



Level 2/3 Historic Building Survey

A Former Hosiery Factory at

23 Wood Street, Hinckley,

Leicestershire

Prepared for Mr Robert Jeffcoate

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Abstract

Groundworks Archaeology was commissioned by Mr Robert Jeffcoate, director of Onyxrose Ltd (site owner) to undertake a level 2/3 historic building survey of a former hosiery factory at 23 Wood Street, Hinckley (NGR SP 43019 94033). The work was undertaken in March 2019 to support a future planning application.

The assessment included a photographic survey as well as field notes and annotations to existing architects' drawings. Evidence for structural alterations and changes in fabric were recorded in order to determine a sequence of historic development.

The project compiled a full timeline for the factory premises. This demonstrated that the surviving buildings dating from approximately 1903 with a late 1930's extension represent an extension to Arthur Davenport and Sons Castle Street factory founded in 1898. The original Castle Street works were demolished post 1972 with only the buildings fronting onto Wood Street surviving.

1. Site location and description

- 1.1 The site is located on the south side of Wood Street, Hinckley at the junction with Priory Walk within the Hinckley town centre conservation area. The site is centred on NGR SP 43019 94033 at an approximate height of 135m AOD (see figure 1).
- 1.2 The site comprises a late 19th century former hosiery factory with a 1930's extension fronting onto Wood Street. A derelict building is located on the western boundary of the site with open car parking to the east and west side of the original factory building.

2. Planning background

- 2.1 Outline planning permission is being sought for the redevelopment of site to create a new mixed residential scheme.
- 2.2 Pre-application advice noted that:
 - Policy DM1 of the adopted SADMP provides a presumption in favour of sustainable development. Policy 1 of the adopted Core Strategy seeks to ensure there is a range of employment opportunities within Hinckley and supports the sympathetic re-use of existing buildings that have industrial heritage.
 - Overall, the location of the industrial buildings and their extent along Wood Street, the uniformity of building lines, building form, roofscape, fenestration and construction materials provide a consistency of character typical of a former hosiery factory complex located within Hinckley. The buildings contribute positively to the character and appearance and thus significance of the conservation area. The buildings have been identified as unlisted buildings of local historic or architectural importance (9 Wood Street and Factories on Wood Street) in the adopted Hinckley Town Centre Conservation Area Appraisal (2013).
 - One lane (jitty), known as Cross Keys Yard is located within the site, and another jitty, known as Crown and Anchor Yard runs along the western boundary of the site. These provide an important link between the factories on Wood Street and the upper section of Castle Street. They are narrow and in part are laid with a traditional blue clay paver, being typical of the wider network of jitties and yards running off main streets located throughout the town centre. Consequently, they contribute positively to the character and appearance and thus significance of the conservation area and are identified as being of special interest in the adopted Hinckley Town Centre Conservation Area Appraisal (2013).
- 2.3 To facilitate the planning application a Level 2/3 Historic Building Survey was requested.

3. Aims and Objectives

- 3.1 The aim of the project was to provide a comprehensive visual record of the structures in their current state, as they represent upstanding historical remains of local and regional significance.

3.2 Specific objectives were:

To provide a record of the internal and external alterations within and without the standing building;

To establish the form of the buildings and their setting;

To establish the date of the buildings and any features of special interest;

To establish the state of preservation of the buildings and any features of special interest present.

4. Methodology

4.1 The level of recording was specified as Level 2 (with elements of level 3) – a descriptive and analytical record (English Heritage 2006, 14). This is defined by English Heritage as consisting of:

- A written account of the building's origins, development and use
- An account of the evidence on which the analysis is based
- A drawn and photographic record to illustrate the building's appearance and structure.

4.2 A site visit was made in February 2019, when the principal exterior elevations were photographed. The interiors were photographically recorded to include structural details that might be lost during the development and notes were made of any features and alterations. Measured plans and elevations were annotated to include any relevant features and alterations.

5. Historical Background

5.1 In 1640 William Iliffe made an introduction to the town that was to change its future. He bought a knitting frame for the substantial sum of £60 and set it up in his house, thought to be located at the top of Castle Street. Other framework knitters (the Wood and Woodward families) followed Iliffe and set up as framework knitters. A Hinckley man by the name of Needham was recorded in 1670 as having made improvements to the knitting frame. By the end of the seventeenth century the Iliffe family together with the Wards and Hursts were established hosier families in Hinckley.

5.2 Hinckley's population by the start of the eighteenth century had reached around 2,000. People worked their allocation of land and earned additional money by framework knitting in their spare time. An Act of Parliament was passed in 1759 that approved the enclosure of Hinckley's open fields. The process of enclosure reallocated land, moved some families out of the town centre, left some families with little or no land, and the town's stock of former agricultural buildings only partially used. Framework knitting provided a solution for abandoned farm buildings and families left without a livelihood after enclosure. The town soon gained a reputation for its fully-fashioned cotton stockings. Felkin recorded that within twenty years of enclosure Hinckley had 864 knitting frames worked by 1,000 framework knitters and supported by 1,150 ancillary workers.

5.3 By the start of the 19th century Hinckley's population had reached 5,158 (1801). The

Ashby Canal opened in 1804 providing a link from Hinckley to the Coventry Canal and Midlands canal network beyond. Like many other East Midlands towns, Hinckley suffered from the downturn in the stocking trade following the Napoleonic wars. The fashion for trousers rather than breeches meant that high quality stockings, the main product of Hinckley's industry, fell in demand. Oversupply of labour and a further fall in stocking prices in the 1830s prolonged difficult times in Hinckley. Occasional outbreaks of violence were recorded throughout this time, but the town escaped the worst of the Luddite riots experienced elsewhere.

- 5.4 Frameshops and factories were slow to emerge in Hinckley compared with other towns in the region. The popularity of narrow frames in Hinckley meant that workers were able to continue knitting in their own homes. The 1836 Parish Rate Book makes the earliest known reference to a factory in the town. The building was located on Upper Bond Street and provided accommodation for hand operated knitting frames. Thomas Payne opened the town's first steam-powered factory in 1855. Sited between Castle Street and Wood Street, the factory's steam engine powered 40 circular machines. Factory production did not bring about an immediate end to domestic working and many continued to work at home on hand frames and Griswold circular machines. Business in the Hinckley industry was helped by the arrival of the railway in 1862.
- 5.5 Hinckley Technical College was founded in 1891 to provide education relevant to the 'trades of the town'. The College's knitting courses were considered particularly important and a Hosiery Committee of leading figures from the industry and the community was established to advise the College. Around 40 to 50 students studied framework knitting each year.
- 5.6 Hinckley's knitting industry had expanded to 25 factories by the start of the 20th century. This figure had more than doubled by the time of World War II. A job in the knitting industry was the usual expectation for most Hinckley school leavers. Over the same period the town's population increased from 9,600 to 32,000. Slums were knocked down and new council houses were built to provide accommodation for the population.
- 5.7 The town's knitting industry continued to expand and prosper until the 1970s. Recession and global competition have forced many companies to close or downsize. Some companies have found niche markets that provide continued demand for their products (Knitting Together).

Site Specific History

- 5.8 In 1894 Arthur Davenport dissolved a partnership with Joseph Ginns to establish a new partnership with an Atherstone hosier. For unknown reasons this partnership also failed and in 1898 Arthur Davenport set up in business independently as Arthur Davenport and Sons based at 126a Castle Street (listed in Kelly's directory up to 1900), a site directly behind Wood Street. The factory is clearly visible as an elongated structure on the 1887 map (fig. 3) and has been clearly marked on figure 7. Plate 49 shows workers from this factory standing outside one of the now demolished buildings. At some point between 1900 and 1904 the Castle Street business is expanded and the surviving T-shaped factory is built fronting onto Wood Street. Kelly's directory of 1904 lists Arthur Davenport and Sons at 126a Castle Street and Wood Street demonstrating that it is operational by this date. The business continued to grow and by 1937 plans had been laid to build a further extension to the east of the T shaped factory. The plans for the extension are preserved at The Leicestershire County Archive (ref: DE9473/20) and show the original design was of

six bays (fig 8 and 9) with a separate toilet block to the rear (since demolished). This extension was built by a local builder named Jephcotte (Ian Davenport via Rhianyyd Murray pers com). A further extension of four bays was subsequently added in the same style, but identifiable by being built in a brighter orange brick. The date of this further extension is uncertain as the plans do not survive, however it is likely to be no later than the late 1940's and it is possibly a wartime extension associated with the need to provide uniforms in ever greater number. An original advert from the 1940's is reproduced on plate 50 which shows that as well as government contractors they still produced for the commercial market. The factory remained in the hands of Arthur Davenport and Sons until 1972 when the business was dissolved and sold to the three brothers, Fred, Ronald and Arthur Davenport. In 1973 the three brothers sold the factory to a Mr Stanley Lockley, who in 1980 leased the entire premises to Christian Dior Couture Marketing for a period of two years. In 1984 Tritex Engineering (a manufacturer of machinery for textile, apparel and leather production) leased 50% of the site, while John Martin Hosiery and S Lockley Hosiery each leased 25%. In September 1984 Pilgrims Webster leased 7000 square feet, presumably the premises of Tritex engineering which was dissolved as a company in 1958. At some point in the late 1980's or early 1990's the premises were again split between two hosiery companies, Barry Lager Fabrics (a wholesale material supplier) and Country Knit (a small-scale hosiery manufacturer). In 1994 the owner Stan Lockley gifted the premises in trust to his wife. In 2004 the present owners purchased 23 Wood Street, letting the ground floor of the 1930's extension to Business Print. By 2006 Colour Flex Labels had taken the lease of this area and are still in operation in 2019. Other businesses who have leased space within the earlier structure include a car mechanic and dance studio, although dates are uncertain.

Map Regression

- 5.9 The earliest map showing the site is the Hinckley Tithe map of 1844 (figure 2). This shows a series of buildings fronting onto Wood Street which are likely to be a mixture of housing and cottage industry. The Ordnance Survey map of 1887 (figure 3) shows further development within the site boundary and the Castle Street premises of Arthur Davenport and Sons can be seen dominating the centre of the site. The north-eastern corner of the site shows what are likely to be domestic dwellings fronting onto Wood Street. The Ordnance Survey map of 1903 (figure 4) shows little change from 1887 although the structures within the site boundary are shown in more detail while further domestic dwellings appear to have been constructed in the north-west corner. The Ordnance Survey map of 1924 (figure 5) is the first plan to show the T shaped factory which was constructed around 1904. It can be seen that the north western end of the original Castle Street factory has been partially demolished to make space. Figure 6, the Ordnance survey map of 1960 shows the site at its greatest extent with the 1937 extension clearly visible.
- 5.10 A plan dated 1972 (figure 7) from a conveyancing document shows the site in detail and more importantly the boundaries of the factory site. The original Castle Street works noted on the 1887 map are still present at the southern end of the site with the 1904 factory in the north-west corner and the 1937 extension in the north-east corner fronting Wood Street. A hand annotated plan from the conveyancing document (not reproduced) identifies some of the buildings which are marked on the plan, namely a boiler house which heated the factory via steam pipes and was fuelled by heavy oil, a toilet block and a garage, all of which have now been demolished. Of the original factory complex only the buildings fronting Wood Street survive.

6. Building Recording

External

- 6.1 The structure surveyed for this assessment comprises an early 20th century two storey T shaped factory with a late 1930's extension on the eastern side with a large open yard to the rear.
- 6.2 The original T shaped factory was built around 1903 and is of two storeys, constructed in English bond orange brick and a welsh slate roof. The elevation fronting onto Wood Street (forming the head of the T) is of five bays with cast iron framed casements (each with a single hopper opening) set into segmented head openings. The windows on the first floor are of similar design but paired. There is a moulded string course at first floor level and a stepped eaves cornice. The two eastern most bays on the ground floor have been rebuilt in a brighter orange brick (plate 1).
- 6.3 The western elevation comprises a three-bay gable end which is then stepped back to a six-bay wing (forming the shaft of the T). The moulded string course continues along the gable end but terminates where the five bay wing steps back (plate 2). This elevation faces onto a jitty and the lower elevation is largely obscured. A toilet block was added in the mid-20th century and is located in the angle where the rear wing steps back.
- 6.4 The Southern gable end contains a single window to both the first floor and ground floor on the eastern side. The ground floor window is boarded up externally and bricked up internally (plate 3). A smaller window is located on the western side at ground floor level to provide light to the area below the stairs.
- 6.5 The eastern elevation, which faces into the yard, largely mirrors the western elevation and is of six bays. The southern most ground floor bay contains a door which leads onto the internal stairwell. The window of the fourth bay has been replaced by a roller door, this is a recent modification undertaken in the last 10 years (plate 4).
- 6.6 The southern elevation shows that the rear of the T shaped wing fronting onto Wood Street comprises of a single bay with single window to the upper floor while the windows are paired on the ground floor (plate 5). The original eastern gable wall is now mostly obscured by the 20th century extension. However, plate 6 shows the original form of the ground floor with the original entrance in the centre of the gable wall. The concertina door to the left is for a lift installed in the 20th century. Note the brick "tower extension" above the lift on the roof (plate 5), this was added to house the lift machinery.

1930's extension

- 6.7 Plate 5 clearly show the late 1930's extension which was added to the eastern gable wall of the original factory. A carriageway was formed with steel lintel above to allow access into the rear yard which provides a clear break between the two phases of construction. This later extension is again built in English bond orange brick (with the lowest five courses in blue brick) It is of two stories and originally of 6 bays latterly extended to 11 with a flat pre-cast concrete roof finished with felt and asphalt. The southern elevation of the later extension as seen in plate 5 and 7 shows that the ground floor window of the second bay has been replaced by a roller door (this is a recent modification) while bay 6 contains an original door. A fire escape is clearly visible in bay six of the first floor with box frame staircase and a ladder to the roof.

The windows are cast iron frames (all with opening hoppers) in rectangular openings with concrete sills and lintels.

- 6.8 The northern elevation (plate 8) is slightly more decorative with a frieze between floors of panels of semi-circular section brick pilasters with similar panels between the upper windows (plate 9). A door is located in bay one below a shortened window adjacent to the carriageway (plate 10).
- 6.9 The eastern elevation of the extension is angled and consists of four bays (plate 11); the decorative brick pillars are continued onto this elevation but not to the rear.
- 6.10 Plate 12 shows the western side of the carriageway with a door opening into the extension.

Internal (original factory)

- 6.11 The main ground floor entrance to the original factory was a door on the eastern gable wall of the wing facing Wood Street. This entrance is still in use and leads into what was originally an open plan ground floor. The wing fronting onto Wood Street contains modern partitions (plate 13) visible on the right of the photo. The area is presently used for storage and is largely inaccessible.
- 6.12 The factory floor is of blue brick, concrete patching is evident as is a concrete repair for a service run crossing the floor. Plate 14 shows the southern wing of the original factory looking towards the stairwell (door to left). The windows are clearly visible, as are the steel I beams supporting the first floor. These are stamped Leeds Steel Works (which began production in 1889). Plate 15 shows the view looking north from the stairs towards the wing fronting Wood Street. Plate 16 shows the western elevation with a door added to allow access to the adjacent jitty.
- 6.13 The original staircase survives at the southern end of the building and is boxed in with original tongue and groove planking (visible on plate 14). Plate 17 shows the staircase looking down from the first floor. The area at the top of the stairs is also boxed in, although this appears to be a relatively modern construction (plate 18). It is likely that originally the stair well was protected by railings. The upper floor of the factory appears to have been designed as an open plan space. However, the area has been crudely partitioned, probably in the last 40 years. Partitioning associated with the 1930's extension is also evident in the north-east corner of the structure.
- 6.14 The area at the top of the stairs has been partitioned as shown on figure 11. This has created a small annexe with a kitchen and toilet cubicles to the east. The annexe partition appears to be early to mid-20th century with obscured glass panels which have been overpainted and latterly boarded up (plate 19). The kitchen partition is relatively modern and is located above the stairwell which was originally open. The toilet partitions are likewise relatively modern.
- 6.15 Plate 20 shows the view from the break with the northern wing looking back towards the annexe partition. Note that the first floor is open to the roof space. The floor is planked in oak but is heavily encrusted with pigeon faeces. Plate 21 shows the internal western elevation. These are the four bays up to the break with the northern wing fronting Wood Street. Plate 22 shows detail of the roof construction.

- 6.16 The northern wing has been sub divided by a crude plywood partition (plate 23) which has created a large room that covers approximately two thirds of the original open space (plate 24). A further sub division (plate 25) has created a probable office (plate 26). This marked the point where the original factory ended. However, the 1930s extension removed the upper half of the gable wall so that the factory would flow through on the first floor. During the construction phase in the 1930's a lift was installed. It was positioned in the corner of the northern wing of the old factory, opening to both east and west on the first floor and opening into the carriageway on the ground floor. Plate 27 shows a view of the lift looking east from the original factory, plate 28 shows the opposite side of the lift looking from the later extension (Note the concertina doors) Plate 29 shows the maintenance access to the lift machinery in the roof space above the lift shaft.

Internal (late 1930's extension)

- 6.17 The interface between the old and new build is on an angle and sits over the carriageway below. This area was utilised to provide a toilet (plate 30) and a further probable office (plate 31).
- 6.18 Continuing along the upper floor, a stairwell is present (plate 32 and 33) which is located to the immediate right of the carriageway. This stairwell provided access to the upper floor with double doors leading onto the corridor (plate 34) and a further door opening east into a probable supervisor's office and a door on the west side leading into the office above the carriageway.
- 6.19 The upper floor of the extension is largely open plan with two probable supervisors' offices constructed in timber located in the north-east corner adjacent to the stairwell (plate 35 and 36). Plates 37 and 38 show the open plan nature of the space with the steel I beams supporting the concrete roof slab. Fluorescent lighting tracks are present throughout the length of this space with a gas fired heating system located half way down on the south side. A fire escape is located in bay 5 (plate 39) while curtain rails were provided along the southern elevation. Plate 40 shows the curtain rail in detail with the sprinkler system visible to the right.
- 6.20 The ground floor of the extension is currently used as a printers workshop. This floor was originally open plan but is currently subdivided for the use of the printers and many features are thus obscured. The door from the carriageway leads directly into the original open plan area. The adjacent stairwell opened into the area via a door in the north-west corner. In the corner adjacent to this door was located a Mather and Platt FE154 sprinkler fire suppression system (plate 41) which was installed at the time of construction. Plates 42 and 43 show general views of the area in use.
- 6.21 The ceiling is supported by a series of steel I beam girders which in turn support the joists for the timber floor above. The joists are strengthened with scissor bracing (see plate 44).

7. Discussion.

- 7.1 It seems that for the majority of the factory's working life the surviving buildings were an addition to a pre-existing industrial site which dated from at least 1887. These buildings were demolished post 1972 (at which point they were still shown on a conveyancing plan (figure 7). The purpose and form of these buildings is unknown as

no plans or documents relating to their use have survived. This makes interpretation of their original function problematic. However, it is known that Arthur Davenport met FW Woolworth in 1912 to with samples of men's socks made at the Hinckley factory, presumably the original buildings. Incidentally this relationship as a supplier to Woolworths lasted until the company's demise in 1972 (Murray 2009:96). This would suggest that they were equipped with circular knitting machines with rows of machinery along the length of the factory (see plate 45 for an example).

- 7.2 The structure of the T shaped building which dates to around 1903 would lend itself to an open plan layout. There is no surviving evidence of machinery or plant within the factory, but if built in response to the need for expansion it is likely that the factory was equipped with the model K knitting machine, a new development in the early 20th century and essential if the factory was to compete with other manufacturers. This type of machinery would have been powered by electricity and could be easily installed and moved if necessary (see plate 46 for a later example). The lack of any original hoist or lift in the T shaped factory might suggest that the machinery was confined to the ground floor with the upper floor devoted to trimmers and sorters who would benefit from the extra light on the first floor (see plate 48).
- 7.3 The extension of the late 1930's introduced great changes to the layout of the factory, a lift was installed allowing easy movement of materials between floors. Again, there is no evidence of heavy plant and it is likely that the ground floor was devoted to knitting machinery while the first floor would have been used by trimmers and sorters, especially as the two buildings now flowed one into the other.
- 7.4 Without doubt the factory would have responded to changes in fashion throughout its working life. The decline in popularity of the fully-fashioned stocking in the 1950s and the rise in the 'bare leg' look would have required a changeover to circular hose knitting machinery to produce these new fashions.
- 7.5 The use of these spaces for other purposes cannot be discounted and it is possible that areas were sectioned off for different machinery or even warehousing (plate 5). Without the earlier buildings to provide a full picture of the industrial complex it is not possible to reconstruct a full picture of how these spaces were originally used.
- 7.6 Considering that the site represents one of the earlier surviving hosiery factories in Hinckley there is almost no literature dealing with the premises, and until this project the site had not been identified as part of Arthur Davenport and Sons Castle Street Works. The majority of the historical sequence has been compiled through the analysis of conveyancing documents and a close study of trade directories.
- 7.7 The condition of the original factory structure is relatively poor with large cracks evident on the western gable wall of the northern wing and bowing of the southern gable end. This suggests some degree of subsidence. The 1930's extension is in good condition and preserves elements of external decoration not seen elsewhere in Hinckley.

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Appendix 1: Plates



Plate 1: North elevation of original T shaped factory



Plate 2: West facing elevation of original T shaped factory



Plate 3: South facing gable end of original T shaped factory



Plate 4: East facing elevation of original T shaped factory



Plate 5: Southern elevation showing interface between original factory and later extension



Plate 6: Original east facing gable wall of T shaped factory showing original entrance



Plate 7: Southern elevation of later extension



Plate 8: Northern elevation of later extension



Plate 9: Detail of semicircular brick pilaster decoration



Plate 10: Original door in bay 10 of later extension



Plate 11: Eastern elevation of later extension



Plate 12: Western side of carriageway showing original door into later extension



Plate 13: Front northern wing of original factory looking west-north-west



Plate 14: Southern wing of original factory looking south



Plate 15: View of southern wing looking north towards Wood Street



Plate 16: Interior western elevation of south wing showing later door added to allow access to adjacent Jitty

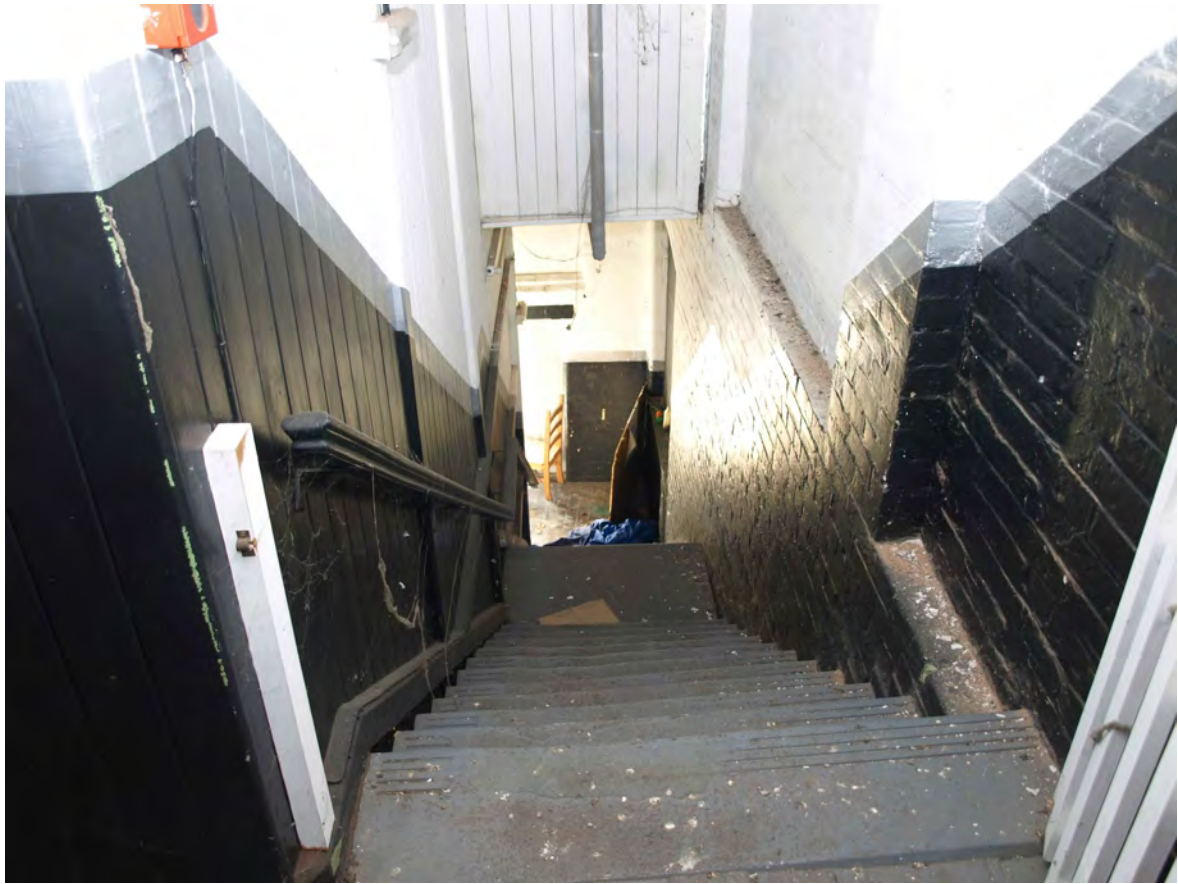


Plate 17: Original staircase looking down from the first floor



Plate 18: Later boxing in of stairwell on first floor



Plate 19: Partitioning showing obscured glass.



Plate 20: View of southern wing looking south showing later partitioning



Plate 21: Internal western elevation of southern wing on first floor



Plate 22: Detail of roof structure



Plate 23: Crude plywood partition dividing up northern wing of original factory



Plate 24: Northern wing of original factory looking west



Plate 25: Interface between original factory and new build. The Brick wall on the left shows the point at which the original factory ended and the gable wall opened up on the first floor. Later partitions creating office space can be seen to the right



Plate 26: Office created by later partitioning



Plate 27: Lift looking east

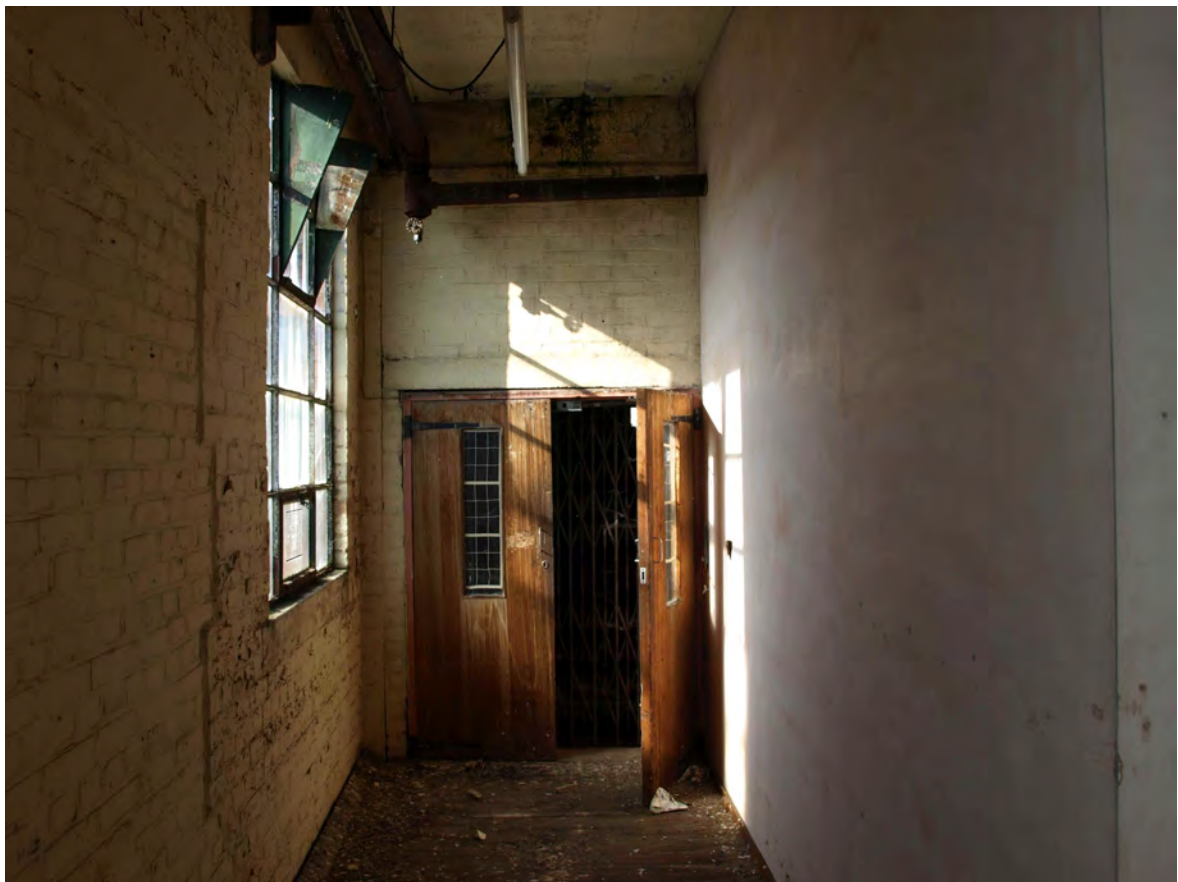


Plate 28: Lift looking west from later extension

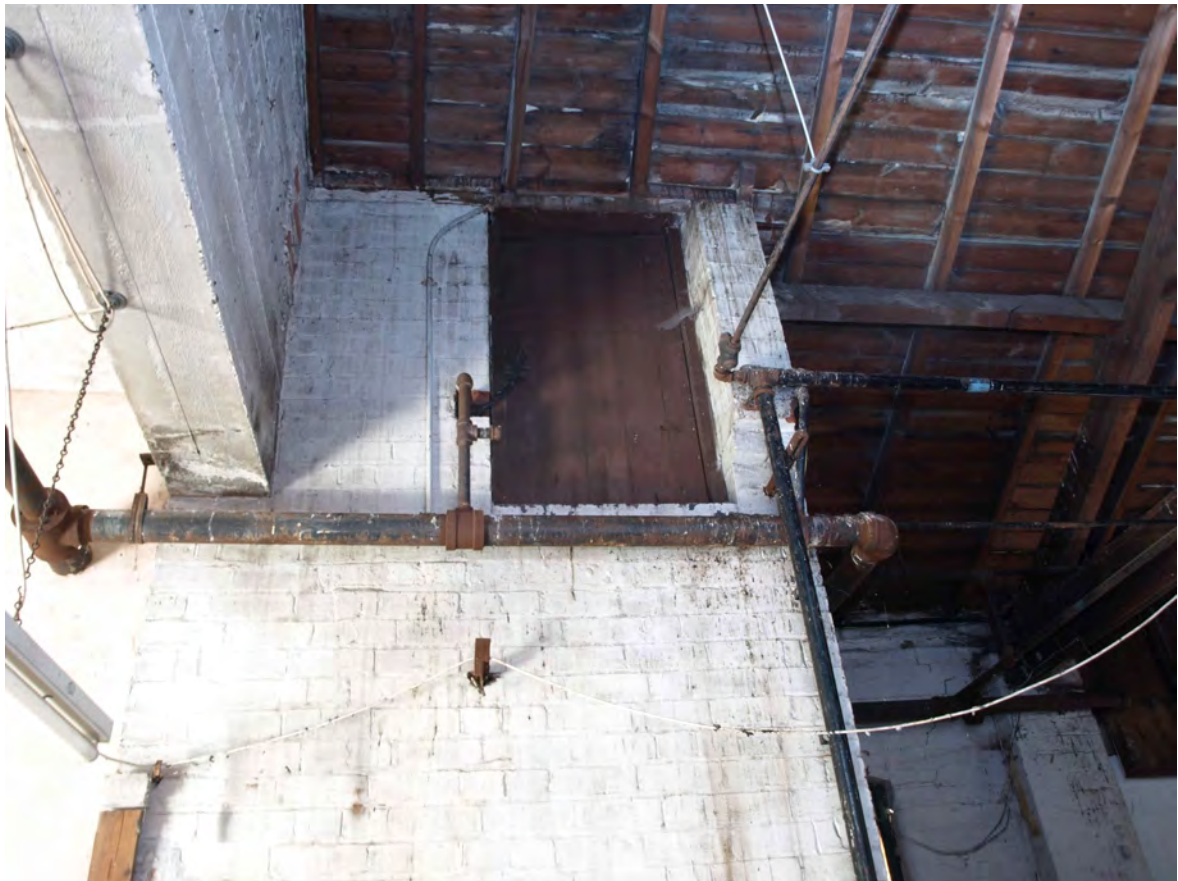


Plate 29: Maintenance hatch to lift mechanism in roof space



Plate 30: Toilet built into angle over carriageway



Plate 31: Office created above carriageway



Plate 32: Stairwell looking north on first floor



Plate 33: Stairwell looking south

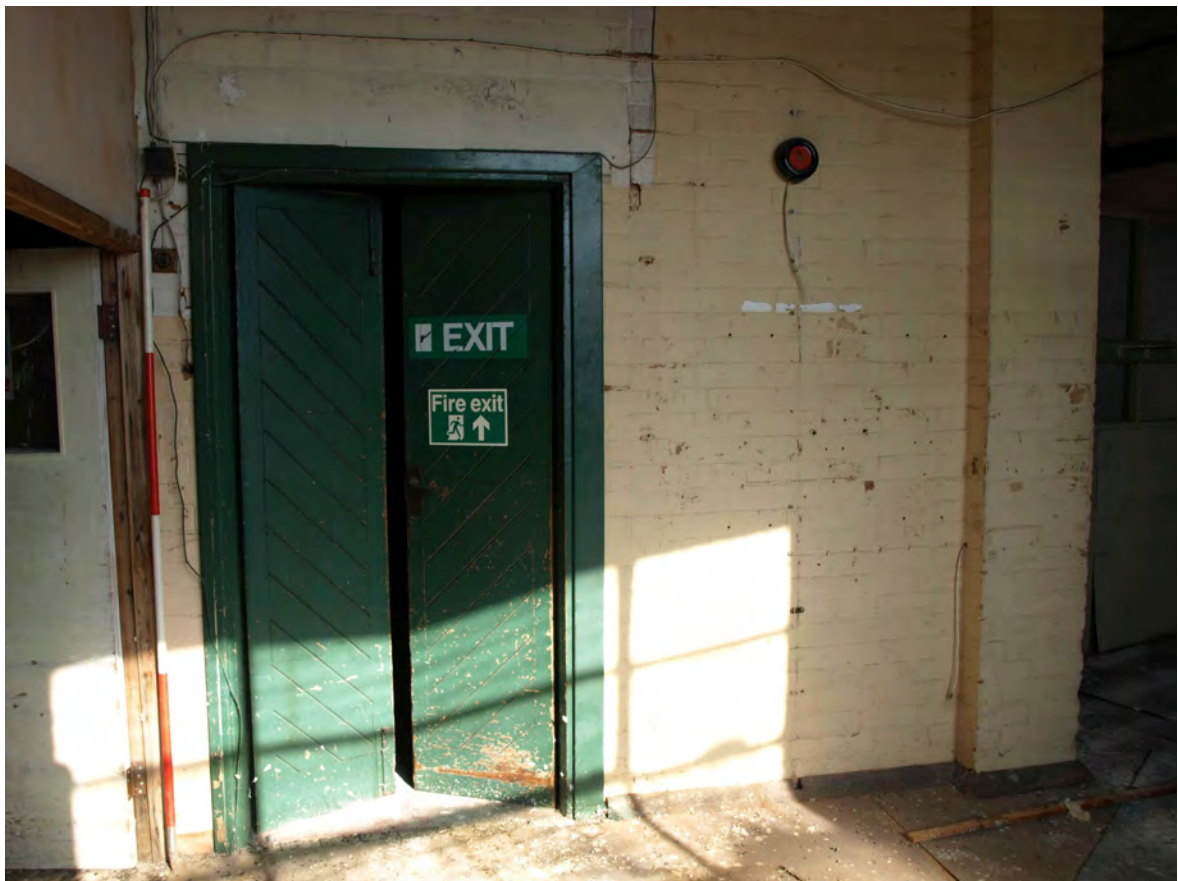


Plate 34: Double doors leading to stairwell from upper floor



Plate 35: View towards lift and original factory from later extension, probable supervisors' office visible on north side.



Plate 36: Supervisors' offices in later extension looking north-west



Plate 37: View of later extension looking east



Plate 38: View of later extension looking west



Plate 39: Fire escape located in bay 5



Plate 40: Detail of curtain rails to left with sprinkler system shown to right



Plate 41: Mather and Platt Sprinkler system



Plate 42: View looking north-east along ground floor of later extension



Plate 43: General view of later extension looking east

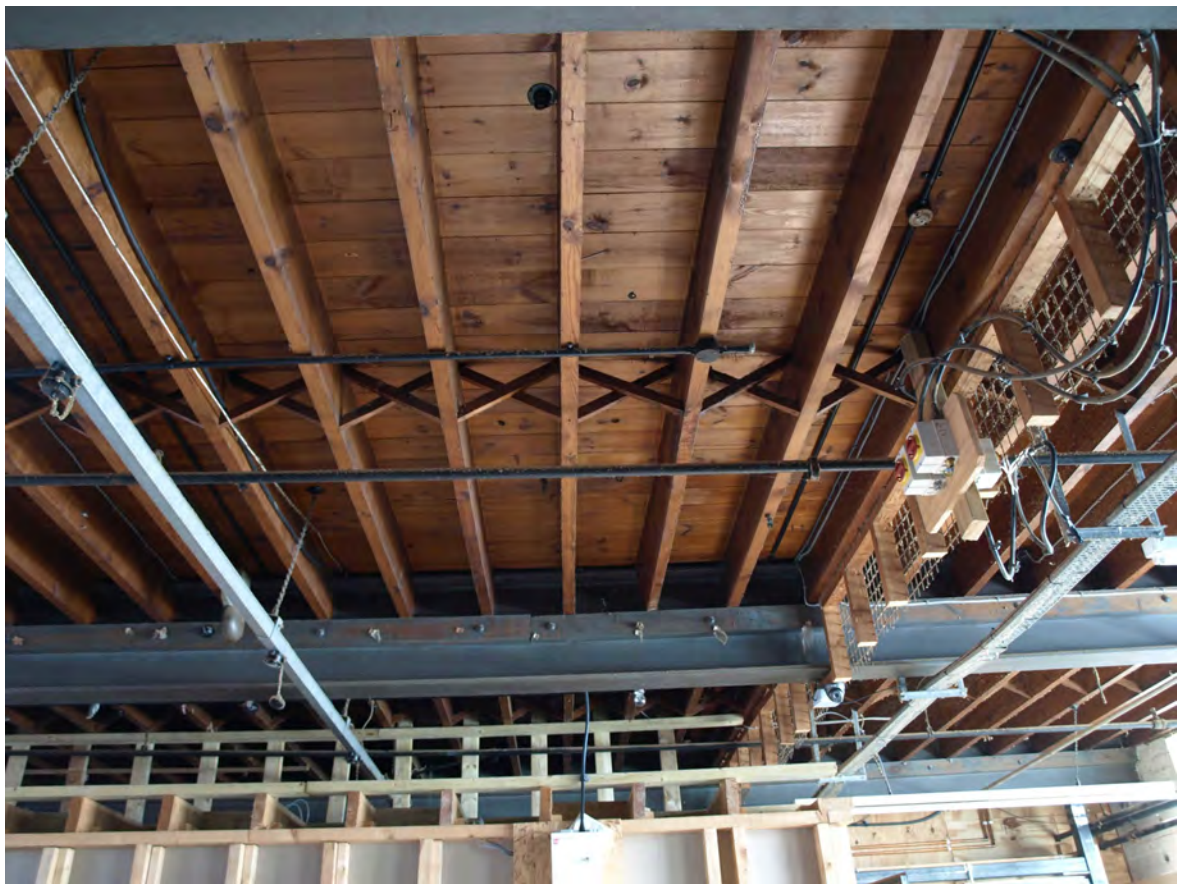


Plate 44: Detail of timber ceiling showing scissor bracing



Plate 45: Example of knitting machinery installed in a similar factory



Plate 46: Circular knitting machines in a factory setting



Plate 47: Individual sewing machines installed in a similar factory



Plate 48: Sorting and quality control



Plate 49: A photo of workers at Arthur Davenport and Sons Castle Street works, early 1900's. Taken from a newspaper cutting

Established 1888

A. DAVENPORT & SONS

Partners: A. R. J. Davenport, F. E. Davenport

**Manufacturers of Boys' and
Girls' T.O.T., Hose and Gym
Hose, Men's Plain and Ribbed
Half-Hose, fine and coarse.
Ladies' Hose: Cashmere,
Cotton, Art Silk & Mercerised.
Contractors to H.M. Government.**

HINCKLEY

Telephone 37

Telegrams. "Davenport, Hinckley"

Plate 50: Original advert for Davenports dated 1940



Figure 2: Hinckley Tithe Map 1844

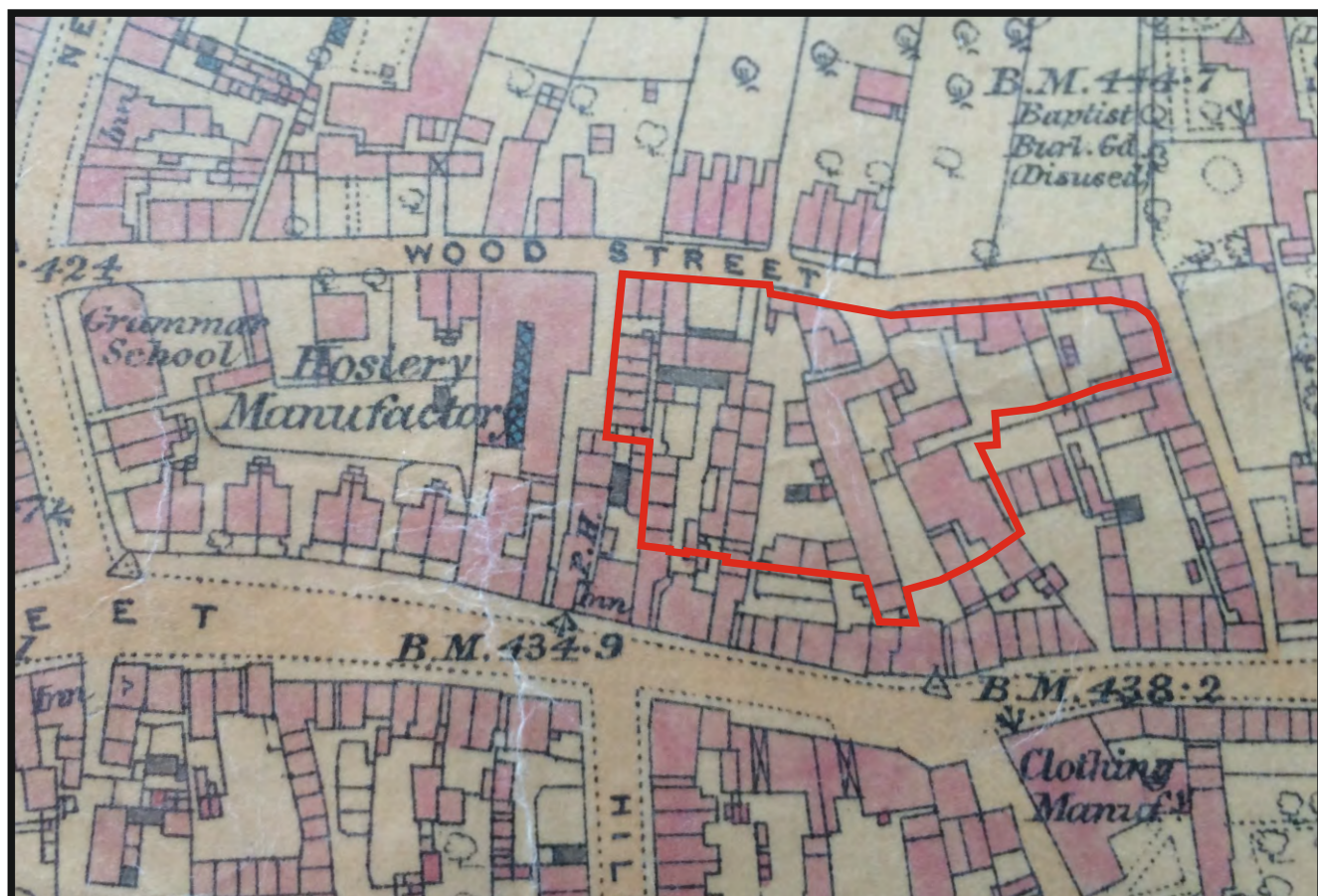


Figure 3: Ordnance Survey 25" 1887, sheet XLII.8

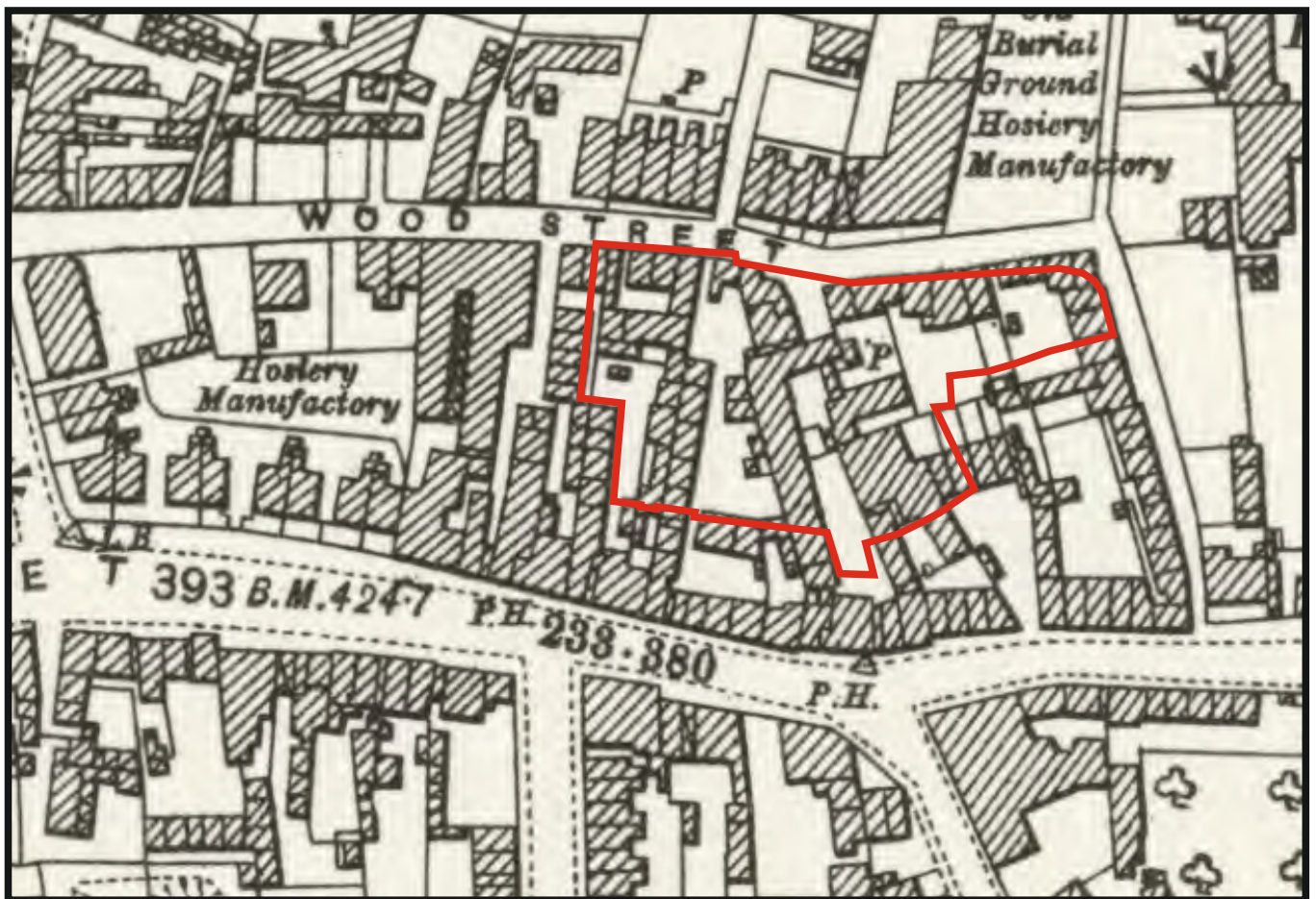


Figure 4: Ordnance Survey 25" 1903, sheet XLII.8

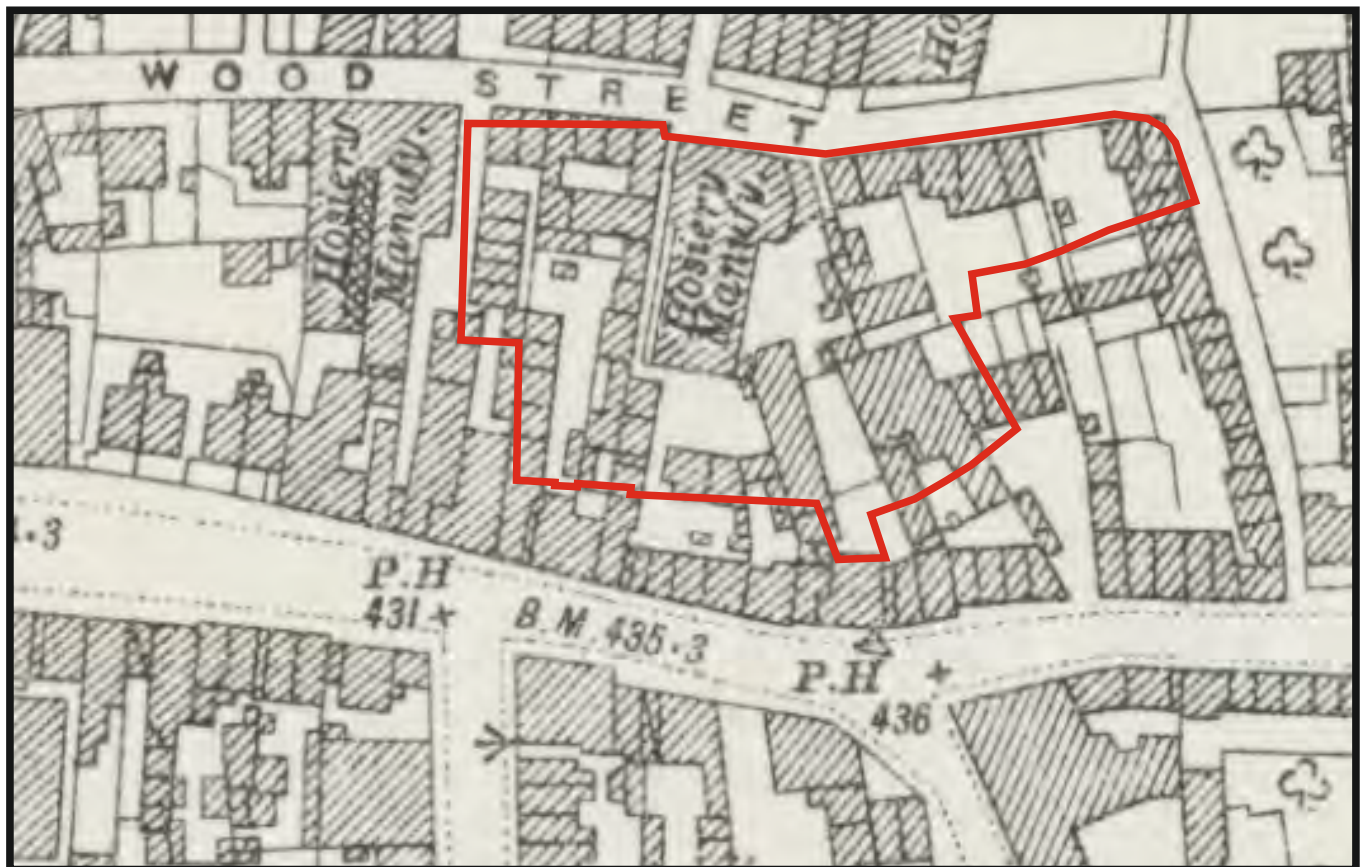


Figure 5: Ordnance Survey 25" 1924, sheet XLII.8

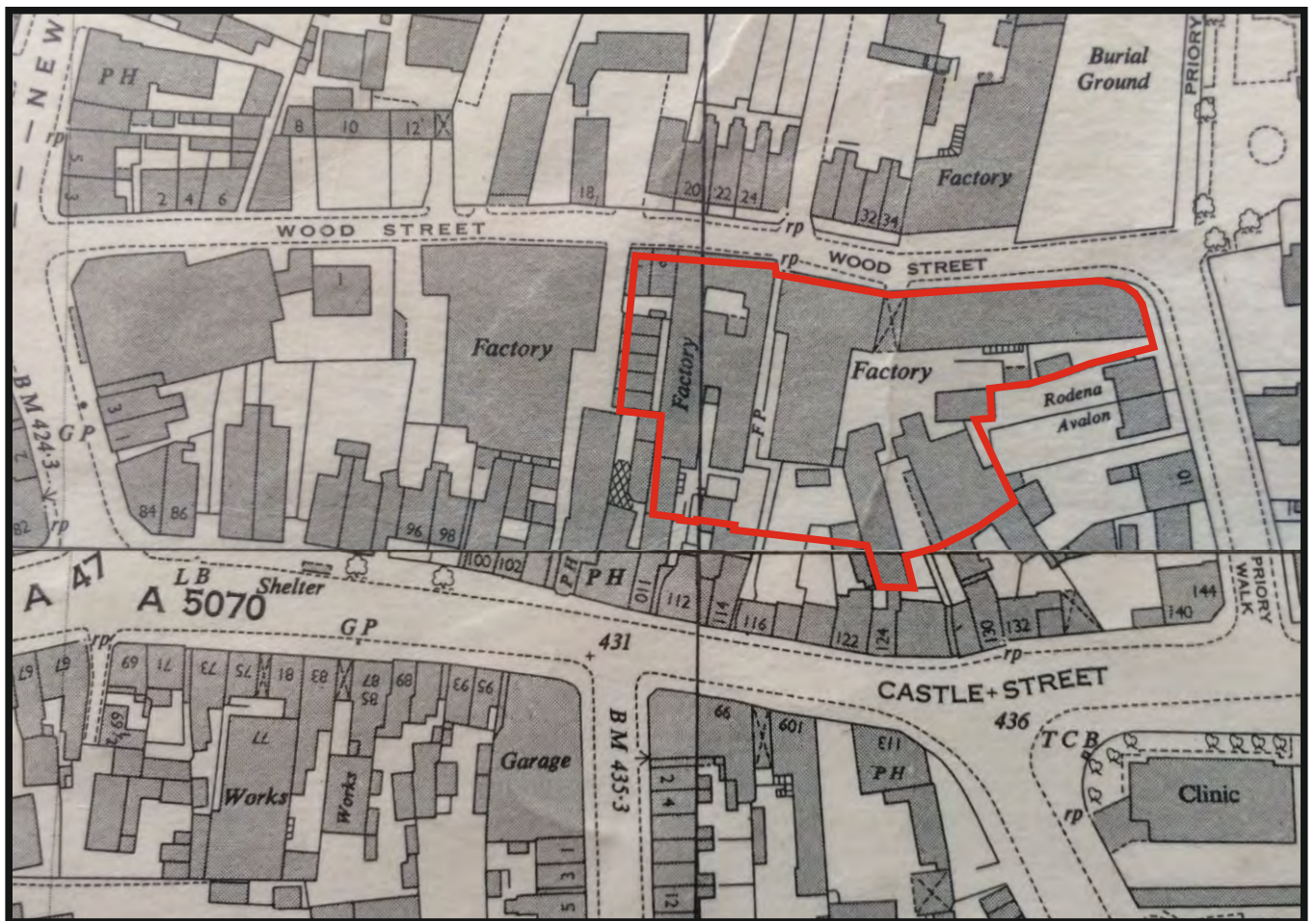


Figure 6: Ordnance Survey 25" 1960, sheet SP 4294 and 4293

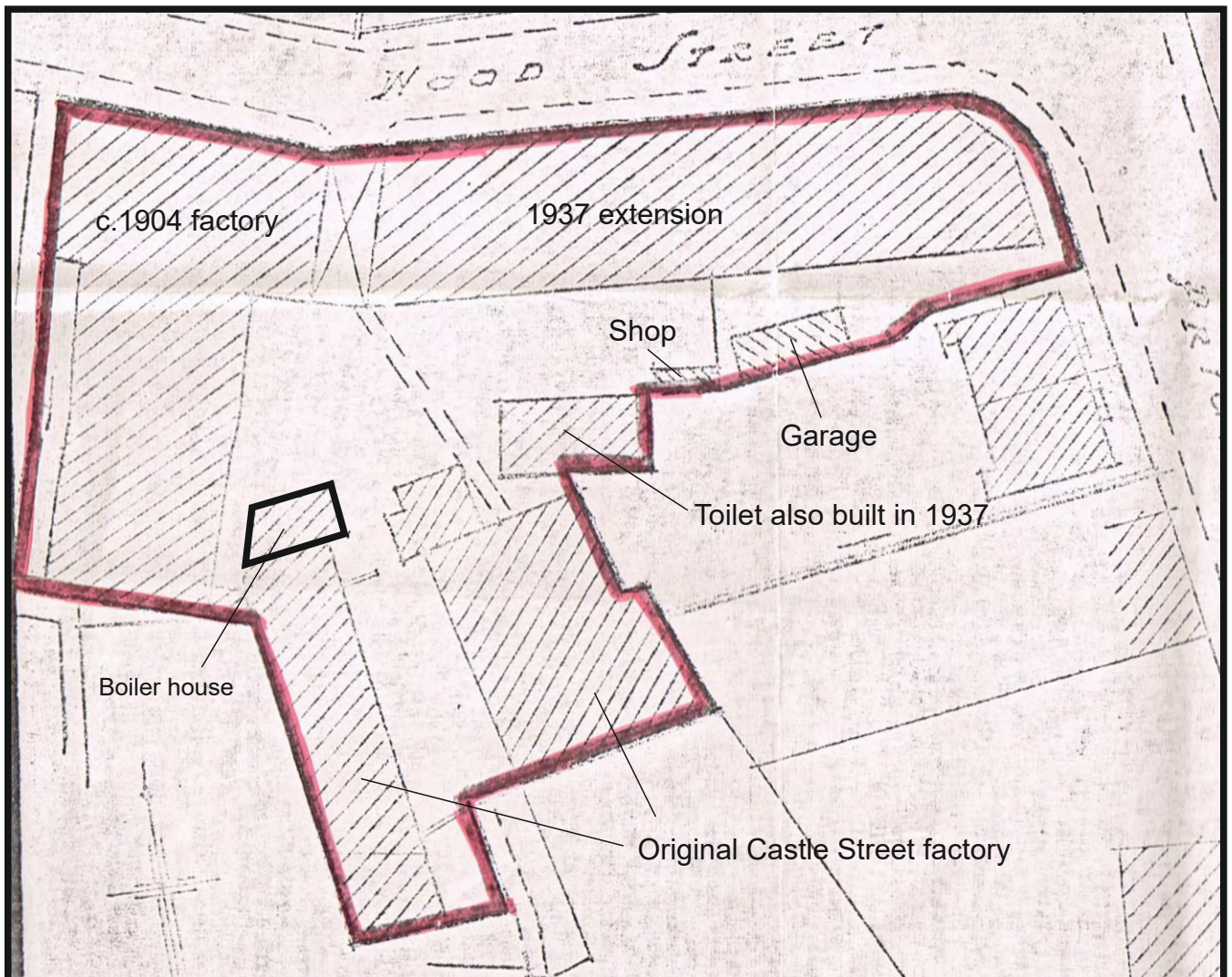
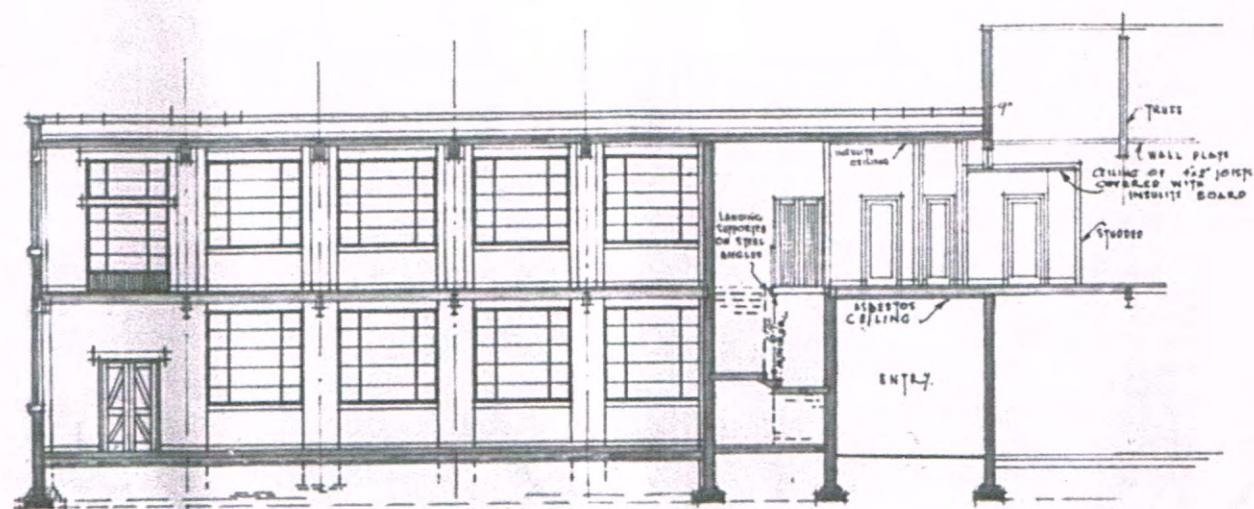
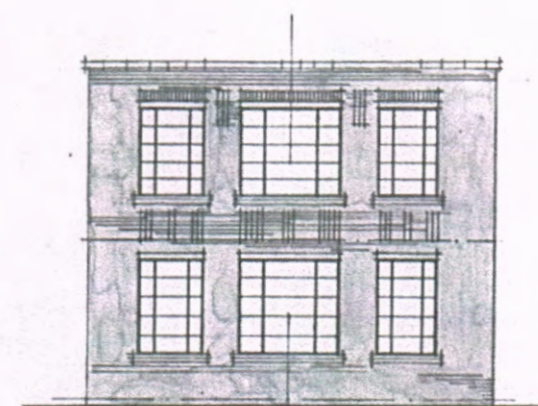


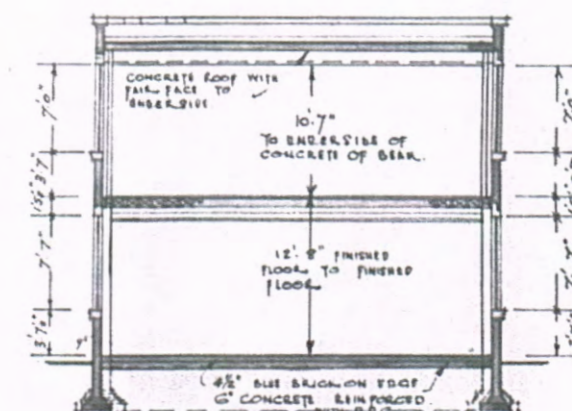
Figure 7: Plan from conveyancing document dated 1972



LONGITUDINAL
SECTION B.B.



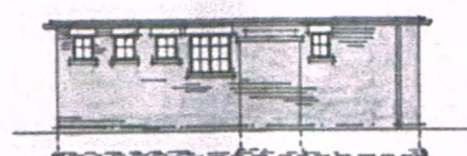
END ELEVATION.



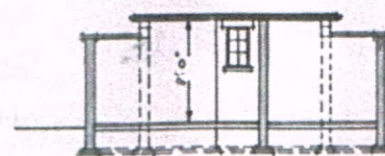
SECTION A.A.

NOTE RE FLOOR LINES:— THE GROUND FLOOR LEVEL IN EXTENSION IS 12" HIGHER THAN THAT IN EXISTING FACTORY FIRST FLOOR FLOOR LEVELS ARE THE SAME BOTH EXTENSION & EXISTING FACTORY.

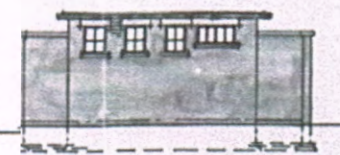
ELEVATIONS & SECTIONS OF LAY. ETC. BLOCK.



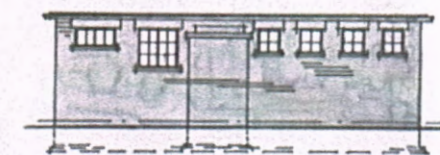
FRONT ELEVATION.



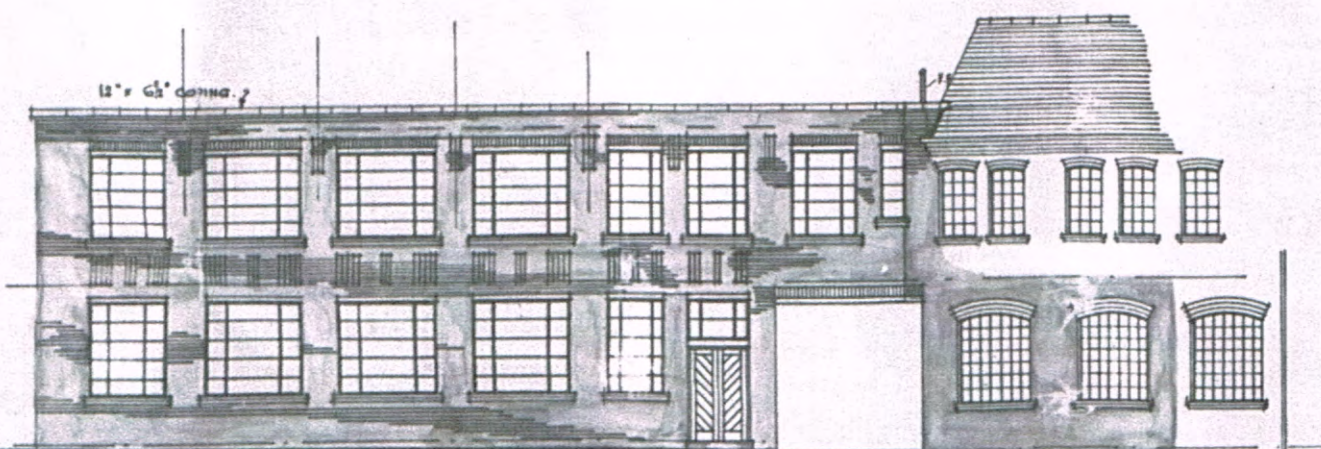
SECTION X.X.



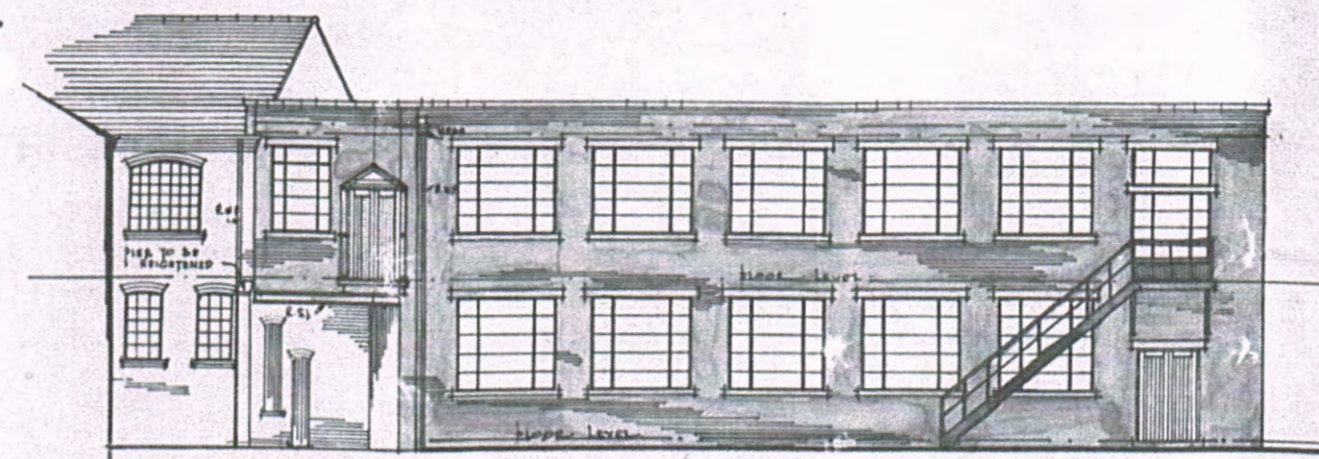
END ELEVATION.



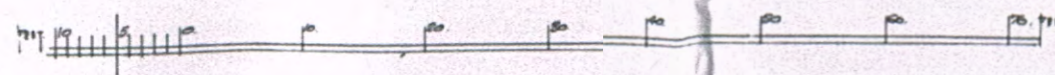
BACK ELEVATION.



FRONT ELEVATION.



BACK ELEVATION.



SCALE EIGHT FEET EQUALS ONE INCH.

E. B. CLEM, F.S.I.
ARCHITECT & ENGINEER
WINKLEY 10-4-37.

Figure 8: Original elevations for 1937 extension

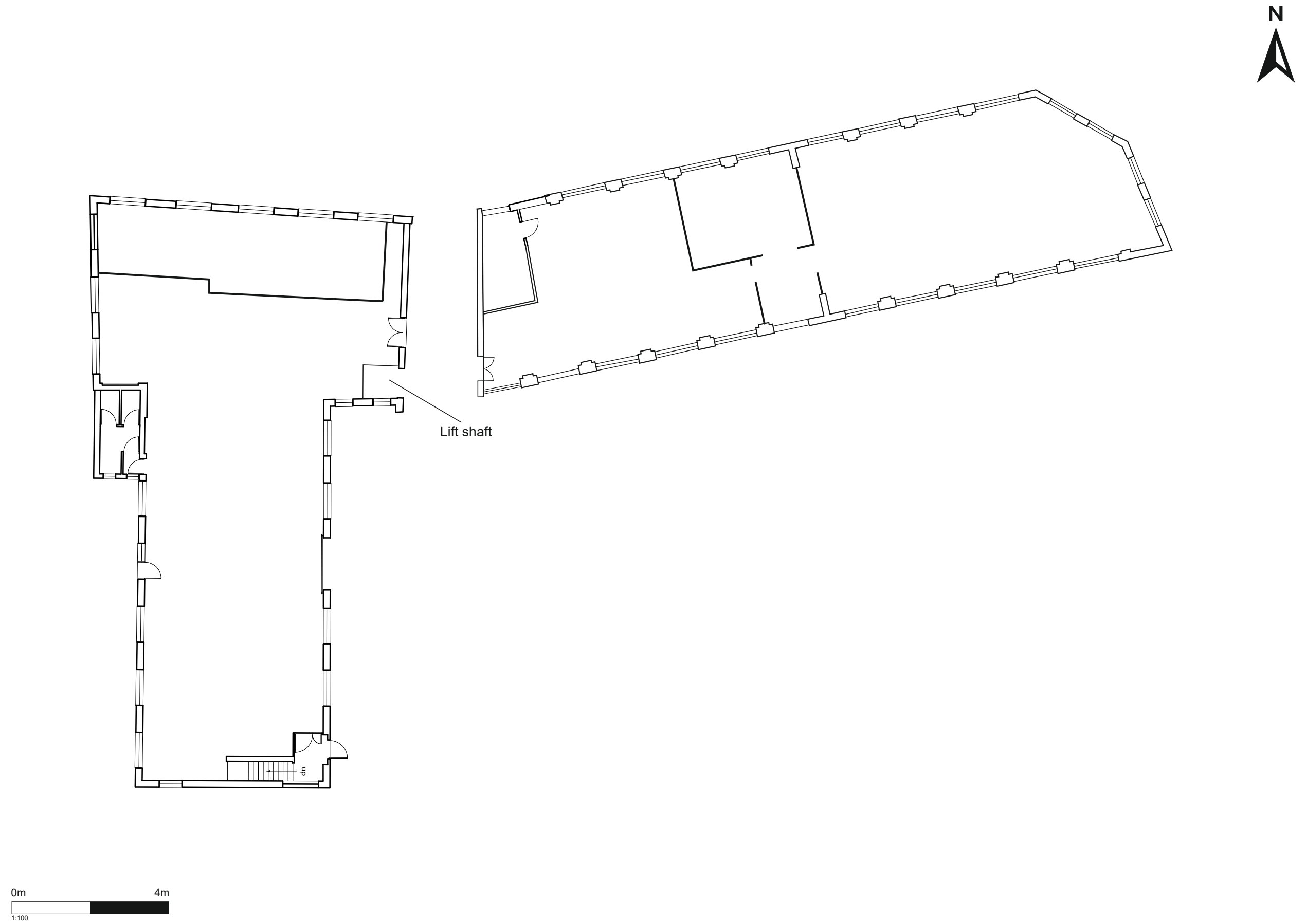


Figure 10: Ground Floor plan of surviving buildings

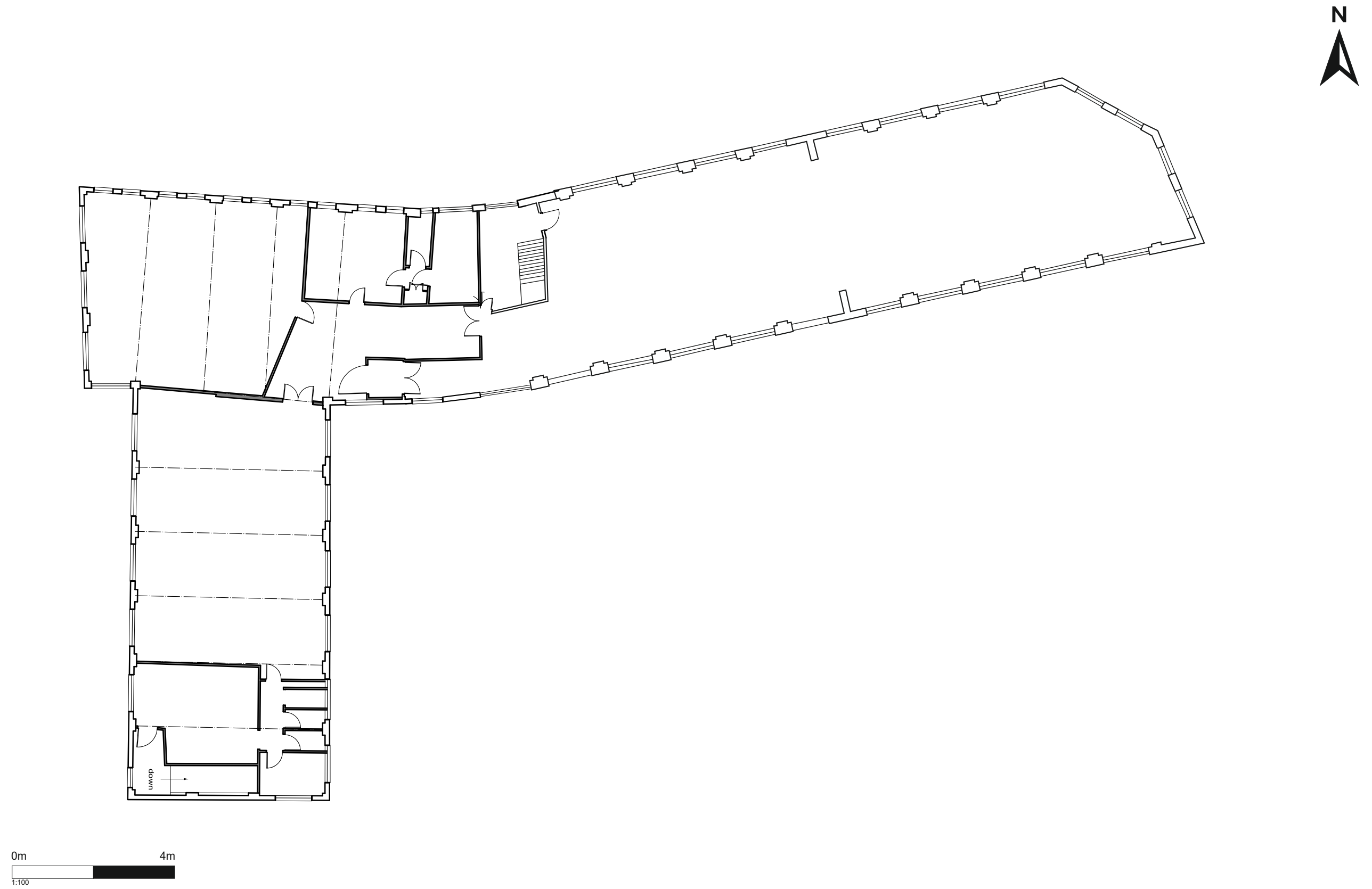
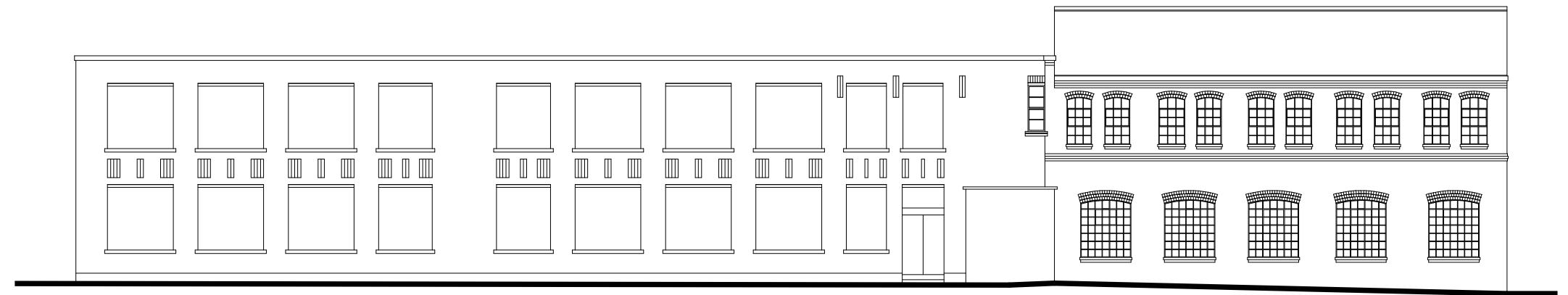
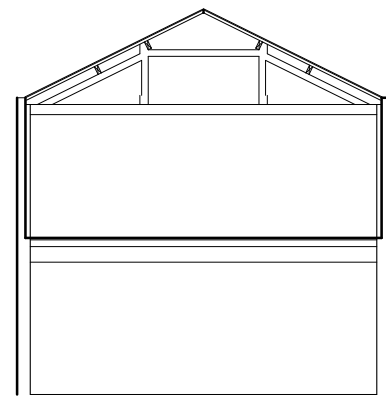


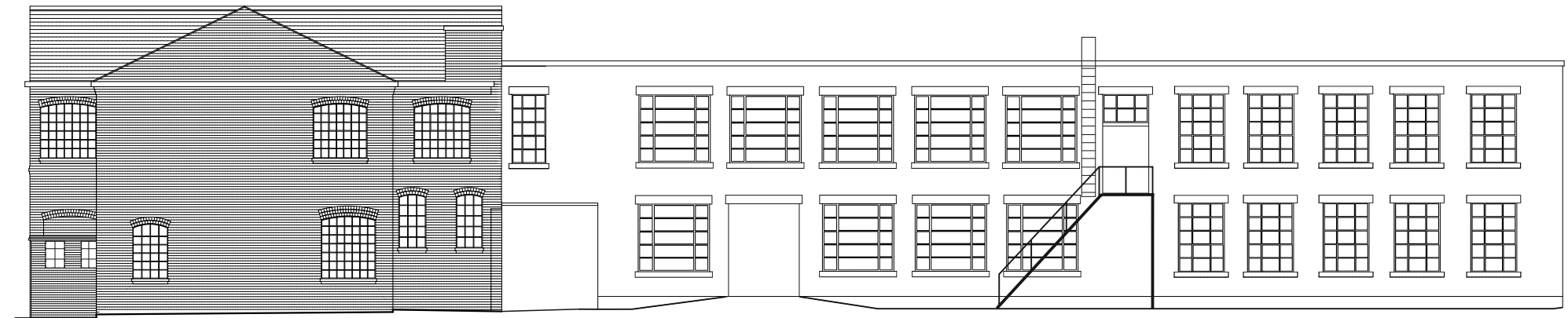
Figure 11: First floor plan of surviving buildings



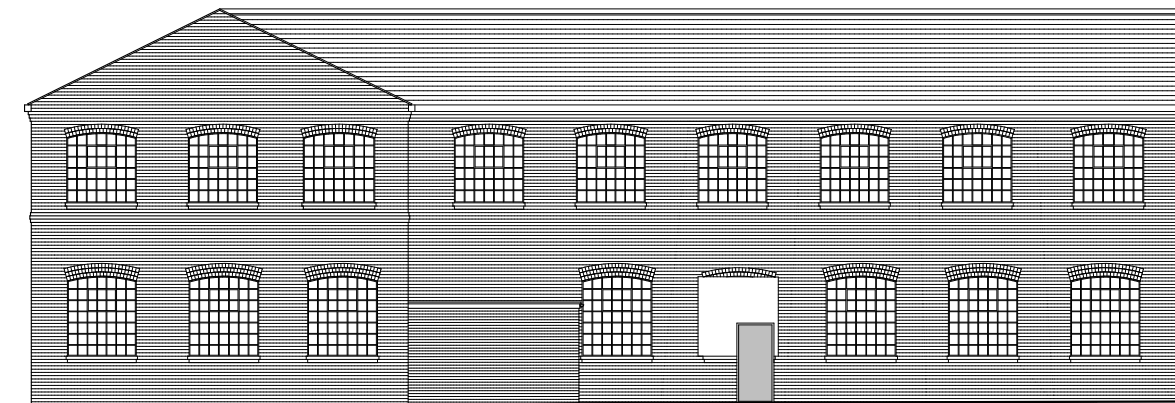
North facing elevation



Section through
southern wing of
original factory



South facing elevation



West facing elevation



East facing elevation

roller shutter door shown thus

0m
1:200

Figure 12: Existing elevations of surviving buildings