

FORMER BUTLER, TANNER & DENNIS PRINTWORKS

CAXTON ROAD

FROME

SOMERSET

HISTORIC BUILDING RECORDING



South West Archaeology Ltd. report no. 180909



www.swarch.net

Tel. 01769 573555

FORMER BUTLER, TANNER & DENNIS PRINTWORKS,
CAXTON ROAD, FROME, SOMERSET
HISTORIC BUILDING RECORDING

By E. Wapshott & J. Bampton
Report Version: FINAL
1st draft issued: 16th August 2018
Finalised: 21st September 2018

Work undertaken by SWARCH for Acorn Property Group

Summary

South West Archaeology Ltd. was commissioned to undertake an historic building recording at the former Butler, Tanner and Dennis printworks, Caxton Road, Frome, Somerset.

The former printworks at Caxton Road was built in the early 20th century as an expansion to an existing business at Selwood in Frome. The printworks at Caxton Road expanded through the 20th century, and was requisitioned by the Ministry of Aircraft Production during the Second World War, and continued to function as a printworks until 2014. Cartographic sources depict the development of the site from c.1930 onwards, having previously been shown as fields up to- and on 1903 mapping.

The site comprises 15 buildings. It had an initial couple of phases from after 1907 to the mid 1930s in which the main factory, warehouses and a clubhouse were built; a wartime phase in which offices and air raid shelters (later forming a basement and cold store) were built and renovations were made to the site including a substantial rebuilding of some buildings and installation of concrete floors and better heating and lighting. These works were followed by numerous phases of piece-meal development, particularly in the 1960s, 1970s and 1990s, up until its closure in 2014. Few original fixtures and fittings survive across the site, although some Bakelite switches, iron stairs and fittings and several, although damaged, wooden floors survive. Piece-meal renovations and expansions have affected the survival of original fabrics and fittings, although some of the iron girders used in the construction of the factory predate the construction of the factory and may have been associated with planned- or earlier extensions at the company's other site in Frome.

Overall the value and importance of the site is associated with the narrative history of Frome, and to its identity, as the former workplace and social hub of many. Whilst the buildings have little to no real architectural value, they remain an evocative reminder of the kinds of socially responsible industry which modern corporations have long moved away from. Furthermore, the terracing of the site for its initial construction and redevelopment over time will have likely truncated any earlier archaeological deposits that may have formerly existed on the site



September 2018

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project.

CONTENTS

SUMMARY	2
LIST OF FIGURES	4
LIST OF APPENDICES	4
ACKNOWLEDGEMENTS	4
PROJECT CREDITS	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
2.0 HISTORIC BUILDING RECORDING	7
2.1 SITE DESCRIPTION	7
2.2 BUILDING DESCRIPTIONS	7
2.2.1 Main Factory - Building 1	7
2.2.2 Rear Infill, behind Factory – Building 1A	8
<i>Description</i>	8
2.2.1 Main Factory Extension - Building 2	8
2.2.2 Distributions Shed/Loading Bays - Building 3	8
2.2.3 Bay 10 - Building 4	9
2.2.4 Workshops - Building 5	9
2.2.5 Concrete/cinder block shed with stairs - Building 6	10
2.2.6 Brick shed to rear of Factory - Building 7	10
2.2.7 Plant Rooms - Building 8	11
2.2.8 Machinery Shed - Building 9	12
2.2.9 Generator Shed - Building 10	13
2.2.10 Single storey cinder block shed - Building 11	13
2.2.11 Brick extension to west - Building 12	14
2.2.12 Brick Office Block - Building 13	14
2.2.13 Clubhouse - Building 14	15
2.2.14 New portal framed warehouses to north-east - Building 15	16
2.3 BUILDING ANALYSIS	17
2.3.1 Function	17
2.3.2 Notable Features	17
2.4 HISTORIC PHASING OF THE BUILDING	18
2.4.1 Phase 1: 1920's (or earlier)	18
2.4.2 Phase 2: 1930's	19
2.4.3 Phase 3: 1939 to 1944	19
2.4.4 Phase 4: Late 1950's and 1960's	19
2.4.5 Phase 5: 1960's to 1970's	19
2.4.6 Phase 6: 1970's to 1980's	20
2.4.7 Phase 7: 1990's and later	20
2.5 SIGNIFICANCE	20
3.0 CONCLUSION	24
3.1 CONCLUSION	24
4.0 BIBLIOGRAPHY	26

LIST OF FIGURES

COVER PLATE: THE BUTLER, TANNER AND DENNIS PRINTERS ADDERWELL SITE WHILE OPERATIONAL (FROME MUSEUM).

FIGURE 1: SITE LOCATION MAP (THE SITE IS OUTLINED IN RED).	6
FIGURE 2: INTERIOR OF MAIN FACTORY (BUILDING 1); VIEWED FROM THE NORTH-EAST.	7
FIGURE 3: INTERIOR OF INFILL BEHIND MAIN FACTORY (BUILDING 1A); VIEWED FROM THE SOUTH.	8
FIGURE 4: EXTERIOR OF BAY 10 (BUILDING 4); VIEWED FROM THE EAST.	9
FIGURE 5: INTERIOR OF WORKSHOP (BUILDING 5), SOUTH-WEST ROOM; VIEWED FROM THE NORTH-WEST (2M SCALE).	10
FIGURE 6: FORMER EXTERIOR OF BRICK SHED (BUILDING 7); VIEWED FROM THE WEST (2M SCALE).	11
FIGURE 7: INTERIOR OF PLANT ROOM (BUILDING 8), NORTH-EAST ROOM; VIEWED FROM THE EAST (2M SCALE).	12
FIGURE 8: EXTERIOR OF MACHINERY SHED (BUILDING 9); VIEWED FROM THE EAST-NORTH-EAST (2M SCALE).	13
FIGURE 9: INTERIOR OF ONE OF THE BAYS WITHIN THE SINGLE STOREY BUILDING 11; VIEWED FROM THE SOUTH-WEST.	14
FIGURE 10: EXTERIOR OF OFFICE BLOCK (BUILDING 13); VIEWED FROM THE WEST-SOUTH-WEST (2M SCALE).	15
FIGURE 11: INTERIOR OF CLUBHOUSE (BUILDING 14); VIEWED FROM THE NORTH-WEST.	16
FIGURE 12: THE MOST RECENT WAREHOUSE (BUILDING 15); VIEWED FROM THE SOUTH.	16
FIGURE 13: PLAN OF PRINTWORKS AT CAXTON ROAD.	21
FIGURE 14: PLAN OF THE INITIAL PHASES OF THE PRINTWORKS AT CAXTON ROAD, PRE-1937.	22
FIGURE 15: PLAN OF THE SUBSEQUENT PHASES OF DEVELOPMENT AT THE PRINTWORKS.	23

LIST OF APPENDICES

APPENDIX 1: SUPPORTING SITE PLANS AND AERIAL PHOTOGRAPHS	27
APPENDIX 2: SUPPORTING PHOTOGRAPHS	32

ACKNOWLEDGEMENTS

ACORN PROPERTY GROUP (THE CLIENT)
THE SECURITY GUARDS FOR ACCESS TO THE SITE
STEVEN MEMBURY, SENIOR HISTORIC ENVIRONMENT OFFICER OF SOUTH WEST HERITAGE TRUST

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS
PROJECT MANAGER: DR. BRYN MORRIS
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; JOE BAMPTON
GRAPHICS: JOE BAMPTON
EDITING: JOE BAMPTON & DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION:	FORMER BUTLER, TANNER AND DENNIS PRINTWORKS SITE, CAXTON ROAD
PARISH:	FROME
DISTRICT:	MENDIP
COUNTY:	SOMERSET
NGR:	ST 78303 47357
PLANNING APPLICATION:	2015/1392/OTS
SWARCH REF:	FCR18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Acorn Property Group (the Client) to undertake historic building recording at the former Butler, Tanner and Dennis printworks, Caxton Road, Frome, Somerset. This work was undertaken according to a Written Scheme of Investigation (Boyd 2018) that was drawn up in consultation with Steven Membury, Senior Historic Environment Officer of South West Heritage Trust (SHEO).

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the southern fringe of Frome, south of the A362, north of the River Frome and south-west of the train station on a former industrial site at a height of c.75m AOD (Figure 1).

The site is within an area urban area, although the nearest mapped soils to the site are the slowly permeable calcareous clayey soils of the Evesham 1 Association (SSEW 1983). These overlie the Mudstone of the Forest Marble Formation (BGS 2018).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site has been subject to a desk-based assessment (SWARCH 2012) which demonstrated the overall low archaeological potential for the site. The interest in the site being that the site has been used for printing factories since the early 20th century (HER no: 23543).

The source of the following historical background is largely based on Johnson (2015). From In c.1845 William Langford and developed a small printing firm that proceeded to expanded when he was joined by William Butler and later by Joseph Tanner. Their original factory, at the Selwood printing works in the Trinity area of Frome became outgrown by the business and in c.1907/8 Tanners sons, Russell and Lanfear, who had inherited the business acquired land in the Adderwell part of Frome. The site required a large amount of landscaping/terracing to be built on and 200 men were employed to level the site. During the Second World War the factory was requisitioned by the Ministry of Aircraft Production (MOAB), who were responsible for various improvements of the buildings through the 1940's and subsequent years, although along with the war effort provided many other stresses to the business. The cellars that provided cold storage for manuscripts was developed over this period as a shelter; and a German clients order was stored there during the war and eventually delivered to its owner after the war, who then sent a clock to the company out of gratitude. The printworks were expanded through the 1950's and 1960's and modern machinery was installed and throughout the 1970's and 1980's and onwards until the firm went into administration in 2014 and the site closed.

1.4 METHODOLOGY

The assessment of the buildings was conducted by Emily Wapshott and Joe Bampton on the 23rd of July 2018 in line with best practice and follows the guidance outlined in: ClFA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014a) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).

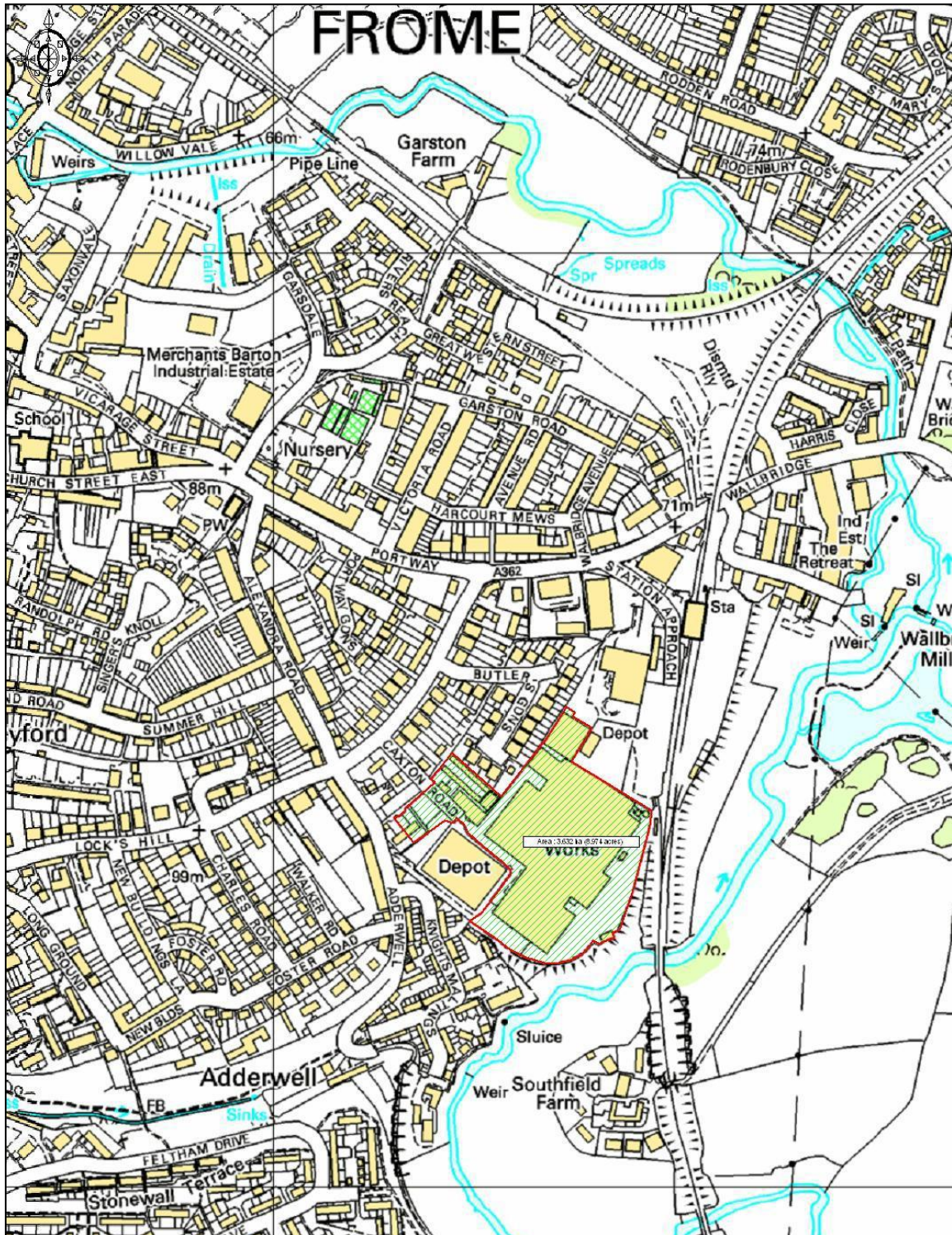


FIGURE 1: SITE LOCATION MAP (THE SITE IS OUTLINED IN RED).

2.0 HISTORIC BUILDING RECORDING

2.1 SITE DESCRIPTION

The site was located at the end of Caxton Road (probably named after William Caxton, who introduced the printing press to England). Caxton Road runs south-east from Locks Hill, an 18th century turnpike road. Several of the houses along the Caxton Road belonged to the print works and housed managers etc. The entrance to the site was marked by iron gates and a former security barrier, to the left of the gates was a former club house for the factory workers.

The site was comprised of a large 20th century print works built of stone rubble, cement and rigid iron frame warehouses with brick details and brick and block-built offices and sheds. The complex received numerous extensions, in brick and concrete block through the 20th century and alterations to earlier parts of the complex. See Figure 13 for a plan of the complex labelled according to the following building descriptions.

2.2 BUILDING DESCRIPTIONS

2.2.1 MAIN FACTORY - BUILDING 1

Description

This is a large, tall one and a half storey early 20th century wrought-iron girder framed and riveted structure of 20 bays, with an open-plan factory floor. Built in stone rubble, with concrete copings, with a metal framed saw tooth part glazed roof, the south-east elevation is partially clad in stone composite tiles. The rubble walls are exposed to the north-west face, but clad in a later stone composite tile to the rear, a later alteration. It has brick detailing to the elevations, such as segmental round brick air vents and rounded bullnose bricks to door reveals. Terraced into the slope, this has concrete retaining walls to the rear, later additions. A good pair of wrought iron staircases, with fretwork treads and coiled handrail give access to a former lower rear yard. All doors and fittings have been refitted and updated. The wood block floor of the printing works has survived, complete with markings indicating the position of machinery and some functions of areas. There are some heavy duty pine plank boarded and framed sliding doors and opening doors, with chamfered edges and good iron thumb latches throughout the complex, all of which are reset but may have been re-sited from an earlier slightly more vernacular phase.



FIGURE 2: INTERIOR OF MAIN FACTORY (BUILDING 1); VIEWED FROM THE NORTH-EAST.

2.2.2 REAR INFILL, BEHIND FACTORY – BUILDING 1A

Description

Rear Yard infill behind main Factory building with metal portal-frame, braced off the walls of existing brick and concrete block sheds; essentially a roof spanning over a yard between defined buildings. The structure can clearly be seen to be inserted between the high rear factory wall and earlier brick shed, particularly where it has required the truncation of the west corner of the earlier brick building.



FIGURE 3: INTERIOR OF INFILL BEHIND MAIN FACTORY (BUILDING 1A); VIEWED FROM THE SOUTH.

2.2.1 MAIN FACTORY EXTENSION - BUILDING 2

Description

There is a thirteen bay extension to the south-west end of the main factory building, the extension being open-plan and part of the large main factory floor. A strip of flooring between the two elements is concrete, the capped former south-west wall of the original factory, then a poorer quality wood block floor resumes. This extension is built of modern concrete blocks, but is clad on the south and west elevations with stone composite tiles. The roof is clad in bitumen sheets and is a metal lighter-weight version of a saw tooth roof structure. All openings are fitted with classic metal framed 1970s fitments and the front of the extension is dissected by full height glazed panes and awning casements. There is a two storey attached office range to the north-west of this extension, with a cast iron staircase, with sloping classic 1970s handrail and lino floor covering to stairs and hallways. On this first floor there are numerous rooms, fitted out with modern doors, windows, skirting and fittings of no individual merit. Access to these was blocked.

2.2.2 DISTRIBUTIONS SHED/LOADING BAYS - BUILDING 3

Description

In the north-west corner of Building 2 is an inserted concrete block wall and beyond this the area has been extended. This modern partition encloses a loading bay/distributions area. This building is dominated by four large roller doors to the south-west and one to the north-west elevation. This extension is raised on a thick concrete base, making it level with the main factory floor and raised at its western external end, for loading to lorries. This structure has a basic metal portal frame and is infilled with concrete blocks. Painted internally it is clad in the same stone composite

tile to the exterior, as parts of Building 2, with a wider set saw-tooth roof style of lighter-weight metal bracing.

2.2.3 BAY 10 - BUILDING 4

Description

An expansive un-partitioned shed, built of an early style of 'modern' grey concrete block, set in cement. Partially rendered and painted to the interior, it has a massive metal span shallow pitched roof, of riveted strut braced roof trusses. These carry a corrugated asbestos roof with two long strips of inset glazing set high on each pitch. It has a poured concrete solid floor. It contains some original piping and ducting to the north corner, associated with air venting or air conditioning, no fittings survive, a modern roller door is inserted into the north-east elevation, a narrow plain timber door is in the south-west elevation. The building was abutted by later concrete lean-tos and sheds to south side, as well as an enclosed oil tank and possible heating system with a small brick external chimney.



FIGURE 4: EXTERIOR OF BAY 10 (BUILDING 4); VIEWED FROM THE EAST.

2.2.4 WORKSHOPS - BUILDING 5

Description

A cinder block and riveted iron girder framed shed with three compartments, two parallel workshops and one end service shed or similar with old fashioned iron sheet sliding doors on rollers. Half height rendered and painted cinder block and concrete block walls with wired glass panels above and to the roof. It had a concrete poured floor. The roof covering had been replaced with relatively modern box-profile corrugated plastic sheeting. Timber free standing workbenches survived in the first workshop to the west, as did the heavy pipework for the air conditioning or cooling system and a ceramic sink. Concrete block walls formed a changing room and staff room to the north side, against the rear wall of the main factory. To the east the fittings have been stripped out but signage and tool racks remained. Heavy leather swing doors serve a short section of partitioned passage which links to the infilled rear yard behind the main factory: these doors have curved irregular and rounded glazed cutouts, of a 1960s psychedelic character.



FIGURE 5: INTERIOR OF WORKSHOP (BUILDING 5), SOUTH-WEST ROOM; VIEWED FROM THE NORTH-WEST (2M SCALE).

2.2.5 CONCRETE/CINDER BLOCK SHED WITH STAIRS - BUILDING 6

Description

A concrete and cinder block single storey shed, long and narrow, it may once have been about 8-9 bays in length, with a set of external stairs to its rear where an associated oil tank is to be found to the south-east of the main factory; part of the now enclosed rear yard. Its individual roof had been replaced when this yard was enclosed and all of its windows have been replaced with white pvc double glazed units. The door to the stairs has been blocked, but a good concrete canopy porch survives and the quarry tiled steps and concrete solid handrails are good period details.

2.2.6 BRICK SHED TO REAR OF FACTORY - BUILDING 7

Description

To the rear, south-east of the main factory building is a tall single storey brick shed. Its surviving north-west elevation wall was divided into five bays, with upright thicker piers between, intended to carry the original metal roof trusses, and a thick lower plinth along its length with single skim brick wall panels between. The interior is cement-rendered and the exterior painted. It had a cement floor and a replaced later portal framed roof, with three trusses. Metal crittal-style windows, survive in the north wall; three fixed panes with hopper casement above. It contained one good timber internal door, of four panes, the upper two glazed; and one good external door, to the north-west wall, north-east end, with plank boarding and framing, on heavy strap hinges and iron bolts, with chamfered details. The majority of the building is open-plan, with lightweight glazed half partitions to a cubicle in the east corner. A cinder block wall has been inserted to the north-east end, with a large brick round air vent set with a metal mesh covered propeller fan. Beyond this wall the space has been divided into a set of toilets and a storage room.



FIGURE 6: FORMER EXTERIOR OF BRICK SHED (BUILDING 7); VIEWED FROM THE WEST (2M SCALE).

2.2.7 PLANT ROOMS - BUILDING 8

Description

Dark coarse-mix cinder block built single storey sheds, with small concrete block and metal framed upper extension. Massive riveted iron girder framework. Concrete and fibre slab roof carrying first floor, which was not accessible due to a broken staircase. This plant building is divided into two, the first space with a massive open front, with rails for lost iron concertina doors. This room has massive iron pipework for the various air condition and venting systems. The next room is accessed via a narrow timber plank boarded door in the east corner of the first room and in turn has another timber door to a rear yard in its west corner. This room was formerly painted internally in white and has a massive lead riveted water tank, and series of pipe-linked smaller tanks, with a brick chimney to the rear in a small courtyard. There is also a generator and testing equipment. The roof here is of massive timber rafters and metal framework, probably asbestos sheeting.



FIGURE 7: INTERIOR OF PLANT ROOM (BUILDING 8), NORTH-EAST ROOM; VIEWED FROM THE EAST (2M SCALE).

2.2.8 MACHINERY SHED - BUILDING 9

Description

The machinery shed and generator shed were previously a pair of matched buildings, of cinder blocks and brickwork, with timber and iron girder mixed internal frameworks. The machinery shed has had its roofline raised to the west side and a plastic corrugated roof with plastic barge boards has been installed. The front is cement rendered. A modern glazed single pane window lights the first floor.



FIGURE 8: EXTERIOR OF MACHINERY SHED (BUILDING 9); VIEWED FROM THE EAST-NORTH-EAST (2M SCALE).

2.2.9 GENERATOR SHED - BUILDING 10

Description

The generator shed is the better surviving of the pair, with cast iron box-shaped guttering and hoppers, surviving roofline, and timber plank boarded doors. It had a shallow pitched roof with projecting timber purlins and corrugated sheet covering with timber and iron trusses. Rendered externally, a modern single pane window lights the first floor. The first floor is supported on an iron girder framework but is of plank boards, with deep timber joists, with x-shaped noggin braces between. It had a concrete poured floor and some machinery fittings. Metal crittal-style windows had been blocked by modern concrete blocks. It had some original mid 20th century external lighting. Large upright and horizontal oil tanks stand in metal frames to the north-east of this building, with lots of connecting pipework. A large galvanised riveted water tank stands in the east corner of the complex.

2.2.10 SINGLE STOREY CINDER BLOCK SHED - BUILDING 11

Description

To the north-east of the main factory floor and abutted by the later warehousing there is a low long single storey shed built of the long cinder blocks which characterise the mid 20th century phase of first extensions to the factory complex. It may include bays abutted by the warehouses on the north-west; however, these narrow bays may be earlier forms of the warehouses. The walls are framed along their length by shallow projecting piers, which formerly carried an earlier roof structure. The current roof is a later replacement; now relatively recent corrugated sheeting with clear plastic rooflight panels. It is rendered on its outer faces and rendered and painted on the interior. The render is later, over a metal mesh. There are nine metal span roof trusses. There are two timber windows to the west wall, set with iron bars. There are three lights, with a small central hopper opening above the central light with two side lights with opening casements. The floor is solid concrete and all fitments have been stripped out. There is a small cupboard to the east corner, accessed via a panelled door, which is painted blue with a glazed upper panel.



FIGURE 9: INTERIOR OF ONE OF THE BAYS WITHIN THE SINGLE STOREY BUILDING 11; VIEWED FROM THE SOUTH-WEST.

2.2.11 BRICK EXTENSION TO WEST - BUILDING 12

Description

Dark red-brown modern brick extension to the west of the main factory building. It forms further warehousing with brick and quarry tile floors and metal portal and pipe braced framing, with internal concrete block walls. It has a corrugated fibre sheeting roof, a roller door to the exterior in the south-west wall. It has been totally stripped of all fittings. There is a toilet block to the west corner, with typical modern fittings.

2.2.12 BRICK OFFICE BLOCK - BUILDING 13

Description

A White rendered Red and orange-red brick, two storey office range. It was purpose-built in the 1950s, with a cellar for cold manuscript storage. Long narrow two storey range terraced into the slope with a cellar to the south-west where the ground rises. Originally a single bays width with protruding wings at each end and a protruding central bay (former entrance designed with blast defence associated with air raid shelters); these protrusions have been joined by with a brick elevation to form a corridor along the north-west face of the building. It has a shallow slated roof and painted cast iron guttering. There is a row of single storey sheds and service rooms and plant rooms along the back within a narrow courtyard. The interior of the offices at first floor level have plastered and painted walls, having been completely rearranged with modern flimsy partitions. The first floor is carpeted to the central section, with cork tiles to the better preserved corridor to the south-west end. The first floor is attached to the later office block to the north-east, accessed through a forced opening. Here there is woodblock flooring, the space divided by flimsy modern glazed partitions, with a fine mahogany veneered staircase leading downwards to a main entrance lobby. Here there is parquet flooring, visitor toilets and several other offices with good panelled veneered doors. Throughout the offices there are the remains of modern office furniture and some cork boards on walls and older signage. The cold store to the west end is dug into the ground, it has bare concrete walls and separate rooms filled with timber racks and book cases for the manuscripts, there are several damaged and one good plank boarded door.



FIGURE 10: EXTERIOR OF OFFICE BLOCK (BUILDING 13); VIEWED FROM THE WEST-SOUTH-WEST (2M SCALE).

2.2.13 CLUBHOUSE - BUILDING 14

Description

A large much-extended club house has at its core a weather boarded 1930s building, of a scout hut type, with a pitched roof with deep timber barge boards. Extended in concrete block to the north-west and south-east ends. The main space is a bar and dance-floor with an original entrance lobby projecting to south-west with boarded double doors and a good sign with 'club rules'. In the interior of the main room, the walls are plastered and painted, with a moulded dado rail framing plank panelling to the lower walls and there are some fine early darts boards and club signage. There is a suspended timber dance-floor and later panelled and mirrored bar area. An events kitchen to the north is kitted out in good formica 1950s/1960s units, with some later industrial cooking equipment.

To the north-east (rear) there is a small attached cottage, which has been built around- and semi-truncated by the clubhouse. It is connected via a forced door. The cottage has a single ground floor room, with window to the south-east and a short flight of stairs accessing two bedrooms and a fairly recent bathroom space. The roof is of timber rafters, hopped to all sides, with cast iron guttering and there is a small kitchen and pantry to the south side, with access to a courtyard. This cottage is stripped of any fittings, the fireplace in the kitchen is blocked. There are some historic features such as beaded skirtings and panelled doors and staircase.



FIGURE 11: INTERIOR OF CLUBHOUSE (BUILDING 14); VIEWED FROM THE NORTH-WEST.

2.2.14 NEW PORTAL FRAMED WAREHOUSES TO NORTH-EAST - BUILDING 15

Description

Three vast linked relatively modern warehouses of portal-framed structure, with half height concrete blocks and upper walls and roof of box-section corrugated sheeting. They have poured concrete floors, with connecting and external roller doors.



FIGURE 12: THE MOST RECENT WAREHOUSE (BUILDING 15); VIEWED FROM THE SOUTH.

2.3 BUILDING ANALYSIS

2.3.1 FUNCTION

From its construction the Adderwell Print Works were purpose-built and remained as a printers until the factory finally closed in 2014.

2.3.2 NOTABLE FEATURES

Building name/Function	Building No:	Features of Note:
Main Factory	1	Original metal riveted girder frame. Brick segmental framed air vents, with fitted cast iron propeller fans. 2 x fine rear wrought iron staircases, with fretwork treads and curtail moulded handrail, with stick balusters. (seen within rear infill but attached to factory). Original wood-block printing works floor.
Workshop Building to Rear of Factory	5	Heavy-duty air conditioning unit and pipework, commercial and industrial lighting. Heavy propeller fans in wire caged units. Ceramic sink on brick and concrete plinth. Freestanding set of heavy timber workbenches for carpenters etc. Tools, tool boxes, signage and even tool racks survive here.
Low concrete shed to rear of factory with steps	6	Set of concrete steps with solid concrete side rails and blocked doorway with concrete canopy porch, very 1960s in style.
Brick Rear Factory Shed	7	2 x Crittal style mid 20 th century windows in north wall, three fixed large panes and three pane hopper casement above. Timber internal four panel door with glazed upper panels, moulded doorframe. External plank boarded and framed door, strap hinges on heavy pintles and iron thumb latch.
Plant Room	8	Cast iron piping and ducting, very heavy duty industrial grade, associated with air venting and air conditioning units. Iron riveted girder framework to space. Lead riveted water tank to secondary room. Two small water tanks on ground. Electric pump and generator for heating system. Electrical testing equipment attached to south walls. Timber and metal combined roof structure. Timber casement window set high in north wall. Brick octagonal based, round cistern tower or chimney to rear in open yard, access restricted.
Generator Shed	10	Timber first floor – older style build - chunky pine floorboards, deep joists and x-shaped noggin braces between joists. Metal crittal style windows to west wall. Iron girder riveted framework with markings/stamps; ‘Herbert Morris and Bastert, Loughborough’. Fixed timber cubby hole set of shelves to rear. Iron pipes and fitments for generators etc on walls and floor. Heavy timber plank boarded and framed doors, lined with metal to exterior face.
Brick Office Block	13	Mahogany veneer two panel doors, also with glazed panels, brass fitments or chrome fitments, two phases of style, 1950s and 1960s. Parquet floors in pale oak.

		<p>Darker wood block highly polished floors. Mahogany staircase with moulded knewel and handrail, stepped stair plate and closed string. Concrete rendered secondary office block stair, with oak integral handrail. Fine metal air vents to offices. Iron rolling door to secure cellar for manuscripts. Heavy secure safe room within cellar. Cork boards and cupboards in some offices with slatted shelves for books and papers. The first floor office corridor to the west end has a complete set of matched doors with plain single pane lights above. Bakelite light switches and some likely original commercial lighting.</p>
Club house	14	<p>Wood block flooring. Suspended timber dancefloor. Paneling to walls, dado rail. Several mahogany or dark polished wood glazed trophy cabinets. Historic signage. Several good plank paneled doors. Fitted kitchen. 1950S/1960s, formica units. Timber paneled and mirrored bar.</p>
Warehousing to North-east end of complex	15	<p>One large timber plank boarded sliding factory door, reset on modern corrugated portal framed shed. Heavy ledging and bracing bars, spiked and nailed joints, iron rollers and handles and bolts. Early to mid 20th century features, reset here.</p>

TABLE 1: SIGNIFICANT FEATURES WITHIN THE PRINTWORKS FACTORY COMPLEX AT CAXTON ROAD, FROME.

* Building No. = an arbitrary assignment for survey purposes.

2.4 HISTORIC PHASING OF THE BUILDING

Phase plans, one showing the earliest layout of the site and another showing the subsequent phases of the site can be seen in Figures 14 and 15.

2.4.1 PHASE 1: 1920'S (OR EARLIER)

Some of the probable earliest fabric on the site appears is the stone rubble retaining wall along the north-west boundary of the site, adjacent to the warehouses and office/factory entrance. This boundary appears to follow a field boundary as depicted on the 1840 tithe map and subsequent OS mapping and appears to have been retained when the land was terraced prior to construction of the factory. This boundary may have been erected between the 1888 and 1903 OS mapping when the adjacent field became allotment gardens associated with newly built gardens along Locks Hill. Although re-pointed with cement, this wall was probably the original retaining wall erected in the 1920s for the factory construction. Prior to this the site had been fields with a single late 19th century structure in the east of the site.

The clubhouse (Building 14) contained a small cottage/house, which had been subsumed by extensions. This building was not shown on the 1903/4 OS mapping and may be associated with the 1920's factory and later alterations or may have been a later addition to the housing program depicted in 1903/4 mapping along Locks Hill; however, the style and build, details such as beaded skirtings, stairs, moulded doorframes with four panelled doors and timber roof trusses *etc* would suggest, broadly, a pre-1914 date, or 'Late Edwardian'. The house, with some extensions is depicted on OS mapping from 1930. The extensions at least were probably built alongside the factory in the first phase, possibly more in the 1930s. The clubhouse was constructed as a typical early 20th century weather-boarded structure on a brick base, with a shallow pitched roof; like many a scout hut or village hall across rural England.

The main factory (Building 1 and 1A) appears on the historic mapping between in 1930. It is likely that this building however was built in the 1920s, post First World War, but before the economic crash. Certain details such as the round segmental brick air vents in the roof space have a certain art deco air to their form and the building is still constructed in stone rubble, with chunky timber lintels to original openings where they survive. In this way it bridges the style and materials gap between the 19th and 20th centuries. A small brick built structure in the east of this building may contain surviving fabric of 1920s or 1930s extensions during this phase.

Warehouses (Building 15) and plant rooms (Buildings 8 and 9) are also depicted on historic mapping along the north-east of the site. The bays of the south-eastern set of these warehouses may allude to their being contemporary with the main factory, but later alterations made the original phases of build difficult to confirm on the ground.

2.4.2 PHASE 2: 1930's

OS mapping from 1938 shows some clear extensions to the original factory. The aspect adjoining the south-west of the main factory was ostensibly in keeping with the rest of the factory. The other additions appeared later and were probably subject to later alterations.

2.4.3 PHASE 3: 1939 TO 1944

The Ministry of Aircraft Production (MOAP) requisitioned the factory site at Adderwell during the Second World War. It implemented improvements to the heating, lighting and floors of the existing premises and between 1941 and 1944 built offices and air raid shelters (Building 13) and renovated to the point of making them almost entirely new buildings the Boiler House (Building 8) and Bay 10 (Building 4). Some of the plans of these war time works can be seen in Appendix 1. Several small sheds to the south-east of the complex (Buildings 7-10), may be predominantly from this phase or the years immediately after; Johnson (2015) describes the 1950s as the factory having a 'slow expansion'. These buildings were all of brick and/or cinder block, with the use of some cement and with some fine timber detailing, mahogany veneer doors with brass fittings *etc.* The service sheds in this phase display heavy iron riveted girder frames, similar to the main factory building. Bay 10 (Building 4) contained a large amount of asbestos from its roof. After the war MOAP held the factory for a time and in 1946 it was granted £7000 to improve new offices (Building 13), enlarge the canteen (Building 14), cement the floors and add heating to the warehouse (Building 4 and possibly Building 15) and in 1948/9 they built and installed a new diesel generating plant (Johnson 2014). These ongoing improvements may have disguised and altered the earlier phases.

2.4.4 PHASE 4: LATE 1950'S AND 1960'S

The workshops (Buildings 5 and 6) to the south corner of the main factory were an early concrete and cinder block build that incorporated timberwork and an older fashioned iron frame and wired glass panels. The workshops were fitted with heavy wooden workbenches. A photograph from 1959 shows Building 5 under construction and OS mapping from 1967 indicates the extent of other, later, parts of this phase. Apart from some small extensions and the construction of the workshops, the significant alterations in this phase were the bridging of the road that once divided the original warehouses (Buildings 11 and 15) from the factory. In this case this included the area south-east of Building 11 and parts of Building 1. These parts were built sympathetically to the main factory (Building 1) with similar roofs/gables but from cinder block and with-out the brick roundels for the air ducts as seen in Building 1 and elsewhere.

2.4.5 PHASE 5: 1960'S TO 1970'S

Buildings 1 and 2 were further expanded through the late 1960's and 1970's. The main factory extension (Buildings 2 and 3) was the most prominent example of this phase with concrete blocks faced by stone composite tiles, to make it 'match' the older factory, as well as copying the multi-

gable 'saw tooth' roof style of the main factory. This extension was probably for the 'bindery' (Johnson 2015).

2.4.6 PHASE 6: 1970'S TO 1980'S

This phase essentially saw a continuation of the above phase and phases 4, 5 and 6 probably saw the majority of *ad hoc* infill of yards and spaces between earlier distinct sheds/buildings. This multi-phase series of renovations probably includes the rebuilding of the 1920's and 1960's entrance to the main factory (Building 1) where it meets the 1940's offices (Building 13) which itself was re-fronted. All works of this phase were done in brick or breeze block. Parts of this altered entrance contain brick and quarry tile paved floors.

2.4.7 PHASE 7: 1990'S AND LATER

In the 1990s warehouses (Building 15) along the north-east side of the complex were rebuilt or altered with modern portal-framed sheds, on modern concrete blocks, with corrugated sheeting sides and roofs, with large commercial roller doors. The main factory was further extended (Buildings 2, 3 and 12) with the whole of the loading bay area, Building 3, being remodelled. Inside the main ranges areas were divided off by metal framed and plaster-boarded partitions forming offices. The factory was further improved right up until closing in 2014, with a new block of offices having been constructed on the north-east side of the clubhouse (Building 14) less than 6 months before the site was wound up.

2.5 SIGNIFICANCE

The factory is of importance to the narrative history of Frome, as a settlement and to its people as their former livelihood and social hub. Whilst the buildings have little to no real architectural value, they remain as an evocative reminder of the kinds of socially responsible industry which modern corporations have long moved away from. Individual historic features or details indicative of phasing have been noted in a separate building table and these items have been recorded for posterity in the photographic record.

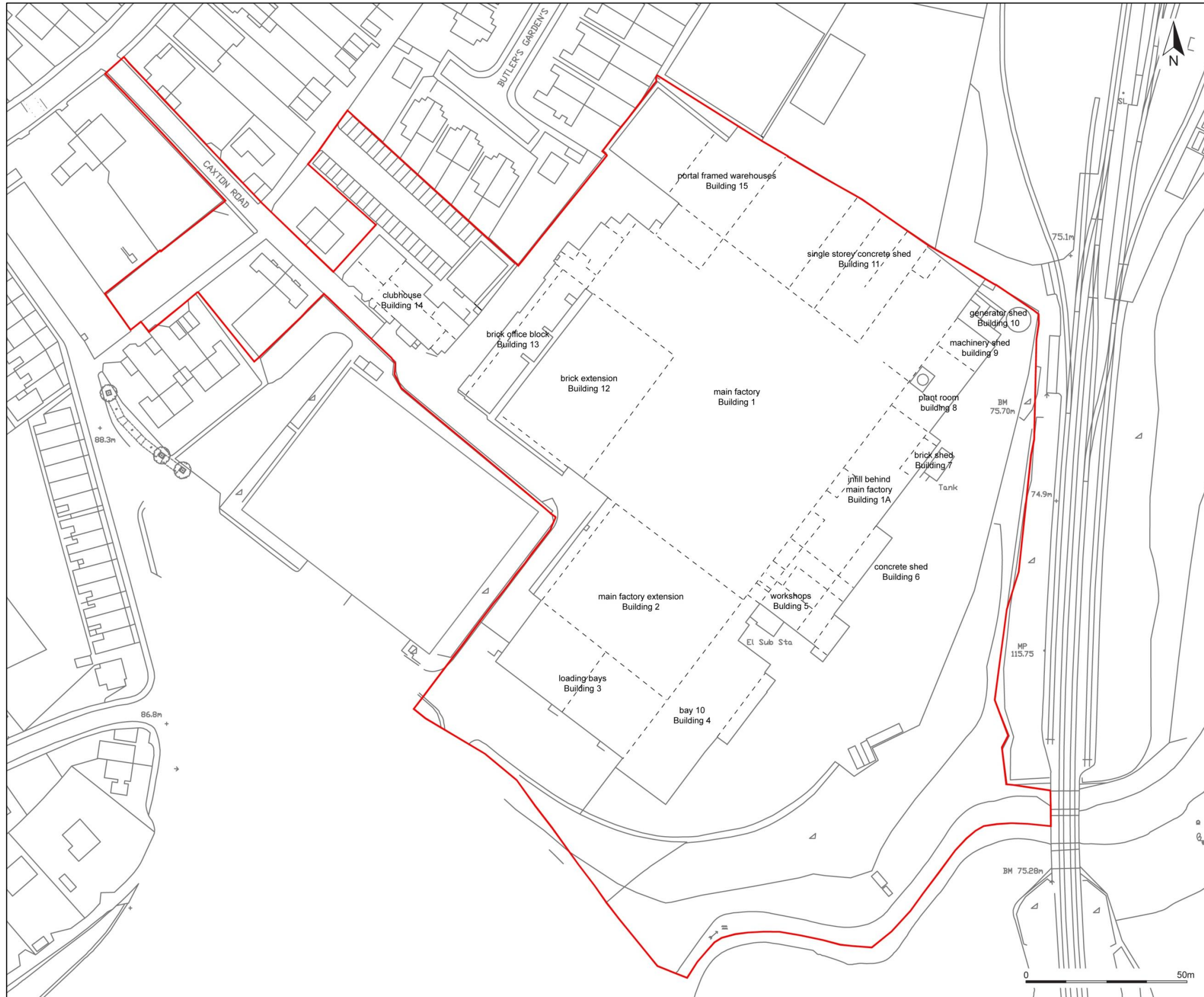


FIGURE 13: PLAN OF PRINTWORKS AT CAXTON ROAD; THE SITE IS OUTLINED IN RED AND THE BUILDINGS LABELLED AS DESCRIBED IN SECTION 2.2. DRAWING BASED ON SUPPLIED PLANS AND SITE VISIT.



FIGURE 14: PLAN OF THE INITIAL PHASES OF THE PRINTWORKS AT CAXTON ROAD, BUILT BETWEEN 1920 AND 1937; POSSIBLY AS EARLY AS 1910 IN PARTS; THE SITE IS OUTLINED IN RED.

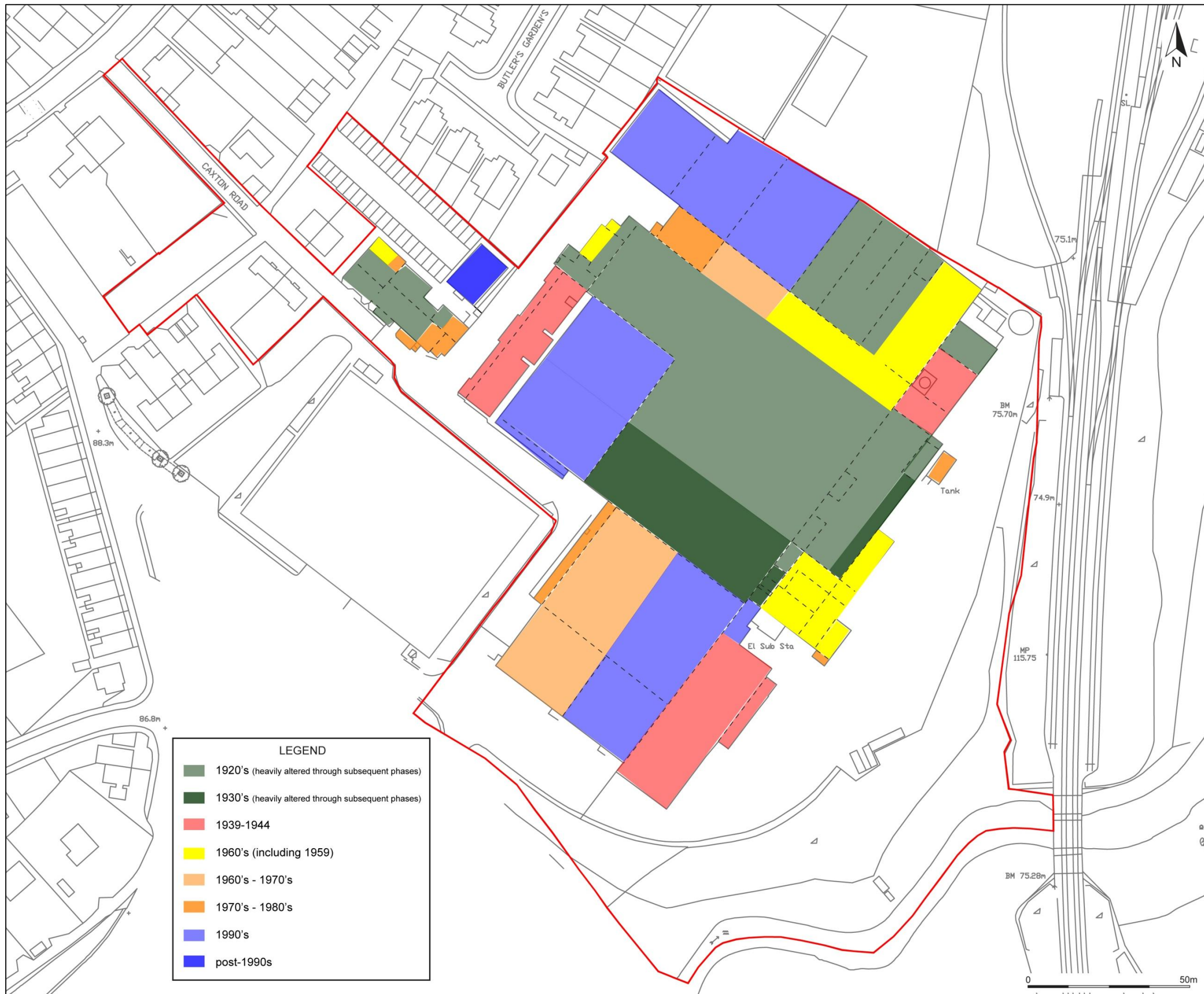


FIGURE 15: PLAN OF THE SUBSEQUENT PHASES OF DEVELOPMENT AT THE PRINTWORKS AT CAXTON ROAD, AS DISCUSSED IN SECTION 2.4; THE SITE IS OUTLINED IN RED.

3.0 CONCLUSION

3.1 CONCLUSION

The former Butler, Tanner and Dennis printworks at Caxton Road was built in the early 20th century (after 1907/1908) as an expansion to the growing business that had already been established in the Trinity area of Frome. The printworks at Caxton Road expanded through the 20th century, with a brief spell through the Second World War requisitioned by the Ministry of Aircraft Production it continued to function as a printworks until 2014. Cartographic sources depict the development of the site from c.1930 onwards, having previously been shown as fields up to- and on 1903 mapping.

Although there were numerous internal divisions to the structures that make up the Caxton Road printworks complex, they were broadly divisible into 15 buildings that were described and discussed by their historical phasing. Buildings 1, 1A, 4, 8, 9, part of 11, parts of 14 and 15 made up the original factory as it stood by the mid-late 1930s. These included the main factory, a line of plant and machine rooms, a line of warehouses, a clubhouse built around a small property and a warehouse to the south of the main complex. These structures had rubble stone and brick built aspects and were ostensibly altered/renovated over the years. During the Second World War, Buildings 4 (the warehouse to the south of the complex/Bay 10) and 8 (the plant room) were rebuilt and Building 13 (office block) was built. The office block had air raid shelters constructed within a basement level. At this time the lighting and heating of the facility were improved and concrete floors installed within warehouses and the factory. The space between the newly built offices and the main factory had hut installed that were altered through the years and eventually removed in the late 1980s or 1990s. 'Slow expansion' occurred through the 1950s and over the course of the 1960s, 1970s and 1980's extensions were added to the buildings and caps between buildings filled to enlarge the warehouses, factory or sheds. These included Building 5 (workshops) and parts of Buildings 1 (main factory), 2 (factory extension) 11 (warehouse/concrete shed) and 14 (clubhouse). These renovations included infilling an access road that originally divided the original warehouses from the main factory and an extension (Buildings 2 and 3) to the factory built to accommodate new machinery, for binding, in the 1970's. In the 1990's further extensions were made to the main factory and loading bay areas (Buildings 2, 3 and 12) and the original warehouses (Building 15) was either completely rebuilt or/and had modern roofs constructed. Modern modifications were continually made to the site. A conference room (un-numbered building) on the north-east side of the clubhouse was opened six months before the firm went into administration and the site closed.

Few original fixtures and fittings or notable features survived across the factory complex, although Bakelite light switches were observed within the office and, although disconnected, within the workshop, and some historic signage in the clubhouse. Examples of cast and wrought iron work, including stairs in the main factory and vents in the offices, and original wood-block floors in the factory and clubhouse and parquet floors in the offices were notable. Some mid-20th century windows and roofs survived in situ, but many roofs had been reinstalled from the 1970s through to the 1990s. The most interesting features were the 1940s-1960s plant and pipework associated with power and ventilation that survived predominantly along the south-east ranges of the main factory complex (the workshops, plant and machine rooms). Also, within the plant and machine rooms some of the iron girders were of interest, having been reused or perhaps bought in anticipation of expansion: a girder with sign reads 'Herbert Morris and Bastert, Loughborough' in Building 9 (the machine room). This company changed its name from 1902 (Grace's Guide Ltd 2018). It was probably part of material bought to accommodate the ongoing expansion of the Trinity area/Selwood printworks site in Frome and eventually used or reused here more than a decade or two later.

Overall the value and importance of the site is associated with the narrative history of Frome, as a settlement and to its people as part of their former livelihood and social hub. Whilst the buildings

have little to no real architectural value, they remain as an evocative reminder of the kinds of socially responsible industry which modern corporations have long moved away from. Although some c.1950s machinery survives and occasional architectural features, such as brick roundel vents, the lack of integrity inherent to a continually developing industrial site, with *ad hoc* developments and repairs over almost a century reduces the architectural value of the site as original elements don't survive undamaged or altered. The site, communally and historically is only of *local* importance. Furthermore, the terracing of the site for its initial construction and redevelopment of the site in places over time may have truncated any earlier archaeological deposits across the site. Further work would most likely only validate or support an existing history of the site compiled by Johnson (2015) and compounded by cartographic evidence, this survey and potential further historical research into the development of the former Butler, Tanner and Dennis business.

4.0 Bibliography

Published Sources:

- Chartered Institute for Archaeologists** 2014a (Revised 2001 & 2008): *Standard and Guidance for the archaeological Investigation and recording of standing buildings or structures.*
- Chartered Institute for Archaeologists** 2014b: *Standard and Guidance for Historic Environment Desk-based Assessment.*
- English Heritage** 2006: *Understanding Historic Buildings, a Guide to Good Recording Practice.*
- English Heritage** 2011: *Valuing Places: Good practice in Conservation Areas.*
- English Heritage** 2012: *Understanding Place: historic area assessments in a planning and development context.*
- Historic England** 2016: *Understanding Historic Buildings: A Guide to Good Recording Processes.*
- Johnson, L.** 2015: *The Butler and Tanner Story.* The Frome Society for Local Studies.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales.*

Websites:

- BGS British Geological Survey** 2018: *Geology of Britain Viewer.* [accessed 15.08.18]
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Grace's Guide** 2018: *Grace's Guide to British Industrial History*
<https://gracesguide.co.uk>
- Heritage Gateway** 2018: *Historic Environment Record.* [accessed 15.08.18]
<http://www.heritagegateway.org.uk/gateway/>

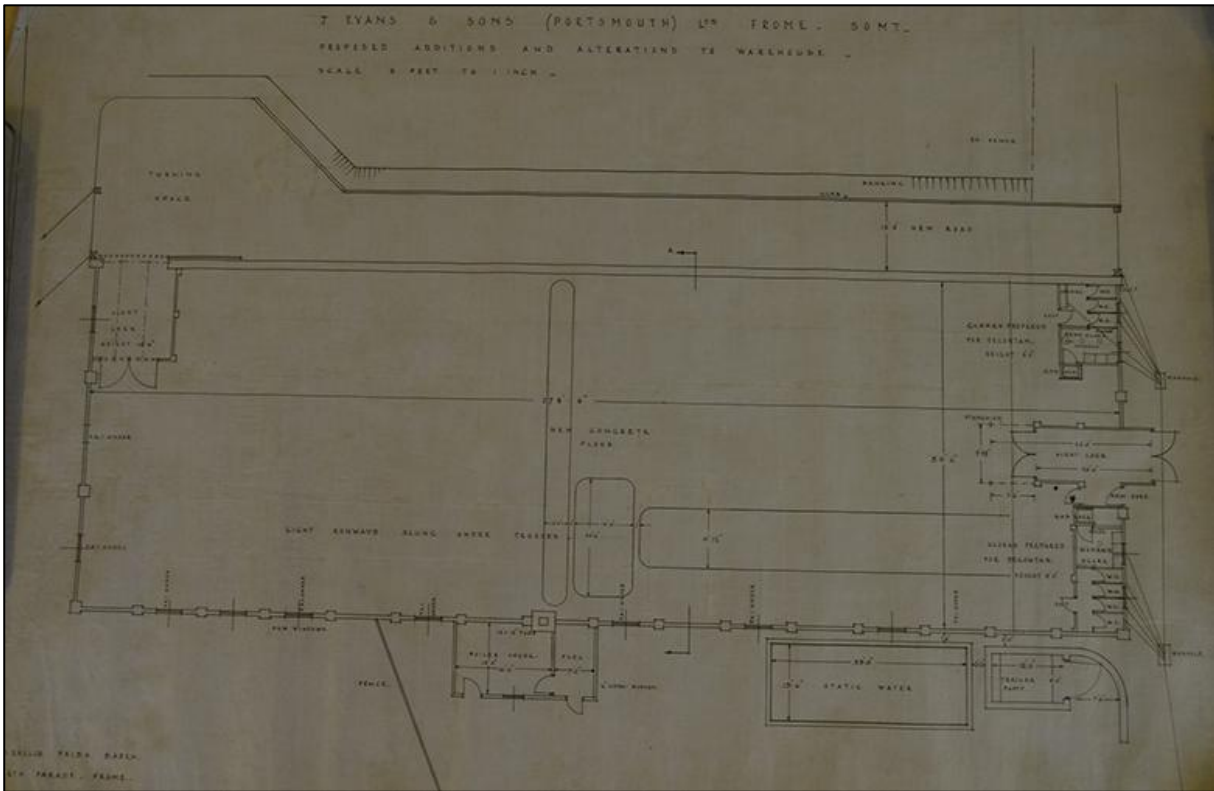
Unpublished Sources:

- Boyd, N.** 2018: *Former Butler, Tanner and Dennis Site, Caxton Road, Frome, Somerset: Written Scheme of Investigation.* SWARCH WSI no. FCR18WSiv1.
- Humphries, C. and Wapshot, E.** 2012: *Land at Caxton Road, Frome, Somerset: Results of a desk-based assessment.* SWARCH Report no. 121219.

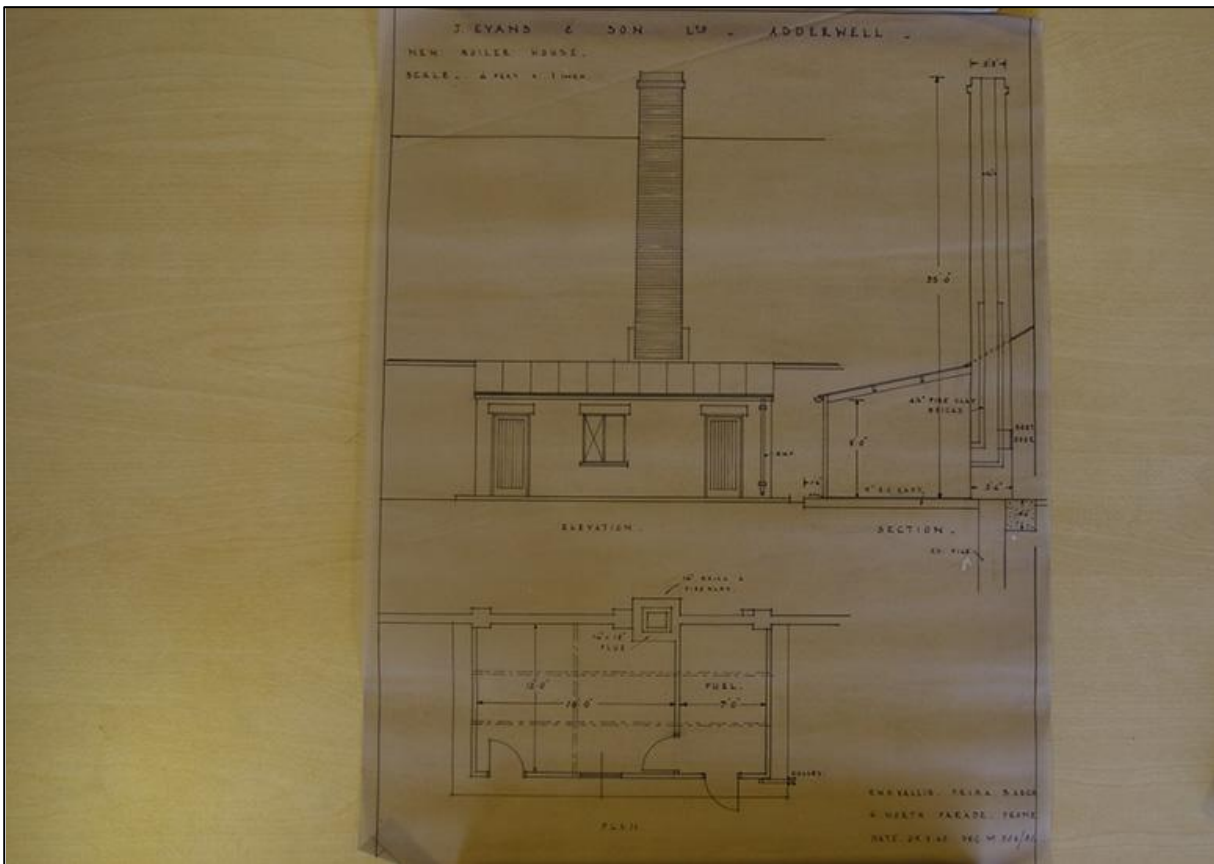
Somerset Heritage Centre:

- Frome Plans - Ref. DD\SVN/1/23 - c.1941-43 plans of Adderwell printworks during the war by J.Evans
- Frome Plans - Ref. DD\SVN/1/24 - c.1941-43 plans of Adderwell printworks during the war by J.Evans

APPENDIX 1: SUPPORTING SITE PLANS AND AERIAL PHOTOGRAPHS

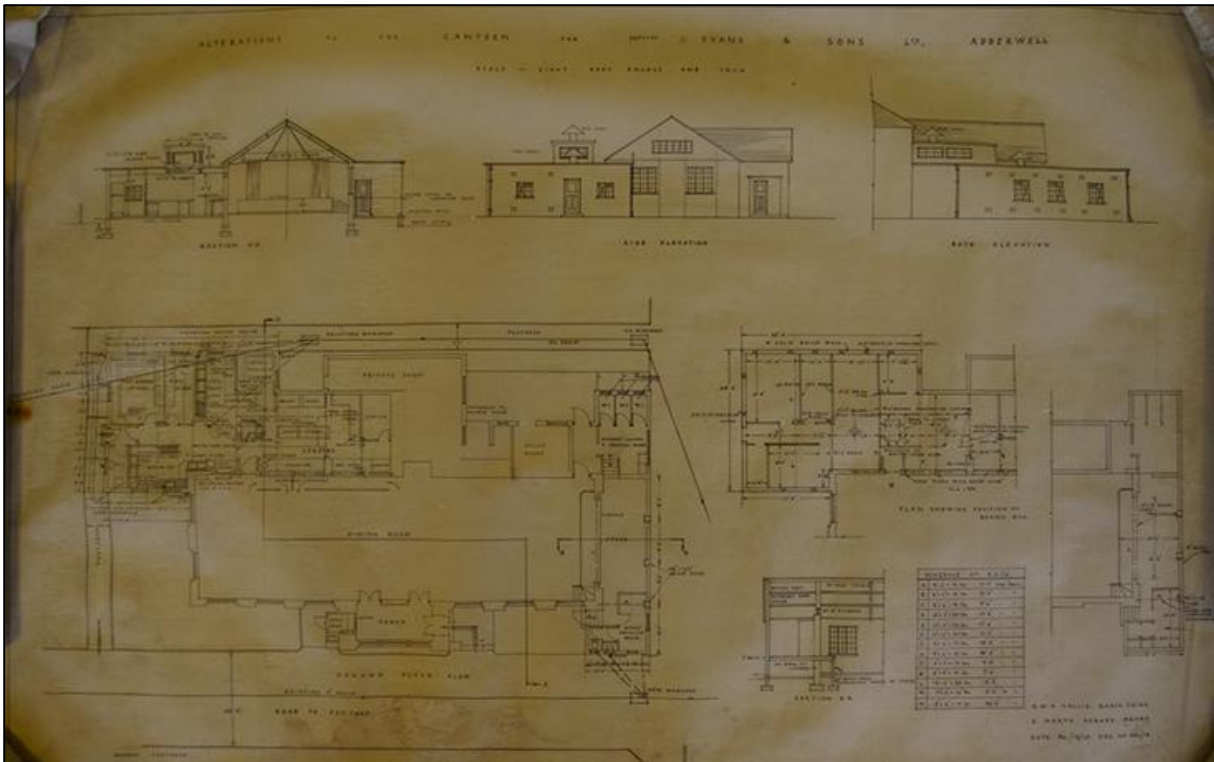


PLAN OF BAY 10 (BUILDING 4), 1942 (SHC).

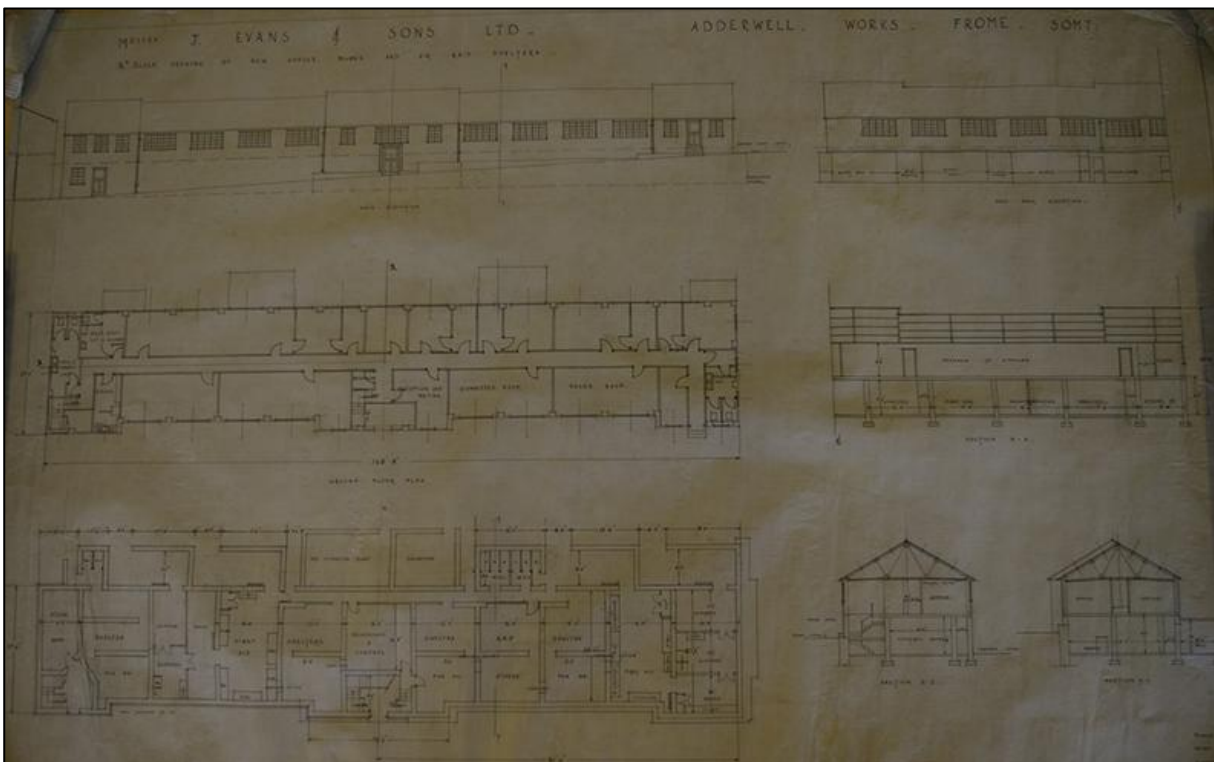


PLANS FOR 'NEW BOILER HOUSE' (BUILDING 8), 1942 (SHC).

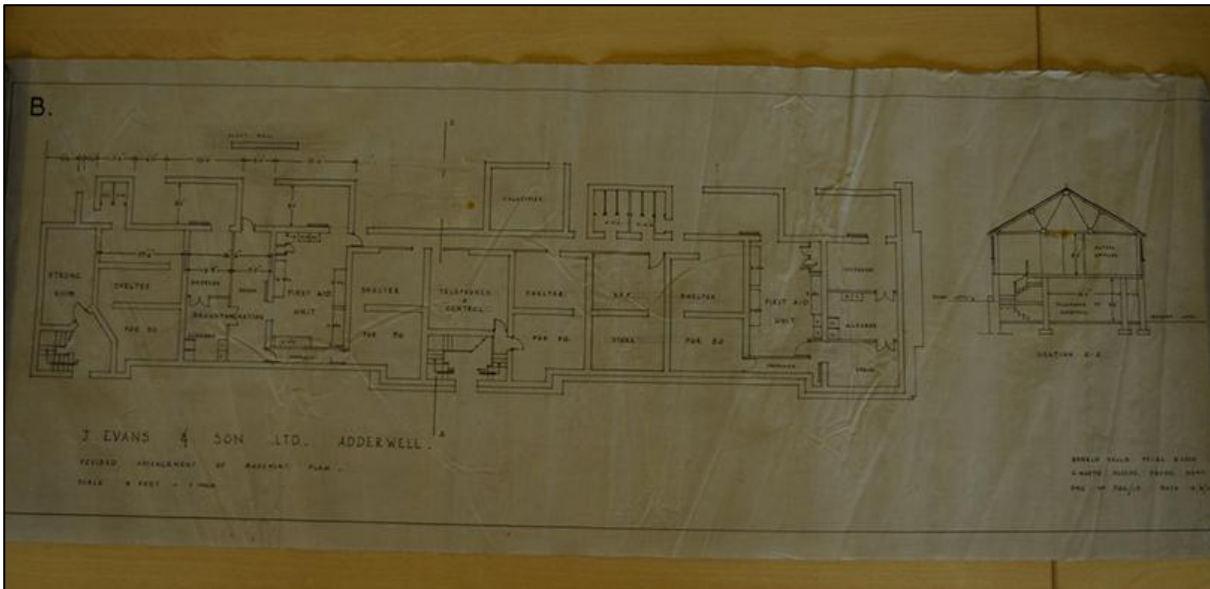
FORMER BUTLER, TANNER AND DENNIS, CAXTON ROAD, FROME, SOMERSET



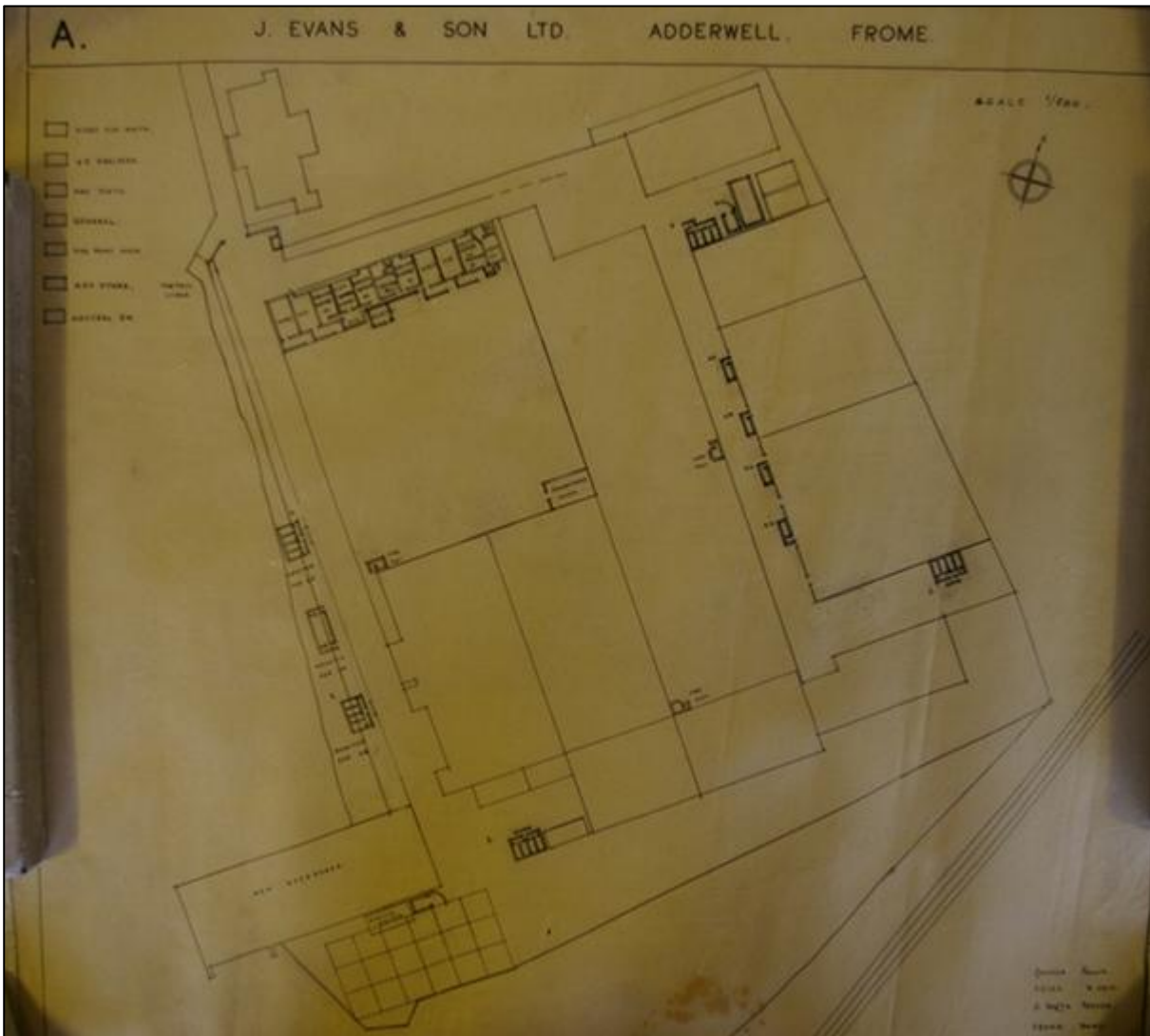
PLANS FOR CLUBHOUSE (BUILDING 14), 1942 (SHC).



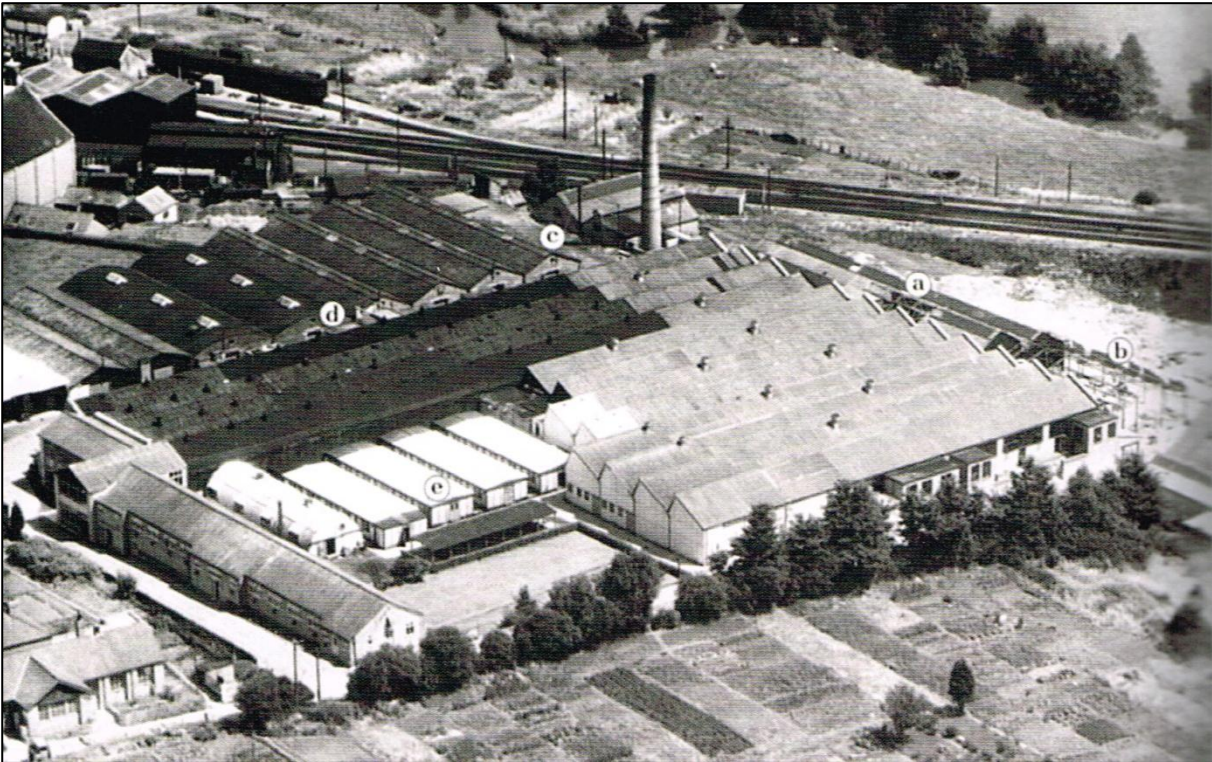
PLANS FOR OFFICE BLOCK (BUILDING 13), 1941 (SHC).



PLANS FOR BASEMENT LEVEL/AIR RAID SHELTERS BENEATH OFFICE BLOCK (BUILDING 13), 1941 (SHC).



PLAN FOR ADDERWELL, FROME, SHOWING LOCATION OF PROPOSED OFFICE BLOCK (BUILDING 13) AND EXISTING SITE LAYOUT, 1941 (SHC).



AERIAL PHOTOGRAPH OF PRINTWORKS, CAXTON ROAD, 1959 (JOHNSON 2015).



AERIAL PHOTOGRAPH OF PRINTWORKS, CAXTON ROAD, 1994 (JOHNSON 2015).



AERIAL PHOTOGRAPH OF PRINTWORKS, CAXTON ROAD, 1997 (JOHNSON 2015).

APPENDIX 2: SUPPORTING PHOTOGRAPHS



SITE SHOT SHOWING WORKSHOPS (BUILDING 5) AND ROOF OF MAIN FACTORY (BUILDING 1) BEHIND; VIEWED FROM THE SOUTH.



PLANT WITHIN SOUTH-WEST SIDE OF BUILDING 8 (PLANT ROOM); VIEWED FROM THE SOUTH.



MACHINERY ON SOUTH-EAST ELEVATION WITHIN NORTH-EAST SIDE OF BUILDING 8 (PLANT ROOM); VIEWED FROM THE NORTH-WEST.



GENERATOR SHED (BUILDING 10), EDGE OF TANK AND SOUTH-EAST ELEVATION OF BUILDING 11; VIEWED FROM THE SOUTH-EAST.



WROUGHT IRON STAIRCASE IN NORTH-EAST HALF OF BUILDING 1A, LEADING TO THE MAIN FACTORY (BUILDING 1); VIEWED FROM THE EAST (2M SCALE).



SOUTH-EAST END OF BUILDING 11, WHERE THE ORIGINAL ROAD BETWEEN THE WAREHOUSES AND MAIN FACTORY WAS INFILLED WITH THIS AND OTHER STRUCTURES; VIEWED FROM THE WEST-SOUTH-WEST.



MAIN FACTORY (BUILDING 1), SHOWING BAY STYLE ROOFING AND AIR DUCTS/VENTS IN BRICK ROUNDELS; VIEWED FROM THE NORTH-WEST.



BOUNDARY WALL OPPOSITE ENTRANCE TO OFFICE BLOCK (BUILDING 13); VIEWED FROM THE EAST-NORTH-EAST (2M SCALE).



ELEVATION OF MAIN FACTORY (BUILDING 1) NORTH-EAST OF OFFICE BLOCK (BUILDING 13); VIEWED FROM THE NORTH-WEST.



ORIGINAL DEFENSIBLE/BLAST DEFENSE, CENTRAL STAIRED ENTRANCE TO OFFICE BLOCK (BUILDING 13); VIEWED FROM THE NORTH-EAST.



VENT IN FIRST FLOOR OFFICE OF OFFICES (BUILDING 13); VIEWED FROM THE NORTH-WEST.



SAFES IN BASEMENT OF OFFICE BLOCK (BUILDING 13), SHOWING PROBABLE ORIGINAL PAINT WORK.



ENTRANCE TO CELLAR; VIEWED FROM INSIDE CELLAR.



MIDDLE WAREHOUSE TO BUILDING 15; VIEWED FROM THE NORTH.



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net