

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**The Maltings, Hart Street,
Henley-on-Thames, Oxfordshire**

Building Recording

by Genni Elliott

Site Code: TMH15/169

(SU 7616 8261)

The Maltings, Hart Street, Henley-on-Thames, Oxfordshire

**Building Recording
For Hart Street Maltings Limited**

by Genni Elliott
Thames Valley Archaeological Services Ltd

Site Code TMH
15/169

May 2016

Summary

Site name: The Maltings, Hart Street, Henley-on-Thames, Oxfordshire

Grid reference: SU 7616 8261

Site activity: Building Recording

Date and duration of project: 28th July 2015

Project manager: Steve Ford

Site code: TMH 15/169a

Summary of results: The rear of Number 18 Hart Street (part of a range which is a Grade II Listed Building) was photographically recorded prior to conversion. These buildings now known as the Maltings range in date from the 17th century to the modern period. The earliest phase was a set of rooms to the rear of number 18 Hart Street and originally formed part of that building. The existing kiln appears to be later than the surrounding buildings and may be built on the site of an earlier kiln. Stylistically the eastern range is earlier than the southern range of buildings and the southern range of buildings consists of at least two and possibly three phases of construction.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at with Oxfordshire County Museums Service in due course.

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www.tvas.co.uk/reports/reports.asp.*

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The Maltings, Hart Street, Henley-on-Thames, Oxfordshire Building Recording

by Genni Elliott

Report 15/169a

Introduction

This report documents the results of building recording at The Maltings, Hart Street, Henley-on-Thames, Oxfordshire (SU 7616 8261) (Fig. 1). The work was commissioned by Mr Richard Davey of Rigby Architects, 42 Portman Road, Reading RG30 1EA on behalf of Hart Street Maltings Limited 7/8 Eghams Court, Boston Drive, Bourne End, Buckinghamshire, SL8 5YS

Planning consent (appln no. P14/S2187/FUL) and Listed Building consent (app no. P14/S1401/LB) have been granted by South Oxfordshire District Council for several stages of work to convert the Grade II Listed Building. The Listed Building consent is subject to a condition which requires a building recording and the planning consent is subject to two conditions (3 and 4) requiring a watching brief (other consents also apply). This report documents the results of the building survey. The watching brief is reported separately (Lewins 2016).

The requirement for the work is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the District's policies on the historic environment. The fieldwork was undertaken by Genni Elliott and Danielle Milbank on 28th July 2015 and the site code is TMH 15/169a.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Oxfordshire Museum Service and a copy sent to the National Monuments Record in due course.

Location, topography and geology

The Maltings is located on the south side of Hart Street, to the rear of number 18, within the town centre of Henley-on-Thames (Fig. 2). The site lies at approximately 35m above Ordnance Datum and the underlying geology is recorded as the Younger Coombe Deposits (BGS 1980). Number 18 is also Listed (Grade II*).

Historical Background

The Maltings is Grade II listed and described as,

‘GV II Maltings. Range of buildings dating from late C17/early C18 to later C19, including mid-C19 kiln, later C18 and early/mid C19 ranges of malt floors.

‘MATERIALS: Northern range: timber frame, rendered and painted, the east wall mainly replaced in brick, plain tile roofs. Kiln: red brick in alternating courses of header and stretcher bond, steep-pitched pyramidal slate roof, the apex replaced. Cistern and malt floor ranges: flint and red/brown/grey brick, north wall of cistern range partly rebuilt in brick, the southern range of malt floors in red brick in alternating courses of header and stretcher bond, plain tile roofs.

‘PLAN: The maltings lie to the rear of 18 Hart Street, reached through a cart entrance under the lower block fronting Hart Street, to the east of the house. The malt floor ranges are also accessible from the open yard to the rear of 16 Hart Street. In plan, the buildings comprise a two-storey block of four bays, a kiln, former cisterns and two-storey ranges of malt floors extending back into the former burgage plot.

‘EXTERIOR: The exposed west wall of the northern range is rendered, with a C20 inserted entrance, the remainder is enclosed by the timber-framed wing of the adjacent plot. The east wall is largely of C20 brick with C20 windows. The kiln has small segmental-headed window openings and a later doorway. The cistern range to the east has a partly rebuilt north wall and rendered south wall. The malt floors are in three, two storey sections, separated by parapets at the gables. Two are built of flint, with brick dressings, the southern range is in brick; all have a brick dentil course which is punctuated by a range of first floor openings. Regularly spaced ground floor door and window openings have segmental heads, the windows have fixed lights. Loading bays have been enlarged or inserted in the C20. Timber transverse beams, supporting the floors break through the east walls. The southern range, which has a hipped roof, also has loading doors and a hoist on the south elevation where there is a date stone inscribed ‘MK 1766’. The initials appear to have been added at a later date. The stone is earlier than the building, and in common with other maltings in Henley is used to denote ownership.

‘INTERIOR: Northern range: the timber frame is exposed on the upper floor and part of the lower floor. Transverse beams of varying types, and some probably reused, as was common, have chamfers with run out and lamb's tongue stops. The corner stack has exposed brick piers. Set into the right-hand side is a cupboard with a panelled door hung on butterfly hinges. The roof is of queen strut construction, some of the tie beams retain their arched braces. The interior of the kiln has been re-lined for C20 office use. At eaves height is an inserted longitudinal beam with the base of an iron shaft mounted in the centre. In 1899 Brakspears' maltsters used a mechanical paddle for turning the grain and this may relate to such equipment. To the east of the kiln is a brick and flint building on two storeys, in eight unequal bays, the floor supported on very substantial timbers of 1 foot (c 30 cm) scantling, spaced approximately 7' (2m) apart and presumed to have supported the couching cisterns, which have been removed. The former entrance opened onto the enclosed yard at the rear of 18 Hart Street. The malt floor ranges have substantial floors which are supported on regularly-spaced rectangular 1 foot section beams, supported on brick piers; the beams protrude through the outer brick or flint wall.

‘HISTORY Henley has a long history associated with malting and hop-drying. Malting was practised on a scale similar to the process described by Gervase Markham in the early C17. Maltings were commonly laid out at the rear of burgage plots, seen in the buildings which survive at the rear of 18 Hart Street and shown on the 1877 conveyancing plan for 55, 57 and 59 Market Place. Typically the kiln was attached to the rear of the house, with maltings laid out behind. According to Dr Plot, quoted in 1861 in the History of Henley by John S Burn, kilns were sometimes fuelled by the same fire that served the kitchen.

‘18 Hart Street is a substantial mid-C18 three-storey, six-bay house, described as an early-C18 facade to an older building, (listed Grade II*). The tenant of the house between 1737 and 1749 was a butcher, suggesting that either the maltings were built after this date or that they were held separately from the house. In common with other maltings in Henley, the southernmost building in the range carries a datestone on the south gable wall, in this case dated 1766, and inscribed MK, the lettering possibly added at a later date. Mr Keene is recorded as maltster in

1775. The Royal Exchange Insurance Register, dated 25 October 1787, refers to the contents of Mr Hugh Keene's house and the equipment and stock in trade of his maltings business which comprised a malthouse, granaries, storehouses and offices. The buildings were described as brick and stone timber panelled with brick (in other words, brick-nogged), 'except for part of the said granaries & part of the upper part of a woodhouse which is timber built and tiled'.

'18 Hart Street was advertised for let in 1798 along with a good malthouse which will wet 39 quarters per week, and granaries and storehouses. By 1862 the maltings comprised a malthouse 90 feet in length, two working floors, a 15 quarter cistern, barley and malt lofts, a screening room and every other convenience for an extensive trade'. Beyond the maltings were stabling, a piggery, sheds and a walled garden, well stocked with fruit trees. The maltings continued in use until the end of the C19. The plot was sold as a family residence together with valuable malthouse premises in 1898, which comprised a 30-quarter malthouse and kiln, large barley and malt lofts and stores and offices. By 1931, when the house and maltings buildings were sold as business premises by an antique dealer, the latter were advertised as showrooms and stores. More recently the buildings have been used as engineering works and as a night club.

'SOURCES Coltingham, A, *The Hostelries of Henley*,(2000), p 294.

'Unpublished sources include sales particulars for 1898 and 1931(Henley Library)

'REASONS FOR DESIGNATION Maltings to the rear of 18 Hart Street, Henley, dating from at least the C18 to late C19 are listed for the following principal reasons: * Architectural: These are buildings ranging from the late C17 /early C18 to late C19 and typical of the region, demonstrate the specific functions related to malting; * Intactness: The sequence of buildings, complete with kiln and heavy cistern and malt floors consistent with maltings demonstrate special interest. * Rarity: the most intact range of maltings in Henley where these buildings were once numerous; * History: the buildings relate to documentary evidence of the continued use of the maltings from the mid-C18 to late C19; malting formed a significant part of Henley's economy from at least the C17.'

A range of Ordnance Survey and other historical maps were consulted online and at the Oxfordshire History Centre to show the development of the site. Early maps of Henley-on-Thames, such as Rocque in 1761 and Davis in 1797 (Fig. 3) show enough detail to identify Hart Street but not enough to conclusively identify the site. However both maps show a row of buildings lining the south side of the street with some larger buildings extending further to the south; one of which may represent the Maltings.

The 1843 Henley-on-Thames Tithe map shows only the road layout for the town and none of the buildings along Hart Street. The first map to show the site in detail is the Ordnance Survey First Edition of 1879 (Fig. 4) which shows the plan similar to the existing layout. The malthouse is located to the rear of number 18 Hart Street with access beneath a cart entrance between numbers 18 and 20, into a courtyard. The courtyard itself is larger than that now present, without the extension to the north end. The map also indicates that the west courtyard range formed part of the rear of number 16 and was separate from the malthouse proper. It was not possible to identify the internal division of the rooms within this section as they are not indicated on these maps. Projecting into the courtyard from the west range was a small building. Down the east side of the malthouse is a corridor-like structure giving access to a building to the rear of the malthouse. Beyond this building is a further small extension. To the rear of the long range of the malthouse building is another small extension. Within the grounds of the plot, along the eastern boundary are a further two, connected outbuildings and a garden with path

and trees. Within the garden of number 16 were two buildings and an extension attached to the west façade of the malthouse. The map also shows the number of malthouses that are within the local area (10 on the small map extract) and two breweries.

Later maps are at a smaller scale and show less detail. By 1899 (Fig. 5) changes have occurred to the eastern side of the building with the removal of the corridor to a rear building and to the back garden. Within the garden area it would appear that the sheds present along the eastern boundary have been changed or partially demolished and the small extension of the rear of the Malthouse has been replaced with a glasshouse. An additional two glasshouses are also present within the garden area. The map of 1913 (Fig. 6) is again very similar but with a curved wall shown on the eastern side of the building and the glasshouse attached to the rear of the Malthouse has reverted back to a small extension. No curved wall is shown on the 1925 map (Fig. 7) and the outbuildings along the eastern boundary have now all been removed. By 1962 (Fig. 8) only one glasshouse remains in the back garden. No further change is shown in 1968 or 1989 (not illustrated).

It is not until 1991 (Fig. 9.) that the structure and layout that currently exists was established. An additional extension was added to the north end of the Malthouse within the courtyard area, along the eastern boundary the small rear building was further extended. All other extensions to the rear of the Malthouse and glasshouses have been removed. It was at this time that the main access also changed with the combining of the rear gardens of numbers 10-18. This removed all of the buildings built up against the western wall of the Malthouse.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments for a level 3 record (RCHME 1996). The survey comprised a fully analytical record of the building's development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically both digitally and on 35mm format using colour print and black and white media which are catalogued (Appendix 1).

Description

The building naturally sub-divides itself into six separate components (Fig. 16 block plan) and it is most convenient to discuss each section in turn, as follows:

- The rear of number 18
- The malt kiln
- The southern range
- The eastern range
- The rear room
- Modern Extensions

Floor plans can be found in figures 10 (ground floor) and 11 (first and second floor) and elevations in figures 12–13.

The Rear of Number 18

Rooms 4 and 5 on the ground floor and room 12 on the first floor appear to have originally been part of number 18 Hart Street, rather than an integral part of the buildings associated with the malting process. Much of the rooms cannot be seen from the exterior, exceptions being part of the east and west elevations (Plates 1 and 2). The majority of the west elevation is obscured by number 16 Hart Street and what can be seen of the walling is further obscured by a modern fire escape, with a single door on the first floor (Pl. 3). The wall itself had been rendered and whitewashed with no timber or brick detail visible. On the eastern side, within the courtyard, the wall had been entirely re-built relatively recently in stretcher bond with cement mortar, probably at the same time as the northern wall of the eastern range. Within this wall was set a large pair of windows, either side of a double door on the ground floor, above which were three large windows on the first floor.

Internally the floors had been concreted/screed over. Room 4 was the southernmost room and could be subdivided into three equal sized bays. Door openings were present within the southern wall into room 3, the eastern wall into room 6 and into the courtyard and within the northern wall into room 5. Within the northern and western walls was timber framing, whilst within the southern wall was an ornate door frame (Pl. 4). Within the northern wall the timber framing consisted of a single post supporting the beam above. Within the western wall the timber framing was more substantial consisting of post and rail box framing. The timber framing was only visible within the recessed areas, possibly suggesting that a secondary wall had been built internally, obscuring much of the original walling. The principal post, supporting beam 2 from the north end, had clearly been reused containing a number of empty mortices. The wooden doorway within the southern wall was Tudor in style with a false four-centred arch and carved decorative infill in the spandrel between the shoulder and opening. The simple

moulding on the jambs of the frame extended to the bottom (Tudor examples often stop two-thirds of the way down). Within the room were four beams, aligned east-west; the northern most one on the line of the dividing wall between rooms 4 and 5 and the southernmost one just to the north of the malt kiln wall, indicating change to the walling within this area; possibly removal of the original rear wall of this room or a loss of more bays to the south. The beams themselves appeared to sit on top of the principal posts and were chamfered on both sides. The chamfers were complex in nature with a central 'square' on the beam not chamfered and basic stops (Pl. 5).

Room 5 was of an irregular shape with a chimney breast in the north-west corner and a blocked doorway in the north-east alcove. Timber box framing was again present in the western wall and the timbers were exposed on the reverse of the dividing wall between rooms 4 and 5. The ceiling consisted of a central chamfered beam, aligned north-south, into which the joists were tenoned. The fireplace was a corner inglenook, back-to-back with one within number 18 Hart Street (Pl. 6). A timber lintel was located above the opening and within the east side of chimney breast was a cupboard door. The inglenook itself clearly showed a number of modifications with the use of different bricks and tiles to form that present on the day of the survey. In general the bricks measured 213mm x 96mm x 68mm (8 3/8" x 3 3/4" x 2 5/8") and had been re-pointed with cement mortar.

A single room (room 12) was located above rooms 4 and 5 on the first floor and could be sub-divided into four unequal bays, corresponding to the sub-divisions on the ground floor. Within the western wall were approximately equally spaced timber posts between the principal posts and supporting the wall plate. The four tie-beams rested on the principal posts on the western wall and on projecting piers within the modern eastern wall (Pl. 7, Fig. 14). The shape of the remaining principal posts varied with differing sizes of jowled heads. Tie-beam 3, from the north, also retained a wind brace; the only one to do so. The roof structure consisted of queen-post construction with the raised collar supporting the purlins, above which the ceiling had been enclosed. Within the northern wall was an alcove, matching that in room 5 below and formerly allowing access to the rest of 18 Hart Street and in the north-west corner was a fireplace, set at an angle to the room at floor level, but rising to a square-on stack above, as seen from the exterior (Pl. 8). The chimney breast itself had largely been filled in, plastered over and a smaller cast iron register grate of likely mid 19th century date inserted.

The Malt Kiln (Rooms 3 and 8)

The malt kiln was not quite square in plan and surrounded by the other buildings on three sides (north, east and south). Only the west face was visible externally (Pl. 9). The malt kiln was brick-built in English bond with the bricks measuring 220mm x 105mm x 67mm (8 5/8" x 4 1/8" x 2 5/8") and bonded in lime mortar. Set within the

wall were a doorway and two windows at second-floor level beneath brick arches. At the north end of the ground floor was evidence for a blocked window, also set beneath a brick arch. The roof was pyramidal in shape and covered in slate tiles.

Internally the space had been divided across three floors of one room each (3, 8 and 9, corresponding to ground, first and second). The ground floor was partially sub-divided to accommodate the staircase in the south-west corner of the room (Pl. 10). The stairs were located on a raised platform with access to the main part of the room down two steps of brick construction with the bricks laid on edge. The stairs themselves were modern, consisting of a simple timber plank construction and wooden hand rail. Within the north wall was access to room 4, whilst in the east wall were two openings into room 6 and a blocked window at the north end of the wall. The first floor was a more recent insertion, supported on a steel RSJ aligned north-south across the room and supported on a brick pillar. The floor joists consisted of planks laid on edge, meeting at the RSJ.

The first floor (room 8) contained the staircase to the second floor, located above the one accessing the first floor. All the walls had been plastered and painted white and within the north wall was access to room 12. Within the east wall was a large opening beneath a substantial timber lintel (Pl. 12), likely to represent a reused earlier timber. The opening gave access down two steps to room 10. To the south of the opening was a window. The bottom halves of the two windows within the west wall were also visible, letting in some natural light. The second floor was supported on a pair of posts towards the centre of the room which in turn supported a beam above which the joists were laid (Fig. 15). The beam was actually in two pieces with chamfered ends to create a central light-well.

The second floor (room 9) occupied the roof space of the malt kiln and consisted of a walkway around a central open light-well (Pl. 13). Both the stairwell and light-well were fenced with black wrought-iron railings with a combination of twisted balusters and stylized butterflies placed one above the other (Pl. 14). On top of the walls was a wooden wall plate, upon which the roof was placed. Roof construction consisted of hip and jack rafters laid on edge, supporting a purlin upon which were set further rafters which had mainly been plastered over and in turn supported a central roof-light.

The Southern Range

External

The southern range was located to the south of the malt kiln and to the west of the eastern range. It was not quite a rectangular building as the southern end was wider than the northern end due to the western wall being built on

an angle. It appeared to have been built in more than one phase with changes in both the wall construction materials and in the roof construction, though the changes in wall materials did not match the change in the roof construction. Internally it could be divided into two rooms on both the ground (rooms 1 and 2) and first floors (rooms 13 and 14), though these divisions also did not match the changes in the roof structure.

The west elevation was a mixture of brick and flint construction at the northern end (Pl. 15) before becoming entirely brick-built at the southern end (Pl. 16). The flint walling was roughly coursed with brick 'pillars' sub-dividing the bays and brick 'quoins' around the doors and windows. In general the bricks measured 215mm x 102mm x 58mm (8 ½" x 4" x 2 ¼"). Between bays four and five was a brick gable that extended above the height of the roof; it also formed the internal division between the rooms. To the north of this division were three windows and a door on the ground floor and three windows on the first floor. On the ground floor the door and windows were set below a brick arch in which the bricks had been laid on edge. On the first floor the windows were set beneath the roof line. Within bay four and beyond to the south, dentillated brickwork was present beneath the eaves. Beyond the brick gable there was a further bay of approximately equal size as bays 1-4 (numbered north to south) in which was located a door at both ground- and first-floor height. It was at this point that there is a change in angle of the west wall, so that it is orientated to face east, increasing the width of the building. Bays 6 and 7 were smaller, with a change in the roof structure occurring at truss 7. Within bay 7 was a window on both the ground and first floor; the same as those to the north. The flint walling continued for another half a bay at which point there was a disjuncture between the end of the flint wall and the start of the brick wall. It is possible that this change in construction materials mid-bay represents the removal of an earlier hipped roof to accommodate the brick extension.

The southern end of the west elevation was brick-built, laid in English bond with lime mortar, with the bricks measuring 225mm x 105mm x 70mm (8 7/8" x 4 1/8" x 2 ¾"). There were two windows within this section on both the ground and first floors. Like the windows to the north, the ground floor windows were set beneath a brick arch, but in this case constructed with a double row of bricks laid on edge. The windows also had a splayed window sill externally on both the ground and first floors. The south elevation was entirely brick-built and contained two windows and a door on the ground floor and a single door and window on the first floor. The door on the ground floor appeared to be a later insertion with a timber lintel rather than a brick arch above it and broken bricks down the sides.

The eastern elevation (Pl. 17) was of the same construction as that of the western elevation with the same division between the flint and brick constructions. Within the brick built part were four windows; two on the

ground floor and two on the first floor. Within the flint part were three windows and a door on the ground floor and four windows on the first floor. The northern end of this range then became the internal dividing wall between this and the eastern range.

Internal

Internally, on the ground floor, the space was sub-divided into two rooms, at the point of the mid gable rather than at the division between the different construction materials. Room 1 was located at the southern end of the building and consisted of a large open space with a concrete floor and a concrete ledge running around the wall edge (Pl. 18). The space could be sub-divided into eight bays of differing sizes (numbered 5-12) and the beams were seated on brick piers projecting from the external walls and a central line of brick pillars. The beams themselves were all chamfered, though some only had a slight chamfer whereas others were fully chamfered. The joists were tennoned into the beams. Within bay 8 a staircase had later been inserted, but had been removed at the time of the survey.

The dividing wall between rooms 1 and 2 was brick-built in English bond with the bricks measuring 230mm x 110mm x 65mm (9" x 4" x 2½"). Set slightly off-centre, to the east was a set of double doors providing access to room 2. Room 2 was in many ways similar to room 1 with the same concrete floor, concrete ledge and central brick pillars supporting the beams (Pl. 19). Within the eastern wall was evidence for three blocked openings, presumably blocked when the eastern range was added. At the northern end of the room, within bay 2, the floor was higher, accessed up two steps and enclosed by a low wall, rendered in concrete. The flooring within this area consisted of red clay floor tiles measuring 152mm x 152mm (6" x 6"). Against the northern wall of this section was a simple, steep wooden staircase giving access to room 13 above.

The ceiling/first floor varied in construction with a pair of binder beams located between the main east-west aligned beams with each set slightly off-set from each other within bays 1-5. The binder beams were tennoned into the main beams and it was on top of these that the joists were set, aligned approximately east-west. A carpenter's mark was scratched into beam 4, possibly an 'M' and a 'W' (Pl. 20). Within bays 6-12 the joists ran between the beams, aligned approximately north-south.

On the first floor, the same divisions were present as those on the ground floor. Room 14 was located above room 1, but was inaccessible on the day of the survey due to an unsafe floor. It was however sub-divided into 7 bays (one less than on the ground floor due to the hipped roof). The trusses were supported on a mixture of brick piers and on the wooden wall plate (Pl. 21). All however were of the same type – king-post construction

supporting two purlins on either side, all constructed in pine. It was possible to see carpenters' marks on truss number 5 (Pl. 22); others may also have been present on the other trusses within the room, but it was not possible to check. The marks appeared to be either scratched or gouged and consisted of a III, IIII and possible V.

Within room 13, located above room 2, were four bays (Pl. 23). Within bay 2, on the eastern wall was a blocked doorway that may have provided access into room 10 (the eastern range). The trusses were the same as those within room 14 and were again supported on a mixture of brick piers and the wall plate. Carpenters' marks seen on the trusses within this room were more clearly chiselled (Pl. 24).

The Eastern Range

The eastern range was 'L-shaped' sharing a wall with the western barn and wrapping around the malt kiln, numbered 6 and 7 on the ground floor and 10 on the first floor. The eastern wall of the building formed the boundary with number 20. Externally the only wall that could be seen was that at the northern end of the range. Here, the wall was almost completely modern with only the western end of the elevation being of an earlier phase. The eastern end of the wall consisted of bricks laid in stretcher bond, bonded in cement mortar. On the ground floor were two large windows (one had been blocked with concrete blocks) either side of a central pair of doors. On the first floor were a further two large windows, above those of the ground floor. A rendered lintel was located between the ground and first floors, this may well have been a steel RSJ, though it was not seen. The western end of the wall is of two different builds, the ground floor is of English bond whilst that of the first floor is of stretcher bond, bonded in cement mortar with a small square window set into it. The brickwork at the west projects slightly to the north and includes 'closer' bricks, which indicate that the edge represent the previous eastern extent of the wall.

Internally the ground floor was sub-divided into eight approximately equal-sized bays (again, numbered from north to south), with bay 1 at the northern end extending around the malt kiln (Pl. 25). Within bay 7 a more recent wall had been inserted to create room 7 to the south (Pl. 26), whilst on the north side of the wall a simple staircase had been inserted. The beams themselves were square in section and had been painted black. Some of the beams had empty mortices suggesting reuse. The joists appeared to be more recent replacements that were laid above the beams on edge. The walls themselves had been plastered and in the east wall were two windows whilst in the west wall there was access to the malt kiln and room 4.

The first floor (Pl. 27) could be sub-divided into seven unequal bays, with bays 5 and 6 being larger than the others. Within the east wall were four windows and within the west wall was access to the malt kiln and room 12. The roof itself was of complex construction with a gable end at the south end of the room, but where the room wrapped around the malt kiln, the east roof was hipped. The north-south aligned roof consisted of seven trusses, including the one in the gable end. The trusses were a variation on a raking queen strut type with the queen struts parallel to the principal rafter which supported the collar on which sat the purlins (Pl. 28). Roof construction within the east-west aligned hipped roof contained three trusses of the more classic raking queen strut type.

The Rear Room

The rear room, located at the southern end of the eastern range and slightly offset to the east from the main range consisted of a single room, numbered 7a on the ground floor and 11 on the first floor. Externally it was brick built, laid in Flemish bond. The southern façade of the ground floor was obscured by a modern extension, but within the first floor was a pair of steel framed windows with a partially blocked window above it. The roof was of gable end type, covered in tiles.

Internally, on the ground floor, room 7a had been opened up to form one room with room 7. The north dividing wall had been removed and replaced by a brick pillar to support the main beam, which appeared to be of pine. The walls had been partially plastered and the remainder white-washed. Within the western wall was a blocked window, above which was a wooden lintel. On the first floor (room 11, Pl. 29), the walls had been partially stripped of plaster. Roof construction consisted of a pair of wooden wall plates upon which the common rafters sat. These met at a ridge plank at the apex of the roof. On either side of the roof was a purlin set into the gable end. In the centre of the room a collar braced the two purlins. Within the common rafters there was evidence for reuse of timber with the presence of empty lap joints.

Modern Extensions

The modern extensions were located beyond room 7a along the eastern side of the building and had been partially demolished (Pl. 30). A former toilet and anteroom were still present but the room to the south remained only as a concrete floor. Historic planning consents shows this to have been a bottle store built around 1985 (P85/S0367/LB). Both had been built using concrete blocks with internal block walls. The remaining roof over

the toilet area was of gable end type with a shallow pitch; at the time of the survey it was covered by a tarpaulin. Internally it had been plastered over.

Interpretation/Phasing

The building has evolved considerably since its probable initial construction in the 17th century. The broad phases of construction are indicated on the block plan (Fig. 16).

Phase 1 comprised Rooms 4 and 5 on the ground floor and 12 on the first floor – those within the area of the rear of number 18. It was not clear whether this was contemporary with street frontage part of number 18 or a later rear extension, due to no access available to number 18 itself. Number 18 is likely to date from sometime in the 17th century. Planning permissions indicate that the two parts of the building were separated in 1986 (planning application number P86/S0161/LB) with the blocking up of doorways on the ground and first floors between number 18 and rooms to the rear of number 18.

On stylistic grounds, it would appear that the eastern range (Rooms 6 and 7) forms the next phase of construction with its raking queen strut roof trusses. The shape of the building suggests that it was wrapped around an earlier building. Due to the inside being plastered it was not possible to observe the construction of the western wall. The western wall may also have been altered when the kiln and southern range was built.

It would appear that the south range (Rooms 1 and 2) was a different phase of construction to the malthouse and most likely forms the third and fourth phases of construction. The south range is made up of at least two phases of construction and possibly 3. Bays 1–5 likely form the earliest phase and are characterised by the presence of binder beams within the first floor. Bays 6–8 do not have the binder beams and may represent a second phase, however the roof is the same as that present above bays 1–5. A disjuncture and a material change can be seen in the middle of bay 8, representing the former end of the building and hipped roof prior to the addition of bays 9–12. The roof trusses were all of king post construction; the type of carpenter's marks varied with scratched or gouged marks in the northern part and chiselled in the southern part, possibly suggesting a 17th century date with an 18th or 19th century extension. The full length of the building (the very southernmost room possibly excepted) appears to be in place by 1879.

It is not clear when the rear room to the south of the eastern range was added and whether it was before or after the kiln.

The existing kiln (Room 3) is likely to date from the 19th century with its English bond brickwork and rebuilt roof. However documentary evidence indicates that a Malthouse was present by 1798 and that prior to

1749 number 18 was owned by a butcher, possibly indicating a *terminus post quem* for construction of a kiln. The malthouse existing in 1862 is described as 90 feet long (around 28m) which matches the 1879 Ordnance Survey depiction, and corresponds to the combined length of malt kiln and southern range (less the latter's southern extension). It is most probable that the current kiln building was rebuilt on the site of an earlier kiln, around which the eastern and southern ranges were placed. It is possible that the date of the existing kiln relates to the period of ownership by Brakspears brewers.

The final phase comprised the modern extension which had been demolished at the time of survey as well as some areas of rebuilding within the courtyard area on both the south and west walls.

Conclusion

The buildings comprising this building survey and now known as the Maltings range in date from the 17th century up to the modern period. The earliest phase was a set of rooms to the rear of number 18 Hart Street and originally formed part of that building. The eastern range of buildings appears to form the second phase of construction, possibly wrapped around an earlier building. Documentary evidence records the presence of a malt kiln to the rear in the 18th century, possibly between 1749 and 1798, though this building appears to no longer exist and has been replaced by one dating to the 19th century. The malt floors to the south however may date to the 18th century onwards. The differing roof and junction within the brickwork indicates at least two phases of construction, but possibly as many as three. A small room was added to the south of the eastern range at an unknown point. A modern extension was then built to the south of it. Modern changes were also present within the courtyard on both the south and west walls of the buildings.

References

- BGS, 1980, *British Geological Survey*, 1:50,000, Sheet 254, Solid and Drift Edition, Keyworth
NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London
RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London
Lewins, L, 2016, 'The Maltings, Hart Street, Henley on Thames, Oxfordshire: An Archaeological Watching Brief,' TVAS unpubl rep **15/169b**, Reading

APPENDIX 1: Photographic Catalogue

A. Digital

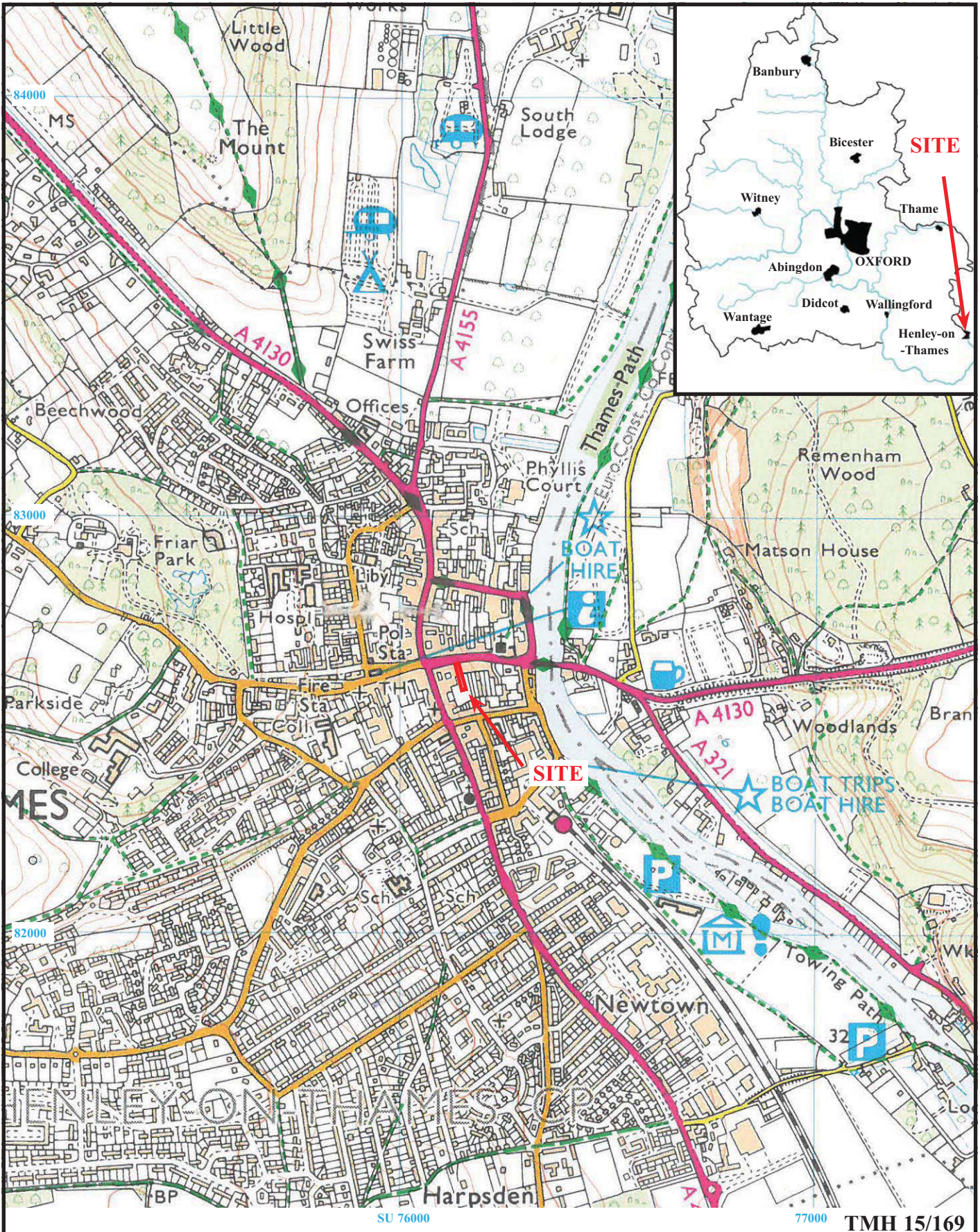
<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1m, 1x2m	Room 1	SE	General view [P1. 18]
2	1x1m, 1x2m	Room 1	NNW	General view
3	-	Room 1	SSE	Ceiling joists
4	1x1m, 1x2m	Room 2	NNE	General view [P1. 19]
5	1x1m, 1x2m	Room 2	NE	To blocked door
6	1x1m, 1x2m	Room 2	S	General view
7	-	Room 2	SSE	Carpenters marks on beam [P1. 20]
8	1x1m, 1x2m	Room 2	SW	General view, raised area
9	1x1m, 1x2m	Room 2	W	General view, raised area
10	1x1m, 1x2m	Room 2	E	General view, raised area
11	-	Room 2	E	Pegs
12	1x1m, 1x2m	External	N	Timber framed range [P1. 1]
13	1x1m, 1x2m	External	SE	Along range
14	-	External	NNW	Timber framing, upper part and front building
15	-	External	ENE	Timber framing, upper part
16	-	External	ENE	Timber framing, upper part, rear [P1. 3]
17	1x1m, 1x2m	External	ENE	Drying kiln [P1. 9]
18	1x1m, 1x2m	External	E	Oblique of rear range [P1. 15]
19	1x1m, 1x2m	External	N	Oblique of rear range
20	1x1m, 1x2m	External	SE	Oblique of rear range
21	1x1m, 1x2m	External	NE	Oblique of rear range [P1. 16]
22	1x1m, 1x2m	External	NNW	Rear of building
23	1x1m, 1x2m	External	NW	Oblique of rear range
24	1x1m, 1x2m	External	NNW	Oblique of rear range [P1. 17]
25	1x1m, 1x2m	External	SW	Joint in wall
26	1x1m, 1x2m	External	NNW	Rear of building [P1. 30]
27	1x1m, 1x2m	External	S	General view, internal courtyard
28	1x1m, 1x2m	External	WSW	General view, internal courtyard [P1. 2]
29	1x1m, 1x2m	Room 3	ENE	Drying kiln
30	1x1m, 1x2m	Room 3	NNW	Drying kiln door
31	1x1m, 1x2m	Room 3	SSE	General view
32	1x1m, 1x2m	Room 3	WSW	Drying kiln steps [P1. 10]
32a	1x1m, 1x2m	Room 4	NNW	General view
33	1x1m, 1x2m	Room 4	NNW	General view
34	1x1m, 1x2m	Room 4	SSE	Door – reproduction [P1. 4]
35	1x1m, 1x2m	Room 4	SW	Chamfer stops on beam [P1. 5]
36	1x1m, 1x2m	Room 4	WSW	To timber framing
37	1x1m, 1x2m	Room 5	NW	To fireplace [P1. 6]
38	1x1m, 1x2m	Room 5	WSW	Timber framing
39	1x1m, 1x2m	Room 6	NNW	General view [P1. 25]
40	1x1m, 1x2m	Room 6	SSE	General view
41	1x1m, 1x2m	Room 7	SSE	General view [P1. 26]
42	1x1m, 1x2m	Room 7a	NNW	General view
43	1x1m, 1x2m	Room 8	ENE	Stairs to room 8
44	1x1m, 1x2m	Room 8	WSW	General view [P1. 11]
45	1x1m, 1x2m	Room 8	UP	Roof space [P1. 13]
46	1x1m, 1x2m	Room 8	SE	Joists
47	1x1m, 1x2m	Room 8	ENE	General view [P1. 12]
48	-	Room 9	NW	General view [P1. 14]
49	-	Room 10	SSE	General view [P1. 27]
50	-	Room 10	SSE	Roof truss [P1. 28]
51	1x1m, 1x2m	Room 10	NNW	General view
52	1x1m, 1x2m	Room 11	SSE	To gable end [P1. 29]
53	1x1m, 1x2m	Room 10	ENE	General view
54	1x1m, 1x2m	Room 12	NNE	General view
55	1x1m, 1x2m	Room 12	NW	To fireplace [P1. 8]
56	1x1m, 1x2m	Room 12	SSE	General view [P1. 7]
57	1x1m, 1x2m	Room 13	SSE	General view [P1. 23]
58	-	Room 13	SE	Carpenters marks [P1. 24]
59	1x1m, 1x2m	Room 13	NE	General view
59a	1x1m, 1x2m	Room 13	NE	General view
60	-	Room 13	SE	Carpenters marks
61	-	Room 14	SSE	General view [P1. 21]
62	-	Room 14	SW	General view
63	-	Room 14	SW	Carpenters marks [P1. 22]

B. Colour Prints

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1m, 1x2m	Room 1	SE	General view
2	1x1m, 1x2m	Room 1	NNW	General view
3	-	Room 1	SSE	Ceiling joists
4	1x1m, 1x2m	Room 2	NNE	General view
5	1x1m, 1x2m	Room 2	NE	To blocked door
6	1x1m, 1x2m	Room 2	S	General view
7	-	Room 2	SSE	Carpenters marks on beam
8	1x1m, 1x2m	Room 2	SW	General view, raised area
9	1x1m, 1x2m	Room 2	W	General view, raised area
10	1x1m, 1x2m	Room 2	E	General view, raised area
11	-	Room 2	E	Pegs
12	1x1m, 1x2m	External	N	Timber framed range
13	1x1m, 1x2m	External	SE	Along range
14	-	External	NNW	Timber framing, upper part and front building
15	-	External	ENE	Timber framing, upper part
16	-	External	ENE	Timber framing, upper part, rear
17	1x1m, 1x2m	External	ENE	Drying kiln
18	1x1m, 1x2m	External	E	Oblique of rear range
19	1x1m, 1x2m	External	N	Oblique of rear range
20	1x1m, 1x2m	External	SE	Oblique of rear range
21	1x1m, 1x2m	External	NE	Oblique of rear range
22	1x1m, 1x2m	External	NNW	Rear of building
23	1x1m, 1x2m	External	NW	Oblique of rear range
24	1x1m, 1x2m	External	NNW	Oblique of rear range
25	1x1m, 1x2m	External	SW	Joint in wall
26	1x1m, 1x2m	External	NNW	Rear of building
27	1x1m, 1x2m	External	S	General view, internal courtyard
28	1x1m, 1x2m	External	WSW	General view, internal courtyard
29	1x1m, 1x2m	Room 3	ENE	Drying kiln
30	1x1m, 1x2m	Room 3	NNW	Drying kiln door
31	1x1m, 1x2m	Room 3	SSE	General view
32	1x1m, 1x2m	Room 3	WSW	Drying kiln steps
32a	1x1m, 1x2m	Room 4	NNW	General view
33	1x1m, 1x2m	Room 4	NNW	General view
34	1x1m, 1x2m	Room 4	SSE	Door – reproduction
35	1x1m, 1x2m	Room 4	SW	Chamfer stops on beam
36	1x1m, 1x2m	Room 4	WSW	To timber framing
37	1x1m, 1x2m	Room 5	NW	To fireplace
38	1x1m, 1x2m	Room 5	WSW	Timber framing
39	1x1m, 1x2m	Room 6	NNW	General view
40	1x1m, 1x2m	Room 6	SSE	General view
41	1x1m, 1x2m	Room 7	SSE	General view
42	1x1m, 1x2m	Room 7a	NNW	General view
43	1x1m, 1x2m	Room 8	ENE	Stairs to room 8
44	1x1m, 1x2m	Room 8	WSW	General view
45	1x1m, 1x2m	Room 8	UP	Roof space
46	1x1m, 1x2m	Room 8	SE	Joists
47	1x1m, 1x2m	Room 8	ENE	General view
48	-	Room 9	NW	General view
49	-	Room 10	SSE	General view
50	-	Room 10	SSE	Roof truss
51	1x1m, 1x2m	Room 10	NNW	General view
52	1x1m, 1x2m	Room 11	SSE	To gable end
53	1x1m, 1x2m	Room 10	ENE	General view
54	1x1m, 1x2m	Room 12	NNE	General view
55	1x1m, 1x2m	Room 12	NW	To fireplace
56	1x1m, 1x2m	Room 12	SSE	General view
57	1x1m, 1x2m	Room 13	SSE	General view
58	-	Room 13	SE	Carpenters marks
59	1x1m, 1x2m	Room 13	NE	General view
59a	1x1m, 1x2m	Room 13	NE	General view
60	-	Room 13	SE	Carpenters marks
61	-	Room 14	SSE	General view
62	-	Room 14	SW	General view
63	-	Room 14	SW	Carpenters marks

C. Monochrome Images

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1m, 1x2m	Room 1	SE	General view
2	1x1m, 1x2m	Room 1	NNW	General view
3	-	Room 1	SSE	Ceiling joists
4	1x1m, 1x2m	Room 2	NNE	General view
5	1x1m, 1x2m	Room 2	NE	To blocked door
6	1x1m, 1x2m	Room 2	S	General view
7	-	Room 2	SSE	Carpenters marks on beam
8	1x1m, 1x2m	Room 2	SW	General view, raised area
9	1x1m, 1x2m	Room 2	W	General view, raised area
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20	1x1m, 1x2m	External	SE	Oblique of rear range
21	1x1m, 1x2m	External	NE	Oblique of rear range
22	1x1m, 1x2m	External	NNW	Rear of building
23	1x1m, 1x2m	External	NW	Oblique of rear range
24	1x1m, 1x2m	External	NNW	Oblique of rear range
25	1x1m, 1x2m	External	SW	Joint in wall
26	1x1m, 1x2m	External	NNW	Rear of building
27	1x1m, 1x2m	External	S	General view, internal courtyard
28	1x1m, 1x2m	External	WSW	General view, internal courtyard
29	1x1m, 1x2m	Room 3	ENE	Drying kiln
30	1x1m, 1x2m	Room 3	NNW	Drying kiln door
31	1x1m, 1x2m	Room 3	SSE	General view
32	1x1m, 1x2m	Room 3	WSW	Drying kiln steps
32a	1x1m, 1x2m	Room 4	NNW	General view
33	1x1m, 1x2m	Room 4	NNW	General view
34	1x1m, 1x2m	Room 4	SSE	Door – reproduction
35	1x1m, 1x2m	Room 4	SW	Chamfer stops on beam
36	1x1m, 1x2m	Room 4	WSW	To timber framing
37	1x1m, 1x2m	Room 5	NW	To fireplace
38	1x1m, 1x2m	Room 5	WSW	Timber framing
39	1x1m, 1x2m	Room 6	NNW	General view
40	1x1m, 1x2m	Room 6	SSE	General view
41	1x1m, 1x2m	Room 7	SSE	General view
42	1x1m, 1x2m	Room 7a	NNW	General view
43	1x1m, 1x2m	Room 8	ENE	Stairs to room 8
44	1x1m, 1x2m	Room 8	WSW	General view
45	1x1m, 1x2m	Room 8	UP	Roof space
46	1x1m, 1x2m	Room 8	SE	Joists
47	1x1m, 1x2m	Room 8	ENE	General view
48	-	Room 9	NW	General view
49	-	Room 10	SSE	General view
50	-	Room 10	SSE	Roof truss
51	1x1m, 1x2m	Room 10	NNW	General view
52	1x1m, 1x2m	Room 11	SSE	To gable end
53	1x1m, 1x2m	Room 10	ENE	General view
54	1x1m, 1x2m	Room 12	NNE	General view
55	1x1m, 1x2m	Room 12	NW	To fireplace
56	1x1m, 1x2m	Room 12	SSE	General view
57	1x1m, 1x2m	Room 13	SSE	General view
58	-	Room 13	SE	Carpenters marks
59	1x1m, 1x2m	Room 13	NE	General view
59a	1x1m, 1x2m	Room 13	NE	General view
60	-	Room 13	SE	Carpenters marks
61	-	Room 14	SSE	General view
62	-	Room 14	SW	General view
63	-	Room 14	SW	Carpenters marks



**The Maltings, Hart Street, Henley on Thames, Oxfordshire,
Building Recording**

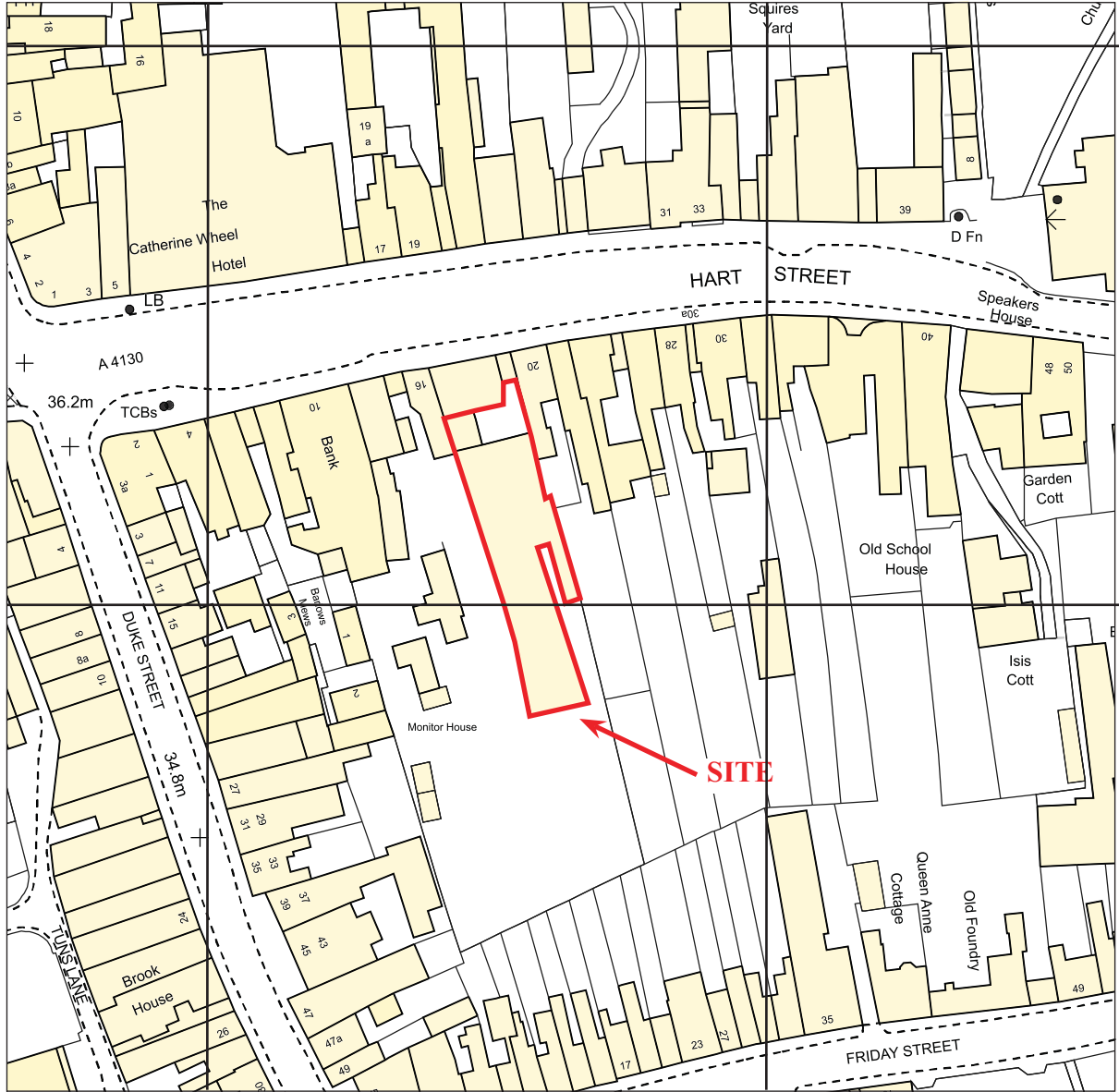
Figure 1. Location of site within Henley on Thames and Oxfordshire

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82700

82600



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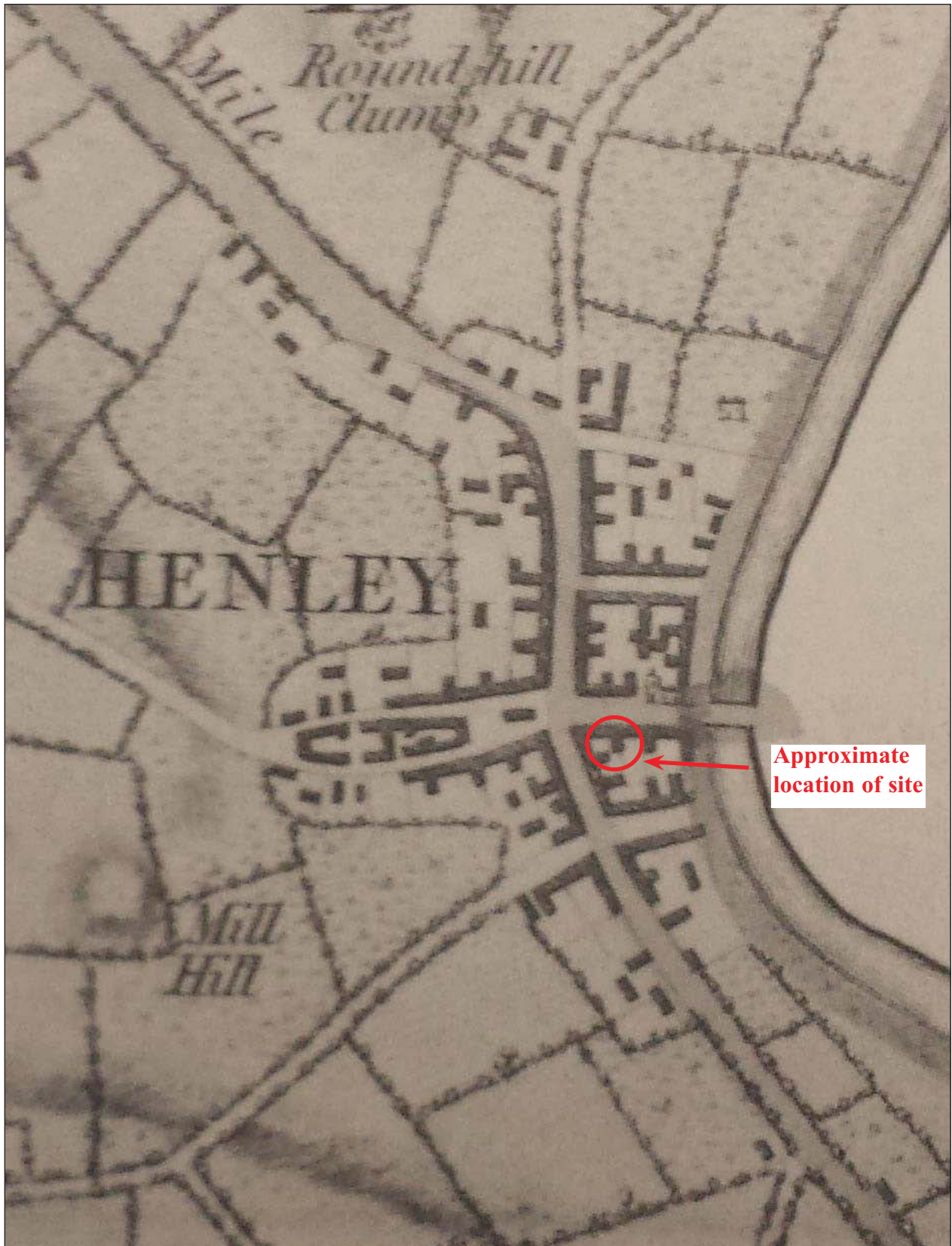


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Figure 2. Detailed location of site off Hart Street.

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Figure 3. Davis' Map of Henley on Thames, 1797.

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**The Maltings, Hart Street,
Henley on Thames, Oxfordshire,
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Figure 11. First Edition Ordnance Survey, 1879.



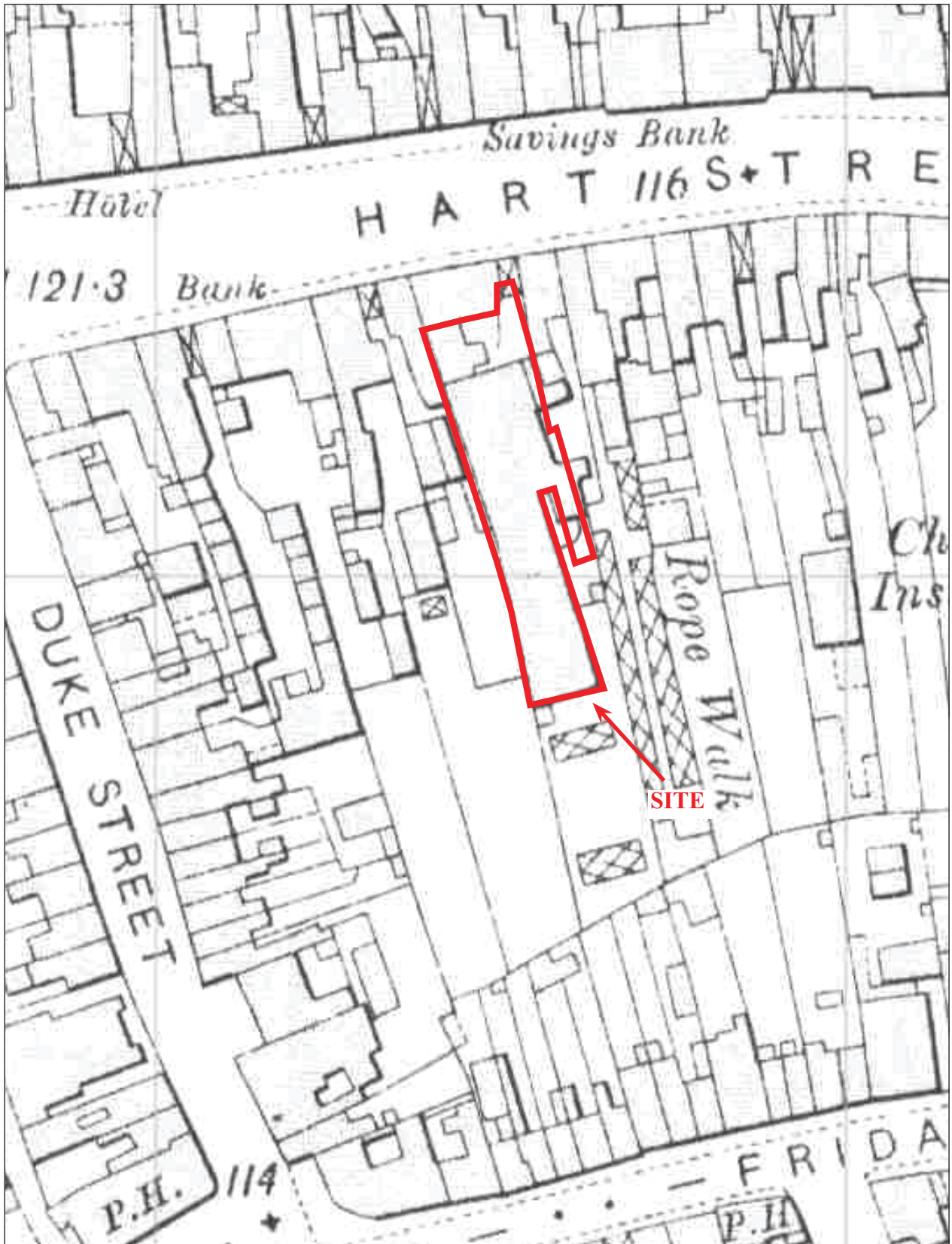


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Figure 5. Second Edition Ordnance Survey, 1899.

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Figure 6. Third Edition Ordnance Survey, 1913.

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Figure 7. Ordnance Survey, 1925.

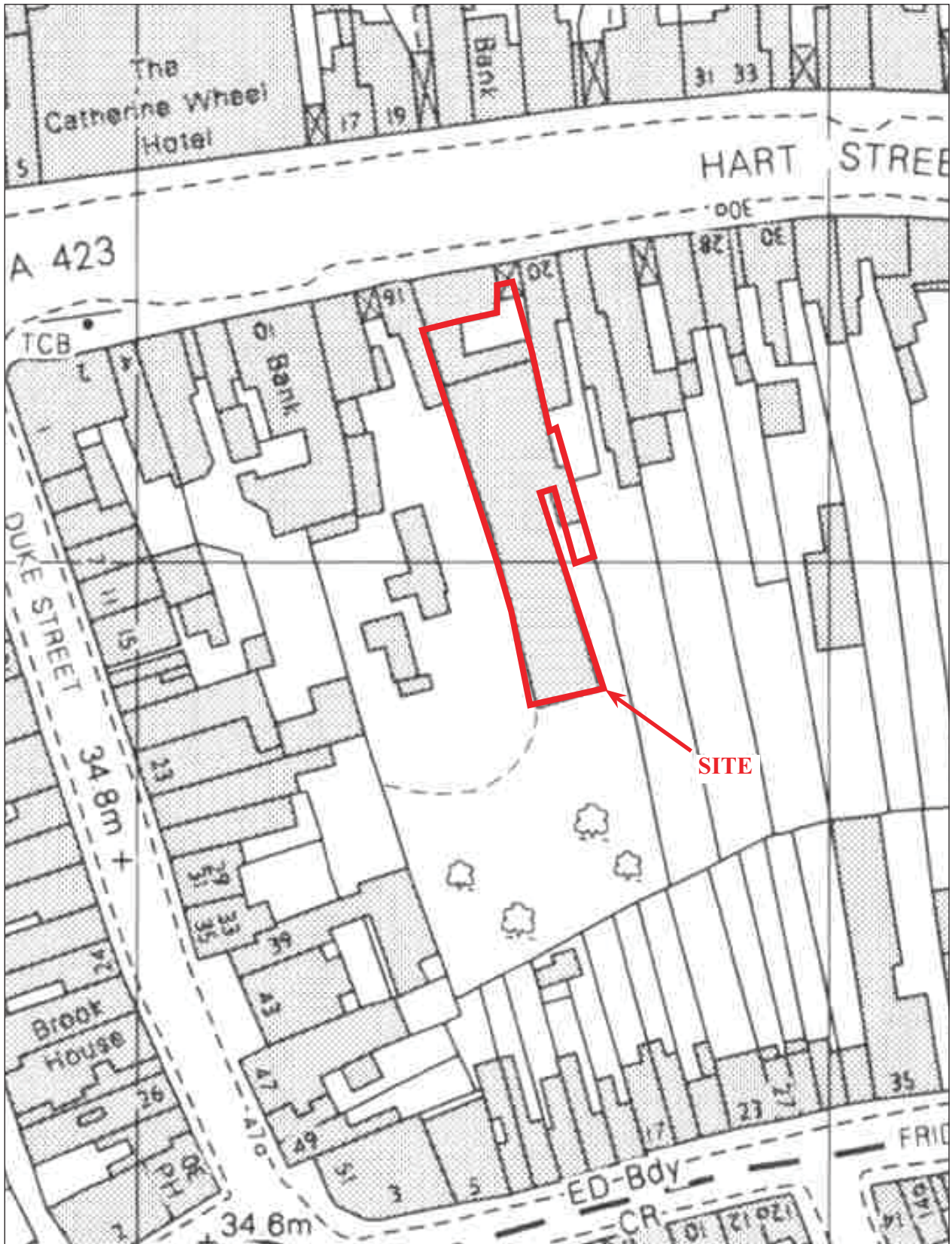
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**The Maltings, Hart Street,
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Figure 8. Ordnance Survey, 1962.



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**The Maltings, Hart Street,
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Figure 9. Ordnance Survey, 1991.

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Ground floor



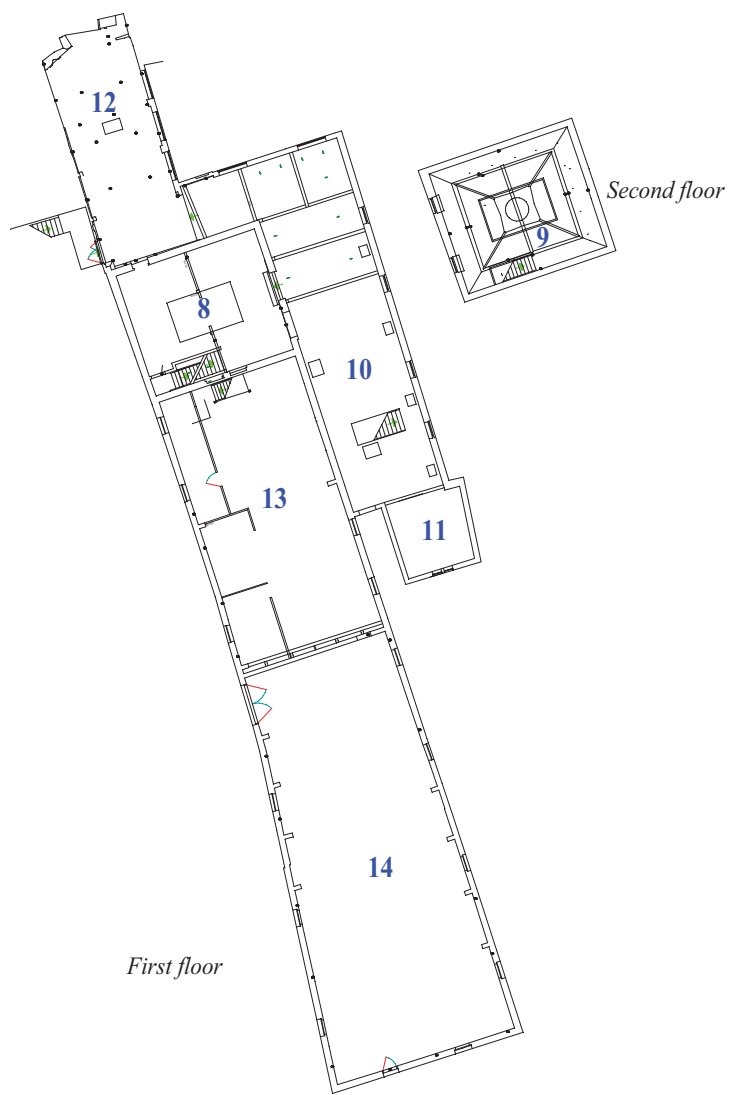
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Figure 10. Ground floor plan

0 20m

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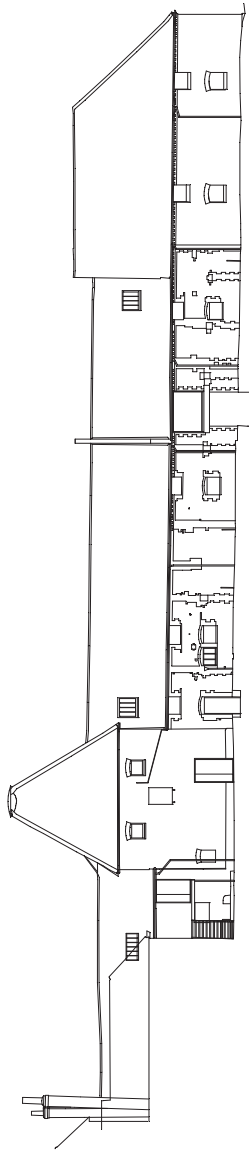
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**The Maltings, Hart Street,
Henley on Thames, Oxfordshire, 2015
Building Recording**

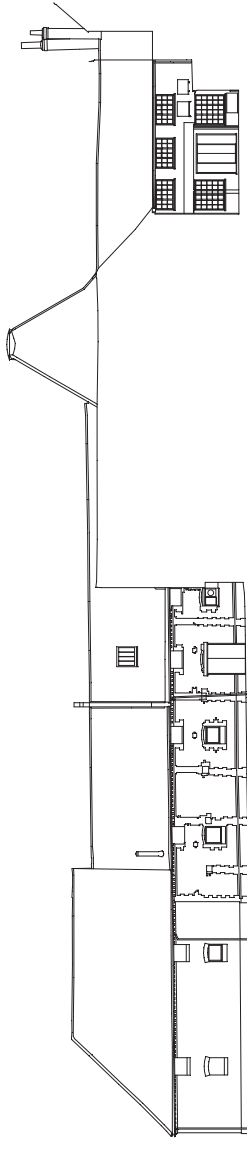
Figure 11. First and second floor plan



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West-facing elevation



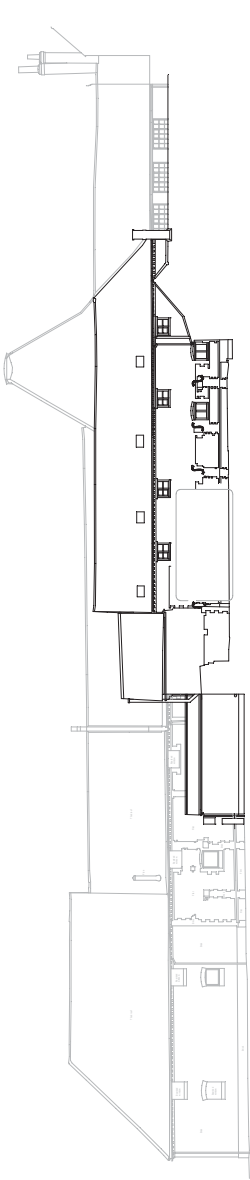
East-facing elevation

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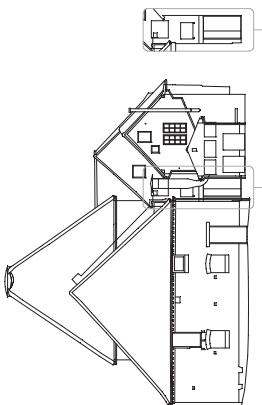
**The Maltings, Hart Street,
Henley on Thames, Oxfordshire, 2015
Building Recording**

Figure 12. Elevations.

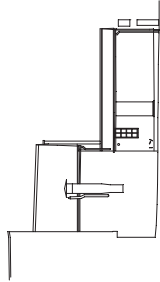




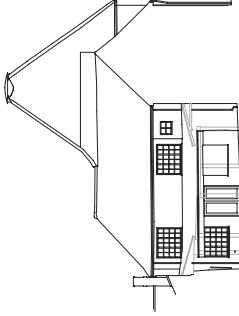
East-facing elevation



South-facing elevation



West-facing elevation



North-facing elevation

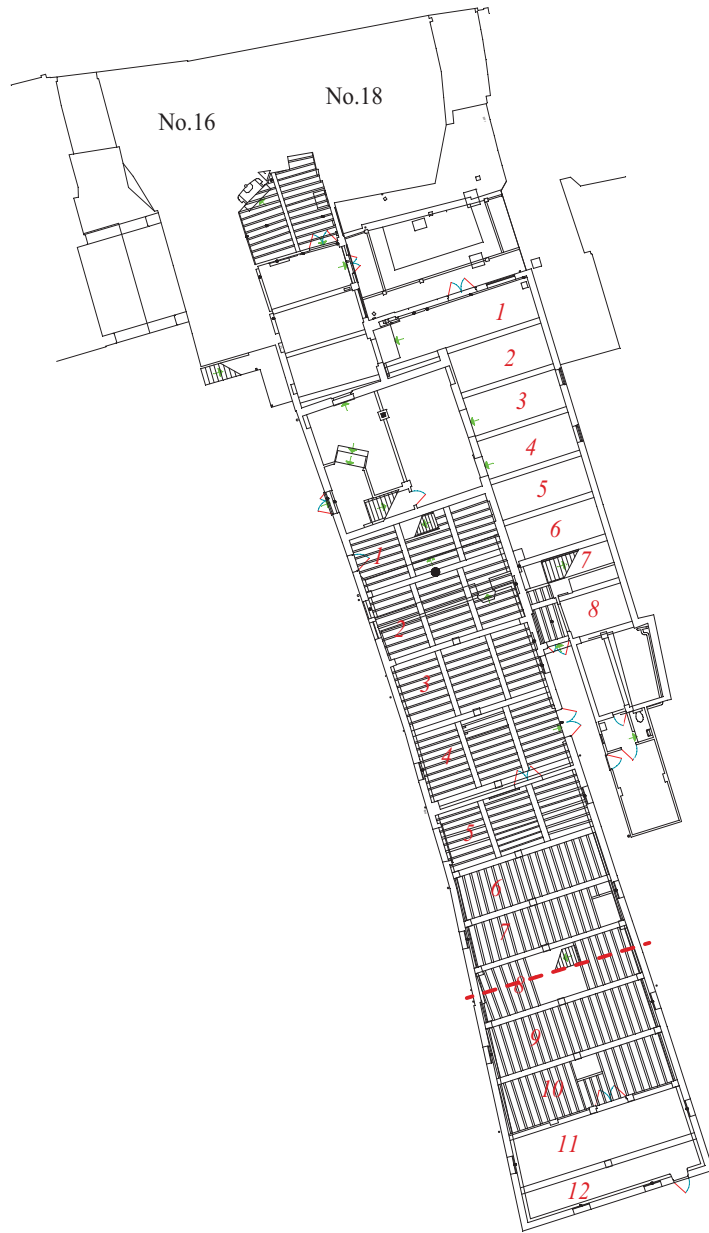
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Building Recording**

Figure 13. Elevations.



Ground floor



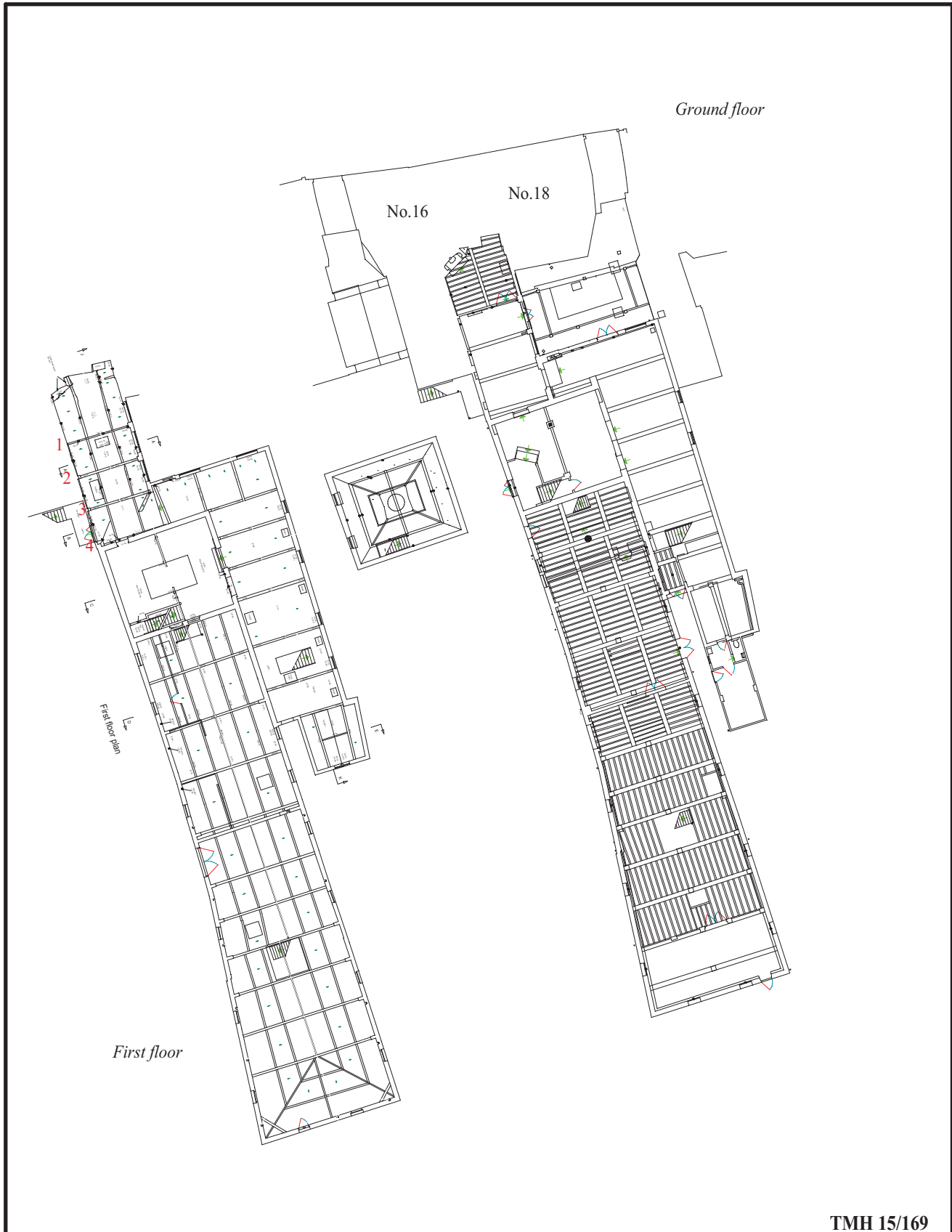
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Figure 14. Ground floor showing direction of beams and joists



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Figure 15. Plan showing first floor roof structure



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Figure 16. Phase plan

0 20m

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Plate 1. Timber framed range, looking north



Plate 2. Internal courtyard, looking south-west



Plate 3. Timber framing, looking north-east



Plate 5. Room 4, Chamfer stops on beam



Plate 4. Room 4, Door, looking south



Plate 6. Room 5, fireplace

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**The Maltings, Hart Street,
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Building Recording
Plates 1-6.**

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Plate 7. Room 12 looking south-east



Plate 8. Room 12, fireplace



Plate 9. Drying kiln, looking north-east



Plate 10. Room 3, kiln steps looking south-west



Plate 11. Room 8, looking south-west



Plate 12. Room 8, looking north-east

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**The Maltings, Hart Street,
Henley on Thames, Oxfordshire,
Building Recording
Plates 7 - 12.**

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Plate 13. Room 8, roof space



Plate 14. Room 9, looking north-west



Plate 15. Rear range looking east



Plate 17. Rear range looking north-west



Plate 16. Rear range looking north-east



Plate 18. Room 1 looking south-east **TMH 15/169**

**The Maltings, Hart Street,
Henley on Thames, Oxfordshire,
Building Recording
Plates 13 - 18.**

**T H A M E S V A L L E Y
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Plate 19. Room 2, looking north-east



Plate 20. Carpenters' marks, room 2



Plate 21. Room 14, looking south-east



Plate 22. Carpenters' marks, room 14



Plate 23. Room 13, looking south-east



Plate 24. Carpenters' marks, room 13

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Building Recording
Plates 19 - 24.**

THAMES VALLEY
ARCHAEOLOGICAL
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Plate 25. Room 6, looking north-west



Plate 26. Room 7, looking south-east



Plate 27. Room 10, looking south-east



Plate 28. Room 10, roof truss



Plate 29. Room 11, gable end, looking south-east



Plate 30. Rear exterior, looking north-west

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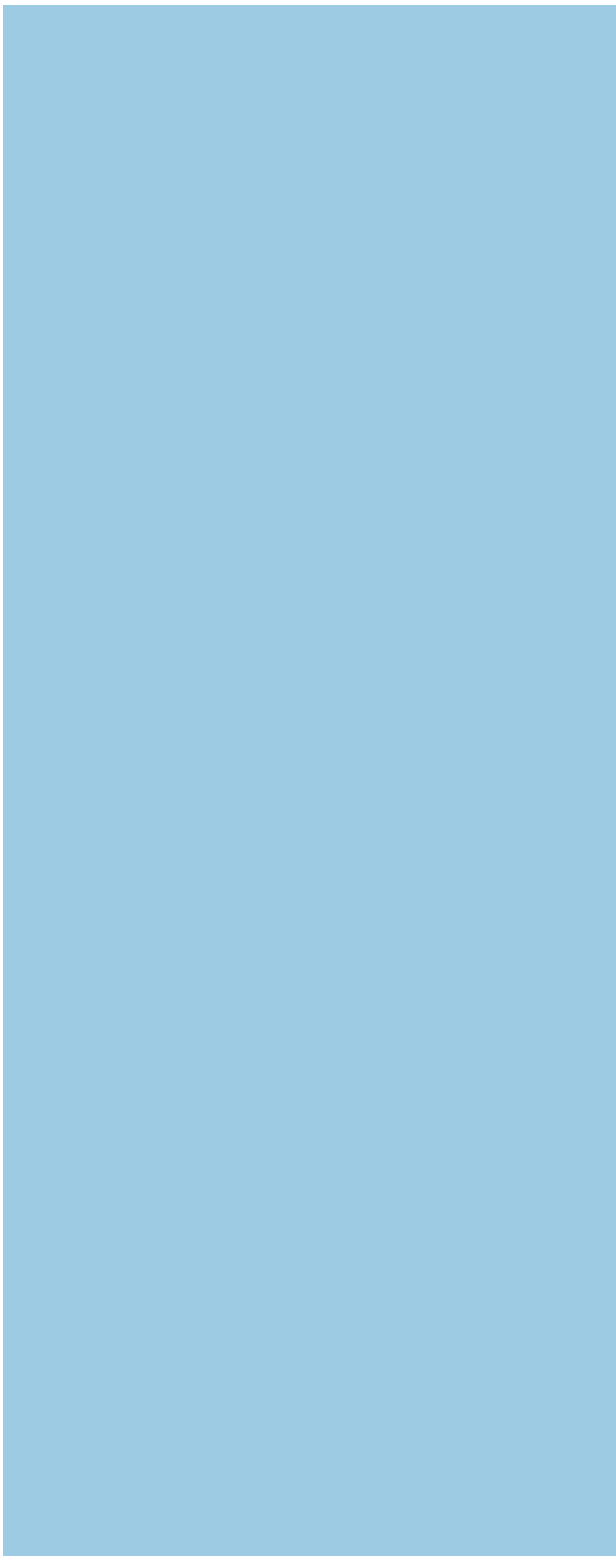
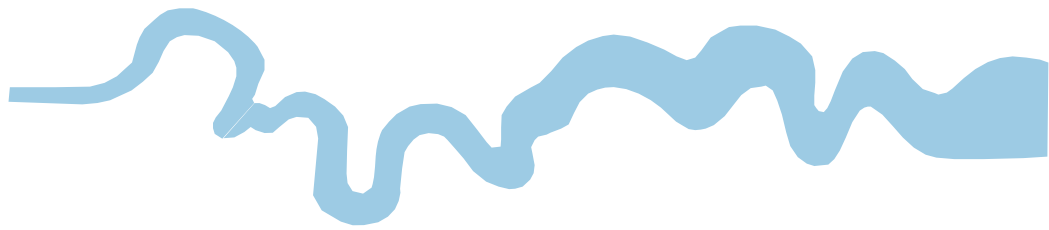
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THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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