

CENTRAL MALTING, NEW ROAD, WARE,  
HERTFORDSHIRE

HISTORIC BUILDING APPRAISAL

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**ARCHAEOLOGICAL SOLUTIONS LTD**

**CENTRAL MALTING, NEW ROAD, WARE,  
HERTFORDSHIRE**

**HISTORIC BUILDING APPRAISAL**

Authors: Matthew Williams MA MSc Lee Prosser BA PhD	
NGR: TL 3603 1433	Report No. 3149
Parish: Ware	Site Code: AS 1163
Approved: Claire Halpin MIFA	Project No. 3260
Signed:	Date: September 2008

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>Central Malting, New Road, Ware, Hertfordshire: Historic Building Appraisal</i>		
Project description (250 words)	<i>In September 2008 Archaeological Solutions carried out an historic building appraisal of the grade II listed Central Malting, New Road, Ware, Hertfordshire to inform proposals to convert the building into twelve new residential units. The building is one of three parallel maltings of early 19<sup>th</sup> century date. The appraisal found that the building remains in a fairly good state of preservation with some original features intact, though the original malting floors were removed in the 1980s to accommodate a motor vehicle workshop. However, the three discrete sections which correspond with the malting process may still be discerned: steeping of grain, germination of barley and drying of the resultant malt. These sections are structurally different, accommodating the needs of the malting process through the use of timber and iron. A number of original features were found to survive, most notably the cowls and some of the underlying kiln structure, along with original windows, timbers, trusses and two cast iron stanchions. Many of the timbers were found to have Baltic bracking marks. The appraisal found that the proposed development would have a fairly light impact upon the structure if sympathetically designed, and could be beneficial by removing 20<sup>th</sup> century additions. However one area of possible impact to the west may affect the remaining cast iron stanchions and timbers retaining the best Baltic marking.</i>		
Project dates (fieldwork)	<i>10<sup>th</sup> September 2008</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3260</i>	Site code	<i>AS 1163</i>
Type of project	<i>Historic Building Appraisal</i>		
Site status	<i>Planning application not yet submitted</i>		
Current land use	<i>Disused garage</i>		
Planned development	<i>Conversion of the building into twelve new residential units</i>		
Main features (+dates)	<i>19<sup>th</sup> century malting</i>		
Significant finds (+dates)	<i>N/A</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Ware</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>SG12 7BS</i>		
Area of site	<i>c. 678.5 m<sup>2</sup></i>		
NGR	<i>TL 3603 1433</i>		
Height AOD (max/min)	<i>40/35 m</i>		
<b>Project creators</b>			
Brief issued by	<i>n/a</i>		
Project Officers	<i>Matthew Williams/Lee Prosser</i>		
Funded by	<i>MJ Warner Holdings</i>		
Full title	<i>Central Malting, New Road, Ware, Hertfordshire: Historic Building Appraisal</i>		
Authors	<i>Williams, M. and Prosser, L.</i>		
Report no.	<i>3149</i>		
Date (of report)	<i>September 2008</i>		

# CENTRAL MALTING, NEW ROAD, WARE, HERTFORDSHIRE HISTORIC BUILDING APPRAISAL

## SUMMARY

*In September 2008 Archaeological Solutions carried out an historic building appraisal of the grade II listed Central Malting, New Road, Ware, Hertfordshire. The appraisal was undertaken to inform proposals to convert the building into twelve new residential units. The building is one of three parallel maltings of early 19<sup>th</sup> century date. The appraisal found that the building remains in a fairly good state of preservation with some original features intact, though the original malting floors were removed in the 1980s to accommodate a motor vehicle workshop. However, the three discrete sections which correspond with the malting process may still be discerned: steeping of grain, germination of barley and drying of the resultant malt. These sections are structurally different, accommodating the needs of the malting process through the use of timber and iron. A number of original features were found to survive, most notably the cowls and some of the underlying kiln structure, along with original windows, timbers, trusses and two cast iron stanchions. Many of the timbers were found to have Baltic bracking marks. The appraisal found that the proposed development would have a fairly light impact upon the structure if sympathetically designed, and could be beneficial by removing 20<sup>th</sup> century additions. However one area of possible impact to the west may affect the remaining cast iron stanchions and timbers retaining the best Baltic marking.*

## 1 INTRODUCTION

1.1 In September 2008 Archaeological Solutions Ltd (AS) carried out an historic building appraisal of Central Malting, New Road, Ware, Hertfordshire (TL 3603 1433: Fig 1). The work was commissioned by Hertford Planning Service on behalf of MJ Warner Holdings, in support of proposals to convert the building into twelve new residential units.

1.2 The appraisal was conducted according to a specification prepared by AS dated 26<sup>th</sup> August 2008. It was carried out to Level 2 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice* (2006) and the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001). The relevant sections of *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Paper 14/ALGAO (Gurney 2003), the IFA *Standard and Guidance for Archaeological Desk-Based Assessment* (revised 2001) and *Analysis and recording for the conservation and control of works to historic buildings* (Association of Local Government Archaeological Officers 1997) were also followed.

1.3 As set out in the IFA and English Heritage documents, the objectives of the historic building appraisal were:

- To carry out a detailed architectural investigation of the building identified for alteration so as to gain a clear understanding of its structure and history;

- To compile a report which places these findings in context to inform development proposals, planning/conservation decisions and the subsequent management of the building;
- To illustrate and clarify this discussion with photographs of any features of the building which are considered to be of particular historical interest.

1.4 Suggested research priorities for projects of this nature are given by the East Anglian regional archaeological research framework (Brown & Glazebrook 2000). This document notes that structures of the Industrial Age (1750 – 1960) face a high rate of loss due to renovation, poorly executed conservation and redundancy. It should be noted that the building falls into this time-frame.

1.5 The relevant national planning policies which apply to the effects of development on historic buildings are Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ (PPG15) and Planning Policy Guidance Note 16 ‘Archaeology and Planning’ (PPG16) (Department of the Environment). PPG15 (1994) is the national Planning Policy Guidance Note which seeks to conserve the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (i.e. those of particular architectural or historical interest) from demolition and unsympathetic change whilst safeguarding their settings as far as possible. The recommendations of this national planning guidance are widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE**

2.1 Ware is a small town in East Hertfordshire which lies in the valley of the river Lea approximately 3.5 miles east-north-east of the county town of Hertford (fig. 1). The historic town and most of the suburbs lie on a gentle slope to the north of the river and the adjacent New River canal. Ware is served by a station on the railway from London Liverpool Street to Hertford East and by the A10 from London to Cambridge which bypasses the town to the west. Open countryside surrounds Ware to the north and east while to the south and west, the land is generally more developed.

2.2 Even as late as the 1960s, Ware had a strong malting tradition, reflected in the number of working buildings recorded by the author William Branch Johnson in his survey of industrial Hertfordshire. Within ten years of his work, the industry had collapsed, and its associated buildings have since suffered destruction, conversion or dereliction. The New Road maltings comprise a group of three parallel, contemporary buildings which are now among the last visible vestiges of the malting industry in the town. They lie to the east of New Road, just to the north of Kibes Lane and quite close to the centre of the town (fig. 2). All three are listed Grade II.

## **3 METHOD OF WORK**

### **3.1 Use of cartographic Documents**

The principal source for maps was the Hertfordshire Archives and Local Studies Library (HALS) in Hertford. The maps consulted have been listed in Appendix 2.

## **3.2 Architectural Investigation and Photographic Work**

3.2.1 The site was visited on 10<sup>th</sup> September 2008 in order to undertake the investigative and photographic work. The written description was compiled by Matthew Williams and Lee Prosser.

3.2.2 The photographic work was carried out using an Olympus Camedia E20 digital camera for all external views, general internal shots and fine detail. Lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A photographic location plan is included in fig. 3 below while selected colour plates have also been reproduced along with a photographic index of all shots taken.

## **4 DOCUMENTARY SOURCES**

4.1 The limited documentary evidence available suggests that the present building and its two virtually identical neighbours have been in position and largely unchanged in plan for over 160 years. The Ware Tithe Map of 1845 shows the buildings in place as they are today. The accompanying, undated Ware Tithe Award lists them as a "House Buildings and Yards" owned by William Brown. The layout of the buildings appears no different in the more detailed first edition Ordnance Survey map of 1880. Branch Johnson's study, *Industrial Archaeology of Hertfordshire*, of 1970, supports this evidence with a very short entry on the buildings as follows: "Near Kybes Lane, with kilns and windbreaker cowls, standing in 1845".

## **5 THE BUILDING**

5.1 The present owner has held the property since c.1985 and was able to contribute his substantial personal recollection of changes in addition to that provided by the site visit. This has been integrated into the following text.

### **5.2 Exterior**

5.2.1 All three maltings are well preserved in outline. North Malting is currently disused, while the South Malting has been divided into an arts centre and licensed premises. Central Malting, the subject of this appraisal, was most recently used as a car repair centre.

5.2.2 The building is divided into a large middle section of brick flanked by a timber-framed and weatherboarded section at first floor level to the west, and a weatherboarded section (over brick) on the east (Plates 1 and 2). The middle section is divided by pilasters into bays (though this division does not correspond to the internal roof truss arrangement), pierced by windows on three short floors. The roof is of corrugated asbestos although it was formerly pan-tiled. Two cowls survive on the east above the original kilns (Plate 3). These retain peg tiles and wind-vanes. The bricks are fairly large, measuring 9" x 2½" x 4¼" (228mm x 63.5mm x 108mm) with half-inch (12.5mm) joints in flinty lime mortar. The fabric varies from bright yellow to

pink, but the south façade has been pressure-washed, leaving the bricks pitted and porous.

5.2.3 The original window form survives through much of the building with wide apertures in the typical malting pattern; with cambered voussoirs and timber sills, divided into three lights by simple mullions. Many preserve fine, closely-spaced horizontal bars, though a few have been replaced with glass (Plate 4). On the south elevation, the original mid-section loading bays have been modified by expanding the apertures to full bay width and inserting a concrete lintel, but the original upper loading doors survive.

5.2.4 The west gable is weatherboarded and retains a small roofed loading platform as on the flanking maltings; these are clearly later, but at the south-west corner an original loading door with three strap hinges on pintles survive, also matched on the companion buildings (Plate 5).

5.2.2 The east gable is, by contrast rendered, having three brick pilasters. The flanking maltings preserve two windows in the upper gable section, but these are no longer apparent on the central building (Plate 6). At the east end tie plates have been inserted to reinforce the internal floors, several of which are embossed with the name of Charles Wells, an ironmonger of Ware.

5.2.6 The north elevation remains the best preserved, retaining original loading doors, but displaying minor modification of windows etc, noted above.

### **5.3 Interior**

5.3.1 The interior reflects the external division of three-storey central malting floors with separate end-sections.

5.3.2 The central nine bays are now open to the roof, though partly obscured by a flimsy modern suspended ceiling in parts (Plates 7 and 8). The window configuration survives and the blocked sockets of closely spaced former floor joists are visible on two levels indicating the position of the floors. The exposed brick walls retain some traces of limewash at the upper level. Interestingly the windows are not spaced symmetrically with respect to the roof, so that trusses occasionally rest at points of structural weakness on window heads. The south central bay, as noted on the exterior, has lost its lower loading doors but these survive on the north side. Similar doors at the east end are partially obscured by a later store room but those at the west end are easily accessible (Plate 9). They are double braced and ledged with original iron bolts. Their small size suggests that the upper and middle floors had very little headroom.

5.3.3 Among a few distinguishing features, two blocked shovelling apertures remain visible on the east wall which formerly gave access from the central floor into the adjacent kilns. It is also possible to discern the sawn-off stumps of many former cast iron stanchions in the floor which once supported the upper levels in two rows. Their spacing varies, but have been noted in Figure 3. A further surviving detail is a series of indentations in the wall at the south-west corner, caused by abrasion from the use of a vertical ladder formerly attached to the wall at this point (Plate 10). The space



retains some fittings from its former use as a garage including a self-contained spray shop.

5.3.4 At the partition with the western unit, we see the truncated ends of three principal through-joists, which are of boxed-heart timber and substantial in size. These are supported by Samson posts, two of which are visible in the adjoining offices. Further along their length, additional support is given with iron stanchions, noted below. Above, a small bressumer is supported by three crudely-shaped brackets, each positioned above the joist-ends. This must relate to the upper floor of the western unit, though its relationship is not entirely clear. One small area of the original common joists of the west section is visible. These measure 7" x 3" (177mm x 76mm) and are laid at intervals of 12" (306mm).

5.3.5 The roof is of typical early 19<sup>th</sup> century form, comprising relatively slender softwood trusses (Plates 11 and 12). Each truss has a robust tie-beam with king posts and shaped shoulders with raking struts. Subsidiary raking struts also link the tie beam directly to the principal rafters. The king post is held to the tie-beam by a coach-bolt and housed nut. Occasional strapping to the sides is visible, but this is uncommon. There are two purlins per pitch, coggled over the principals with common rafters to a ridgeboard, also coggled over the purlins in eight common rafters per bay. This essentially forms a typical double-framed roof, typical of barns and other agricultural buildings of the date. Scarfing and other jointing is not visible. The original battens for the former pan tiles survive.

5.3.6 The ground floor of the western two bays originally housed the steeping tank and grain store above, but was latterly converted to offices, WCs and a kitchen in modern materials, so that little of its original form now survives. A robust off-set of c.1.2 m may form a residual element of this feature. A modern staircase gives access to the former grain store on the first floor, where more historic fabric is exposed.

5.3.7 The structure of the western unit is supported by three robust principal east-west joists, measuring approximately 11" x 11" (279mm). Two additional cast-iron stanchions also survive in the south-west, while a mortice on the north indicates a third, removed example (Plate 13). The southern two timbers extend into adjacent Store Room 1 now given access from the main central area. These both retain Baltic bracking marks on their south faces (Plates 14 and 15).

5.3.8 The upper floor of the western section is given access by a modern staircase. It is divided into offices which retain exposed external timber studwork, modern internal partitions having been erected and given a similar cosmetic finish. A central partition adjacent to the south side of the staircase is however original. The exterior walling is of fairly robust primary-braced studwork, arranged as two panels per bay, the panels divided by a larger post. The panels are infilled with plaster which swells at the base to meet the floor. This formerly prevented the retention of grain and indicates limited disturbance in this area (Plate 16). The windows lighting the rooms are all probably modern, as they truncate the bracing. The ceiling is supported by east-west joists which mirror the robust members at ground floor level. The central joist was utilised for the original stud wall partition. The joists have Baltic marks and retain mortices for iron stanchions. Their removal has necessitated some strapping with modern steel.

5.3.9 Access to the surviving loft area is given by a modern modular spiral staircase. This occupies 1½ bays, and preserves one original, modified roof truss. The tie beam, king post and principal rafters are all intact but the original raking struts have been removed and replaced with nailed-on struts to facilitate access on either side. The partition wall to the east which encloses this area has a very wide plank-collar, which retains side-axe and Baltic marking. The studs to the rear are coggled over with lath and plaster infill (Plate 17).

5.3.10 A similar arrangement formerly existed on the west gable end but the plank collar has been cut to accommodate a later loading door (Plate 18). The associated mechanised loading arrangement was supported by a reinforced steel joist, bolted to a yoke piece next to the truss, which protrudes from the gable.

5.3.11 The eastern section has a different configuration. Here the kilns survive in outline, though they have been modified. The upper part of the north kiln was latterly converted to a floored chamber with canted corners and walls where the kiln originally narrowed to the cowl (the south also, but not accessible for inspection), and given access by a newly-made door replacing a smaller aperture. The upper structure of both cowls is still visible through an inspection hatch, displaying simple rafters springing from a ring-beam and contained within the roof of the building before emerging as the pan-tiled sections seen on the exterior. Originally they were clad with lath and plaster, though this has been replaced at the lower section with expanded steel mesh and modern materials. The roof space housing the lower cowls utilises a truss as a studded partition from the malting floor area, and is boarded.

5.3.12 The eastern area functioned as a storage and dispatching area for the malt, once the germination process had been halted by drying in the kilns. The ground floor is well preserved, given access from two doors on the gable end. The north door appears early, and is ledged, braced and boarded. The interior is arranged as two chambers with a central timber partition, now cut through. It is primary-braced, with simple tongue-and-groove boarding to the south. On either side we see robust joists, which formerly extended through the building, supported by chamfered Samson posts (possibly of oak) with cushion pads. These have been cut at the west and are now supported by reinforced steel joists.

5.3.13 The brick outer walls contain bearer timbers, and have a row of vertical slates mortared and nailed to the lower brickwork as a damp-proofing barrier (Plate 19). Originally furnaces served the kilns, and on the western internal wall, a blocked, semi-circular aperture remains (Plate 20).

5.3.14 The malt was unloaded from the kilns in the upper chamber. This is open-plan and occupies 2½ bays. We see two trusses of the standard form although several purlins and some common rafters have been replaced and the roof boarded. Additional strength was also evidently needed, as the trusses have been given support by nailed-on dragon-ties and strong, raking uprights springing from timber pads adjacent to the walls, and are trussed by tension rods held by the external tie-plates. Bird-mouthed, and thus secondary struts nailed to the tie-beams also give extra support to the purlins, while more recent common joists have been slotted in steel pockets, possibly to support strip-lights, as no ceiling was ever installed. Two tension

rods also link the trusses and extend westwards, piercing the partition, where they are fixed to the lower timbers of the cowl.

5.3.15 Many of these strengthening measures give added stability to the structure and appear to form a 'belt and braces' approach. At the end wall we also see a robust frame of vertical timbers with bolted horizontals which appear to form an impact barrier between the two end piers (Plate 21). The end has a planked collar with common studs cogged behind as we see at the east end of the loft area at the west of the building described above. The external render is modern over expanded steel mesh. The floor here is boarded in both straight and diagonal patterns, but is worn, and thus of some age.

## 6 DISCUSSION

6.1 Even in its modified state, the building still illustrates the malting process. In the western, half-timbered section, the barley was loaded into the building at the upper level and steeped in a purpose-built tank below. The central section contained three strong, well-ventilated malting floors, where the grain was germinated. Kilns, and storage and loading facilities completed the process at the eastern end.

6.2 Discrete structural differences define these functions, as noted in the description, so that the three sections all bear notable differences (though united by common elements such as the roof). Where it would have been easy to build entirely in brick, timber-framing was purposefully used at the western end. Elsewhere, the structure was supported by robust imported timber, and iron, in the typical Victorian, industrial way. One incongruous characteristic is the lack of correspondence between the bays marked out by the internal roof trusses and those defined by the windows, which is an unusual oversight in a building which otherwise displays efficient 19<sup>th</sup> century construction techniques.

6.3 Alterations to this simple, early form are substantial in the central bays, where the original floors have all been removed, but other elements, such as the windows have not been disturbed, and modifications in the end-bays have not disrupted the original overall unity. The western end was originally rendered (as remains on the South Malting). This was latterly weatherboarded by the present owner, and pierced by new windows to light the offices. The east section, which is of brick to upper wall level, was also weatherboarded to balance these modifications. Overall, the remodelling of the building was undertaken within the structural confines of the existing structure, with a few notable losses outlined above.

6.6 Elements of particular interest and historic value include the Baltic bracking marks, which are typically found on early 19<sup>th</sup> century industrial and agricultural buildings where good quality Baltic softwood was utilised, and the fairly low impact that conversion in the 1980s had to the overall integrity of the building. Though dilapidated, the three maltings also preserve much of their original external appearance in outline, complete with kiln cowls, and thus their value as a group is an important historic asset to the town.

## **7 IMPACT OF THE PROPOSALS**

7.1 The proposed development would involve conversion of the malting into twelve three-bedroom residential units (Figs. 4 & 5). Two of these would occupy the existing western section extending east – west while three more units would be inserted into the eastern section extending north – south. The remaining seven units would be formed by partition of the central section into cells extending north – south across the full width of the building.

7.2 Externally, several historic features would be affected. The window joinery and bars of the typical malting windows would disappear and be replaced by glass, though the overall appearance would be unaffected. The north loading doors and their corresponding position on the south would be replaced by windows. Pressure washing of the brickwork on the north elevation (as has occurred on the south) is inadvisable (if it is advocated as part of the proposal), as this removes the fire-face of the brick, and exposes the fabric to accelerated decay. A number of new windows are proposed, though these are few, and not considered to be detrimental.

7.3 The interior has been much compromised, particularly with the removal of the malting floors, though the end-sections are well preserved. The main historic loss would be the sense of space, which is otherwise rarely avoidable when buildings such as this are altered from their original purpose. The cowls and roof trusses would be retained with little alteration, while the suggested layout of the new residential units would make use of existing divisions within the building (with two exceptions on the ground floor). In the east section, the ground floor timber partition would be removed, while the two remaining stanchions in the western ground floor area would also be removed. An expansion of the south-west area into adjacent Store Room 1 would affect the timber joists containing the Baltic marking.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank MJ Warner Holdings for funding the project, and their agents, Hertford Planning Service, for their assistance. AS would particularly like to thank Mr M Warner, the present owner of the property, for providing insight into the building's history.

## **DEPOSITION OF THE ARCHIVE**

An archive of all materials produced by the project has been created. Copies of the final report will be lodged with Hertfordshire Archives and Local Studies (HALS) and the National Monument Record (NMR), Swindon. The archive will be lodged with HALS.

## **BIBLIOGRAPHY**

Branch Johnson, W. 1970 *Industrial Archaeology of Hertfordshire* David & Charles, Newton Abbot

Brown, N & Glazebrook, J (eds.) 2000 *Research and Archaeology: A Framework for the Eastern Counties* East Anglian Archaeology Occasional Papers 8

Edwards, M. and Perman, D. 1995 *Ware's Past in Pictures*. Rockingham Press, Ware.

Pevsner, N. and Cherry, B. (2<sup>nd</sup> ed.) 1977 *The Buildings of England: Hertfordshire* Penguin, Harmondsworth

[www.imagesofengland.org.uk](http://www.imagesofengland.org.uk), the English Heritage online searchable database of listed buildings, on 26/08/2008

## **APPENDIX 1 BUILDING LISTING**

**Images of England Number: 412384**

**Location: MALTINGS AND KIBES LANE ART CENTRE, 16 NEW ROAD  
(east side) WARE, EAST HERTFORDSHIRE, HERTFORDSHIRE**

**Date listed: 13 September 1995**

**Date of last amendment: 13 September 1995**

**Grade: II**

WARE TOWN TL3641SW NEW ROAD 829-1/10/148 (East side) No. 16 Maltings and Kibes Lane Art Centre GV II Range of 3 large maltings. Early C19 with modern alterations. Yellow-grey stock brickwork, Flemish bond, part colourwashed and part rendered. Roof of corrugated asbestos to N and S range. 3 storeys. Triple light casements below half-brick segmental arches. Each malting has 3 floors, and 3 double kilns, and malt stores at east end. The N and centre maltings [i.e., including the building under consideration] retain hoists or lucombs. The S and centre maltings are linked by an iron canopy between the kilns. Each kiln surmounted by a conical roof clad in old tiles, with rotating corrugated iron cowls, with iron vanes and motifs. The S range, converted to an art centre, has cast-iron circular tie plates, by 'Chas. Wells Ware'.

## **APPENDIX 2 DOCUMENTARY SOURCES CONSULTED**

<b>Date</b>	<b>Description</b>	<b>Scale, where applicable</b>	<b>Location</b>	<b>Reference</b>
Undated	Ware Tithe Award	-	HALS	PC38/1D7
1845	Ware Town Tithe Map	-	HALS	PC35A/63
1880	First Edition Ordnance Survey Map	25" to 1 mile	HALS	XXIX.12
1999	Ordnance Survey Explorer Map	1:25000	AS	TL 194

### APPENDIX 3 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<b>Site name and address:</b>	Central Malting, New Road, Ware
<b>County:</b> Hertfordshire	<b>District:</b> East Herts
<b>Village/Town:</b> Ware	<b>Parish:</b> Ware
<b>Planning application reference:</b>	Pre-application phase
<b>Client name/address/tel:</b>	MJ Warner Holdings
<b>Nature of application:</b>	Conversion
<b>Present land use:</b>	Vacant garage
<b>Size of application area:</b> c. 678.5 m <sup>2</sup>	<b>Size of area investigated:</b> Entire area
<b>NGR (8 figures):</b>	TL 3603 1433
<b>Site Code:</b>	AS 1163
<b>Site director/Organisation:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Historic Building Appraisal
<b>Date of fieldwork:</b>	10 <sup>th</sup> September 2008
<b>Location of finds/Curating museum:</b>	HALS
<b>Related SMR Nos:</b>	<b>Periods represented:</b> Early 19 <sup>th</sup> century
<b>Relevant previous summaries/reports: -</b>	None
<b>Summary of fieldwork results:</b>	The appraisal found an early 19 <sup>th</sup> century industrial building in a good state of preservation with many original features intact. The building comprises three sections which correspond with the three principal phases of the malting process: steeping in water, germination and firing of barley. These sections, although joined, were found to be structurally quite different, that to the east being half timber framed with two storeys and a loft, supported on the ground floor by three large wooden principals on cast iron stanchions; that to the centre being entirely of brick and formerly of three very low storeys; and that to the east being again of brick but only of two storeys with a number of additional features to increase its strength. A number of original features were found to survive, most notably the cowls and some of the underlying furnace structure, along with original windows, timbers, trusses and two cast iron stanchions. Many of the timbers were found to have Baltic bracking marks.
<b>Author of summary:</b> Matthew Williams	<b>Date of Summary:</b> September 2008

## PLATES



1 Southern elevation taken from the south-west (2)



2 Southern elevation taken from the south-east (3)





3 Two roof cowls taken from the south-east (24)



4 Typical central section window taken from the north (39)



5 Western elevation taken from the west (1)



6 Eastern elevation taken from the east (4)





7 Internal view of central area taken from the south-west (6)



8 Internal view of eastern section of central area, taken from the south-west (11)



9 Loading doors to central section, taken from the south (40)



10 Detail of former position of ladder (41)





11 Roof trusses in the central section taken from the east (14)



12 Roof trusses in the central section taken from the west (13)



13 Detail of surviving iron stanchion (42)



14 Detail of Baltic mark in store room (46)



15 Detail of Baltic mark in store room (47)





16 North-west office on first floor of western section, taken from the south-east (19)



17 Loft area taken from the north-west (44)



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19 Wooden columns and slate damp proof course to ground floor of eastern section, taken from the south-east (32)





20 Blocked archway to west wall of ground floor of eastern section, taken from the east (31)



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*Roof trusses in the central section taken from the west*



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*Roof trusses in the central section taken from the east*



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*Original timber framed partition to south of staircase on first floor of west section taken from the east*



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*North-east office on first floor of western section, taken from the south-east*



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*Store on first floor of western section, taken from the south*



19

*North-west office on first floor of western section, taken from the south-east*



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*North-west office on first floor of western section, taken from the north*



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*South-east office on first floor of western section, taken from the north*



22

*South-west office and stair to loft on first floor of western section, taken from the east*



23

*South-west office on first floor of western section taken from the north-east*



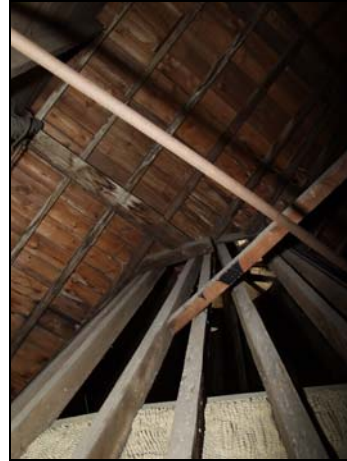
24

*Two roof cowls taken from the south-east*



25

*Remains of upper structure of north oven, taken from the south-east*



26

*Remains of upper structure of south oven, taken from the north-east*



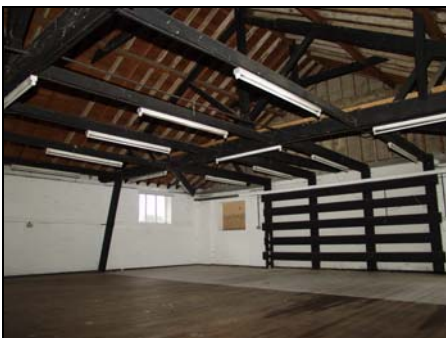
27

*North-west studio of first floor of eastern section, formerly the lower structure of the north oven, taken from the south-east*



28

*Main studio of first floor of eastern section taken from the south-west*



29

*Main studio of first floor of eastern section taken from the south-west*



30

*Partition to ground floor of eastern section taken from the north-east*





31

*Blocked archway to west wall of ground floor of eastern section, taken from the east*



32

*Wooden columns and slate damp proof course to ground floor of eastern section, taken from the south-east*



33

*Wooden columns and [?] joist to ground floor of eastern section, taken from the south-east*



34

*North elevation taken from the north-west*



35

*Loading doors and iron tie plates to north elevation, taken from the north-east*



36

*Loading doors and iron tie plates to north elevation, taken from the north-east*



37

*Iron tie plates to north elevation, taken from the north*



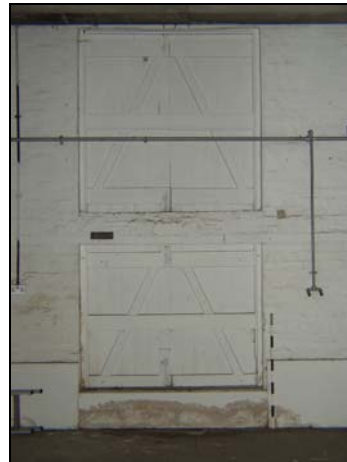
38

*North elevation taken from the north-east*



39

*Typical central section window taken from the north*



40

*Loading doors to central section, taken from the south*



41

*Detail of former position of ladder*



42

*Detail of surviving iron stanchion*



43

*Detail of surviving iron stanchion*



44

*Loft area taken from the north-west*



45

*Loft area taken from the east*



46

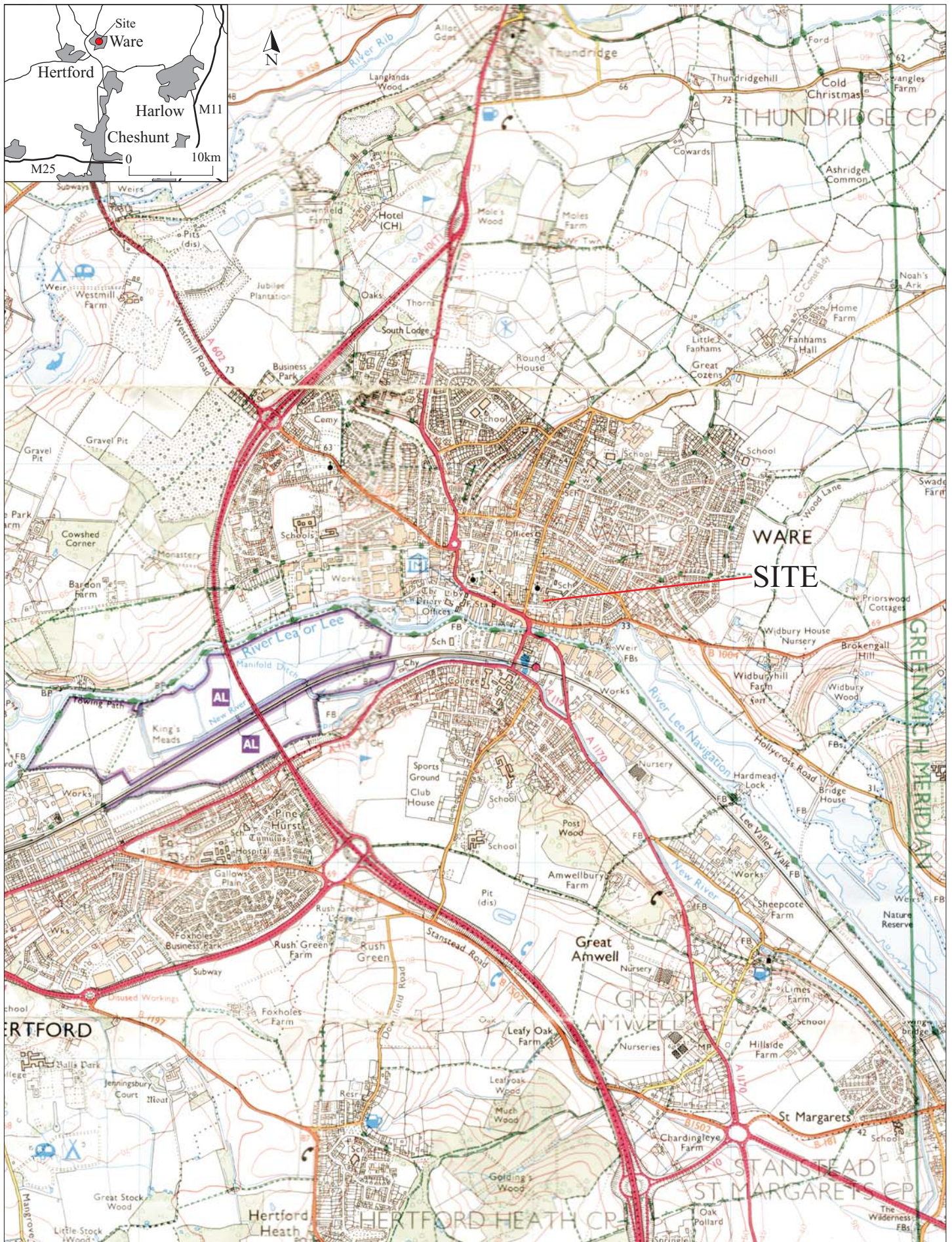
*Detail of Baltic mark in store room*



47

*Detail of Baltic mark in store room*

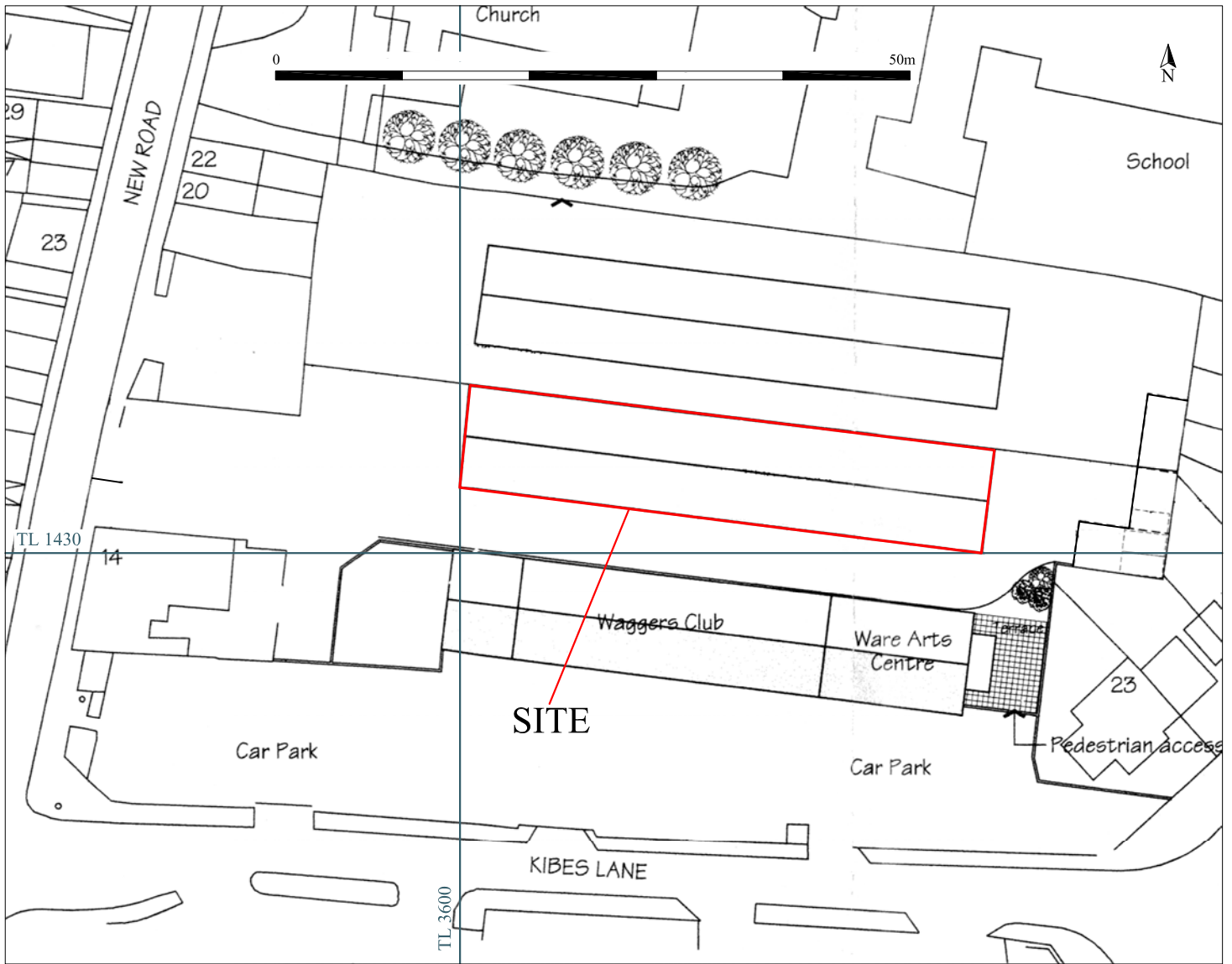




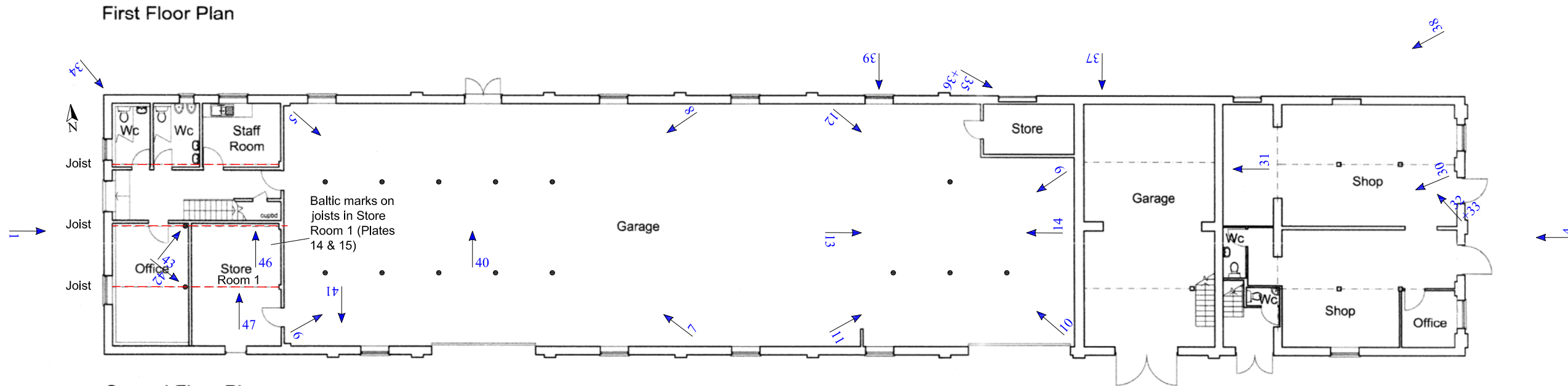
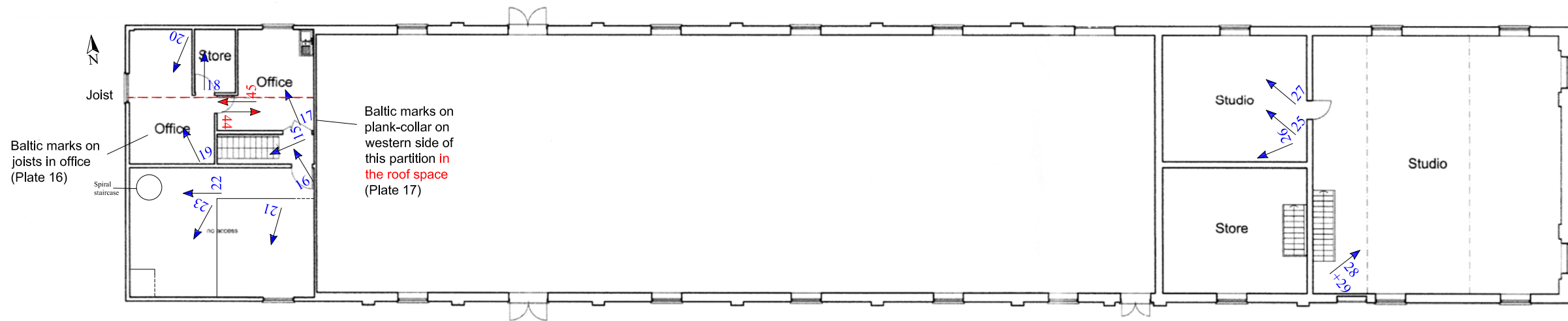
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4

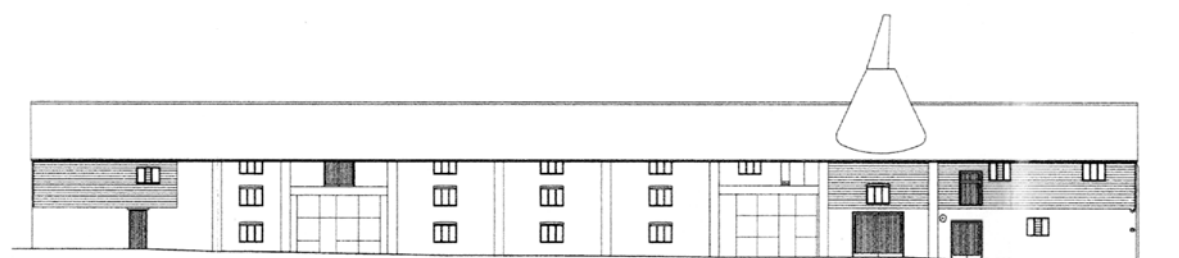




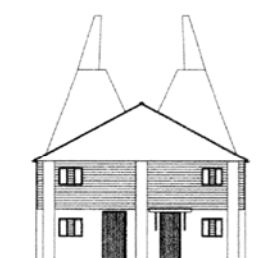
Archaeological Solutions Ltd  
**Fig. 2 Detailed site location plan**  
 Scale 1:500 at A4



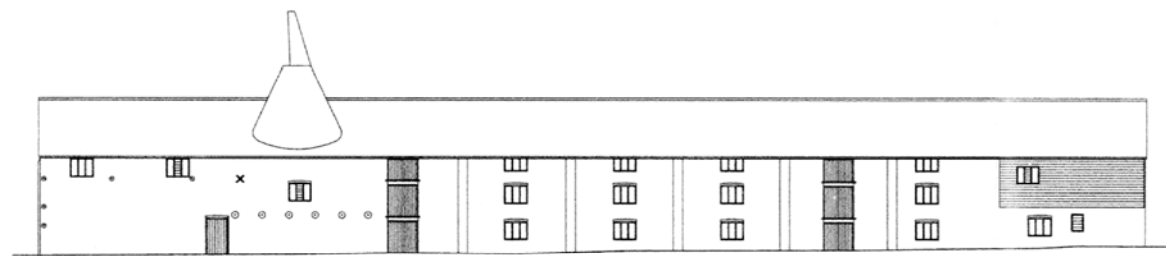
0 Plan scale only 10m



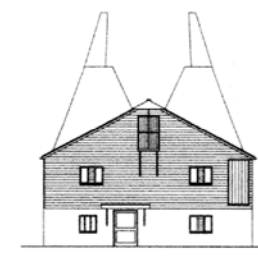
Side Elevation



Rear Elevation



Side Elevation



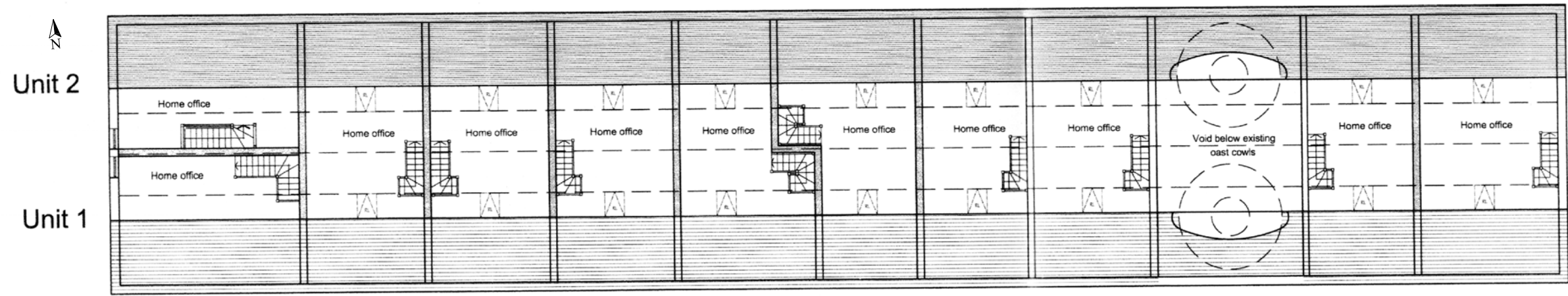
Front Elevation

0 Elevation scale only 10m

- Photographic location
- Photographic location - roof space

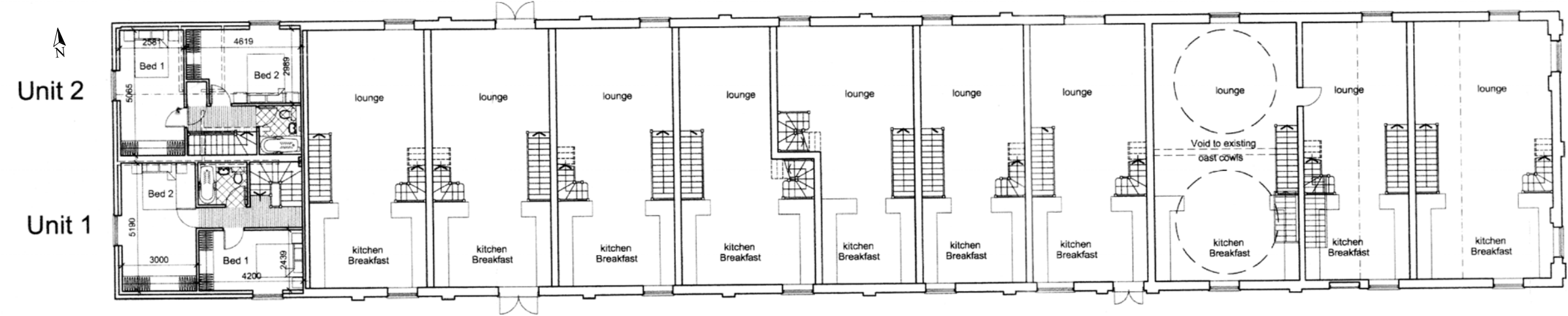
*Archaeological Solutions Ltd*

**Fig. 3 Existing plans and elevations**  
Scale plans 1:200 and elevations 1:400 at A3



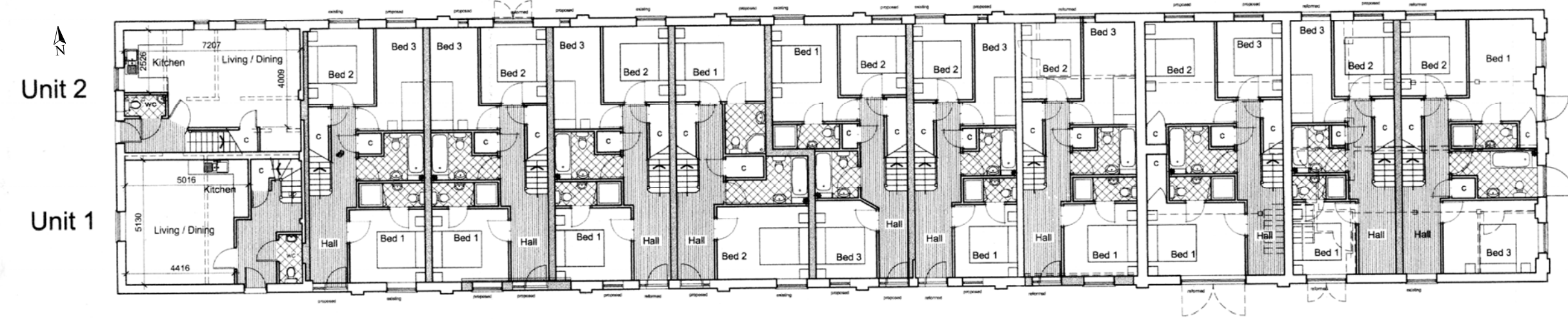
Second Floor Plan

Unit 3    Unit 4    Unit 5    Unit 6    Unit 7    Unit 8    Unit 9    Unit 10    Unit 11    Unit 12

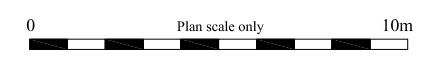


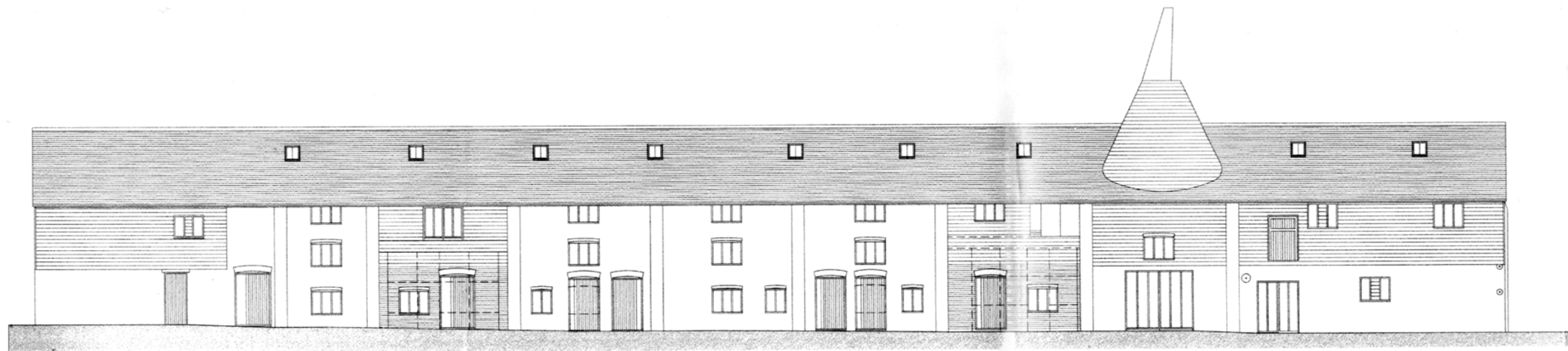
First Floor Plan

Unit 3    Unit 4    Unit 5    Unit 6    Unit 7    Unit 8    Unit 9    Unit 10    Unit 11    Unit 12

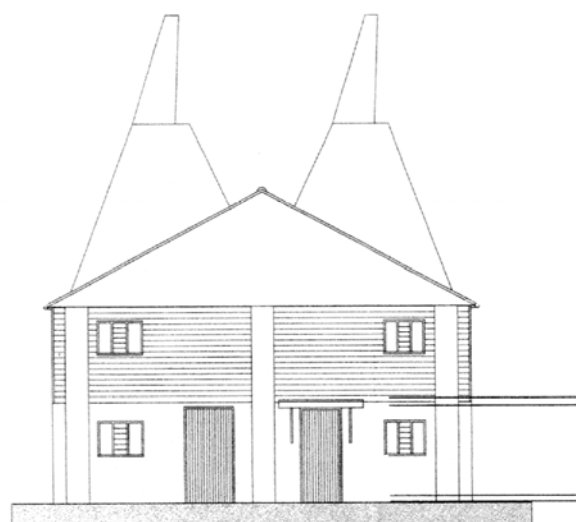


Ground Floor Plan





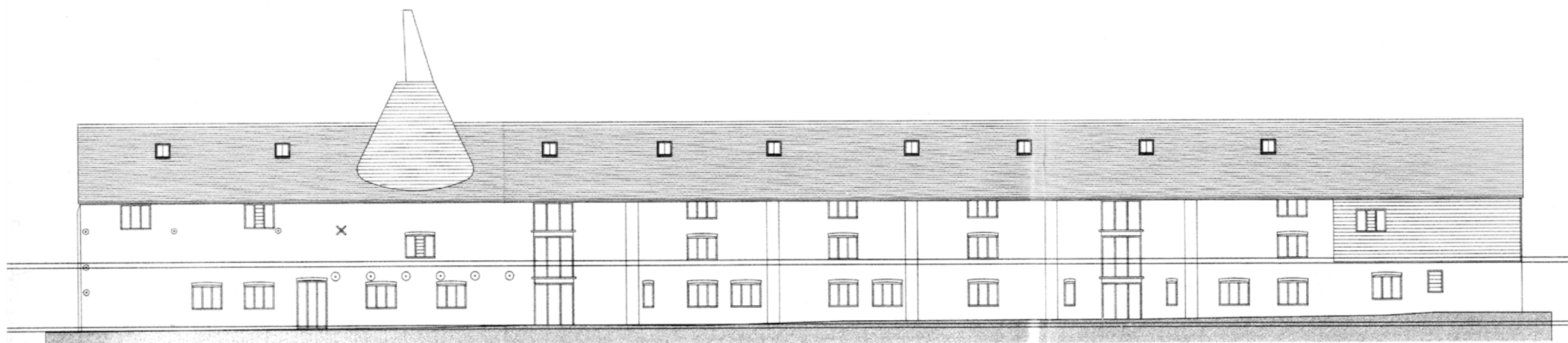
Side Elevation



Rear Elevation



Front Elevation



Side Elevation

