

The Old Brewery Newbury West Berkshire



Historic Building Investigation and Recording



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THE OLD BREWERY, THE BROADWAY, NEWBURY, WEST BERKSHIRE

HISTORIC BUILDING INVESTIGATION AND RECORDING

TABLE OF CONTENTS

1	Introduction.....	1
1.1	Location and scope of work.....	1
2	Aims and Objectives	1
3	Methodology	2
3.1	Scope of Analysis	2
3.2	Fieldwork methods and recording	2
4	Archaeological and historical background.....	3
4.1	The development of brewing in the 19th century	3
4.2	The development of brewing in Newbury	3
4.3	The Speenhamland Brewery	4
5	Description.....	6
5.1	General Form	6
5.2	West elevation.....	7
5.3	East Elevation	8
5.4	South Elevation.....	9
5.5	North Elevation.....	9
5.6	Internal description	10
5.7	Roof	12
5.8	Vaulted cellar.....	12
6	Conclusion and Interpretation	13
7	Summary of Site Details.....	17

LIST OF FIGURES

Figure 1	Site location map
Figure 2	Plan of the town of Newbury and Speenhamland (1768)
Figure 3	Enclosure map (1780)
Figure 4	Davies' 1849 map (10 miles around Newbury)
Figure 5:	Ordnance Survey 1st edition 25" map (1880)
Figure 6:	Plan of Speenhamland Brewery (1896)
Figure 7:	Revised 2nd edition OS map (1911)
Figure 8:	Phased elevations

THE OLD BREWERY, THE BROADWAY, NEWBURY, WEST BERKSHIRE

HISTORIC BUILDING INVESTIGATION AND RECORDING

SUMMARY

Oxford Archaeology (OA) has carried out a programme of historic building investigation and recording on two adjoining structures at The Old Brewery in Newbury, West Berkshire prior to their conversion to offices. The buildings have been disused for many years and although they are Grade II listed their condition is now very poor and only their shell survives. The internal floors and all the principal features relating to the building's former use were removed prior to the start of the current investigation so it is not possible to gain a clear understanding of the historic form of the buildings from the physical evidence. Fortunately however an unusually detailed listing description was made of the buildings before the structures were gutted and this, together with other historical documents found in the current study, does allow a fuller understanding of the buildings' history. The two adjoining buildings appears to have been constructed in late 18th or early 19th centuries and they originally formed the main brewhouse of the Speenhamland Brewery. The brewery was then sold to Adnams in 1885.

1 INTRODUCTION

1.1 LOCATION AND SCOPE OF WORK

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Michael F Wilson-Doyle (Architectural and Planning Consultant) to undertake a programme of building investigation and recording at a former brewery in Newbury, West Berkshire. Planning permission and listed building consent (application no. 05/00989/LBC) has been granted by West Berkshire Council for the conversion of the buildings to offices. Due to the historic interest of the structures the application has been granted with the condition that the structures are recorded prior to the conversion. Duncan Coe, Archaeological Officer at West Berkshire council, specified that the recording should be undertaken to RCHME Levels I and II (as defined in the RCHME's Recording Historic Buildings: a Descriptive Specification, 1996). OA produced a Written Scheme of Investigation detailing the works and this was approved by Mr Coe.
- 1.1.2 The brewery is listed Grade II and is one of very few surviving brewery buildings in Newbury. It is located on the 'The Broadway' at the north end of Northbrook Street and the town centre (NGR SU 470 676). The extant structure consists of two adjoining ranges each of which date to the late 18th or early 19th centuries. The buildings would originally have formed part of Gale's Speenhamland Brewery (Appendix 1: list description) but in the early 19th century they were taken over by Adnam's. The brewery plot was previously larger and extended to Pelican Road with a malthouse, stables and warehouse. The building is now vacant and its interior has been stripped of most of the historic features relating to the use of the building.



2 AIMS AND OBJECTIVES

2.1.1 The general aim of the investigation has been to create for posterity a record of the brewery prior to its conversion concentrating on its structure, construction, history and use. The work concentrated on any features to be lost, altered or obscured in the development and a general record of the whole structure was also produced to gain an overall understanding of the building.

2.1.2 More specific objectives were:

- To gain some understanding of the use of the building and how it would have fitted into the larger former brewery complex
- To record any surviving internal features which relate to the former use of the building
- To gain a overall understanding of the significance of the brewery within the history of the subject
- To photographically record the different roof types
- To determine the phasing of the structure, to clearly identify which is the oldest part of the structure and what is the sequential phasing of the other areas
- To deposit an ordered archive of the work in a public repository.

3 METHODOLOGY

3.1 SCOPE OF ANALYSIS

3.1.1 The building recording was undertaken at Level I and II as defined in the Royal Commission on the Historical Monuments of England (RCHME 1996). The structure was recorded in its current form before the start of works and this consisted of three principal methods: a drawn record, a photographic record and a written record. The site visit for the recording was completed on the 11th August 2005 by Jon Gill and Jane Phimester.

3.1.2 Level I and Level II are both relatively low levels of recording. Level I is 'the simplest record' and 'will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features' (RCHME 1996). The guidelines state that Level II is 'a descriptive record made in similar circumstances to Level 1 but when rather more information is needed. It may also be made of a building which is judged not to require any fuller record'.

3.2 FIELDWORK METHODS AND RECORDING

3.2.1 The Drawn Record

3.2.2 Existing elevations and plans were provided by Michael Wilson-Doyle. These drawings (1:100) were traced onto archivally stable permatrace. Descriptive annotation was added to indicate construction, structural breaks, evidence relating to the structure's use and other features of historical interest. The recording followed IFA Standards and Guidelines using conventions outlined in *Recording Historic Buildings: a Descriptive Specification* (RCHME 1996).

3.2.3 The Photographic Record



3.2.4 Photographs were taken using 35mm film (black and white prints, colour slides) and included general shots of structures (external and internal) and specific details. Flash lighting was used to illuminate dark interiors and a scale was used where appropriate. Photographic record sheets were used to indicate the location and direction of each shot and any further detail. Digital pictures were also taken including general shots of structures (external and internal) and specific details. Automatic flash lighting was used to illuminate dark interiors. Digital photographic record sheets were used to indicate the location and direction of each shot and any further detail.

3.2.5 **The Written Record**

3.2.6 Written descriptions of the structures were made as part of the annotated drawings. Additional analytical and descriptive notes were taken as appropriate to complement the other elements of the record.

4 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 **THE DEVELOPMENT OF BREWING IN THE 19TH CENTURY**

4.1.1 Before the 19th century brewing was a widespread, small scale industry undertaken typically in the home or in ale houses or inns where it was directly sold. Every town of any size had at least one brewery and many had substantially more. The 19th century saw a rapid expansion of the industry based on factors such as the use of steam power, greater mechanisation and scientific advances allowing greater understanding and control of the process. The most important factor however was the development of the railway system allowing rapid and wide distribution to a rapidly expanding industrial population.

4.1.2 The expansion initially allowed existing breweries to grow and many new breweries to become established but the trend in the second half of the century was for a sharp contraction in the number of breweries as it became less viable for the smaller concerns to compete with the ever larger, highly capitalised brewers. Although the overall quantity of beer produced remained high the number of breweries in the United Kingdom dwindled from 50,000 in 1840 to little over 3000 in 1900 (Bond and Rhodes, 1985). The industry vanished from many towns as it became heavily concentrated in an ever smaller number of centres (eg Burton on Trent).

4.2 **THE DEVELOPMENT OF BREWING IN NEWBURY**

4.2.1 As with most comparable towns brewing was an important local industry in Newbury in the 18th and 19th centuries catering for both the local population and the many travellers who passed through the town on coaching roads and inland waterways. In 1761 there were some 41 licensed houses in the town (Garlick date unknown 167). There were also of course many maltings to supply the breweries including one at the Speenhamland Brewery of which the building in the current study formed a part. This malting is seen in the 1970-71 town plan of the 'Guide to Newbury', although it has since been demolished (Past and Present 1978 5).



4.2.2 Again similarly to many other towns the industry declined rapidly in the late 19th and early 20th centuries and the last beer brewed in Newbury was probably in 1930 (Newbury Borough Museum, 1978). Much of the brewery property was then demolished, and the subject of the current study is one of the very few surviving reminders of the former industry.

4.3 THE SPEENHAMLAND BREWERY

4.3.1 The buildings in the current study formed part of the Speenhamland Brewery which was established in the early 19th century. The listed building description states that it was established in 1802, although Cosburn's 1895 Directory of Newbury and District puts the date at 1809.

4.3.2 As the brewery was located at one end of Northbrook Street, Newbury's main central thoroughfare, it is very likely that the site was at least partially built upon prior to the 19th century.

4.3.3 The earliest map to show the site is the 1768 *Plan of the Town of Newbury and Speenhamland*. This shows that each of the roads around The Broadway were lined with buildings but it strongly appears to show that the buildings in the current study had not yet been constructed. It is difficult to precisely locate the site of the current buildings on the 1768 map but if a line is drawn along the centre of Northbrook Street and this is continued to the north as far as the current development site then the site of the existing buildings are immediately to the west of this line. The 1768 map shows no buildings at this location although the boundary of the site on which the brewery was later built is partially visible (See Fig. 2). The map shows a small east to west range whose eastern end would probably have been located at the future site of the south end of the two storey building in the current study. From this, as well as physical evidence detailed below, it appears likely that the two storey range in the current works was constructed against the east end of the building shown in the 1768 plan to form an L-shaped range. This was probably undertaken in the later 18th century and then the building shown on the map was probably demolished in the early 19th century to allow the construction of the three storey range in the current study.

4.3.4 The next map is the 1780 *Enclosure Map* and although on this map it is even harder to locate the site of the current building than on the 1768 map it does appear that the layout of buildings shown in the area relevant to the current study is similar to that on the earlier map. This confirms that the buildings post-date 1780.

4.3.5 *Davies' Ten Miles Round Newbury Map* (1849) is again somewhat schematic but it shows a well developed complex of buildings on the brewery site, which is known to have been established by then, including the buildings in the current study. The First Edition 25" OS Map (1880) clearly shows the brewery site comprising a long rectangular yard with ranges to either side and the main route to the yard being via a covered passage from the Broadway. The building in the current study is shown but not labelled. The only brewery building labelled is the Malthouse at the north-west corner of the site. Documents held at the West Berkshire Record Office show that at the time of the First Edition OS map the site still formed The Speenhamland Brewery but that it was soon to be sold to Adnams Brewery. *'The Schedule of Title Deeds*

and Documents relating to *The Speenham Land Brewery, Newbury*' states that a mortgage was secured on the brewery in 1874 and the owner at this time was E.Alderman. In 1885 it was then sold to Mr J & Mr F Adnams and leased to a Mrs Rosa Fairthorne.

- 4.3.6 A set of title deeds survives dated 1896 (see bibliography) which show the owner as Mr F.M Adnams, and these contain much useful information relating to the layout of the brewery at this time. The schedule of the title deeds provides a description of the premises: '*The freehold prems known as 'Speenhamland Brewery' situate at Newbury in the County of Berks comprising the Brewery Store, Cellars, Stabling and prems dwghse (prem[ise]s dw[ellin]g h[ou]gse) and garden*'.
- 4.3.7 The deeds also include a plan of the brewery (See Fig.6). This plan clearly shows the buildings in the current study and labels them as 'Office and Brewery'. The plan also shows the Malthouse towards the north-west, a set of stables and a warehouse to the south of this, an open yard to the centre of the site, the private lane from The Broadway and two gardens to the north (a 'Brewery Garden' and a 'Garden') as well as several other unlabelled smaller structures.
- 4.3.8 The Malthouse is a significant structure measuring c.45 m by 10.7 m and this would clearly have been a traditional floor maltings.¹ This area is now occupied by a modern structure and it was not possible during the buildings investigation to ascertain if any features relating to the brewery are extant.
- 4.3.9 The Stables and Warehouse are situated to the west of the plot and measure c. 15.2 m by 4 m. To the south of the stables the plan shows the residence of Mr J Adnams, the owner of the brewery at this time and this was presumably his house of residence. Some minor structures are evident within these plots of land as illustrated in the plan, which are no longer extant today. It is likely that these were functional structures related to the operation of the brewery, malthouse or garden.
- 4.3.10 The *Second Edition OS Map* (1900) shows the plot and structures in the same form as the 1880 and 1896 drawings. One structure to the north of the plot adjoining Pelican Road is no longer extant. This is located in the garden plot and therefore it is unlikely that it is of significance to the brewery complex. The building which was described in the 1896 plan as 'Hunt & Co.' is described in the 1900 map as 'P.H' (Public House).
- 4.3.11 The *Revised Second Edition OS 25" Map* (1911) again shows the Adnam's Brewery plot as described above. A small structure adjoining the north elevation of the two storey range of the extant brewery, which formerly extended to the garden is no longer extant. The purpose and significance of this is not known. The plot as detailed in the *OS Third Edition* (1933) is the same as the 1911 edition although the brewery is known to have closed in 1930 (Appendix I: Listed Building Description).

¹ The floor malting process involves soaking barley in water in a steep/tank and it is then piled in a couch frame for a day or two to generate heat and begin germinating. Once the malt starts to sprout it is laid more evenly across a growing floor and regularly turned. The malt is then placed in a kiln and dried on a hair cloth (Trinder 1998)



4.3.12 **The brewing process**

- 4.3.13 In assessing the ranges which are the subject of this study it is important to understand the brewing process and therefore it would be useful to include a short summary here.
- 4.3.14 Having raised a large amount of water (liquor) to a tank at the highest point of the building and taken in sacks of malt, the start of the brewing process is to crush the malt in a mill to become grist. This is then dropped into one of perhaps two mash tuns (tanks) where it is mixed with hot liquor from a boiler set between the cold liquor tank and the mash tuns. The resulting liquid (wort) is drawn off and dropped to a copper where it is boiled with hops which are added for flavour and their preservative qualities. Having filtered out the hops the wort is then transferred to a cooler, sometimes using heat exchanging pipes, and then into one of many fermenting tuns or squares where it is mixed with yeast and begins fermenting.
- 4.3.15 It is important to note that the process so far has been rapid, taking only a few hours, but fermentation is much slower requiring 4-7 days in the vessels. Thus in order to ensure an efficient plant substantially more capacity is required for the fermenting vessels than for the mash tuns or coppers. The cooling plant would also probably have required a relatively large area to ensure the maximum surface area and the fastest possible temperature drop. After finishing fermenting the beer is allowed to rest before being bottled or run into casks.

5 **DESCRIPTION**

5.1 **GENERAL FORM**

- 5.1.1 The surviving brewery buildings which comprise the current study divide into two adjoining, rectangular plan buildings on the east side of the former brewery yard. The larger block (Block 1) is to the south and is three storeys tall while Block 2 is two storied and adjoins the north end of Block 1. Block 2 is believed to pre-date Block 1 although they are both of broadly similar date (late 18th or early 19th century).
- 5.1.2 **Block 1** is constructed with regular grey coloured bricks to the main walls and red bricks to segmental arches around openings. This range has a rectangular plan and a slate-covered, shallow-pitch gabled roof. The building has the industrial character of a brewery, particularly the west elevation with large doorways at ground floor and a series of louvre panels at second floor. A vaulted cellar lies beneath Block 1 and this is accessed via an off licence also situated on The Broadway. Internally, few features survive relating to the function of the brewery with the exception of a kiln in the north-east corner. The upper floors had been entirely removed (other than some of the principal joists) and in the current study there has been no access above ground floor level.
- 5.1.3 **Block 2** adjoins the north end of Block 1 and has a rougher quality of construction. The walls are of brick but the bonding is more irregular and in a poor condition than those of Block 1. The roof has a steeper pitch than Block 1 and although it is gabled the covering tiles/slates had been removed prior to

the current project. Similarly the upper floor was also removed prior to the current work.

- 5.1.4 The interiors of the buildings are known to have been cleared for safety reasons relatively recently but outline floor plans surveyed in 2004 and a small number of photographs taken at the same time have been provided to OA to assist in the interpretation of the building. Although the main internal frame (floors etc) remained intact in 2004 it is believed that the main brewing equipment was removed many years ago.

5.2 WEST ELEVATION

5.2.1 Three storey range (Block 1)

- 5.2.2 The three storey range of the west elevation dates from the 19th century and the primary red and charcoal stocks (0.21 m by 0.06 m) remain largely *in situ* (Plate 2).

- 5.2.3 At ground level there are three double **doorways** although the only one which retains the doors themselves is that situated furthest to the north. This is a vertical panel door with long hinges, painted blue with a wood lintel (Plate 3). This door is a later modification and partially overlies a primary single door which has now been infilled with late 19th/ early 20th century stocks. The segmental arch above the former opening is primary and illustrates that this was a single entrance door. The other two ground floor doorways are also primary, shown by their segmental rubbed brick arches, but these were each double doors for cart access. The arched area above the central door has been infilled with late 19th/ early 20th century red stocks (Plate 4). This overlies a timber lintel with six small mortices. This later infill is thought to have been as a result of an insertion of a later door, which is no longer extant.

- 5.2.4 In uniform with the primary doors the **windows** of the three storey range all have rubbed red brick segmental arch openings although none of the windows survive fully intact. There is one window at ground floor level, three small windows at first floor level and a further larger window at second floor. Although none of the windows are intact the first floor window situated to the north retains the primary wood frame, together with some of the original glazing bars and glass (Plate 5). This would have been in two divisions of six by four lights. The central first floor window likewise retains its primary wood frame, although these features are no longer extant on the remaining windows (the second floor window is now boarded up).

- 5.2.5 There are wooden louveres to the north end of the west elevation, accommodating an area of c. 9.7 m by 2.2 m (Plate 6). These are in seven panels with eighteen horizontal slats. These would have been opened to allow ventilation into the upper floor and they are a good reminder of the industrial activities undertaken within the building. Many of the processes in brewing require ventilation so the slats do not provide a conclusive diagnostic indication of the activities undertaken in this area but it is likely that the top floor housed the mash tuns.

5.2.6 Two storey range (Block 2)



- 5.2.7 The two storey range of the west elevation probably dates from the late 18th century, and consists of red stocks measuring 0.22 by 0.05 m (Plate 7). It is fairly crudely constructed with inconsistent courses and breaks in the brickwork. There is a clear area of rebuilt at the south end of the range, of 19th century red stocks. These lie adjacent to the three storey range, and it may be that this occurred at the same time as the construction of the three storey range. As detailed in the historical background above it is believed that the two storey range was originally constructed against an east to west range which is shown on a map of 1768. This large patch of rebuild may originate from when the adjacent building was demolished. A nail is extant at the centre of this rebuild and an arched scrape indentation. A device thus once rotated in a circular motion at this point, although it is difficult to determine its exact nature.
- 5.2.8 Three **doors** are extant on the ground floor of the two storey range. The one situated furthest to the north is a black painted wood panelled door with a two light window above. The central door is wood framed and both doors are now in part boarded up, although it appears that this later door also had a light above the door. The double door to the south, is the only primary door remaining largely *in situ* (Plate 8). It is wood panelled with horizontal weather boarding above. It is likely that this was used for the transportation of heavy goods and carts. To the south of the door is a timber post on a red brick base surrounded by some modern cement repair.
- 5.2.9 A feature of some interest is that towards the southern end of the west elevation of the two storey block is a low shallow segmental arch, immediately above ground level, which is now largely obscured by infill and a covering board. This is above a window which allows some limited illumination into the cellar beneath this block and it may once have been a doorway.
- 5.2.10 Two small plain rectangular **windows** are situated below the line of the roof, one centrally and one further to the north. These are now boarded up but internally it is evident that both are wood framed, and have two and three lights respectively. There is a metal 'S' tie-bar plate to the north of the elevation.

5.3 EAST ELEVATION

5.3.1 Three storey range (Block 1)

- 5.3.2 The red stocks on the east elevation of the three-storey range show remnants of white paint at ground floor and clearly a single storey structure (probably an ephemeral lean-to) adjoined in this area. This is also suggested by a small patch of render above which the brickwork has weathered differently and it appears that this has been exposed while the ground floor area was enclosed.
- 5.3.3 There are no access **doors** in the east elevation and there is no infill suggesting former entrances. This is not surprising as it is known that the brewery yard was to the west. There are five windows, although the central one (with a brick segmental arch opening and wood lintel) has now been infilled. The window situated furthest to the south is recessed with a wood frame and lintel, and has three vertical metal bars. A small window situated at ground floor level to the north, had a wood frame and lintel, and two vertical bars.

Internally, there is a small plain wood hinged shutter covering the window. Situated above this is a further window which appears to be wood and iron, although it was covered in ivy at the time of survey and therefore difficult to assess. A single window is situated at second floor level and this is in three sections with three lights, and has a wood frame which is now only partly *in situ*.

5.3.4 There is wood louvering to the top floor of three-storey range measuring c. 9.6 by 2.2 m in area (Plate 10). These match those in the west elevation and would clearly have allowed the upper storey to be well ventilated.

5.3.5 **Two storey range (Block 2)**

5.3.6 The east elevation of the two storey range has been subject to considerable repair and patching in a crude manner (Plate 11). There are three patches of infill dating from the late 19th to early 20th century. In particular to the south at ground floor level is an area of infill consisting of large red bricks measuring c.0.21 by 0.11 m. An exposed tie beam and small metal flue are also visible to the north of the elevation.

5.3.7 A single central **window** is extant at first floor level, which has now been infilled. It is evident that this had a wood frame and two lights. There are no access doors from the east elevation to this two storey range.

5.4 **SOUTH ELEVATION**

5.4.1 The south elevation of the three storey range has an adjoining building to its lower part and only the upper half is visible. Within this upper section is an opening with horizontal wooden slat louvres (Plate 12). At the apex of the roof the brickwork has been repaired in the late 19th/ early 20th century.

5.5 **NORTH ELEVATION**

5.5.1 **Three storey range (Block 1)**

5.5.2 Due to the adjoining two storey range only the upper section of the three storey range is visible externally. This part of the wall is clad in vertical red tiles on the west side and slates on the east side (Plate 13). There are three areas of weather boarding below the roof apex and to the north.

5.5.3 **Two storey range (Block 2)**

5.5.4 The north end of the two storey range has weather-boarding to the upper half and brick below. The brickwork is divided by a vertical pier to the west of centre and to the east of this pier the brickwork is rendered suggesting a building formerly adjoined it. To the west of the pier is rough reformed brickwork with four timber lacing pieces. At the base is a small rectangular area which has been infilled. The exact purpose of this is uncertain, certainly it appears to serve a function further than that of a supporting buttress. The timber post as described on the west elevation is also evident at the north edge of the north elevation.



5.6 INTERNAL DESCRIPTION

5.6.1 Three storey range (Block 1)

5.6.2 The interior of the three storey range is now almost entirely a single open space after it was substantially gutted for safety reasons prior to the current recording. However some indication of its form can be gained from what evidence survives as well as from the list description and from plans and photographs taken in 2004 before the internal spaces were cleared. The list description was prepared in 1983

5.6.3 The internal walls are all of whitewashed brickwork and the ground floor is partly of earth and partly of concrete. Only a single principal joist survives from the first floor but the four second floor principal joists all survive together with sections of the common joists. The floorboards themselves have almost all been lost. The surviving first floor principal joist has a series of holding down bolts on its upper face which clearly would have secured a vessel or some machinery or other equipment relating to the brewing process. Two of the second floor principal joists are of coupled softwood (ie two joists immediately adjacent to each other to add strength and these are likely to be later 19th-century replacements of the original joists. The only other full width joist also appears to be secondary (reused) joist. At the south end of the building is a hatch in the second floor which would have been for transferring goods between floors. The underside of the second floor was papered possibly to stop malt, grains or other materials falling to the floors below and the list description also states that the second floor was formerly edged possibly to hold material.

5.6.4 Prior to the clearance of the building there was a straight-flight, wooden staircase against the west wall towards the northern end of the range. This comprised two separate flights which provided access between the ground and first, and the first and second floors. Imprints against the west wall from the stair trimmer confirm their former location. Each flight opened off a separate room at the north-west corner of the block and although the walls at ground and first floor which separated this block from the rest of the range no longer survive there are scars against the west wall which confirm their former location.

5.6.5 The north-western room which formerly housed the foot of the stairs is to the west of a large brick structure which rises through the full height of the building and provides the most significant surviving features relating to the former use of the building. This structure has three sides around a tall void or 'chamber' which opens to the west. This chamber has a semi-circular brick vaulted top which forms a solid base above second floor on which the list description speculates that the brewhouse copper formerly stood. The description refers to the whole brick structure as 'the brewhouse furnace'. Unfortunately access to the upper part of this structure has not been possible in the current works but it is known that there is a small fireplace or furnace in the south face of the structure at second floor level and the list description refers to a firebox surviving in-situ. This would clearly have provided the heat for the copper (or other vessel) on top of the brick stack. The second floor immediately to the south of the furnace appears to be of concrete (or with a concrete surface) supported by common joists and this is the only section of the upper floors that survives in-situ. The list description states that

immediately to the south of the furnace there were a series of wooden coolers within the floor with 3 channels defined by wood boards placed on their end.

- 5.6.6 At ground floor the brick structure also has important evidence relating to the building's former use as there is a full depth shelf at c.1m above ground level supported by a segmental brick arch. On the north wall, immediately above this shelf, is a cast iron bearing box for a power shaft which would have passed through the wall into the two storey range. There is a circular hole in the wall at the centre of the bearing box and widespread oil staining and scarring around the box confirms that the box would have supported a shaft through the wall. On the north side of this wall (immediately inside the north range) is a shallow circular recess for a larger belt wheel.
- 5.6.7 Brewing is not the sort of manufacture which would automatically require a power shaft for its main processes and it is likely that this shaft would principally have been for transferring sacks and other items between floors using a hoist based in the two storey range. The shaft would probably have been powered by a small diesel or electric engine (which would have been a secondary addition) although the location of this is not clear. There is evidence for a former structure within the tall chamber next to the shaft bearer and it may have been in here although that would have necessitated a complex arrangement for extracting the engine fumes. This evidence comprises the scar from what appears to have been a sloped canopy or roof over the shaft and possible engine and a recess (blocked opening?) in the north wall adjacent to the 'engine' location.
- 5.6.8 Beneath the shelf is a chamber but there is no evidence of significant use within it (eg oil staining or smoke blackening).
- 5.6.9 The list description states that the second floor was an open area, uninterrupted by partitions but the first floor had a separate room towards the north-east (immediately south of the furnace structure) were the remains of framing for a small room with a large six-panel wood door marked '*Hop Room*'.
- 5.6.10 **Two storey range (Block 2)**
- 5.6.11 The two storey range is also a single open space now that the first floor has been removed. The three first floor principal joists remain in-situ however and they show substantial evidence of reinforcing, such as two props added to the central joist, and this clearly suggests that the first floor was required to take a considerable load relating to the brewing process (possibly fermenting vessels and/or storage of heavy goods).
- 5.6.12 The walls of the two storey block are largely of whitewashed brick although there are areas of render/rough plaster and the gable of the north end has a timber frame.
- 5.6.13 Fixtures and fittings relating to the operation of the brewery in the earlier two storey range are no longer extant. The listing report illustrates that there was once a hopper (this entered the mashing machine from above) to the south end of the first floor where it communicated with the three storey range and hopper apparatus once extended throughout.



5.7 ROOF

5.7.1 Each of the two roofs are gabled and are now covered by plastic sheeting due to the removal of the tiles (removed before March 2001 according to the list description).

5.7.2 Three storey range

5.7.3 The roof of the three storey range strongly appears to be of 19th-century date although elements of it suggest a date towards the end of the century rather than at the start of it. As the building itself is believed to date to the very early 19th century the roof may therefore have been reconstructed with many reused timbers. The roof is supported by four trusses each of which has a long-span tie-beam, a king post (without joggles), two raking struts and yokes which support the ridge piece. The main characteristic feature suggesting a later 19th century date (or even early 20th) are the long, spindly nature of the members and the relatively crude construction. The purlins are set horizontally (ie at an angle to the rafters) and they are arranged in a stepped formation so that there are alternating bays with single and double purlins. There is an irregular arrangement of straight wind braces. The posts are jowled and they support thin curved braces beneath the tie-beams.

5.7.4 One of the more interesting features of the roof in the three storey block are a series of numbers written on the sides of the tie beams stating '1 B Add 3 tenths', '2 B deduct 4 tenths' and '3 B deduct 3 tenths'. These presumably refer to quantities of hops, malt or other ingredients needed in the brewing process.

5.7.5 Two storey range

5.7.6 The roof of the two storey range is also crudely constructed with many timbers having been re-used from elsewhere and considerable patching up. There are two main trusses within the building although there are also partially surviving trusses at each end in the gables. The best surviving of the two internal trusses comprises a tie-beam, a collar, a pair of inward raking struts beneath the collar (parallel to the rafters) and a pair of shorter raking struts above the collar which support the upper tier of purlins. The ridge piece is thin and the trusses, although tenored, are crudely built. The members differ in form again suggesting that these have been reused, a number of which are moulded and previously from a high-status building. At the south-east corner a large section of rafters are modern below the lower purlin.

5.8 VAULTED CELLAR

5.8.1 A series of substantial vaulted cellars survive below the brewery and these are accessed via steps at the rear of an off-licence located on The Broadway. There is no direct access between the ground floor of the two buildings covered in the current study and the cellar. This is well constructed from red brick (including the floor surface), and the walls have in part been white washed. The cellars appear to extend beneath the whole of (or most of) the two buildings in the current study and there are four main chambers each with a variety of brick piers extending from the walls to support bottles and casks.

6 CONCLUSION AND INTERPRETATION

- 6.1.1 Although The Old Brewery in Newbury is now in a very poor condition and the interior of the two buildings were relatively recently stripped out for safety reasons it remains an interesting pair of structures which provides one of the very few reminders of this industry in Newbury². It is an attractive structure which adds to the streetscape of Newbury (although it is somewhat hidden from the public road) and its conversion should ensure its survival.
- 6.1.2 The current work has been valuable for several reasons. Principally this has been to create an archive record of the building prior to its alteration in the conversion but the investigation has also allowed us to understand and interpret the building more clearly. The historical research suggests that both of the two buildings post-date 1768 and that the main brewery was established in the first decade of the 19th century. The larger of the two surviving buildings was probably constructed when the brewery was established but the smaller, two storey structure appears to have been pre-existing. A map from 1768 suggests that although the two storey structure itself had not been built by this date there was an east to west structure which would have been located immediately to the south of the two storey block. Presumably it was added in the later 18th century to the existing block to form an L-shaped range and the older structure was then demolished to allow the construction of the brewery. This interpretation is also supported by physical evidence including a large section of rebuild brickwork at the south end of the west elevation of the two storey range (where it would have adjoined the former block) and the acute angle formed between the rear (east) wall and the south wall of this block.
- 6.1.3 Due to the clearance of the interiors of the buildings it is impossible to provide a comprehensive interpretation of how the buildings operated and which brewing operations were undertaken in each area. The main surviving feature is the brick stack which had a furnace with firebox at second floor. The copper would probably have sat on top of this structure as that is the principal element of a brewery that requires heat. In a carefully planned vertical brewery it would be usual for the coppers to be at a lower level so that gravity could carry liquid from the mash tuns down to the coppers but there may have been other reasons why the copper had to be high.
- 6.1.4 Evidence suggests that at least part of the second floor of the three storey block must have been for cooling liquids from the copper and possibly for drying other materials. Edging boards at second floor and the papered underside of the first floor suggest materials would have been spread out over the second floor and dried by the air passing through the louvred walls at this level. This is also suggested by the fact that this floor appears to have been an open area uninterrupted by partitions and by a large hatch in the floor towards the south end. The evidence is suggestive of the growing floor of a maltings but there is known to have been a separate maltings in the brewery so this is unlikely (although it could potentially have served as an additional growing floor). It is also suggestive of the cooling room of an oast house where hops

² A further disused brewery building in Newbury has been recently demolished to allow for the Parkway development.



would have been spread out on the floor after being dried on the hop kiln.
This is unlikely as hops would presumably always have been supplied to
breweries in sacks ready for adding to the copper.

Oxford Archaeology
October 2009

APPENDIX 1: BIBLIOGRAPHY AND REFERENCES

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APPENDIX 2: LISTED BUILDING DESCRIPTION (IOE NUMBER 394298)

THE BROADWAY 5127 Outbuilding at rear of No 24 SU 4767 NW 4/55 II Former brewery and copper works. Late C18 (after 1768) and C19 ranges. Mostly brick exterior walls with tile-hung north gable end and wood louvers to south end of 3-storey range; weather-boarding to north gable end of 2-storey range. Timber-framed roof clad in tiles (removed from 2-storey building at inspection, March 2001). Two pitched-roof ranges, one of 2 storeys and one of 3 storeys attached to short end and communicating at ground and first floors. PLAN: Mostly open plan to the 2-storey range. Reinforced heavy beams to south end of this range suggests the storage of heavy load to the first floor. 3-storey range has small room to north end of ground floor with base of large brick kiln at east wall. Double-height rooms to ground floor, possibly for storage of carts with wider openings for access. First floor of 3-storey range from north end has vertical continuation of furnace at northeast corner and remains of framing for small room with large 6-panel wood door marked 'HOP ROOM' immediately to the south. Wood winder stair connects all floors to northwest corner of this range. Top floor of 3-storey range has brewhouse furnace to northeast corner that likely supported the copper above. Adjacent are wooden channels at floor for cooling product of the copper. Top floor of 3-storey range with no partitions but floor is edged possibly to hold material for drying, as assisted by the louvered walls to this end of the range. ELEVATION: West elevation is brick to both ranges with segmental arched openings to windows and wider openings to ground floor. Some windows with original glazing bars. East elevation mostly blank to both ranges except for louvering to top floor of 3-storey bay. INTERIOR: 2-storey range with heavy timbering throughout. Two roof trusses with inward raking struts parallel to the rafters and reverse struts above. Hopper to south end of first floor where it communicates to adjacent 3-storey range and hopper apparatus extends through. 3-storey range with 4, late-C18 to early C19 trusses with jowled posts, curved braces, irregular wind bracing and in-situ carpenters marks. Re-used timbers with redundant mortises. Trusses marked with quantitative words and numbers that suggest a different use of each bay. Upper floor of 3-storey building likely housed a brewing copper on top of the brick furnace structure that extends through height of building to all floors of the 3-storey range at northeast corner: at ground floor, a deep shelf with arched opening below; at first floor, an arched opening to a barrel-vaulted space; to second floor, brewhouse furnace (originally under the copper that does not survive) with firebox survives. Wooden coolers at floor adjacent to the copper survive with 3 channels defined by wood boards placed on end. HISTORY: Formerly part of Adnam's Brewery (circa 1802-1930), previously Gale's Speenhamland Brewery. Included as the earliest and only surviving brewery buildings in Newbury. SOURCES: Newbury Buildings, Past and Present, 1973, 5



APPENDIX 3: SUMMARY OF SITE DETAILS

Site name: The Old Brewery, Newbury

Site code: NEOBRE05

SU 470 670**Type of evaluation:** Building Investigation and Recording

Date and duration of project: August 2005

Location of archive: The archive is currently held at OA,
Janus House, Osney Mead, Oxford, OX2 0ES.

List of Archived Items:

Four films of 35mm photographic negatives (black and white prints)

Four sets of black and white photographic prints (contact sheets)

Four films of 35mm colour slides

A copy of the current report

Original site drawings to permatrace

Descriptive notes



Scale 1:25,000

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Figure 1: Site location



Figure 2: Plan of the town of Newbury and Speenhamland (1768)



Figure 3 : Enclosure map (1780)

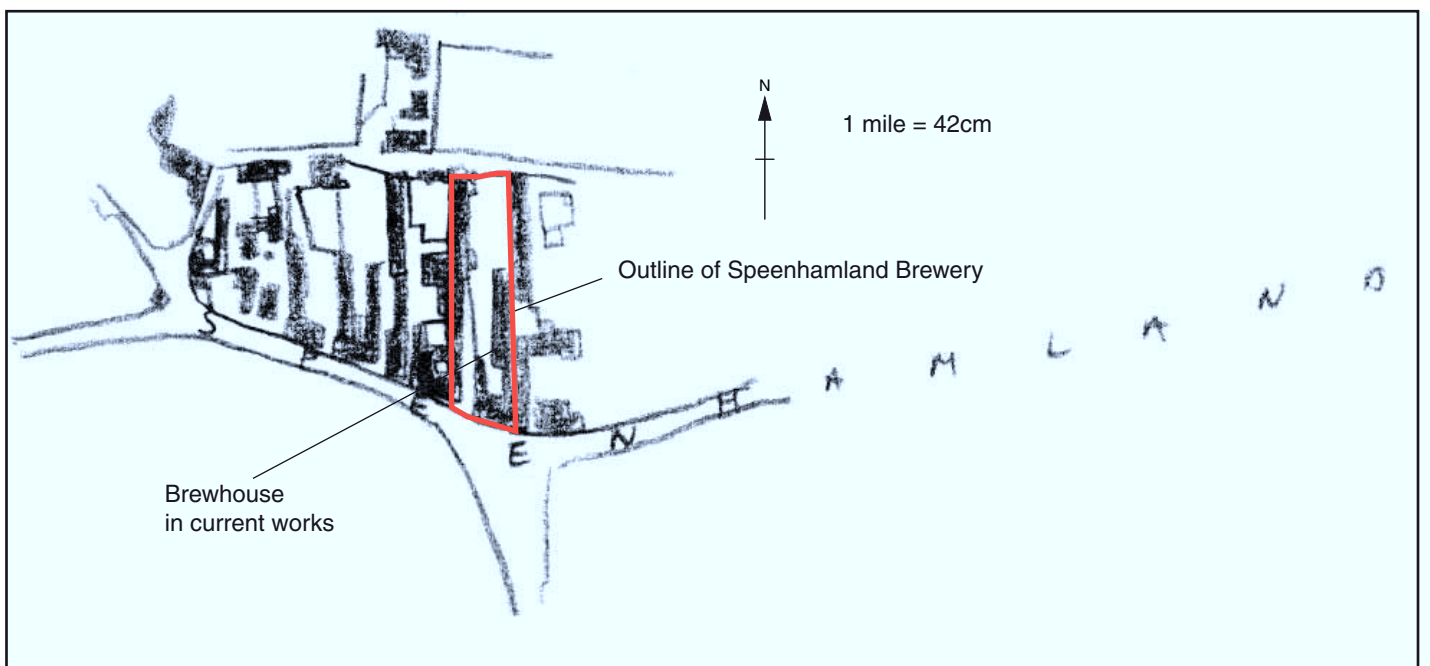


Figure 4 : Davies Ten Miles Round Newbury (1849)

1880.

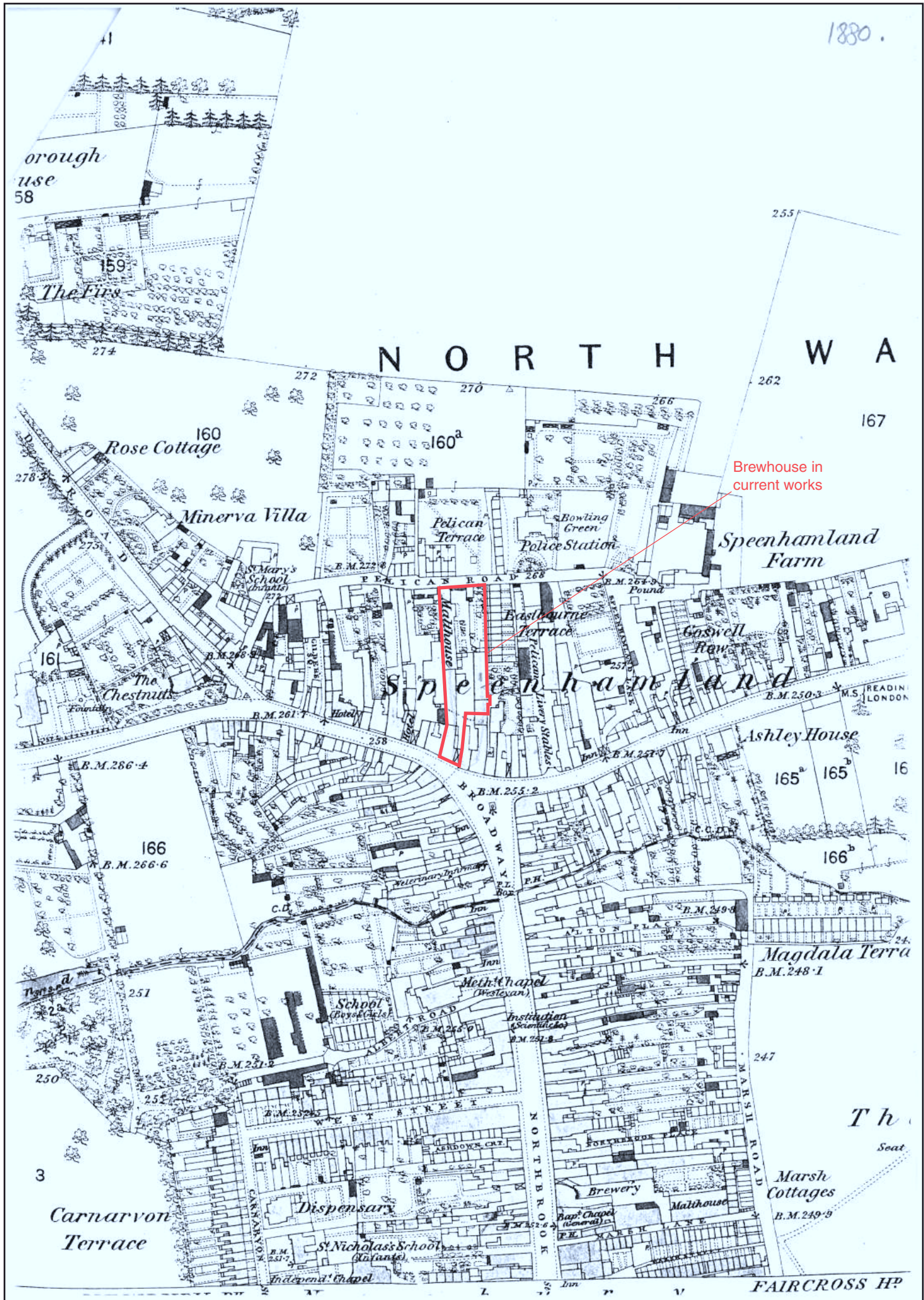


Figure 5: Ordnance Survey First Edition 25"Map (1880)

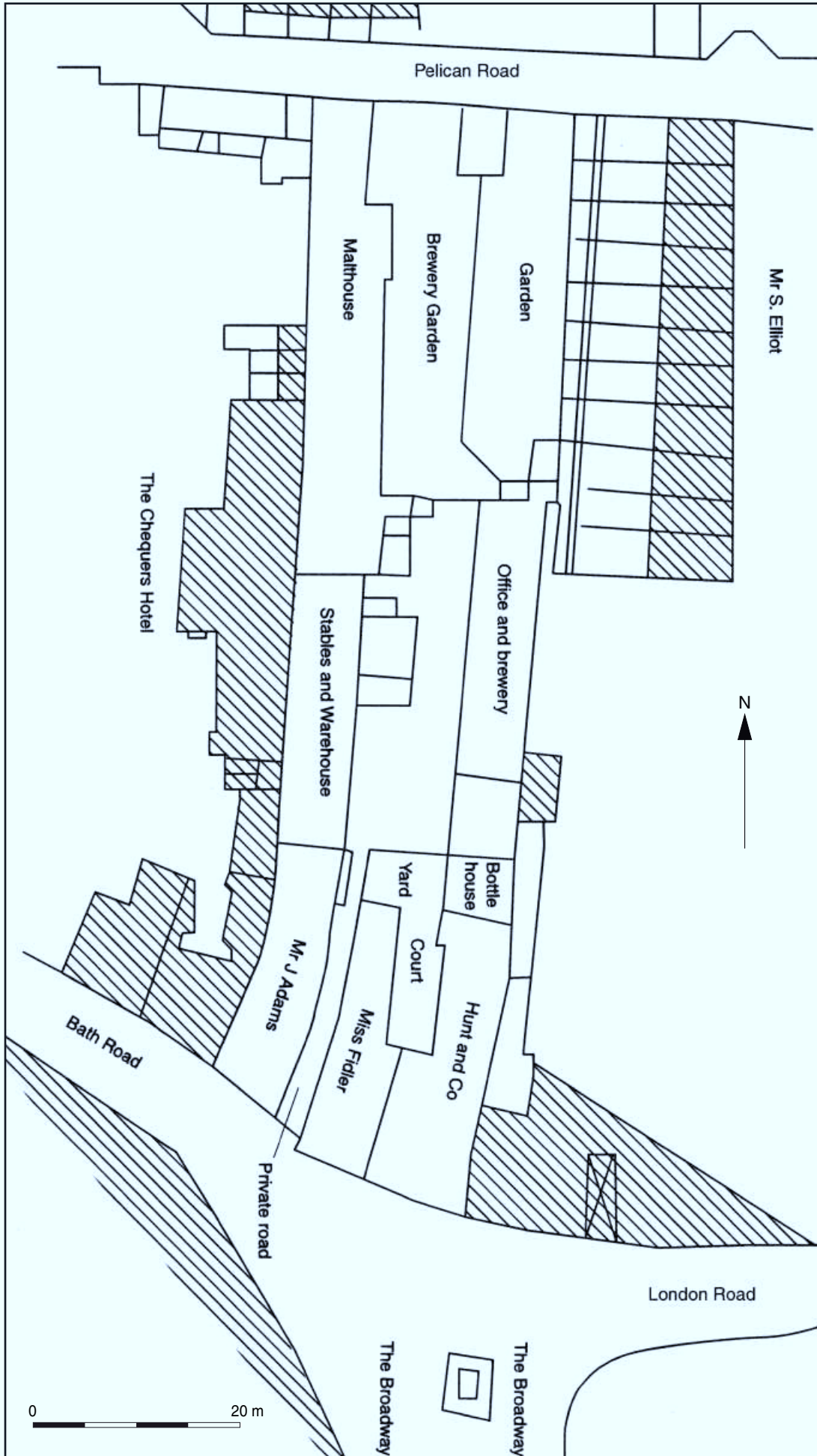


Figure 6: Plan of Speenham Brewery



Figure 7: Revised Second Edition Ordnance Survey Map (1911)

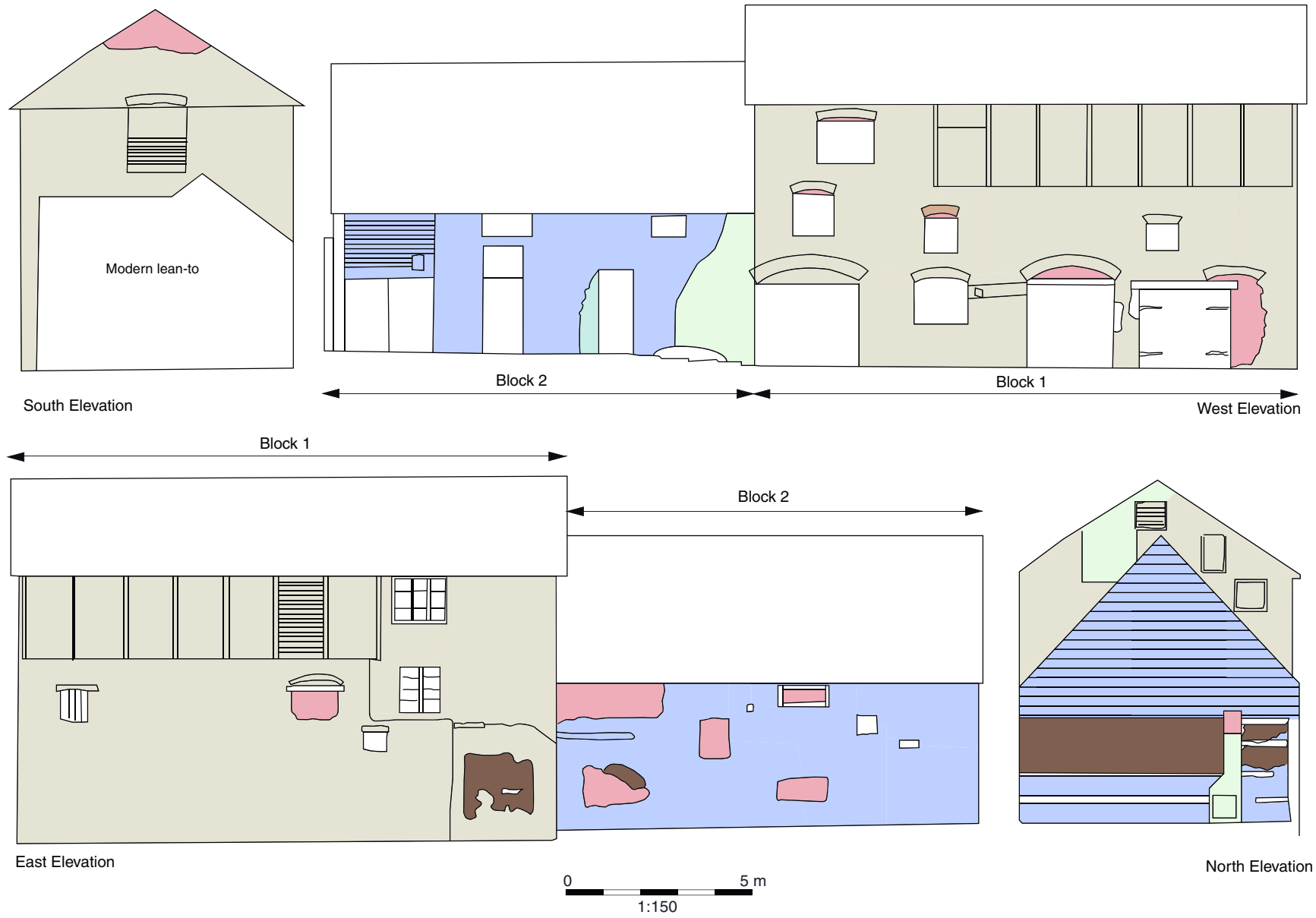


Figure 8: Phased Elevations



Plate 1: West elevation, showing two and three storey ranges



Plate 2: West elevation, three storey range



Plate 3: West elevation, three storey range, north door



Plate 4: West elevation, three storey range, central door



Plate 5: West elevation, three storey range, south door and window



Plate 6: West elevation, wood louvres



Plate 7: West elevation, two storey range



Plate 8: West elevation, two storey range, south door



Plate 9: East elevation, two and three storey ranges



Plate 10: East elevation, three storey range



Plate 11: East elevation, two storey range



Plate 12: South elevation



Plate 13: North elevation, three storey range



Plate 14: General internal view of 3-storey range from south end



Plate 15: Roof of 3-storey range from north end



Plate 16: Shaft bearing box at north end of 3-storey range



Plate 17: Brick structure which supported brewhouse furnace at top



Plate 18: Imprint of former stairs at north-west corner of 3-storey range



Plate 19: Internal view of 2-storey range from north



Plate 20: South end of 2-storey range with imprint from former drive wheel



Plate 21: Roof structure in 2-storey range from south end



Plate 22: Northernmost cellar



Plate 23: Cellar beneath 2-storey range



Plate 24: Cellar beneath 3-storey range with well



Plate 25: Southernmost cellar with access steps to off-license



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