as well as a brief weaving industry in the early 18th century. Brewing and malting were the largest of Oundle's industries. Aletoll records from the 15th century suggest that there were 48 brewers, typlers and beer retailers at this time, with the number generally declining in the following years so that by the early 19th century only 18 are recorded. Anchor Brewery was one of four breweries operating in Oundle in the mid-19th century. The brewery was founded in 1854 on a site formerly occupied by a linear range of stone-built cottages arranged along South Road, with associated stone-built outbuildings to the rear. While a substantial portion of the earlier buildings were cleared to allow for the construction of the Brewery, Maltings, Stables and other outbuildings, the earlier structures were in places incorporated within the new buildings, primarily at ground or below ground level. It is evident that the layout and alignment of buildings such as the stable block were influenced by the locations of these earlier buildings, in order to best utilise the remaining stonework. The main survival of pre-brewery fabric is the extant stone-walls which enclose the garden at the rear of the Cottage, and the stone cellar of the Brewhouse.

The Anchor Brewery represents a near complete assemblage of a mid-19th century maltings and brewery as well as associated facilities. With the exception of the removal of the brewing plant and equipment, the buildings remain essentially unaltered since the cessation of brewing in 1906. The Oast House in particular retains its drying floor of perforated kiln tiles and a brick-built kiln below. Manufacturer's marks on the kiln tiles suggest that these post-date the founding of the brewery in 1854, likely dating to the very late 19th or early 20th century. These tiles are also found in the brick steep cistern at the north of the Maltings. The conversion of the site for use by artists and sculptors in the mid-late 20th century resulted in fairly minimal physical impact on the buildings, many of which were primarily used for storage of materials. It is evident that several of the buildings, such as the Cart Shed and Blacksmith's Workshop, and the northern range of outbuildings, have been re-roofed and modern waterproof sheeting installed below the slate tiles. An historic photograph of the buildings shows that the Brewery's chimney was formerly much taller than its current height and was reduced in height, presumably after the site became disused in the early 20th century. A short, louvered cupola was formerly located alongside the main chimney and has since been removed. The Oast House chimney originally had a wind cowl, now missing, and a brick chimney formerly connected to the blacksmith's forge. The dovecote mounted on the Blacksmith's Workshop roof was installed after the building was re-roofed.

From an aesthetic perspective, the main brewery facade presents a disorganised, inharmonious elevation, and except for dog-tooth dentils at the eaves, lacking in decorative elements. It is clear that its design is reflective of the interior layout and brewing process rather than a need for symmetrical, regular design. The Brewery and the site as a whole are laid out in such a way as to allow for an efficient workflow throughout the complete brewing and malting process. Raw materials such as coal, barley and feed were brought to the site from the south entrance and distributed as needed between the various buildings. Barley was moved to the upper floor of the Maltings to be cleaned and stored, then dropped into the steep which survives at the north of the building. The prepared barley would then be moved to the growing floor to germinate and subsequently to the Oast House drying floor above the kiln. The dried malt would then be moved to the second floor of the brewery for storage and crushing in the malt mill. Wort production took place at the eastern end of the Brewery, in mash tuns and coppers of which only the supporting timbers and brick firebox remain.

Cooling tanks were formerly located between the sets of louvered windows at first floor level. The cooled wort was drained into fermenting squares at the western end of the room and subsequently moved to barrels on the ground floor. The large brewery cellar was used for the storage of barrels and bottling was undertaken in the alcoves at the east side of the room.

It is recorded that the site also produced bottled mineral water. The bottling process likely took place in the ancillary Brewhouse located immediately to the south of the main brewery building. The cellar of this building contains a number of low brick walls which subdivide the room but no fixtures relating to the bottling process survive. Two hand operated water pumps were noted during the recording of the buildings; one pump survived *in situ* in the western room of the northern Outhouse, and the wall-mounted fixing plate of former hand pump was located in the south-eastern corner of the ground floor room of the Brewery.

The stone-built Cottage pre-dates the Brewery and is part of a continuous range of cottages dating to the late 18th century. The cottages formerly continued to the junction of South Road and Mill Road before the western end of the row was demolished to allow the construction of the brewery and house. The cottage was previously subdivided into two properties and was opened up after being incorporated into Anchor Brewery, serving as an office. Alterations to the property include some replacement of the Collyweston stone tiles with slate on the south face of the roof, the insertion of a dividing wall between Rooms 1 and 2 and the insertion of brick fireplaces in Rooms 1 and 3. A plaster ceiling with moulded medallion was added to Room 3 in the mid-late 19th century. Modern additions to the rooms include suspended ceilings and panelling over the walls.

The linear stable block and Carriage House has largely been emptied of original fixtures and fittings except for Room 3 which retained troughs and timber stall partitions, though these are contemporary with a later subdivision and reduction of one of the stable rooms. Some alterations to door and window openings were noted and it is possible that some of the openings are later insertions. A long, open hay loft spans the length of the building with chutes positioned along its western edge allowing feed to be dropped into mangers below. At its northern end, the first floor was enclosed so that the Carriage House had a separate loft above. Immediately to the south of the stables is an outhouse with a sunken floor. It is possible that this feature relates to an earlier building and was retained rather than filled in. The function of this room is unclear. A single storey stable at the far south of the range retained a single wall mounted trough but was otherwise devoid of fixtures and fittings. The south elevation of this building is a modern replacement with a sliding door replacing a former top and bottom opening stable door.

This report provides a comprehensive description of the brewery and associated buildings as a snapshot in time prior to planned conversion work. Many of the remaining features in the brewery, such as the hoist are to be retained and displayed on site, whilst features such as the firebox are to be removed to aid conservation and repair. While this report does not provide an interpretation of the findings of the archaeological recording, it is hoped that this work will assist in the preservation and understanding of the county's brewing tradition.



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