

**A level 3/4 historic building survey of the Old Mill,
Mill Lane, Castor,
Peterborough,
Cambridgeshire
NGR: TL1280 9682**



Site Name: The Old Mill, Mill Lane, Castor, Peterborough,
Cambridgeshire. PE5 7TB

Grid Ref: TL1280 9682

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Client: WGP Architects

Planning Ref. PAOTH/20/00014

Event Number: EPB931

ULAS Report Number: 2020-088v2

Filename/Version	Amended/Checked by	Date
Draft	Vicki Score	15/06/2020
V1	Andy Hyam	16/6/2020
V2	Andy Hyam	17/06/2020

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OASIS Information

PROJECT DETAILS	Oasis No	universi1-412037		
	Project Name	A Level 3/4 Historic Building Survey of the Old Mill, Castor, Peterborough, Cambridgeshire.		
	Start/end dates	11-05-2020 to 14-05-2020		
	Previous/Future Work	Not known		
	Project Type	Level 3/4 Building survey		
	Site Status	Grade II listed		
	Current Land Use	Former mill buildings now private residence		
	Monument Type/Period	Building. 18th to 20th century		
	Significant Finds/Period	None/18th to 20th century buildings		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Condition		
Planning Ref.	PAOTH/20/00014			
PROJECT LOCATION	County	Cambridgeshire		
	Site Address/Postcode	The Old Mill, Mill Lane, Castor, Peterborough, PE5 7 TB		
	Study Area	2 hectares		
	Site Coordinates	TL1280 9682		
	Height OD	6 to 7m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Peterborough City Council		
	Project Design Originator	ULAS		
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	Project Director/Supervisor	Andrew Hyam		
Sponsor/Funding Body	University of Leicester			
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	PCC	PCC	PCC
	ID (Acc. No.)	EPB931	EPB931	EPB931
	Contents	None	Photographs	Report
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Description	Developer Report A4 pdf		
	Title	A Level 3/4 Historic Building Survey of the Old Mill, Mill Lane, Castor, Peterborough, Cambridgeshire		
	Author	Hyam, A		
	Other bibliographic details	ULAS Report No 2020-088v2		
	Date	2020		
	Publisher/Place	University of Leicester Archaeological Services / University of Leicester		

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A level 3/4 historic building survey of the Old Mill, Mill Lane, Castor, Peterborough, Cambridgeshire (TL1280 9682)

Summary

A level 3/4 historic building survey was carried out at the Old Mill, Mill Lane, Castor, Peterborough, Cambridgeshire. The survey was commissioned by WGP Architects from University of Leicester Archaeological Services (ULAS) in advance of a proposed domestic refurbishment of the existing Grade II listed former mill buildings.

The site consists of an area of land of approximately 2 hectares on the Black Dike which is a spur on the northern side of the River Nene. A water mill was recorded on this site in the 11th century which was replaced by successive mill buildings. No above ground evidence of these earlier mills survives and the present buildings consist of at least four elements ranging from the late 18th century through to the 20th century. The Old Mill was last used as a water mill in 1924 after which time it was extensively modified to create an early 1930s style country residence. The 1930s modifications encompassed all of the mill main buildings which were redesigned using the latest fashions of the time and which effectively removed most of the earlier industrial evidence of the site. Only the remains of a sack hoist survive within the buildings with no other mill machinery surviving. A barn and small workshop outbuildings also form part of this report.

Around the buildings the mill pond and mill races survive. The location of the former external mill wheel is also still present. Two sluice gates are present, one served the earlier external wheel with the other serving the later internal wheel. A metal grille, possibly belonging to an early 19th century wheel, is also present.

The report and archive will be deposited under Event Number EPB931

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document forms the report for a level 3/4 historic building survey of the Old Mill, Mill Lane, Castor, Peterborough, Cambridgeshire, TL 1280 9682).

University of Leicester Archaeological Services (ULAS) have been commissioned by WGP Architects to carry out a building survey in advance of a proposed domestic redevelopment of the site. An archaeological desk-based assessment has also been produced by ULAS (Hunt, 2020).

The Old Mill lies to the south-east of Castor village which is on the western side of the City of Peterborough on the confluence of the River Nene and Black Dike which is a

tributary on the north bank of the Nene (Fig. 1). The Old Mill site consists of the main Mill House, the associated barn and outbuildings and the surrounding land, including the island within the river, sluices etc (Figs 2 and 3). The total area covers around 2 hectares and lies at a height of around 7m aOD.

Under planning application PAOTH/20/00014 it is intended to refurbish, modernise and modify the existing Mill House and its associated outbuildings which have, until recently been used as commercial offices and limited domestic accommodation. Following the end of its use as a water mill in the mid-1920s the buildings were extensively refurbished resulting in a homogenous country house reflecting the architectural fashions of the period. The result of this change, whilst attractive for the time, caused the loss of most the building's earlier industrial evidence and also masked many of its construction phases. The proposed current redevelopment work will include work to alter a number of window openings, modification of some floor and ceiling levels, removal of inserted walls, and the construction of a new pool building. A new external water wheel may also be added along with the refurbishment/replacement of the existing sluice gates.

An archaeological desk-based assessment (DBA) was prepared by ULAS in April 2020 (Hunt, 2020) which studied the archaeology and history of the Old Mill site and the surrounding area. The DBA concluded that whilst there was a high potential for Roman remains to be identified within and around the Old Mill grounds there was also a high potential for exposing evidence of earlier mill buildings and earlier phases of mill-related activity. The DBA also assessed the historical and cartographic resources available. Due to the government restrictions and closures to public facilities during the Covid-19 pandemic it was not possible to directly access local libraries or archive facilities for any part of this project.

A pre-application document has also been produced by the client which discusses some of the background history of the site and looks at some of the redevelopment proposals (WGP Architects. 2020). The pre-application report also contains a Historic Asset Survey by Ian Clark who is a historic mills specialist (Clark. 2019). Information from all three documents has been used within this report.



Figure 1: Site Location
Contains OS data © Crown copyright [and database right] 2019.
Site highlighted in red

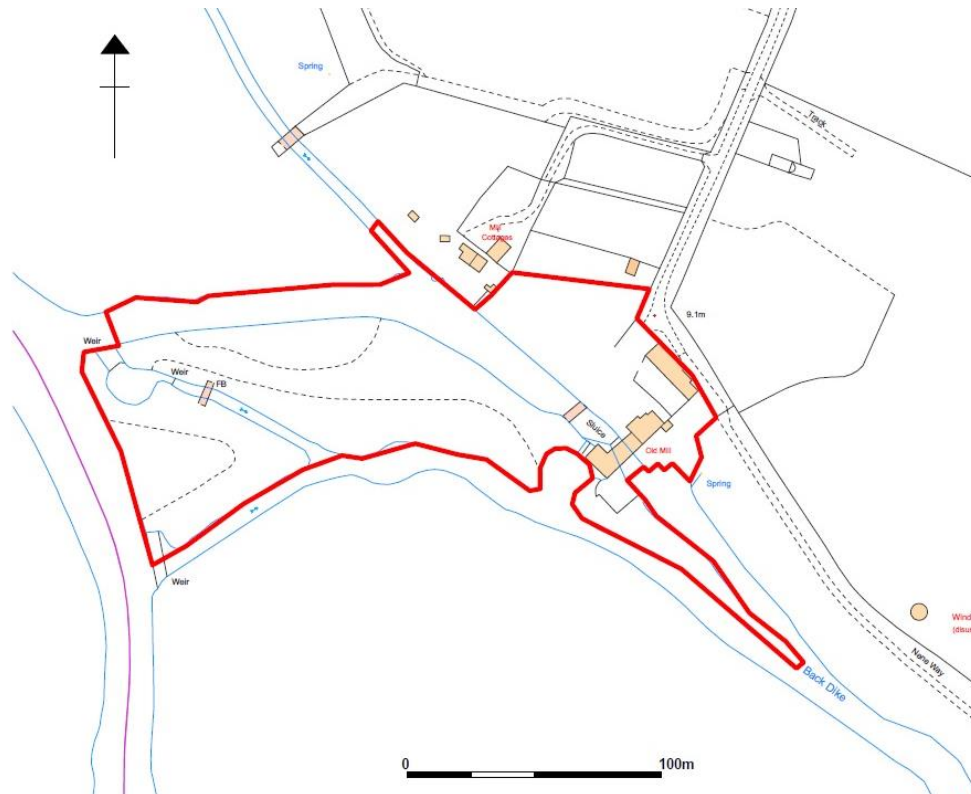


Figure 2: Site location
Plan supplied by client. Site highlighted in red

Planning background

This building survey has been prepared in advance of a proposed redevelopment (PAOTH/20/00014 remodelling, restoration and renovation) of the Old Mill, Mill Lane, Castor, Peterborough. As a condition of planning permission it was requested by Peterborough City Council that a programme of archaeological work took place prior to any development taking place. The Conservation Officer, as advisor to Peterborough City Council, requested that this programme of work should entail a Level 3/4 historic building survey of all affected buildings.

Further note was made that any groundworks had the potential to expose archaeological features which may pre-date the mill and that archaeological observation during this work would be required.

The development proposals are illustrated in Appendix 1 at the end of this report.

Objectives

A Written Scheme of Investigation: *Written Scheme of Investigation for a Level 3/4 Historic Building Survey. Site: The Old Mill, Mill Lane, Castor, Peterborough, PE5 7TB*, was produced by ULAS which defines the project and details the scope of the historic building project. Within the stated project objectives, the principal aim of the survey was to provide a photographic, written and drawn record of the affected historic buildings prior to the commencement of any significant redevelopment work.

Methodology

The methodology and recording system employed for the Level 3 to 4 survey was as stated in the ULAS Written Scheme of Investigation (WSI). In brief, the survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). The level of Historic Building Survey for this project was specified by the Conservation Officer as the advisor to Peterborough City Council.

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2020).

The fieldwork was undertaken between the 11th and the 14th of May 2020.

Site Location, Geology and Topography

As noted above, the Old Mill lies on the Black Dike, which is a tributary of the River Nene. The Old Mill is reached via Mill Lane which is a single-track road leading southward from the south-eastern edge of Castor village. Mill Lane drops down to the south and crosses the bridge over the preserved Nene Valley Railway. On the east side of Mill Lane, just before the gateway into the Old Mill, is another private property which is not part of the proposed redevelopment. The northern site boundary of the Old Mill property is formed by a stone wall and by a barn and outbuildings located to the east of the site gateway. Back Lane joins the bottom of Mill Lane and runs eastwards alongside the River Nene as an unmade track and forms part of the Nene Way National Footpath. Approximately 200m to the east of the Old Mill is the base of a brick-built

windmill. On the southern side of the river the land is quite level with a number of mature and semi-mature trees across the area most of which appear to follow the river channels which run from west to east (Figs 3 and 4).

The Old Mill site is remarkably well-screened from most directions by a number of large trees growing in and around the site. The main three-storey stone-built mill building lies on a north-east to south-west alignment. The overall appearance is of a complex of buildings which have undergone a significant redevelopment to create a domestic house with little reference to its industrial past. A mill pond is located to the north-west of the mill building with a sluice gate controlling the rate of water flowing through the building from the channel known as Black Dike. An overflow sluice gate allows excess water to run past the south-western corner of the mill to a large pond. To the side of the sluice gate is the wheel pit of an external water wheel. Running around the edges of the mill ponds is a relatively modern balustrade which is rather out of character with the mill building.

The rest of the site is a combination of landscaped garden and possible former mill leats. Much of the northern part of the site appears to have been terraced although close to the river are a number of lumps, hollows and dry channels. These may be landscaped features or remnants of earlier water channels and dredging waste. In front of the mill, on the western side, is a ford allowing vehicle access onto the large central island which forms part of the site. Small footbridges allow pedestrian access onto the island.

The British Geological Survey website indicates that the underlying geology of the site is likely to be Alluvium, overlying Rutland Member Mudstone.



Figure 3: Aerial view of site
Mill buildings highlighted in red. Mill Lane runs to top right of image, Disused windmill to bottom right. North to top of image

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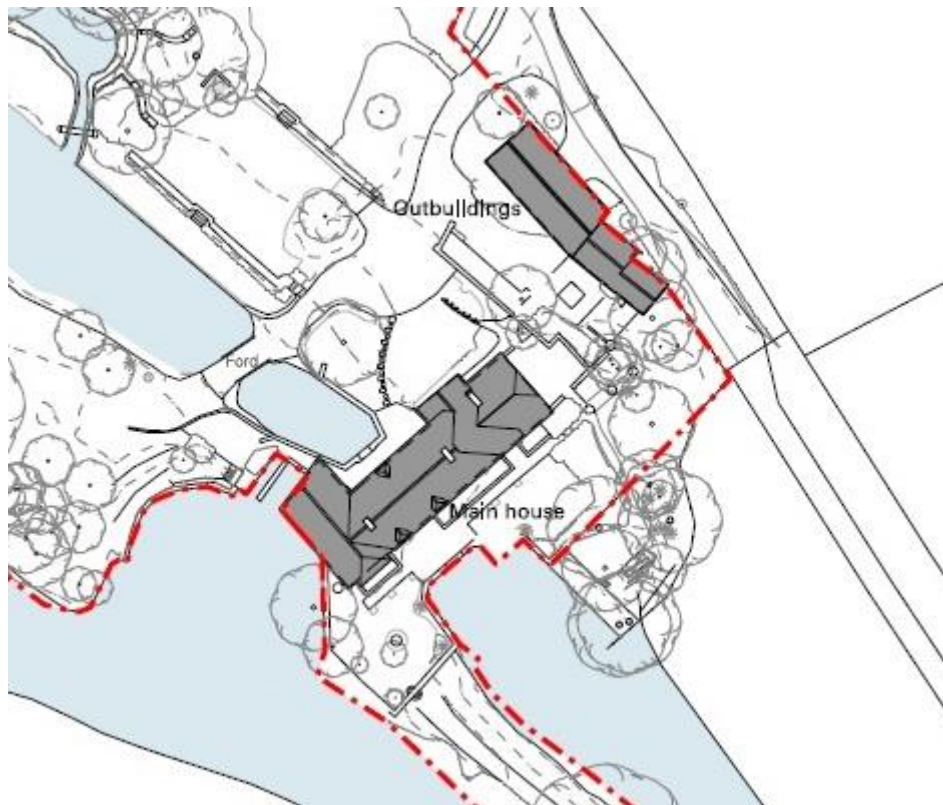


Figure 4: Detail of the site
Plan supplied by client. North to top of plan



Figure 5 The Old Mill seen from Mill Lane
Looking south



Figure 6: The Old Mill and former windmill
Looking north-west upstream along Black Dike



Figure 7: The Old Mill seen from the south side of Black Dike
Looking north-east. The bottom of Mill Lane is in the centre of the picture

Statutory Designation

The Old Mill was Grade II listed in December 1955. The Historic England listed buildings website gives the following listing information:

List entry Number: 1162635

Early C19 water mill and millers house converted to house and much altered. Coursed stone rubble with hipped Collyweston stone roof and half-hipped gabled wing to west making L-shaped plan. Two storeys and attics. All modern wood mullion windows with leaded panes and segmental arches. Semi-dormer at eaves with hipped roof. Modern ashlar doorway. Modern gabled wing to north-west. Stone ridge stacks. Reset in north-west wall a stone inscribed "TN 1729". No machinery remains.

Historical Background

Much of the history of the mill has been discussed in the WGP pre-application document and the ULAS DBA and, with additional research, is summarised here.

The village is listed in the Domesday Survey of 1086, within the Upton Hundred of Northamptonshire, as having 33 households, making it one of the larger 40% of settlements in the Domesday Book. It was controlled by Abbot Turolde of Peterborough after the Norman Conquest, and remained in church possession until the 20th century. A mill is mentioned as being one of six watermills in the area. Little is known of this building throughout the whole of the medieval period, although it is assumed, due to topographic details, that the first mill would have occupied roughly the same location as the present building.

There is no known further documentary evidence until 1649 when the building is described in Oliver Cromwell's Parliamentary survey as being 'ruined' and 'consumed by fire'. The reasons for its ruin and fire are not clear. By 1681 a new building had appeared and a surviving datestone of 1729 suggests that it had been either rebuilt again or had been extended. It is suggested in the Clark survey that the mill then seems to have been rebuilt a further time in the early 1800s and that this is the basis for the latest phase of the mill structure. This seems likely to have been the time when the external gable-hung mill wheel was moved to an internal location within the building itself. The early maps of the site often show the site as 'Castor Mills' as a plural due to the final rebuild incorporating two millstones instead of one, powered by the mill wheel housed within the structure.

Records show the names of some of the occupants of the site. The miller in 1681 was Thomas Coulton, by 1744 the miller was Athanasius Goodwin, with an apprentice named Francis Proctor. The Kelly's Directory of 1847 shows the miller as John Callow, who operated both the watermill and the nearby windmill, until his death in 1850. Later millers were Richard Freeman and Alfred Loweth. Mr Loweth later only operated the watermill until it was closed in 1924. The mill had been a thriving enterprise until the First World War but had declined steadily in the following years. After ceasing work as a mill Mr Loweth stayed at the mill house, which became a private residence until he died. His adopted daughter and her husband William Brown, who was a gentleman-farmer, bought the house from the church authorities and stripped out the machinery in 1928 (Nash, Bradshaw and Wood 2004). More importantly, William Brown was the owner of the local clothing manufacturer Peterborough Clothing and Wholesalers, and

the couple could clearly afford to commission an extensive refurbishment of the former mill in 1931. The mill was transformed into the building which survives to the present times and reflected the styles and materials of the period. A caption on a 1950s photograph still in the house states that during the refurbishment around 30 millstones were found and were used as part of the landscaping in the gardens. Some of these stones are still present. The house was sold again in 1981-82. Prior to the present owner the site had been used since 1995 for offices.

Cartographic Evidence

The earliest available map of the mill site which shows any useful building detail is the first edition Ordnance Survey map published in 1886 (on a Northamptonshire map sheet). The mapping is very clear and shows the mill as already being very well established (Fig. 8). The mill is identified by its original name of Castor Mills with the additional information that it is a corn mill. There are significantly more buildings on site than remain today. The barn and outbuildings, to the north-east, are much as they are at present although there is a small spur on the south-eastern corner. The main mill buildings are slightly different in planform and have a longer range at the northern end which extends out to join more buildings in front of the main range. There are also three other structures to the south-east of the mill along with some longer structures to the north-west.

The 1886 map also shows a pair of small cottages lying to the north-west of what appears to be a rectangular pool. Note that the annotation on the map still shows Castor Mills in the plural, due to the two millstones by this date. A well (identified with a W) is shown to the south-east of the mill building.

The second edition Ordnance Survey map was published in 1901 and is very similar to the first edition. It shows the location of a weir approximately where the present ford across the mill pond is now located. The well on this map is now noted as a spring and there is a boat house shown to the north-west of the mill buildings. The third edition OS map, published in 1926, is identical in buildings detail to the 1901 map but now has the additional information that the mills are disused at this date. A small quarry has been excavated to the north of the site.

The next available map is the six-inch Ordnance Survey map published in 1953 around twenty years after the extensive refurbishment by the Brown family (Fig. 9). Although the detail is not as good as earlier editions it does show that the small buildings on the north-western side of the main mill range have been removed.

There are no further maps available that can be illustrated in this report due to copyright issues. However, the 1970 1:2500 OS map is available online. This shows that by this date most of the ancillary buildings had been removed, leaving the main wing of the mill, the outbuildings to the north-east and the cottages to the north-west. The rectangular 'pool' has also gone. There are also new houses along Mill Road. Note that on all the early maps, including the 1970s edition, the road leading to the mill is annotated as Mill Road not Lane, and the waterway along which the mill is situated is Back Dike, not 'Black Dike'. It is not known when these changes were made. The change from Mill Road to Mill Lane may be a small act of gentrification and both changes appear to be modern.

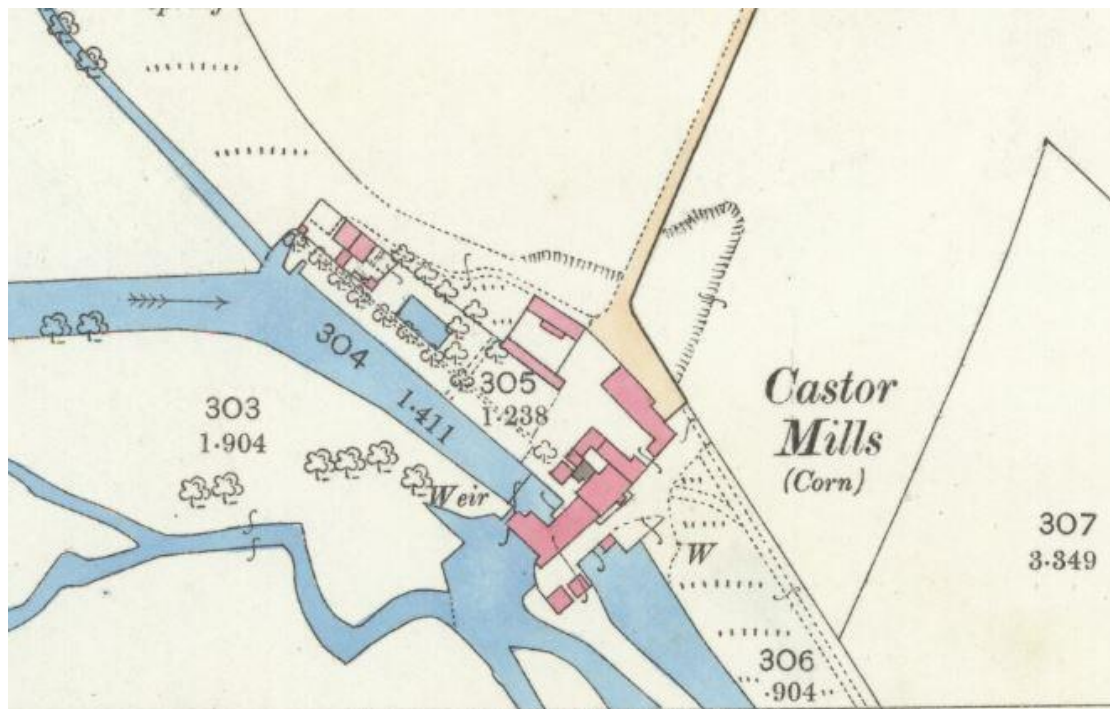


Figure 8: Detail from the 1886 First Edition Ordnance Survey map Sheet VIII.13. Scale 25 inch to 1 mile

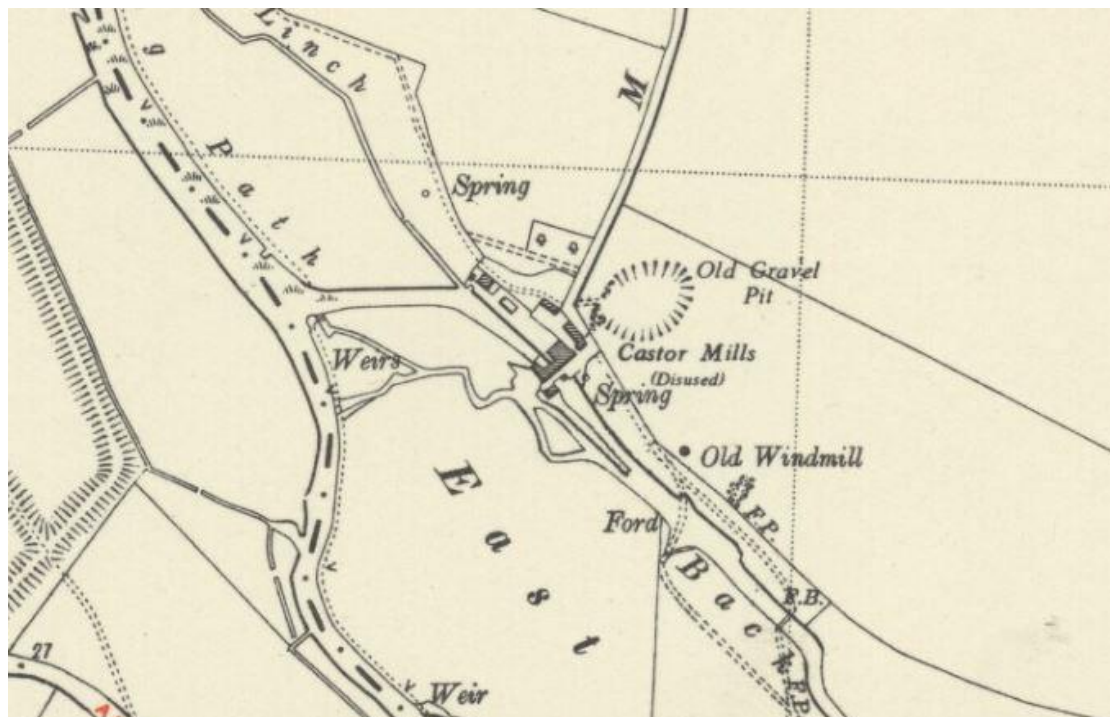


Figure 9: Detail from the 1953 Ordnance Survey map Sheet VIII.SW. Original scale 6 inch to 1 mile

Early photographs and illustrations

A limited number of photographs and illustrations are available which indicate the window and door layout of some parts of the mill prior to its 1930s redevelopment. The first useful photograph shows the south-east facing elevation of the main mill buildings which face downstream (Fig. 10). The date is not known but must be before the mill ceased operations as a horse-drawn wagon is loading or unloading sacks beneath the sack hoist. The housing for the sack hoist is a wooden dormer structure (often known as a lucam) projecting from the apex of the gable. A doorway at first floor level is open and has a small window to the side of it. The other doors and windows are approximately in similar locations to their present location but all have since been modified in terms of style and size. The three dormer windows are also significantly smaller than the present ones. Only one chimney is shown towards the northern end of the range. Normally fireplaces and mills did not go together so it may be assumed that the chimney shown in this photograph served the domestic part of the range, probably the miller's house. A detached small two-storey structure is shown just above the water outlet. Its function is not clear but it has a chimney suggesting that it was more than just an industrial building. There is no evidence of a fence or barrier around the water's edge.

The next available photograph shows the same south-east facing elevation but, judging by the motor vehicle is slightly later in date. The mill still appears to be working so must still be from the early 1920s at the earliest (Fig. 11). Certainly it pre-dates the 1930s work. This photograph shows much the same details as in Figure 10 but also shows the eastern end of the outbuildings to the north-east of the main mill range. The prominent stone banding can also be seen in the middle part of the south-east facing elevation. By the time this photograph was taken the small two-storey building had been demolished.

A 1950s photograph found inside the house during the survey shows the same south-east facing elevation twenty or more years after the 1930s work (Fig. 12). This photograph shows the same detail which exist at present with the exception of the concrete balustrade showing this to be a much later addition.

An undated painting by Frank Murden was also seen during the survey. The details on this painting are not too clear and a certain amount of artistic licence may have been taken (Fig. 13). A label on the back of the painting shows the artist's name and the price but no date is shown. The picture shows the south-east facing elevation and has one of the present dormer windows (the northern one) and the modified larger windows beneath and to the right of it. The southern dormer window and windows beneath it are not shown. It is possible that this was made whilst the 1930s work was progressing or that the artist decided to leave out these details.

There are no known illustrations of the north-west facing elevation or elsewhere on site.



Figure 10: Pre-1920s photograph of the south-east facing elevation
Photograph taken looking west. Source: WGP Pre-application document



Figure 11: Early 1920s photograph of the south-east facing elevation
Photograph taken looking north. Source: WGP Pre-application document



Figure 12: 1950s photograph of the south-east facing elevation
Photograph found during the survey. Note lack of balustrade



Figure 13: Painting of the south-east facing elevation
Inset: Label on the back of the picture: Artist:Frank Murden, Castor Mill. £25

Site Visit Results

A site visit was undertaken between the 11th to the 14th of May 2020. At the time of the visit the site had been unoccupied for some time but the house and gardens were still well-maintained. No furniture remained within the mill buildings. The barn and outbuildings were in use as storage and a workshop by the gardener. The weather throughout the work was generally dry and sunny.

The north-west facing elevation

The north-west facing elevation of the mill buildings look out upstream across the mill pond and across the long island which forms the main body of the property. Possibly, because of its industrial past or because of its piecemeal development, the mill doesn't appear to have had a principal elevation until the insertion of the 1930s front door on this elevation.

In keeping with the rest of the mill building this elevation is constructed from coursed limestone rubble with a Collyweston slate roof (Figs 14 and 15). Despite varying in size, the windows are all of the same style with wooden frames and mullions housing leaded lights. The wooden frames have doweled joints and stone sills. Segmental arched stones form the lintels. The present building creates a relatively homogenous slightly Arts and Crafts style building which uses the former varying rooflines and footprint to its advantage.

This elevation faces upstream and, when in use as a water mill, had the external wheel on this side of the building. The sluice gate and water inlet for the internal wheel also entered from the building from this side.



Figure 14: General view of the north-west facing elevation
Looking east. Sluice gate for the internal wheel is just below the front door. The external wheel was located on the gable behind the low hedge



Figure 15: North-west facing elevation
Modified from client's drawing

North-west facing elevation, western end – the first (surviving) mill building

Initial inspection indicates that the north-west facing elevation appears to be composed of four main phases. On the western side, closest to the river, is a projecting gable-ended two-storey plus attic structure with a half-hipped roof (Fig.16). This north-west to south-east aligned range is probably the oldest part of the existing buildings and is sub-rectangular in plan with the north-west facing gable end being angled slightly to allow for an easier flow of water under the mill wheel and past the building (Fig. 17). As such this is likely to be the earliest surviving mill building

There is no evidence in the stonework of any earlier window openings and none of the window openings appear to show any modification to the surrounding stonework such as infilling (Fig. 18). This suggests that the windows may be new openings or have been enlarged rather than reduced in size. At ground floor level is a wide but low window lighting the ground floor room. This window is probably a 1930s insert as it would have been behind the external water wheel when it was in use (Fig. 19). Approximately 1m below the ground floor window are the roughly carved initials "WB" which may belong to William Brown or perhaps another WB who was repairing the earlier water wheel (Fig. 20). Just to the right of the WB mark are faint circular scored marks caused by the water wheel when in operation. The stonework has been crudely pointed where the shaft entered the building and careful removal of this pointing may reveal the diameter of the shaft. At the approximate point where the shaft would have entered the building is a large block of dressed stone which would be capable of supporting the bearing and the weight of the wheel. Around this block the stones are larger and more irregularly laid which may be evidence of the foundations of an earlier building upon which the present building sits. Alternatively, larger blocks may have been used for structural strength.

At external ground level the northern corner of this building has been chamfered using good quality ashlar stone blocks (Fig. 21). As with many features in this building it is not clear if this was part of the original mill design to give an easier pedestrian access around this otherwise narrow corner. It seems likely however that this is a later feature which coincides with the construction of the second mill building and possibly enlargement of the mill pond on the northern side of the first mill building. Prior to that there would have been ample space to get around this corner.

At roof height an ashlar chimney projects from the ridgeline where the gable ended building joins the adjacent range. This is almost certainly a post-water mill addition as fireplaces were not normally found within mill buildings.

In front of this elevation is the bypass sluice gate and grille leading to the location of the original external water wheel pit (Figs 17 and 22). Clark's assessment of this structure notes that the sluice gate is of late 19th century design. This gate allowed the head race water to be spilt just upstream of the main waterwheel sluice gate so that a constant pressure of feeder water could be delivered to both the internal and external wheels. The location of the gate was fundamental to the operation of much earlier wheel installations pre 1820/30 which were located on the building gable end. Between the sluice gate and the mill building is a large wrought iron grille constructed from thick metal bars bolted and tied together with metal rods (Fig. 23). It would have been located extremely close to the water wheel and is unlikely to be simply as a screen preventing inlet of debris. Such a debris screen would presumably have been placed further away from the wheel to allow for easier access for unclogging. It is also very strongly built simply for use as a screen. Clark suggests that it may in fact be associated with a late 18th or early 19th century wheel. It is possible that the grille forms the only remains of a high efficiency design of water wheel such as those championed by William Fairbairn 1789 – 1874. Fairbairn pioneered a fully shrouded bucket design that incorporated a high velocity sluice where the water was positively directed and channelled through a series of independent guide plates. Draining of the mill pond and clearance of the deep silt within the wheel pit would allow closer and more detailed inspection of both sides of the grille. The score marks on the wall will show where the centre of the wheel was and the grille will show the maximum diameter of the external wheel. The stonework on the opposing wall is in a poor state and does not show any clear traces of bearings or score marks.

The north-west facing gable end projects out beyond the wall line of the rest of the mill resulting in a small north-east facing elevation belonging to the first mill (Fig. 24). It is easiest to discuss this part of the building in this section. At ground and first floor level this elevation has the same 1930s wooden-framed windows as elsewhere in the building. At ground level a doorway with a limestone lintel has been blocked with stonework and partially obscured by the construction of the second mill building against the north-western wall of the first mill indicating that this may have been built as a single free-standing structure (Fig. 25). No other former openings are visible on this elevation.

The central section of the north-west facing appears to be the next in sequence of the present buildings and is discussed following the photographs below.



Figure 16: Western gable end of NW facing elevation
Looking east. 1m scale



Figure 17: Western gable end of NW facing elevation and bypass sluice
Looking north-east. The external mill wheel was located in front of the metal grille



Figure 18: First floor windows, western end of the NW facing elevation
Looking south-east



Figure 19: Ground floor window, western end of the NW facing elevation
Looking south. 1m scale. The arrow points to the WB graffiti (see Fig. 20)



Figure 20: “WB” graffiti and circular scored marks caused by the water wheel



Figure 21: Chamfered corner of western end of the NW facing elevation
Looking south-east. 1m scale



Figure 22: Bypass slice gate and location of former external wheel pit
Looking north-east



Figure 23: Close-up of wrought-iron grille in wheel pit
Looking east. 1m scale



Figure 24: North-east facing end of first mill building
Looking south-west. 1m scale. Sluice gate to internal wheel in foreground left



Figure 25: Blocked doorway on NE facing side of the first mill building
Looking south-west. 1m scale. The blocked door and lintel are partially visible in the corner to the left of the scale

North-west facing elevation, central section – the second (surviving) mill building

The north-west facing elevation of the central section sits between the gable end of the first mill and the projecting gable of a range on its north-western side (Figs 26 and 27). Although clearly designed to be the main entrance the elevation is decidedly off-balance with the front door being off-centre along with a larger window above it. Above a decorative circular window is a first floor doorway with a small balcony. To the north of the ground floor doorway are a pair of smaller windows which are still of the same style and period as all other windows. It is possible that this central section is in fact created from two former buildings as the internal ground floor wall is slightly thicker on the northern side compared to the southern side. Externally there is no clear joint in the stonework to support this suggestion. This possibility is discussed in more detail in the ground floor section below. Only one dormer window breaks the eaves which again may suggest the reuse and modification of two former buildings. No earlier joints or blocked windows can be seen on this central section.

The front door is set within a recessed ashlar stone arch and has a bare oak frame. The door is also waxed bare oak with brass fittings to match the doors used inside the building (Fig. 28). The fittings and bare wood are typical of architectural fashions of the period. To the south of the doorway is a circular window set beneath a first floor door with a shallow balcony (Fig. 29). Both features date to the 1930s.

Above the small ground floor window, to the north of the door, is a roughly dressed stone with the date and initials *TN 1729* just discernible (Fig. 30). *TN* does not relate to any known millers although the records are scant for this period. The stone has clearly been reset making it impossible to state where this may have originated from. It may not even have come from this site.

As with the rest of the mill building the roof was rebuilt and re-slatted in the 1930s redevelopment. A chimney stack pierces the ridge at the northern end of the roof. Its profile is noticeably different from the photographs taken in the early part of the 20th century (see Figs 10 and 11) and was probably altered in the 1930s. The pitch and height of the roof to the north of the chimney stack has also been altered when compared to the early photographs.

In front of this part of the mill is the mill pond and sluice gate serving the former internal water wheel. Water enters the head race travelling beneath a stone archway and passes under the walkway immediately in front of the north-west facing elevation close to the front door (Fig. 31). The sluice gate chain hoist apparatus has a Herbert Morris maker's plate with telegram and telephone details placing it well into the 20th century. As such it is clearly a replacement of an earlier gate which served the wheel when it was installed in the early 19th century. Projection of the water channel puts the wheel and apparatus somewhere within the present hallway and it may be that the difference in thickness of the wall noted above represents a supporting or dividing wall separating the wheel, wheel pit and drive gears from the rest of the mill.

The concrete balustrade around the pond is a mid to late 20th century addition. It matches that on the eastern side of the mill which is not yet present in the 1950s photograph shown in Figure 12.

To the north of this central range is another north-west to south-east aligned range with a short projecting gable end. This is discussed following the illustrations below.



Figure 26: north-west facing elevation
Looking south-east



Figure 27: Central section of north-west facing elevation
Looking south. First mill building on right. The 1729 datestone is above the ground
floor window to the left of the door



Figure 28: Front door detail
Looking south. 1m scale



Figure 29: First floor door and balcony with ground floor round window
Looking south-east



Figure 30: Date stone above ground floor window of centre section, NW elevation
Looking south-east

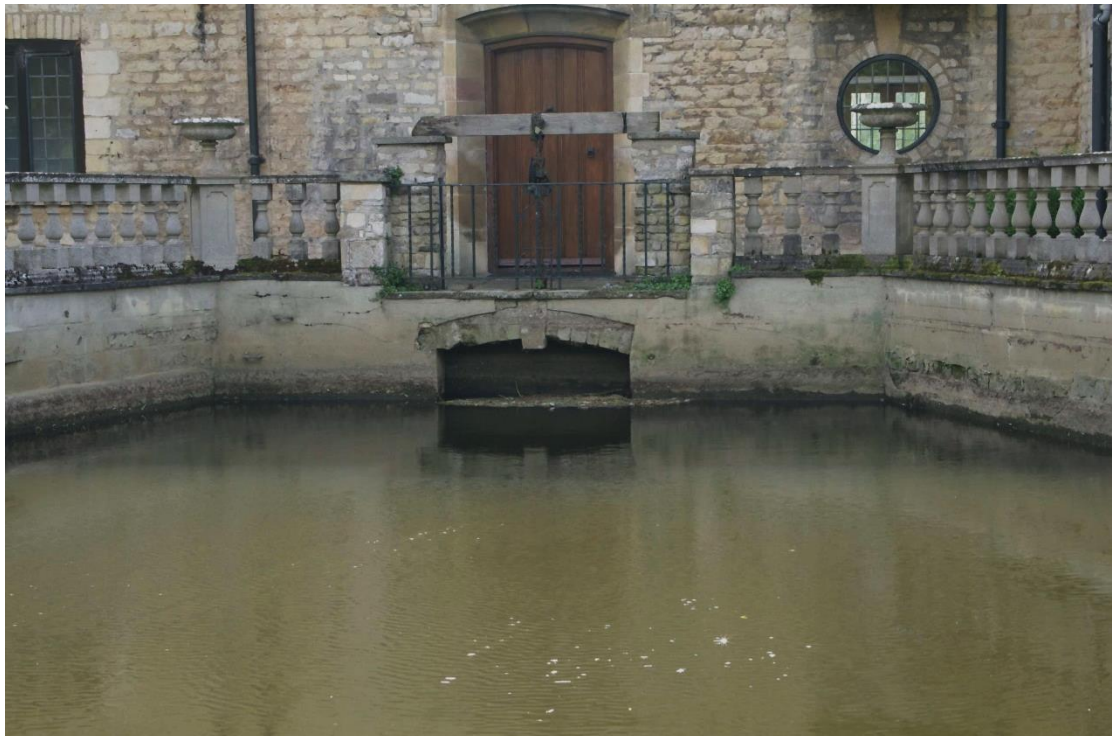


Figure 31: Internal water wheel sluice gate
Looking south-east



Figure 32: Internal water wheel sluice gate
Inset below is the maker's plate. Looking north-west. 1m scale

North-west facing elevation, north gable end

The northern gable end of the north-west facing elevation projects out from the central section by around 2m. The WGP document suggests that this was once part of the miller's house, or at least the location of it, although externally, following the 1930s work no evidence of this remains on this elevation. Matching windows are set at ground and first floor levels with a ventilation slot at attic height (Fig. 33). No clear evidence of any modified openings can be seen. The south-west facing side of the projecting gable has a ground floor window only (Fig. 34). Above the window on this side is a trace on the stonework of a small gabled structure, possibly a shelter. It is not clear what this may have been but could have once protected a former doorway. The stone courses on the projection do not match those on the north-west facing elevation to the south. It is not entirely clear which is earliest but the gable projection appears to butt against the main elevation which suggests a later construction date and may have been rebuilt following the removal of the buildings in front which are shown on early Ordnance Survey maps.

The roofline above the gabled range has been raised to the north side of the ridgeline chimney stack when compared to the early photographs seen in Figures 10 and 11. The

roofline modification appears to have taken place during the 1930s alterations so it is tempting to place the reconstruction of this gable to this time. The pre-1950s Ordnance Survey maps show a range of buildings extending out from this approximate location. It is possible that when these were removed a certain amount of reconstruction work had to be done to create the current gable.



Figure 33: North-west facing elevation, north gable end
Looking south-east. 1m scale

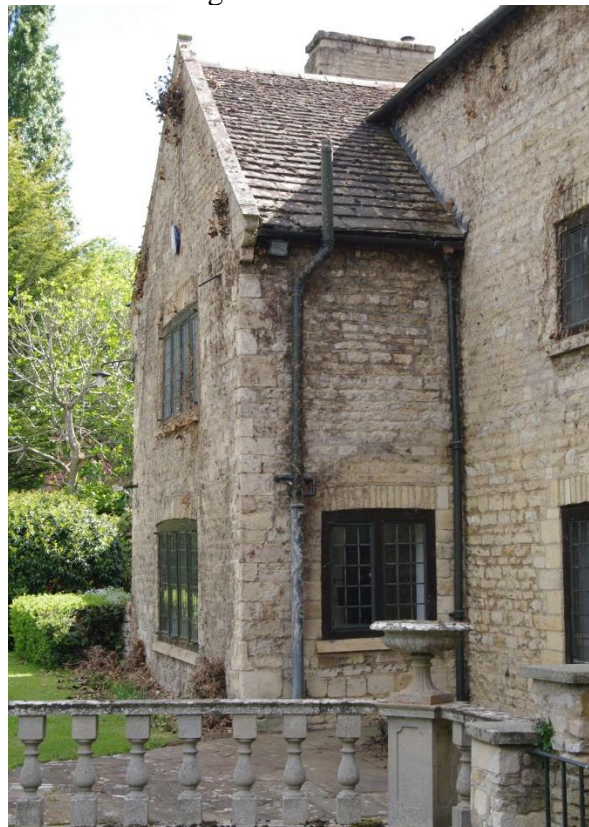


Figure 34: Projecting gable end of north-west facing elevation

Looking east. Note the trace of a structure above the window

To the north side of the north gable end, still on the north-west facing elevation, is a low-roofed single storey range (in fact it is single storey plus attic) (Fig. 35). Although having ground floor windows which match the rest of this elevation this part of the building appears to be of much lower status and was likely to be used as the staff or service entrance from the 1930s onwards. The wooden door is also painted rather than being of higher quality bare wood. To further this sense of distinction the single storey range is set slightly back from the rest of the building. A low stone wall separates this part of the building from the garden so that access is from the outbuilding yard rather than the main driveway.

A datestone beneath the north window gives a date of 1983. This seems likely to be a refurbishment or repair date rather than a construction date otherwise the windows and doors are extremely faithful and accurate new replacements (Fig. 36). Some stonework around the corner appears to be quite clean and crisp as does some pointing supporting a 1983 modification rather than an entirely new structure.

A roofless rectangular building which was a former outbuilding associated with the demolished range show on the early OS maps butts against the single storey range. It is covered in vegetation on the outside so could not be easily photographed at the time of the survey. However it can be seen that the north-west facing side contained a single doorway but did not appear to have had any windows (Fig. 37). The north-eastern wall of this structure follows the alignment of the outbuilding courtyard wall, all of which use the same coursed stone rubble.



Figure 35: Northern end of the north-west facing elevation
Looking south-east. See also Figure 33



Figure 36: Window and door detail, north end of NW facing elevation
Looking south-east. 1m scale



Figure 37: Roofless outbuilding seen from the inside
Looking west. 1m scale

North-east facing elevation

Only the north-east facing elevation of the single storey plus attic range at the northern end of the building can be clearly seen. This elevation faces into the roofless structure discussed above (Figs 38 and 39). Despite its hidden aspect it still has the 1930s wood-framed windows with leaded panes as elsewhere on the mill. However, the two wooden doors which lead into the building are of lower status and are again likely to have been for staff and tradespeople. In order to accommodate the attic room window the roof is half-hipped. The rebuilding of the roofline, as discussed above, would have resulted in much of the former first floor wall being removed.

Close to the ground, on the eastern side of the elevation is a carved representation of a segmented mill stone measuring approximately 0.2m in diameter (Fig. 40). This is a relatively accurate depiction of a number of millstones still to be seen around the grounds and appears to have been made by someone who was familiar with such stones.

Access to the western side of the mill range is through another doorway on the south-eastern side of the roofless structure. The early photographs show this open structure to have a pitched roof when in use as a mill. It is not clear how this structure would have worked following the 1930s redevelopment but it is possible that it may have been used as a small enclosed service yard which was open to the sky.



Figure 38: North-east facing elevation

Looking south-west. 1m scale. The carved picture of a millstone is located close to the bottom left of the elevation

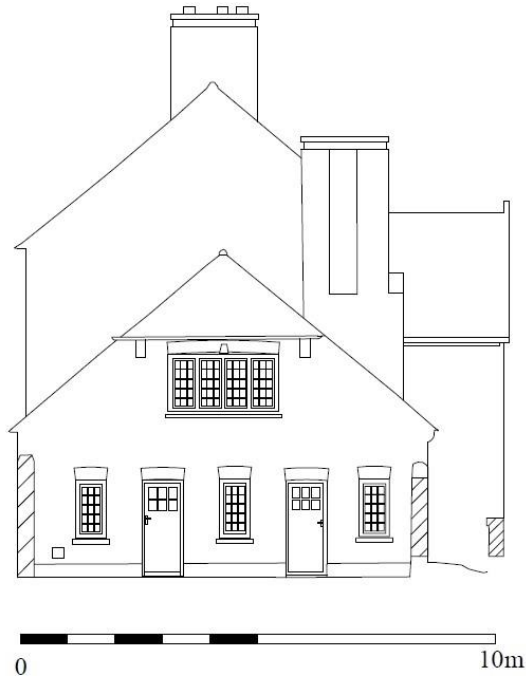


Figure 39: North-east facing elevation
Modified from client's drawing



Figure 40: Carved picture of a mill stone on the north-east facing elevation
Looking south. 1m scale. Lower picture: close up

South-east facing elevation

The south-east facing elevation faces downstream and maintains the 1930s country house style of Collyweston slate, coursed rubble walls and wood-framed windows (Figs 41 and 42). When the current elevation is compared with the early photographs shown in Figures 10 and 11 it can be seen how much the 1930s work has transformed the building.

A terrace in front of the elevation is presently laid out as a patio and garden with a concrete balustrade around the water's edge. There is no above ground trace of the buildings to the east shown on the early OS maps although the outline of the balustrade and wall still follow the outline of the small former two-storey building seen in Figure 10. The former building constructed on the spit of land extending to the south-east is still shown by a rectangular footprint of walling and presumably the foundations survive (Fig. 43).



Figure 41: General view of south-east facing elevation
Looking north. Taken from the same location as Figure 11

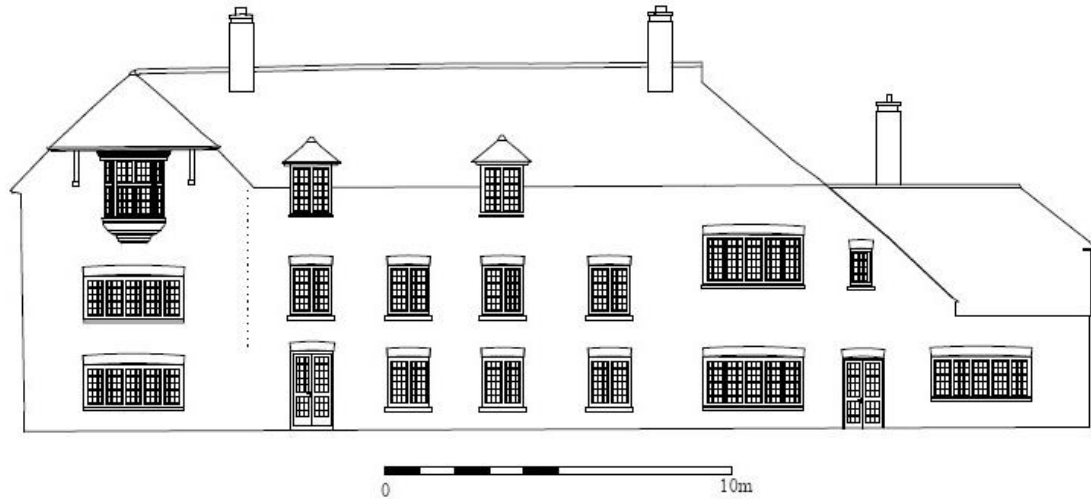


Figure 42: South-east facing elevation
Modified from client's drawing



Figure 43: Former wall line of detached building to the south-east of the mill
Looking south-east. The steps are made using mill stone fragments. Former windmill
on horizon to left

The early photographs show that the roofline towards the northern end of the elevation has been raised and modified as discussed above. The former pitched roof building at the far the north end has since lost its roof but the doorway remains. The whole height of the single storey plus attic building which is currently at the north end of the range has been dropped leaving only a modified ground floor window (Fig. 44). Currently a

very faint line in the stonework can be seen at first floor level which could be evidence of the blocked narrow window which is visible in Figure 11.

Further west along this elevation are a 1930s doorway and two similarly dated wide windows which have replaced two large mullioned windows. A narrow first floor window is also present. The photograph showing the old mullioned windows and the chimney stack supports the suggestion that this part of the mill was indeed the former miller's domestic accommodation. No evidence of the earlier windows survives now although when the earlier photograph is compared to the present elevation it appears that the current narrow window and ground floor door have used the existing openings and have just been updated with the 1930s frames.

Three equally spaced dormer windows have been replaced by two larger windows which now cut the eaves to match the dormer on the north-west facing elevation (Fig. 45). Only two dormers were replaced due to the fact that the roofline of the attic belonging to the former miller's house has been reduced by adding a hipped end.

The central part of the south-east facing elevation, which was probably the second mill building, now has a symmetrical aspect with seven matching windows and a ground floor doorway. Despite the photographic evidence of earlier window openings the repaired and modified stonework is remarkably good and little evidence of their existence remains. Coursing between the two westernmost windows is perhaps a little more random but otherwise careful attention has been made to reproduce and continue the stone banding courses evident on this part of the elevation.

The south-east facing elevation of the first mill building has also been extensively modified (Fig. 46). The original dormer (lucam) housing for the sack projected out from the gable apex and was supported by two angled struts extending down to first floor level. This has been modified to create a large and decorative oriel window with an ashlar stone base. The hipped roof extends out over the window and is supported on wooden brackets seated on stone corbels. The location of the original sack hoist has been erased by the oriel window. At first floor level the original window and doorway have been replaced by a single large window. As elsewhere the repairs to the stonework are such that it is very difficult to identify exactly where the first floor door was. It is possible that by stripping off the internal plasterwork the original openings may become evident.

The WGP document has produced an overlay picture showing the approximate locations of the features shown in the early photographs compared to what presently exists (Fig. 47).

In front of the south-east facing elevation is, as noted, the concrete balustrade which is not shown on the 1950s photograph. Despite its relatively modern age the balustrade sits on earlier walls which probably date to before the 1930s rebuild. The outline of the demolished two storey building is present as is a curved section of wall to the north-east (Figs 48 and 49). The arch over the outlet is well-built and is constructed from ashlar stone.



Figure 44: Northern end of the south-east facing elevation
Looking north-west. Possible line in stonework can be seen at first floor level to the side of the pipe on the right



Figure 45: Central part of the south-east facing elevation
Looking north



Figure 46: South-east facing elevation of first mill building
Looking north-west. 1m scale



Figure 47: WGP overlay of earlier features over current south-east facing elevation
Earlier features shown in red. Source WGP 2020



Figure 48: Outlet for internal wheel
Looking east. Photograph taken from approximately the same angle as in Figure 10



Figure 49: View downstream
Looking south-east. Buildings shown on the early OS maps were to the right and left

South-west facing elevation

Only the south-west facing elevation of the first mill building can be seen and much of this is partially obscured by vegetation. Most of the wall also extends down to the water line making close inspection difficult (Figs 50 and 51). Six identical wood-framed windows light the ground and first floors. No earlier openings are visible but it must be assumed that some must have been present otherwise the building, even prior to the construction of the second mill, would have been extremely dark.

When this elevation was modified in the 1930s this would have been the main view from the house and of the site from the south. It is perhaps surprising that larger windows were not inserted both to give the occupants a better view across to the River Nene and to create a better impression for outside observers.



Figure 50: South-west facing elevation
Looking north-east

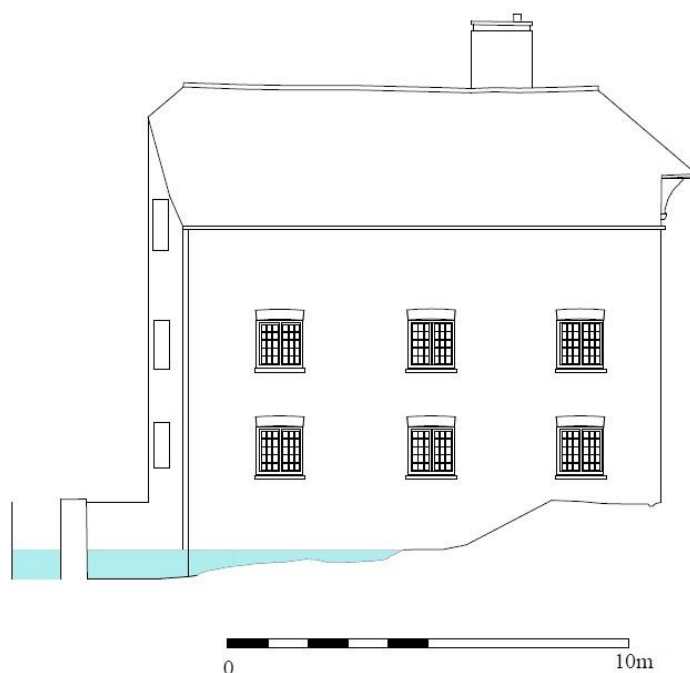


Figure 51: South-west facing elevation
Modified from client's drawing

Inside the mill buildings

For the purposes of this survey each room has been given a reference number, G1 to G11 for the ground floor, F1 to F10 for the first floor and R1 to R3 for the rooms in the roof space. The reference numbers do not relate to any previous reference numbers or uses. These numbers are shown in the drawings below.

As with the external elevations the interior of the former mill was extensively altered by the Brown family in the 1930s so that very little evidence of its milling past is now visible. It is possible that removal of modern wall plaster, ceiling and floor coverings may reveal some useful evidence. A number of internal walls, especially around Rooms G3 to G6, appear to have been inserted to divide larger open spaces into useable domestic rooms.

The 1930s house appears to have used some quite high quality fixtures and fittings for the time. The main living spaces have internal doors and door fittings which match throughout in the same way as the windows do. The service parts of the house are still relatively well-appointed but lack the finishing touches seen elsewhere. The work appears to have paid little regard to the former industrial history and layout of the buildings.

The Ground Floor

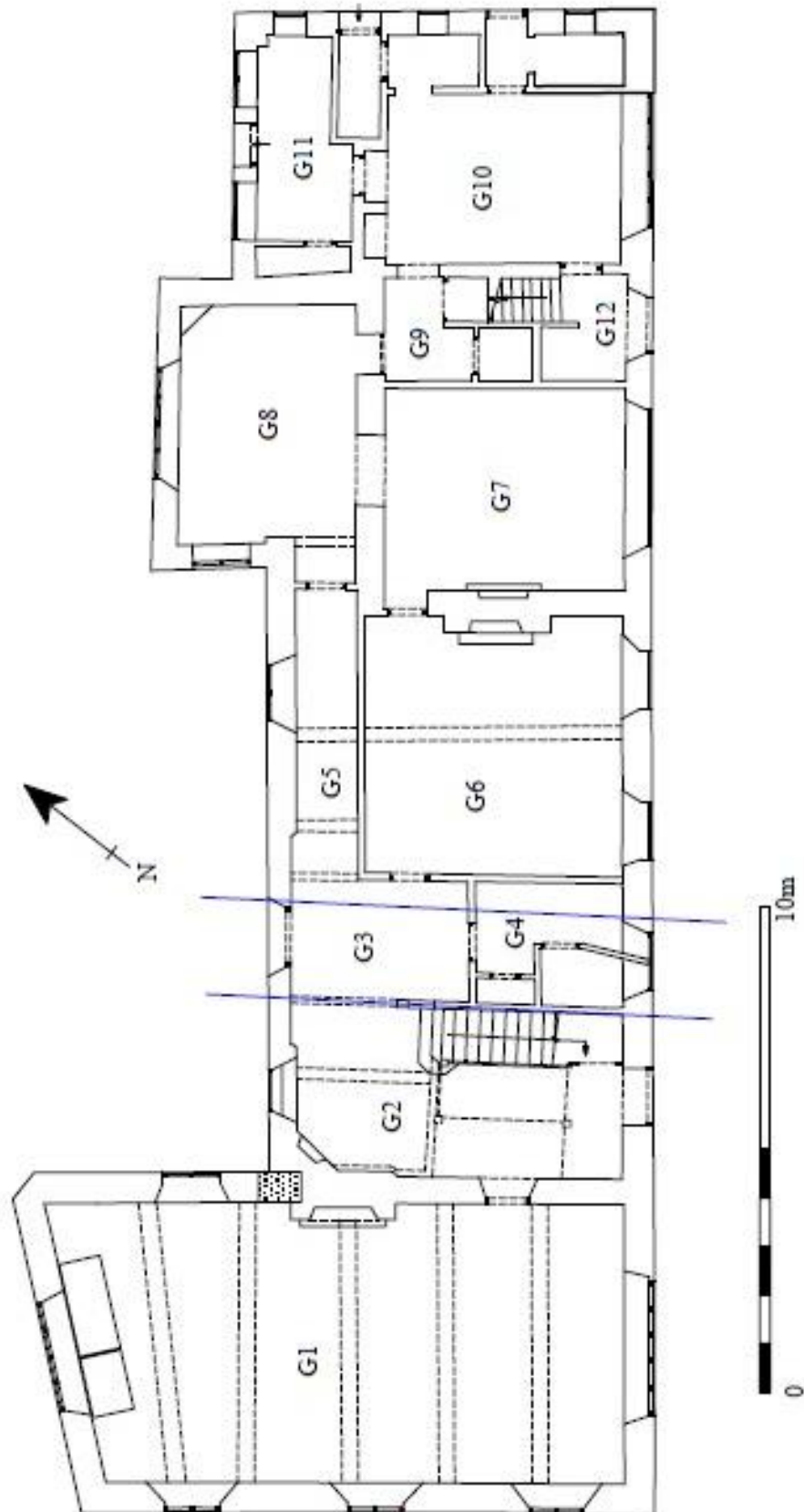


Figure 52: Ground floor plan

Modified from client's drawing. Room reference letters and numbers are for use in this survey only and do not represent any earlier designations or uses. The blue lines indicate the possible line of the water channel beneath the building

Ground floor (Fig. 52)

Room G1

This room formed the ground floor room of the first mill and runs the entire length of the north-west to south-east range (Figs 53 and 54). All of the windows, whilst of different sizes, are of the same 1930s style and have wide splays to maximise the amount of light they let in (Fig. 55). All have wooden frames and mullions along with leaded panes and brass fittings. The north-west end window is long and narrow and may represent a small observation slot which allowed the miller to see the wheel (Fig. 56). Beneath this window are two hinged wooden hatches in the narrow-boarded wooden floor. These could not be opened during the survey but photographs shown in appendix 2 indicate that steps lead down to a small void which may relate to the pit housing the machinery. A more detailed inspection may reveal more evidence but it appears that little has survived. The brass hinges on the hatches suggest that they were installed during the 1930s.

Five substantial transverse chamfered beams support the floor above. There are a number of marks and sockets indicating re-use from elsewhere. No clear indication of any attachments for machinery could be seen. It seems likely that these timbers formed part of the original mill structure. Inserted between the beams is a floral design plaster coving presumably added during the conversion from industrial to domestic use (Fig. 57). At floor level a high bare wood skirting board with a simple bull-nose design has been added (fig. 58). Bare woodwork is a common feature throughout the Old Mill.

A fireplace with a limestone surround is located on the north-east wall (Fig. 59). This is a modern (1930s) insertion as no mill would have such a fireplace. Also, the blocked doorway seen outside wall (see Fig. 25) would impinge on the edge of the fireplace and the chimney. Heating of the 1930s house appears to have relied on central heating rather than open fires and there are four cast-iron radiators around this room. The same style radiators can be seen throughout the building and seem to be part of the 1930s design scheme.

No evidence of the 1930s lighting can be seen and the present wall lighting is very modern. The wall and ceiling plaster appear to be quite modern in this room. A patch has been chipped away on the north-east wall close to the door which reveals earlier plaster over coursed stone rubble (Fig. 60). As noted earlier it is likely that the wall plaster covers much of the earlier history of the building and will be obscuring evidence of earlier openings.

The door leading out to the hallway is bare waxed wood with vertical oak boards facing into the room and horizontal boards facing the hall (Fig. 61). The door matches most of those used elsewhere in the house. It has concealed hinges and a brass handle and lock. A similar lock had been dismantled on the first floor and the components are shown in Figure 62. The boards are attached using rose-headed nails which have been left unpainted. At the time such doors would have represented a significant cost in terms of materials and manufacturing cost.

Rooms G2 and G3 descriptions follows the G1 illustrations.



Figure 53: Ground floor room G1
Looking north-west. 1m scale. Note angle of far wall



Figure 54: Ground floor G1
Looking south-east. 1m scale



Figure 55: Room G1, south-west wall window detail
1m scale



Figure 56: Room G1, north-west end window
Looking north-west. Note 1m scale lies in front of the hatches on the floor



Figure 57: Room G1, plaster decorative detail



Figure 58: Room G1, skirting board detail
0.2m scale



Figure 59: Room G1, fireplace
Looking north-east. 1m scale



Figure 60: Room G1, exposed stonework on north-east wall by door
Looking north-east. 0.2m scale



Figure 61: Room G1 door viewed from the hallway
1m scale



Figure 62: Door fittings common to most internal doors

0.2m scale

Rooms G2 and G3

Rooms G2 and G3 form the hallway, front door and access to the south-eastern patio and garden. The projected line of the water channel and internal water wheel pit run beneath G3 but no trace of this is now present. At the time of the survey a carpet covered the floor and removal of this may show the course of the channel.

The main feature of these two spaces is the timber staircase leading up to the first floor (Figs 63 and 64). The staircase is another 1930s addition with no evidence where any earlier stairs may have been located. Removal of modern floor coverings on the first floor may reveal traces of such features. The stairwell is partially open with the rest of the ceiling being supported by exposed timber beams which are probably contemporary with the stairs.

Set into the north-western corner of the hall is a small fireplace with a limestone surround (Fig. 65). This backs against the fireplace in G1 and the wall here is also thicker to accommodate the double flue stack which has been added where the former doorway into the first mill building was. It seems likely that this feature is a 1930s addition as such a fireplace would serve no purpose being so close to the wheel pit.

The front door on the north-west wall matches the other doors but is significantly larger (Fig. 66). To the side of the front door is the large circular window which has been built to incorporate a low seat set within the thickness of the wall. It is possible that this may be the location of an earlier doorway. From G3 a corridor (G5) running across the north-west side of the building is reached. Rooms G4 and G6 are also reached from G3.

Room G4 is discussed following the G2 and G3 illustrations.



Figure 63: Room G2, view from G1 doorway

Looking north. Front door just visible on right. 1m scale



Figure 64: Room G2 and staircase
Looking south-east. Door to G1 on right. 1m scale



Figure 65: Room G2 fireplace
Looking west. 1m scale



Figure 66: Room G3, front door detail
Looking north-west. 1m scale

Room G4

Room G4 is a small room built as a cloakroom and toilet as part of the 1930s redevelopment. The partition walls between this room and adjacent rooms are masonry but are quite thin and do not appear to be supporting walls. Given that G4 sits above the water channel it is probable that these walls are later additions subdividing a larger open space. The doors and cupboards in this room all use the same waxed oak (Fig. 67). The toilet partition wall bisects the outside window and joins up with the central mullion.

As with elsewhere the light fittings are modern concealed lights with no indication of any earlier lights. Wall and ceiling plaster is all modern.



Figure 67: Room G4 details

Left picture: partition bisecting outside window, right: door details. 1m scales

Room G5

Rather than being an actual room G5 is a corridor linking the hall G3 to the rooms to the north. This appears to be another 1930s creation as it starts close to the former wheel pit. As noted earlier the external wall thickness increases part way along the corridor (Fig. 68 and see Figure 52). This may either suggest a different building phase or the dividing line between the wheel pit area and the rest of the mill.

The ceiling is supported by double beams laid side by side which extend into the adjacent rooms and rest on both external walls. The wood appears to be quite fresh so may be relatively modern. They are also stop-chamfered to fit the corridor width further supporting the idea that these are later. An arch in the ceiling is located at the point where the external wall thickens which may be the remnant of a former internal wall.



Figure 68: View along G5

Looking north-east. Note step in wall thickness next to 1m scale and beneath arch. Front door on left, doorway to Room G6 on right. Note the standard cast-iron radiator used throughout the building

Room G6

Room G6 appears to have functioned in the 1930s house as a drawing room. The dividing walls between this room and Rooms G4 and G5 are quite thin, possibly of brick, and are unlikely to reflect the layout of the water mill. The wall on the north-eastern side of the room is thicker and, where some plaster has been removed is made from stone and is probably the dividing wall between the second mill building and the miller's house. The room has been extensively modernised to the prevailing 1930s theme with low wooden skirting and wooden doors to G3 and G7 (Fig. 69). The same plaster coving decoration as seen in Room G1 is used here. The doubled axial beams continue through to corridor G5 and are also stop-chamfered at each end (Fig. 70). As noted, these are likely to be 1930s additions.

The fireplace on the north-western wall, whilst of the same style and date as elsewhere in the building, is of slightly different design (Fig. 71). It is built into a chimney stack which projects out into the room and may be a modification to the existing single-flue chimney already in use in the adjacent miller's house. A fireplace in adjacent G7 backs up against this fireplace. The photographs in Figures 10 and 11 appear to show a smaller stack than exists at present.



Figure 69: General view of Room G6
Looking east. 1m scale



Figure 70: Room G6 beam end detail



Figure 71: Room G6 fireplace

Looking north-east. 1m scale. Door to G7 on left. Note exposed masonry on right

Room G7

The old photographs suggest that this room was the ground floor of the miller's house. Inspection of the plan (Fig. 52) shows that all of the walls except the north-eastern one are thick and likely to be of stone. There is no clear evidence of a joint between this room and G6 but removal of plaster may expose such detail.

Decorative details common with G6 are the wooden door, the plaster coving and low skirting board which all date to the 1930s work. Also from this period is the wide window modified from the large mullioned window seen in the early photographs (Figs 72 and 73). This room appears to have functioned as the breakfast/dining room from the 1930s.

A wide open archway leads north-westwards into kitchen Room G8. It is not clear if the arch is a very recent modification of a 1930s doorway. Certainly it would seem more likely for staff to work in the kitchen and serve via a doorway rather than being seen by the owners.

A hole in the ceiling shows a void of around 0.2m between this and the floor above which also shows the original ceiling plaster (Fig.74). This indicates that the present ceiling was lowered to create a more intimate space. The presence of the plaster coving suggests that the ceiling lowering took place in the 1930s.



Figure 72: Room G7
Looking south. 1m scale. Door to G6 on right



Figure 73: Room G7
Looking west. 1m scale. Archway through to G8 on right, door to G6 centre left



Figure 74: Hole in Room G7 ceiling

The original plaster can be seen attached to the underside of the floor

Room G8

Room G8 fills the gable end projection towards the northern end of the north-west facing elevation. The presence of the external buildings shown on early OS maps suggests that this room would have been extensively rebuilt following their removal.

At present G8 is used as a kitchen with open access to G7 (Figs 75 and 76). Most of the walls are hidden behind modern kitchen units but the doors and windows continue in the same style as elsewhere. A stub of masonry continuing from the external wall of G5 continues into this room which suggests that the gable walls to the north-west of this are later repairs or are modifications following the removal of the outside buildings. Holes in the plaster indicate that the walls are all stone built.

The plain plaster coving appears to be a modern insertion as are the concealed lights in the ceiling. At the time of the survey the floor was covered in carpet so it was not possible to see if the 1930s floor covering extended from Room G7 into this room.

A small doorway with an arched head leads from the south-eastern corner of the room into the service ranges of the 1930s building. The door here matches that of the door into G5 which are both bare wood but with bevelled glass panes. They are solidly built in the 1930s style but it is not clear if these are original or later replacements.



Figure 75: General view of Room G8
Looking west. 1m scale. Doorway to corridor G5 on left



Figure 76: General view of Room G8
Looking east. 1mscale. Arch to G7 on right, doorway to G9 and G10 in centre

Room G9

Room G9 is a rather awkward small space with plain, painted wooden-panelled doors leading into a pantry, a space beneath the service stairs and the utility room G10 (Fig. 77). This part of the building is much more utilitarian than elsewhere and were not designed to be seen by the owners or their guests.

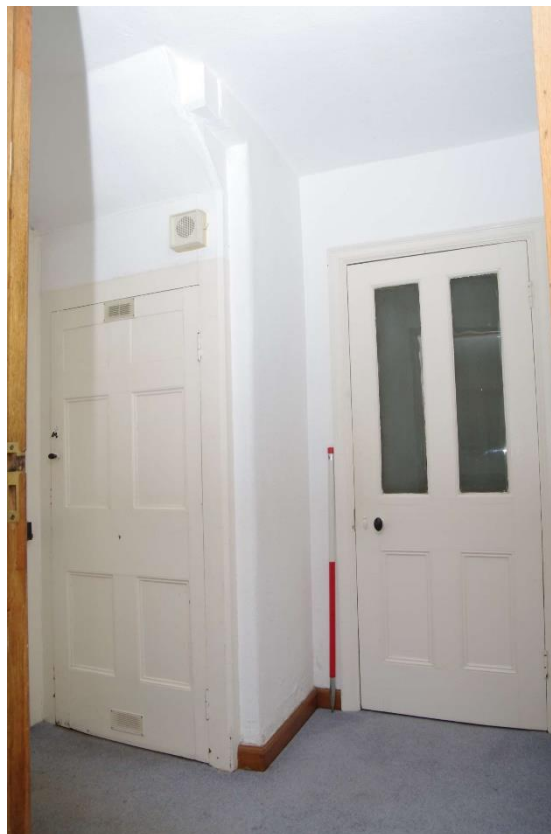


Figure 77: Room G9 doors seen from Room G8

Looking south-east. Right doorway is the pantry, left doorway is a cupboard beneath the service stairs. Door to Room G10 is just off picture to left

Room G10

Room G10 is a larger, open, room presently used as a utility room (Figs 78 and 79). Despite the wood-framed and mullioned window on the southern wall the space is still clearly part of the 1930s service range. Doors lead off to the service staircase in G12 and out to the small yard on the north-east elevation. Another doorway on the north-west wall leads into G11 with its 1983 date stone. The doors have been stripped but are of a similar design to the painted ones in G9 and are not like the decorative oak doors elsewhere.

Above the door to the service stairs is a bell panel alerting staff that their presence is required in various parts of the house (Fig. 80). This is likely to be an original fitting from the 1930s and shows that there were four bedrooms along with the other ground floor rooms, including two bathrooms. There is also a bell for the front door and the kitchen door. The panel is made by PS Willis of 34 Lincoln Road, Peterborough showing that at least some materials were sourced locally.



Figure 78: General view of Room G10
Looking south-east. 1m scale. Door on right leads to the service stairs G12. Note the bell panel above this doorway (see Fig. 80 below)



Figure 79: General view of Room G10
Looking north. 1m scale. The left hand door leads into entrance G11, the two right hand doors lead out to the doorways seen on the north-east facing elevation

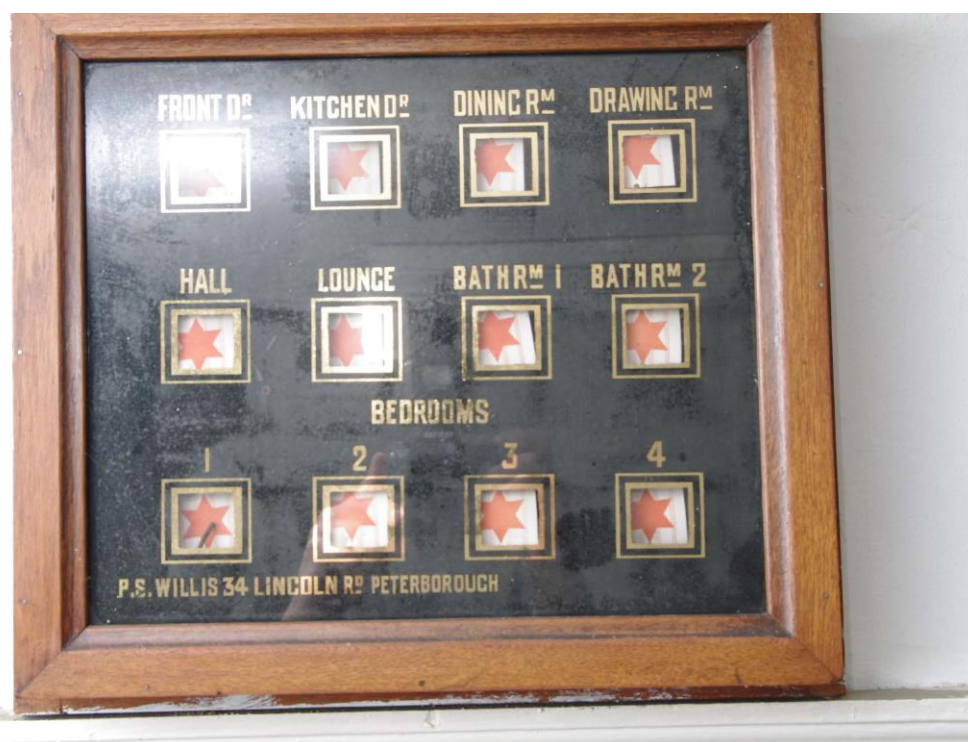


Figure 80: Bell panel in Room G10
Located above doorway into G12

Room G11

This room forms a small lobby or entrance space into G10. The thick stone walls, the style of the windows and door suggest that this was part of the 1930s redevelopment although that does not explain the 1983 date stone on the outside (Fig. 81). However, the cupboards within this room and a boiler in a cupboard on the south-west wall are all modern and the datestone may refer to extensive repair and refitting of this part of the building. It is known that the mill was sold in 1981-82 so it is possible that this area formed part of a general update of the building. Perhaps the concealed lighting throughout the building was also installed at a similar time.

Room G12

G12 is the small space at the bottom of the service stairs leading up to the first floor (Fig. 82). The stairs are narrow and steep and are typical of service stairs, however they could be the original stairs belonging to the miller's house. If they are not the original stairs they may still be in the original location. The fact that most other traces of earlier fittings were removed suggests that the 1930s work would have installed new stairs. At the time of the survey the stairs were carpeted and removal of this may give a better idea of their age.

On the external walls are a set of double doors leading out to the garden (Fig. 83). Despite being in the service area these doors match those seen in G2, probably for outside aesthetic reasons rather than to improve the lives of the staff.



Figure 81: Room G11
Looking north. 1m scale. The door leads out to the north-west facing elevation



Figure 82: Room G12, service staircase
Looking north. 1m scale. Door on right leads to G10



Figure 83: Room G12, doors to south-east facing elevation
Photographed from G10 doorway looking south. 1m scale

The First Floor

The first floor of the Old Mill matches the overall style of the house with the same wooden doors and windows throughout. As with the ground floor the northern end of the building loses the internal detailing becoming plainer around the service areas. External window details stay the same no matter which area they serve. No traces of earlier mill fittings survives.

Despite the large roof space, the large dormer windows and its obvious use during its time as a mill there are no stairs up to the second floor/roof space. It is not clear why this useful area would have been neglected but there is no evidence that stairs were ever part of the 1930s plan. Current access into the roof space is via a hatchway on the landing corridor.

For the purposes of this survey each first floor room was given a reference letter and number from F1 to F10 (Fig. 84). These do not relate to any previous uses or designations.

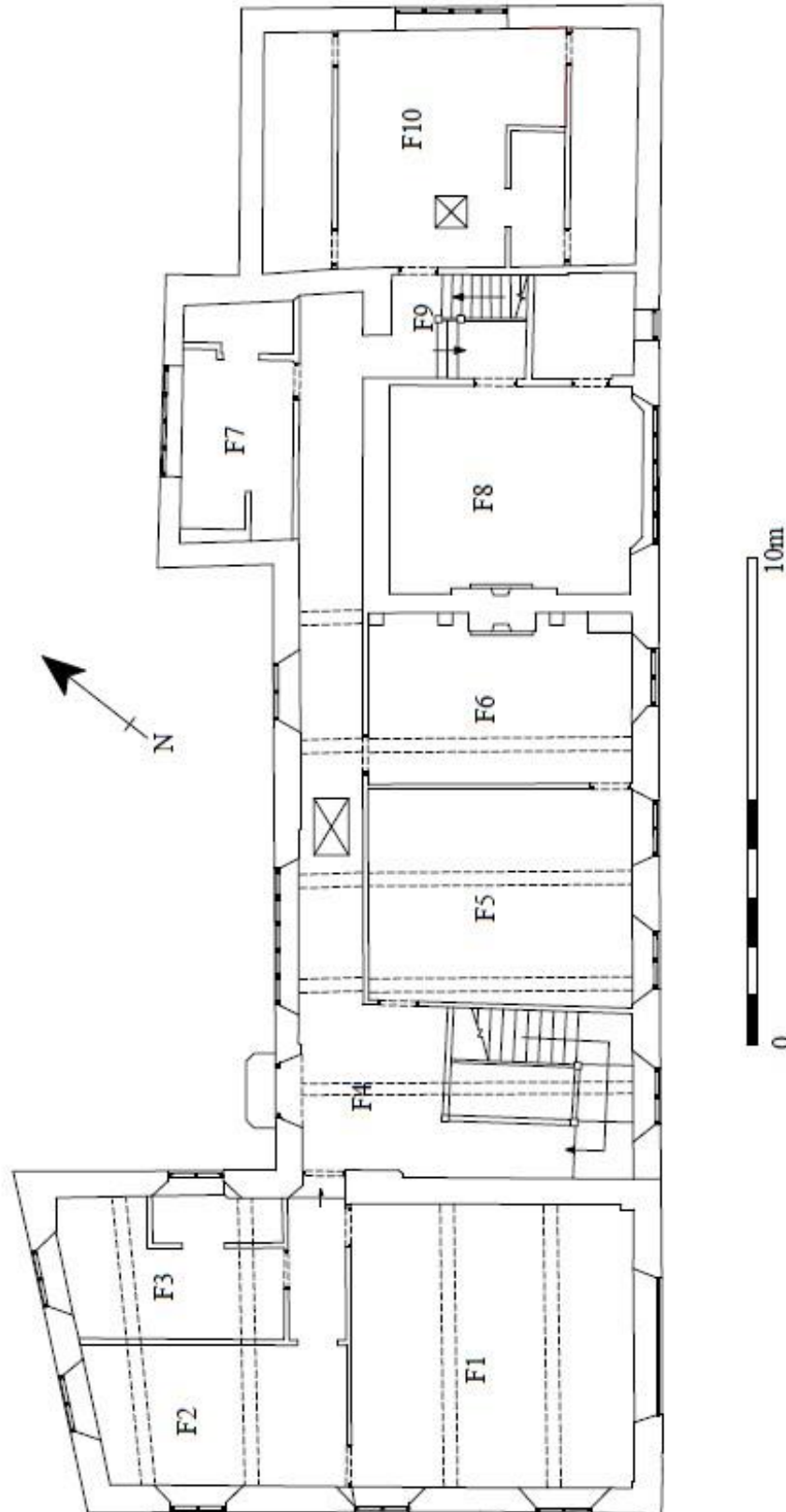


Figure 84: First floor plan
Modified from client's drawing

Room F1

At present Room F1, along with F2 and F3, forms a self-contained guest wing in what was the first floor of the first mill of which, excepting the beams, no visible trace remains. Modern internal partitions divide up the space within F1 but the dividing wall between F1 and F2/3 is from the 1930s and has the bare oak doors seen on the ground floor. F1 has wide windows on the south-east wall and there is no trace on the south-east wall of the first floor door seen in the early photographs (Fig. 85). Removal of the plaster may however expose evidence of this feature.

Axial beams in this room and in F2/3 support the ceiling and floor above and are the only remaining evidence of the former mill structure. Wooden 1930s doors on the north-west wall lead into F2 and F3.

Room F2

Room F2 is now a modern kitchen/dining area but was part of the 1930s scheme as it has the bare wooden doors and skirtings (Fig. 86). The original axial beams are still visible in this room and extend across to Room F3.

Room F3 is fitted out with modern bathroom fittings but is likely to have been used as a private bathroom since the 1930s work and is probably one of the bathrooms referred to in the bell panel seen in Room G 10.

The floor level of this suite of rooms is slightly lower than the second mill buildings resulting in a single step at the threshold of F3 and the landing area F4 (Fig. 87).



Figure 85: First floor Room F1

Looking south. The former first floor doorway was located towards the right hand side of the wider window



Figure 86: Room F2

Looking south. 1m scale. Door on the right leads into F1, the wall and counter on left forms the dividing wall to F3



Figure 87: View of landing F4 from F2/F3

Looking north-west. 1m scale. Door to F3 on right, door to F1 on left

Room F4

This area forms the stairwell, landing and corridor leading up from G2. The main feature of this area is the large open space around the staircase and stairwell (Figs 88 and 89). On the western wall a step in the thickness can be seen where the new chimney stack has been inserted to serve the two ground floor fireplaces below. The double doors with the small balcony on the north-west facing elevation are reached from F4 landing to the east of which is the corridor running along the northern side of the bedrooms (Fig. 90). As with corridor G5 below, the external, north-western, wall of F4 has a step in its thickness suggesting either a different building phase or the presence of a former internal wall relating to the wheel pit below.

Modern metal temporary steps leading up through a hatch in the ceiling are the only access to the floor and roof space above. Doors off the corridor F4 lead into the rest of the rooms on this floor. At the eastern end of the corridor is part of the former miller's house where the partition walls are thicker and made of stone (Fig. 91). Some plaster has been chipped away to expose the stone at this point. Stop chamfered beams support the ceiling and extend southwards into the adjacent rooms. These are similar to the ground floor beams in this part of the building in that they are laid as two smaller beams set side by side. As with the ground floor beams it is probable that there are contemporary with the 1930s work.



Figure 88: F4 stairwell and landing
Looking south. Note step in wall on left where the inserted chimney stack rises up from the ground floor



Figure 89: F4 stairwell
Looking west. Door in the corner leads to F3



Figure 90: F4 landing and corridor
Looking north-east. 1m scale. The metal steps are the only access to the roof space.
Note the step in wall thickness just beyond the corridor window close to the steps.
Doorway to Room F5 on right of picture. Balcony doors on left



Figure 91: Eastern end of F4

Looking south-west. 1m scale. Note the masonry beam in the ceiling above the radiator marking the division between the narrow partition wall and the stone wall.
Doorway to F7 on right

Room F5

Room F5 is a fairly simple rectangular bedroom which does not have a fireplace although it does have the ubiquitous cast-iron radiators (Fig. 92). The stop-chamfered beams run across the room and continue out into corridor F4. The low skirting boards have a bull-nosed style as seen on the ground floor. There is no coving in this or any other first floor room. Two wooden doors lead out to F4 and into Room F6.

Room F6

This smaller bedroom adjoins F5 but, despite being smaller, has a fireplace (Fig. 93). A small piece of plaster has been removed next to the fireplace on the north-eastern wall showing this, thicker, wall to be built from brick rather than stone. On the same wall the ceiling beam is supported on projecting wooden corbels (Fig. 94).

The wooden narrow 1930s floorboards have been partially lifted in this room to expose earlier wider boards beneath (Fig. 95). The older boards appear to be much cruder and worn and are likely to be from the water mill phase of the building. Other rooms may have more modern flooring laid over the earlier boards. The earlier boards may retain evidence of the former locations of stairs and mill machinery but may be relocated as they sit on later beams.

Room F7 is described following the F5 and F6 illustrations.



Figure 92: General view of Room F5
Looking east. 1m scale. Doorway to F6 in middle of picture



Figure 93: General view of Room F6
Looking north. 1m scale. Doorway to corridor F4 on left



Figure 94: Room F6, beam detail on north-east wall

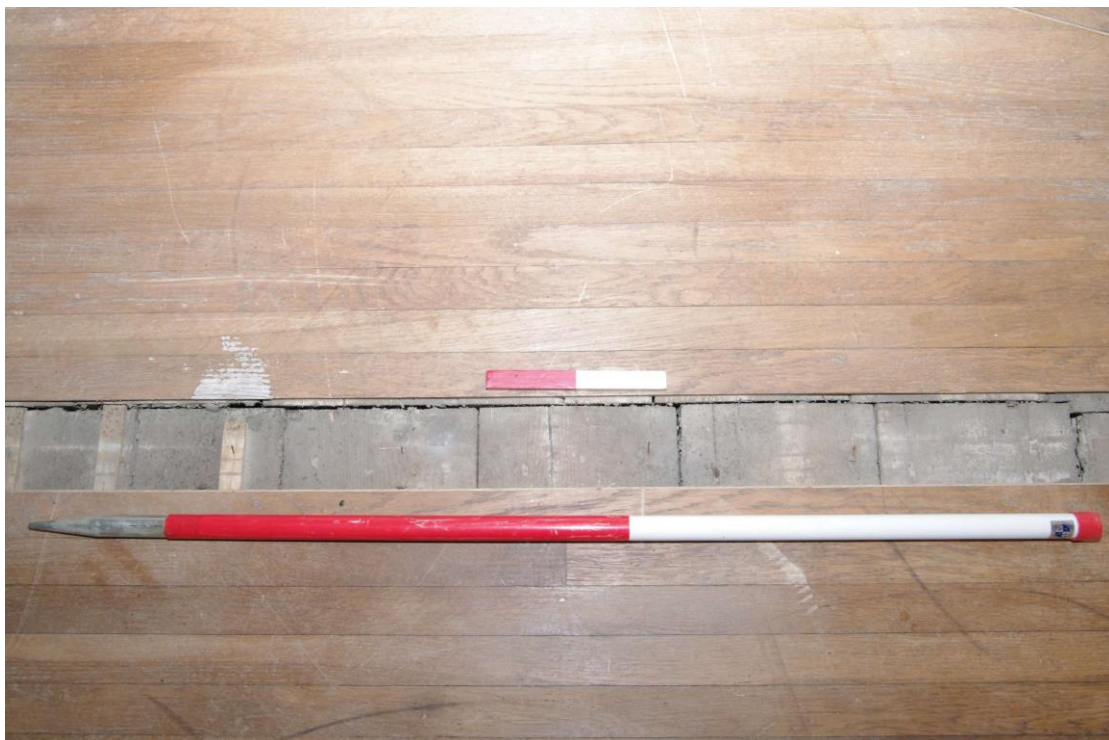


Figure 95: Room F6 original floorboards beneath 1930s boards
1m and 0.2m scales

Room F7

Room F7 is a small bathroom built within the small gable end towards the north-eastern end of the range (Fig. 96). As with Room G8 immediately below there is no exposed evidence of any reconstruction from the earlier mill structure although the walls have been covered with modern tiles and cork which may mask earlier evidence.

Room F8

Room F8 is located in the former miller's house and has a higher floor level than the rest of the first floor (Figs 97 and 98). Consequently it is reached via three stairs leading up from F4 and F9. The floor of the room has a hole in through which can be seen room G7 and its lowered ceiling (as seen in Fig. 74). The doors, doorframes, skirting boards and wooden fireplace surround are all painted wood suggesting that this was a bedroom for a senior member of the domestic staff rather than for the owners. Conceivably it may have been a child's room. The wide floorboards are of lower quality and it is possible to see the painted border on the boards around the area of a rug. The wide window is still of 1930s style. A doorway in the south-east corner leads into a small bathroom lit by a narrow window. The fittings in this bathroom are modern and the conversion to a bathroom may be quite a modern feature post-dating the 1930s work.

Room F9

Linking Room F8 and corridor F4 are the service stairs F9 seen at ground level as G12 (Fig. 99). The main flight of stairs goes down to ground level but, as noted three extra steps rise up to a small landing outside Room F8. This area has none of the bare wood and brass embellishments of the main body of the building. These may be the original miller's house stairs or may be in the same location as the original stairs.

Room F10

Room F10 is built into the roof space at the eastern end of the mill range and is the area where the 1930s work reduced and altered the roofline (Figs 100 and 101). Apart from the 1930s window on the north-east wall this room is clearly of lower status and has painted wood doors. The floorboards are wide and have the outline of a central rug painted on. A modern bathroom has been inserted in recent times into the south-west corner of the room. Either side of the room is a low wall separating a long storage space accessed at each end by a low door (Fig. 102). A roof hatch leads into the small roof space showing this to be supported by a simple series of common rafters.



Figure 96: Room F7 bathroom
Looking west from corridor F4. 1m scale



Figure 97: General view of Room F8
Looking south. 1m scale. Note painted wood fireplace surround



Figure 98: Room F8 looking out towards stairs F9
Looking north. 1m scale. Door on right leads into the small modern bathroom

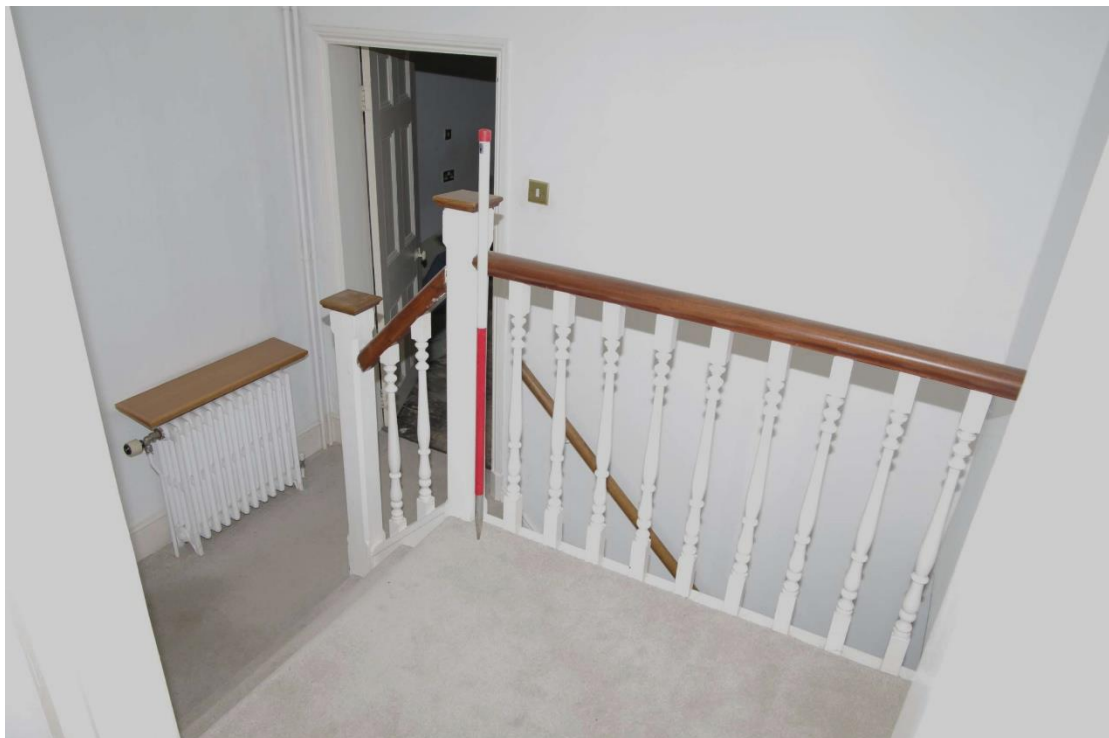


Figure 99: F9 service stairs
Looking north from doorway of F8. 1m scale. Door to F10 in background



Figure 100: General view of Room F10
Looking east. 1m scale. Modern inserted bathroom on right. The low door leads into a long low space which runs along the eaves



Figure 101: General view of Room F10
Looking west. 1m scale. The two low doors on the right lead into the eaves space



Figure 102: Room F10 storage space in eaves
Looking north-west. 1m scale. The same sized space is located on the western side of
Room F10

The Roof Space

Although from the outside the dormer and oriel windows form a key part of the 1930s building, internally it does not appear to have been used for anything more than storage. As noted, there are no stairs up to this floor and there are no traces of the location of any earlier stairs either. Consequently, with the exception of the windows, there are no 1930s decorative fittings on this level. Because it was left alone this part of the building contains one of the few remnants of mill machinery in the form of part of the sack hoist mechanism in the first mill roof area.

Reference numbers from R1 to R3 have been used for the purposes of this survey.

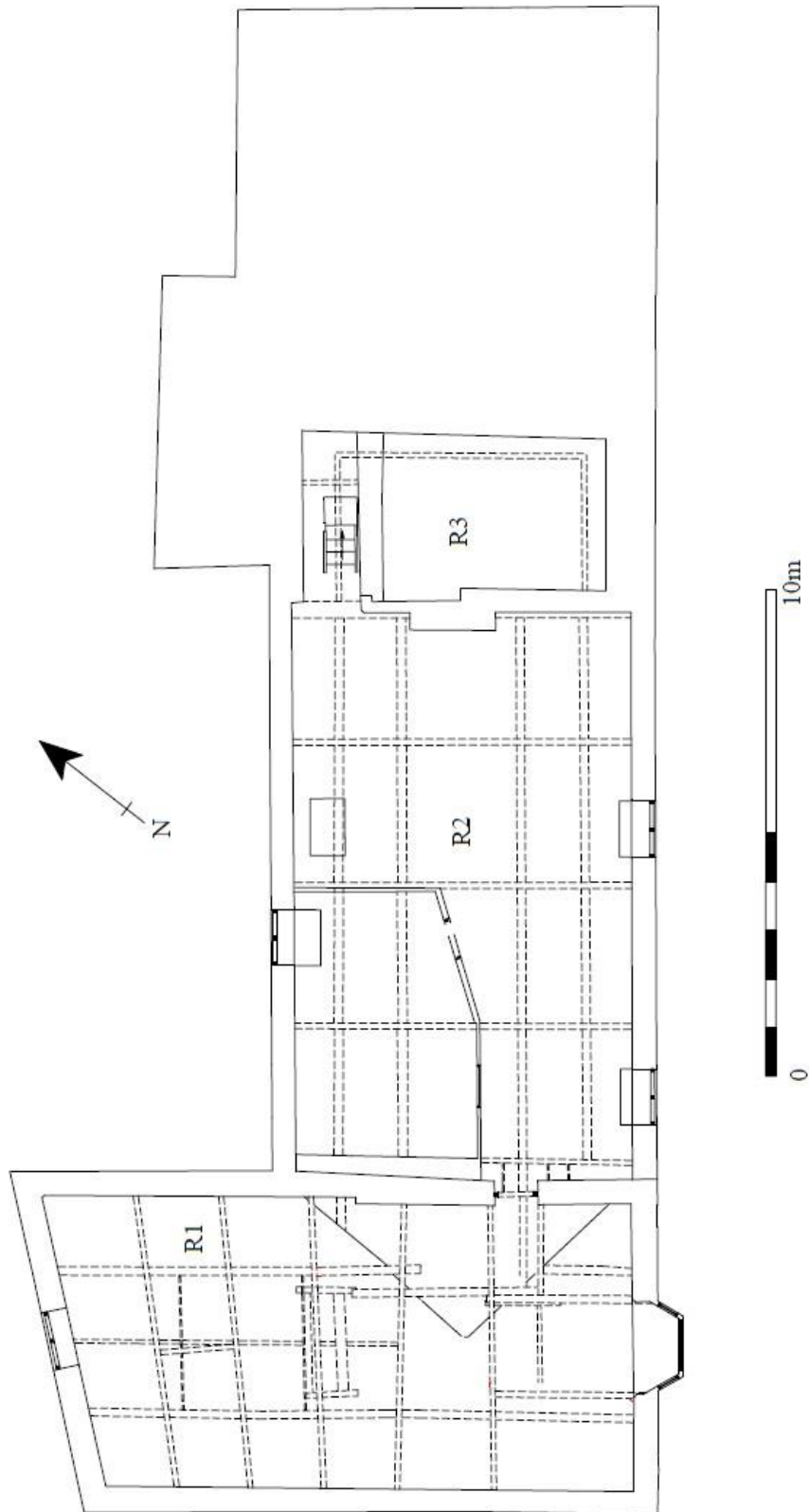


Figure 103: Roof space plan
Modified from client's drawing

Roof space Room R1

This room covers the footprint of the first mill building and survives as a single open space accessed through a doorway from the second mill building (Figs 104 and 105). There is no evidence where any earlier stairs might have reached this level before the adjacent building was constructed. The walls are plastered part way up with painted stone above it. No blocked or former openings could be seen on the exposed areas of stonework although brick repairs can be seen around both end windows. The floor has a recent covering.

The roof structure is fairly simple with queen posts rising from tie-beams and supporting the purlins. The common rafters are clasped to the backs of the purlins with alternate rafters being bolted to the purlins. The underside of the roof is boarded so the slates cannot be seen.

Set into the apex of the roof structure are the remains of the sack hoist which extended out to the dormer projecting from the south-east facing elevation (Fig. 106). Not all of the mechanism has survived and some parts appear to have been crudely altered. Clark notes that the mechanism is of a traditional standard design which incorporates a Fairbairn dog clutch (Fig. 107). The belt wheel is still present and, along with evidence of rope wear on the shaft, shows where the drive belt and ropes would have been located (Fig. 108). It is possible that beneath the modern floor covering the original holes and traps in the floor may still survive although limited opening work has not revealed any evidence. If the original floor survives it may also show where stairs may have been located along with other equipment such as grain bins.

At the south-eastern end of the room is the large oriel window which replaced the earlier sack hoist dormer (lucam) housing (Fig. 109). Two timbers extend out from the closest truss and may be associated with the hoist mechanism.

The inserted brick chimney stack can be seen on the north-eastern wall close to the doorway to R2.



Figure 104: General view of R1
Looking north-west. 1m scale. Sack hoist in apex of roof



Figure 105: General view of R1
Looking south-east. 1m scale



Figure 106: Room R1 sack hoist mechanism
Looking north



Figure 107: Dog clutch on the sack hoist
Northern end of the mechanism



Figure 108: Sack hoist shaft showing rope wear



Figure 109: R1 oriel window
Looking south-east. 1m scale

Room R2

This room forms the roof space of the second mill building and is reached from the temporary steps from corridor F4 below. The floor level is higher than the adjacent floor of R1. A series of trusses run across the length of the space and are low enough to prevent easy use of the area. Bolted queen posts support cleated purlins which in turn support principal rafters which are cut off at the second purlin height (Figs 110 and 111). The underside of the roof has modern felting material suggesting relatively recent repairs.

A modern partitioned room has been inserted into the north-western corner of the space and is probably not much more than 20 years old. Within this room is the brick chimney stack inserted during the 1930s work. The dormer windows, two on the south-eastern side, one on the north-west are of the same 1930s date and design. Their upper surrounds are boarded which may be masking evidence of the earlier windows although some brickwork can be seen around the south-east windows (Fig. 112).

At the north-eastern end of this room is the masonry wall and chimney stack belonging to the former miller's house. A narrow doorway has been opened on the northern side to gain access into the space behind.

The north-westernmost truss contains a number of scratched and pencilled names including: "G SUMNER 1929", "S SHARMAN 1929", "WW WRIGHT", "AY" which have been scratched into the beams. Pencilled marks include: "SAM 1958", "T PERRY F POWLEY sparks 8th March 1960", "GARION" and finally "GAZ 2006"

Pictures of these marks can be seen in the appendix but show a progression of workers over the past 100 years.



Figure 110: General view of R2
Looking north-east. 1m scale. The partitions on the left are wooden temporary walls



Figure 111: R2 roof structure
Looking west



Figure 112: R2 dormer window on south-eastern side
Looking east. 1m scale

Room R3

Room R3 is the roof space above the former miller's house. The dividing wall between R2 and R3 has been partially rebuilt with brick. The floor level is higher than the adjacent R2 in order to accommodate the higher ceiling of Room F8 below (Fig. 113). A short length of stonework work runs along the north-western side of R3 and is supported by the thicker walls on the floor below. It is probable that this was the extent of the original miller's house before modifications extended it further outwards. The rest of this space is formed by the modified roof hip created in the 1930s work (Fig. 114).



Figure 113: Room R3 from R2
Looking east. 1m scale. Note the stone wall



Figure 114: Room R3
Looking east. Note stone wall in foreground

The Barn and Outbuildings

The outbuildings form a range of buildings to the north-east of the main mill buildings and are grouped along the north-eastern side of a small yard which is bounded by a stone wall extending out from the roofless structure at the northern end of the mill buildings (Fig. 115).

The barn and most parts of the outbuildings are built of the same coursed rubble as used on the mill (Figs 116 and 117). The barn has a Collyweston slate roof but the outbuildings use a lightweight pantile roof covering. These buildings appear to have escaped much of the 1930s modernisation and seem to have remained relatively unchanged since the early photographs were taken. Access to the barn could be from within the property or from Back Lane which presumably helped with deliveries and despatches when in use as a mill.



Figure 115: Courtyard entrance to barn and outbuildings
Looking east. 1m scale. The mill buildings are out of shot to the right of the picture

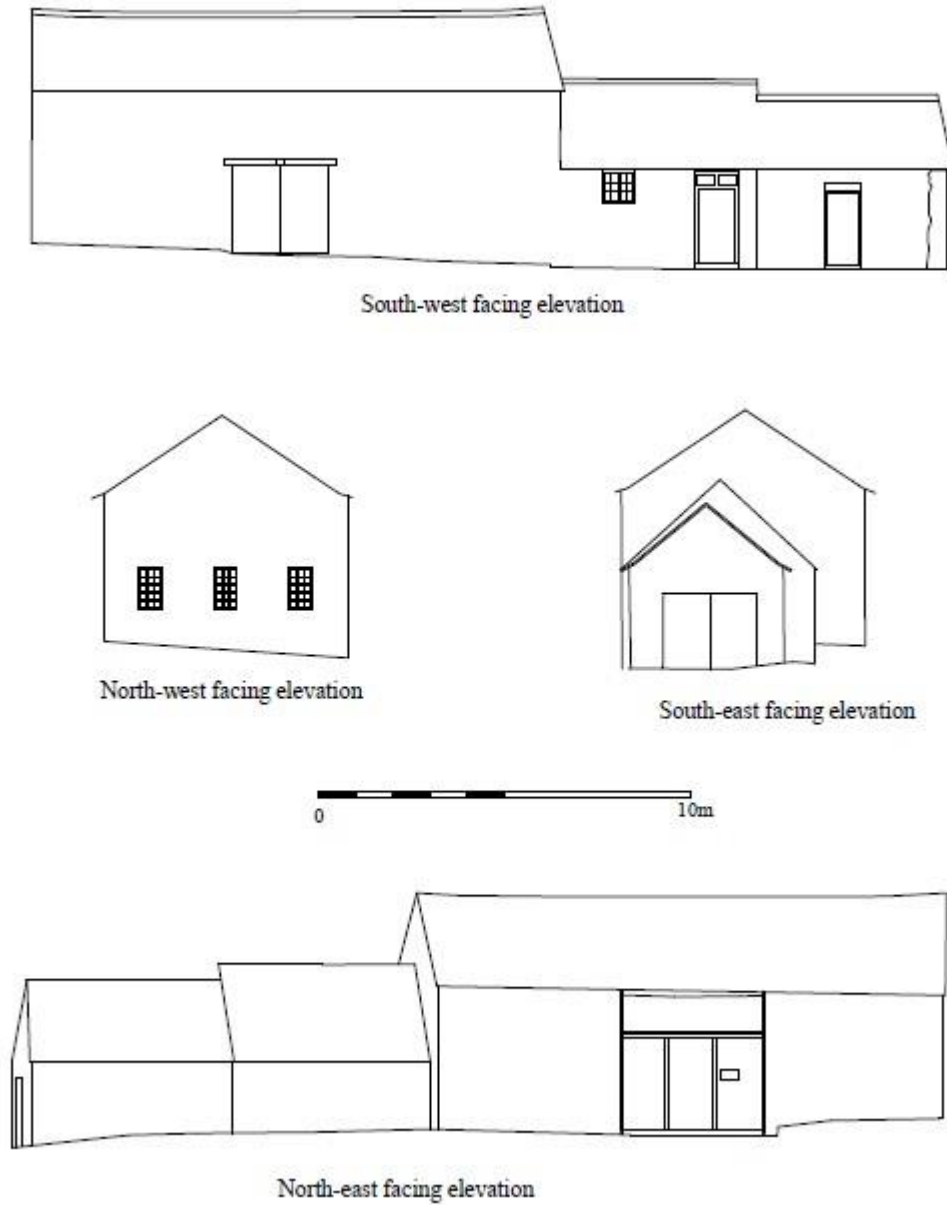


Figure 116: Barn and outbuilding elevations
Modified from client's drawings

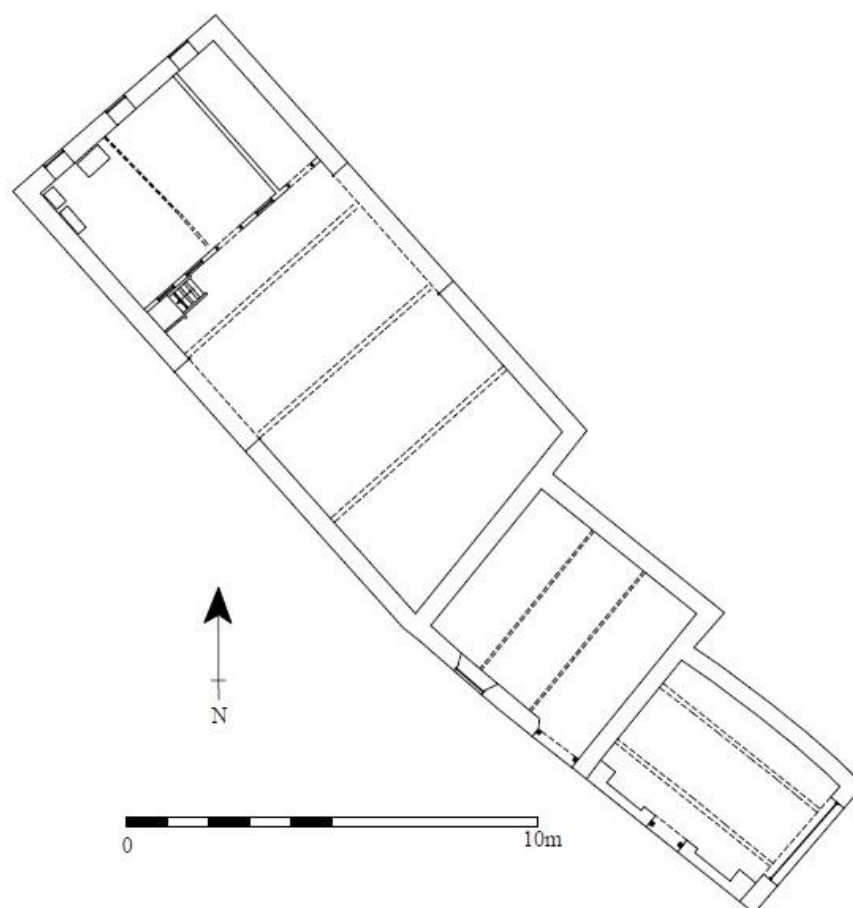


Figure 117: Barn and outbuilding plan
Modified from client's drawings

The barn has a set of large double doors in the centre of the south-west facing elevation but no other openings (Fig. 118). The roof is of Collyweston slate but is in a very poor state. The line of the wall between the barn and the single storey outbuilding curves slightly although there is no trace of a joint which suggests that the buildings may be of the same date (Fig. 119). The outbuilding which is next to the barn has a much lower roofline and also has a wooden door and a three over three paned cast iron window (Fig. 120). This is likely to be part of the original structure. To the south-east of the doorway the stone wall changes to modern brown brick where another building is shown as being attached in early OS maps. This, now demolished, building cannot be seen on the early photographs. The stone stub of this wall can be seen at the south-eastern end of the outbuilding (Fig. 121).

Only the gable end of the lowest outbuilding on the south-east facing elevation is visible (Fig. 122). This is built using coursed stone rubble and has a wide double doorway with a substantial timber beam. The stone and woodwork are in a poor state and are supported by a metal prop.

The north-west facing elevation of the barn and much of the north-east facing elevations are obscured by thick vegetation and could not be photographed during the survey. Only the barn double doorway on the north-east facing elevation is visible (Fig. 123).

A description of the inside follows the external photographs.



Figure 118: Barn, south-west facing elevation
Looking east. 1m scale



Figure 119: Barn and outbuilding junction on south-west facing elevation
Looking north. 1m scale



Figure 120: Outbuildings, south-west facing elevation
Looking north-east. 1m scale. Note brickwork on right hand building



Figure 121: South-eastern outbuilding brick infill on south-west facing elevation
Looking north. 1m scale



Figure 122: South-east facing elevation of outbuilding
Looking north-west. 1m scale



Figure 123: North-east facing elevation of barn
Looking south from Back Lane. 1m scale

Inside the barn and outbuildings

The inside of the barn consists mostly of a single large open space with opposing sliding doors on either side (Figs 124 and 125). The doors on the north-eastern side are slightly wider than those on the other side. The roof is supported by a simple truss and principal rafter structure. The floor is of concrete but is raised slightly and may cover an earlier surface. At the northern end of the barn is a single storey brick built structure with concrete lintels and 1930s style metal-framed windows (Fig. 126). Within this structure are a number of concrete bases along with later modern electrical equipment (Fig. 127). It is possible that the bases supported electrical generating equipment for the 1930s house. This end of the barn has three metal-framed windows in the outside wall which are of a similar style to the internal windows and may therefore have been inserted when this later addition was built.

The outbuilding adjacent to the barn has a lightweight timber roof structure and a concrete floor (Fig. 128). The walls have been plastered but the room is otherwise empty. The endmost outbuilding has a brick floor and a partially plastered wall (Fig. 129). None of the buildings have any evidence relating to their use as part of the mill.



Figure 124: Barn interior
Looking north-west. 1m scale



Figure 125: Barn interior
Looking south-east. 1m scale



Figure 126: Buildings at northern end of the barn
Looking north. 1m scale



Figure 127: Space within the northern end structures of the barn
Looking north-west. Note windows on external north-west facing elevation



Figure 128: Interior of the outbuilding adjacent to the barn
Looking north



Figure 129: Interior of end outbuilding
Looking south-east

A number of millstones have been used as part of the landscaping around the grounds. It is presumed that these will have come from this mill and may be the ones found during the 1930s work. All appear to be constructed from multiple segment held together with an iron band. The centre stones either form a rectangle or an octagon. They are all approximately 1.2m in diameter. These are show below:



Figure 130: Millstones in the garden

Conclusion

Overall, other than the masonry, very little evidence of the former water mill survives with most having been swept away by William Brown during the 1930s conversion work. Although from a distance the range of buildings is still recognisable as a complex of former mill buildings, the wholesale modification and standardisation of windows and doors and internal details fundamentally changed the nature of the buildings from industrial to residential. The removal of earlier buildings to the north-west and south-east also furthered the transformation. The 1930s redevelopment however does appear to have been made paying a great deal of care and attention to detail. The windows are all of high quality and must represent a significant expenditure. Almost all of the present windows have been altered in some way which normally leaves a visible trace in the surrounding masonry. That only a suggestion of rebuilding and a single blocked doorway can be seen is another example of the way that skilled craftspeople were employed to carry out the work.

Internally, the change from industrial to domestic has been even more profound. It would appear that the 1930s project viewed the walls of the buildings as empty shells to be used however they saw fit. Once again however, the use of bare oak and other features throughout the building indicates that a large amount of money was spent on the work.

Despite this wholesale change it is still possible to see, in general terms, how the complex developed. Figure 131 below shows the different phases suggested in the WGP report and there is no reason to dispute these. Records indicate that there has been a mill on this site for at least a thousand years. However, the earliest building standing on the site is the westernmost north-west to south-east range which is closest to the water and which had the external water wheel attached to the gable end. It seems likely that this building dates to the very late 18th century or early 19th although it may be built on earlier foundations. The bypass sluice and metal grille are evidence of the last water wheel used on this building and would deserve greater inspection should they be repaired or refitted during the proposed work.

The next key phase would have been the construction of the second mill building with its internal water wheel. It is not entirely clear how the internal layout of this building worked although the key feature would have been the wheel pit location in the area of the present hallway. The mill gearing and drive mechanism would have been either to the east or west of this.

The millers house seems likely to have been added to the side of the second mill building rather than the second mill being inserted into the gap between the first mill and the house. Photographs indicate that this was a reasonably well-built structure with mullioned windows. The internal layout was probably quite simple and may have been a simple one up one down arrangement. Later alterations to the north-west side following the removal of the other buildings required a partial rebuild.

It is difficult to date the barn and outbuildings or even to accurately place them within the mill building sequence. Their use of coursed stone rubble however might suggest a similar date to the second mill building when the whole mill complex was being expanded.

With the exception of the sack hoist and the two sluices none of the mill equipment remains. The proposed work offers the opportunity to expose the what little evidence may survive within the structure. Removal of wall plaster might indicate the location and size of earlier openings, especially the first floor doorway on the first mill. Removal of later floor coverings might show where earlier staircases were located or where traps and belt openings ran.

The proposed redevelopment work aims to remove some of the 1930s homogeneity from the buildings by modifying some of the windows and re-opening some former windows (see Appendix 1). The miller's house will be substantially altered and the single storey plus attic range at the northern end will be removed. Observation during these changes may help to better understand these structures. A proposed pool building may expose the foundations of the now-demolished buildings shown on the early OS maps.

Another part of the proposals is to remove some of the inserted 1930s walls within the second mill. This work may expose the layout of the former wheel pit area. The original location of any staircases may also be identified during this work. Within the first mill building the opportunity could be taken to discover what the steps beneath the hatches at the north-western end are for and whether they relate to any, now removed mill machinery.

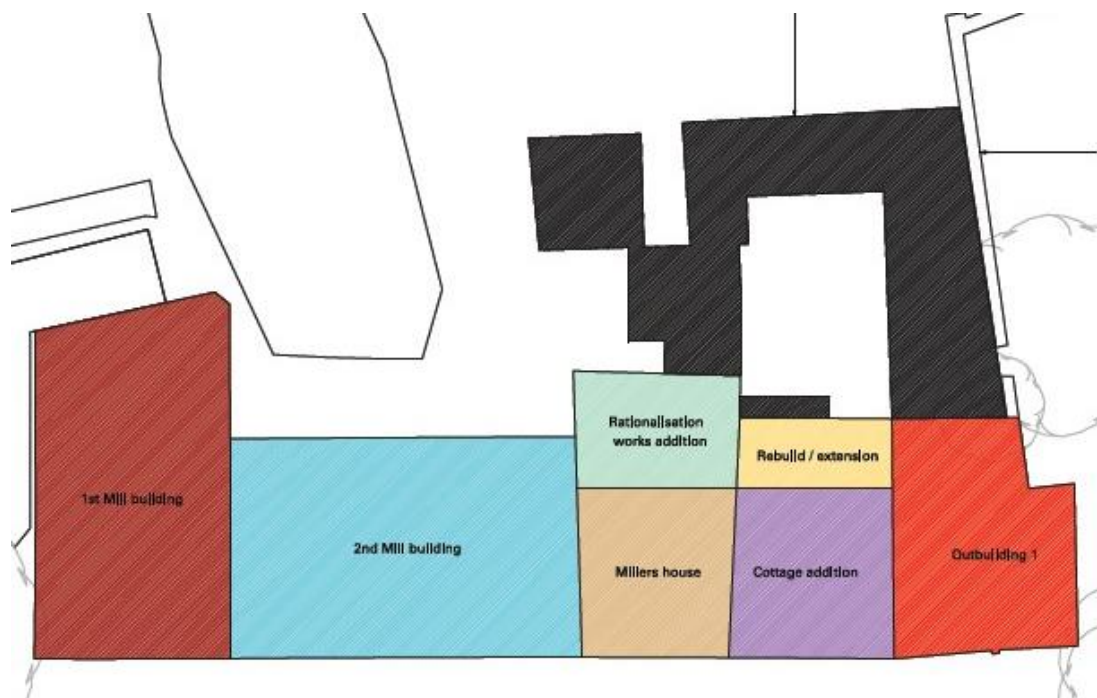


Figure 131: Suggested construction phases

Source: client

Acknowledgements

Thanks are due to the client WGP Architects for supplying existing and proposed drawings along with useful background information which included Ian Clark's work. The project was managed by Vicki Score and the fieldwork was carried out and the report written by Andrew Hyam. Leon Hunt wrote the Desk-Based Assessment.

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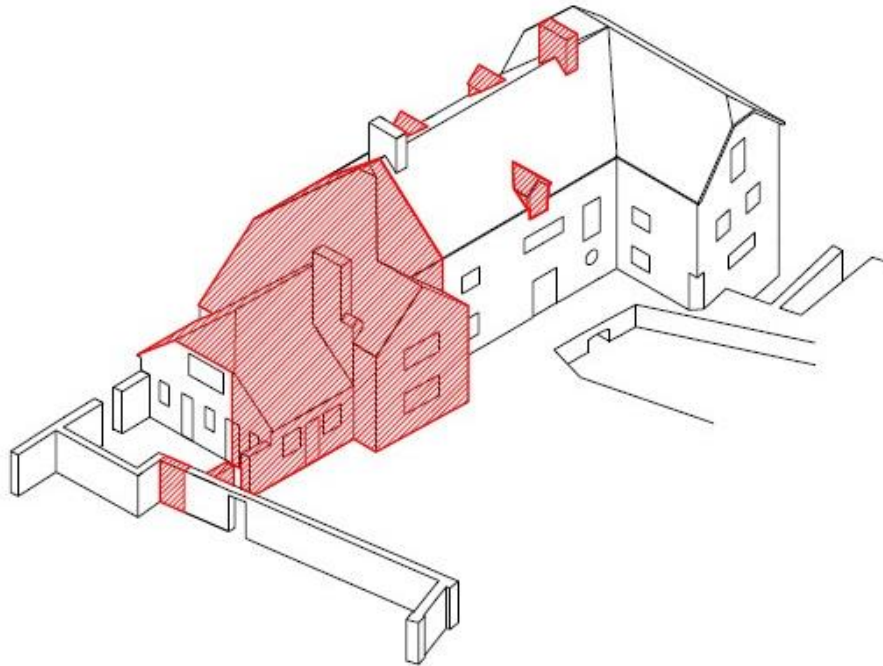
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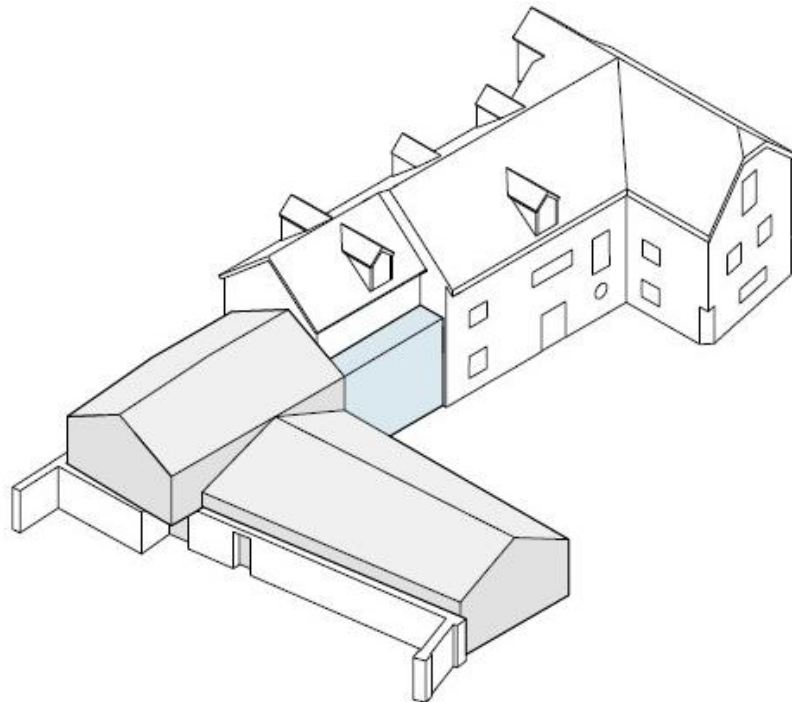
ULAS
University of Leicester
University Road
Leicester LE1 7RH
Tel: 0116 252 2848
Fax: 0116 252 2614

June 2020

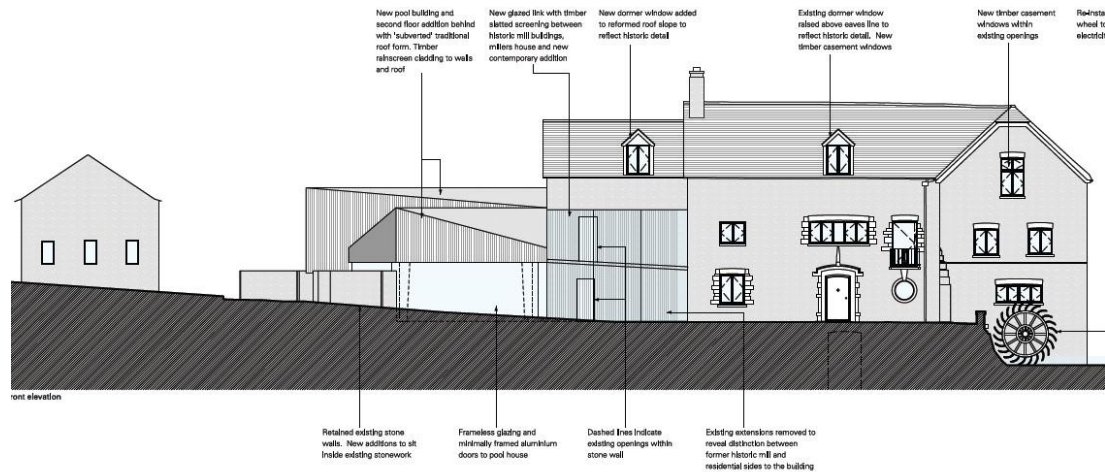
Appendix 1 Redevelopment Proposals



External areas to be affected by the proposals
Alterations to windows are not shown. Source: client

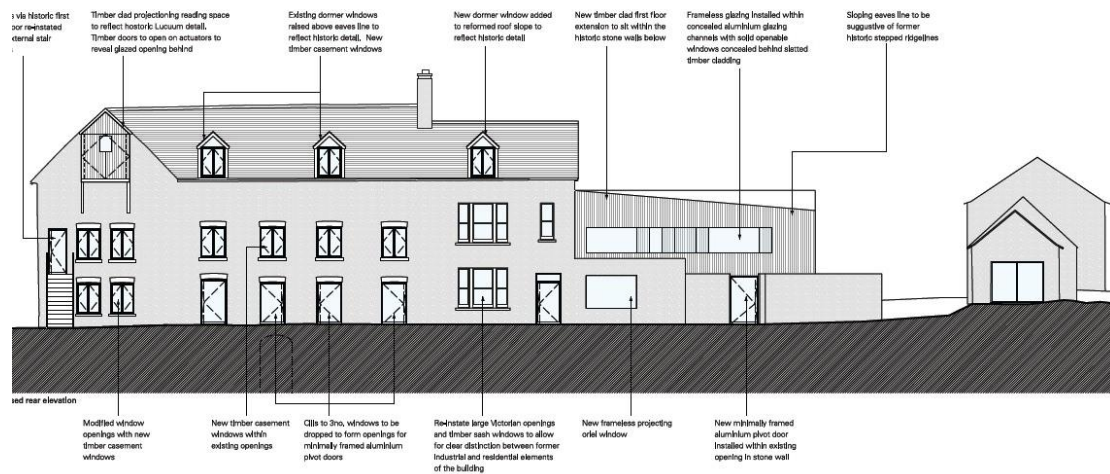


Proposed scheme following redevelopment
Source: client



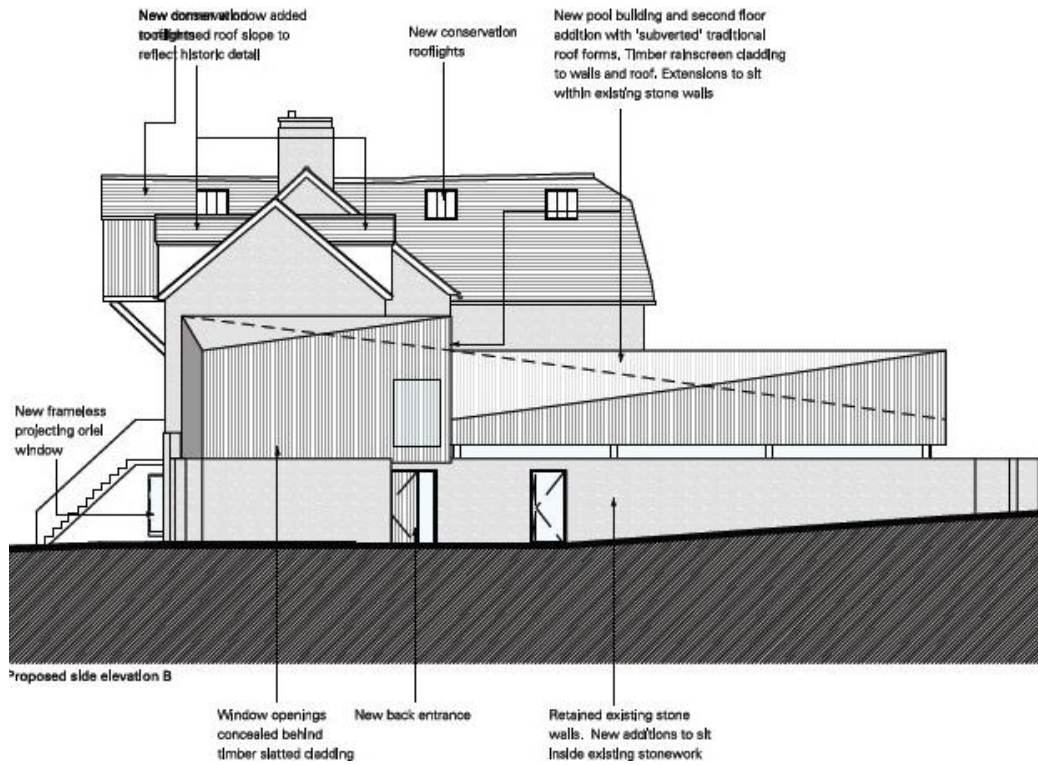
Proposed north-west facing elevation

Source: client



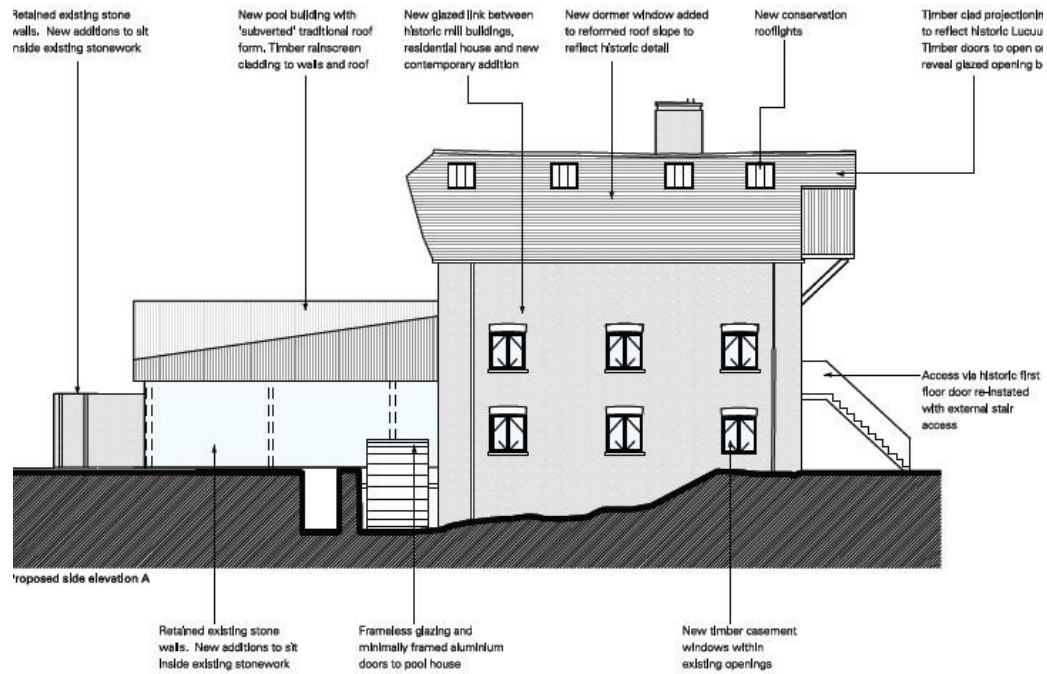
Proposed south-east facing elevation

Source: client



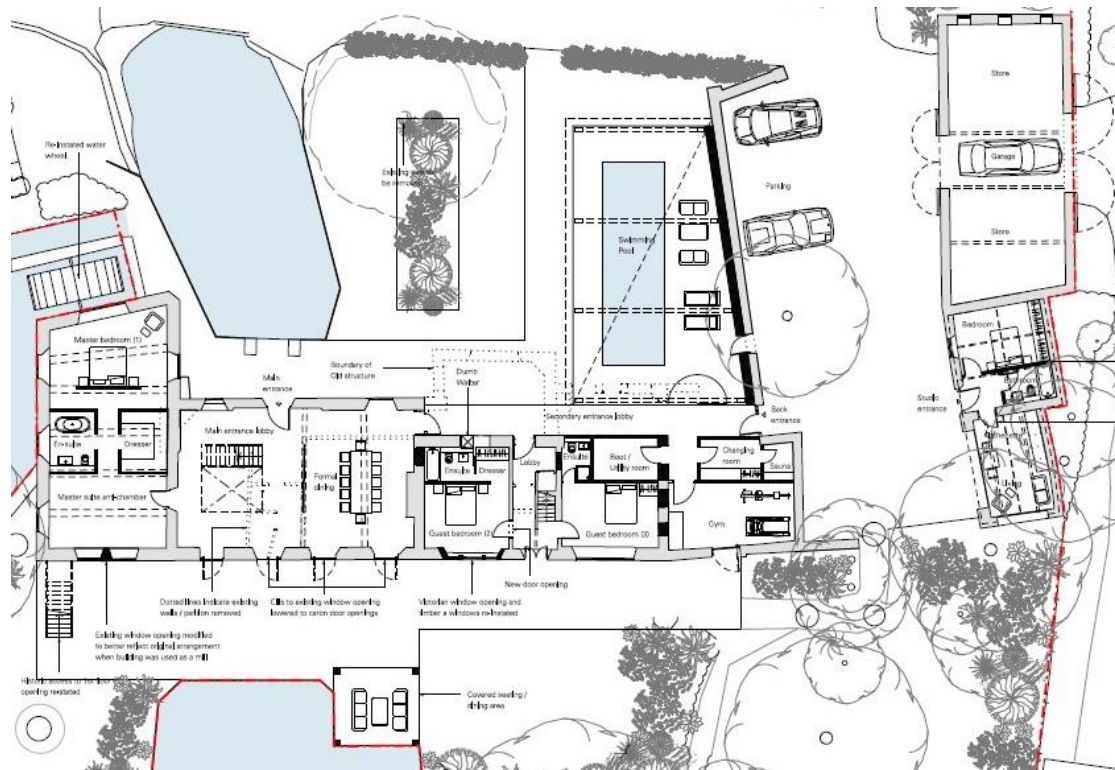
Proposed north-east facing elevation

Source: client



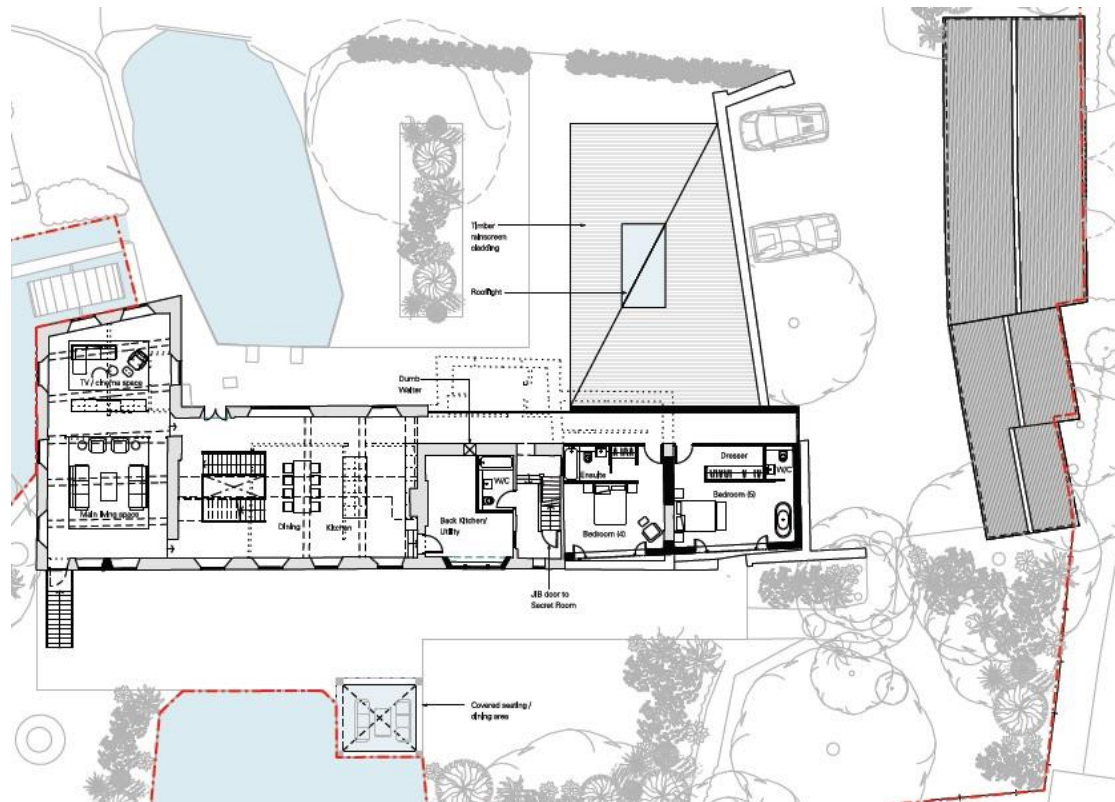
Proposed south-west facing elevation

Source: client



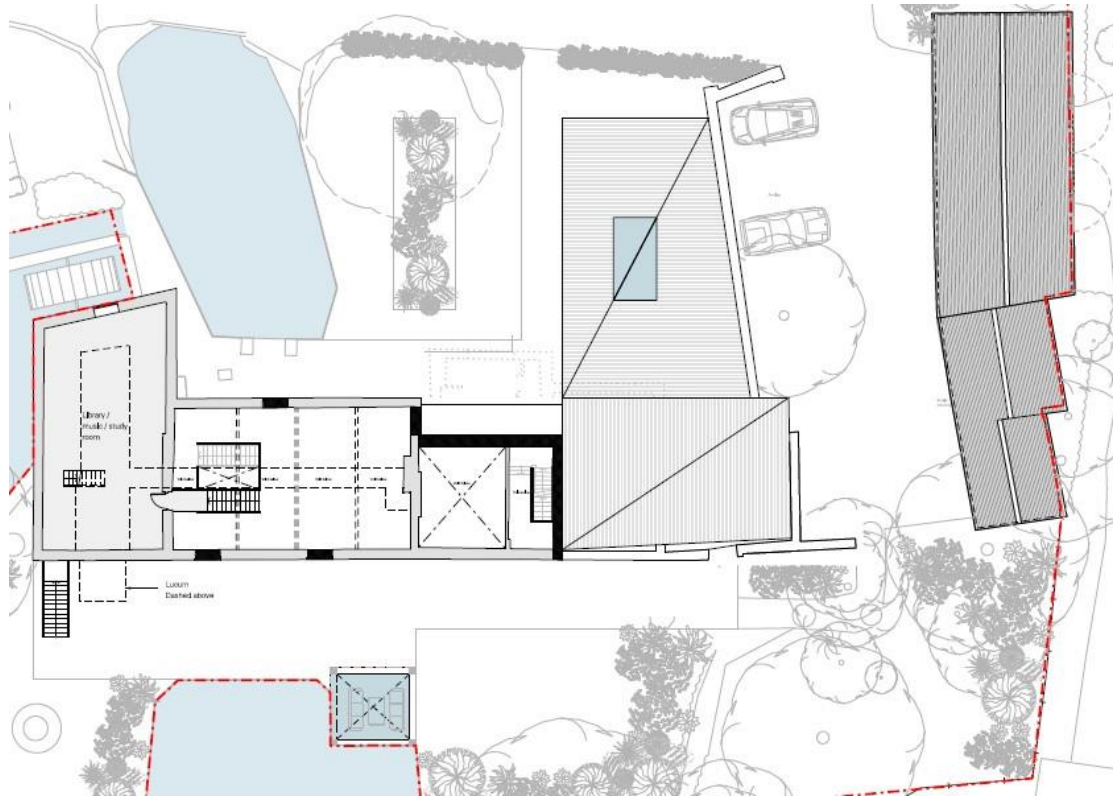
Proposed ground floor

Source: client



Proposed first floor

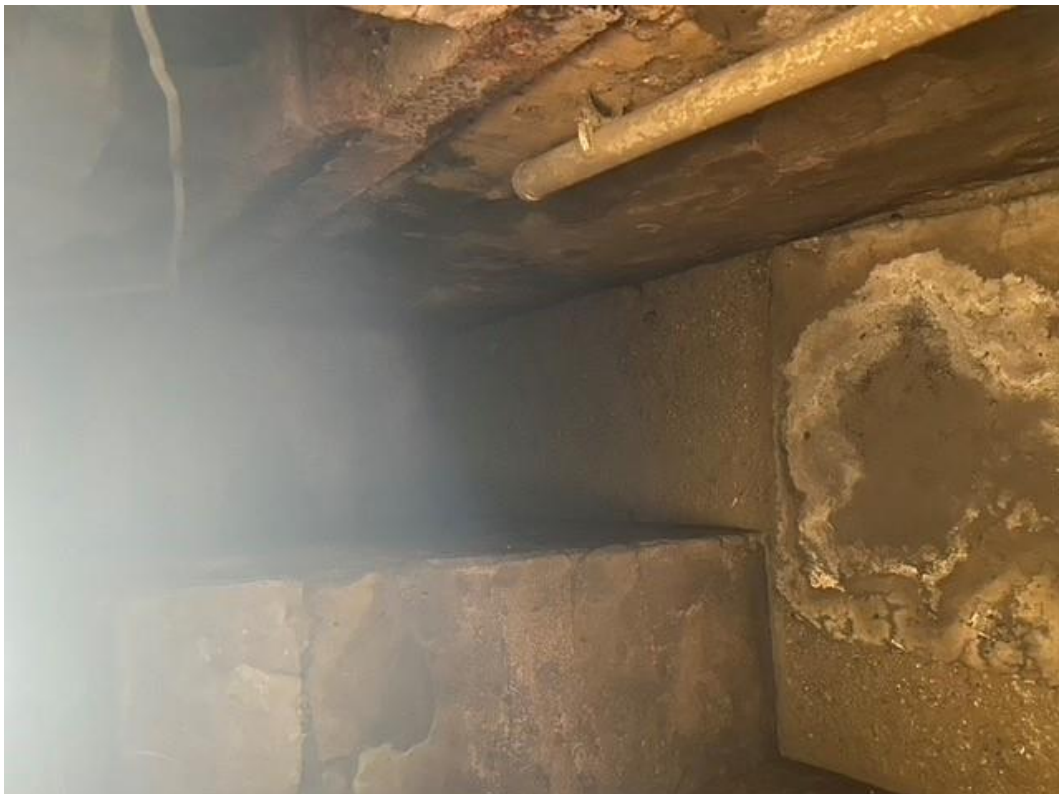
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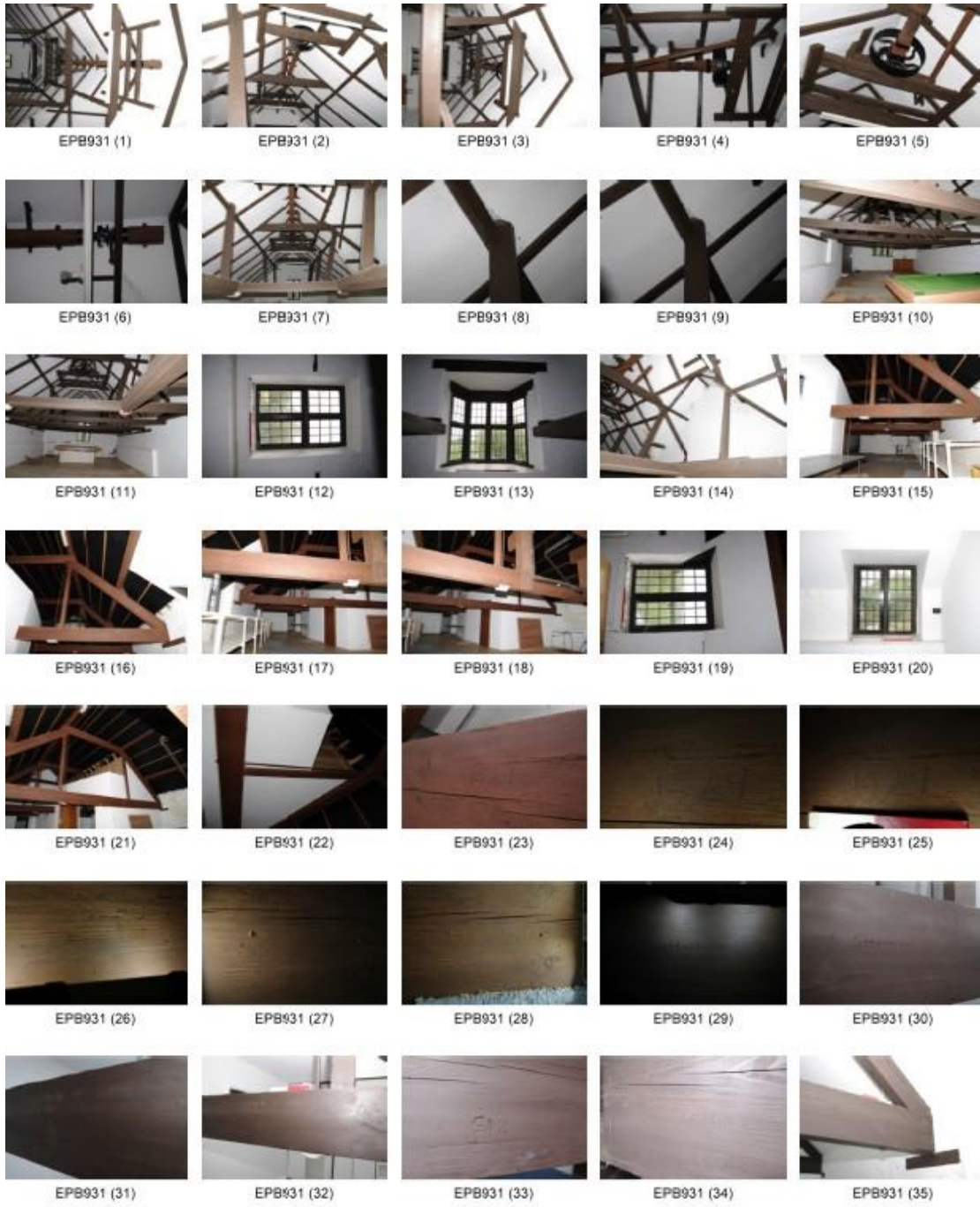
Proposed second floor/roof space
Source: client

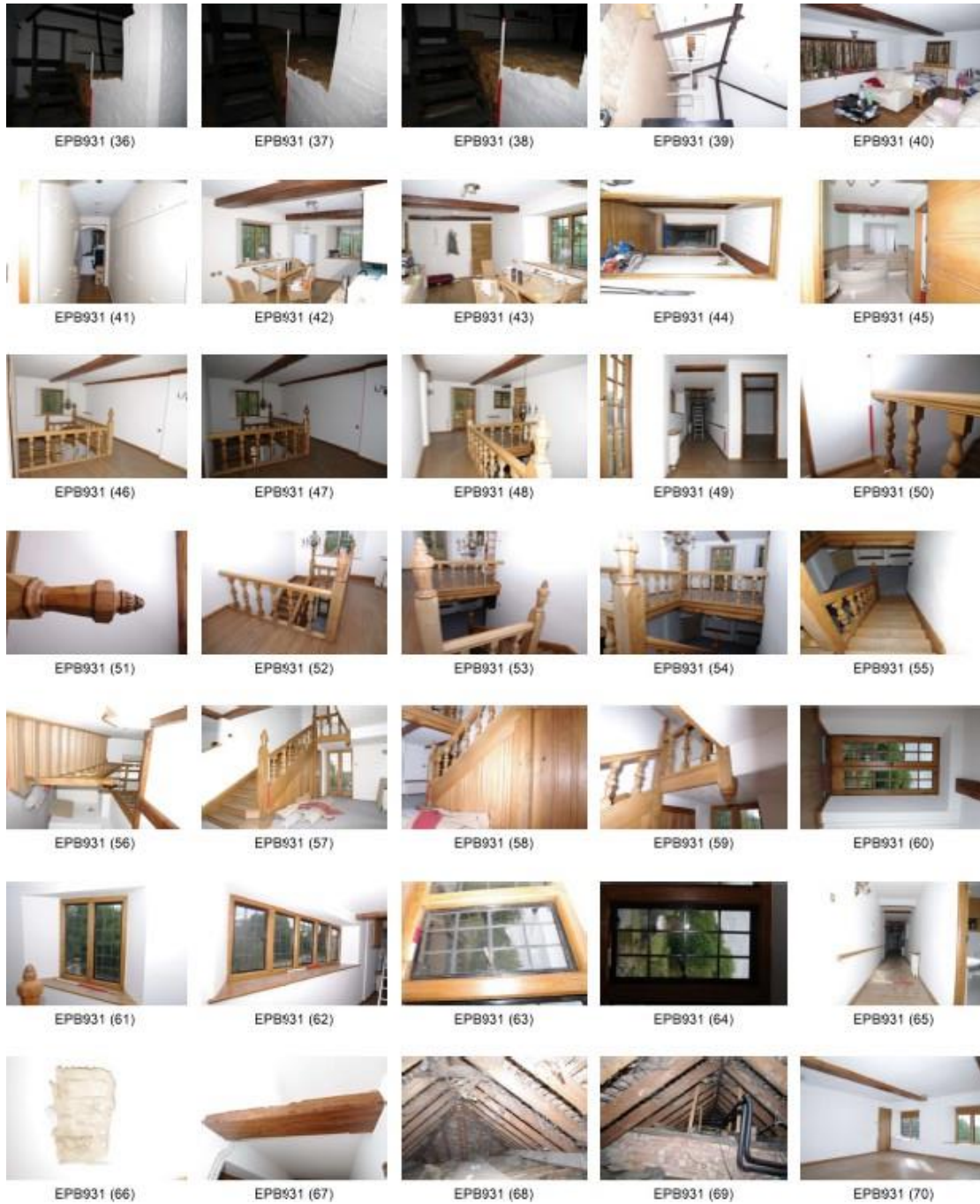
Appendix 2 Digital Photographs

Photographs taken by client looking down steps from hatch in Room G1



Digital photographs taken during the historic building survey







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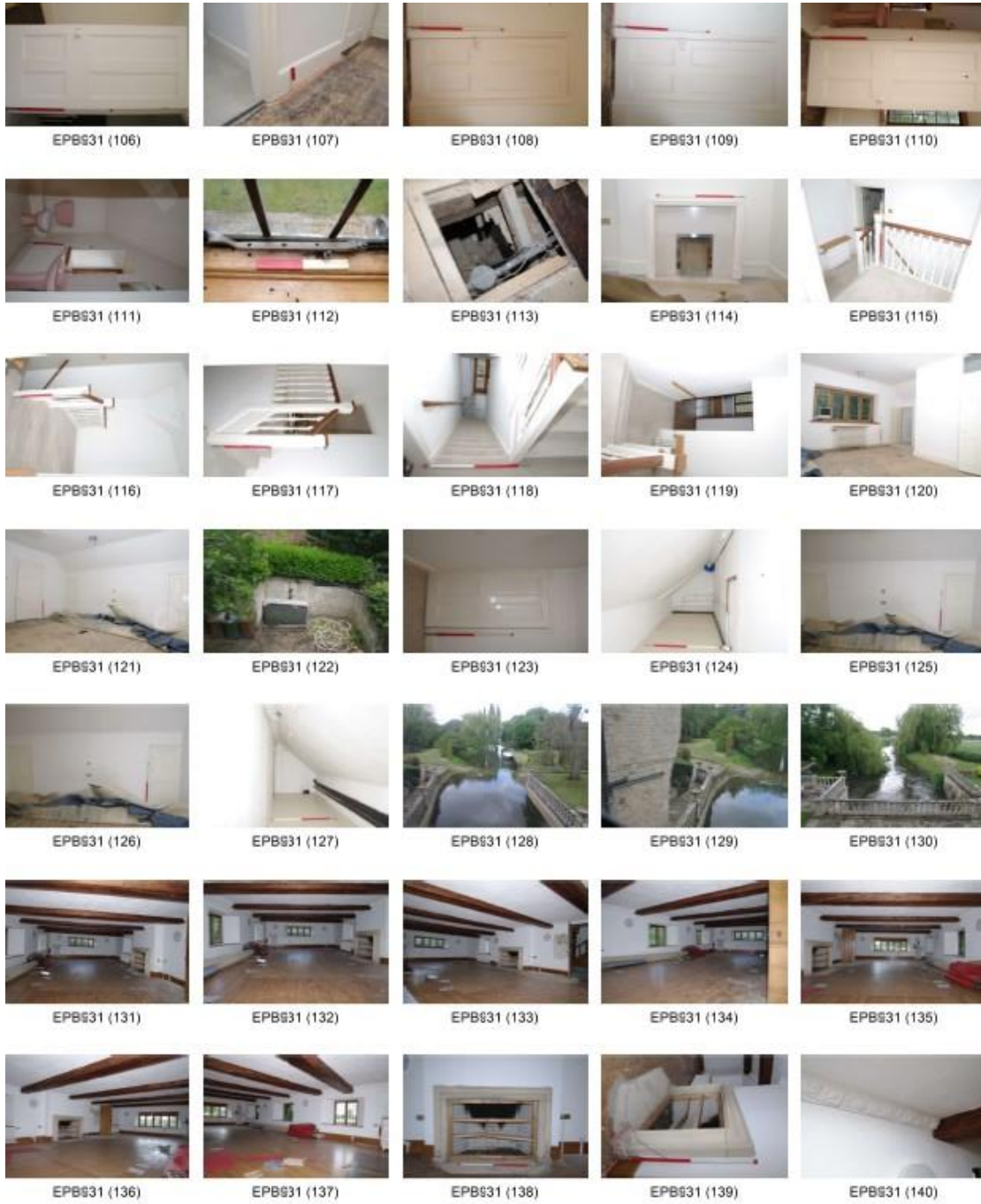
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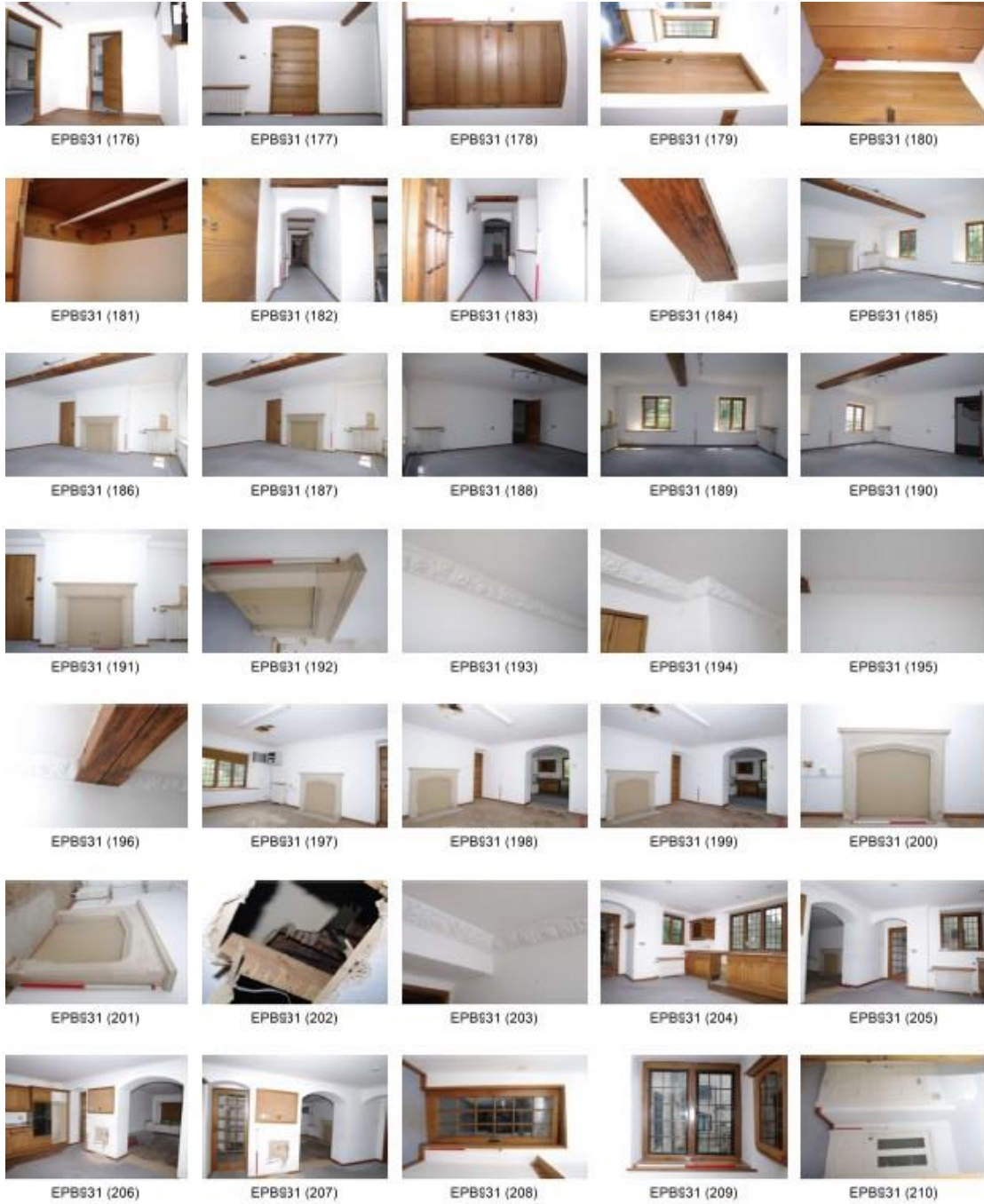
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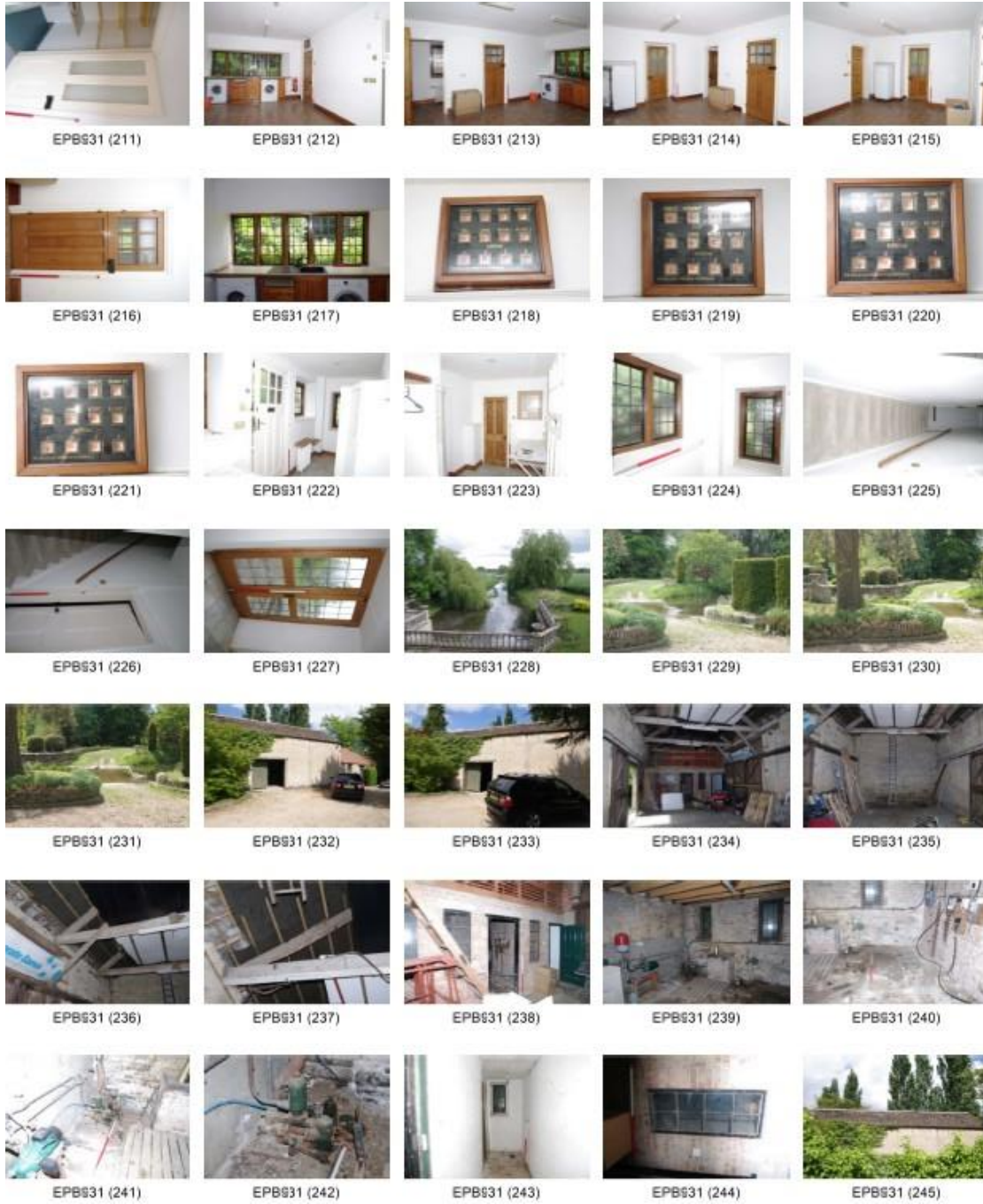


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