

# The Maltings, Tetbury Lane Nailsworth

*Historic Building Recording (Level 2)*



*Report prepared for:*  
Verity & Beverley Ltd

CA Project: CR0178

CA Report: CR0178\_1

December 2019



# The Maltings, Tetbury Lane Nailsworth

## *Historic Building Recording (Level 2)*

CA Project: CR0178

CA Report: CR0178\_1

prepared by	Sacha Hunter, Heritage Consultant
date	2019
checked by	Richard Morton, Principal Heritage Consultant
date	2019
approved by	Joanne Robinson, Senior Heritage Consultant
signed	
date	2019
issue	1

*This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

---

<b>Cirencester</b> Building 11 Kemble Enterprise Park Cirencester Gloucestershire GL7 6BQ  t. 01285 771022 f. 01285 771033	<b>Milton Keynes</b> Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT  t. 01908 564660	<b>Andover</b> Stanley House Walworth Road Andover Hampshire SP10 5LH  t. 01264 347630	<b>Exeter</b> Unit 1 – Clyst Units Cofton Road Marsh Barton Exeter EX2 8QW  t. 01392 573970	<b>Suffolk</b> Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ  t. 01449 900120
e. enquiries@cotswoldarchaeology.co.uk				

---

## CONTENTS

1.	INTRODUCTION.....	5
2.	METHODOLOGY.....	7
3.	BUILDINGS ASSESSMENT AND LEVEL 2 BUILDING RECORDING.....	10
4.	CONCLUSIONS.....	70
5.	REFERENCES.....	71

---

## ILLUSTRATIONS

Fig.1 Site location plan, with inset

Fig.2 1st Edition Ordnance Survey map 1882 (courtesy of Know Your Place)

Fig.3 2nd Edition Ordnance Survey map (courtesy of Know Your Place)

Fig.4 3rd Edition Ordnance Survey map (courtesy of Know Your Place)

Fig.5 Revised Edition 1936-37 (courtesy of Know Your Place)

Fig.6 Undated postcard of Nailsworth showing the Maltings ([www.breweryhistory.com](http://www.breweryhistory.com))

Fig.7 View of the entrance of the Maltings from Tetbury Lane, Maltings 1 on the right

Fig. 8 View looking towards the south-west corner of the Site showing high modern retaining wall

Fig.9 View, taken towards the north, of Maltings 1

Fig.10 View of a typical window, Maltings 1

Fig.11 View towards the north of the kiln of Maltings 1

Fig.12 View towards the west elevation of Maltings 1 showing scar of attached building and other accretions

Fig.13 View of the cross-wing of Maltings 1, image taken looking north

Fig.14 View to west of the cross-wing and eastern section of Maltings 1

Fig.15 View to the east of the eastern section of Maltings 1

Fig.16 Undated postcard of the Maltings showing the bridge from Maltings 2 to the cross-wing of Maltings 1 ([www.breweryhistory.com](http://www.breweryhistory.com))

Fig.17 Eastern elevation of the Maltings 1

Fig.18 Lower growing floor of Maltings 1

Fig.19 Main span beams resting on stone corbels, lower growing floor of Maltings 1

Fig.20 Patina of use on the asphalt surface, Maltings 1

Fig.21 Timber door and step from lower growing floor to kiln area, Maltings 1

Fig.22 image of hoist equipment and hatch on lower growing floor of Maltings 1

Fig.23 Detail of hoist counterweight, lower growing floor, Maltings 1

Fig.24 Floor hatch with bricked out hole, lower growing floor Maltings 1

Fig.25 Interior of small vault under the steep, Maltings 1

Fig.26 Hacked end of the steep which would have formed a rectangular 'bath'

Fig. 27 View of steep floor with hacked corner detailed

Fig.28 View of middle hacked wall of steep (the steep divider), showing concrete lining

Fig.29 Hatches in upper growing floor

Fig.30 Ladder in lower ground floor leading from hatch (above)

Fig.31 Hatch onto lower ground floor ladder, located in upper growing floor

- 
- Fig.32 Upper growing floor viewed from east end
- Fig. 33 Upper growing floor viewed from west end
- Fig.34 View of hoist structure, upper growing floor
- Fig.35 Ladder to lower storage floor (first floor)
- Fig.36 Doorway to southern (courtyard) elevation
- Fig.37 View of lower storage floor (first floor) of Maltings 1, view to the west
- Fig.38 View of hoist and lower storage floor of Maltings 1, view to the east
- Fig.39 View to the south of the upper floor of the cross-wing
- Fig.40 Funnel hatch in the lower storage floor (first floor)
- Fig.41 View of kiln end wall, showing various insertions and additions
- Fig.42 The upper drying floor (attic space), Maltings 1
- Fig.42a Detail of hoisting machinery winder, Maltings 1 attic
- Fig.43 Shallow staircase to entrance of attic, with doorway to kiln void seen beyond
- Fig.44 Doorway over kiln void, once accessing the upper kiln drying floor
- Fig.45 Hatch to lower drying floor with grab holes located by the doorway to the kiln in the attic
- Fig.46 Kiln anteroom, ground floor, with modern partition and toilet behind
- Fig.47 Kiln chamber, showing modern inserted garage doors, half the floor surface is missing
- Fig.48 View up to kiln roof area showing altered areas of walling, and doorway into upper drying floor (attic space)
- Fig.49 Two views of scar lines showing where the drying floor in the kiln was located
- Fig.50 modern plinth in kiln area
- Fig.51 View of lower ground space of kiln from ground floor
- Fig.52 Kiln furnace anteroom, lower ground floor view to the west
- Fig.53 Detail of furnace opening
- Fig.54 View inside furnace
- Fig.55 View of furnace anteroom, view to the east
- Fig.56 View of the interior of the kiln at lower ground floor
- Fig.57 View of furnace structure on kiln interior side
- Fig.58 View of side entrance to interior of the kiln
- Fig.59 Internal view of crosswing building ground floor, looking east
- Fig.60 Internal view of crosswing building looking north
- Fig.61 View of Maltings 2 showing phases of development
- Fig.62 View of modern roofscape of the kiln

---

Fig.63 View of western north-facing elevation of Maltings 2, the kiln, showing building join in red

Fig.64 View of north-facing elevation of Maltings , image take towards the east

Fig. 65 View of barley kiln, north-facing elevation, on Maltings 2

Fig.66 View of east elevation of Maltings 2

Fig.67 The lower growing floor (lower ground floor) of Maltings 2, view to the west

Fig.68 The lower growing floor of Maltings 2, view to the east, showing modern insertion of dividing walls

Fig.69 Stone pillar with wooden pad to support beam

Fig.70 Detail of window also showing brick infill around the stone corbel

Fig.71 Area which may have formerly been a steep in Maltings 2 lower ground floor

Fig.72 View of upper growing floor of Maltings 1, view to the east

Fig.73 View of upper growing floor, south wall with some timber boarding removed

Fig.74 View showing bitumen layer over rubble over floorboards, now removed

Fig.75 timber boarding and shute

Fig.76 Upper storage floor (2nd floor) Maltings 2

Fig.77 Detail of hatches revealed where asphalt has been removed

Fig.78 Truncated stairway to upper floor and filled in doorway, possibly predating the kiln

Fig.79 Openings to the kiln area from upper storage floor of Maltings 2

Fig.80 Detail of surviving mesh floor in kiln of Maltings 1

Fig.81 detail of metal lower drying floor of kiln in Maltings 2, this would have had mesh or perforated tiles when in use

Fig.82 Upper storage or attic space, Maltings 1

Fig.83 Details of the room created over the kiln antechamber at second floor level

Fig.84 details of openings to the kiln to Maltings 2, doorway from the north elevation providing light from the left (note blocked doorway)

Fig.85 Looking upwards into the body of the kiln, showing the metal floor and wire mesh floor above

Fig.86 Internal view of the kiln looking out towards the north

---

## 1. INTRODUCTION

- 1.1. In September 2019, Cotswold Archaeology (CA) was commissioned by Verity & Beverley Ltd on behalf of their client Michael Goletka to undertake a Level 2 Historic Building Recording required to discharge a pre-commencement condition attached to planning permission S.18/1786/FUL and listed building consent S.18/1787/LBC related to the group of listed buildings known as The Maltings, Tetbury Lane, Nailsworth (Figure 1), hereafter named the ‘Site’ (NGR ST 85017 99237). The group comprises of Malthouse 1 and Malthouse 2, both buildings dating from the 19th century and listed Grade II (list entry number 1391495). The buildings are within the Nailsworth Conservation Area and were once part of the Nailsworth Brewery.
- 1.2. The report includes three Appendices:
- [Appendix 1](#): Listed building description
  - [Appendix 2](#): Measured floor plans (courtesy of Verity & Beverley Architects)
  - [Appendix 3](#): The Written Scheme of Investigation
- 1.3. The planning permission for the approved scheme of works (*‘revised change of use to form 13 no. dwellings within existing buildings’*) has been granted subject to conditions. It is proposed to convert Malthouse 1 (the northern building) to 7 dwellings, and Malthouse 2, (the southern building) to 6 dwellings. Internal subdivisions, new window and door openings, new roof coverings and other alterations will be performed.
- 1.4. Condition 10 of the listed building consent requires that: *‘No relevant works shall commence until a programme of building recording and analysis, including provision for archive deposition of the analysis and records of site investigation, has been submitted to and approved by the Local Planning Authority.’* No brief for this recording work has been issued by the Council. However, in a telephone call with Peter Hall of Verity and Beverley Ltd (project architects) the Council’s Conservation Officer confirmed the requirements of the Condition was for a Level 2 descriptive and photographic record of the buildings, to be carried out at pre-commencement stage.

- 
- 1.5. A Written Scheme of Investigation (WSI) was produced by CA (August 2019, see Appendix 3) which sets out the scope and method of the required recording. This was provided to the Stroud District Council Conservation Officer prior to the recording work. No comment on the WSI was received.
- 1.6. In line with the requirements of the pre-commencement condition, this report presents the results of a Level 2 building recording, undertaken in accordance with the Historic England Guidance 'Understanding Historic Buildings, *A Guide to Good Recording Practice*' (2016). The Level 2 survey was undertaken to record the buildings and their features 'as is', some of which will be altered or removed as a part of the approved development.

#### ***Objectives and professional standards***

- 1.7. The key objective of the recording work is to create a record of the buildings to mitigate any loss of information inherent in the structure during the permitted alterations.
- 1.8. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' published by the CIfA (2019), and with the aforementioned Historic England guidance on historic building recording (Historic England, 2016).



---

## 2. METHODOLOGY

### *Evidence base*

- 2.1. This Level 2 Historic Building Recording has been informed by sources which are referenced throughout the report and in the Reference section at the end of this report.

### *Level 2 Building Survey*

- 2.2. In accordance with the aforementioned Historic England guidance, the survey comprises a Level 2 'Descriptive Record' of the building. Historic England defines a Level 2 record as a descriptive record of the structure or building and this level of record is made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building have been seen, described and photographed. The examination of the building has produced an analysis of its development and use and the record includes the conclusions reached.

- 2.3. As per the above guidance, the drawn record includes:

- A site and location plan
- Annotated measured plans (these are based on existing plans and no new comprehensive drawn record has been made). These are included in Appendix 2.

- 2.4. The photographic record includes:

- A general view / views of the building in its wider setting;
- The buildings' external appearance; and
- The overall appearance of the principal rooms and circulation areas, specifically highlighting features and fabric which will be affected by the proposed development.

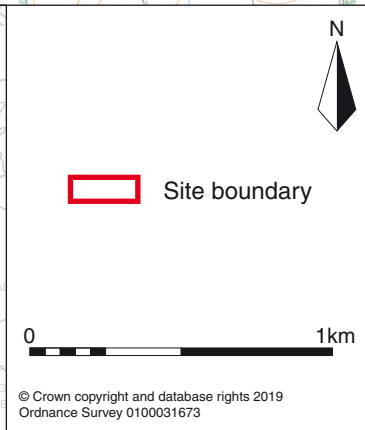
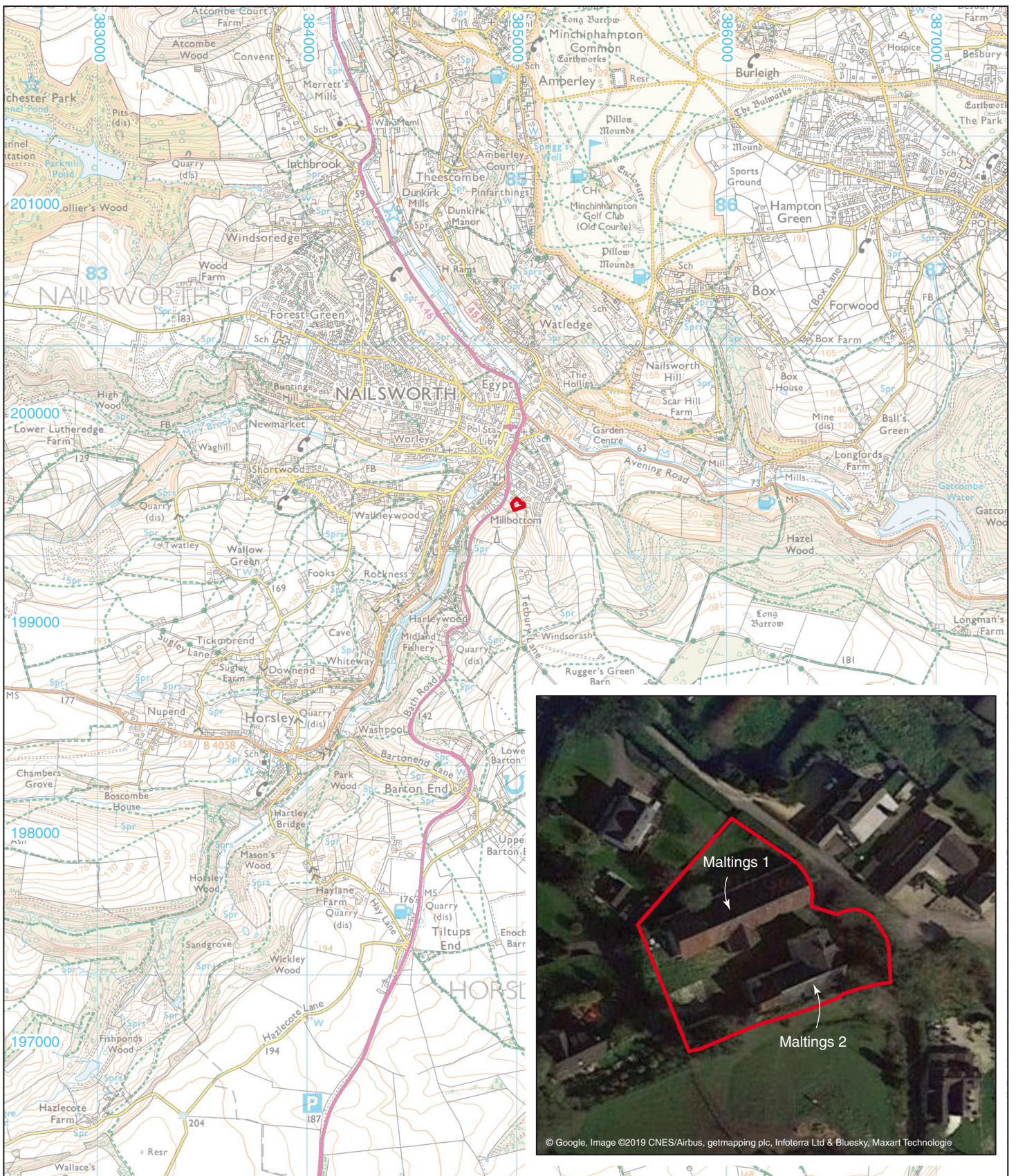
- 2.5. The written record includes:

- The precise location of the building as an address and in the form of a National Grid reference;
- A note on the historic development of the buildings and the historic context in which they are located

- 
- The date when the record was made, the name of the recorder and the location of any archive material;
  - A summary of the buildings' internal and external forms, plan forms, features and fabric, their materials and possible dates; and
  - Building on the above, a summary of the buildings' form, function and sequence of development, as well as any discernible associations with architects, builders, patrons and owners.

2.6. The Level 2 pre-commencement building recording was undertaken on site by Historic Building Consultant, Sacha Hunter on 1 October 2019 and 28 November 2019.

2.7. Following the finalisation of this report and discharge of the condition, the storage and archiving measures set out in the WSI will be carried out.



**Cotswold Archaeology**

Andover 01264 347630  
 Cirencester 01285 771022  
 Exeter 01392 573970  
 Milton Keynes 01908 564660  
 Suffolk 01449 900120  
 www.cotswoldarchaeology.co.uk  
 enquiries@cotswoldarchaeology.co.uk

---

**PROJECT TITLE**  
 The Maltings, Nailsworth  
 Gloucestershire

---

**FIGURE TITLE**  
 Site location plan, with inset

---

<b>DRAWN BY</b>	<b>LG</b>	<b>PROJECT NO.</b>	<b>CR0178</b>	<b>FIGURE NO.</b>
<b>CHECKED BY</b>	<b>DB</b>	<b>DATE</b>	<b>10/12/2019</b>	<b>1</b>
<b>APPROVED BY</b>	<b>SH</b>	<b>SCALE@A4</b>	<b>1:25,000</b>	

© Crown copyright and database rights 2019  
 Ordnance Survey 0100031673

---

### 3. BUILDINGS ASSESSMENT AND LEVEL 2 BUILDING RECORDING

#### *Historic context and development*

- 3.1. A report by Heritage Collective, including a detailed report on the Maltings for the Gloucestershire Society for Industrial Archaeology Journal by industrial buildings expert Amber Patrick in 2017, gives a detailed overview of the history and development of the Maltings. For context, a short summary is provided here.
- 3.2. In the early 1800's the site was pasture land called Upper Tynning or Tynning and was initially in the ownership of Isaac Hiller who was a bacon factor; a building on or near the Site was a bacon cellar or warehouse. He apparently sold the land to Joseph Clissold, owner of the brewery Clissold & Sons (which was to become Nailsworth Brewery) in 1852, with the former bacon warehouse being converted to Malthouse 2 (Heritage Collective 2017). According to Heritage Collective this dates Malthouse 2 to pre-1856 in age. Maltings expert Amber Patrick (AP) believes that whilst Maltings 2 may be an older agricultural building, it was not converted to a maltings until Maltings 1 was constructed in c.1880. Heritage Collective states that between 1856 and 1881 Maltings 1 was constructed; again AP believes the exact date to be 1880-1, just after the repeal of the Malt Tax, after which it was not necessary to 'couch' (rest the barley after it had been steeped or wetted) in 'couch frames', as there is no evidence of couch frames within either Maltings 1 or 2.
- 3.3. It is worth noting here that there appears to be a discrepancy with the listing description in that the narrative gives a date of 1886 for Malthouse 1 and 1860-70 for Malthouse 2, which does not align with current thinking regarding the historical development of the Maltings. In addition the listing description describes what we now know to be a barley kiln in Malthouse 2 as the 'counting house, now converted to residential accommodation'.
- 3.4. The Maltings lie c.100m south of the main brewery complex as was on Market Street off Bath Road. The 1882 Ordnance Survey map shows the two buildings in their current alignment and footprint, though Malthouse 2 (the southern building) does not have the projecting northern barley kiln shown in subsequent maps (circled in Figs 2 and 3) which is understood to have been added prior to 1889 (Heritage Collective 2017).

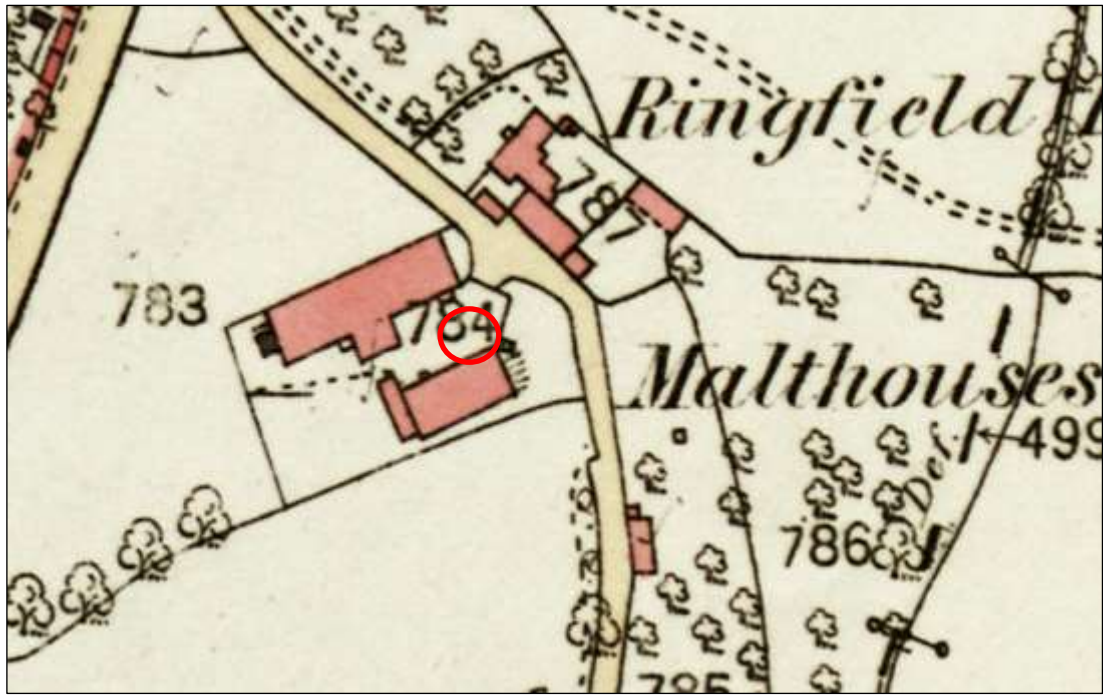


Fig.2 1st Edition Ordnance Survey map 1882 (courtesy of Know Your Place)

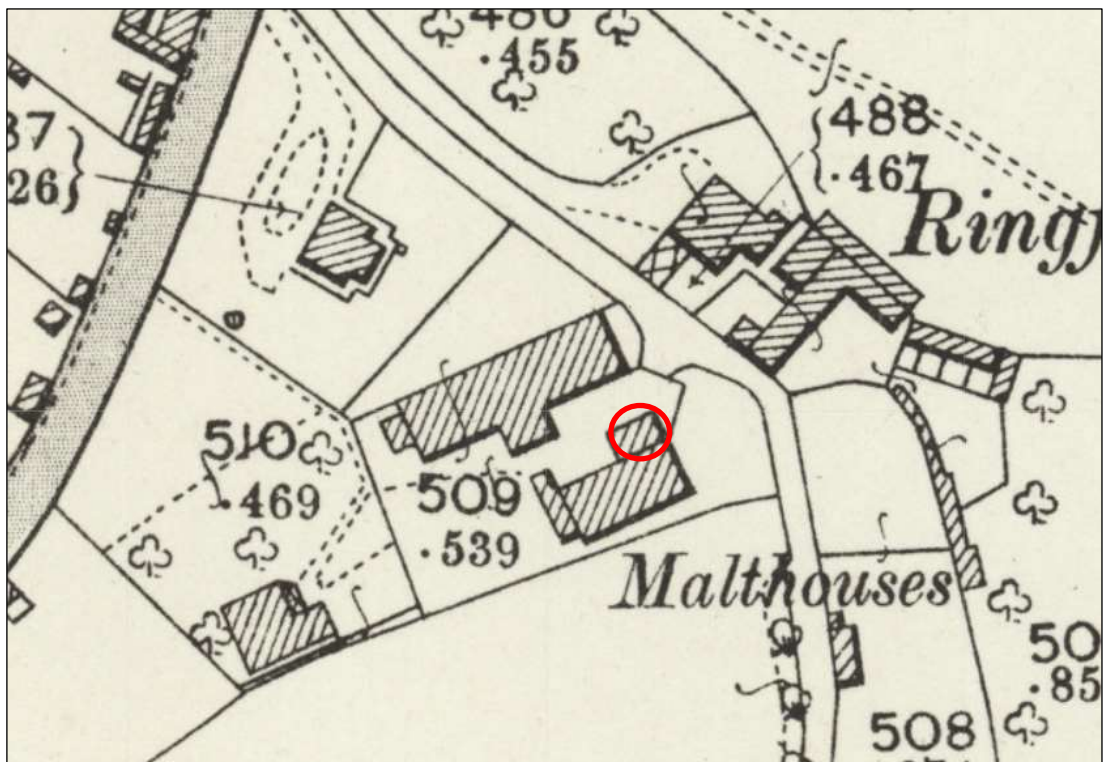
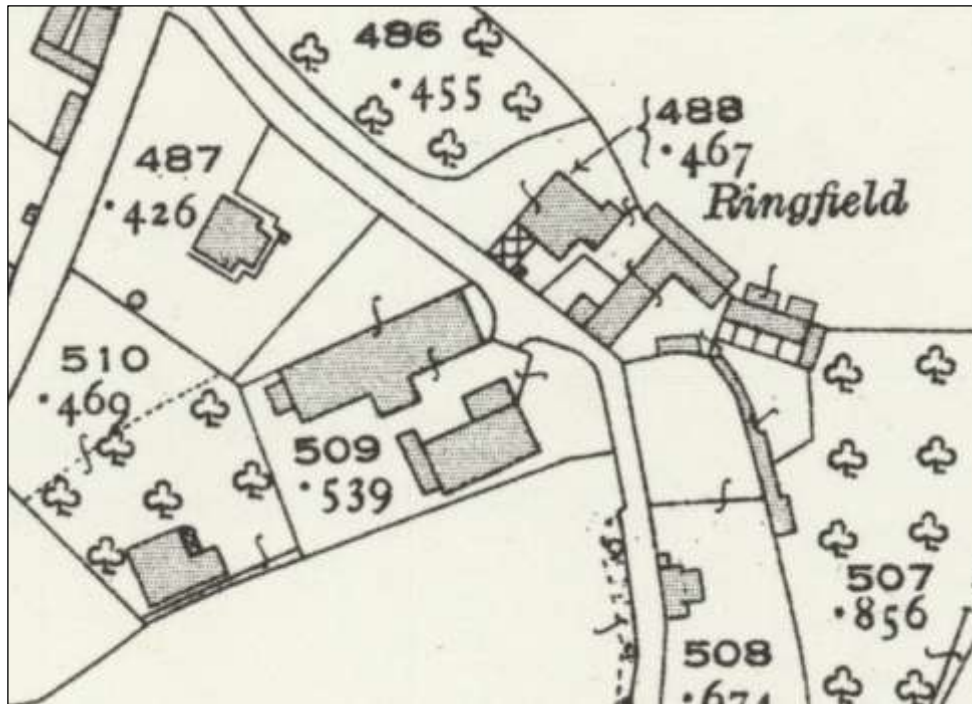


Fig.3 2nd Edition Ordnance Survey map (courtesy of Know Your Place)

- 3.5. The 2nd Edition OS map of 1901 shows a similar footprint, though as detailed in para 3.3 above, an extension to Malthouse 2 (the barley kiln) has been added to the north facing elevation (Fig.3). The 3rd Edition (Fig.4) again shows the group in nearly identical layout with no discernible change.



**Fig.4 3rd Edition Ordnance Survey map (courtesy of Know Your Place)**

- 3.6. The final map evidence available online is the Revised Edition 1936-37 (Fig.5). The main change to note is the disappearance of the attached structure to the west of Malthouse 1, which is conjectured to be the stable (AP 2004) otherwise there are no other changes to footprint.



Fig.5 Revised Edition 1936-37 (courtesy of Know Your Place)

- 3.7. The Heritage Collective research report details how the buildings were altered in around 1883, apparently to modernise their kiln processes. This included the insertion of two drying floors within each kiln, which became popular after the repeal of the Malt Tax in 1880 (after which it was possible to increase the scale and thus production of maltings). This was undertaken by Messrs. Stopes & Co, well known maltings engineers, and is thought to have been primarily focussed on the adaptation of the kilns to Stope's designs, so the addition of the barley kiln to Malthouse 2 at this time, which is corroborated by cartographic evidence, would be reasonable assumption (AP 2019). The postcard in Fig.6 (date unknown) shows the barley kiln with a normal gable roof and substantial chimney, not a conical kiln chimney, this is because a lower heat barley kiln did not need a conical roof arrangement.
- 3.8. The introduction of a barley kiln at this time would have assisted in the efficiency of production; prior to the repeal of the Malt tax barley was often dried during the summer months in the malt kiln, but with the addition of two floors in the malt kilns by Stopes & Co in 1883, this would have been less efficient for reasons of movement of grain than having a dedicated summer low heat kiln for keeping the barley dry before processing into malt in the winter months.

- 3.9. The Nailsworth Brewery expanded considerably in the 19th century with the addition of the Eagle Brewery Stroud and the Grafton Brewery Cheltenham. It appears the Nailsworth Brewery was taken over by the Cheltenham Original Brewery Co. and they subsequently sold the brewery buildings in 1909. The Maltings is specifically detailed in sales literature from this date. Alphonso Davis bought the Maltings in 1909. Apparently the Nailsworth Brewery had ceased to produce its own malt as early as 1903 (AP 2005) so the workings had become obsolete. In 1955, A. Davis, furniture dealer was noted as owner of the Maltings, and again in 2005, therefore it is likely the buildings were used, for at least part of their 20th century history, for furniture storage.
- 3.10. The Site is situated on Tetbury Lane, on land sloping up from 95m to 102m AOD at the rear of the site, resulting in both buildings being partially built into the slope. An historic image in Fig. 6 below gives a good overview of the working appearance of the Maltings.

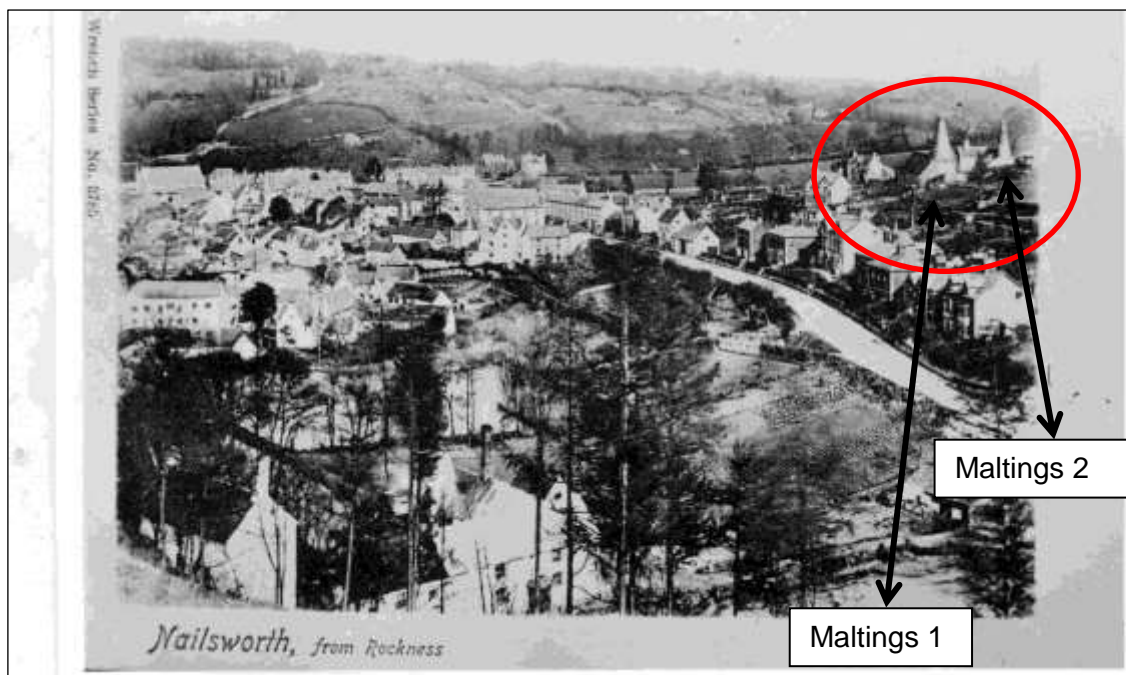


Fig.6 Undated postcard of Nailsworth showing the Maltings ([www.breweryhistory.com](http://www.breweryhistory.com))

#### *The barley malting process*

- 3.11. A short summary of the process of malting is provided here in order to provide the definition for some technical vocabulary that is found in the report and relates directly to the form and function of the building. This is paraphrased from Amber Patrick's report on Maltings in England 2004.



- 
- Raw barley grain is first cleaned, dried and stored. Drying could occur in malt kilns in the summer months (when malt production did not occur) and later in the 19th century barley kilns, which provided gentle heat to protect against mould
  - The barley is then 'steeped' or wetted in large vats of water or 'steeps' for up to three days
  - The barley is then 'couched' or rested for a short period. Prior to 1880 this was done in a 'couch' or rectangular frame where customs and excise assessment could be conducted. Post 1880 couching could be undertaken anywhere in the building and did not have to be for a set number of hours
  - Following steeping the soaked barley is laid spread out on 'growing floors' to be germinated. Growing floors were generally large and open with a water resistant non-timber surface (tile, slate, asphalt etc. being common). The grain has to be turned to prevent the rootlets matting, this could be done via moving the piece (batch) of barley along the growing floor, or turning it without moving it along
  - Following germination a process of 'withering' the rootlets was undertaken, the barley heaped up and left to dry for 12 hours, though this process became unnecessary as kilns became more efficient
  - The barley is now 'green malt', and is placed on the 'drying floors' in the kilns to be dried to a moisture content of around 3%, dry enough to be ground for the brewing process. In the late 1880's technological advances introduced the use of metal mesh drying floors to increase the efficiency of the drying process. An account by Alfred Barnard of the Nailsworth Brewery states the 'Hermanns patent wire flooring' had been installed on the premises (this will be expanded later in the report).

### The Site

- 3.12. The Site is entered through a set of gates with stone piers topped with cornice and flat pyramid finial. A pedestrian gate is located to the left of the gateway when entered from the road. Maltings 1 is located to the right of the gateway, and Maltings 2 is located to the left (Fig 7).



**Fig.7 View of the entrance of the Maltings from Tetbury Lane, Maltings 1 on the right**

- 3.13. To the rear of the Site the whole of the south-west corner features substantial revetments (Fig.8), apparently these were created in the last decade during works to works to convert the Site that were abandoned at an early stage. Prior to this the rear of the Site was gently sloping to the fields to the south.



**Fig. 8 View looking towards the south-west corner of the Site showing high modern retaining wall**

---

### Maltings 1 – Exterior

- 3.14. Maltings 1 is the northernmost building of the two, located on the right as the yard is entered (Fig.9). It is believed to be purpose built c.1880-1. It is a nine bay building with two storeys and attic space, though the kiln at the western end occupies a tenth bay, but is essentially a separate structure in form and appearance. The western (kiln) end disappears slightly into the hillside. There is a gabled cross wing placed centrally in the composition. The building is c.70m long by c.30m wide (wider in the cross wing) and is built in coursed stone blocks with stone quoins and window dressings. The main building has a gabled roof with plain tiles. The main building has a gabled roof with plain tiles.



**Fig.9 View, taken towards the north, of Maltings 1**

- 3.15. The windows, which feature stone segmental arch lintels, dressings and cills, are four light with side sliding sashes, this is evidenced by one sash overlapping the other, and a row of pins which appear to be guiders for the sash as it slides sideways (Fig.10). Several of the windows are more modern replacements, but the majority are original side sliding sashes as shown in Fig.10. The doorway and window configurations are shown in Figs.11 to 15.
- 3.16. The kiln structure to the west of the building has lost its conical roof and is now roofed diagonally in corrugated metal. It is formed in a hexagon shape in coursed stone with two large buttresses to the south facing wall. There has been extensive alteration to this structure and some of the stonework is in poor repair. Externally

---

this is seen in the loss of one of the sides of its hexagon shape which is now a large metal roller door as per Fig.11. The western elevation has two bracket fixtures and a blocked-in window, with a timber section to the top of the gable end. A building scar shows evidence of a gable end roof abutting this elevation; this is no doubt the structure shown in the 1882 and 1901 OS maps but absent in the 1936-37 map, and possibly in use as a stable or storage.



**Fig.10 View of a typical window, Maltings 1**



**Fig.11 View towards the north of the kiln of Maltings 1**



**Fig.12 View towards the west elevation of Maltings 1 showing scar of attached building and other accretions**



**Fig.13** View of the cross-wing of Maltings 1, image taken looking north

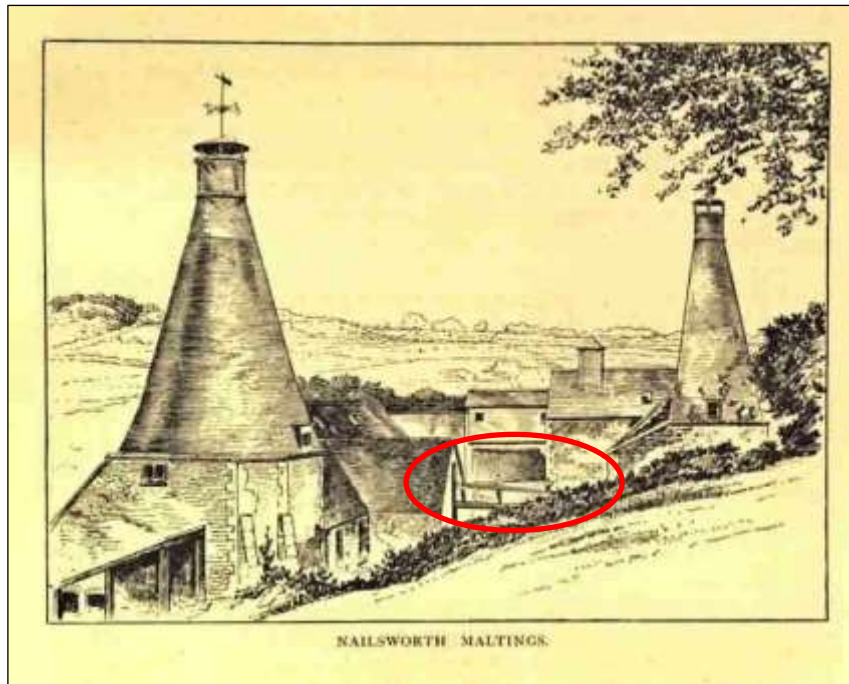


**Fig.14** View to west of the cross-wing and eastern section of Maltings 1



**Fig.15 View to the east of the eastern section of Maltings 1**

- 3.17. The central cross-wing features a doorway with stone lintel and keystone at ground floor level, and a narrower door with arch lintel at first floor level. A wooden bridge linking this doorway to Malthouse No.2 kiln is shown in an historic illustration of the buildings as shown in Fig. 16 and the southern side is blank. The east side of the crosswing features a further doorway as shown in Fig.14.



**Fig.16 Undated postcard of the Maltings showing the bridge from Maltings 2 to the cross-wing of Maltings 1 ([www.breweryhistory.com](http://www.breweryhistory.com))**

- 3.18. The main access to the Malthouse is located at the eastern end, via a brick staircase as shown in Fig.15 and double doors into the upper growing floor. The eastern (roadside) elevation has two wide segmental arch windows at first floor level, with a smaller window within the gable apex (Fig.17). The two first floor windows are partially bricked internally and have lost their timber frames to a temporary Perspex covering. A short door at ground floor level leads into three brick arched vaults.





**Fig.17 Eastern elevation of the Maltings 1**

- 3.19. The northern elevation was not inspected due to being inaccessible from private property. Amber Patrick (AP 2004) states that it is a 'typical malthouse elevation of regularly spaced windows in every other bay'.

### **Malthouse 1 – interior**

#### *Lower growing floor*

- 3.20. This floor is accessed from a staircase located at the kiln of the upper growing floor (where external access is afforded) and a staircase by the central hoist (Fig.18). This floor spans the length of the building (not including the kiln) at lower ground level, and is lit and ventilated by four light sliding sash windows, to the south side these address the ground level outside though there is a lightwell ditch. The windows have sloping cills which appear to be formed of concrete; surfaces were no doubt never horizontal in such spaces to prevent the accumulation of wayward grain.
- 3.21. The first floor is supported on substantial cast iron columns spaced at even intervals along the space. These are topped with a shaped chamfered pad or pillow, in turn supporting very thick beam members spanning the width of the building. These rest on stone corbels in the side walls and from these beams run joists and boards. This arrangement is illustrated in Fig.19. The floor to ceiling height is quite low though it is adequate for access and inspection.



**Fig.18 Lower growing floor of Maltings 1**



**Fig.19 Main span beams resting on stone corbels, lower growing floor of Maltings 1**

3.22. The floor surface is asphalt and there is good survival; much of the asphalt retains a patina of grooves and marks as it is a slightly malleable surface (Fig 20). There are stone skirtings to the floor to help retain the moisture of the germinating grain laid out on the floor, and limewash has clearly rubbed away (Fig 19). The external walls are formed of coursed rubble stone with what appears to be a limewash (Fig 20). A

---

timber door (Fig 21) at the kiln end of the space accessed the ground floor of the kiln area. The doorway features a high step to prevent loss or seepage of grain from the growing floors.



**Fig.20 Patina of use on the asphalt surface, Maltings 1**



**Fig.21 Timber door and step from lower growing floor to kiln area, Maltings 1**

---

3.23. A hoist with associated counter balance weight is seen in the fourth bay along (from the north-eastern end); these also feature on the upper growing floor. They are not thought to be original and are later additions (Figs.22 and 23). A floor hatch over a rectangular brick lined hole is found at the kiln end of the space; it is not known what the purpose of this features is (Fig.24).



Fig.22 image of hoist equipment and hatch on lower growing floor of Maltings 1



Fig.23 Detail of hoist counterweight, lower growing floor, Maltings 1



**Fig.24 Floor hatch with bricked out hole, lower growing floor Maltings 1**

- 3.24. Three small rooms are located under the steep, and are not accessible from the lower growing floor, only from the outside (north-west facing elevation). Only the middle room could be accessed but they appear to be half height brick vaulted structures, currently used as a rubbish area (Fig.25). The rooms to either side are accessed via small hatch doorways and inspection suggests they are nearly full of unwanted building rubbish and melted piles of asphalt.



**Fig.25 Interior of small vault under the steep, Maltings 1**

---

### Upper growing floor

- 3.25. The upper growing floor (or ground floor on plan) is accessed via the external steps at the north-eastern end of the building, and internally via the two staircases from the lower growing floor (one at kiln end and one in bay four). The remains of the steep is found to the right hand (north facing) wall of the space. Two of the sides of the steep, built in brick and finished in concrete, remain *in situ*, as does the footprint of the concrete floor. This is shown in Figs 26 and 27 with the hacked ends of the two sides of the rectangle being shown. A scar located halfway along the long side indicates the steep was formed of two vats. The floor plans found in Appendix 2 feature a shaded area delineating the area of the steep on the ground floor plan. Four hatched traps, or chutes are seen in the main floor just outside of where the walls of the steep would have been located, this would have been to shovel grain to the lower growing floor (Fig.30. A hatch is also located adjacent to the north-western wall, with a ladder found below in the lower growing floor, this would have been an historic access to the lower floor. These are shown in Figs 30 and 31.



Fig.26 Hacked end of the steep which would have formed a rectangular 'bath'



Hacked off wall end of steep

**Fig. 27 View of steep floor with hacked corner detailed**



**Fig.28 View of middle hacked wall of steep (the steep divider), showing concrete lining**



**Fig.29 Hatches in upper growing floor**



**Fig.30 Ladder in lower ground floor leading from hatch (above)**





**Fig.31 Hatch onto lower ground floor ladder, located in upper growing floor**

- 3.26. To the right of the steep located immediately in front of access to this space is the expanse of the upper growing floor (Figs.32 and 33). This space spans the full length of the building bar the kiln to the far west end. In form, materiality and appearance it is similar to the lower growing floor, with central cast iron columns with thick pads, supporting substantial chamfered and stopped beams resting on stone corbels at the wall ends. The floorboards are again lined with asphalt with stone skirtings. At the time of the site inspection an area of timber flooring had been removed by previous owner leaving a void running along the centre of the upper growing floor looking down to the lower growing floor, though this does show the structural members in good detail.



**Fig.32 Upper growing floor viewed from east end**



**Fig. 33 Upper growing floor viewed from west end**

3.27. As with the lower growing floor the hoist structure and pulley are visible within the space as seen in Fig. 34. A ladder staircase at the kiln end of the building leads to the first floor Fig. 35. An external timber door is located at the south-western end of

---

the growing floor, with a perforated metal threshold plate extending into the room (Fig. 36).



**Fig.34** View of hoist structure, upper growing floor



**Fig.35 Ladder to lower storage floor (first floor)**



**Fig.36 Doorway to southern (courtyard) elevation**

---

*First floor (lower storage floor)*

- 3.28. This floor is accessed via the ladder from the kiln end of the upper growing floor. It is a timber lined space as seen in Fig. 37 without any external windows. Timber stud/tongue and groove walls create bays within the overall braced timber truss which extends up to the upper floor. This truss is braced in some corners with metal strapping. There is some what appears to be lead lining within some bays. The pulley hoist cage is extant though it clearly finishes at this level as no opening is seen to the upper floors, though the ropes that form part of the operation are fed into the upper floor above (Fig. 38).
- 3.29. A short timber lined corridor accesses the upper floor of the cross-wing structure, with the door that would once have led to a bridge seen at the gable end (Fig.39). A doorway is located going into void of the anteroom to the north side of the kiln, which could have been an opening for hoisting grain between floors. A funnel hatch is seen in the floor near the kiln end of the space (Fig. 40). Various alterations to the wall which abuts the storage floors to the kiln drying floor were seen, including infill with brick, sawn off timbers, and insertion of steel joists (Fig.41).



**Fig.37 View of lower storage floor (first floor) of Maltings 1, view to the west**



**Fig.38** View of hoist and lower storage floor of Maltings 1, view to the east



**Fig.39** View to the south of the upper floor of the cross-wing



**Fig.40 Funnel hatch in the lower storage floor (first floor)**



**Fig.41 View of kiln end wall, showing various insertions and additions**

*Attic space (upper storage floor)*

- 3.30. This floor sits underneath the apex of the roof ridge and is a long thin gangway. It is accessed via a steep set of steps. There are several rooflights and a window at the western end. The members of the roof truss meet in an A frame with metal bracing.

---

The members of the A frame closest to the staircase have been sawn off near the bracing end (Fig.42). The winding machinery for the pulley seen on lower floors is located here (Fig. 42a). The floor is boarded and out here appears to have been some new roof timbers and felting which indicates alterations or repairs have occurred in this area.

- 3.31. At the kiln end of the space a corridor has been created to separate the space from the kiln and staircase. A shallow staircase flows down to the landing adjacent to a doorway opening out into the kiln (Fig. 43) which opens into what very likely to be the drying floor of the kiln (now lost, though ghost marks remain as per 3.33 below. This landing is at a lower level than the floor in the upper storage area. On this landing is a hatch with grab holes on the hatch cover located just to the east of the doorway into the upper drying floor, which may have been a hatch to move grain between the upper and lower storage floors (Figs 44 and 45).



**Fig.42 The upper drying floor (attic space), Maltings 1**





**Fig.42a Detail of hoisting machinery winder, Maltings 1 attic**



**Fig.43 Shallow staircase to entrance of attic, with doorway to kiln void seen beyond**



**Fig.44** Doorway over kiln void, once accessing the upper kiln drying floor



**Fig.45** Hatch to lower drying floor with grab holes located by the doorway to the kiln in the attic

---

### *Maltings 1 Kiln*

- 3.32. The kiln on the west end of the building has been substantially altered, possibly related to the 20th century use of the building as a furniture repository. It is entered via the ground floor doorway (with high stepover) into a landing that is subdivided with a small toilet at the west end (Fig. 46). This landing provides access to the lower ground floor via a ladder and hatch (Fig. 47), reaching the furnace area and access to the inside of the kiln.
- 3.33. There is a doorway in the ground floor landing with timber lintel and casings leading into the kiln at ground floor level, reaching one of the drying floors of the kiln. This floor is only half present and is open down to the lower ground floor furnace area in front of the large roller door (Fig. 48). From this drying floor, the space is open to the modern corrugated iron roof and contains a chain hoist system on a metal beam, and other equipment including some kind of mangle. A plinth constructed of concrete blocks has also been placed on the drying floor; it is assumed this, and the other pieces of equipment are all remnants of the 20th-century use of the building (Fig. 50). The movement of barley into and out of the drying floors would likely have been manual given the adjacent storage areas accessed at the same level via the doorway and hatch.
- 3.34. It is very likely that the kiln contained a further drying floor above the extant half floor on the ground level, though this has been lost. Evidence of this drying floor (possibly made of mesh and installed as part of Stopes' improvements of the 1880's) is shown in the doorway and hatch above within the eastern wall of the kiln and accessing the first floor (aka the storage area). There is also a concave disturbed masonry line running around the perimeter of the kiln at a level just below the doorway level, which may indicate where a mesh floor was inserted. Interestingly the hatch above accesses the top gangway floor and has a brick arch above. These features are shown in Fig. 49.
- 3.35. The kiln is mostly formed of coursed rubble stone but there are areas of brick at roof level and within the lower ground floor furnace area. Brick performs better under high temperatures and was therefore probably used in spaces where high heat would be a factor. It appears that the inside of the kiln may have been rendered, probably in lime mortar as some of this is still extant and indicated in Fig. 49.



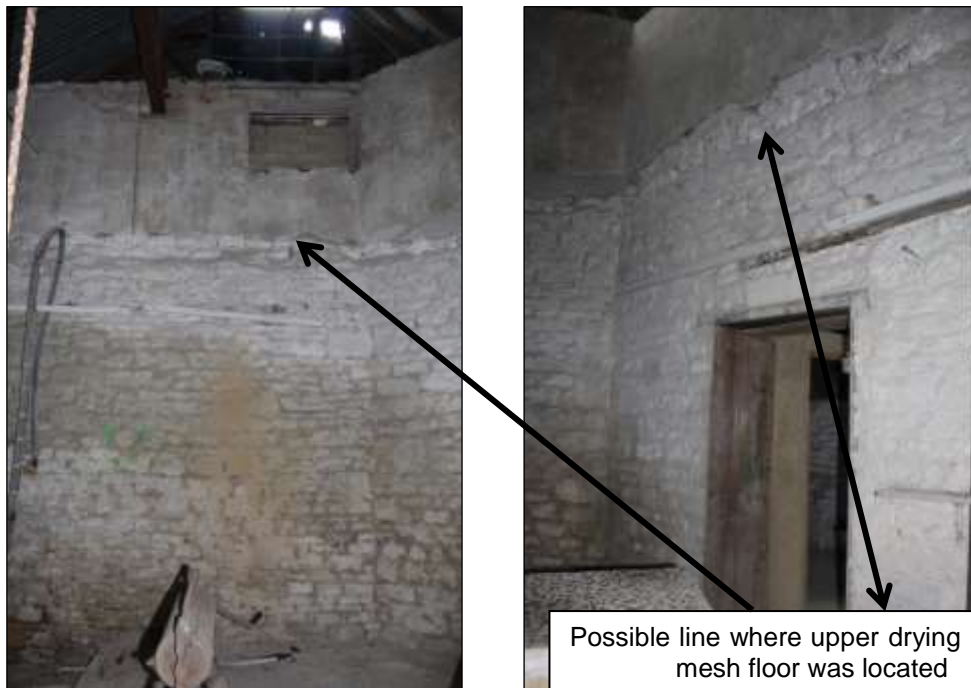
**Fig.46 Kiln anteroom, ground floor, with modern partition and toilet behind**



**Fig.47 Kiln chamber, showing modern inserted garage doors, half the floor surface is missing**



**Fig.48** View up to kiln roof area showing altered areas of walling, and doorway into upper drying floor (attic space)



**Fig.49** Two views of scar lines showing where the drying floor in the kiln was located



**Fig.50 modern plinth in kiln area**



**Fig.51 View of lower ground space of kiln from ground floor**

- 3.36. The lower ground floor furnace area is accessed via the ladder staircase as shown in Fig. 55 (or from the lower ground floor via the high step entrance) reaching a room to the north of the actual furnace oven that would have been the fire feeding and stoking area. The anteroom has a brick floor and a doorway to the west is

---

blocked up but presumably this is where the fuel would have been delivered into the stoking room. A blocked window is present next to the blocked door. This may point towards the lost lean-to structure on the west end of the building being a fuel store not a stable as conjectured. There is window to the north elevation providing light to the space.

- 3.37. The furnace hatches of the double furnace are present, and though the metal door is lost there is evidence of hinge bolts and other ironmongery. The furnace is lined with brick and retains its form and some internal fittings including the fire basket. The furnace fronts are surrounded by brick, with a brick segmental arch supporting the top opening. An ashlar relieving arch curves around the whole feature (Figs 53 and 54).
- 3.38. The furnace interior room is entered via an arched doorway adjacent to the ladder access. The room is below head height and in the area adjacent to the new roller door debris has built up the floor level even further. The drying floor above is supported on modern brick piers with cast iron columns and some beams are extant, though there is evidence of truncation to some beams. The whole furnace oven structure is visible and recorded in Figs 56-58.



**Fig.52 Kiln furnace anteroom, lower ground floor view to the west**



**Fig.53** Detail of furnace opening



**Fig.54** View inside furnace





**Fig.55** View of furnace anteroom, view to the east



**Fig.56** View of the interior of the kiln at lower ground floor



**Fig.57 View of furnace structure on kiln interior side**



**Fig.58 View of side entrance to interior of the kiln**

---

3.39. Amber Patrick states that the lower drying floor of the kiln (the one that is half extant) was probably composed of perforated ceramic tiles, as these exist in piles around the Site. The upper drying floor accessing the two roof storage spaces may have been wire given the line in masonry shown in Fig.49, which is the wire would have been affixed to the wall. The loss of render below just above and below this line also corroborates this theory given the render may have been loosened and thus removed with the removal of the wire floor.

*Cross-wing 'office'*

3.40. The cross-wing structure on the south facing elevation of Malthouse 1 is a two storey building with one room to each floor. The ground floor is partially subdivided with wooden tongue and groove panelling (Figs 59 and 60). Accounts differ as to the use of this room, but it is believed to be the office/counting house to the Site, though this may only be its 20th-century function. The upper room is accessed from the first floor roof storage area and has a first floor 'hanging' doorway facing Malthouse 2. A postcard image shown in Fig. 16 shows a wooden bridge spanning the space between Malthouse 1 and 2, starting from this doorway over the kiln in Malthouse 2. This would make complete sense in terms of the movement of barley around the Site, from kiln to storage. Original hoist equipment is found in the first floor storage area, this concurs with the idea that barley was moved through this upper floor of the cross wing and into storage in this building.



---

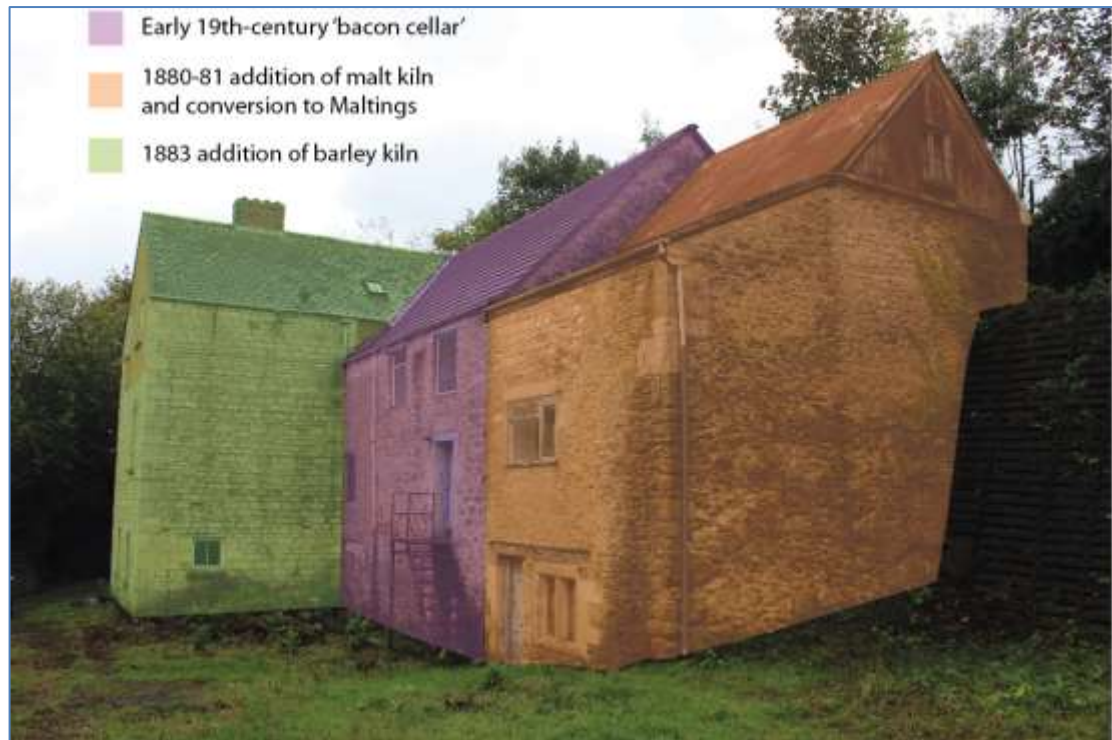
**Fig.59 Internal view of crosswing building ground floor, looking east**



**Fig.60 Internal view of crosswing building looking north**

### **Malthouse 2 – exterior**

- 3.41. Malthouse 2 is an L-shaped building located to the south of the Site. As discussed above, it is possible this building predates the creation of a maltings at this site and may have been an agricultural building used by the previous owner of the Site, Isaac Hiller, for the storage of bacon. If this is so, the barley kiln (structure to the north-east, or the bottom of the 'L') and the maltings kiln (structure to the west) were both extensions to a plain rectangular building. This is shown in Fig 61.



**Fig.61 View of Maltings 2 showing phases of development**

- 3.42. This building has seen the most amount of change both internally and externally, though the survival of the patented wire mesh drying floor system in the maltings kiln is an important factor and increases the evidential value of this building.
- 3.43. Starting an external description at the west facing elevation of the building; this is a blank rubble stone elevation with a mixed sized set of quoins. The conical roof to the kiln has been lost, and a corrugated metal roof is now present (Fig. 62). The building is built into the bank behind it (to the south).
- 3.44. The north facing elevation of the kiln building (Fig. 63) features a doorway and stone window, both with steel lintel above. Both are likely to be original openings (light and access being needed) but the stone work of the mullion window (not seen anywhere else on the Site) suggests it is a newer insertion, possibly during one of the abortive attempts to convert the building. The date stone 1988 may date this work. The building is clearly added on as a joint between the original building and the kiln is clearly visible (Fig. 63). The roof features a corrugated iron roof, which replaces a conical kiln roof that would once have been present.
- 3.45. Above the door to the kiln is a modern metal window insertion with buff brick infill below, and a stone lintel with coursed stone work above. This is clearly where the

---

wooden access bridge from the kiln to the upper floor of the Maltings 1 cross-wing was located and a doorway would have been in the location of the window, resting on or near the steel beam.



**Fig.62** View of modern roofscape of the kiln



**Fig.63** View of western north-facing elevation of Maltings 2, the kiln, showing building join in red

3.46. Moving eastwards along the elevation, there are two doorways, one to the lower ground growing floor, and one to the upper growing floor (first floor). The upper growing floor is accessed via a metal staircase with balustrade (Fig. 64). Above the two doorways are two modern metal windows, probably inserted into older openings. Further east on this elevation, adjacent to the barley kiln junction, are two further windows, the lower ground floor one boarded, and the upper one appears to be a metal/timber mix. All the windows have timber lintels and are not regularly placed.



**Fig.64 View of north-facing elevation of Maltings , image take towards the east**

3.47. The barley kiln structure abuts the main building acting as a wing (Fig. 64). It is three storeys with a gable roof with valley adjoining the main roof of the building. Cartographic evidence gives a construction date of between 1882 and 1901, though Amber Patrick places the date as 1883-1884 at the same time as Stopes upgraded the kiln technology (Alfred Barnard describes a barley kiln with a metal floor in 1889). The building has been converted to residential. A small window sits at lower ground level on the west facing wall of the barley kiln wing. The north facing elevation has 5 windows as per Fig. 65, all with timber lintels. They are 4 light sash windows, with the sashes sliding vertically, rather than horizontally as seen in the windows of Maltings 1.

- 
- 3.48. The elevation is coursed stone with stone quoins, all neater than the main building which is rubble stone, which gives more weight to the idea that Malthouse 2 is an earlier agricultural building adapted for use as a maltings. A section of brick infill is seen which has resulted in some conjecture that a bridge or hoist came out to Malthouse 1 from this location. Amber Patrick states that literature details two bridges between Malthouse 1 and 2, therefore this one could span from the upper floor of the barley kiln into the storage area of Malthouse 1. She also mentions a dormer over the stepped entrance at the east end of the building. This is now lost and no evidence remains except for some unusual timber alignments above the upper growing floor doorway. However if there was a bridge it would have been quite steep leading down from the barley kiln to the dormer of Maltings 1, therefore it is perhaps more possible that some kind of pulley contraption was located here to move barley from the summer kiln to the steep and growing floors in Maltings 1.
- 3.49. The east elevation has seen a large amount of change (Fig. 66). It is built primarily in stone, coursed to the barley kiln side, and rubble to the original building further to the south, which also has a large stone buttress, again an alteration probably as part of the conversion of the interior. A lean to structure is seen on the side, resting on top of the retaining revetments, but this was not seen internally and is not shown on plans of the building.
- 3.50. A 'hotch potch' arrangement of windows are seen, one with stone lintel and dressings, two with stone arches, and the rest with timber or metal lintels. The windows themselves are also a mixture of timber and metal in various configurations. There is doorway with timber door into the lower growing floor, and there are clear signs of two blocked doorways, one at first floor level into the barley kiln, which is probably where the barley was winched into the kiln, and the second at lower ground level, again into the kiln. A modern window opening with brick dressing is also seen at first floor level on this elevation, and a further dormer within the roof space. Whilst it is only conjecture it is possible the window with stone quoins, just to the right of the top of the buttress is an original window opening to the pre-maltings building.





**Fig. 65** View of barley kiln, north-facing elevation, on Maltings 2



**Fig.66** View of east elevation of Maltings 2

---

## Malthouse 2 – interior

### *The 'barley kiln'*

- 3.51. Due to health and safety restrictions it was not possible to access the barley kiln spaces which have been converted to residential. It is understood that no historic features or kiln fittings survive in these spaces. Therefore no record exists of this part of the building, though images of the growing rooms in the main building show the partitioning built to create part of this living accommodation.

### *Lower growing floor*

- 3.52. The lower ground floor growing room is accessed via the doorway underneath the external metal stairs on the north-facing elevation. It is similar in structure and fit-out to the growing floors of Maltings 1 (Figs 67 and 68). The floor is asphalt and the upper floor is supported on cast iron columns under substantial tie beams (no pads are present). The beams are supported stone corbels, though one beam at the eastern end rests on a pad beam and square stone pillar, possibly extra support was needed during conversion (Fig. 69). There is evidence that the corbels were inserted later than the construction of the building due to brick infill around the insertion point (Fig. 70).
- 3.53. Modern work plasterboard and brickwork is evident in the north-east corner where a section of the room has been subdivided and incorporated into the living accommodation. It is possible a steep was located in this eastern end of building given the presence of concrete to the east-facing wall, and a built-out area as shown in Fig. 71. This is conjecture however. A narrow doorway to the malt kiln has been blocked off at the western end of the room. A timber ladder provides access to the upper growing floor, which is also accessed via the metal external stair. The windows to this space are timber, with old timber beam lintels which again may point to the earlier use of this space as agricultural. The windows have modern thick wire mesh, presumably for security.



**Fig.67** The lower growing floor (lower ground floor) of Maltings 2, view to the west



**Fig.68** The lower growing floor of Maltings 2, view to the east, showing modern insertion of dividing walls



**Fig.69 Stone pillar with wooden pad to support beam**



**Fig.70 Detail of window also showing brick infill around the stone corbel**



**Fig.71 Area which may have formerly been a steep in Maltings 2 lower ground floor**

#### *Upper growing floor*

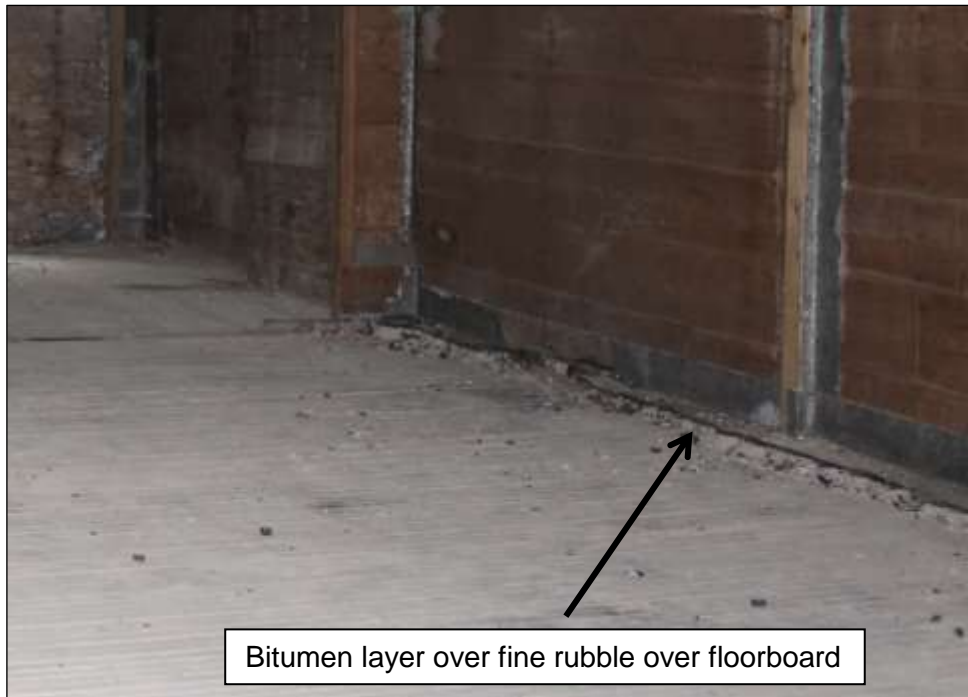
- 3.54. This floor is accessed via the external stairs or the internal ladder adjacent to the lower doorway. It is similar in appearance and fabric to the lower floor, with central iron columns supporting substantial beams resting on corbels within the side walls (Fig. 72). The joists have criss-cross braces, though these appear modern insertions. The subdivision created by the living accommodation is evident, and some timber flooring has been removed, leaving some parts of the floor open to the lower floor.
- 3.55. The asphalt to this floor has been removed and the slim timber floor battens are evident. The removal of the asphalt has revealed that the timber battens were covered in a grey rubble material followed by the asphalt, the layers are evident near the back wall; it is clear the asphalt also covered the lower part of the wall as a sort of skirting and that lead flashing has been applied in places, probably to help with water-tightness as the back wall is clearly wet, being built against a bank (Fig. 74). Some of the back (southern) wall of the building has been boarded in timber, though the ingress of damp has resulted in some deterioration and removal of this surface (Fig. 73).



**Fig.72 View of upper growing floor of Maltings 1, view to the east**



**Fig.73 View of upper growing floor, south wall with some timber boarding removed**



**Fig.74 View showing bitumen layer over rubble over floorboards, now removed**

- 3.56. An area of timber boarding adjacent to a chute from the malt kiln is seen on the west end of the space (Fig. 75). Amber Patrick has suggested this feature pre-dates the addition of the barley kiln (and the modernisation of the malt kiln) and was used when grain was first dry stored (prior to processing) in the malt kiln over the summer. The grain would be dropped through the chute and into a storage receptacle.



**Fig.75 timber boarding and shute**

*Upper storage floor (second floor)*

- 3.57. This floor is reached via open timber stairs from the first floor. It is an open space supported on substantial tie beams bearing onto the wall plate (Fig. 76). The floor is asphalted though sections of it are lost, revealing chute hatches to the upper growing floor in more detail (Fig. 77). A larger hatch in the centre of the room has a metal cover. Again, the north-east corner of the room is subdivided.





**Fig.76 Upper storage floor (2nd floor) Maltings 2**



**Fig.77 Detail of hatches revealed where asphalt has been removed**

- 3.58. At the west (kiln) end of the room is a brick blocked up doorway with timber lintel and a ladder up to a gang way to the attic (Fig. 78). The blocked up doorway may have been an earlier doorway to the agricultural building accessed from the slope that once abutted into this part of the building (prior to the site being revetted).

---

3.59. Adjacent to this and still on the west side of the kiln wall are two chute style openings to the interior of the kiln, presumably to the two drying floors of the kiln. It was possible to partially record the interior of the lower chute opening, showing a metal floor with some rubble, and a mesh floor above and the kiln walls which are covered in a plaster (Figs 80 and 81).



**Fig.78 Truncated stairway to upper floor and filled in doorway, possibly predating the kiln**



**Fig.79 Openings to the kiln area from upper storage floor of Maltings 2**



**Fig.80 Detail of surviving mesh floor in kiln of Maltings 1**



**Fig.81 detail of metal lower drying floor of kiln in Maltings 2, this would have had a mesh covering when in use**

---

### *Attic storage area*

- 3.60. Proper access to this space was not afforded but it was possible to photograph it, which reveals a timber framed space, there is apparently a gangway with rollers, leading into the upper chute opening of the kiln. The roof truss is a queen post arrangement with metal strapping (Fig. 82) which appears to have been re-roofed or repaired in the near past based on the insertion of new felt etc.



**Fig.82 Upper storage or attic space, Maltings 1**

### *The malt kiln*

- 3.61. The original kiln to this maltings is accessed primarily from the external doorway as the doorway from the lower growing floor has been blocked up. On the upper growing floor there is another door access to the first floor room adjacent to the kiln, this appears to have been created recently as it has part modern plastered walls and a view through a hatch above shows a brick lined window into the kiln chamber (Fig. 83).



**Fig.83 Details of the room created over the kiln antechamber at second floor level**

- 3.62. On the ground floor, in the room adjacent to the kiln chamber, there are two ashlar arched openings into the kiln chamber, the left hand smaller one with original metal door appears to have housed the furnace or one of them, whilst the right hand one is bigger, showing hinge ironmongery which also suggests it had a door and a role as part of the furnace (Fig. 84). It is possible the left hand door provided some ventilation. No internal furnace fittings survive. It is possible to access the chamber through the larger doorway. The metal and mesh drying floors are revealed when looking up into the kiln space with the hatches already described shown above the metal floor, Fig. 85 illustrates this. The floor of the chamber appears to have been recently concreted, and the furnace/s have been cleared of any fittings and detritus (Fig. 86).



**Fig.84 details of openings to the kiln to Maltings 2, doorway from the north elevation providing light from the left (note blocked doorway)**



**Fig.85 Looking upwards into the body of the kiln, showing the metal floor and wire mesh floor above**



**Fig.86 Internal view of the kiln looking out towards the north**

---

## 4. CONCLUSIONS

- 4.1. This report presents the results of a detailed Level 2 descriptive and photographic record of the buildings that form The Maltings in Nailsworth, and fulfils the requirements of the pre-commencement condition attached to listed building consent and planning permission S.18/1787/LBC and S.18/1786/FUL. The work is the 'as is' recording of the buildings on the Site, prior to their conversion to thirteen dwellings; this is required to mitigate any loss of information inherent in the structure during the subsequent permitted alterations.
- 4.2. The historical development and context of the group has been summarised, and the exterior elevations and interior spaces, fabric and features of the buildings has been described in detail and photographed. Where recording has revealed information about phasing, usage and alteration to the buildings over time, this has also been detailed.
- 4.3. Copies of this report will be deposited with the relevant archive repositories as per the details contained in the Written Scheme of Investigation (August 2019, Appendix 2).



---

## 5. REFERENCES

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Heritage Collective 2017. *Initial Research Report, Old Maltings, Tetbury Lane, Nailsworth*

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*

Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework (NPPF)*; published February 2019

Patrick A 2004. *Maltings in England (Strategy for the Historical Industrial Environment Report No.1)*

Patrick A 2006. *Victorian Maltings in England 1837-1914 (The Journal of the Brewery History Society)*

### ***Cartographic sources (viewed on Know Your Place: [www.kyp.org.uk](http://www.kyp.org.uk))***

Tithe Map 1840's

Ordnance Survey Maps

### ***Online sources (viewed September 2019)***

[http://breweryhistory.com/wiki/index.php?title=File:Nailsworth\\_\(1\).jpg](http://breweryhistory.com/wiki/index.php?title=File:Nailsworth_(1).jpg)

With thanks to Amber Patrick for providing detailed information via email.

---

## APPENDIX 1: LISTED BUILDING ENTRY DESCRIPTION

964/0/10011 TETBURY LANE 20-FEB-06 THE MALTINGS

II Maltings for the Nailsworth Brewery, dating from c.1860-1870 to c.1883. Both malthouses are of local coursed limestone with dressed quoins and door surrounds. Malthouse No.1 lies to the right of the entrance from Tetbury Lane, towards the north west of the site. Dating from the 1860s or 1870s, the building is linear on plan, with a projecting central gable housing a hoist, which has a door at first floor level. Main elevation has the kiln to the left, its conical roof removed and replaced with corrugated iron, and with an inserted C20 metal shutter door. The steeply pitched apex roof of the malthouse is covered in plain tile. The malthouse is single storey, with basement and attics. There are three 4-pane timber casements to and three plank doors under arched dressed stone surrounds to the ground floor; similar windows and surrounds to the basement, which become increasingly visible as the ground slopes away towards the north of the site. There is a small single storey C20 extension to the south of the kiln which is not of special interest. The interior of Malthouse No.1 is divided into four floors. Basement and ground floors both have asphalt coverings, and each has a central row of cast iron columns supporting large timber pads carrying chamfered and stopped beams, which are supported on stone corbels. Some of the timber pads carry stencilled malting numbering. The upper floors are of timber, and contained wholly within the roof space. The lower of these two floors is entirely clad in timber tongue and groove. The upper floor retains its trapdoors and the machinery for the hoist which projects in to the gabled wing at the centre of the main elevation. The kiln is accessed from the basement, and retains part of its brick built furnace, together with part of its fire basket and ventilation system. The patented heat regulator is by HJH King, and is recorded in their 1906 catalogue as having been installed at the Nailsworth Maltings.

Malthouse No.2, dating from C.1883, is situated to the left of the entrance way, at the south east end of the site. The building incorporates the former counting house, enlarged to provide residential accommodation; the malthouse, which is slightly truncated by the extension of the counting house; and the kiln. The buildings are L-shaped on plan and are of coursed local limestone with dressed stone quoins and a small amount of brick to the upper floor of the extended counting house. The roof is steeply pitched and covered in plain tile. The conical roof of the kiln has been removed and replaced with corrugated iron. Windows mainly have stone cills and timber lintels. Interior : like Malthouse No.1, Malthouse No.2 is

---

divided into four floors, the upper two contained within the roof space. The lower two have asphalt coverings, and a central row of cast iron columns carry large timber beams, chamfered and stopped, which rest on stone corbels. Some carry stencilled malting numbers. The upper two floors are of timber. In the upper floor, just below the apex, is a rolling gangway with timber rollers in situ, running the length of the room. The roof is of queen post structure with some iron bracing. The kiln has the remains of rare wire wedge drying floors, comprising a wire grid below a floor of tight wire mesh. To the upper floor both grid and mesh survive; to the lower, the grid only. The installation of this patented system is the work of Henry Stopes of Stopes and Co who was the foremost maltings engineer of the latter quarter of the C19.

### History

The Brewery at Nailsworth was operated by the Clissold family, and was established around 1800 as a family business. In 1889, the Brewery was registered as a limited company and took over the business. In 1908, having expanded by taking over two other breweries, the Nailsworth Brewery was itself taken over by the Cheltenham Original Brewery Co Ltd, but went into liquidation and ceased brewing in the same year. The Clissolds are recorded as being maltsters of Nailsworth in 1830, and this may have been on the same site as the current buildings, though nothing on the site appears to survive from this date. The most recent private owner's family bought the Maltings in 1902-3, indicating that malting had ceased on the site by that date.

### Summary of importance

This constitutes a good survival of mid-late C19 maltings associated with an important brewery of the period. The exteriors are an attractive and typical example of local limestone building, but the real significance of the buildings lies in the intactness of the interiors, which have not been subdivided, and which retain their original asphalt floors and a wealth of equipment and fittings associated with their function as maltings. The kilns retain good and rare examples of malting technology, namely patented wedge wire drying floors and work by Henry Stopes and HJH King, and these rare and largely intact interiors give the buildings sufficient special interest, despite their relatively late date, to merit inclusion on the statutory list in Grade II.

---

## APPENDIX 2: FLOOR PLANS



---

## APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION

# The Maltings, Tetbury Lane, Nailsworth Gloucestershire

*Written Scheme of Investigation for a Programme of  
Historic Building Recording*



CA Project: CR0178

August 2019



# The Maltings, Tetbury Lane, Nailsworth Gloucestershire

## Written Scheme of Investigation for a Programme of Historic Building Recording

CA Project: CR0178

prepared by	Richard Morton, Principal Heritage Consultant
date	August 2019
checked by	Andrew Burn, Principal Heritage Consultant
date	August 2019
approved by	
signed	
date	
issue	01

*This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

<p><b>Cirencester</b></p> <p>Building 11 Kemble Enterprise Park Kemble, Cirencester Gloucestershire, GL7 6BQ</p> <p>t. 01285 771022 f. 01285 771033</p>	<p><b>Milton Keynes</b></p> <p>Kiln Farm Milton Keynes MK11 3HA</p> <p>t. 01908 564660</p>	<p><b>Andover</b></p> <p>Stanley House Walworth Road, Andover, Hampshire SP10</p> <p>t. 01264 3476305LH</p>	<p><b>Exeter</b></p> <p>Unit 1 – Clyst Units Cofton Road Marsh Barton Exeter EX2 8QW</p> <p>t. 01392 573970 t. 01392 826185</p>
<p>e. <a href="mailto:enquiries@cotswoldarchaeology.co.uk">enquiries@cotswoldarchaeology.co.uk</a></p>			

© Cotswold Archaeology



## 1. INTRODUCTION

1.1 This document sets out details of a Written Scheme of Investigation (WSI) for a programme of historic building recording at The Maltings, Tetbury Lane, Nailsworth, Gloucestershire.

1.2 Listed building consent (Stroud District Council ref: S.18/1787/LBC) and full planning permission (S.18/1786/FUL) has been granted for a change of use of the buildings to form 13 no. dwellings within the existing structures. Condition 10 of the listed building consent requires that:

*'No relevant works shall commence until a programme of building recording and analysis, including provision for archive deposition of the analysis and records of the site investigation, has been submitted to and approved by the Local Planning Authority.'*

*Reason: To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the buildings'.*

1.3 No brief for this recording work has been issued by the Council. However, in a telephone call with Peter Hall of Verity and Beverley Ltd (the project architects) the Council's Conservation Officer confirmed that the requirement of the Condition was for a 'Level 2' photographic record of the buildings, to be carried out at pre-commencement phase. The scope of the present WSI has therefore been based upon this requirement. The present Written Scheme of Investigation will be issued to the Council in order to agree the scope and method of the recording prior to the recording.

### Timing of the works

1.4 The works comprise pre-commencement works.

### Professional guidance

1.5 A 'Level 2' survey is defined within the Historic England publication '*Understanding Historic Buildings; A guide to good recording practice*' (Historic England 2016) as a 'descriptive record'. It describes this record thus: 'Both the exterior and interior of the building will be seen, described and photographed. The examination of the building

will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'

- 1.6 Further relevant guidance comprises the '*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*' (ClfA 2014); the *Management of Archaeological Projects 2* (English Heritage 1991); the *Management of Research Projects in the Historic Environment (MORPHE)* and the *Project Manager's Guide* (English Heritage 2006).

## 2. THE BUILDINGS AND PROPOSALS

- 2.1 The Maltings comprises two former brewery buildings off Tetbury Lane, as illustrated on Fig. 1, below. The buildings are Grade 2 Listed (Historic England Ref: 1391495), and lie within the Nailsworth Conservation Area. The buildings were a part of the Nailsworth Brewery. Malthouse 1 dates from around 1860-70, and Malthouse 2 from 1883. Both buildings are of local coursed limestone.
- 2.2 The permission is for conversion of the buildings to residential use, comprising 7 no. dwellings in Malthouse 1 (the northern building) and 6 no. dwellings in Malthouse 2 (the southern building). Several new window and door openings are required, and a section of the roof on the northern elevation of Malthouse 1 will be replaced by metal frame patent glazing. Conservation lights are also proposed.

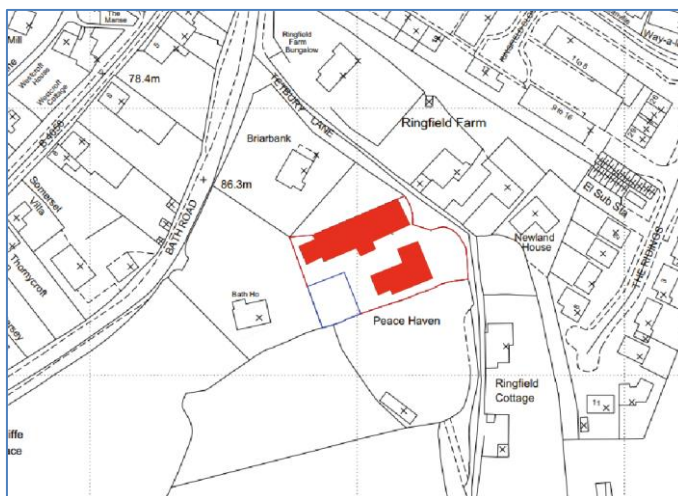


Fig. 1: The Maltings

### 3. KEY OBJECTIVE

- 3.1 The key objective of the recording work is to create a record of the buildings to mitigate any loss of information inherent in the structure during the subsequent permitted alterations.

### 4. METHODOLOGY

- 4.1 Prior to commencement of the development, a record will be made of the buildings. This will thus comprise an 'as is' record. This record will include the following elements.

#### Drawn record, to include:

- A site plan showing the locations of the standing buildings
- A plan identifying the location and direction of accompanying photographs
- A sketch plan showing any other details of layout not captured on the above
- Note: existing measured elevations, floor plans and photogrammetric records will be used where appropriate to illustrate the locations of the work. The scope of the Level 2 record does not include new measured survey

#### Photographic record, which it is expected will include:

- A digital SLR camera will be used. Photography will be undertaken with a Canon 600D 20mpx TTL digital camera set to TIFF format.
- General views of the buildings in their wider setting
- The overall appearance of the principal rooms and circulation areas
- Photographs of the key areas of proposed alteration

#### Written record, to include:

- The building location
- The date of the record and the name of the recorder
- A brief summary of the buildings' type and purpose, historically and at present, their materials and possible dates
- Building on the above, a summary of the buildings' form, function, and sequence of development, as well as any discernible associations with architects, builders, patrons and owners.

#### Documentary research:

- Online historic mapping will be utilised if and as required during the project. If a need for further archival research is identified, the team and Council's heritage officer will be notified

#### Timescale:

- It is likely that this work would require no more than a single day on site

## 5. REPORT AND ARCHIVE

5.1 An illustrated report will be compiled on the results of the work. The report will be completed within 6 weeks of completion of the fieldwork. Copies of the report (hard copies and in .PDF format) will be deposited with the local authority case officer (1 copy), the local library or museum (2 copies), the Council's Historic Environment Record (1 copy preferably in digital format), the National Archaeological Record of Historic England, (1 copy) within 12 months of the date of completion of the approved programme of field work, unless a revised timescale is agreed in writing with the LPA within 3 months of the completion of the approved programme of field work.

5.2 Should no further work be required, an ordered, indexed, and internally consistent site archive will be compiled in accordance with the specification presented in MORPHE and the following guidelines:

- *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992)
- *Selection, Retention and Dispersal of Archaeological Collections; Guidelines for use in England, Wales and Northern Ireland* Society of Museum Archaeologists 1993)
- *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum 2007)

5.3 CA will make arrangements with the appropriate local museum for the deposition of the site archive at the conclusion of the project.

## 6. MONITORING

- 6.1 Notification of the start of site works will be made to the Conservation Officer, Stroud District Council, so that there will be opportunities to visit the site and check on the quality and progress of the work.

## 7. MANAGEMENT

- 7.1 This project will be under the management of Richard Morton, MCIfA, Principal Heritage Consultant, CA.

## 8. HEALTH AND SAFETY

- 8.1 CA will conduct all works in accordance with the Health and Safety at Work Act 1974 and all subsequent Health and Safety legislation, and CA Health, Safety and Welfare Policy (2010) and procedures. A risk assessment will be undertaken prior to commencement of fieldwork.

## 9. INSURANCES

- 9.1 CA holds Public Liability Insurance to a limit of £10,000,000 and Professional Indemnity Insurance to a limit of £5,000,000. No claims have been made or are pending against these policies in the last three years.

## 10. QUALITY ASSURANCE

- 10.1 CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) (RO Ref. No. 8). As a RO, CA endorses the *Code of Conduct* (CIfA 2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (CIfA 2014). All CA Project Managers and Project Officers hold either full Member or Associate status within the CIfA.
- 10.2 CA operates an internal quality assurance system in the following manner. Projects are overseen by a Project Manager who is responsible for the quality of the project. The Project Manager reports to the Chief Executive who bears ultimate

responsibility for the conduct of all CA operations. Matters of policy and corporate strategy are determined by the Board of Directors, and in cases of dispute recourse may be made to the Chairman of the Board.

#### **Andover Office**

Stanley House  
Walworth Road  
Andover  
Hampshire  
SP10 5LH

t: 01264 347630

#### **Cirencester Office**

Building 11  
Kemble Enterprise Park  
Cirencester  
Gloucestershire  
GL7 6BQ

t: 01285 771022

#### **Exeter Office**

Unit 1, Clyst Units  
Cofton Road  
Marsh Barton  
Exeter  
EX2 8QW

t: 01392 573970

#### **Milton Keynes Office**

Unit 8 - The IO Centre  
Fingle Drive, Stonebridge  
Milton Keynes  
Buckinghamshire  
MK13 0AT

t: 01908 564660

#### **Suffolk Office**

Unit 5, Plot 11, Maitland Road  
Lion Barn Industrial Estate  
Needham Market  
Suffolk  
IP6 8NZ

t: 01449 900120

e: [enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

