



Heritage Assessment Statement of
Significance UNIT 7 [Former
Fermenting House]
ST MARTIN'S QUARTER
WR1 2DA



DECEMBER 2020 Rock Davidson Associates Historic Building Consultants

Contents

1	Introduction	2
1.1	The Consultants	2
1.2	The Client	2
1.3	Background Heritage Statements and Assessments of Significance	2
1.4	Methodology.....	3
1.5	Limitations.....	3
1.6	Copyright.....	3
1.7	Acknowledgements.....	3
2	The Site & Constraints.....	4
2.1	Location.....	5
2.2	Planning Search.....	6
2.3	Background to Non Designated Heritage Assets and NPPG.....	7
2.4	Neighbouring Listed Buildings	8
2.5	Conservation Area.....	10
3	Setting and Vistas.....	11
3.1	Historical Background –Former Hill Evans Vinegar Works Lowesmoor.....	11
3.2	Current Setting Photographic Views Dec 2020.....	11
4	Assessment Unit 7 St Martins Quarter	13
4.1	Scope of Assessment.....	13
4.2	Map Regression.....	13
4.3	Historical research Secondary Sources	17
4.4	Historical Photographs & Analysis	24
5.	Current Photographic Record and Descriptions Building Recording Level 1.....	28
5.1	Exterior Main Building	29
5.2	Interior: Main Building and note of significant features.....	33
6	Assessment of Significance	36
6.1	Background to Assessments of Significance	36
6.2	Statement of Significance	38
7	Conservation Statement and Advice.....	39
	Bibliography	40

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/local listing] 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 2019[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 2019 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 locally listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Worcestershire City Archaeology HER was consulted and the HER WCM98357 is at the end of report. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment could 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 in December 2020

Due to Covid 19 there was one site visit made to assess and take photographs, equivalent to a Level 1 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

KEY to Significance Levels- With reference to Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

1.5 Limitations

Covid19 Restrictions. No electric light. No Access possible to roof void of main building. Partition curtain walling on ground floor covering any historic fabric. New flooring covering ground floor

1.6 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. RDA reports are deposited with the local HER and Archaeology Data Base Library. All photographs by RDA unless otherwise stated.

1.7 Acknowledgements

WCC HER. All the authors of all the reports written about Lowesmoor Industrial Site 1992-2015

2 The Site & Constraints

Former Fermenting Shed UNIT 7 ST MARTIN'S QUARTER WR1 2DA



Front Elevation



Rear Elevation

2.1 Location

Name: Former Fermenting Shed UNIT 7 ST MARTIN'S QUARTER WR1 2DA

Designation: Recognised as a Locally Listed Non Designated Heritage Asset

Worcester City Lowesmoor Character Area 2 St Martins Quarter Conservation Area

LPA : Worcester City



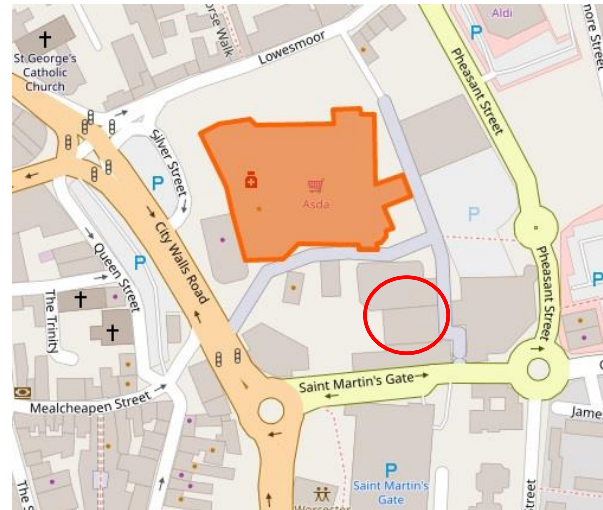
Worcester City

With Reference to Lowesmoor Conservation Area Appraisal Feb 2017 Worcester City Council:-

Lowesmoor Conservation Area includes two distinct character areas which both contrast with and complement one another. The main thoroughfare of Lowesmoor has the character of a traditional shopping street with retailers on both sides and a generally tightly-knit urban form where terraces and rows of continuous development follow a clear back of pavement building line. The former industrial area and retail development of St. Martin's Quarter to the south has a looser, more unplanned layout attributed to incremental development over a period of time.

St Martins Quarter

Many of the industrial buildings were demolished in the early 21st century to make way for a scheme of large scale retail development, including a large Asda store, which had a significant impact on the use of this area. A number of historically significant industrial buildings were retained and incorporated into the scheme and these now provide a tangible link to the former industrial use and character. Today, the character of the site, renamed St. Martin's Quarter, is almost wholly retail. Alongside the modern retail units of St. Martin's Quarter the New Filling Shed of the former vinegar works holds a prominent position; this key historic building forms a distinctive landmark in the townscape and remains the largest building on the site. Located with its rear gable wall facing onto Pheasant Street, the building has a front elevation along St. Martin's Walk. From both sides this building towers above its neighbours and dominates the skyline.



Location Map

Source: Open Street Map

2.2 Planning Search

Former Fermenting Shed UNIT 7 ST MARTIN'S QUARTER WR1 2DA

RDA carried out a selective online planning search for **ST MARTIN'S QUARTER WR1 2DA** as there are 124 historic planning applications for this site, under The Lowesmoor Trading Estate. The main recent development that took place on the former Vinegar Works was for a new New Asda Store & Multi Storey Car Park St Martins Gate, Formerly Lowesmoor Trading Estate 2010/11.

In particular for this assessment report and relevance of the former fermenting shed in circa 2011-2013 Unit 7 Lowesmoor Trading Estate [P13D0436](#) includes plans for retail units that became Poundstretcher 2013 Application for a non material amendment following grant of planning permission P08D0240 Unit 7 Lowesmoor Trading Estate [P13D0436](#)

Behind the Poundstretcher/former fermenting shed to the south in 2012 and 2015 an application was approved for demolition and clearance of existing structures with a planning condition to record the structures to facilitate the development of 110 apartments with access, cycle and car parking, landscaping and associated works. This new development has not yet taken place although a number of industrial buildings surrounding the fermenting shed were demolished as was approved including those to the rear of the former fermenting shed. [P09D0106](#) [P15D0510](#)

Summary	
Application Number	P09D0106
Location Address	Lowesmoor Trading Estate, St Martins Gate, WR1 2DT
Proposal	Demolition of existing single storey brick buildings to facilitate the erection of a four storey building comprising 4no. ground floor class A3 restaurant units and a 150 bed hotel on the upper floors, and conversion of the granary building to 1no. ground floor class A1 retail unit and 9no. self contained flats on the upper floors. Erection of a glazed liftshaft/staircase extension.
Status	APPROVAL (PLANNING)
Application Type	Full planning permission
Appeal Decision	N/A

<https://plan.worcester.gov.uk/Planning/Display/P09D0106>

2.3 Background to Non Designated Heritage Assets and NPPG

Non-designated heritage assets /Locally Listed Buildings

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

NPPG Ref Paragraph: 039 Reference ID: 18a-039-20190723

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies

They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

NPPG Ref Paragraph: 040 Reference ID: 18a-040-20190723

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

2.4 Neighbouring Listed Buildings

- 6-9, CORNMARKE **Designation Type:** Listing **Grade:** II **List UID:** 1389752
- 18 AND 20, SILVER STREET **Designation Type:** Listing **Grade:** II **List UID:** 1390177
- 24-30, LOWESMOOR **Designation Type:** Listing **Grade:** II **List UID:** 1389974
- 32, 34 AND 34A, LOWESMOOR **Designation Type:** Listing **Grade:** II **List UID:** 1389976
- NO 54 AND ATTACHED RAILINGS **Designation Type:** Listing **Grade:** II **List UID:** 1389981
- THE OLD VINEGAR WORKS **Designation Type:** Listing **Grade:** II **List UID:** 1390121



Map Listed Buildings Annotated RDA Ordnance Survey Licence number 100024900

Nearest to Fermenting Shed Unit 7 Marked on Plan with a **RED triangle** St Martins Quarter

Old Vinegar Works Designation Type: Listing **Grade:** II **List UID:** 1390121

Statutory Address: THE OLD VINEGAR WORKS, ST MARTIN'S STREET

County: Worcestershire District: Worcester (District Authority)

National Grid Reference: SO 85337 55123

List Description Vinegar Works Filling Hall

WORCESTER

SO8555SW ST MARTIN'S STREET, LOWESMOOR 620-1/13/586 The Old Vinegar Works 08/03/74
(Formerly Listed as: LOWESMOOR (South side) The Old Vinegar Factory)

GV II

Also known as: The Old Vinegar Factory PHEASANT STREET. Warehouse. c1870 with later additions and alterations. Pinkish-red brick with gault brick dressings, ashlar cornice and capitals and slate and glass roof. Rectangular on plan. Single tall storey, 13 x 11 window-bays. From first-stage band are gault brick pilasters with ashlar caps, stepped frieze and modillion cornice, low coped parapet. End bays have blind openings, otherwise 20-pane segmental-arched windows in metal frames, with voussoir arch of alternate red and gault brick. Lower stage obscured to long side by temporary structures. Returns have pedimented gables and similar treatment, with red brick pilasters to lower stage and similar windows, with central plank doors; 5-stepped-light, round-arched windows with gault brick surrounds in tympanum. Apex of roof is glazed. INTERIOR: roof has two levels of metal collars and x-braces. HISTORICAL NOTE: This building formed part of the Hill Evans Vinegar Works 1830-c1960). It would have contained large wooden vats for storage of vinegar. "The filling and dispatching room is an enormous hall...it is one of the largest single rooms in the kingdom....the great vats...are probably the most conspicuous and impressive parts of the equipment. One of these vats, standing among many of only slightly smaller size is 100 feet in circumference and 32 feet high having a capacity of 114,821 gallons."- 'Worcester Daily Times', 1903. (Worcester Daily Times: Not known: Worcester at Work: Worcester: 1903-: 5).



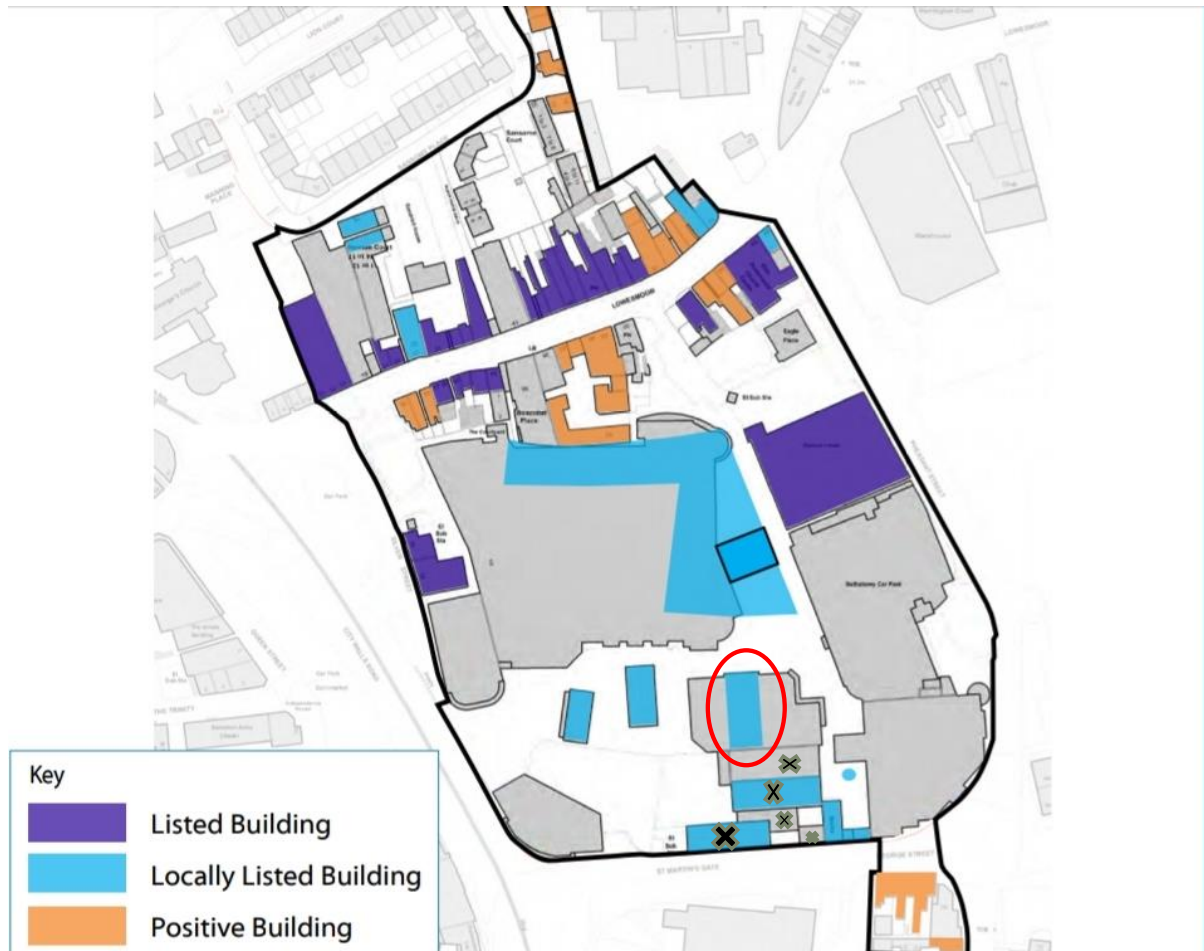
Vinegar Works Filling Hall

2.5 Conservation Area

Conservation Area and Setting of a listed Building

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”

Unit 7 St Martins Quarter Lowesmoor Character Area 2 St Martins Quarter Conservation Area



Lowesmoor Character Area 2 map 2017 St Martins Quarter Conservation Area Unit 7 circled in Red Buildings marked ✕ have since been demolished. Including two locally listed buildings former acidifying sheds and a stable Map Annotated RDA

Source: Reference Lowesmoor Conservation Area Appraisal Feb 2017 Worcester City Council

3 Setting and Vistas

3.1 Historical Background –Former Hill Evans Vinegar Works Lowesmoor

The area is located on the Lowesmoor 'Industrial Estate' situated north east of Worcester City Centre between Silver Street/City Walls Road, Lowesmoor, Pheasant Street and St Martin's Gate. The site was part of the former Hill, Evans and Co. vinegar works; at its peak the works occupied the majority of the land between the four above surrounding roads. Today the site has been renamed St Martins Quarter (formerly St. Martin's Street). Many of the industrial buildings were demolished in the early 21st century to make way for a scheme of large scale retail development, including a large Asda store. A number of historically significant industrial buildings were retained and incorporated into the scheme and these now provide a tangible link to the former industrial use and character. Today, the character of the site, renamed St. Martin's Quarter, is almost wholly retail. The retained buildings in the scheme were **A** The Granary, **B** The Counting House[Entrance to Asda] , **C** Brick Cellar Vaults under Asda,[fine series of brick vaulted cellars covering a substantial area below what was the vinegar works site. The cellars were used by the Works until it closed in the 1960s and have had various uses including an air raid shelter during the Second World War and a fabric shop. Currently unoccupied The Vaults, as they are now known, are locally listed and survive as a strong reminder of the former use of this site.] **D** The GDII Listed Filling Hall, now known as Dancox House and used as an army base, the building represents part of what was one of the largest works of its kind in the world. **E** The Fermenting Shed [UNIT 7 former Poundstretcher] and until very recently the attached **F** Acidifying Sheds, now demolished. **G** The Frontage of the old Grainger's Porcelain Works now used as offices, formed part of the formal entrance to the factory site. **H** Stable, now demolished. To the rear of the building the partial remnant of a kiln hovel, associated with the porcelain works, is the sole surviving remnant in Worcester. Demolished by 1941, the kiln was once one of five.

Reference Lowesmoor Conservation Area Appraisal Feb 2017 Worcester City Council

3.2 Current Setting Photographic Views Dec 2020



A The Granary



B The Counting House[Entrance to Asda}



C Brick Cellar Vaults under Asda



D The GDII Listed Filling Hall



E The Fermenting Shed [UNIT 7 former Poundstretcher]



F Evidence of The former Attached Acidifying Sheds, now demolished.



G The Frontage of the old Grainger's Porcelain Works { now with a Gym attached}



H Stable, now demolished. To the rear of the building the partial remnant of a kiln hovel.

4 Assessment Unit 7 St Martins Quarter

4.1 Scope of Assessment

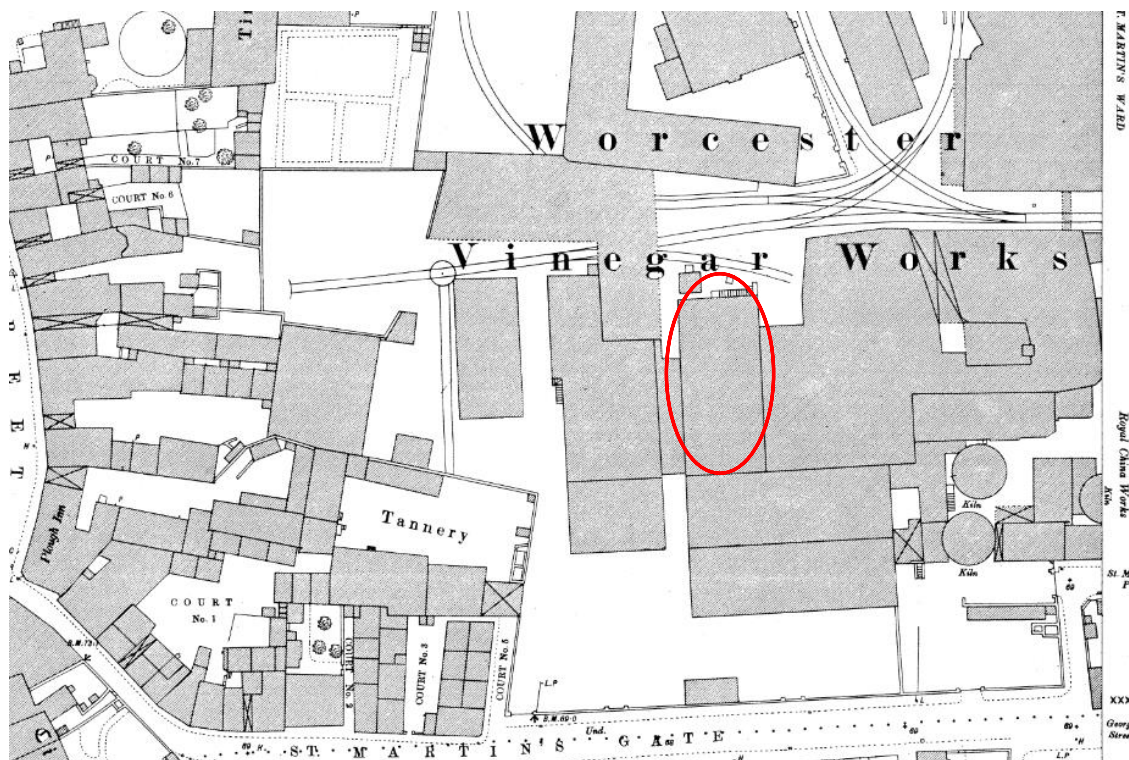
This report contains a brief analysis of the significance of the history and character of the building known as Unit 7 Former Fermenting Room St Martins Quarter Worcester.

Any justification for proposed works and their impact on the special character of this locally listed building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this assessment.

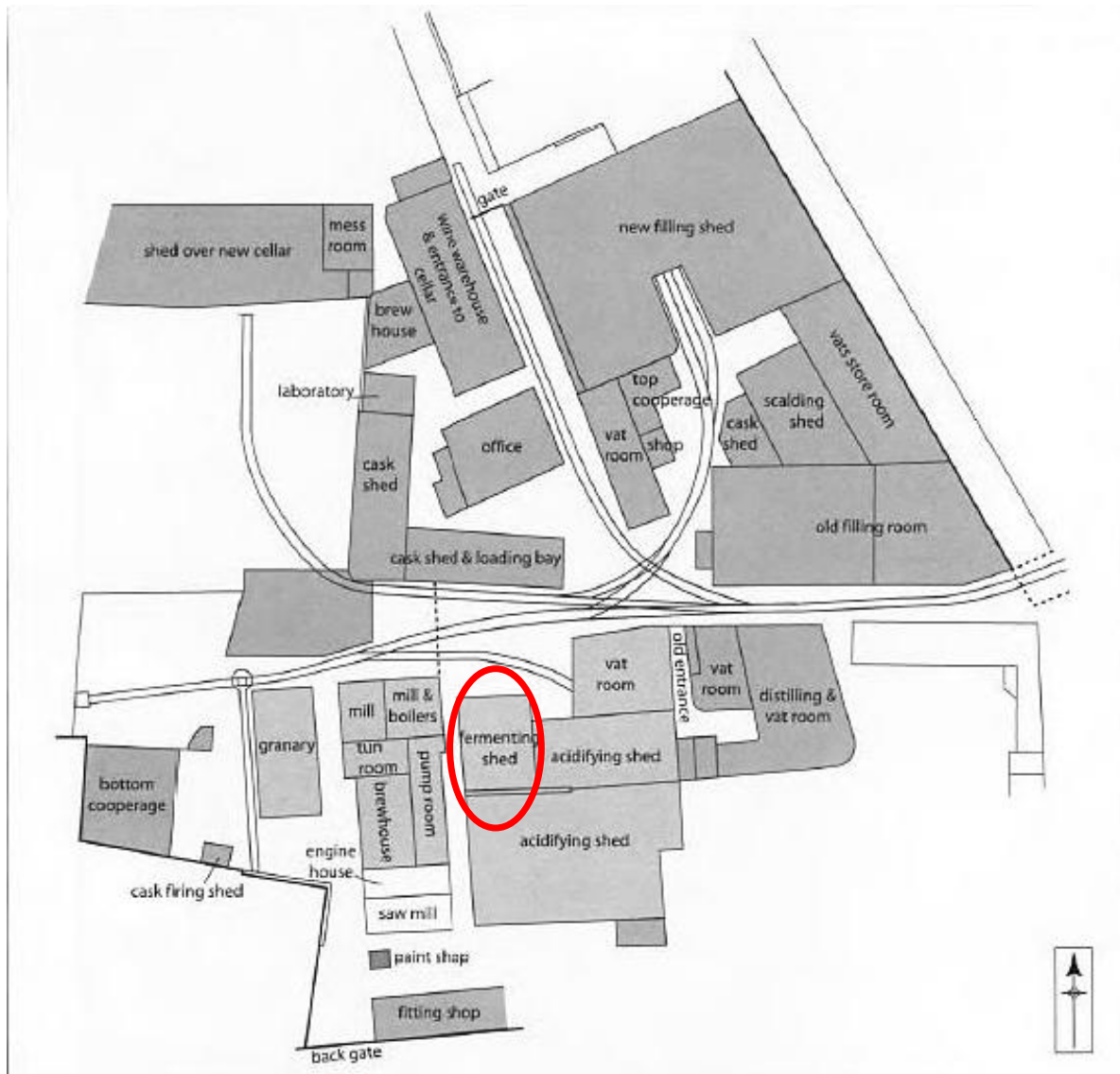
4.2 Map Regression

An analysis of historic mapping has been extensively carried out in other reports available online via Worcester City planning portal and the records held in the HER so RDA will not go into detail here. The 1st Edition Map has been included to show the extent of the Vinegar Works in C19 with a plan of key buildings based on a survey c1875, alongside some modern satellite images. Fermenting Room/House circled in Red.

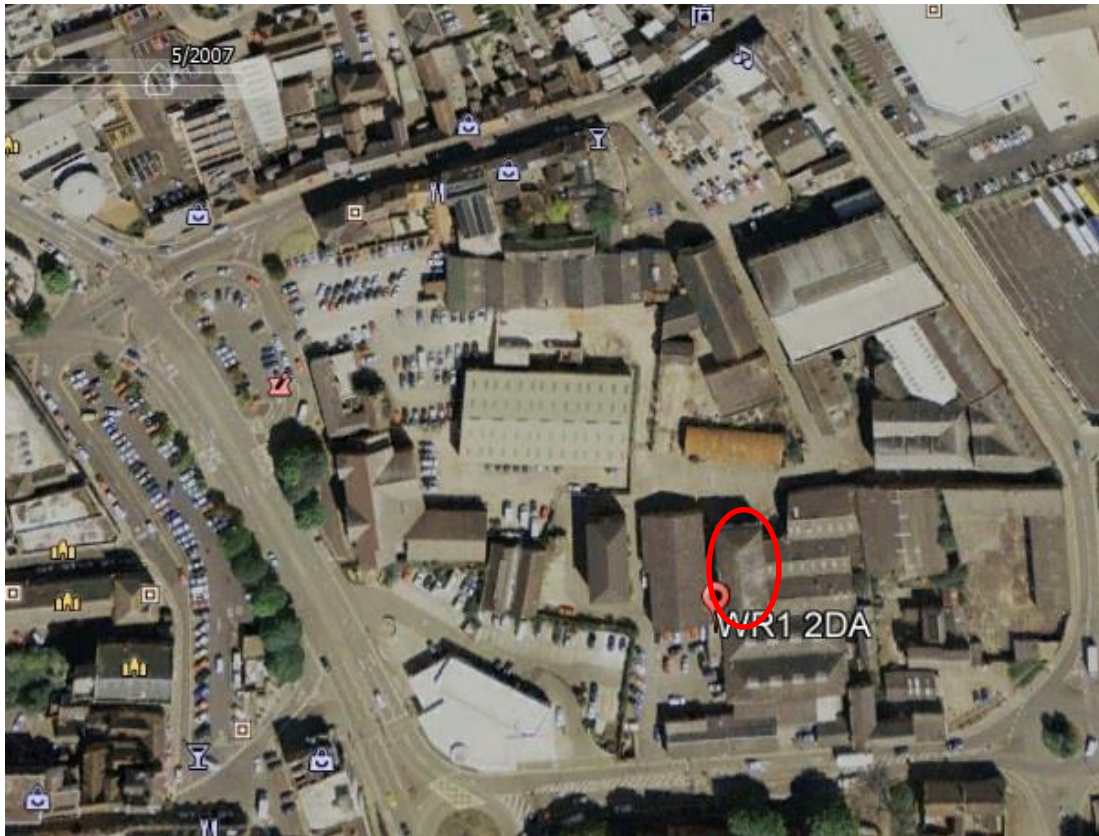
Extracts from Maps



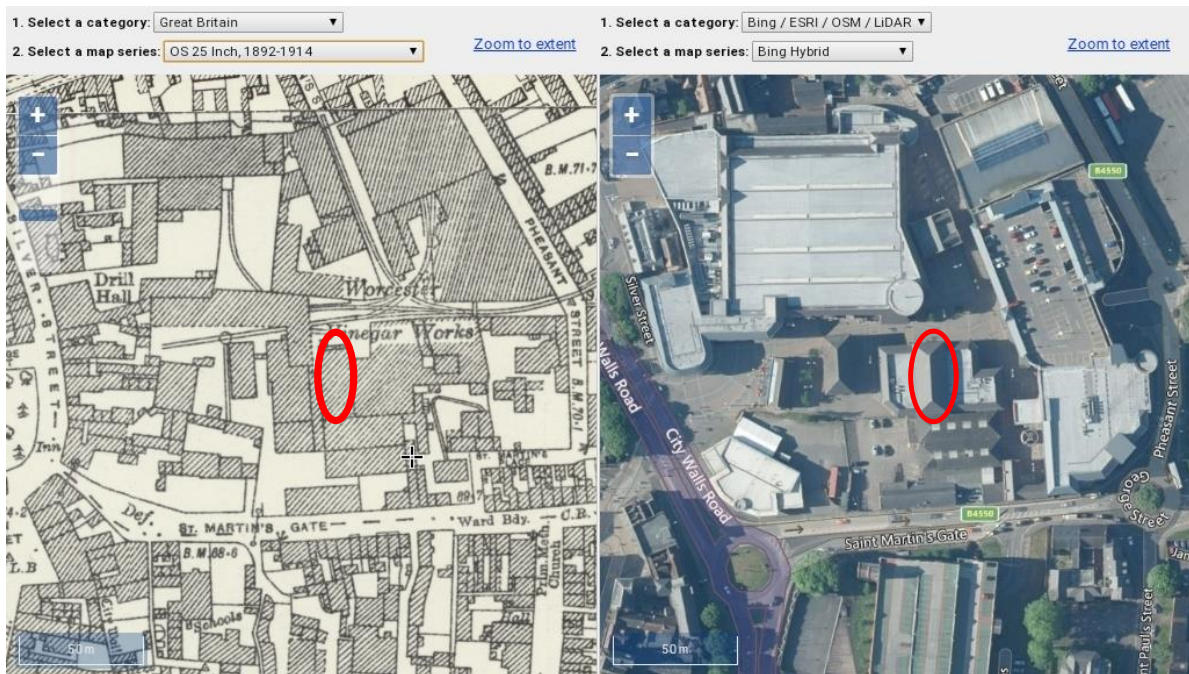
First edition OS 1:500, 1886



Named Buildings of Hill Evans & Co Vinegar works whilst operational based on a survey of c1875 by HW Gwilliam



Satellite Image 2007 Source: Google Earth



Side by Side OS 1892-1914 with Satellite mapping 2019 before demolition of Acidifying Sheds
Source: National Library Scotland



Satellite Image 2020 Source: Google earth Site cleared of Acidifying Sheds

4.3 Historical Research Secondary Sources

Summary

RDA commissioned a single asset HER search WCM98357 from WCC HER and sourced other reports from the Worcester City planning portal, the Archaeology Database Library, and available Books.

The Hill Evans & Co Worcester Vinegar Works have been the subject of many reports and analysis over the years in the form of conservation appraisals, historic building recording, many for clearance of the C19 buildings and some below ground archaeology, trenches for conditions for planning. Below we have highlighted information gained by reading all these sources dissecting information primarily about Unit 7 the former Fermenting Room.

Chronological List

- **1864 Transcription of England's Workshops By Gustav Louis Maurice Strauss, Charles William Quin, John Cargill Brough, William Bernhard Tegetmeier , William Jeffery Prowse**

“Not remaining here long, however, we are delivered to a patient guide, who informs us as we cross the yard that the manufacture of British wine was introduced at Worcester between eighty and ninety years ago ; that Messrs. Hill, Evans, and Co. purchased the business in 1829 ; that it was at that time of very limited extent, but has now so greatly increased as to place the firm upon an equality with the oldest and largest manufactories of British wines in the kingdom.....Compared to the vinegar- works which were established by the firm in 1830, the manufacture of British wines in which these gentlemen engage scarcely seems extensive; but taken alone it affords some scope for reflection, since the vaults in which are stored orange, ginger, raisin, cherry, currant, and the rest, are of very great extent, lying, indeed, beneath a large portion of the warehouses above, and consisting of eleven avenues, some 240 feet in length, and capable of containing about 3000 butts or pipes of assorted British wines. The process of manufacturing the wine is- not a complicated one, since the fruit having been once steeped, fermented, and pressed, it is only required to store^ and give it age and maturity, when it is fined ready for sending out.....

From the immense cellars of British wine we proceed at once to the inspection of the operations in the larger manufacture of vinegar..... We have now to follow the operations which convert the sugar into alcohol by vinous fermentation, **a task which involves a steady climbing of wooden stairs, and an amount of personal exertion which nothing but an intense interest in the subject could render endurable, for from the tanks into which it has been run from the mash-tun the wort is pumped through large copper pipes into an enormous tank which stands on the roof of the building, and is itself covered at some height above it by a raised roof of its own, supported by pillars, and leaving it open to the air all round. This is the " receiving tank," and, after having paused a moment to take breath, and a bird's-eye view of the neighbourhood at the same time, we venture to look into it, and see the wort which has been pumped in lying under a light snowy froth. The way up has led along wooden galleries, intersected by great water-tanks, and, looking fearfully down into the floors which lie below, we prepare to retrace our steps. From the receiving-vat the liquid is allowed to run in pipes through the refrigerators, a series of tanks containing cold water, from which it at last escapes into the great shallow cooler which is sunk in the floor of the upper story, and exactly resembles a swimming-bath, except that there are no boxes for undressing, and**

no bundles of corks floating on its surface. This bath is about 60 feet long and 30 feet wide, but only a foot in depth ; and, instead of windows, the upper part of the walls next the roof is formed of open lattice-work. The temperature of the wort on leaving the receiving-cistern is about 100° ; by the time it leaves the last refrigerator it is reduced to 78°, and it remains in the bath until the temperature is about 63°. Its specific gravity is then 55°. Immediately under this great bath or tank lie the fermenting-vats, of which there are eight, each holding some 16,000 gallons, and, the wort once run into these, the barm is thrown in and the fermentation commences, the gravity falling to if the operation is successfully conducted. The final process of acetous fermentation now claims attention, and we once more mount by fresh flights of ladder-like steps to the acidifying rooms, where two stories of enormous vats stand in tiers, divided by brick partitions and accessible by a gallery or platform of timber....”

<https://archive.org/details/englandsworksho00prowgoog/page/n291/mode/2up>

RDA Note The bath 1ft deep- walls open lattice work, RDA assumes refers to the tank and louvres as seen today

- **April 1902.” From an article with the same title, based on production at Hill & Evans, published in the British Journal of Commerce, April 1902.**

RDA Note The description below on the manufacture of malt vinegar is useful in understanding the former use of the fermenting rooms

“THE MANUFACTURE OF MALT VINEGAR

In the granary we find only the very finest barley malt and barley, each exclusively of English growth

- • The grain is received direct from the railway sidings and converted into meal by six pairs of French millstones, each pair being capable of producing 240 bushels of meal daily. The meal room, which in the season usually contains some hundreds of sacks of freshly ground malted and unmalted meal, is immediately over the mashing room and the meal is passed through trap-doors into the mash-tun, which has a holding capacity of over 12,000 gallons. The water used possesses quite exceptional properties for brewing and is drawn from a well within the works. After the admission of the hot water and automatic stirring the mixture is converted into sweetwort. The wort is next drained off into underbacks **and then, passing over refrigerators, is pumped up into the cooling room and after resting for a time on the cooling floor is transmitted over a second set of refrigerators to the fermenting room, wherein are twelve large vats having an individual capacity of 15,000 gallons and upwards.** Vinous fermentation is the next process and then follows acidifying, a lengthy operation which may take a month and for which upwards of fifty large vats are employed. Each vat is filled in the centre with small bundles of birch twigs, and by the action of automatic pumps the liquor is repeatedly distributed through these bundles, until the movement and oxidation produce naturally the necessary degree of acidity and the perfectly pure malt vinegar is ready for storing.”

- **1992 Valerie Goodbury WCM100412 SWR18442**

REPORT ON THE FORMER HILL & EVANS VINEGAR WORKS, WORCESTER NOW KNOWN AS THE LOWESMOOR TRADING ESTATE Prepared as a Module 4 project for the Diploma Course in Industrial Archaeology at the Ironbridge Institute 1991/92.

RDA Note This report discusses the history and all the surviving buildings on site in 1992 below refers to the Fermenting Rooms

“3.3.25 [31] a) Fermenting Room - a three-storey building with a deep area of ventilation below the roof. An external staircase on the southern elevation led to the third floor.

b) This has become a large, one roomed building. On the southern elevation, the staircase has been removed, a new entrance inserted and "the lower half of the wall painted. The--original roof line has been retained, the wooden vents being replaced or covered with corrugated iron.”

RDA Note This report then describes the surviving Acidfying Rooms.

- **2002 SWE18577 Nick Joyce Lowesmoor Trading Estate An Historical Assessment and Architectural Appraisal**

“The Fermenting Room- Date and Location -This is of a similar date to the Granary and adjacent Mill building, i.e. pre-1870 and probably between 1866-69 during the second major phase of development It is located at the centre of the works and, together with the Granary and adjacent Mill and Brewhouse, forms a group that served the early stages of the manufacturing process.

Form and Plan -Large rectangular shed orientated north/south, of 3 storeys with hipped roof, its upper floor was ventilated with boarded panels now covered by corrugated metal sheeting which is where the tanks are located. External staircase on south elevation to upper floor. Now a single room with large inserted vehicle opening in north elevation.

Construction and materials -Red brick laid in English bond, partly painted on north elevation, with segmental heads to windows, cills and plinth of blue brick, and roof of natural slate and gutters and downpipes of Upvc. Windows are blocked but were originally cast iron casements. Now one room internally with original single-span roof structure comprised of massive chamfered beams with decorative and tensioned iron braces. It is possible to see the base of the cast iron tanks from the workshops.”**“Historical Assessment and Architectural Appraisal** -The treatment of the upper floor of the building is the only indication of its original function, and together with the contemporary granary and mill buildings, it provides historical evidence of the early main stages of the vinegar manufacturing process and of the sheer volume of the operation. The Fermenting Room was linked to the adjacent Mill by a single-storey building with a blue brick archway with double doors that still remain in the north elevation. At the northern end of this passageway was a massive chimney that probably served the boilers still visible in the 1964 RCHME photographs. To the east and south of the building were located the Acidifying Rooms, that to the south being almost three times the size of the Fermenting Room. In purely architectural terms, the building is of little value, although its size and its roof structure are impressive.”

- **2006 CgMs Conservation Statement CONSERVATION STATEMENT 2006**

“The fermenting shed directly adjoining the site is also of some interest as a local landmark and for this reason it is essential that the development proposals respect this building and take positive steps either to 'preserve' or preferably 'enhance' its much altered and currently rather blighted setting” ref 1.4 p4

“According to a first hand account the fermenting shed contained 'eleven vats, each with a 15,000 gallons capacity' as well as 'another mammoth vat in the same room [that] will hold 30,000 gallons' (In Grundy, 1997:28). Buildings 32 and 33 were acidifying rooms while No. 34 was a vat room. The distilling and vat room [36] next to the old entrance (35) is now largely demolished”

RDA Note [Buildings 32 and 33 Acidifying Rooms Now demolished see 2015 Rik Tyler report]

“The former fermenting shed has clearly suffered some detrimental alteration but externally much of its original form remains recognisable (Plate 9 & 16). The wooden vents below the eaves have unfortunately been covered with corrugated Iron sheets and a number of the blue brick arched windows have been blocked. The most significant alterations are, however, the large vehicular entrance and two flanking doorways inserted in the north elevation of the building to accommodate its most recent use as a vehicle workshop (Plate 16). According to the late 19th century engraving (Fig.6), the north elevation of the fermenting shed originally had three central openings on each floor level”

- **2007 'The Buildings of England' the updated 2007 Pevsner series Worcestershire describes Vinegar Works p764 as:-**

“ Behind outline remnants of the former Vinegar Works : extensive C19 brick-vaulted wine cellars ; further south a four/storey granary with hipped roof.....This faces remnant of St Martins Street, the access to the Vinegar Works of Hill, Evans & Co {founded 1830}. Its huge warehouse or filling room circa 1865-70, red brick with yellow voussiors, pilasters and cornices, has thirteen by eleven bays, with two storeys of segment headed windows. The ends have broad pediments with five stepped round arched openings reroofed 1988. Other surviving buildings include nearby offices dated 1859; brick with stone trim, squared up Tudor with large oriels on brackets [now in poor condition]

- **2008 ARCHAEOLOGICAL DESK- BASED ASSESSMENT AT LOWESMOOR TRADING ESTATE (HAMPTON PROPERTIES), WORCESTER 20th November 2008**

“Comprehensive accounts of the Hill Evans Vinegar Works and its buildings (noting the site and function of demolished buildings) are contained in Joyce (2002) and Goodbury (1992)”

“The development site contains a number of standing buildings that formed part of the Vinegar Works (Fig 4): the granary, the mill and brewhouse, the fermenting shed, two acidifying sheds and part of the vat room. The standing buildings have been described in detail by Joyce (2002), and the detailed descriptions have not been repeated here. The way in which the buildings on the development site were used has been established”

“These buildings were adjacent to each other to allow an efficient flow through the manufacturing processes in different structures. The buildings were all constructed around the same time and were designed with similar architectural details picked out in blue engineering brick. A number of the buildings have been considerably altered and partially demolished since the works closed in 1964, but they still exist as a group of buildings related to one manufacturing process”

“All of the buildings that were formerly part of the Hill Evans & Co Vinegar Works are regarded as key unlisted building in the Conservation Area Appraisal of Lowesmoor (Conservation Studio 2008). This is a non-statutory designation that highlights the importance of these industrial buildings within the City of Worcester. The development site lies within the Lowesmoor Conservation Area”

RDA Note Since this 2008 report a Lowesmoor Conservation Appraisal 2017 has been written

“Although not an impartial source the Worcester Daily Times Trade and Industrial Edition recorded that the Hill Evans Vinegar Works were 'probably the greatest and most important of their kind in the world' (Joyce 2002), and Joyce further notes that this is one of only four purpose-built vinegar works in the country. The significance of the vinegar works is augmented by the existence of the Hill Evans Archive (CRO BA I 0543). which contains a wealth of information. “

“The buildings on the development site were an integral part of the manufacturing process that took place at the works (Fig 4; Joyce 2002). The standing buildings include the granary, mill and brewhouse, fermenting shed, acidifying sheds, and (part of) a vat room. The standing buildings represent evidence for an important manufacturing process, although the interior equipment and fittings have largely been removed prior to conversion in use.”

“Buildings of Hill Evans & Co Vinegar Works-Building recording to produce a full record of the buildings of the vinegar works prior to their demolition and alteration in order to achieve preservation by record and enhance the already known information about the manufactory. Carillion Richardson will undertake demolition of the mill and brewhouse, north acidifying shed, and vat room as well as the restoration/alteration of the fermenting shed before construction starts for the Hampton Properties scheme. Mitigation in the form of building recording of these buildings will be the responsibility of Carillion Richardson and will have been completed prior to the Hampton Properties development”

- **2009 SWR18771 The Fermenting Room Pheasant Street, Worcester Building record 2009
Nick Joyce Architects LLP**

“PROJECT SUMMARY -Prior to comprehensive redevelopment Nick Joyce Architects have been commissioned by the developer, Carillion Richardson, to undertake a programme of building recording of the individual buildings which lie within the area of land encompassed by St. Martin's Gate to the south, Lowesmoor to the north, Pheasant Street to the east, and Silver Street to the west. From the mid 19th century the site was principally occupied by the former Hill Evans Vinegar Works, but also included the Graingers Porcelain works and the 17th century Worcester Infirmary.

Recording Brief -The reports have been prepared in accordance with the Worcester City Museum Archaeology Section Brief 09/2 issued 23rd May 2009.

Aims -The aims of the project was to establish the character, history, dating form and development of the extant buildings and structures.

Documentary research was carried out and findings recorded in Nick Joyce Architects Report 'Lowesmoor Trading Estate – An Historical Assessment and Architectural Appraisal' July 2002.

RDA Note This report describes the building as never having any floors

“Date and Location -The Fermenting Room is of similar date to the Granary and adjacent Mill and Pump Room and probably dates to the second major phase of expansion of the Hill Evans works which took place between 1866-9. It is located in the centre of the works and with the Granary and adjacent Mill and Brew House forms the group of buildings that served the early stages of the manufacturing process.

“Form and Plan -It is a large rectangular shed orientated on a north, south axis and measures internally 28 metres x 11.5 metres. It was entirely open plan at ground floor level interrupted only by eight columns which supported the heavy structure of the cooling floor. From the ground floor there were two openings in the west wall which led into a passage and connected with the pump room to the west. On the east wall at the north end was a wide, tall arched opening into a Vat Room, a door opening to the south of this and then a wide opening giving access to the Acidifier Rooms. The building was entered on the north side from a doorway in the centre of the building. The ground floor 'hall' was lit by a low level window on the east elevation and by borrowed light from low level windows on the west elevation and from high level windows on all elevations.

There was an external staircase on the north elevation which gave access to a central doorway and an external stair on the west elevation giving access to the cooling floor. There is no evidence for an upper floor structure but the central doorway presumably gave access onto a high gantry for servicing the vats.

Against the north elevation at the west end was a large furnace and chimney stack. At the level of the cooling floor, the space is entirely open plan, and consists of the cooling pan with a narrow walkway around its perimeter. There is a pair of doorways on the west elevation which must have given access onto an external stair and a short row of casement windows to provide natural light. The whole floor was ventilated by adjustable louvres on all elevations.

Much of this original plan form is still discernible but the north elevation has been altered by the forming of a large vehicle opening in the centre of the building with a new window opening to the west of this and a door and window opening to the east. The external stair and stack have also been taken down from this elevation.

Internally the large arched opening on the west wall was reduced in size to a smaller arched opening corresponding in shape to the 'horseshoe' shaped arch in the Store Vats room, and then subsequently blocked completely following the closure of the Hill-Evans works. The large opening into the Acidifier Rooms was also blocked at this stage."

RDA Note There are plans of the building as existing in this report and some useful photographs of the external as well as the only record of the construction and internal layout, views of blocked archways and roof structure, reference PLATES 1.Detail of hip rafter and dragon tie, 2. Detail of cast iron bracket to tie beam and post, 3. Detail of louvres and pivot holes in post where louvres are missing, 4. Detail of windows and door to west elevation 5. Detail of cast iron floor plates to cooling floor 6. Detail of upstand at edge of cooling floor showing bearers to the walkway

- **2015 FORMER HILL & EVANS VINEGAR WORKS Historic Building Record (NGR SO 85300 55012)** St Martin's Gate, Lowesmoor, Worcester Planning Ref. P09D0106; Condition 10 Report Ref.: 2015_009_v.2 FINAL Issue Date: 5th August 2015 Author Rik Tyler MCifA

RDA Note. This report was for recording the Acidifying sheds attached to the Fermenting Room before demolition, along with recording the stable building attached to Grainger's Porcelain works prior to demolition, and a record of the Granary before refurbishment. The application P09D0106 was approved 3rd September 2012 for a 4 storey building comprising 4 no ground floor class A3 units and a 128 bed hotel on upper floors with the conversion of the granary building to ground floor class A1 retail with 9 self contained flats on the upper floors.

Mr Tyler commissioned a standard HER which revealed how many buildings survived or had been demolished from the Hill Evans Vinegar Works. These included mostly in 2009 the demolition of The Bottom Cooperage, The Cask firing shed, The Paint shop, The Fitting Shop, The Engine House, The Brew House, The Pump Room, The Tun Room, The Mill, The Mill and Boilers, . Acidifying Room North, Vat Room, Old Entrance, Distilling and Vat Rooms, Toilet Block [demolished 1982] Graingers Factory Kiln

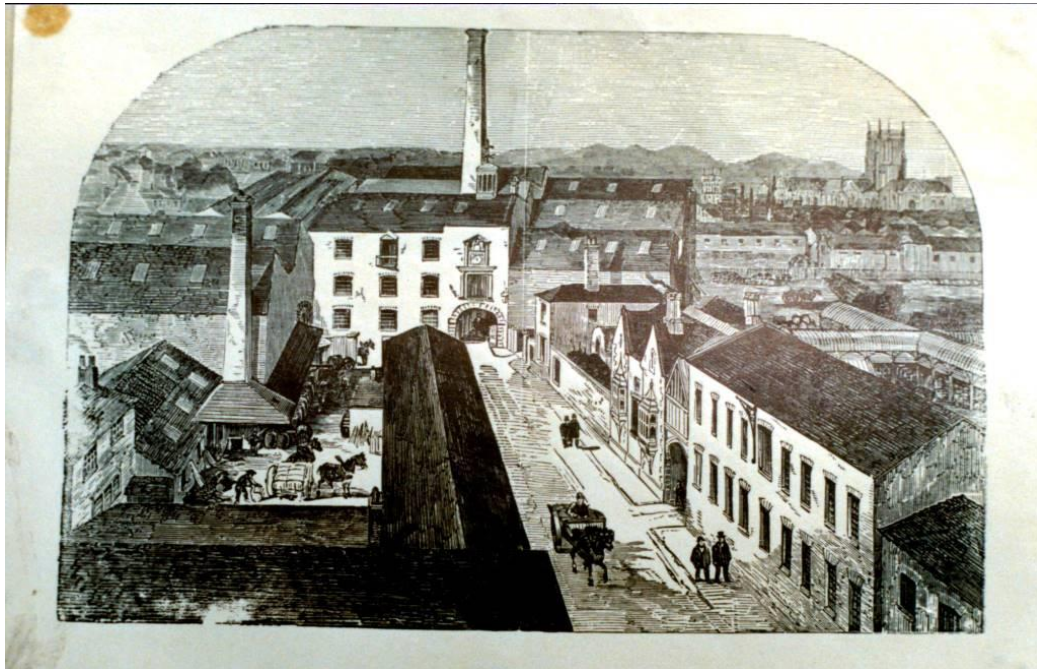
The granary, The passage, Building to South of Brewhouse, former Acidifying Sheds, Filtering Shed and Stables were the five structures being recorded by Mr Tyler and four have now since been demolished [2020]The Granary building is the only one retained

Building B **Acidifying Sheds** were attached to the South wall of The Fermenting Room the C19 buildings that were adjacent having already been demolished and the Fermenting Room had been retained and incorporated into the new scheme 2009 by the 2015 recording.

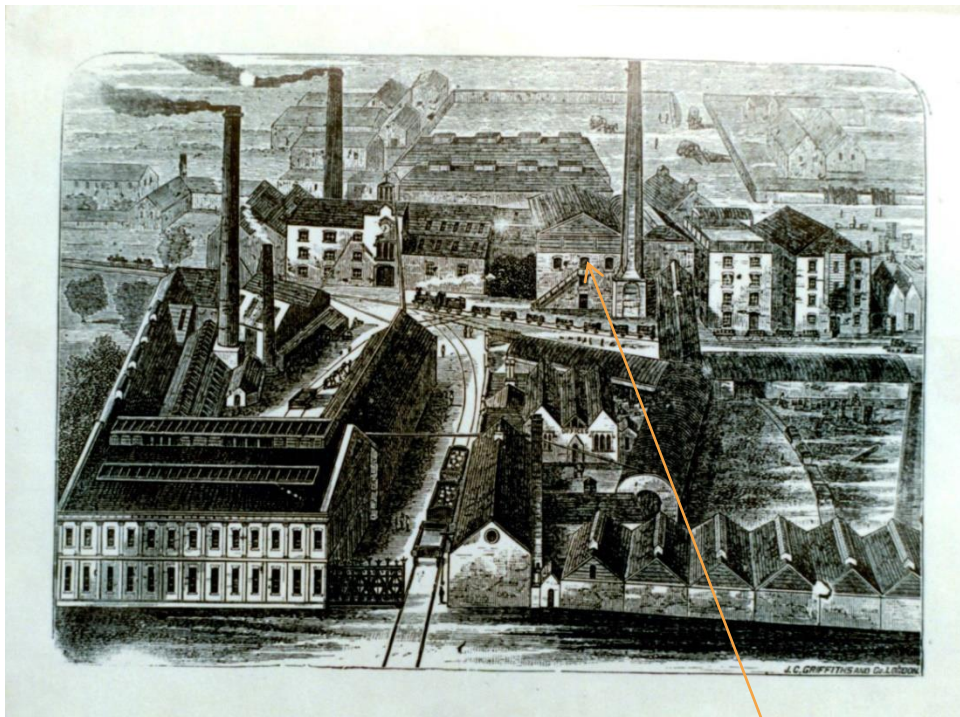
4.4 Historical Photographs & Analysis

A search for historical photographs was made within the timescale and scope of this report.

The earliest images of the Vinegar Works are the C19 engravings by Griffiths



C19 engraving HER ref 10000041A



This engraving looking down from St Martins Road entrance shows the Fermenting Room with external staircase to top floor and external chimney HER ref 10000042A



Photo 1970 Worcester Garages Ltd Fermenting Shed in Background HER ref StMartinsGate_2_034_A



Photo 1983 View of fermenting Room with Acidifying Sheds in foreground together with Stable block and Grainger's Porcelain Factory entrance HER ref StMartinsGate_2_029_A



Circa 1990s View of Fermenting Room from North Elevation, Mill building to right, Granary far right



cc-by-sa/2.0 - Older factory buildings,... by Philip Halling - geograph.org.uk/p/707394

Entrance from St Martins Gate View of Mill Building [centre] /Granary [left]/ Fermenting House [right] geograph-707394-by-Philip-Halling 2008



Building site View towards Granary geograph-2170499-by-Philip-Halling 2010

<https://www.geograph.org.uk/search.php?i=126435667&page=16>



Granary with West wall of Fermenting House geograph-3101620-by-Philip-Halling 2010

5. Current Photographic Record and Descriptions Building Recording Level 1 [with Significance Levels]

RDA assessed Unit 7 St Martins Quarter to an equivalent of a Level 1 Building Recording Photographic Survey with some analysis of the phasing and significant details 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]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

KEY to Significance Levels

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

5.1 Exterior Main Building

Photo North Front Elevations.



Written Description NORTH ELEVATIONS

Hipped roof; replacement slates to original roof; restored fascia and existing refurbished louvres [Ref Planning P15D0510] band of leadwork. External wall brick; English bond; x3 upper windows with blue brick arched lintels; stone cills; windows frames and lights are not original. To ground floor x3 openings; the central opening lower than the original when it was used as a car workshop; new lintels to openings. New fenestration and swing doors inserted circa 2011-2013. Either side flanking the former fermenting shed newly built steel frame shop buildings with brick infill of stretcher bond and ground floor fenestration.

A few Photo Details of Exterior Elevations



Restored fascia and existing refurbished louvres, x3 upper windows with blue brick arched lintels; stone cills



Refurbished louvres

Significance Levels {Level 1} North Elevations

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Louvres; cast iron tank; x3 window openings 	Locally Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Ground floor openings have been altered 	Locally Listed Building Design consistence with x3 openings before refurbishment
UNKNOWN	<ul style="list-style-type: none"> Leadwork banding; Behind the Louvres 	No access
LOW	<ul style="list-style-type: none"> The Ground Floor Openings Windows replaced in C21. Flanking buildings 	Not of Architectural merit Not of Architectural merit

Photo South Rear Elevations.**Written Description SOUTH and WEST ELEVATIONS**

Rear elevation ground floor painted white brick walls with archways. To the east remains of the integrated acidifying shed wall into the new build built up against the fermenting House side east wall. When the acidifying sheds were demolished this rear wall was left as it was now part of the rear structure elevation of the new retail building. Reference Tyler 5.3 .3 planning reference PO9 DO 106 'Historic Building Record Acidifying Sheds Building B1' " the Eastern part of the North Wall includes a series of 6 blocked opening 5-ft wide beneath semicircular double headed arches (plate 38 and 39) formally serving the early acidifying shed (plate 40)" The upper Storey of the fermenting room brick; English bond, has 3 arched window openings and remaining stone sills, openings now blocked in, further analysis needed. Above is a lead band and refurbished timber louvres . To the west end the new build attached up to the eaves built against some remaining 19th century wall, big openings were created when converting in 2009 2010, louvres visible above the new build roofline

A few Photo Details of Exterior Elevations

Ground floor painted white brick walls with archways. New Build attached to C19 wall



To the west end the new build attached up to the eaves; louvres visible above the new build roofline
View seen from access hatch from new build to flat roof

Significance Levels {Level 1} South and West Elevations

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Louvres; internal cast iron tank; x3 window openings 	Locally Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Ground floor openings have been blocked 	Locally Listed Building openings were before formally serving the early acidfying shed
UNKNOWN	<ul style="list-style-type: none"> Leadwork banding; Behind the Louvres 	No access
LOW	<ul style="list-style-type: none"> Flanking buildings 	Not of Architectural merit

5.2 Interior: Main Building and note of significant features**Interior Photos**

Ground Floor Opened up. Historic fabric Concealed



First Floor; Steel Girders holding weight of cast iron tank. Three windows to North wall



Cast Iron Tank as ceiling / Cut timbers



Drain Hole in Cast Iron Tank



Cast Iron Tank as ceiling ; Blocked in East wall



Doorway; Blocked Window West end



Reverse side Doorway; Blocked window West end; Stone cill cut back.



Access door lobby in new build to stairs



Access doors in new build to Lift

Written Description

Ground floor areas have modern fixtures covering any remaining historic fabric to walls; west end opened up into flanking new build with access to lift and stairs to inserted first floor. East end wall blocked; no access to adjacent new build. First floor some historic west end walls remain but window and door openings have inserted blockwork. Wall to north elevation with original x3 window openings; C21 glazing. In 2009 the floor of the cast iron tank was described as follows:- “The cooling floor structure consists of two principal floor beams running north south dividing the structure into three equal bays, with transverse joists above. The floor beams were supported by cast iron columns taken down to ground floor level, but these have been removed and have been replaced by coupled I section steel beams which span between the east and west walls.” Joyce 2009 The cooling floor is still visible today and the floor consists of a gridwork of cast iron plates this is now supported by steel girders inserted in the adaption carried out to this building in 2010/ 2012.

“The cooling floor consists of a gridwork of cast iron plates, each 910 x 910 square with flanges on the underside by which means the plates are bolted together and compress a caulking material. Around the perimeter of the floor, there is a cast iron channel 200 high x 85 mm wide which is bolted down onto the flat plate of the floor” Joyce 2009

There is no access to the original roof space and there is no longer a walkway described in Joyce report of 2009. RDA assumes that the original roof is the same as described in 2009 by Joyce “Roof construction- There are nine equally spaced trusses with tie beams which span almost 13 metres in one length. The principal rafters extend only two-thirds length of the roof slope with a collar on the line of the upper of the two purlins to each roof slope. At the intersection of the collar with the principal rafters there is a tension rod. The lower purlin is strutted off the tie beam. At the junction between tie beams and the posts which support them there are cast iron curved brackets, bolted to the tie beam and post. At each hipped end (north and south) the roof is subdivided into three equal bays by two half trusses which bear onto the wall-plates and the tie beam. There is a ridge board with rafters exposed to the room.” Joyce 2009

Significance Levels {Level 1}

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> • Cast iron tank/ remaining timber floor beams 	Locally Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> • First floor west end openings have been blocked and damage and integrity has been lost 	Locally Listed Building
UNKNOWN	<ul style="list-style-type: none"> • Roof Structure 	No access
LOW	<ul style="list-style-type: none"> • Flanking buildings east and west 	Not of Architectural merit

6 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 memoryCommunal 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://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

6.2 Statement of Significance

Summary of Significance of the Fermenting Shed Unit 7 St Martins Quarter gained from this Report

NB The four principle Significance Values for the Fermenting Shed have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

Hill Evans and Co vinegar works constructed circa 1830 expanded in the 19th century. In 1903 the works were described as probably the greatest the most important of their kind in the world and had the world's largest vat. The works finally closed in 1964. The remaining industrial buildings, although utilitarian brick buildings, share evidential importance of the manufacturing process on the site. The Granary and fermenting room building contribute positively to the character and appearance of the conservation area. Any loss to this locally listed and non-designated heritage building within the designated heritage asset, the conservation area would be irreplaceable. The fermenting House still has evidential significance although it has been diminished in proportion to the extent of its removal or replacement over the years. Historical significance in its illustrative and association with the vinegar works and manufacturing process can still be read although completeness would have strengthened this illustrative value. However it is now only one of five remaining buildings on site.

The fermenting house / room formerly more recently used by Poundstretcher is a locally listed building and is now all that remains of the vast vinegar works together with the listed filling Hall, the locally listed Granary and Counting House, entrance to ASDA, and the Underground Cellar Vaults. In 2009 the demolition was carried out of The Bottom Cooperage, The Cask firing shed, The Paint shop, The Fitting Shop, The Engine House, The Brew House, The Pump Room, The Tun Room, The Mill, The Mill and Boilers, Acidifying Room North, Vat Room, Old Entrance, Distilling and Vat Rooms, Toilet Block [demolished 1982] Graingers Factory Kiln. The passage, Building to South of Brewhouse, former Acidifying Sheds, Filtering Shed and Stables have now been also been demolished [2020]

The fermenting room underwent changes in the mid-twentieth century when the Vinegar works closed in 1964 and the building and surrounding buildings were then used as car and car bodywork shops. Overtime and especially with the redevelopment in 2009 -2012 many of these industrial buildings adjacent to the fermenting house have been removed leaving the fermenting house and granary rather marooned. Further isolation occurred with the demolition of the adjacent acidifying and filtering sheds in 2016. However with the redevelopment of the site and the retention of the louvres, original roof, original brick elevations in 2009-2012 has meant externally the fermenting house is still readable as it's former use as an industrial 19th century fermenting room building. The abutting 21st century buildings and the removal of the side walls to the fermenting house is regrettable and the flanking buildings do nothing to enhance the fermenting house itself. From an archaeology and historical interest perspective, the internal roof structure that we believe to be 19th century with the cast iron tank are still significant and any reuse scheme should attempt or aim to retain this historic fabric for future generations.

7 Conservation Statement and Advice

RDA would advise for any reuse/ conversion of this building that the roof structure, timber louvres, and ideally the cast iron tank should be retained. Any removal of the tank in any case would damage the remaining historic fabric. RDA would advise that the North elevation window openings to the first floor remain as they are, and the window openings in the south elevations are restored. This rear south wall is also of interest and should if possible be retained, maybe opening up the archways in any future scheme, would enhance. Window openings and doors to ground floor North elevation have lost their original significance. The east and west walls were opened up in circa 2009- 2013 and much historic fabric was lost. The interior, apart from the original roof structure, timber joists, and cast iron tank/cooling floor has been altered via insertion of a floor at first floor level, some openings bricked up using breeze blocks, removal of walls and some original window openings to east and west walls blocked up with the original stone cills cut back. Internally the timber beams supporting the cooling floor are of interest but have been altered and a steel frame of girders have now been inserted to structurally support the cast iron tank and to gain insertion of a first floor with an internal open space to the first floor. Quoting from the structural engineers MJMC “ the existing fermenting shed housed a large shallow tank within the roof structure all of which had to be supported on the new structure to allow existing walls to be removed” Inspection of the cast iron tank and roof space was not possible for this report by RDA as there is no internal access. The underside of the cast iron tank is visible from the first floor. The C21 buildings flanking either side of the 19th century brick fermenting house are of little interest and could be removed and rebuilt to suit any further schemes subject to impact assessment on design and suitability for the site and the designated conservation area.

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2015 FORMER HILL & EVANS VINEGAR WORKS Historic Building Record (NGR SO 85300 55012) St Martin's Gate, Lowesmoor, Worcester Planning Ref. P09D0106; Condition 10 Report Ref.:

2015_009_v.2 FINAL Issue Date: 5th August 2015 Author Rik Tyler MCifA

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Worcester City HER Monument Full Report

15/01/2021

Report prepared by Worcester City HER. Tel
01905 721133 or email
archaeology@worcester.gov.uk. Information
valid for three months from date of production.

HER Number	Site Name	Record Type
WCM98357	Hill, Evans Vinegar Works: Fermenting Room	Monument

Monument Types and Dates

(Former Type) FERMENTING BLOCK (Built pre-1870, (between) 19TH CENTURY AD to 20TH CENTURY AD - 1801 AD to 2000 AD)

Evidence BUILDING

Description

A three-storey building with a deep area of ventilation below the roof. An external staircase on the southern elevation led to the third floor. {1}

This is of similar date to the granary (98346) and adjacent Mill building, ie. pre-1870 and probably between 1866-69 during the second major phase of development. It is located at the centre of the works and, together with the Granary and adjacent Mill and Brewhouse, forms a group that served the early stages of the manufacturing process.

Large rectangular shed orientated north/south, of 3 storeys with hipped roof, its upper floor was ventilated with boarded panels now covered by corrugated metal sheeting which is where the tanks are located. External staircase on south elevation to upper floor. Now a single room with large inserted vehicle opening in north elevation.

Red brick laid in English bond, partly painted on north elevation, with segmental heads to windows, cills and plinth of blue brick, and roof of natural slate and gutters and downpipes of Upvc. Windows are blocked but were originally cast iron casements. Now one room internally with decorative and tensioned iron braces. It is possible to see the base of the cast iron tanks from the workshops. {3}{4}

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Construction Materials - None Recorded

Location

National Grid Reference

SO 8530 5504 (point)

SO85NE

Administrative Areas



Civil Parish Worcester (Non Civil Parish), Worcester City, Worcestershire
County Worcestershire
District Worcester, Worcestershire
St Martins Street, Worcester, Worcestershire

Associated Designations

Local List - WCM98357 Fermenting Room, Old Vinegar Works Active DWR8067

Associated Historic Landscape Character Records

HWR58 Industrial and Extractive - Industrial/Factory Complexes (Type Code: IND-IND5)
Shrub Hill Road & Blockhouse

Related Monuments

WCM98326 Hill, Evans Vinegar Works Hierarchical

Associated Events/Activities - None Recorded