



## Heritage Assessment/Statement of Significance, The Counting House, Bill Mills, Pontshill, Ross-on-Wye. HR9 5TH

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## 1 Introduction

### 1.1 The Consultants

**Rock Davidson Associates.**

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

### 1.2 The Client

### 1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework 2018 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF 2018 policy paragraph 189 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

*189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

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## 1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Herefordshire HER was consulted and the HER report on Bill Mills is in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal as there could be a material change to the character of the building, The Counting House, but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessments are to be carried out taking into account the findings from this heritage report. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 30<sup>th</sup> December 2019

There was one site visits made on 30<sup>th</sup> December 2019 to access and take photographs, equivalent to a Level 1 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*] RDA will supply the Herefordshire Historic Environment Record with one copy of this report.

## 1.5 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available

All photographs by RDA unless otherwise stated.

## 1.6 Acknowledgments

Building Recording dated 2005 'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd Site code: BMR 05/101 This report states that; *This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder*



## 2 The Site & Constraints

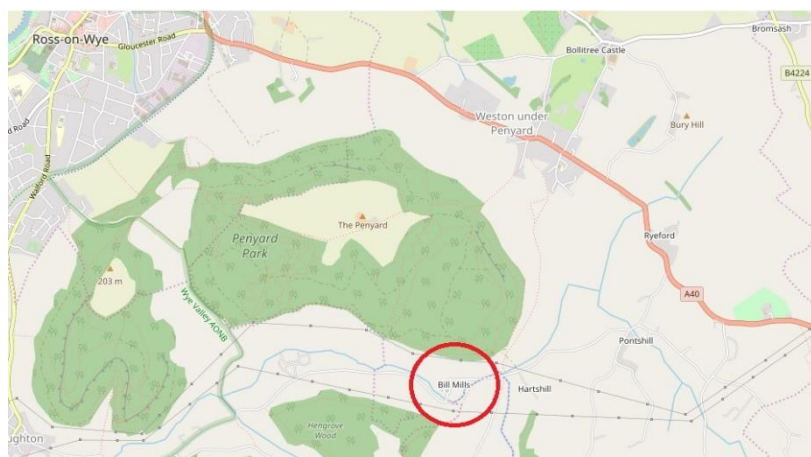


Bill Mills Looking at South Elevations Counting House far left

### 2.1 Location



Herefordshire



Bill Mills SE of Ross-on-Wye

Pontshill is situated in the parish of Weston-under-Penyard approximately 3 miles to the south east of the market town of Ross-on-Wye. The River Wye meanders southwards to the west, and the main transport routes M50 and A40 can be found to the north and east. Bill Mills is a complex of industrial and residential buildings to the south-west of the centre of Pontshill within the Castle Brook valley, surrounded by farmland and woodland. The geology of the site (BGS, 2001) is old red sandstone, the local building material, and the site lies approximately 55m above the Ordnance Datum. Castle Brook flows from east to west down the valley, and the Bill Mills complex is located in a looping meander of the brook [Building Recording Bill Mills Clare Challis and Dave Fellows 2005]

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## 2.2 Planning Search

RDA carried out a planning search and found 19 applications online including approvals for erection of a garage block for 'Sunnyside', flood alleviation works to 4 cottages, fencing between gardens, extension to existing bungalow, provision of public viewing gallery in basement of existing mill building and in 2006 DCSE2006/0565/L Listed Building consent (app no DCSE2005/1051/L) various approvals to conversion of existing buildings to 10 dwellings that include the conversion of the building now known as The Counting House and the Wintles. Condition 13 was that a programme of archaeological survey and recording and specification of any repairs or alterations to the mill machinery, water wheel and associated equipment and structures was undertaken. RDA have examined this Building Recording dated 2005 'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd Site code: BMR 05/101 and have referenced it where appropriate. The report states that; *This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder*

## 2.2 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.189 of particular relevance. Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II\* buildings are particularly important buildings of more than special interest; (\*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.) Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. “The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably.”

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “a general duty as respects listed buildings in exercise of planning functions” and “in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent.

### 2.2.1 Curtilage Listed Buildings

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building. It may be a criminal offence to fail to apply for listed building consent for works to a curtilage building when it is needed, so if in doubt the local planning authority should be contacted.

## 2.2 The Sites Listed Building Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1099637

Date first listed: 22-Jul-1977

Statutory Address BILL MILLS

Photo

geograph-1574994-by-Jonathan-Billinger 2008



Flour mill and paper mill, now soft drinks factory. Mid-C18, early C19 and late C19, on site dating from at least 1572. Sandstone rubble and timber-framing with slate roofs. Buildings grouped on north and west sides of mill pond. At the west end of the north range is the gable end of a timber-framed building with painted brick infill. It has jeweled principal posts, a boarded gable, a straight tension brace, and is divided into square panels by timbers of light scantling. On the first floor are two windows. Set back to the right is a stone building, probably early C19: At the left it has a ground floor window with glazing bars and a first floor doorway. The two right-hand bays are angled back under a hipped roof. On the ground floor are a window and a door, both with arched heads: To the



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right, adjoining the road, is a late C19 warehouse converted into a house in the 1920s and now partly used as offices. The wall facing the road retains metal glazing bar windows with arched heads on the ground floor. The range on the west side of the pond has, at its northern end, a tall gabled building with two metal glazing bar windows with arched heads on each floor. To the right of the ground floor windows is a doorway with external sliding door. Between the first floor windows is an oculus with clock. Above it is a plaque dated 1891. Against the north wall is a tall brick chimney stack. Adjoining to the left (south) is a lower building under a hipped slate roof, probably early C19. It has a casement window on the first floor and a low window above it under the eaves. To the left is a door with plain reveals. The southern building, probably early C19, has three arched windows on its first floor, which is at the same level as the ground floor of the other buildings. These windows are similar to those of the 1891 building: At the left is a loading doorway enlarged in the C20: The lower storey has a window and a doorway. Interior: stone cellar of timber-framed building said to contain Tangye stationary steam engine. Early C19 building retains mill wheel.

Listing NGR: SO6253721635 [**RDA Note This Listing description needs updating**]

Ref <https://historicengland.org.uk/listing/the-list/list-entry/1099637>

## 2.3 Neighbouring Listed Buildings

There is one neighbouring Listed building a Late C18 House, now a Hotel and Wedding Venue



Chimneys at right and to left of door. The left-hand return wall has two single-storeyed bowed projections on the ground floor above a cellar. Each has tripartite sashes with glazing bars. The right-hand gable wall is of rubble and has the outline of an earlier roof line. "1640" is crudely carved on a stone set into the chimney cap.

Listing NGR: SO6280221734

National Grid Reference:  
SO 62802 21734

WESTON UNDER PENYARD CP - SO 62 SW

List Entry Number:

1296757 Date first listed: 17-Mar-1987

Statutory Address: PARKFIELDS GDII

House. Late C18 with late C19 alterations and earlier remains. Sandstone ashlar with slate roof. Two storeys. Facade has two bands and a parapet. The two left-hand bays project forwards and have sashed windows with glazing bars. To their right, above the door, is a sashed window with no glazing bars. At the right of the facade is a two-storey canted bay window of late C19 type  
Photo geograph-896257-by-Jonathan-Billinger Parkfields

5/95 Parkfields

<https://historicengland.org.uk/listing/the-list/list-entry/1296757>

### 3 Setting and Vistas

#### 3.1 Historical Background

Weston-under-Penyard and Pontshill are both recorded in the Domesday Book, held by Durand, the first sheriff of Gloucestershire (Williams,A & Martin,G 1992). Bill Mills is first mentioned in a document dating to **1362** when 'a highway leading to Bulimulle' is recalled. It is subsequently recorded in **1367** when Nicholas le Castell grants 'all his lands and tenements in Poushill, Bullmyll, and Hope Maloisell' to the Rector of Mitcheldean (Hurley 2001). These early records suggest that a mill was established at this site at this time. **From c.1638 until around 1821** it was operated as a paper mill by the Lloyd family as mentioned in 'Cobbetts Rural Rides' (SMR 10999). The Lloyd family was established in paper making, making paper at several other establishments as well as Bill Mills. When the owner John Lloyd died in **1828** his son Thomas made arrangements to sell Bill Mills to Thomas Bright who was a corn miller. As part of the agreement Lloyd arranged to remove the engine, presses and all associated workings which had been used in the paper making process leaving the vat, furnaces, pipes machinery and chests (Hurley 2001). It is clear at this time that Bright was intending to change the use of the mill to grinding corn, not an unusual occurrence at this time. The practice of making paper was becoming less profitable for small mills as competition from other better-sited mills, and those who were able to incorporate new machinery, could produce larger quantities of cheap paper. It also coincided with a reduction in the availability of rags, the raw ingredient for the production of paper. It is probable that alterations were made to the buildings and watercourse to make them suitable for the grinding of corn and manufacture of flour. **By 1857**, after establishing the corn mill at Bill Mills, Bright retired and sold the site to Thomas Wintle, an up-and-coming corn merchant. At this time the water wheel provided the only source of power (Hurley 2001). Soon after his purchase he conveyed the business to his brother, Alfred Wintle, who soon expanded the business to include a miller and a maltster, both living on site. **In 1888** his brother

Thomas died and alterations in **1891** enlarged the site and indicate that he benefited from Thomas's will. (Hurley2001). The improvements in communication networks, including the repair of the highway from Hereford to Gloucester around the mid-1800's and the coming of the railway to Ross, Gloucester and Hereford opened in 1855, enabled further enlargement of the business. This, along with improvements allowing for the bottling of beer, encouraged Wintle to pursue this line of business coupled with the bottling of mineral water. **By 1891** machinery had been installed at the mill to do this job and contracts from factories such as Guinness to bottle their beer had been established. Also at this time a Robinson Steam engine was acquired to assist in this process. The introduction of this steam engine required that numerous alterations had to be made to the building to assist its installation. The former malt house was heightened to four stories to house the flour mill. A wall was removed near the water wheel, the building made good where it connected with the malt kiln, and thirteen iron-framed windows inserted in the flour mill similar to those already present in the factory. The floors and roof of the old corn mill were repaired, the store house and cottages whitewashed, and the furnace moved to a new position.

**In 1895** Alfred Wintle died and the business passed to his sons who continued to expand the business. They modernized the factory with the introduction of the Tangye horizontal steam engine **in 1899**, which remains in situ with its associated boiler in the lower floor of the flour mill.

**During WWI** the flour mill ceased to be used for milling flour, and for a short time was used for bottling mineral water. Through the **1920's** the mill again operated as a corn and flour mill, and its function then reverted to the bottling of mineral water and beer in the **1930's**, a process that continued into the 40s. **In 1958** Brian Jenkins joined the firm and eventually bought the company. **In 1979** the company became Dayla Soft Drinks Western Limited and some of the outbuildings were converted to holiday cottages. **In 1989** a modern factory was built at the site that continued to expand until the **end of 2000** when the business was moved to a new site and Bill Mills left redundant. Since its closure, Brian Jenkins has made a number of attempts to reuse the building, and has been involved in the slow process of restoration of the mill machinery until the building was sold.

Ref [Building Recording Bill Mills Clare Challis and Dave Fellows 2005] [The Story of Bill Mills Heather Hurley 2001]

### 3.1.2 The Building Recording of Bill Mills 2005

The Building Recording Bill Mills by Clare Challis and Dave Fellows 2005 Thames Valley Archaeological Services Ltd describes what is now the Counting House and Wintles [Building 7 & 8] as follows-

#### Building 7

This is the most easterly building within the complex and fronts the road that passes the site. The building is constructed of brickwork and there is a large door opening on the front or eastern elevation with a timber lintel and stone jambs (Plate 20). Above the door there is a wooden plaque that reads 'I. R Jenkins'. To the south of the door are two round-headed window openings with metal-framed windows. On the first floor there are three square wooden-framed windows with brick jambs, one 4-light, one 3-light and the last 2-light, and these are replacement windows that have replaced what appear to be round-arch headed windows of similar design to those on the ground floor. Built against the northern elevation is a stone extension that contains a staircase to the first floor of the building. There is a single square wooden-framed window lighting the stair and an opening in the west wall with a stone lintel that creates a storage space beneath the staircase.

Further openings in this elevation include a round brick window surround with a metal-framed window at ground floor level, and a mixture of wooden-framed windows at first floor level; one 3-light window, one 2-light and two single light windows, one of which is directly above the external staircase. Immediately above the ground floor window there is a vertical line of bricks within the stonework which terminate at the stone lintel of the first floor window above, and the stonework to the west of this is different in character to the remainder of the build.

The lower half of the western elevation is painted white and there is an arched doorway leading into the ground floor. At this level there is another round-headed brick window opening with a metal-

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framed window. At first floor there are four wooden-framed window openings, two are 2-light and the two central examples are one light. On the southern elevation at first floor level there is a balcony with a wooden part glazed door opening onto it flanked by two wooden-framed windows

(plate 24). A gable with a 2-light window lies to the east, and beyond this there is a second 2-light wooden-framed window. On the ground floor beneath the balcony there is a sliding door opening and a round -headed metal-framed window. This building is served by five brick built chimney stacks each with a single chimney pot. The roof is slate covered.

The ground floor of the building is a single open space with a concrete floor. There are cast iron columns supporting set into the concrete supporting the flooring structure above. The external staircase rises against the northern wall, turning at first floor level and forming a lobby area to the first floor rooms. There are five rooms on the first floor, with the south-western room opening out onto a timber balcony. The fireplace is in the western elevation of this room and has a decorative wooden surround. The fireplace itself is redundant and has been blocked. The south-eastern room is of similar layout, the fireplace in the south wall retains its grate and its plain tiles and has a decorative wooden surround. The room to the north-west has a bricked-up fireplace with no surround. Two further rooms of similar style were also recorded.

To the rear of building 7 and extending to building 6 is a single storey brick-built enclosure. The timber roof joists have been keyed into building 6, although the roofing material has been removed, and the building housed a large boiler.

### Building 8

This building is a square single storey extension to the south of building 7 built of stone with a slate roof (plates 20 and 24). The main entrance is in the east wall, a doorway with a segmental brick arched head and black and white painted door with plaque that reads 'Dayla Soft Drinks' (Pl. 20). A large rectangular window extending to the roofline with brick jambs and tile sill is present to the south of the doorway. Two further windows are present in the south elevation with the space between them in-filled with brick. A third window exists on the west wall of the extension along with an arched door opening. Internally this building is open to building 7 and has a Victorian fireplace with decorative tiles in the west wall.



Plate 20. Building 7, 8 and external staircase, Looking SW.  
Scales: 2m.

Plate 20 from Building Recording

Plate 23. Quoin stones of Building 3 observed in south wall of Building 4, Building 4, Ground floor, Looking SE



Plate 24. Mill pond and buildings 6, 7, 8, and 9 looking north.

Plate 24 from Building Recording



### 3.2 Current Setting Photographic Views



Counting House. View Roadside



The Forge/ Wintles/ Counting House



Flax Mill /Grist Mill/The Forge



Millers Cottage/Linens Cottage/ Flax Mill



View to buildings and pond from Cottages to South



The Forge/ Wintles./Counting House.



Grist Mill Apartments North Side



Grist Mill Apartments West side





Wintles/The Forge West Elevations



Wintles West elevation/The Forge North facing



The Counting House /Wintles North Elevations

## 4. Building Assessment of the Counting House

### 4.1 Scope of Assessment

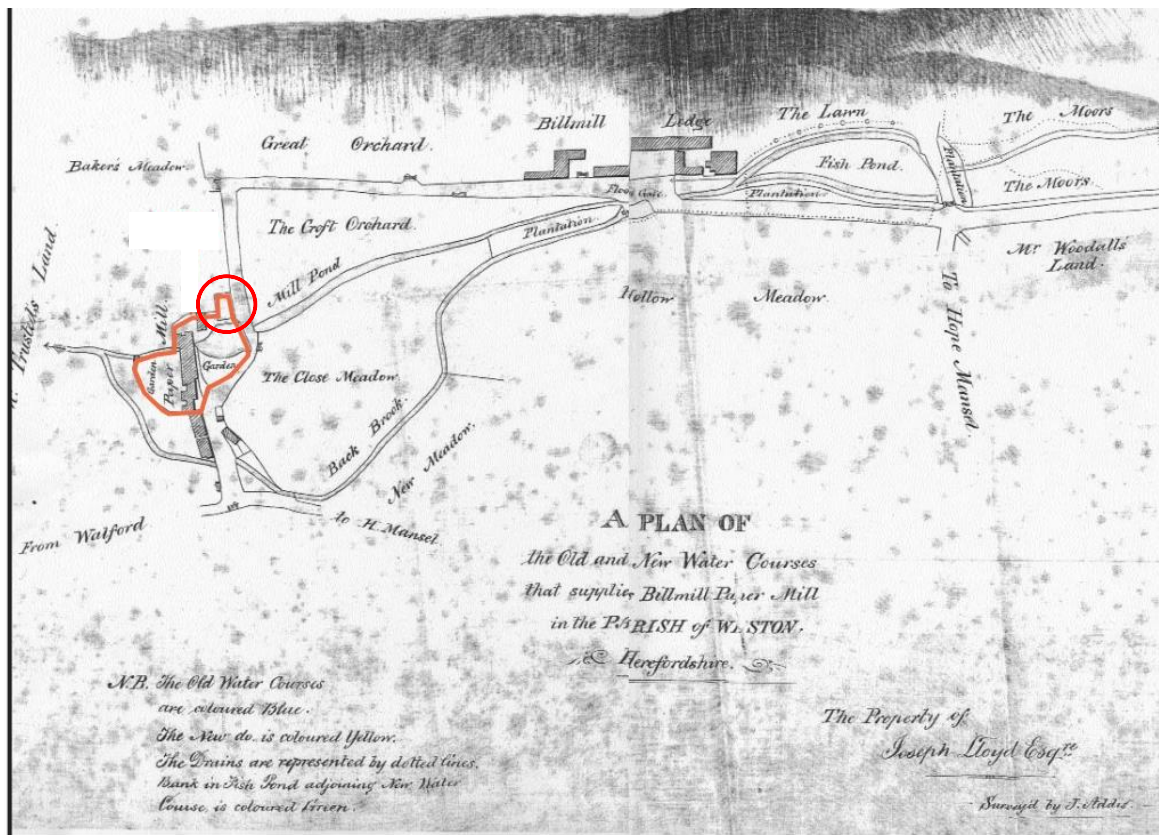
This report contains a brief analysis of the significance of the history and character of the buildings known as Bill Mills. Any justification for proposed works and their impact on the special character of this listed building or structure, known as The Counting House and its setting as part of Bill Mills will be issued as a separate document by RDA as a Heritage Impact Assessment but should be read in conjunction and always with reference to this assessment.



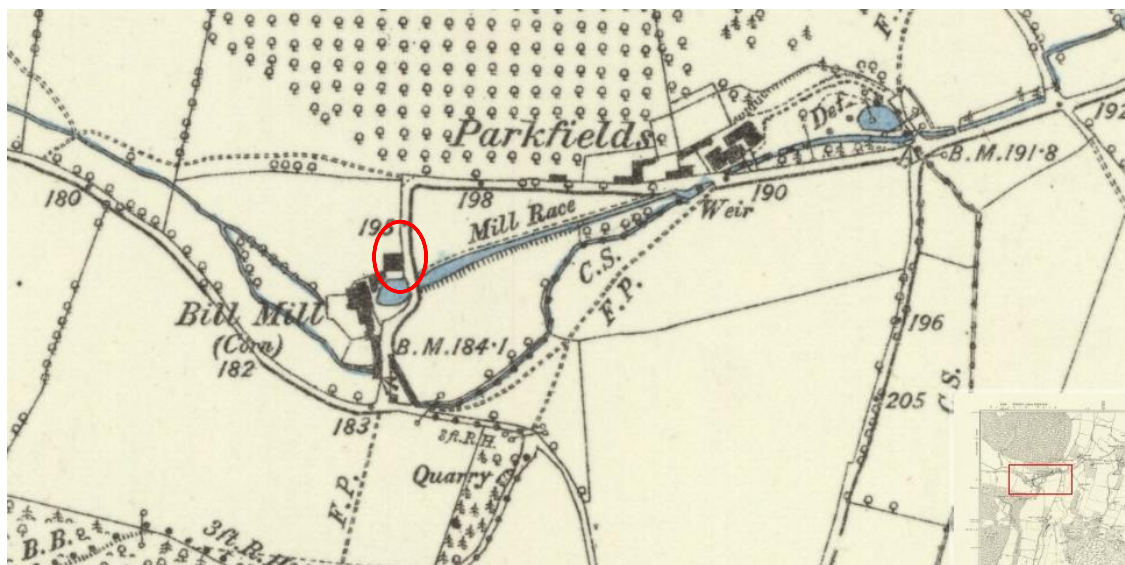
## 4.2 Map Regression

An analysis of historic mapping by examining the maps within the Building Recording dated 2005 'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd was carried out by RDA, along with current available historical map extracts below and photographs [See Section 4.3]

### Extracts from Maps



1820 Plan of The Old and New Water Courses supplies for Billmill paper Mill

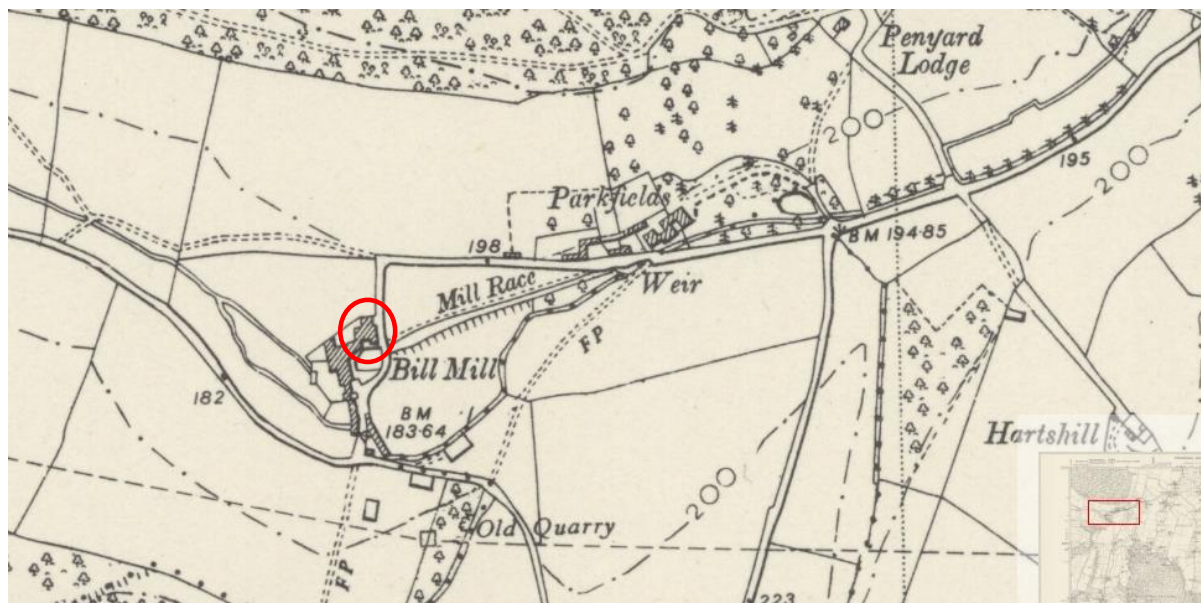


1888 1st Edition OS Herefordshire LII SW 6 inch Published 1888 Courtesy National Library for Scotland



1906 2nd Edition OS Herefordshire LII SW 6 inch Revised 1903 Published 1906 Courtesy National Library for Scotland

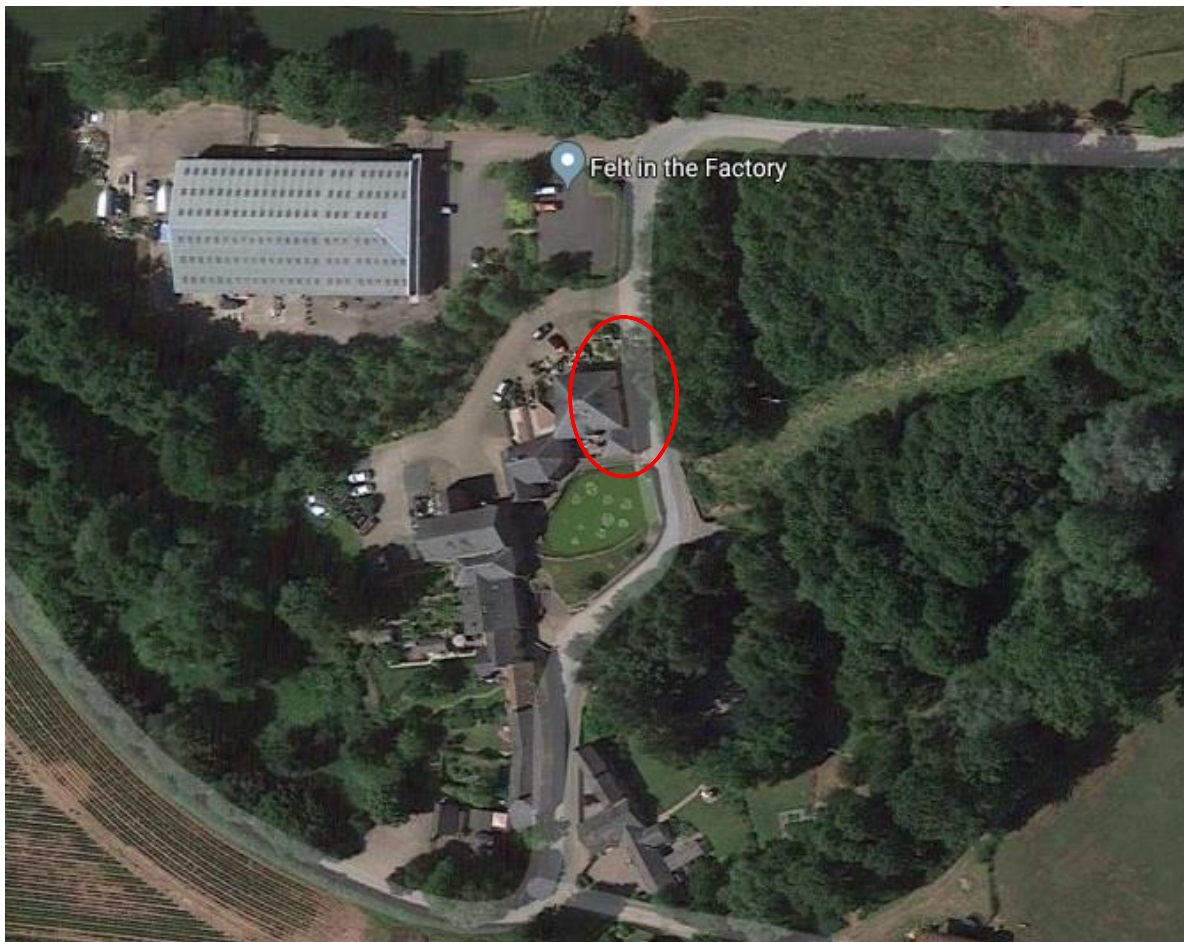




1953 OS Herefordshire LII SW 6 inch Courtesy National Library for Scotland



OS 6 inch 1888-1913 side by side with Modern Satellite 50m



2019 Google Satellite Map

### Analysis of Mapping

The tithe map of 1839 describes the site as Bill Mill with houses, garden and buildings, with Thomas Bright still in residence and living on the site. By this time the mill pond had been increased in size with the addition of the stone-built retaining wall. In 1891 there was much building work conducted on the site and by the time of the Ordnance Survey of 1904, this was completed, with the buildings much as they are today. In 1989 a modern factory was built at Bill Mills, and this included the addition of the brick and steel framed structure at the northern end [Ref Building Recording dated 2005 'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd]

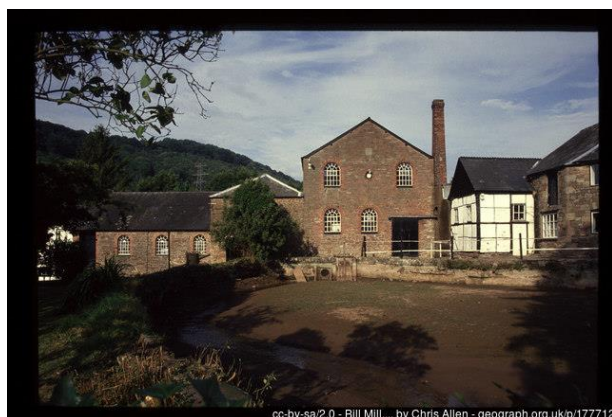
The map regression above shows that the building that is now The Counting House and Wintles [See 2019 Satellite map] and dates from the 19<sup>th</sup> Century post-dating the Mill that is described and shown on earlier plans and maps



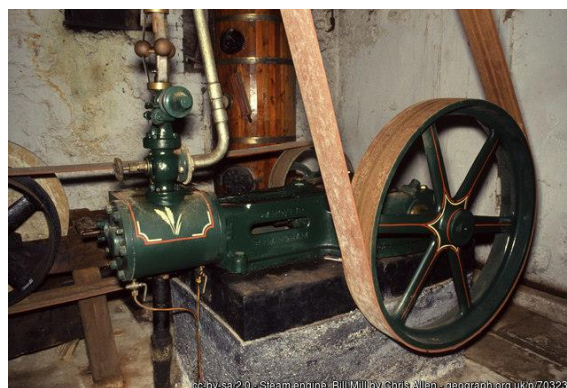
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### 4.3 Historical Photographs & Analysis/Phasing

A search for historical photographs was made within the timescale and scope of this report and the Building Recording dated 2005 'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd was examined. Most historical photographs can be found in the record made in 2005 by Thames Valley Archaeological Services Ltd. [See 3.1.2 for x2 photographs relating to The Counting House] *"by the time of the Ordnance Survey of 1904, this was completed, with the buildings much as they are today. This was as a result of the expansion of the business into the bottling of beer and the manufacture of mineral water requiring more space Building 7 [RDA note Building 7 now the Counting House & Wintles] is open on the ground floor, but with rooms above that were originally for accommodation as each has a fireplace and associated chimney stack. This building is similar in style to the mill buildings, and butts against the north eastern corner of building 6, with a brick lean-to built between them. The different windows on ground and first floor (timber-framed on the first floor, metal-framed on the ground floor) indicate the different uses of the floors. In the north wall a window has been inserted at first floor level and the area around it rebuilt, with bricks used to infill the space. A single storey extension, building 8, [RDA Building 8 note now the Counting House, lounge] has been added to the south of this building, housing an office space with a fireplace and with access to the ground floor of building 7."* Ref [Building recording Bill Mills Thames Valley Archaeological Services Ltd 2005]



1993 before conversion of the site



1993 Tangye Steam Engine before conversion of the site



2006 Conversion complete The Counting House



2016 The Counting House/Wintles

## 5. 2019 Photographic Record and Descriptions Building Recording Level 1 at The Counting House Bill Mills HR9 5TH

RDA assessed the **The Counting House** part of Bill Mills to an equivalent of a Level 1 Building Recording Photographic Survey by surveying and using appropriate books and websites. [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

**A Level 1 Building Recording**, [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

## 5.1 Exterior Building The Counting House

### 5.1.1 Elevations North.



Photo North Elevation

Exterior elevations the Counting House [ NB This Building was divided into two in 2006 with the conversion, Counting House to the left [E] and Wintles to the right [W]

#### Written Description

North elevation under slate hipped roof, and is of stone construction, old red sandstone, coursed, undressed rubble masonry with dressed quoins to north side. It has flush pointing with hard cement.

There is evidence of historic variation in the stonework and a shadow line of a now demolished offshot structure that stood against this elevation pre 2006 conversion, that contained a staircase to the first floor of the building. [See 3.1.2 and Plate 20 Photo]

At first floor level is X1 timber three light casement window. Each casement has two lights at top, sited three stone courses below eaves with painted stone lintel and double tile sill, alternating header and stretcher brick jambs. This window is part of the 2006 conversion and replaced an earlier window in the same position.

Ground floor is a plain ledged door with a timber two light mullion casement window with four light square heads. Both have steel lintels. This window is part of the 2006 conversion. Lean-to mono pitched wooden shed to side.



### 5.1.2 Elevations East.



Photo East Elevation

#### Written Description

East elevation under a slate hipped roof and is of stone construction, old red sandstone, coursed dressed masonry with dressed quoins to each side. It has flush pointing with hard cement. Tall brick Chimney stack rises from this elevation.

On the first floor at eaves level there are three timber-framed mullion windows with brick jambs, one 4-light, one 3-light and the last 2-light, each casement has four fixed lights at its top section. These windows are part of the 2006 conversion and replaced earlier windows in the same position.

On the ground floor two timber casement windows with glazing bars set in vertical timber panelling within a former door opening with a timber lintel and stone jamb, part of the 2006 conversion. To the south of the door within double header brick segmental arches are two original cast iron casement windows with central opening section and fanlight heads and cast-iron glazing bars. Stone sills. Evidence of historic blocked doorway is visible to the side of these windows.

The east elevation continues with an attached single storey stone building, old red sandstone, coursed dressed masonry under a hipped slate roof. Three panel door set in original opening with double header segmental arch with a large timber mullion casement window in brick jambs and double brick sill with bottom opening top hung 3 over 6. This window and door date from the 2006 conversion. Replacing an earlier window and door in the same position



### 5.1.3 Elevations South



Photo South Elevation

#### Written Description

The 1<sup>st</sup> floor of the two-storey building is the south elevation under a slate hipped roof and is of stone construction, old red sandstone, undressed rubble masonry with dressed quoins to the north side. It has flush pointing with hard cement. At eaves level are two timber side hung mullion casement windows with fixed top lights divided into four small panes. They have stone lintels and set in brick jambs. These windows date from the 2006 conversion and replaced earlier windows in the same position.

The single storey building attached is mix of red brick and stone construction, in Flemish bond between windows and old red sandstone coursed dressed masonry, to East side of windows interspersed with grey limestone, and below windows. Two large timber mullion casement windows in brick jambs and double brick sill with bottom opening top hung 3 / 6, with brick sills. These windows date from the 2006 conversion and replaced earlier windows in the same position. A Brick chimney stack rises from the west side.

#### 5.1.4 Elevations West



Photo West Elevation

#### Written Description

West elevation comprises just of the West wall of the single storey extension, brick with chimney stack.

## 6. Summary Assessment of Significance

### 6.1 Background to Assessments of Significance

**Significance:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 Conservation Principles, English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.* [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity*  
Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*



• **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*

• **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory ....Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

The Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 suggests:-

Assess the significance of the heritage asset „ For each heritage asset, describe the various interests (see PPG paragraph: 006 reference ID: 18a-006-20190723): „

- **Archaeological interest** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. „
- **Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

## 6.2 Assessment of Significance The Counting House

### 6.2.2 Evidential Value/Architectural Value

The highest evidential value lies primarily in the architecture of the Grist Mill, The Forge and the Mill houses/cottages. The later 19<sup>th</sup> century buildings that include The Counting House /Wintles were as a result of the expansion of the business into the bottling of beer and the manufacture of mineral water requiring more space. All buildings on site are now not used as their primary functions as industrial buildings as all were converted into residential use in 2006. The Counting House and Wintles appear to have originally been residential on their upper floors but the lower floors were for manufacturing and offices. The elevations of The Counting House remain mostly the same today except all timber windows were replaced in 2006, an outshot housing a staircase to upper floor on the North elevation was removed, an opening with a timber lintel was filled in with fenestration in 2006 on the East elevation. The most significant windows are the 19<sup>th</sup> century cast iron arched casements of which The Counting House has two on its East elevations. There are no significant features internally.

### 6.2.3 Historical Value

Historical value lies from the architectural phasing during the 18<sup>th</sup> and 19<sup>th</sup> centuries and is largely of illustrative value for the whole Bill Mills site. Later phasing and Improvements allowing for the bottling of beer, encouraged Wintle to pursue this line of business coupled with the bottling of mineral water. By 1891 machinery had been installed at the mill to do this job and contracts from factories such as Guinness to bottle their beer had been established. Also at this time a Robinson Steam engine was acquired to assist in this process. The introduction of this steam engine required that numerous alterations had to be made to the building to assist its installation. The former malt house was heightened to four stories to house the flour mill. A wall was removed near the water wheel, the building made good where it connected with the malt kiln, and thirteen iron-framed windows inserted in the flour mill similar to those already present in the factory. The floors and roof of the old corn mill were repaired, the store house and cottages whitewashed, and the furnace moved to a new position.

The Counting House itself has historical associative value with its associations with Alfred Wintle and Sons, for bottling of beer and the manufacture of mineral water, with rooms above that were originally for accommodation. A single storey extension was added to the south of this building, housing an office space with a fireplace and with access to the ground floor of this building. In 1979 the company became Dayla Soft Drinks Western Limited and the former office, a square single storey extension built of stone with a slate roof, the main entrance being in the east wall, a doorway with a segmental brick arched head and black and had a white painted door with a plaque that read 'Dayla Soft Drinks', in the 2006 conversion is now used as The Counting House Lounge. There are no significant historical features internally.

### 6.2.4 Aesthetic /Setting/Group Value

Aesthetic/setting value at Bill Mills lies from the overall historic landscape. The Mill itself is of picturesque quality and is seen prominently from the road and even with the 2006 conversion from redundant buildings the group can still be read as a former industrial 18<sup>th</sup>/19<sup>th</sup> site.

### 6.2.5 Community Value

Community value lies within the collective experience or memory of the past owners and workers. Today the community value lies in the new residential owners who enjoy the architecture and setting.

### 6.3 Statement of Significance The Counting House

Overall this is a good example of a former 18<sup>th</sup>/19<sup>th</sup> century Paper Mill that expanded and diversified. The building now named the Counting House itself was part of this expansion in the 19<sup>th</sup> century. All buildings on site are now not used as their primary functions as industrial buildings as all were converted into residential use in 2006. The Counting House and Wintles appear to have originally been residential in their upper floors but the lower floors were for bottle manufacturing and offices. Without the evidence acquired in the Building Recording record in 2005 this would be hard to read as the building we see today although the elevations remain largely unaltered. Evidence has been diminished in proportion to the extent of removal or replacement.

All timber windows were replaced sympathetically in 2006 with timber, only leaving the arched iron casements in situ, harking back to some former industrial use on the lower floors.

### Bibliography

Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016

'Bill Mills, Pontshill, Ross-on-Wye, Herefordshire Building Recording For H. E Coombes by Clare Challis and Dave Fellows Thames Valley Archaeological Services Ltd Site code: BMR 05/101

Heather Hurley The Story of Bill Mills 2001

Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Websites

<https://historicengland.org.uk/advice/hpg/has/listed-buildings/> ]

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

<https://historicengland.org.uk/listing/the-list/list-entry/1099637>

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<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

[https://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr\\_no=10999](https://htt.herefordshire.gov.uk/her-search/monuments-search/search/monument?smr_no=10999)



## Appendix I HER report

### Bill Mills, Weston Under Penyard

SMR Number

: 10999

Grid Reference

: SO 6253 2164

Parish

: WESTON UNDER PENYARD, HEREFORDSHIRE

Bill Mills. (1) (2)

On the Castle Brook. The earliest mention of this mill is in deeds of 1418. From c.1638 until some time after 1821 (when it was mentioned in Cobbett's Rural Rides) it was operated as a paper mill by the Lloyd family. It subsequently became a corn mill and was steam operated in its later stages. From 1891 it dealt in grain for provender and has been used since c.1920 by the firm of A J Wintle & Sons for soft drinks manufacture and the bottling of beers and ales.

The attractive group of buildings include drying sheds, two dwelling houses (one timber-framed, c1700) and the main mill, which has a clock and a date stone of 1891 (the date when the building was heightened from two to three storeys). Brick-built chimney is attached. The pond and sluice gate remain, as does the water wheel, though this is no longer apparent as it has been enclosed in subsequent buildings. In the basement of the timber-framed building is a Tangys stationary steam engine and boiler of an early type. (3)

Description of Bill Mills' history as a paper mill. (4)

Derek Preece wrote a history of the Mill in order to collate information on the Mill to provide a detailed history and to encourage the preservation of the Mill as a Historic Asset. (5)

Building Recording was undertaken at Bills Mills prior to conversion to residential buildings. A complex of buildings were recorded which included a timber-framed building and water mill dating from the early 18th century. Six phases of construction were observed: Pre 1700, 1700-1820, 1820-1889, 1889-1904, 1904-1992, post-1992. And concluded that property has existed at Bill Mills since prior to 1700 and that is the approximate date of the timber-framed building. By 1820 three more buildings had been added and the water course had been adjusted. Expansion in 1891 further buildings were added for new machinery and manufacturing processes which included introduction of a steam engine on site. Further expansion in 1989 required new steel constructions until it was abandoned in 1992. The site has undergone numerous modifications and alterations adapting to ever changing needs of the owners, from paper making to grinding corn to beer bottling and soft drink production. Although much altered the Mill retained a lot of its original features. (6)

## RDA Heritage Assessment/Statement of Significance, The Counting House, Bill Mills, Pontshill, Ross-on-Wye. HR9 5TH

### Monument Type(s)

1. MILL (Post Medieval - 1540 AD to 1900 AD)
2. PAPER MILL (Post Medieval - 1540 AD to 1900 AD)
3. CORN MILL (19th Century - 1801 AD to 1900 AD)
4. WATERMILL (Medieval - 1066 AD to 1539 AD)
5. MILL POND (Post Medieval - 1540 AD to 1900 AD)

### Associated Files

### Sources and Further Reading

1. <4> SHE16415 - Bibliographic reference: Shorter, Alfred H.. 1951. Paper Mills in Herefordshire. Transactions of the Woolhope Naturalists' Field Club. XXXIII 1951 Part III. 260-262. XXXIII 1951 Part III. Pages 261.
2. <3> SHE16543 - Bibliographic reference: Coates, S D and D G Tucker. 1983. Water-mills of the Middle Wye Valley. The river Wye and its tributaries. Book, Monmouth District Museum Service. Pages 24.
3. <5> SHE17045 - Document: Preece, D. T.. 1977. A History of Bill Mills.
4. <6> SHE17058 - Unpublished Report: Challis, C and Fellows, D. 11/2005. Bill Mills, Pontshill, Ross-on-Wye, Herefordshire. Thames Valley Archaeological Services Ltd. BMR05/101. Thames Valley Archaeological Services. BMR05/101.
5. <7> SHE18725 - Unpublished Report: Gilbert, David and Yeates, Stephen. 2010. Archaeological Desk-Based Assessment at Cobrey Farm, Coughton, Ross on Wye, Herefordshire. John Moore Heritage Services. 2345.
6. <1> SHE3796 - Cartographic material: 1972. SO62SW. Ordnance Survey 6.
7. <2> SHE7062 - Bibliographic reference: Cross, A G. 1982. Old Industrial Sites in Wyedean; a gazetteer. privately published. 36.

### Associated events

1. - Cobrey Farm, Coleraine Buildings, Coughton, Ross-on-Wye, archaeological desk-based assessment
2. - Historic Building Recording. Bill Mills, Pontshill, Ross-on-Wye. 2005

### Protected status

1. Listed Building (II) 155503: BILL MILLS

### Associated Historic Landscape Character Records

1. HHE590 - Enclosure of Common Arable Fields - Minimal Insertion Along Major Headlands