



Post Investigation of East Service Wing
'The Wells' Addendum to Building
Recording of Salvation House Ranelagh
Road Malvern Link WSM69253

Grid Reference OS National Grid Reference: SO 79066 48034

Contents

1. Summary	2
1.2 Copyright & Liability.....	2
2. Historical Background Water Supply in the 19 th Century	3
3. Interior Ground Floor Position of Photos Plan Outside Well.....	4
3.1 Register of Photographic Record for Outside Well.....	5
3.2 Photographic Record for Outside Well	5
3.3 Written Description Outside Well.....	8
4. Interior Ground Floor Position of Photos Plan Inside Well.....	9
4.1 Register of Photographic Record Inside Well	10
4.2 Photographic Record for Inside Well	10
4.3 Written Description for Inside Well	14
Appendix i	15

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253

1. Summary

Rock Davidson Associates Historic Building Consultants has already carried out a Level 3 Standing Building Recording for Salvation House Ranelagh Road Malvern Link WSM69253. The site recording for this was carried out on Dec 4th externally and internally on December 15th 2017. Salvation House was built circa 1869- 70 by architect GF Bodley with the assistance of architect Philip Webb in a Queen Anne Revival style. With reference to the town plan map of 1886 the house is quite clearly recognisable with the projecting bay, including the East end service areas incorporating probably the former laundry area and the scullery (with circular window and fireplace.) The overall plan footprint has remained unaltered including the matching quarry tiles that are / were throughout the service part of the house on the ground floor and in the hallway by the central staircase. However the 1886 map does show the courtyard having additional buildings now demolished probably single storey and are therefore no longer in situ. [See Appendix i]The spring water well in this courtyard adjacent to the external wall would once have been within one of the outbuildings seen on 1886 plan that no longer exist and there would have been a pump.

Site Location: Salvation House, Ranelagh Road, Malvern, Worcestershire, WR14 1BQ.

Site Grid Reference OS National Grid Reference: SO 79066 48034.

The site consists of one house in Malvern Link, now named Salvation house, previously St Saviours Guest House, and previously St Leonards and part of a group formerly the 'Convent of the Holy Name'.

For the buildings designations, historical background, map regression, phasing and building description please refer to the full report RDA Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253 plus Appendices Combined Report December 2017.

The Conservation officer requested a post investigation to the ground floor Wells that had been discovered post building recording during soft stripping and digging down below floor levels in these areas.

The photographic record on the 31st July 2018, for this post investigation, comprised of digital photography using a Panasonic DMC-TZ8 Lumia to record both general and detailed shots, and visible structural details under limited access conditions. Where practically feasible photographs included photographic graded scales. All photographs were recorded on pro- forma recording sheets with details of subject, orientation, photographer and date photo number. A record of post investigation photographs is included.

This post investigation record was carried out on the 31st July 2018, as requested by the client as an appropriate time, and forms part of the record of the findings found that day from 11.30am - 1pm to the areas requested for further investigation.

Soft strip removal of partition walls, plaster ceilings and excavation of floor levels by 50cm had already been carried out prior to RDAs arrival in the internal area requested for assessment.

1.2 Copyright & Liability

No Liability to third parties is accepted for advice and statements made in this report.

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2. Historical Background Water Supply in the 19th Century

Wells

Any large, well-appointed middle class home required a reliable water supply and in the mid-nineteenth century this was a major preoccupation for the builder. The supply of mains water by private or municipally owned water companies was then still in its infancy and few houses were connected to piped water. Each house, therefore, had to be self-sufficient in this respect. One source was spring water. Establishing its presence was an important preliminary to construction work and could even determine the precise location of a house and so sinking a well was the usually the first building operation undertaken before the foundations were laid. The circular shafts with a minimum diameter of three feet were lined with brickwork and most were no deeper than thirty feet, the maximum depth at which a common iron suction pump could function. Where possible the well was dug close to the proposed site of the scullery or kitchen. Spring water was – in theory, at least - relatively pure and safe to drink but it was usually hard and not suited to laundering purposes as it caused soap to curdle. For doing the weekly wash and for other scullery uses rainwater was used. An average sized roof yielded between 21,000 and 35,000 gallons of water per year and so many good quality houses were supplied with large rainwater storage tanks in the basement from which the water was again drawn by a hand pump.

Ref https://fet.uwe.ac.uk/conweb/house_ages/services/section2.htm

Cisterns

Cisterns - Historic Water Conservation- Cisterns, technology for the collection of rain water, were quite common at homes throughout the 19th century. They can also be found at a few 18th century homes and some built as late as the early 1940s. Using the roof as a rain collection surface, gutters and downspouts delivered water to the cistern. Most had an overflow outlet and some had a diverter on the inlet, to direct the water away from the building when the cistern became full. Most were constructed below ground of brick or stone. The masonry cistern chamber could be shaped like a vault, bell, beehive, jug or flat-topped with a wooden platform for the cover. Some were built against the home's foundation and water was drawn from a tap located low on the basement wall. Some delivered the water with a hand pump. The water, not of the quality for drinking, was mainly used for washing and laundry.

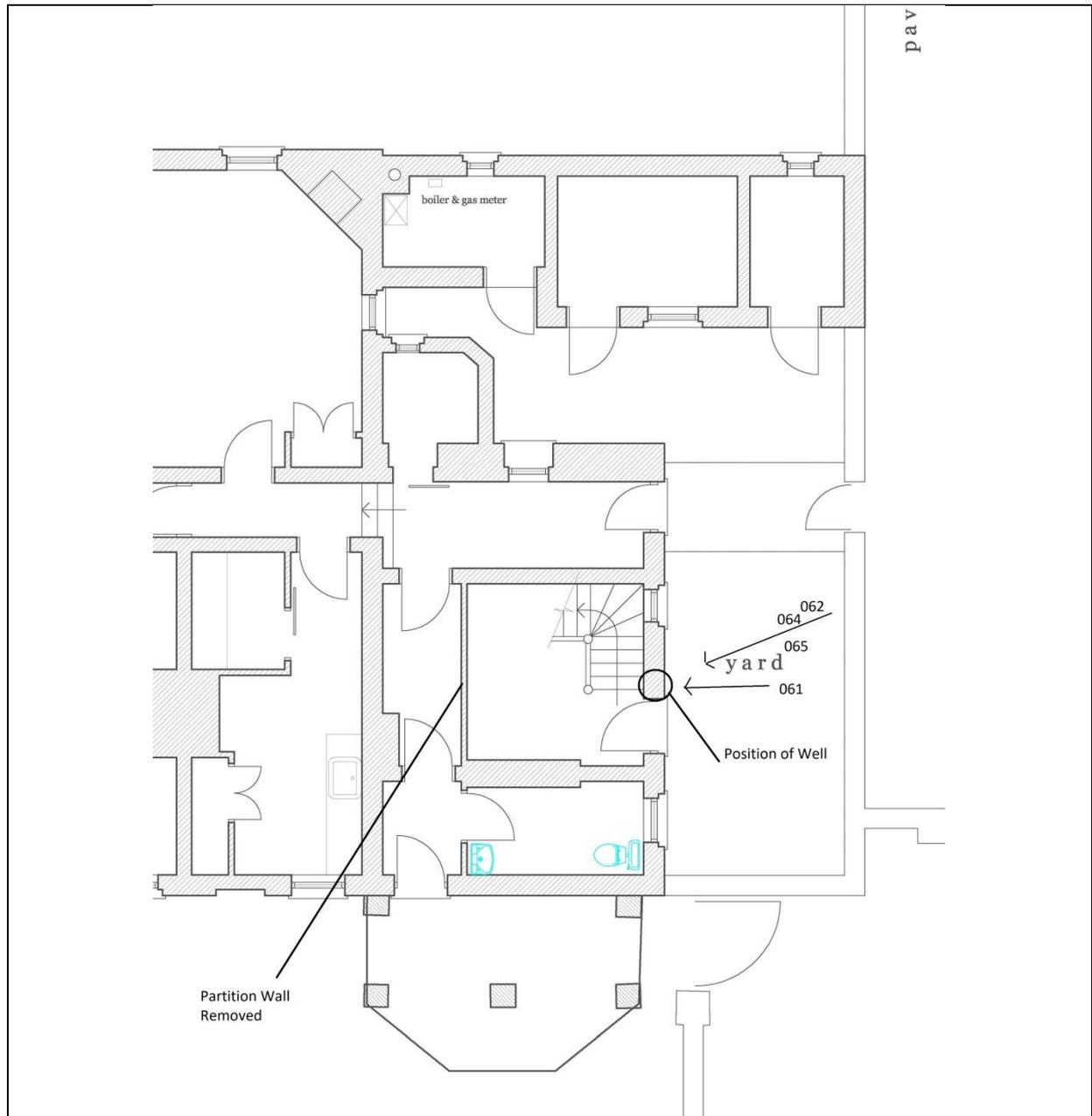
Ref Old house Web blog

<http://www.oldhouseweb.com/blog/cisterns-historic-water-convsevation/>

Further information on Water Supply and Country House Technology can be read in a book by Palmer, Marilyn and Ian West (2017). *Technology in the Country House*. English Heritage in association with The National Trust

3. Interior Ground Floor Position of Photos Plan Outside Well

This plan is based on Nick Carrolls Architects Plan Drawing No 1530/03a of date Dec 2015 Planning App 16/00148 NB for illustrative purposes only, DO NOT SCALE from this drawing. Annotated by RDA. Direction is from the camera position and photographer.



3.1 Register of Photographic Record for Outside Well

Photo	Photo ID	Direction	Description	Photo Position
1	P1120061	SW	View from Courtyard to Outside Well 1m & 50 cm photographic scales	061
2	P1120062	SW	Overall View from Courtyard to Outside Well 1m & 50 cm photographic scales	062
3	P1120064		Outside drain and wooden plug 2m photographic scale to location of Well	064
4	P1120065		Outside drain 50cm photographic scale	065
5	P1120057	N/A	Internal photograph of Well looking straight down shaft	
6	P1120058	N/A	Detail of brick work above shaft	

3.2 Photographic Record for Outside Well

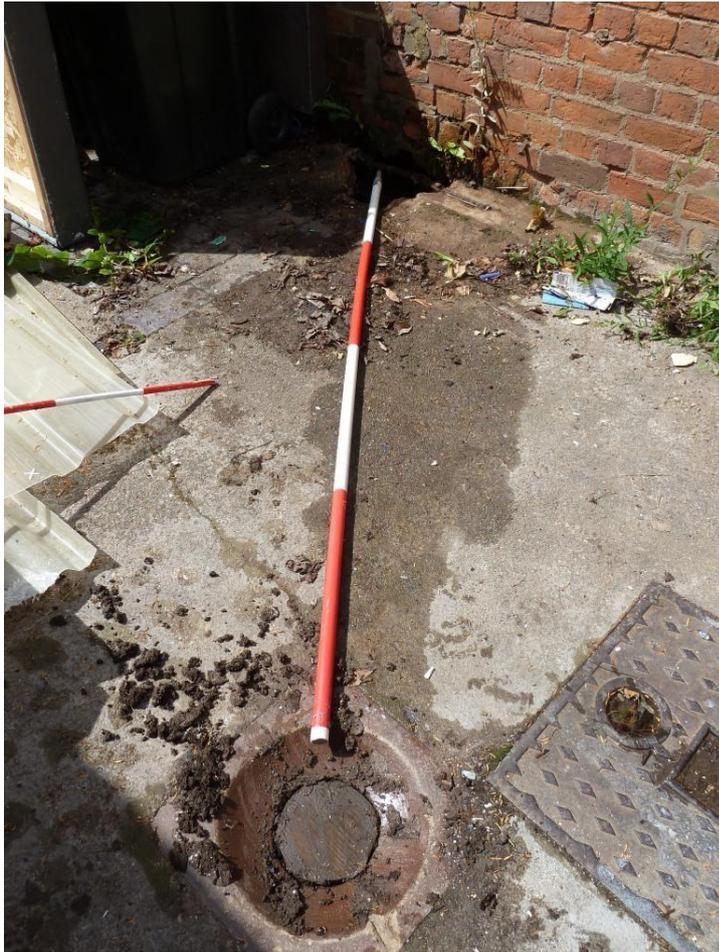


1 P1120061 View from Courtyard to Outside Well Photo Position 061
1m & 50 cm photographic scales



2 P1120062 Overall View from Courtyard to Outside Well Photo Position 062
1m & 50 cm photographic scales

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253



3 P1120064

Outside drain and wooden plug 2m photographic scale to location of Well Photo Position 064



4 P1120065 Outside drain 50cm photographic scale Photo Position 065



5 P1120057 Internal photograph of Well looking straight down shaft



6 P1120058 Detail of brick work above shaft

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253

3.3 Written Description Outside Well

Inspection of the outside well was only possible through a small irregular opening to the well that had been excavated adjacent to the external wall [P1120061 & P1120062] through which there was limited access so that it was only possible to record with flash camera at arm's length inside. Within the external wall of English bond brickwork a low relieving arch of header bricks was visible rising above the opening.

The well steining *was of brickwork in a circular form [P1120057] made up of stretcher bricks as the lining. Water was visible at the bottom with the use of a weight and plumb line the well was found to be approximately 9 metres deep, the well width being approximately half a metre. The brickwork seemed in good condition with a lead pipe visible running from the top of the opening down into the water some 9 m below. Beyond the brickwork of the relieving arch it was just possible to see a large flagstone possibly sandstone set into the brickwork.

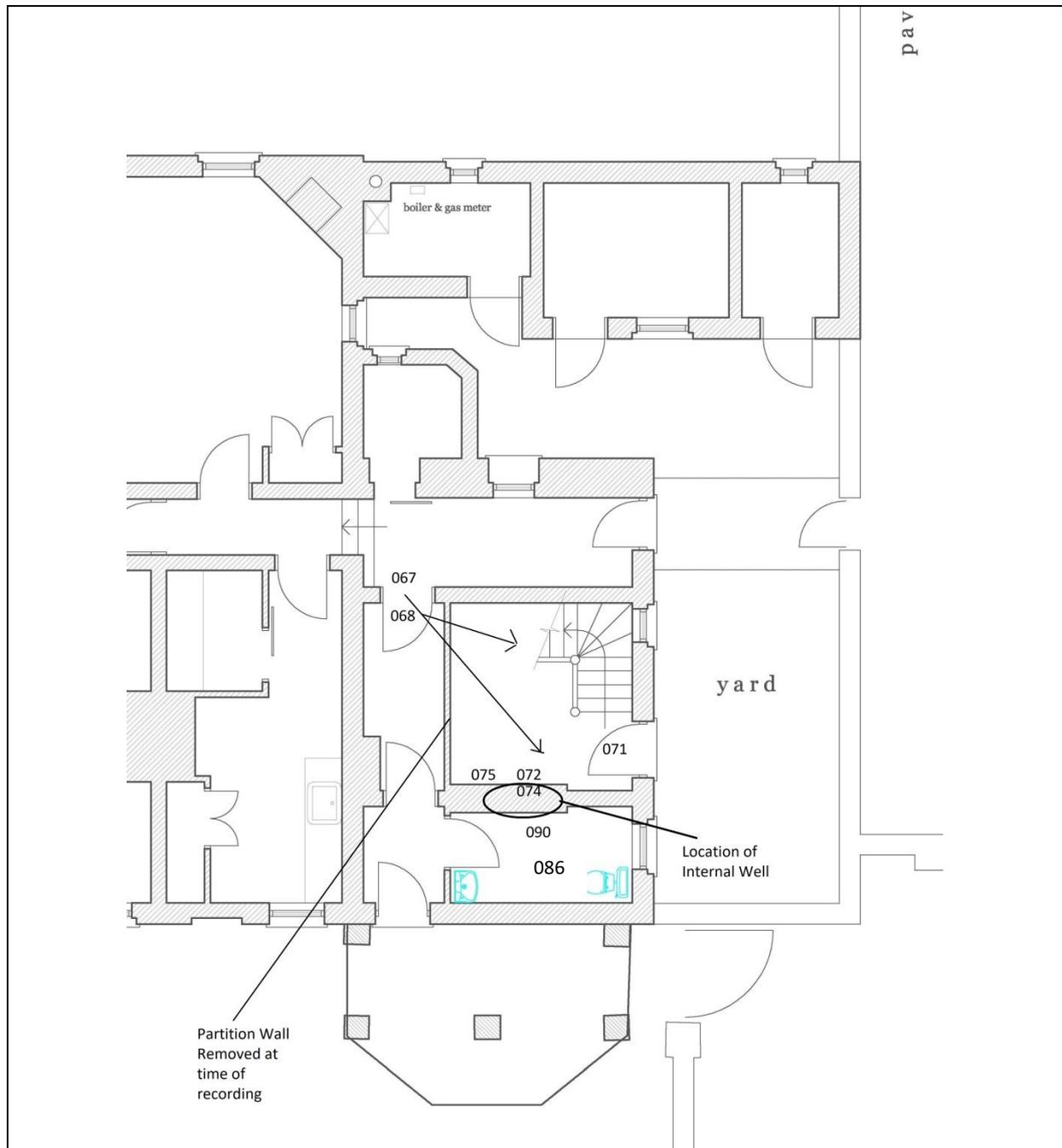
2 m diagonally from the well a drain with a wooden cap the salt glazed ceramic pipe suggests 19th century origins. [P1120064 & P1120065]

**Steining is a technical term for a lining of a well with stone / brick or other hard material to prevent caving in or washing away of the soil.*

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253

4. Interior Ground Floor Position of Photos Plan Inside Well

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4.1 Register of Photographic Record Inside Well

Photo	Photo ID	Direction	Description	Photo Position
7	P1120067	E	View of Room to South and structural partition wall	067
8	P1120068	N	View of Room to East External Door and Staircase	068
9	P1120071		Floor Excavated by Approx 50cm	071
10	P1120075		Cast Iron Pipe by Internal Wall	075
11	P1120072		Brick relieving arch 1m photographic scale	072
12	P1120074		Brick relieving arch with 50cm photographic scale	074
13	P1120076		The Well head	N/A
14	P1120077		Cast Iron pipe	N/A
15	P1120090		Room other side of structural partition wall with a brick [possible inspection cover to wells]	090
16	P1120086		Room View up from GF to Room above FF Fireplace, chimney breast, recessed arches removed during building works.	086

4.2 Photographic Record for Inside Well



7 P1120067 View of Room to South and structural partition wall Photo position 067



8 P1120068 View of Room to East External Door and Staircase Photo position 068

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253



9 P1120071 Floor Excavated by Approx 50cm Photo position 071



10 P1120075 Cast Iron Pipe by Internal Wall Photo Position 075



11 P1120072 Brick relieving arch 1m photographic scale Photo Position 072



12 P1120074 Brick relieving arch with 50cm photographic scale Photo position 074



13 P1120076 The Well head

RDA Post Investigation of East Service Wing 'The Wells' Addendum to Building Recording of Salvation House Ranelagh Road Malvern Link WSM69253



14 P1120077 Cast Iron pipe



15 P1120090 Room other side of structural partition wall with brick possible inspection cover
Photo Position 090



16 P1120086 Room View up from GF with removed ceiling [J] to Room above [W] FF Fireplace ,chimney breast , recessed arches removed during building works. Photo position 086

4.3 Written Description for Inside Well

The internal space/room of the possible former Laundry is currently being used to store building materials, and architectural elements from elsewhere in the house [P1120067 & P1120068], the floor has been excavated by half a metre [P1120071] which has exposed the relieving arch of an internal partition structural wall, the relieving arch being approximately 2metres width [P1120072]. An opening had been recently excavated through infill brick work beneath the arch, with the well opening apparent to the left hand side and a small opening to the adjacent room to the right. In the wall of English bond brickwork this low relieving arch of header bricks is visible rising above the opening with a curved iron bar support.[P1120074]

To the right side of the opening there is evidence of a heavy cast iron pipe which continued into the wall and had a vertical section, this possibly had a hand pump for use in the laundry .[P1120075]

Inspection of the internal well/tank was only possible through a small irregular opening to the well that had been excavated adjacent to the wall, through which there was limited access, so that it was only possible to record with flash camera at arm's length [P1120072]. .

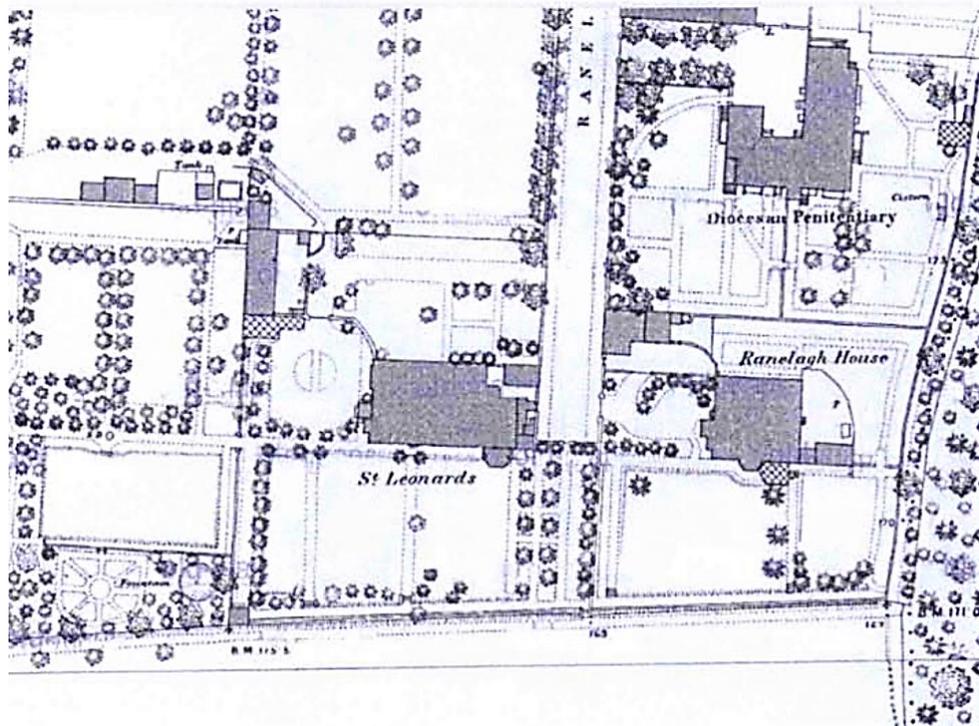
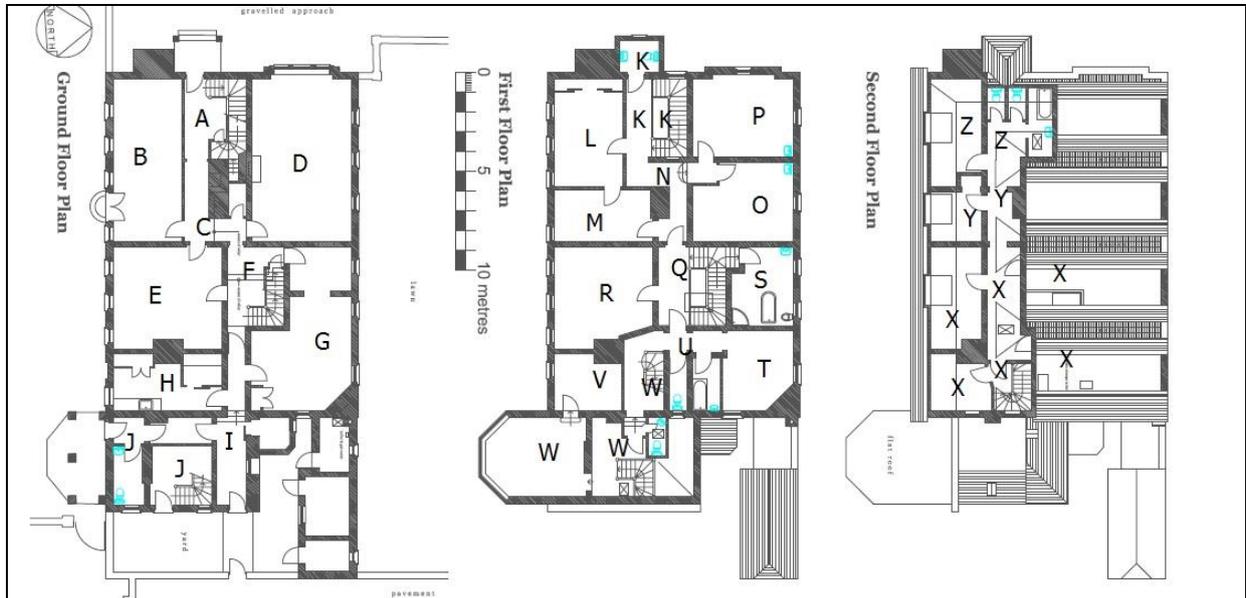
Within this wall cavity, is a small opening to the well, where water was visible just below the well head, a hole had been broken through the well cover.[P1120076] It is difficult to assess whether this had been a cap or original cover. The Well/tank depth is approximately 2 metres, although there could be build-up of sediment, it could be a cistern tank. Above the well opening within the wall was a similar stone flag lintel to the external well [See Section 3.3] with a hole evident at its centre, the diameter of which would accept a lead water pipe[P1120077], the back of the space had been bricked in which was apparent in the adjoining room. Heavy cast iron pipe work runs horizontal from both sides of brickwork above the opening.[P1120077] It is not clear if this was plumbing contemporary with the well or later but materials used would suggest 19th century.

In the adjacent room, which has also recently had its floor excavated and original plaster ceiling removed [P1120086] there is a square of original floor level /possible brick inspection cover 3-4metre square left in situ. [P1120090] The Relieving arch and cast iron pipe work is also visible through the wall on this side.

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Appendix i

Room Plan from Dec 2017 Building Recording Report based on Nick Carrolls Architects Plan Drawing No 1530/03a of date Dec 2015 Planning App 16/00148 NB for illustrative purposes only, DO NOT SCALE from this drawing. Annotated by RDA. AND 1886 Town Plan Malvern of St Leonards House.



1886 Town Plan St Leonards, Ranelagh House and the Diocesan Penitentiary