

**CHELSEA WORKS, ST MICHAELS ROAD
KETTERING, NORTHANTS**

ARCHAEOLOGICAL BUILDING RECORDING

Albion
archaeology





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Contents

1. INTRODUCTION.....	7
1.1 Background to the Report.....	7
1.2 Site Location and Description	7
1.3 Project Objectives.....	7
2. HISTORICAL BACKGROUND	9
2.1 Introduction	9
2.2 Historical Background.....	9
2.3 Company History	9
2.4 Historical Maps.....	9
2.5 Historic Trade Directories	10
3. BUILDING RECORDING: DESCRIPTION.....	11
3.1 Methodology.....	11
3.2 General Description	11
3.3 Exterior.....	11
3.4 General internal construction details	13
3.5 Main Factory Building	13
4. BUILDING ANALYSIS.....	19
4.1 Construction and Materials.....	19
4.2 Function	19
4.3 History and Development.....	19
5. BIBLIOGRAPHY.....	21
6. OASIS SUMMARY	22



List of Figures

- Figure 1: Location plan
 Figure 2: 1900 Ordnance Survey 25-inch map
 Figure 3: 1926 Ordnance Survey, 25-inch map
 Figure 4: Block plan
 Figure 5: Overall ground plan
 Figure 6: Detail plan of main workshop area
 Figure 7: Detail plan of basement, first and second floors and detached workshop
 Figure 8: Sectional view through main workshop area

List of Images

- Image 1: Front and side elevations
 Image 2: Front elevation, west end
 Image 3: Front elevation, three-storey block
 Image 4: Rear elevation of three-storey block
 Image 5: Exterior view from yard
 Image 6: Basement, east compartment
 Image 7: Basement, west compartment
 Image 8: Ground floor of three-storey block 1
 Image 9: First floor of three-storey block 1
 Image 10: Second floor of three-storey block 1
 Image 11: Second floor of three-storey block 1
 Image 12: Goods loading bay 3
 Image 13: Workshop 4, Area 4c
 Image 14: Workshop 4, Area 4c
 Image 15: Workshop 5, Area 5a
 Image 16: Workshop 5, Area 5a
 Image 17: Workshop 5, Area 5b
 Image 18: Workshop 6, Area 6c
 Image 19: Workshop 6, Area 6c
 Image 20: Workshop 6, Area 6c, Roof construction detail
 Image 21: Workshop 6c, East bay of workshop
 Image 22: Enclosed workshop 7
 Image 23: Outside toilets 8
 Image 24: Workshop 9, east compartment
 Image 25: Workshop 9, west compartment
 Image 26: Detached workshop 12
 Image 27: Detached workshop 12
 Image 28: Detached workshop 12
 Image 29: Detached workshop 12
 Image 30: Detached workshop 12, Detail of line shaft bracket



Preface

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips (BA). Mark Phillips is the author of the report and the project was managed on behalf of Albion Archaeology by Hester Cooper-Read (BA, MIfA).

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Structure of this report

Section 1 presents the background to the report. Historical background information derived from maps and historic documents is presented in Section 2. A description of the building forms Section 3 with analysis of the building in Section 4. Section 5 is the bibliography.

Figures and images are included at the end of the report.

Version History

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1.0	29/09/2016	n/a

Key Terms

Throughout this document the following terms or abbreviations are used:

AAA	Northamptonshire County Council Assistant Archaeological Advisor
HER	Historic Environment Record
CIfA	Institute for Archaeologists
<i>Procedures Manual</i>	<i>Procedures Manual Volume 1 Fieldwork</i> , 2 nd edn, 2001 Albion Archaeology
WSI	Written Scheme of Investigation



Non-Technical Summary

Planning consent was been granted for the demolition of existing buildings and the construction of 14 dwellings at Chelsea Works, St Michaels Road, Kettering, Northamptonshire (ket/2015/0386). The buildings are part of a blacking factory associated with the boot and shoe industry and the planning permission included a condition (10) requiring historic building recording. Albion Archaeology was commissioned to produce a written scheme of investigation and undertake the historic building recording. The building survey was undertaken between 22nd and 24th of August 2016.

The site occupies a rectangular plot on the south side of St Michaels Road with the east end of the factory on Garfield Street. The main factory buildings occupy the eastern part of the plot. It is single storied with one three-storied section on the St Michael's Road frontage and basement extending below the north-east part of building. The front range has a gabled roof and the workshops behind it have sawtooth roofs. A yard occupies the eastern part of the plot. This contained a row of brick buildings along the south side which included a workshop with brackets for a line shaft.

Historic maps show that St Michael's Road had been laid out by 1899 but had not been developed. Historic trade directories show that Caswell & Co boot polish manufacturers moved to the St Michael's Road site between 1910 and 1914. Historic maps show the factory was completed in its final form before 1924. Caswell's brand product was 'Chelsea' boot polish or dubbin which was marketed in tins with a picture of a Chelsea pensioner on the lid.

Later use for the production of paint and antibacterial surface coatings had left little evidence for the former use as a blacking or polish factory. The main part of the factory consists of workshops covered by sawtooth roofs supported on cast iron pillars creating open, general purpose work areas. The three storied section of the factory had openings for a lift or hoist extending through the basement, ground, first and second floors. This area was lit with large windows and is likely to have been used for part of the production or packaging process. A detached workshop at the rear of the factory yard contained brackets for a line shaft indicating that it once contained belt powered machinery.



1. INTRODUCTION

1.1 *Background to the Report*

Planning consent was granted for the demolition of existing buildings and the construction of 14 dwellings at Chelsea Works, St Michaels Road, Kettering, Northamptonshire and (ket/2015/0386). The buildings are part of a factory associated with the boot and shoe industry, thought to be present on the site by 1910.

Condition 10 of the planning permission stipulated the need for a detailed survey of historical and architectural features in accordance with the guidance set out in 'Understanding Historic Buildings' (Historic England 2016). Albion Archaeology was commissioned by BWB Consulting Ltd to carry out the programme of archaeological building recording on the site. A Written Scheme of Investigation (WSI) (Albion 2016) was written in response to the brief supplied by the assistant archaeological advisor (NCC 2016).

This report presents the results of the building recording which, with the associated archive, forms a comprehensive record of the building prior to its demolition.

1.2 *Site Location and Description*

The development is located in the main urban area of Kettering and occupies a corner plot bounded by St Michaels Road and Garfield Street, directly south of Kettering town centre (Fig. 1). The application site is approximately 0.57ha in size and contains a range of saw-toothed roofed factory buildings and a 3-storey workshop fronting St Michaels Road.

The application area is centred on grid reference SP86881 77672.

1.3 *Project Objectives*

The requirements of the AAA are for building archaeological building recording to include a level 2 photographic survey (Historic England 2016).

The objective of the building recording are to:

- provide a comprehensive visual record of the structures prior to the permitted conversion. Work will be undertaken in accordance with the brief. The photographic survey will be to English Heritage Level 2 standard.
- provide a review of the local and regional historical context, with reference to the appropriate regional research agendas. This needs to be adequately detailed to place the findings of the recording in context and to inform future conservation and management decisions.
- produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion.



The research agenda for the East Midlands highlights a number of research themes related to the boot and shoe industry including the development and organisation of the boot and shoe industry of Northamptonshire and Leicestershire (9.7.6). This also relates to research objectives 9A (assess building types in the early 20th century) (Knight et al 2012).



2. HISTORICAL BACKGROUND

2.1 Introduction

Historical background information in the form of published resources and historical maps was examined.

2.2 Historical Background

The boot and shoe industry in Kettering was first established in the late 18th century but with the demand for military boots and the arrival of the railway the manufacture of boots and shoes became one of the town's main industries. The major expansion of the industry came in the last two decades of the 19th century with the mechanisation, centralisation and diversification of the boot and shoe industry. Census data indicates that in 1894 there were 82 companies which were directly involved in boot and shoe manufacture but by 1920 this had risen to 126 (Foard & Ballinger, 2000). A large number of businesses in Kettering were reliant on and supplying the boot and shoe industry, and this included the Chelsea Works which was a blacking works which produced boot or shoe polish.

2.3 Company History

The Chelsea works was occupied by Caswell & Company Ltd, boot polish manufacturers. In the late 20th century the company move into glue production and now trades as Caswell Adhesives from Princewood Road in Corby. Their current products include specialist adhesives for the footwear industry. Information on the Caswell Adhesives website indicates that the company was founded in London in 1890. Internet searches for information on Caswell's historic product lines show that they produced Chelsea boot polish and Chelsea dubbin. The tins for these products carried a picture of a Chelsea pensioner. The earlier tins were labelled Caswell and Co. Ltd Kettering & London.

2.4 Historical Maps

Historic Ordnance Survey maps were examined. These are illustrated in Figures 2 and 3 and are reproduced under licence from the National Library of Scotland.

2.4.1 25-inch Ordnance Survey 1887 (not illustrated)

This plan was surveyed in 1884 and published in 1887. At this time the town was expanding to the north and south of the town centre. When this map was surveyed residential development on the south side of the town had extended as far as Hawthorn Road. The factory site was still under agricultural fields at this time.

2.4.2 25 inch Ordnance Survey 1900

The plan was revised in 1899 for this edition (Fig. 2). It shows the continuing southern extension of the developed area. The road layout had been set out as far as St Michaels Road but few houses had been built in the newly extended area. The two houses at the western end of the later factory site had already been constructed and stood in isolation at this time. All of the land to the south of the factory site was still under fields.



2.4.3 25-inch Ordnance Survey 1926

This plan was revised in 1924 and is the first to show the factory which is labelled as Chelsea Works (Blacking) (Fig. 3). The surround roads to the north of the factory had not been fully infilled with housing at this time. The former fields to the south of the factory had been turned over to recreational use with playing fields and tennis courts while the land to the south-east was under cultivation as allotment gardens.

2.5 Historic Trade Directories

Local historic trade directories were examined.

2.5.1 Kelly's Directory of Northamptonshire 1910

In the 1910 edition of Kelly's Directory the company which later occupied the Chelsea works was listed on page 126 of the commercial section for Kettering as 'Caswell & Co. Lim. Boot polish manufrs. Richard's leys, Kettering.' Richard's Leys was a street located in the area between Tanner's Lane and Newland Street. It was removed during redevelopment in the 1970s and the area is now occupied by the Newland Shopping Centre.

Caswell & Co were also listed in the trades section of the directory (page 390) under boot and shoe polish manufacturers.

2.5.2 Kelly's 1914

In the 1914 edition of Kelly's the company was listed on page 128 as 'Caswell & Co. Limited, boot polish manufacturers; speciality, "Chelsea" Boot Polish, St. Michael's road'. They were also listed under boot and shoe polish manufacturers on page 392 in the trades section for Northamptonshire.



3. BUILDING RECORDING: DESCRIPTION

3.1 Methodology

Throughout the project the standards set in the *CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* and English Heritage's *Understanding Historic Buildings* (2006) have been adhered to. All work has been done in accordance with the CIfA Code of Conduct.

The survey followed English Heritage recommendations for a level 3 survey, comprising a detailed examination of the building and a photographic record. On site records consist of sketch plans and elevations marked up with detailed measurements. These were used to produce the CAD drawings which are reproduced in this report. The photographic records comprise high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

At the time of the survey some demolition work had already been done. The buildings affected consisted of the a modern building in the middle of the yard, two small buildings on the south edge of the yard and two bays of the main workshop area (The extent of the demolished buildings is indicated on block plan Fig. 4).

The building survey was undertaken between 22nd and 24th of August 2016. The following description is illustrated with drawn plans and sections (Figures 4 to 8) and colour images referenced in the text and bound at the back of the report.

3.2 General Description

The factory is in a rectangular plot measuring approximately 77m east-west and 30m north-south (Figure 4).

The main factory buildings occupy the eastern part of the plot and measure approximately 44m east-west by 30m north-south overall. Apart from one three-storey section in the St Michael's Road frontage the factory is single storied. A basement extends below the eastern end of the range fronting onto St Michael's Road. The roof on the front-range is gabled roof on the single storey sections and hipped roof on the three-storey part. Behind the front-range the majority of the building consists of large workshops with sawtooth northlight roofs.

A yard occupying the western end of the plot is enclosed with a fence along the St Michael's Road frontage and brick walls on the west and south sides. A modern building at the centre of the yard had been removed and a row of brick buildings along the south side of the yard had been partially demolished before the survey took place.

3.3 Exterior

Exterior elevations were visible on St Michael's Road and Garfield Street. The rear of the building backs onto residential properties and was not visible. The west end



of the main factory block had been largely demolished by the time the survey took place.

3.3.1 St Michael's Road frontage

This is in three parts comprising from left to right; a single storey three bay section, a three-storey three-bay section and at the right, a single storey with an irregular bay arrangement (Images 1-3). The two sections in the left of the elevation are in mid-red facing brick in English bond, contrasting with the right hand section which is in a slightly darker red brick in stretcher bond with light coloured cement. All of the openings have plain concrete lintels with those in the right-hand section forming a continuous band.

Left hand section

On the left-hand corner the brickwork is slightly set back and is finished with stone quoins in Oolitic limestone (Image 1). At the base of the wall there are two concrete lintels for basement windows with light wells in the pavement that have been covered over. The left-hand section is in three bays with a central roller shutter door and four-light casements to either side. The modern roller door was fitted to a pre-existing door opening which is indicated by the concrete lintel above and rows of closers in the brickwork to either side of the opening. Detailing at eaves level comprises two slightly projecting courses of brick below a narrow stone or concrete moulding. Above this is brick parapet covered with an advertising board. The roof is covered with concrete interlocking tiles.

Three storey section

This is in red facing brick with bands of blue bricks above the ground and first floor windows (Image 3). A narrow strip of brickwork along both sides of this section is slightly set back from the frontage. At pavement level there are two concrete lintels for basement windows with light wells that have been covered. The ground, first and second floors are in three bays. The windows are four-light casements with the exception of the right-hand ground floor window which has five lights. Some alteration is evident at ground floor level. Here the wooden windows have been replaced with UPVC and there is evidence of alterations in the door opening and the right-hand window. The door opening contains a modern six-panel double door and narrow margin lights. The brickwork in the lower parts of both door jambs has been rebuilt and it seems likely that this opening would have originally contained a window matching the other four-light windows. Beneath the right-hand window there is the bricked-up base for a former doorway indicating that this opening originally contained a window and a single width door.

The side and rear walls of the three-storey part of the building are in regular English bond in lower part and become more variable towards the top with multiple stretcher courses. The rear elevation of this part of the building contained metal-framed windows beneath segmental brick arches (Image 4). These windows were not visible from inside the building because the rear wall had been lined with plasterboard.

At the rear and sides the wall appeared to contain a gutter which was built into the top of the wall with the hipped roof terminating just inside the wall line. On the



front elevation the roof is overhanging and has a timber soffit board with shallow, plain rectangular modillions. The roof on this part of the building is hipped and covered with concrete interlocking tiles.

Right hand section

The brickwork in the right hand side of the frontage is in stretcher bond with a concrete lintel above the openings (Image 2). This is a single storey range. The openings in this part of the frontage form an irregular pattern. These comprises from left to right; a single-light window, a combination single-light window and door, two single-light windows flanking a roller door and three three-light windows in the right hand part. The brickwork around the eastern roller door has been rebuilt at some time with the right-hand side rebuilt in lighter coloured brick indicating alterations to this opening.

Above concrete lintels the details at the top of the wall matches those seen in the left hand part of the elevation with a parapet on top. This section of the building was roofed with slate.

3.3.2 Garfield Street frontage

This elevation was in red brick but more variable in colour than the facing bricks used in the St Michael's Road frontage (Image 1). The brickwork is in Flemish garden-wall bond. The only openings are two doors located near the middle of the elevation. One of these was boarded up and has a lintel with tile creasing above. Immediately to the right is a slightly smaller door opening with a concrete lintel that has been blocked with modern machine-made brick.

3.4 General internal construction details

The main factory has brick walls, some of which are strengthened with pilaster strips to support the roof structure. The roof over the main factory is a mixture of gabled and sawtooth roofs. These are supported by cast iron pillars, forming large open workshop areas. The pillars hold longitudinal metal I-section beams which in turn support a series of timber king-post type roof trusses; those in the sawtooth roofs being asymmetric with only one raking brace in the shallower slope of the roof. Inside the roofs are close boarded and painted white. Most of the internal walls are also painted white.

3.5 Main Factory Building

The plans of the main factory buildings are illustrated in Figure 6 (ground floor) and Figure 7 (basement, first and second floors) and in section in Figure 8.

3.5.1 Basement

An east-west aligned basement lies below the north-east part of the factory (Figure 7, Images 6 and 7). It is situated below ground floor room 1 and the northern part of one of the workshops (6a). It would have been lit by four windows in light wells in the St Michael's Road frontage, although these had been blocked at basement level or covered over at street level at the time of the survey. The one surviving window has a four-light wooden frame with plain chamfered mullions and transoms.



Overall the basement is 21m long east-west and 7m wide. It is divided into two compartments. At the time of the survey the basement was accessed via a floor hatch and steep timber steps. The hatch occupied the south end of a former stair opening which had been floored over. The stair case had been dismantled and placed in the basement.

A boarded over hatch or trap door in the ceiling at the eastern end of the western compartment of the basement corresponds to similar features in the ground and first floor rooms above, presumably indicating the location of a former hoist extending from the basement to the second floor.

The floor over the basement consisted of closely set east-west aligned wooden joists with herringbone strutting. The joists were supported by two large section I-beams in each compartment with additional support in the east compartment comprising two RSJs and metal pillars.

Nothing remained to indicate the probable function of the basement other than a small amount of metal shelving in the east compartment. The removal of the stairs indicate that the basement was not in use.

3.5.2 Three storey block (1)

This three-storied section of the building forms part of the St Michael's Road frontage. The rooms on each floor measure c.10.3m x 7m with minor variation caused by modern plasterboard lining on some walls. The floors are accessed by a central staircase which formerly continued down to the basement. The staircase has square newel posts and plain stick balusters. Floored over openings in the ground, first and second floors probably indicate the location of a former hoist or lift in the east side of this compartment. Nothing remained of any mechanism and it is not clear if this would have been used occasionally for the movement of equipment or part of the regular flow of materials in the production process. The floors over the ground and first floor rooms consisted of closely set timber joists with herringbone strutting and two north-south aligned RSJ beams to each floor.

3.5.2.1 Ground floor

In this room the walls are obscured by modern plasterboard linings, the floor is carpeted floor and the windows to the street frontage have been replaced with UPVC units (Image 8). Surface mounted cabling with numerous power sockets indicates a probable latest use as open plan office.

3.5.2.2 First floor

On this floor the walls are finished in plain brick with a plasterboard lining to the south wall (Image 9). The lining in the south wall obscures at least one metal framed window that was visible from the exterior. Windows in the north wall are four-light wooden windows with plain chamfered mullions and transoms. The floor is in narrow pine boards with a bright, varnish finish. An area for toilets and kitchen in the north-west corner appears to be modern (late 20th C) construction in tongue and groove board. 'Shadows' in the paint on the walls and on the floor indicate the location of a removed partition in the north-east corner of the room.



Central heating, strip lighting and surface mounted cabling indicate a latest use of this room as office space.

3.5.2.3 Second floor

This room has a similar finish to the first floor with plain brick walls, varnish pine floor and plasterboard lining to the rear wall which conceals three metal-framed windows which are visible on the exterior (Image 10). The hipped roof is supported by two king-post trusses and the ceiling is lined with fibreboard panels nailed to the underside of the rafters (Image 11). A small amount of office furniture, along with surface mounted cabling, central heating and strip lighting indicate a latest use of this room as an office.

3.5.3 Entrance Area (2)

This compartment was an entrance to the factory from St Michael's Road. It contained a corridor leading to the offices (1) to the east and a locked door to the goods bay to the west (3). The compartment contained a partition for a toilet accessed from the west side of the offices (1). This appeared from the finish of the doors and other woodwork to date from the mid-20th century. The area had been subdivided in the late 20th-century by the insertion of a stud wall partition to form another toilet accessed.

3.5.4 Goods loading bay (3)

This compartment in the north range of the building measures 7.1m north-south by 6.5m east-west (Image 12). The north wall has a roller shutter door flanked by two single-light windows. The south wall contains a wide opening into one of the main workshop areas (4b). A blocked opening in the west wall has brick arch over and appears to be part of the original construction. The gable roof is lined with tongue groove boards painted white. A sign on the west wall reads 'GOODS READY FOR DESPATCH' indicating the most recent use for this area.

3.5.5 Workshop 4

This is a workshop area which occupies most of the western half of the main factory block. It forms a single undivided area measuring up to 25m north-south and 21.8m east-west. Cast iron pillars support a gabled roof over the northern part of the workshop (4a) and a sawtooth roof in three bays over the remaining part of the workshop (areas 4b and 4c).

3.5.5.1 Area (4a)

This area is covered by a gabled roof supported by two king-post trusses. The southern side of the roof is supported by a single cast iron pillar and RSJ beams. It is lit by three windows in the north wall. An arch in the west wall opens onto the yard. Modern (late-20th C) stud wall partitions had been inserted into the north side of this area to form toilets, kitchen and office spaces.

3.5.5.2 Area (4b and 4c)

This part of the workshop was under a sawtoothed roof in three east-west aligned bays. Two bays (area 4b) had been demolished prior to the start of the survey but one bay (area 4c) on the south side of the workshop remained (Image 13).



This part of the workshop measured 21.8m east-west and 17.6m north-south with aisles 5.9m wide. The wall forming the east end of the workshop had no strengthening pilasters to support the roof on this side. This and the other sawtooth roofs in the building have cast iron pillars which support longitudinal steel beams which in turn carry the ends of the transverse timber roof trusses. These are asymmetric king-post trusses with a single raking brace to the shallower slope of the roof (Image 14). In this workshop the cast iron pillars are widely spaced, only being used under alternate roof trusses. This contrasts with the arrangement in the other workshops which have pillars at each roof truss.

3.5.6 Workshop (5a and 5b)

This workshop measures 17.4m north-south and 10.55m east-west (Images 15-17). It is covered by a sawtooth roof in two east-west aligned bays with the glazed portion facing east. This roof has cast iron pillars to each roof truss. The side walls are brick with pilaster strips at each roof truss. The workshop has been divided into north (5a) and south (5b) sections by a modern blockwork wall.

Various later modifications are visible in the workshop walls. In the north wall of 5a the door to the offices (1) has been reduced in width, a large window to the left of the door infilled with blockwork and a smaller window to the right infilled with brick (Image 16). In the east wall of 5a a door has been roughly cut-in to the brickwork to form an access to a subdivided workshop area (6a). In workshop 5b a small window at the west end of the south wall has been infilled with brick. Also in 5b the central roof pillar has been replaced with an RSJ beam.

3.5.7 Workshop 6

This workshop occupies the eastern end of the factory and measures 28.3m north-south by 10.8m east-west (Images 18-21). Cast iron pillars support a gabled roof over the northern part of the workshop (6a) and a sawtooth roof in two bays over the rest of the workshop (areas 6b and 6c).

3.5.7.1 Area 6a

This area is covered by a gabled roof supported by two king-post trusses. The area is lit by a pair of four-light windows in the north wall to either side of a modern roller shutter door. A doorway in the west wall, blocked with brickwork, would have formerly communicated with Room 1. Offices made from modern stud wall partitions have been inserted on either side of the roller door.

This area is likely to have been despatch or goods inwards area during the most recent use of the factory.

3.5.7.2 Areas 6b and 6c

This section is covered by a sawtooth roof in two north-south aligned bays with cast iron pillars supporting each roof truss. The construction of the roof is similar to the other sawtooth roofs with the addition of a longitudinal beam just west of the centreline (Images 19 and 20). The beam consists of separate lengths of timber which are supported at each end by cast metal brackets fixed to the tiebeams of the



roof trusses. The side walls in this workshop are of brick with pilaster strips only in the eastern wall.

One section of the workshop (6b) has been enclosed with blockwork walls. It contains some shelving and was fitted with some ventilation or extraction ducts. The north wall had traces of splashed or sprayed paint above a 'shadow' left by a former workbench or cupboard.

The remaining part of the workshop (6c) extends to the south wall of the factory. At the south end it has been partially divided by the construction of a brick wall between the cast iron pillars supporting the roof (Image 18). There are two external door openings in the east wall. One is blocked with modern brick infill. The adjacent opening has an internal brick 'lobby' with a second set of internal doors.

3.5.1 Enclosed workshop (7)

This workshop is located to the south of workshop 5 (Image 22). It is 4.6m long by 3.08m wide and is covered by a north-south aligned gabled roof. Access is via a door in the north wall from workshop 5. A door in the east wall has been infilled with blockwork. The west wall has a window and a door giving access to the outside toilets (8). This door has been reduced in width and height with Fletton brick used to rebuild the north jamb and infill an arched opening above the door.

The interior consisted of plain brick, painted white. There are no surviving fittings but safety signage on the walls refers to the use of mixing machinery and a wax machine. A note attached to the frame of the door into this room from the workshop 5 gives details for the "PROCEDURE FOR LOADING AND MIXING USING SILVERSON AND PADDLE MIXERS IN THE WATERBASED AREA".

3.5.2 Outside toilets (8)

To the south of workshop 5 is a partially unroofed area containing outside toilets (Image 23). The area measures 5.7m by 3.08m. In the south-west corner is a pair of outside toilets in red brick with a slate lean-to roof and plank and batten doors with a louvered vent above. A second set of toilets was later added in Fletton brick with a corrugated iron roof.

3.5.3 Workshop (9)

This is a narrow workshop, 3.08m wide and 21.75m long which extends along the south side of workshop 4 (Images 24 and 25). It is subdivided into two parts by a brick partition with a wide door opening. The eastern compartment is accessed via a sliding timber door the east end and plank and batten door in the north wall. The smaller western compartment has steel door in the west end and a sliding timber door in the north wall. The latter had been clad on its interior face with relatively small, overlapping metal plates, presumably as a form of fire protection.

The only surviving fitting in this room is a mixing tank raised above the floor with a base made from blockwall construction blocks.



3.5.4 Outbuildings (10 and 11)

These were two outbuildings situated against southern boundary of the yard area which has been demolished prior to the start of the survey.

3.5.5 Detached workshop (12)

This workshop is located in the south-west part of the yard (Images 26-30). It is aligned east-west and is 17.9m long and 4.9m wide. The walls are of red brick laid in Flemish garden-wall bond with a white paint finish. The gabled roof had been removed at the time of the survey. It is accessed via double doors in the east end wall and the west end of the north wall. The doors in the north wall were *in-situ* at the time of the survey and were framed plank doors which had been lined internally with metal sheeting. A series of 11 window openings in the north wall have been infilled with blockwork. Four in the eastern end of the wall have timber lintels whilst all the others have brick segmental arches. The window openings vary slight in width and spacing; with one 450mm wide at the west end and the others varying from 900mm to 970mm.

Evidence for the most recent use of the building consists of equipment and signage fixed to the north wall. At floor level there are three extractor fans in the wall. A group of four pumps with hoses terminating in petrol pump type trigger handles carry labels for Acetone and MEK (Methyl Ethyl Ketone). Adjacent signage gives safety instructions for sealing containers and the use of Zinc Omadine.

There was evidence for earlier machinery in the form of a row of 8 line shaft brackets fixed to the rear (south) wall (Image 30). Seven of these were in cast iron with bolted fixings to the wall and a slot on top for the attachment of a bearing. The other bracket was an addition or replacement that had been fabricated from steel channel.

3.5.6 Boiler room (13)

A lean-to building in the south-west corner of the yard has a chimney which is built into the end wall of building 12. The building is in red brick with a door and blocked window opening in its front wall. The chimney projects above the adjacent workshop roof, terminating in a cap made from blue brick. Inside is a modern gas boiler with the flue cut into the side of the chimney.

3.5.7 Sprinkler pump house (14)

This was a small building attached to the north-west corner of main factory buildings. It is in Fletton Rustic brick in stretcher bond with a flat concrete slab roof. Inside it contains pipework and a large electric powered pump to operate the factory sprinkler system. Photographs which were taken before demolition show that a large cylindrical tank stood immediately to the south of this building.

3.5.8 Workshop (15)

A modern building in the centre of the yard was demolished prior to start of the survey. Photographs show that it was in brick with doors in the east and west ends and an M-shaped roof covered with corrugated metal sheet. This was presumably part of the later production facilities for paint or lacquer coatings.



4. BUILDING ANALYSIS

4.1 *Construction and Materials*

The building is made using similar materials and construction methods throughout, however some small changes and evidence from the plan suggest it could have been constructed in two main phases (see below).

The brickwork in the left hand part of the St Michael's Road façade up to and including the three storey section is in English bond, as are the sides and rear of the three storey block. The brickwork in the right hand section of the frontage is in stretcher bond in a different, slightly darker brick. The brickwork in the Garfield Street frontage is in Flemish Garden-wall bond which also appears to be the usual bond in the other workshop areas including the detached workshop in yard and the internal walls in loading bay 3. In the open workshop areas the walls are thickened with pilaster strips to support the roof structure.

The structural metal in the building is confined to a few key elements. Cast pillars support the roofs over the open workshop areas. Steel beams are used to support the floors over the basement and in the first and second floor sections. In the open workshop with sawtooth roofs the I-section beams are used to span the gaps between the pillars. All of the other roof structure appears to be of timber with king post trusses used for hipped, gabled and sawtoothed roofs.

4.2 *Function*

Very little evidence survived to indicate the function and processes carried out during the earlier use of the building as a blacking factory. The three storey part of the factory, which was later used as offices, may have been used for some production processes. This section is well lit with large windows in the front and rear walls. It also has framed openings indicating the location of probable hoist or lift running from the basement to the second floor. Only the detached workshop in the corner of the yard retained any evidence for earlier mechanised equipment. Here a row of cast iron brackets fixed high up on the rear wall would have supported a line shaft to supply power via belt drives to machines below. A row of closely set windows in the front wall of this workshop would have provided good lighting.

It is likely that a significant amount of the workshop space would have been used for filling and packaging processes. Blacking or polish has always been marketed in small packages; a small amount goes a long way and it tends to dry up if stored for too long. From the late 19th century it has been sold in the small round tins that are still used today.

4.3 *History and Development*

Historic mapping shows that Glebe Avenue and St Michael's Road had been laid out by 1899 but were still mostly undeveloped and the factory plot was still empty at this time. In 1910 Kelly's Directory lists Caswell & Co, boot polish manufacturers at Richard's Ley, in the centre of Kettering. In 1914 their address is given as St Michael's Road where they were producing the Chelsea brand boot



polish indicating the factory dates from between 1910 and 1914. It is possible but not certain that the main factory buildings were constructed in two phases with the eastern end being built first. A change in the brickwork in the St Michael's Road frontage from English to stretcher bond corresponds with a change in the alignment of the workshops at the rear. The factory was certainly complete when the Ordnance Survey map was revised in 1924.

Relatively few alterations were undertaken during the later use of the factory. These consist mainly of modern (late 20th century) blockwork and stud wall partitions. The only additional structures comprise a small building to house the sprinkler pumps and a new production building in the centre of the yard.



5. BIBLIOGRAPHY

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6. OASIS SUMMARY

OASIS ID: albionar1-260622

Project details

Project name	Chelsea Works, St Michaels Road, Kettering - Building Recording
Short description of the project	The factory was built as a blacking factory. Historic maps show that St Michael's Road had been laid out by 1899 but had not been developed. Historic trade directories show that Caswell and Co boot polish manufacturers moved to the St Michael's Road site between 1910 and 1914. Historic maps show the factory in its final form by 1924. Caswell's brand product was 'Chelsea' boot polish or dubbin which was packaged in tins with a picture of a Chelsea pensioner on the lid. Later use of the building had left little evidence for the former use as a blacking or polish factory. The main part of the factory consisted of workshops covered by sawtooth roofs supported on cast iron pillars creating open, general purpose work areas. A three storied section had openings for a lift or hoist extending from the basement to the second floor. This area was lit with large windows and is likely to have been used for part of the production or packaging process. A detached workshop at the rear of the factory yard contained brackets for a line shaft indicating that it once contained belt powered machinery.
Project dates	Start: 22-08-2016 End: 24-08-2016
Previous/future work	No / No
Any associated project reference codes	CW3000 - Contracting Unit No.
Type of project	Building Recording
Monument type	BLACKING FACTORY Modern
Significant Finds	None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	NORTHAMPTONSHIRE KETTERING KETTERING Chelsea Works, St Michaels Road, Kettering - Building Recording
Study area	0.23 Hectares
Site coordinates	SP 86881 77672 Point

Project creators

Name of Organisation	Albion Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design	Albion Archaeology



originator
 Project director/manager Hester Cooper-Reade
 Project supervisor Mark Phillips

Project archives

Physical Archive Exists? No
 Digital Archive recipient ADS
 Digital Contents "other"
 Digital Media available "Images raster / digital photography", "Survey", "Text"
 Paper Archive recipient Northamptonshire Archaeological Resource Centre
 Paper Contents "other"
 Paper Media available "Miscellaneous Material", "Plan", "Report"
 Paper Archive notes NARC due to open 2018. Archive stored by Albion until deposition

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title The Chelsea Works, St Michaels Rd, Kettering, Northants: Archaeological Building Recording
 Author(s)/Editor(s) Phillips, M
 Other bibliographic details 2016/183
 Date 2016
 Issuer or publisher Albion Archaeology
 Place of issue or publication Bedford

Entered by Mark Phillips (ma.phillips@albion-arch.com)
 Entered on 21 November 2016

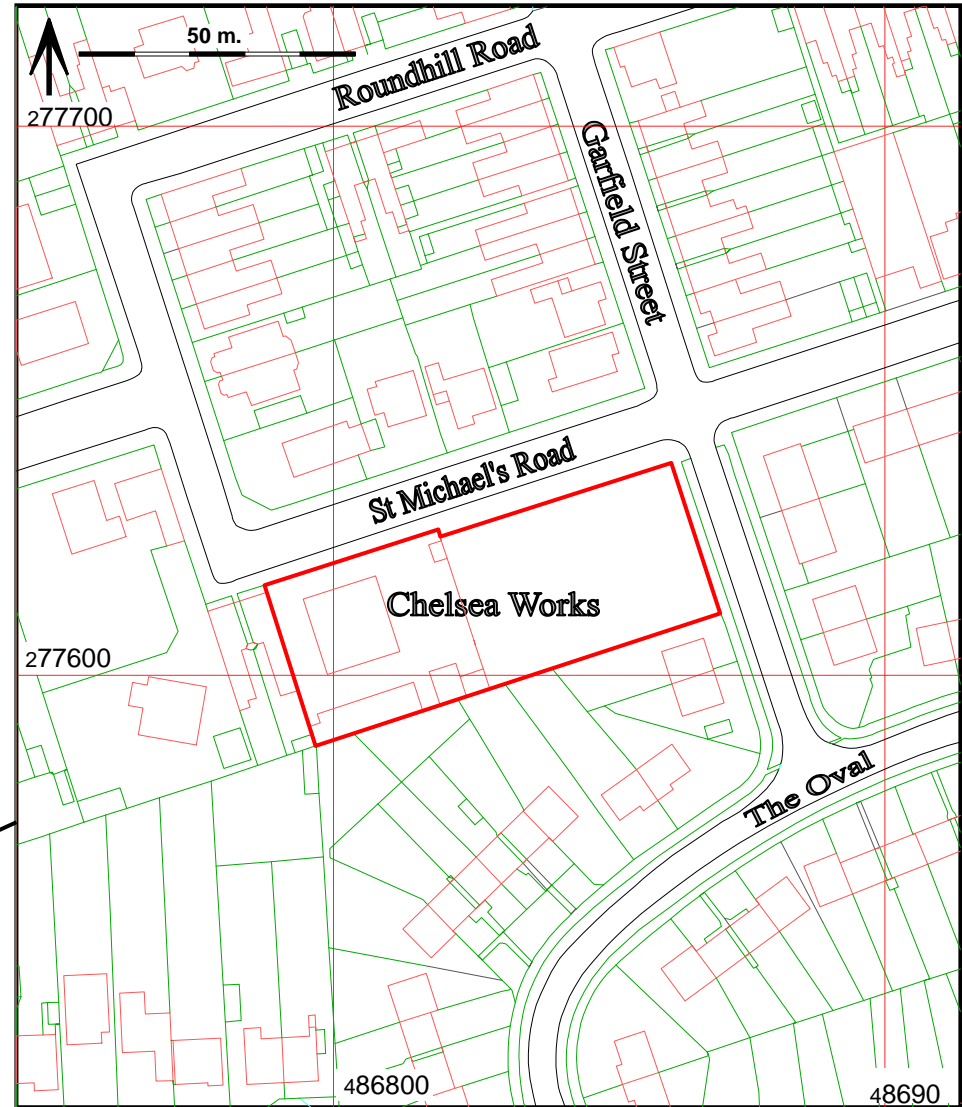
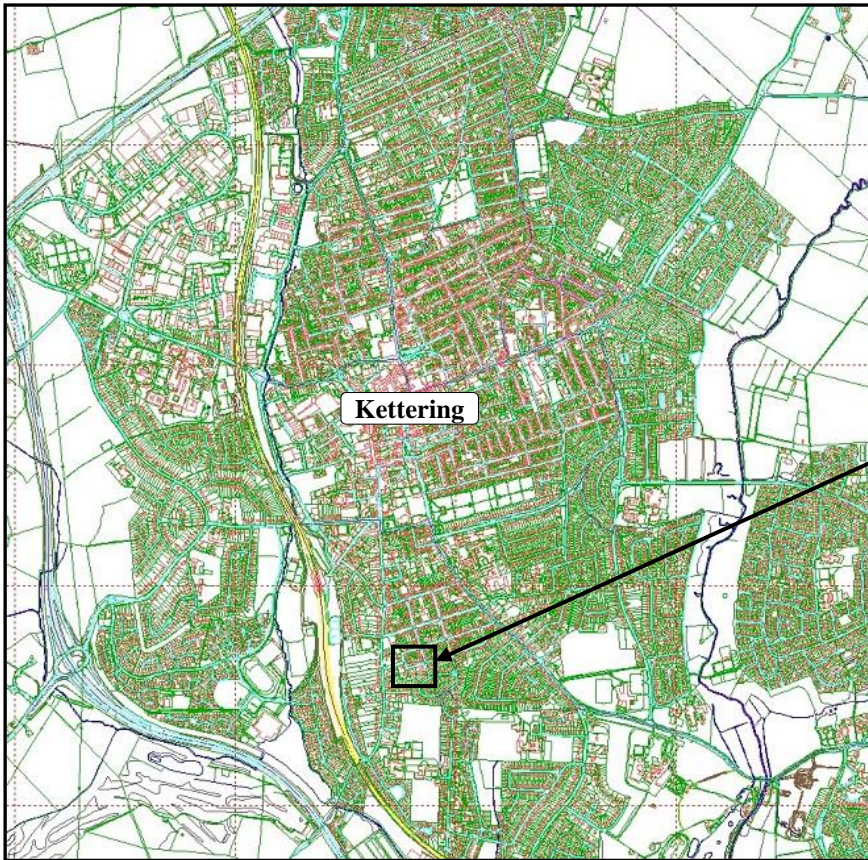
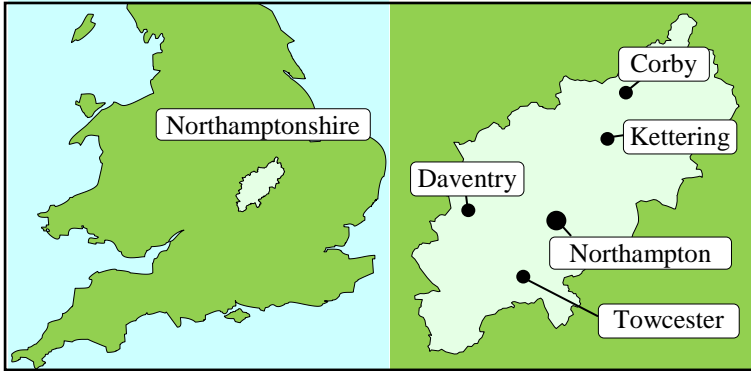


Figure 1: Location plan

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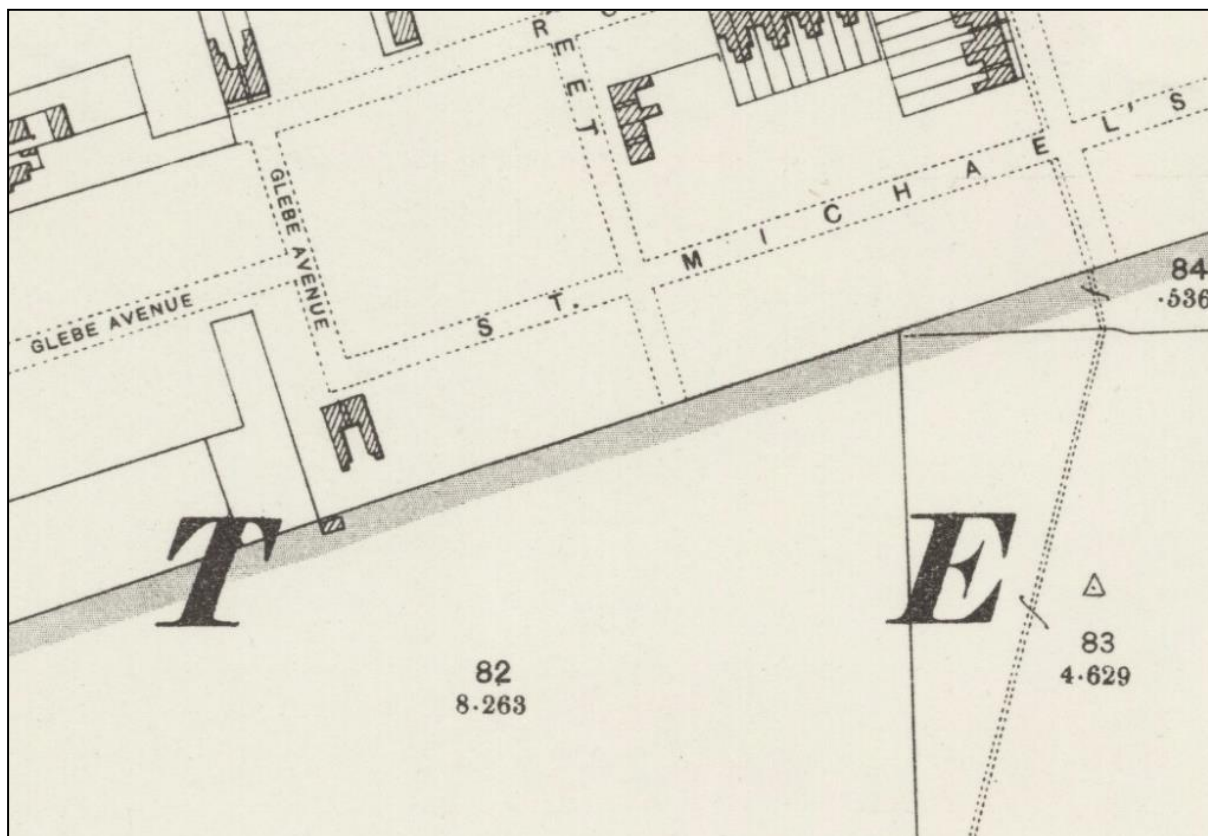


Figure 2: 1900 Ordnance Survey 25-inch map
(Revised 1899, published 1900) (National Library of Scotland)

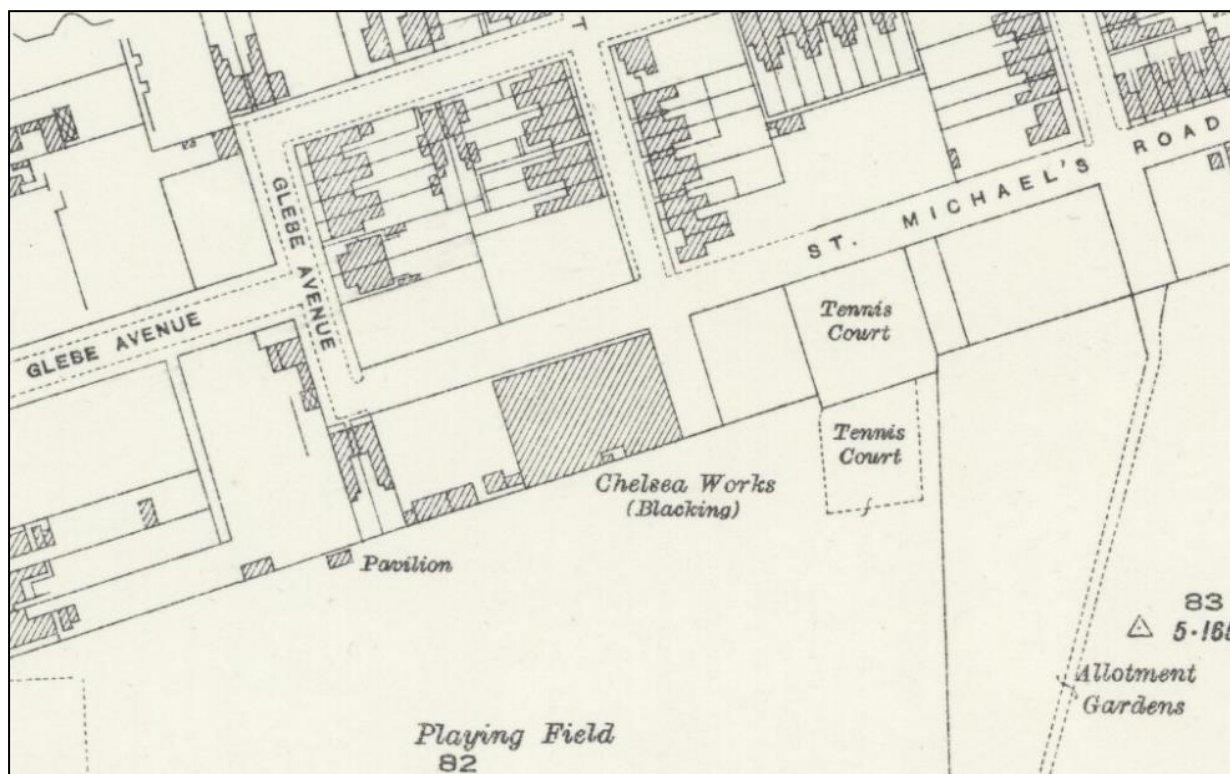


Figure 3: 1926 Ordnance Survey 25-inch map
(Revised 1924, published 1926) (National Library of Scotland)

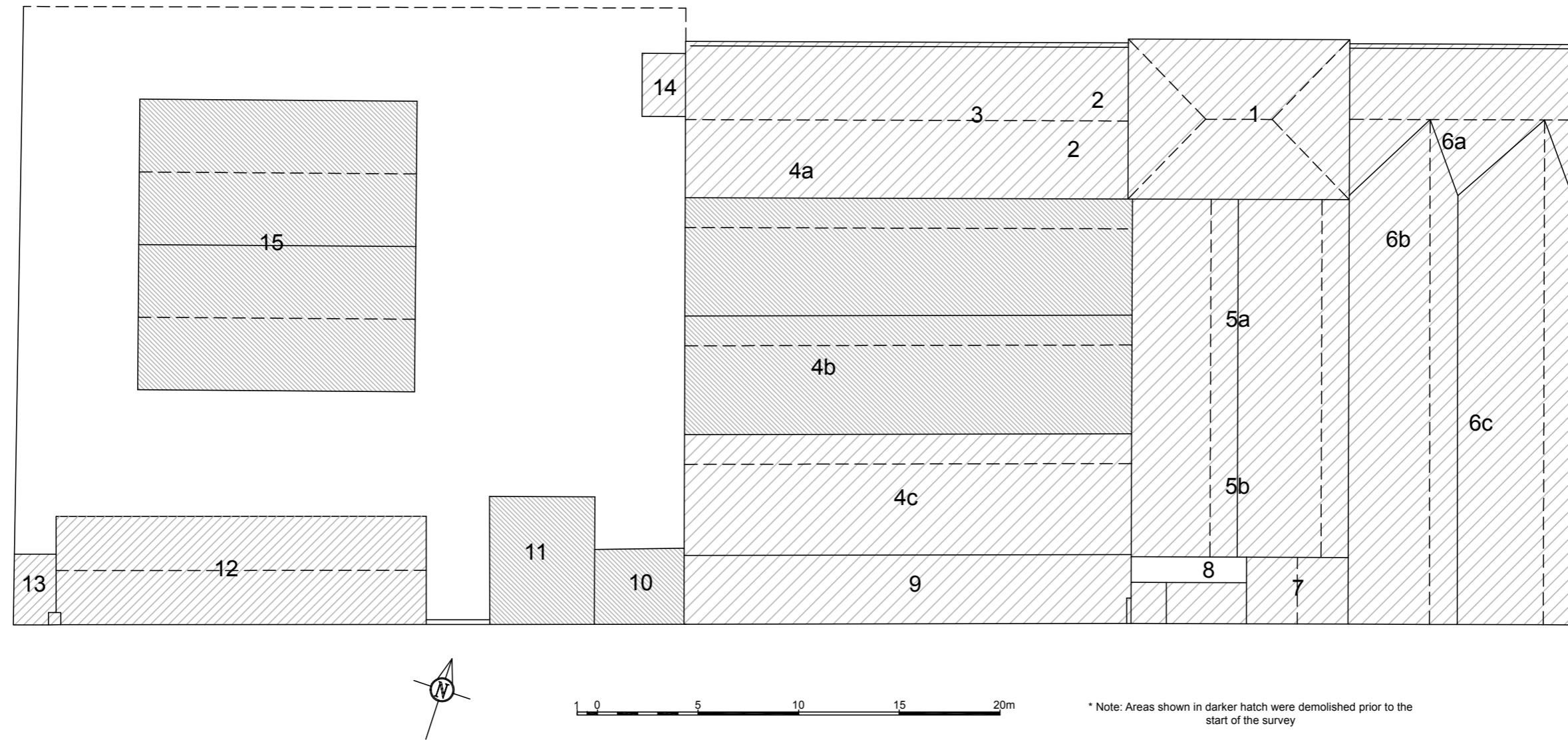


Figure 4: Block plan

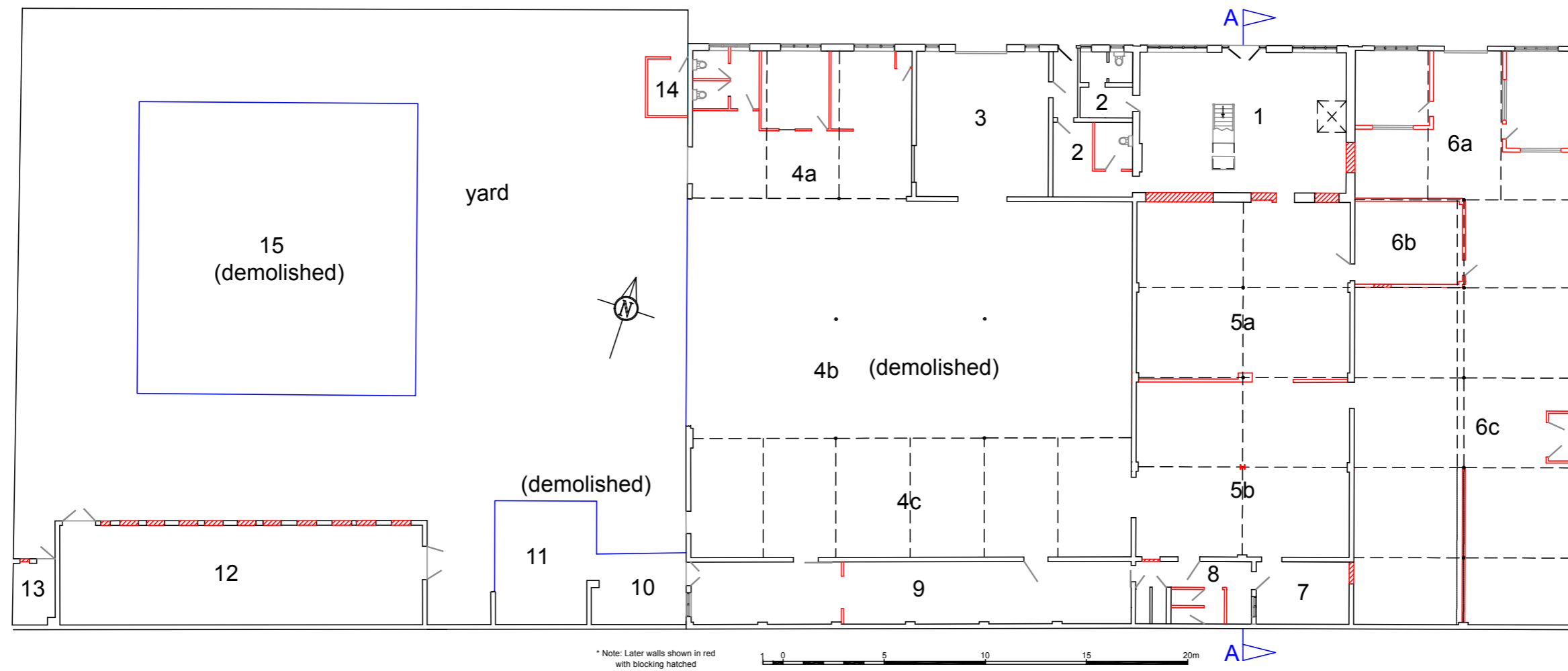
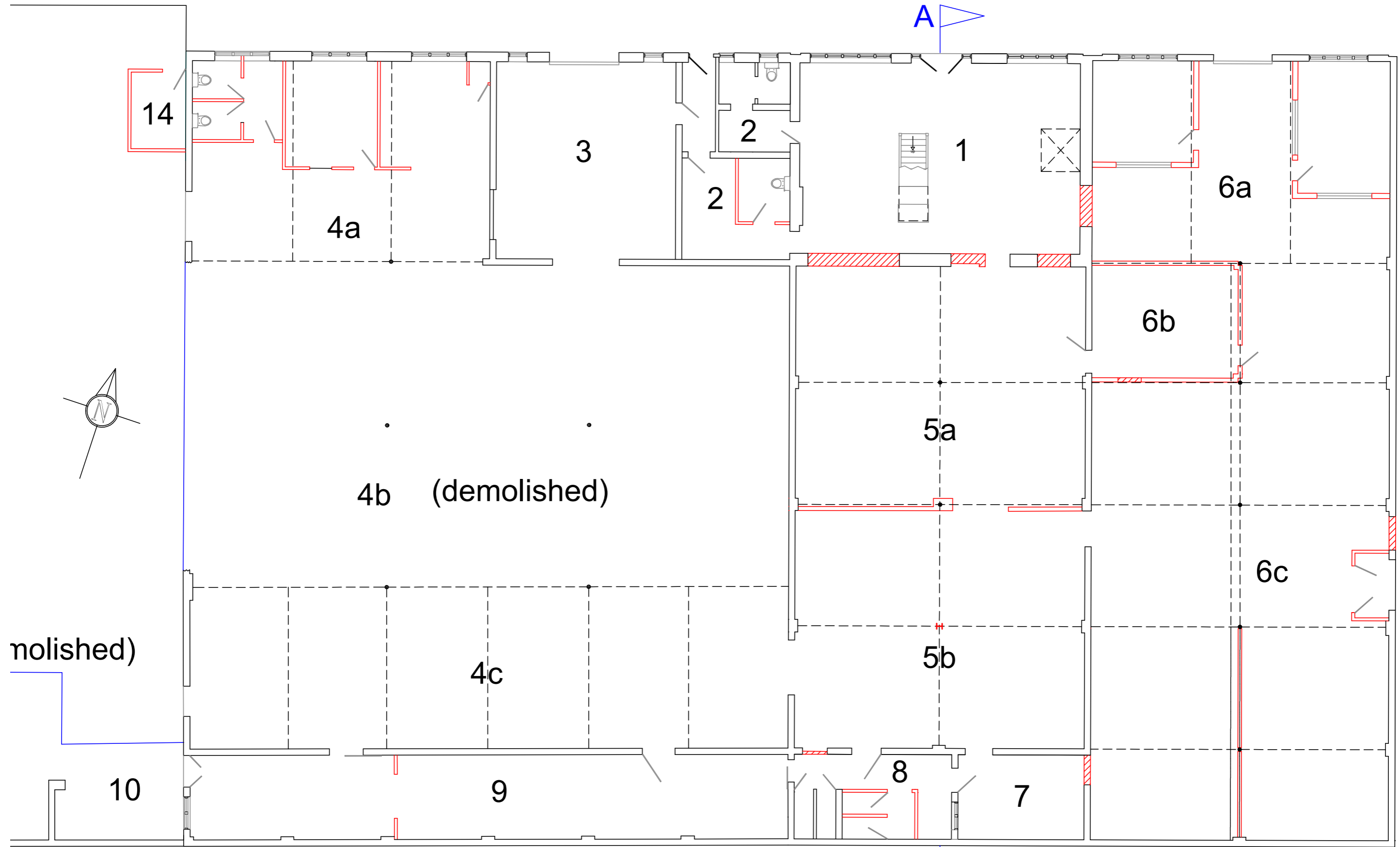


Figure 5: Overall ground plan



* Note: Later walls shown in red with blocking hatched

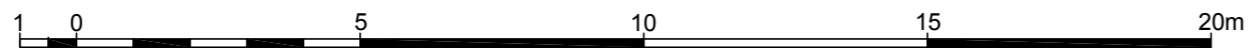
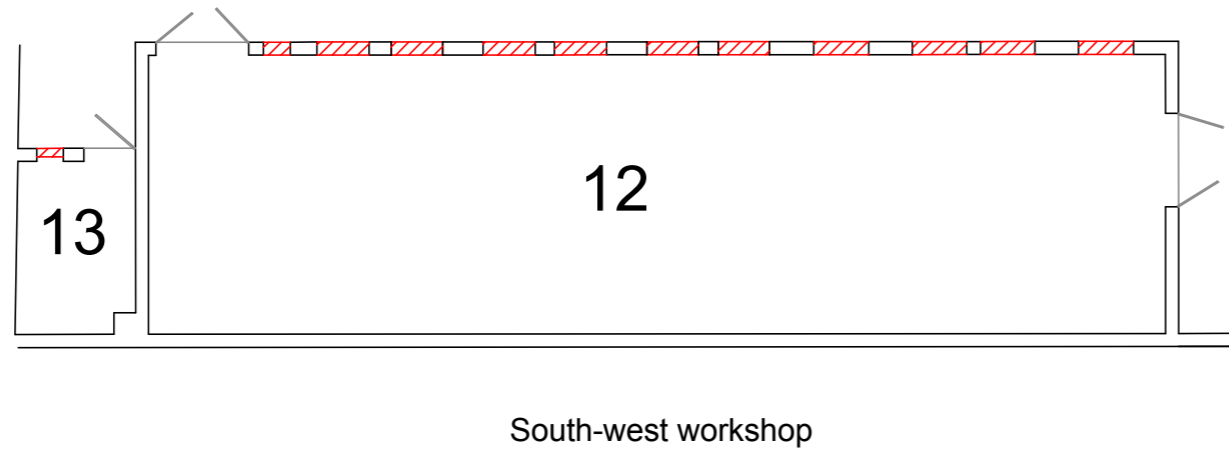
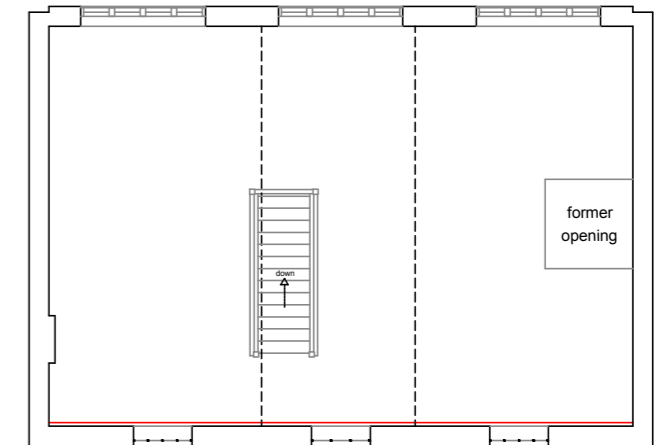


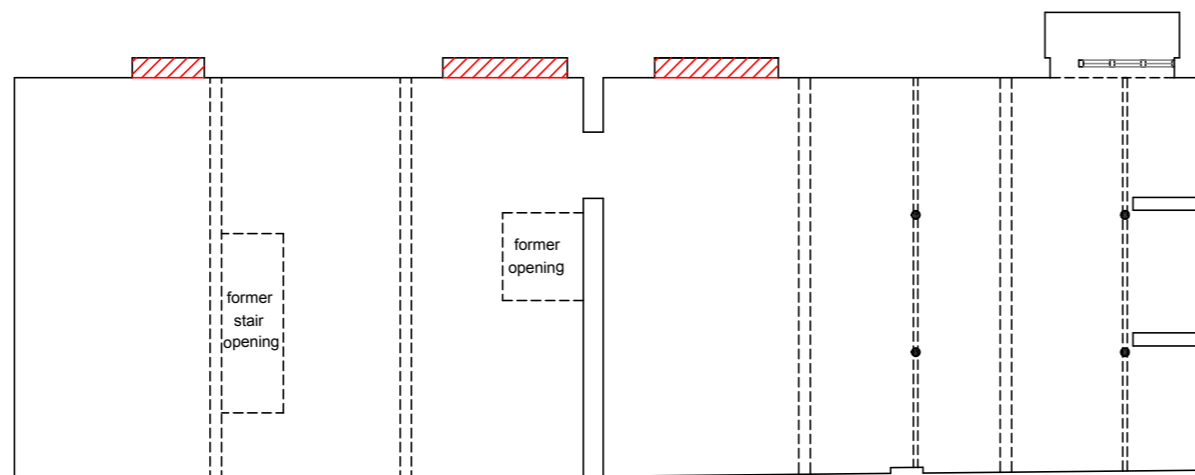
Figure 6: Detail plan of main workshop area



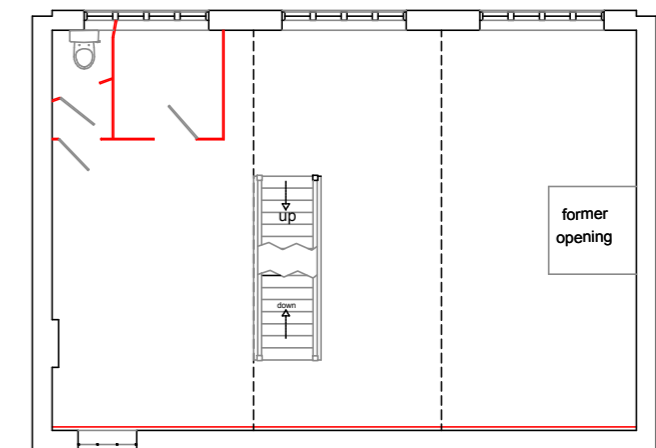
South-west workshop



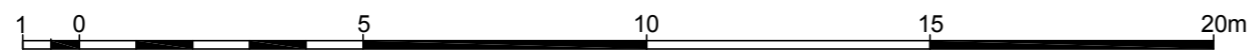
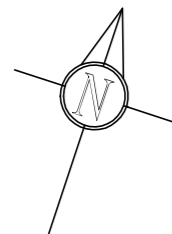
SECOND FLOOR



BASEMENT



FIRST FLOOR



* Note: Later walls shown in red with blocking hatched

Figure 7: Detail plans of basement, first and ground floors and detached workshop



Figure 8: Sectional view through main workshop area
(Section A-A)



Image 1: Front and side elevations

Looking south-west from corner of St Michael's Road and Garfield Street



Image 2: Front elevation, west end

Looking south-east. The building containing the sprinkler pumps is low brick building at the right hand side of the image



Image 3: Front elevation, three-storey block

Looking south (scale 2m)



Image 4: Rear elevation of three-storey block

Looking north-east showing metal framed windows



Image 5: Exterior view from yard

Looking north-east with the two demolished bays of workshop 4 in the centre of the image



Image 6: Basement, east compartment

Looking north-east showing roof with secondary supports and remaining basement window in far corner to right of photographic scale (scale 2m)



Image 7: Basement, west compartment

Looking east showing doorway to the east compartment. Two lines on the wall correspond to the location of the framed opening in the floor over the basement for a former hoist or trapdoor arrangement (scale 2m)



Image 8: Ground floor of three-storey block 1

Looking south-west (scale 2m)



Image 9: First floor of three-storey block 1
Looking south-west (scale 2m)



Image 10: Second floor of three-storey block 1
Looking north-east



Image 11: Second floor of three-storey block 1

Looking south-west showing roof structure



Image 12: Goods loading bay 3

Looking north (scale 2m)



Image 13: Workshop 4, Area 4c
Looking south-east (scale 2m)



Image 14: Workshop 4, Area 4c
Looking west showing roof structure



Image 15: Workshop 5, Area 5a

Looking south-east with blockwork wall dividing workshop in right side of image
(scale 2m)



Image 16: Workshop 5, Area 5a

Looking north showing blocked openings in north wall (scale 2m)



Image 17: Workshop 5, Area 5b

Looking south-west. Note pillar replaced with RSJ (scale 2m)



Image 18: Workshop 6, Area 6c

Looking south-east. Shows central division of bays at south end of workshop and lobby entry for door off Garfield Street at left



Image 19: Workshop 6, Area 6c

Looking north showing roof structure in west bay of workshop

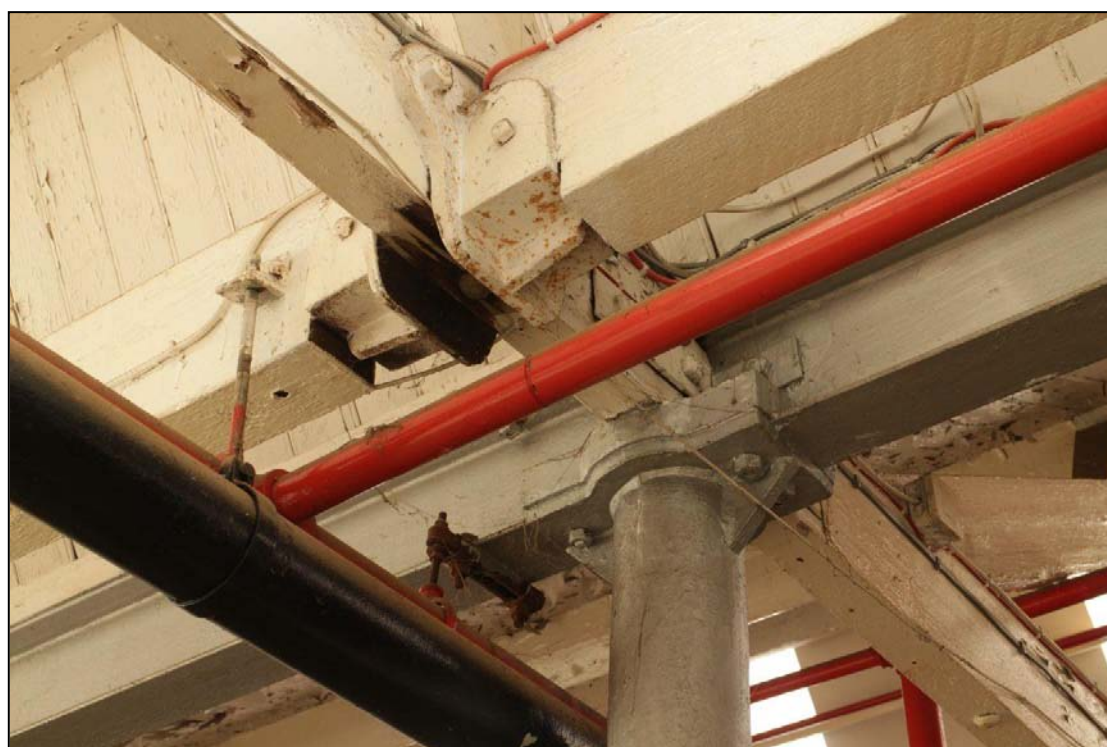


Image 20: Workshop 6, Area 6c, Roof construction detail

Looking north-east. Shows top of pillar attached to longitudinal RSJ beam (lower left to upper right) and roof trusses (upper left to lower right) with additional longitudinal timber beams supported by hangers bolted through roof truss at centre top of image. The red pipework is part of the sprinkler system.



Image 21: Workshop 6c, East bay of workshop

Looking north showing details of roof construction with partial glazing in roof on Garfield Street frontage



Image 22: Enclosed workshop 7

Looking south-west (scale 2m)

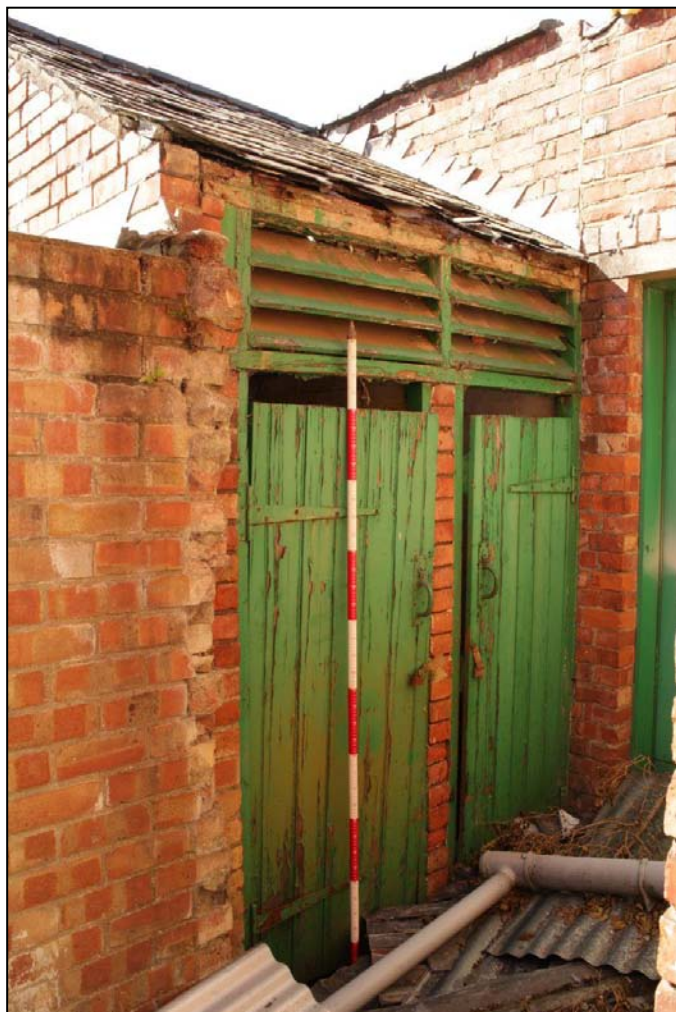


Image 23: Outside toilets 8

Looking south-west showing earlier toilets with Fletton bricks at side of later toilets at left (scale 2m)



Image 24: Workshop 9, east compartment

Looking east with mixing tank in front of green door in distance

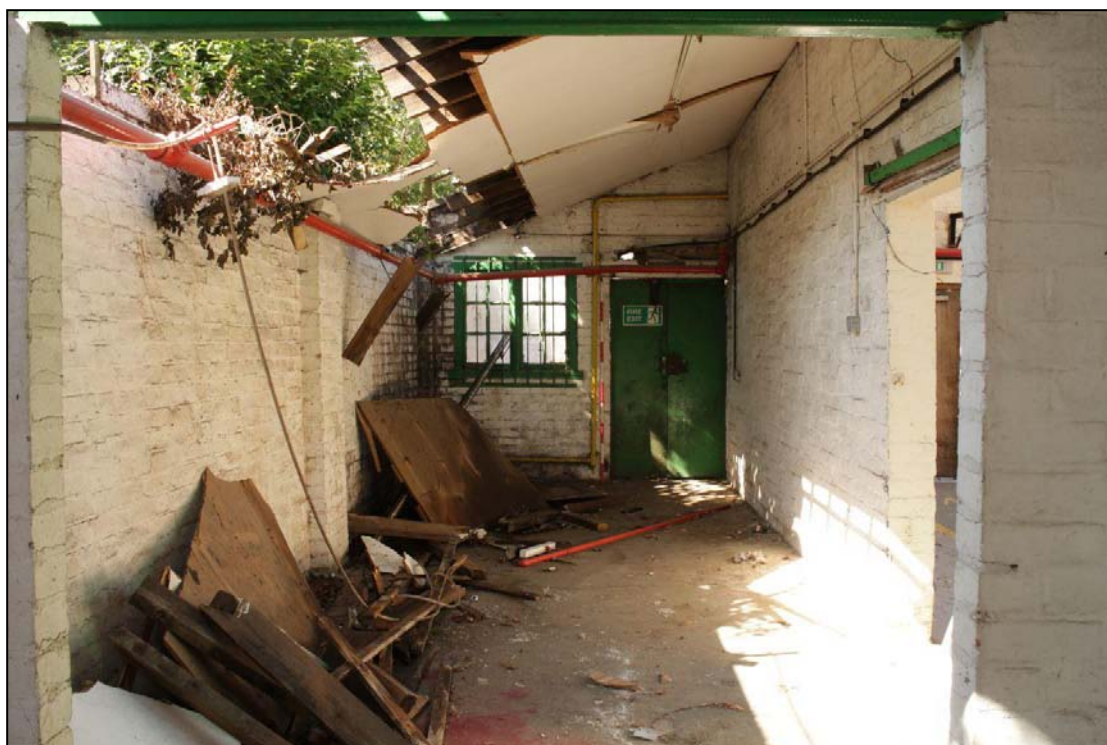


Image 25: Workshop 9, west compartment

Looking west through opening from eastern compartment



Image 26: Detached workshop 12

Exterior view looking south-west (scale 2m)



Image 27: Detached workshop 12

Interior, looking towards west end with chimney in adjacent boiler room visible. Note line shaft brackets along rear (left hand) wall



Image 28: Detached workshop 12

Looking north-west. Shows blocked windows in north wall with pumps at right hand side of image (scale 2m)

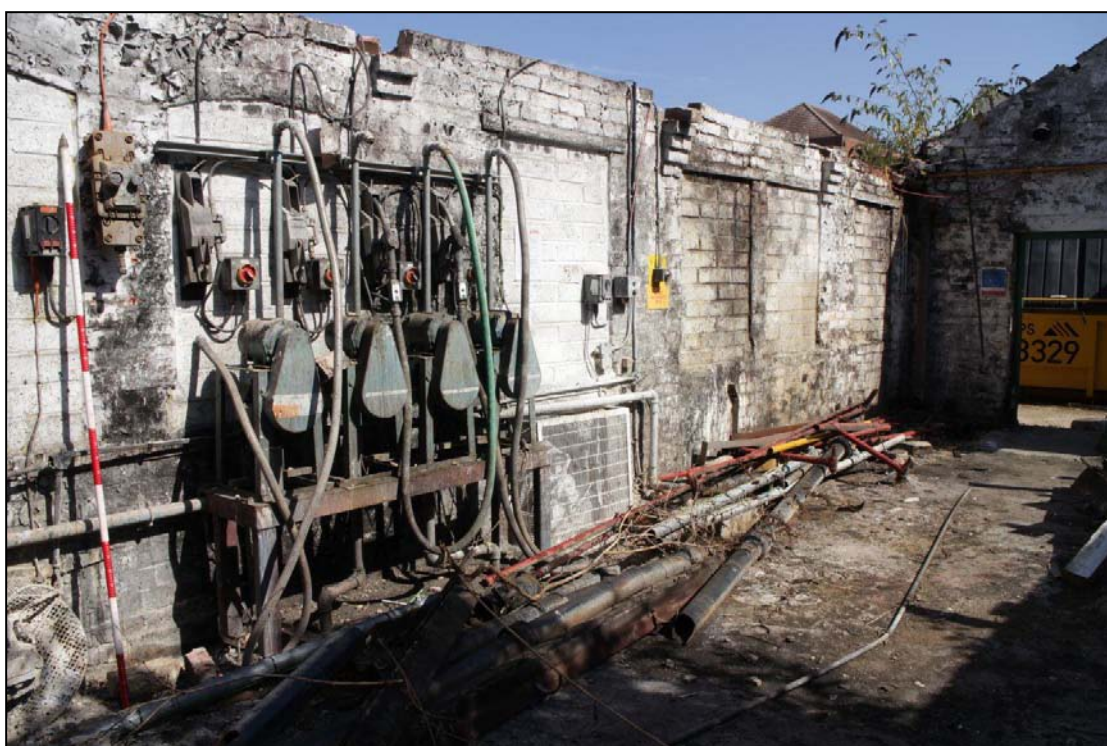


Image 29: Detached workshop 12

Looking north-east. Shows north wall with blocked windows and pumps (scale 2m)



Image 30: Detached workshop 12, Detail of line shaft bracket
Looking west showing cast iron line shaft bracket bolted to north wall

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